# ORDINARY COUNCIL - 19 February 2026 Attachments


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**TITLE:** **100 Wellington Street and 103-109 Wellington Street, Launceston - Residential, Business and Professional Services, Community Meeting and Entertainment, Food Services, and General Retail and Hire - Construction of a six-storey building containing 48 multiple dwellings, offices, consulting rooms, community centre, cafe and shop, with access over the adjoining unnamed laneway**

**FILE NO:** DA0509/2025

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

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

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**ATTACHMENT 1:**

## 3. PLANNING SCHEME REQUIREMENTS

### 3.1 Zone Purpose

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13.0 Urban Mixed Use Zone

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| The purpose of the Urban Mixed Use Zone is:<br>13.0.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations.<br>13.0.2 To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centres in the activity centre hierarchy. |
| **Consistent**<br>The proposal to redevelop the site for mixed use development, including Business and Professional Services, Community Meeting and Entertainment, Food Services, General Retail and Hire, and Residential (multiple dwellings), all of which are classed as Permitted uses in the Urban Mixed-Use zone, is consistent with the purpose of the zone to provide for a mix of residential, retail, community services and commercial activities in urban locations. |

13.3.3 Retail impact

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| That retail uses do not compromise or distort the activity centre hierarchy. |
| **Consistent** |
| A1 The gross floor area for Bulky Goods Sales and General Retail and Hire must be not more than 300m$^2$ per tenancy. |
| **Complies**<br>The proposal does not include Bulky Goods Sales, and the floor area of the Mission Shop is 266m$^2$. |

13.4.1 Building height

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| That building height:<br>(a) is compatible with the streetscape; and<br>(b) does not cause an unreasonable loss of amenity to adjoining residential zones. |
| **Consistent** |
| A1 Building height must be not more than 10m. |

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| **Relies on Performance Criteria**<br>The proposed maximum building height, above existing ground level, is 22.75m and performance criteria are relied upon. |
| P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:<br>(a) the topography of the site;<br>(b) the height, bulk and form of existing buildings on the site and adjacent properties;<br>(c) the bulk and form of proposed buildings;<br>(d) the apparent height when viewed from adjoining road and public places; and<br>(e) any overshadowing of public places. |
| **Complies**<br>It is important to define compatible, streetscape, adjacent, and established properties to assist in the assessment of the proposal.<br><br><u>Compatible</u><br>Defined within Tribunal Decision 9 Sandy Bay Road Pty Ltd v Hobart City Council and Ors2 (9 Sandy Bay Road) and determined that it:<br><br>*"requires an outcome which is in harmony or broad correspondence with the surrounding area".*<br><br><u>Streetscape (Table 3.1 of the scheme)</u><br>*means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape may be determined by the relevant precinct provisions.*<br><br><u>Established Properties;</u><br>It is considered that the definition of established properties relates to existing developed sites.<br><br>Further, it is considered relevant to note that the streetscapes and character of development throughout the central Launceston area and its surrounds has been changing over recent years with an increasing number of taller buildings being considered to be compatible - *in harmony or broad correspondence* - with the surrounding area, which in many cases is dominated by buildings of around two stories. To name just a few: the recently approved private hospital development at 213-229 Wellington Street with a height of 31.5m; the approved development at the TAFE building at 10-16 Wellington Street with two towers at 27m and 36m; the St Lukes building in Cimitiere Street at 31m; and the 22.5m high, seven level car park at 16 Willis Street.<br><br>The performance criteria requires that, regard must be given to the prescribed matters:<br><br>(a) the topography of the site;<br>The subject site is effectively fully developed and presents as generally flat. It has an AHD level adjacent to Wellington Street of approximately 7m, rising gently (around 4% gradient) eastwards to an AHD of approximately 8m at the laneway frontage to Frederick Street. |

This area of Wellington Street to Margaret Street is effectively a low point with the land then rising significantly to the east and west. The topography thus implies that distant views of the proposed building will largely be from above and thus set the building against a backdrop of other buildings rather than skyline.

(b) the height, bulk and form of existing buildings on the site and adjacent properties;
The subject site is dominated by the row of two-storey historic terrace shopfronts along Wellington Street and curving into Frederick Street and a later two -storey red brick structure in Fredrick Street, with a height of around 8m. The surrounding properties are dominated by a range of commercial buildings that present as two storey structures generally built to the front and side boundaries. With the buildings to the north and east being around 11.5m, the apparent height of the surrounding structures varies somewhat, generally as a result of the style, era and ground level of their construction. This gives the overall impression of an uninterrupted two storey street-scape, limiting higher views from the street.

(c) the bulk and form of proposed buildings;
Whilst the height of the proposed building is 22.75m, its bulk and form presenting to the street-scape remains largely consistent with the presentation of the existing buildings on the site. Above the second level, the building will have a footprint of some 20m x 40m, setback behind the row of terraced heritage buildings fronting Wellington Street by 12.5m to 23m, and setback from Frederick Street by around 1m to 3m. The stepping back of the four residential levels from the two-storey frontage and the articulation of the building facades, contributes to a reduction in the visual impact of the building.

(d) the apparent height when viewed from adjoining road and public places;
There is no question that the proposed building is significantly taller than the surrounding buildings. However, it will most frequently be viewed by users of Wellington Street, whose view will be limited by the existing billboard sign adjacent to Midas, and then as a result of the setback from the two-storey frontage. Views of the building from Frederick Street, perhaps between Bathurst and Charles Streets, will impact on the skyline. Otherwise, the building will be intermittently visible from various more distant views and be largely set against the backdrop of other urban development, similar to distant views of the Verge Hotel and the St Lukes building.

(e) any overshadowing of public places
The proposed building will cast a shadow over the adjacent public roads, extending the period they are currently overshadowed by existing buildings. The shadows will move throughout the day and the shadowing of a public road in this manner is not considered inappropriate.

Like other taller buildings throughout the city, height is only one factor in the consideration of compatibility. Having regard to the above prescribed matters, it is considered that, the proposed building is in general harmony or broad correspondence with the surrounding area.

13.4.2 Setback

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| That building setback:<br>(a) is compatible with the streetscape; and<br>(b) does not cause an unreasonable loss of amenity to adjoining residential zones. |
| **Consistent** |
| A1 Buildings must have a setback from a frontage of: |

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| (a) not less than 3m;<br>(b) not less than existing buildings on the site; or<br>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. |
| **Complies**<br>The existing buildings are built to the frontage, and the setback of the proposed building will therefore be not less than this. |
| A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone. |
| **Complies**<br>The site is not within 10m of a General Residential or Inner Residential zone. |

13.4.3 Design

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| That building design and façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape. |
| **Consistent** |
| A1 New buildings must be designed to satisfy all of the following:<br>(a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;<br>(b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof;<br>(c) not include security shutters or grilles over windows or doors on a façade facing a frontage or other public places; and<br>(d) provide external lighting to illuminate external vehicle parking areas and pathways. |
| **Complies**<br>The proposal complies with the prescribed matters:<br><br>(a) Mechanical plant is screened from street views with the plant deck being at level 3, behind the existing Wellington Street frontage.<br>(b) Roof top mechanical plant and infrastructure, other than exempt solar panels, is not proposed.<br>(c) Security shutters and grills are not proposed.<br>(d) external vehicle parking and pathways are not proposed. |
| A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following:<br>(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;<br>(b) excluding for Residential, if for a ground floor level façade facing a frontage:<br>(i) have not less than 40% of the total surface area consisting of windows or doorways; or<br>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%;<br>(c) excluding for Residential, if for a ground floor level façade facing a frontage, must:<br>(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or<br>(ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and<br>(d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties. |
| **Complies**<br>The proposal complies with the prescribed matters: |

(a) Pedestrian entrances are clearly visible from Frederick and Wellington Streets.
(b) Not less than 40% of the frontage, at ground level is comprised of windows or doorways.
(c) There are no blank walls exceeding 30% for the length of a ground floor facade facing a frontage.
(d) The existing awnings are retained.

13.4.6 Dwellings

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| To provide adequate and useable private open space and storage for the needs of residents. |
| **Consistent** |
| A1 A dwelling must have private open space that is not less than:<br>(a) $24m^2$ with a minimum horizontal dimension of not less than 4m; or<br>(b) $8m^2$ with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level. |
| **Relies on Performance Criteria**<br>Only the three two-bedroom units are provided with the minimum $8m^2$ of private open space. The 41 single bedroom units are provided with a $4m^2$ balcony for open space, and due to size restrictions and the need to provide accessibility to both sides of the bed, the four accessible units are not provided with private open space. Performance criteria are relied upon. |
| P1 A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment. |
| **Complies**<br>The applicants advise that given the small size of the proposed apartments and the relative proximity of public open space, with Princes Square being only 144m away and the Brickfields 210m away, the provision of a 4m balcony for the single bedroom units, whilst small, is adequate to provide for an open extension to the living area.<br><br>Given that such open space cannot reasonably be achieved in the accessible units due to access requirements, a Juliette balcony is provided as a compromise to meet reasonable expectations and needs.<br><br>The provision of private open space is considered to be sufficient. |
| A2 Each dwelling must be provided with a dedicated and secure storage space of no less than $6m^3$. |
| **Complies**<br>Each unit is provided with more than the required $6m^3$ of secure storage in the cupboards provided throughout. |

C2.0 Parking and Sustainable Transport Code

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

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| C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.<br>C2.1.6 To provide for parking precincts and pedestrian priority streets. |
| **Consistent** |

C2.5.1 Car parking numbers

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| That an appropriate level of car parking spaces are provided to meet the needs of the use |
| **Consistent** |
| A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:<br>(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;<br>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;<br>(c) the site is subject to Clause C2.5.5; or<br>(d) it relates to an intensification of an existing use or development or a change of use where:<br>(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<br>(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>N = A + (C- B)<br>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. |
| **Relies on Performance Criteria**<br>Based on the formula provided in the acceptable solution:<br><br>N = A + (C - B)<br><br>Where:<br>N = number of car parking spaces required<br>A = number of parking spaces existing on site - 12<br>B = number of parking spaces required by Table C2.1 for the existing use - 58<br>C = number of parking spaces required by Table C2.1 for proposed use - 113<br><br>N = 12 + (113 - 58) = 12 + 55 = 67<br><br>The proposal plans include 8 car parking spaces and the applicants advise that they have a further 35 owned or leased parking spaces off-site, giving a total of 43 car parking spaces. As this represents a shortfall of 24 (67 - [35 + 8] = 67 - 43 = 24), performance criteria are relied upon. |
| P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:<br>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site; |

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| (b) the ability of multiple users to share spaces because of:<br>i. variations in car parking demand over time; or<br>ii. efficiencies gained by consolidation of car parking spaces;<br>(c) the availability and frequency of public transport within reasonable walking distance of the site;<br>(d) the availability and frequency of other transport alternatives;<br>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;<br>(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;<br>(g) the effect on streetscape; and<br>(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. |
| **Complies**<br>The performance criteria require that, having regard to the prescribed matters, sufficient car parking is provided to meet the reasonable needs of the use.<br><br>(a) Availability of off-street public parking within a reasonable distance.<br>The York Street West car park is around 240m from the site, and the Elizabeth Street and Bathurst Street carparks are both around 440m from the site. Whilst these distances may be considered too far to be reasonable for many uses, they are not unusual for all day parking by commuters.<br>(b) Sharing of parking by multiple users.<br>Not a viable option in this case. The parking provided will be utilised throughout the day by staff on-site.<br>(c) The availability and frequency of public transport.<br>Whilst there are bus stops in Wellington Street and Charles Street, the site is also within reasonable walking distance of multiple bus routes in the central city.<br>(d) Other transport alternatives.<br>Transport alternatives are taxi, uber, cycle, scooter or walking. All of these are viable options given the relative closeness of most shops and services.<br>(e) Any site constraints.<br>The site is constrained by the need to retain the existing row of heritage terraces and the purpose of the proposal to provide for affordable and social housing. Relevantly, the provision of additional car parking on site would be in lieu of dwellings and lead to increased costs per dwelling, thus reducing their capacity to address affordability.<br>(f) On street parking availability.<br>Notwithstanding assertions that car parking spaces around the site are in high demand, it is relevant that there are 5 minute and 30 minute zones immediately outside the site in Frederick Street and 3 hour zones otherwise in Frederick Street. There is 1 hour parking outside the site in Wellington Street. Whilst parking will not always be available outside the premises, it will usually be available within a reasonable walking distance.<br>(g) The effect on streetscape.<br>The street is already a controlled parking area. the additional on-street parking in the surrounding area will have no impact on the physical streetscape.<br>(h) Assessment by a qualified person.<br>The applicants provided a Traffic Impact Assessment, prepared by Midson Traffic Pty. Ltd., which included a detailed assessment of theoretical and likely parking demand. Relevantly, Mr Midson provided the following advice:<br><br>"The TIA explicitly addresses this matter by undertaking both a theoretical parking assessment and a performance-based assessment consistent with Clause C2.5.1. While |

the Acceptable Solution calculation produces a high notional requirement, this outcome is driven by the mechanical application of standard rates and does not reflect the operational characteristics of the proposal. The residential component comprises social and affordable housing managed under a model where residents are selected on the basis that they do not own private vehicles, resulting in negligible resident parking demand. This is a fundamental and material distinction from conventional residential development and has been clearly documented in the TIA.

"For the non-residential components, parking demand is limited, short stay in nature and distributed across the day. The site's fringe-CBD location provides extensive time-limited public parking on Frederick Street, Wellington Street and surrounding streets, together with strong pedestrian and public transport accessibility. In this context, the eight on-site spaces are appropriately allocated to staff and servicing, and the residual short-stay demand can be readily accommodated within existing public parking without adverse impact. The Planning Scheme expressly anticipates such outcomes through the Performance Criteria, which are satisfied on the evidence provided."

Having regard to the above, it is considered that proposed parking for the mixed use of social housing and community service facilities is adequate to meet the reasonable likely needs. Conditions are proposed to reinforce the need to advise tenants of the lack of residential parking and to ensure parking is revised if the nature of the use changes.

P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:
(a) the nature and intensity of the use and car parking required;
(b) the size of the dwelling and the number of bedrooms; and
(c) the pattern of parking in the surrounding area.

**Complies**
Whilst this is essentially addressed in the previous clause, the performance criteria require that having regard to the prescribed matters, parking is provided to meet the reasonable needs of the use.

(a) Nature and intensity of the use
The TIA advises that "The 48 dwellings are social/affordable housing operated under a model that does not include private car ownership by residents. Daily activity is oriented to on-site supports, walking, public transport, community transport and short pick-up/ drop-off movements. The practical resident parking demand is near-zero, with occasional short-stay visitor or service vehicles accommodated kerbside on Frederick Street."
Given the description provided by the applicants, particularly having regard to the dwellings being retained in the ownership of the City Mission and the likely requirement for further approval if this changes, the view expressed by Mr Midson is supported.

(b) Size of the dwellings and number of bedrooms
The proposed dwellings are all small, with 45 being single bedroom and only 3 having two bedrooms. with the objective of providing for social and affordable housing. The dwellings will most likely be occupied by single persons or couples. The two-bedroom dwellings may cater for singles or couples with a child.

(c) Pattern of parking in the surrounding area
The site is located close to the central Launceston area and is surrounded by time-limited, metered, public parking. Whilst many sites have some off-street parking, this is often not available to customers.

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| Significantly, it is the advice of Mr Midson and providers of social housing that, the proposed dwellings will be most attractive to persons without a car. It is the advice of the proponents that these are the tenants the dwellings are intended for.<br><br>Consequently, it is considered that reasonable parking is provided. |

C2.5.2 Bicycle parking numbers

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| That an appropriate level of bicycle parking spaces are provided to meet the needs of the use. |
| **Consistent** |
| A1 Bicycle parking spaces must:<br>(a) be provided on the site or within 50m of the site; and<br>(b) be no less than the number specified in Table C2.1. |
| **Complies**<br>The Table at C2.1 seeks the provision of 8 bicycle parking spaces on the site or within 50m of the site. The proposal plans indicate the provision of 8 bicycle parking spaces within the parking area. |

C2.5.3 Motorcycle parking numbers

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| That the appropriate level of motorcycle parking is provided to meet the needs of the use. |
| **Consistent** |
| A1 The number of on-site motorcycle parking spaces for all uses must:<br>(a) be no less than the number specified in Table C2.4; and<br>(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. |
| **Relies on Performance Criteria**<br>The Table requires the provision of one motorcycle parking space where the number of parking spaces required is between 20-40. Motorcycle parking is not provided, and performance criteria are relied upon. |
| P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:<br>(a) the nature of the proposed use and development;<br>(b) the topography of the site;<br>(c) the location of existing buildings on the site;<br>(d) any constraints imposed by existing development; and<br>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area. |
| **Complies**<br>Having regard to the prescribed matters it is considered that any of the 43 car parking spaces provided (on and off the site) could be used for motorcycle parking. Similarly, visitors to the site can utilise existing on-street parking spaces. Formal on-street motorcycle parking spaces are available in York Street, some 280m away.<br><br>It is considered that the reasonable needs for motorcycle parking are met. |

C2.6.1 Construction of parking areas

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| That parking areas are constructed to an appropriate standard. |
| **Consistent** |
| A1 All parking, access ways, manoeuvring and circulation spaces must:<br>(a) be constructed with a durable all weather pavement; |

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| (b) be drained to the public stormwater system, or contain stormwater on the site; and<br>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. |
| **Complies**<br>The proposed on-site parking will be sealed and drained to the public stormwater system. |

C2.6.2 Design and layout of parking areas

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| That parking areas are designed and laid out to provide convenient, safe and efficient parking. |
| **Consistent** |
| A1.1 Parking, access ways, manoeuvring and circulation spaces must either:<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*. |
| **Complies**<br>The parking area is designed to be in accordance with the applicable Australian Standard. |

C2.6.3 Number of accesses for vehicles

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| That:<br>(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;<br>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and<br>(c) the number of accesses minimise impacts on the streetscape. |
| **Consistent** |
| A1 The number of accesses provided for each frontage must:<br>(a) be no more than 1; or<br>(b) no more than the existing number of accesses, whichever is the greater. |
| **Complies**<br>No additional access to a frontage is proposed. |

C2.6.8 Siting of parking and turning areas

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

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| A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line. |
| **Complies**<br>Parking and manoeuvring areas are located behind the building line. |

C3.0 Road and Railway Assets Code

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

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

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| To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction. |
| **Consistent** |
| A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:<br>(a) the amounts in Table C3.1; or<br>(b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road. |
| **Complies**<br>Vehicle traffic to and from the site using the existing lane way is not expected to increase as the total number of car parking spaces on site is decreased. |
| A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction. |
| **Complies**<br>Vehicles will enter and leave the site in a forward direction. |

**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0509/2025
Date advertised: 07/01/2026

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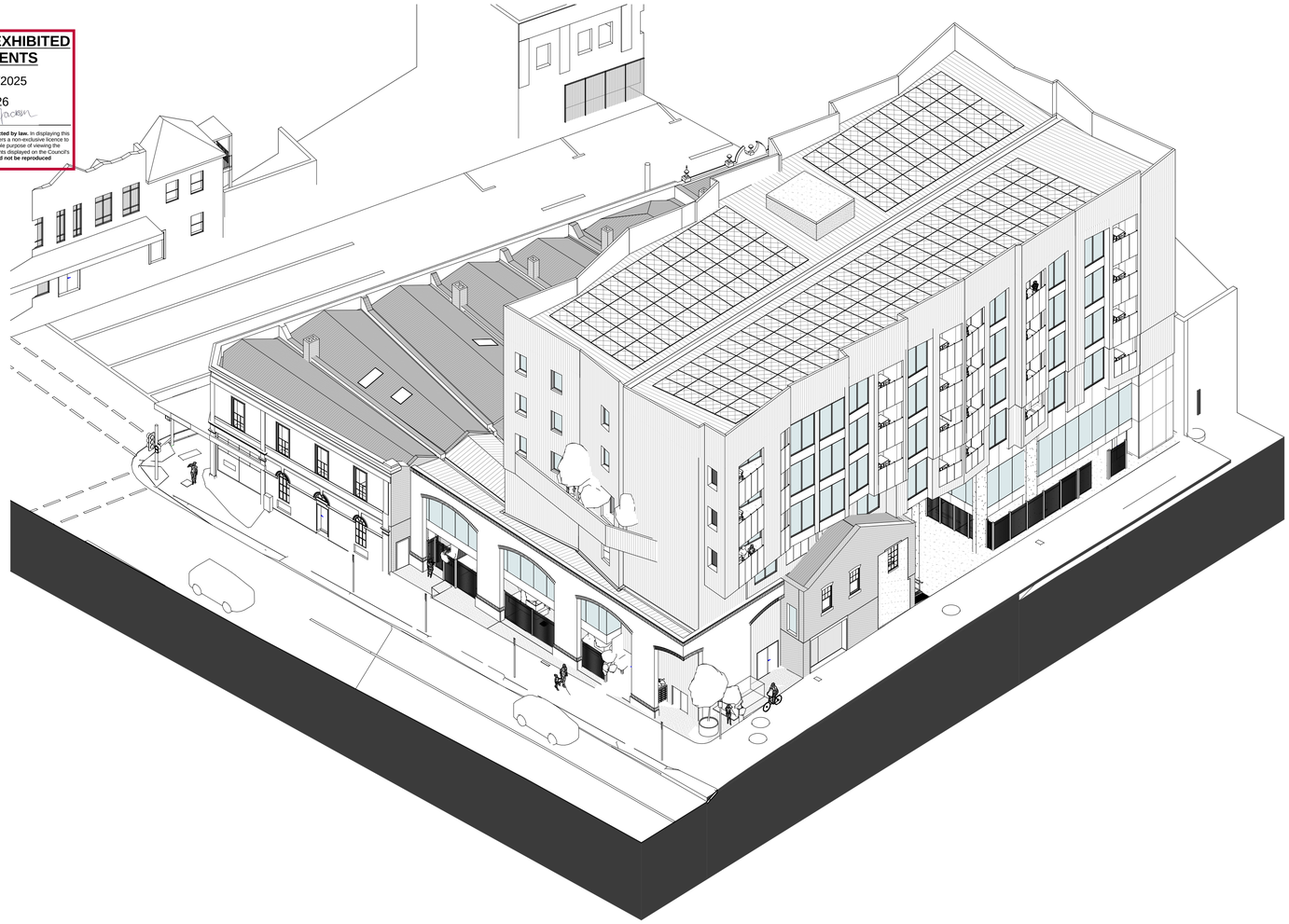

# 118.25127 LAUNCESTON CITY MISSION - COMMUNITY PRECINCT PROJECT

| DEVELOPMENT APPLICATION | | | | |
|---|---|---|---|---|
| SHEET | Sheet Name | Current Revision | Current Revision Date | Current Revision Description |
| DA0000 | COVER SHEET | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0100 | SITE PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0110 | SHADOW DIAGRAMS - SUMMER SOLSTICE | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0111 | SHADOW DIAGRAMS - WINTER SOLSTICE | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0112 | SHADOW DIAGRAMS EXISTING - WINTER SOLSTICE | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0113 | SHADOW DIAGRAMS EXISTING - SUMMER SOLSTICE | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0200 | EXISTING & DEMOLITION L01 | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0201 | EXISTING & DEMOLITION L02 | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0202 | EXISTING & DEMOLITION ROOF | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0203 | EXISTING & DEMOLITION - AXONOMETRIC VIEW | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA0601 | AREA PLAN DIAGRAMS | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1000 | GENERAL ARRANGEMENT - L01 FLOOR PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1001 | GENERAL ARRANGEMENT - L02 FLOOR PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1002 | GENERAL ARRANGEMENT - L03 FLOOR PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1003 | GENERAL ARRANGEMENT - L04 FLOOR PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1004 | GENERAL ARRANGEMENT - L05 FLOOR PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1005 | GENERAL ARRANGEMENT - L06 FLOOR PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA1100 | ROOF PLAN | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA3000 | SITE ELEVATIONS | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA3001 | BUILDING ELEVATIONS - SHEET 01 | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA3002 | BUILDING ELEVATIONS - SHEET 02 | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA3500 | BUILDING SECTIONS - SHEET 01 | A | 13-11-2025 | DEVELOPMENT APPLICATION |
| DA3501 | BUILDING SECTIONS - SHEET 02 | A | 13-11-2025 | DEVELOPMENT APPLICATION |

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**COVER SHEET**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 150 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0000 | | Rev: A |

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11/13/2025 11:02:00 AM

Document Set ID: 5302093
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Ref. No: DA 0509/2025
Date advertised: 07/01/2026

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1 DA SITE PLAN
1 : 200

ALL NEW ROADS, CARPARKING AND PEDESTRIAN PATHS TO BE REVIEWED BY TRAFFIC ENGINEER

**SITE PLAN LEGEND**

- TITLE BOUNDARY
- EXISTING BUILDING (INTERNAL ALTERATIONS)
- PROPOSED BUILDING
- EXISTING POWER BOARD
- EXISTING ELECTRICAL PIT
- EXISTING TELSTRA PIT
- MH STORMWATER MANHOLE
- MH SEWER MANHOLE

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Daiglieish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611726668

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COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **SITE PLAN**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0100 | | Rev: A |

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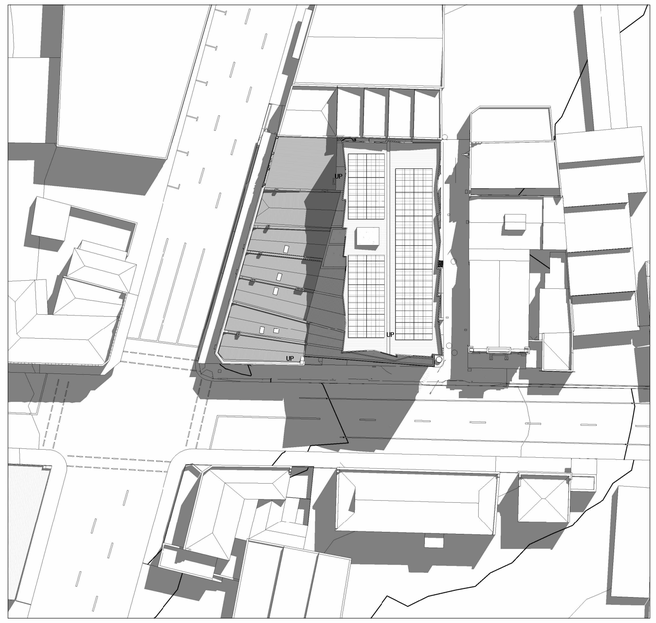
1 DA SITE PLAN - SUMMER SOLSTICE 9AM
1 : 500



2 DA SITE PLAN - SUMMER SOLSTICE 12PM
1 : 500

3 DA SITE PLAN - SUMMER SOLSTICE 3PM
1 : 500

## PROPOSED SUMMER SOLSTICE SHADOW DIAGRAMS

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**SHADOW DIAGRAMS - SUMMER SOLSTICE**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 500 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0110 | | Rev: A |

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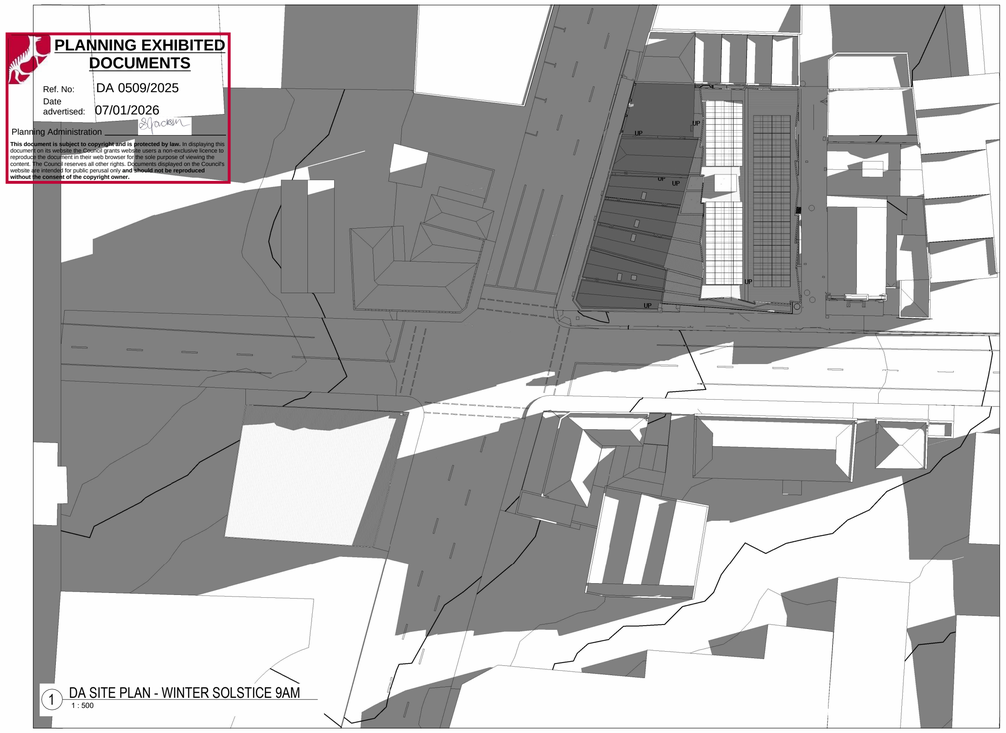
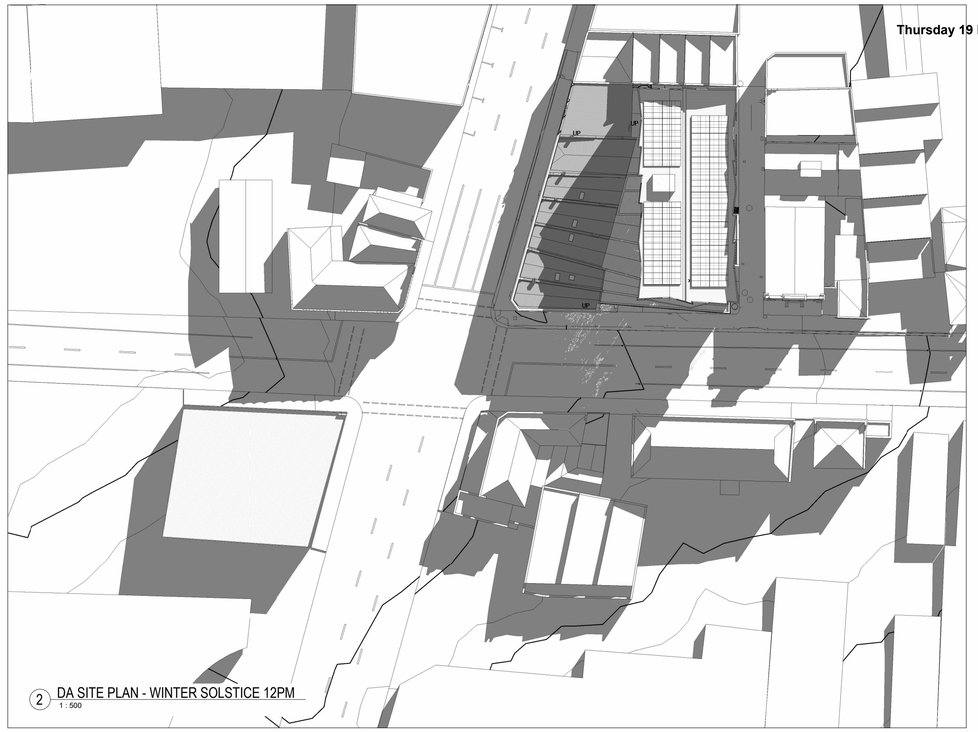
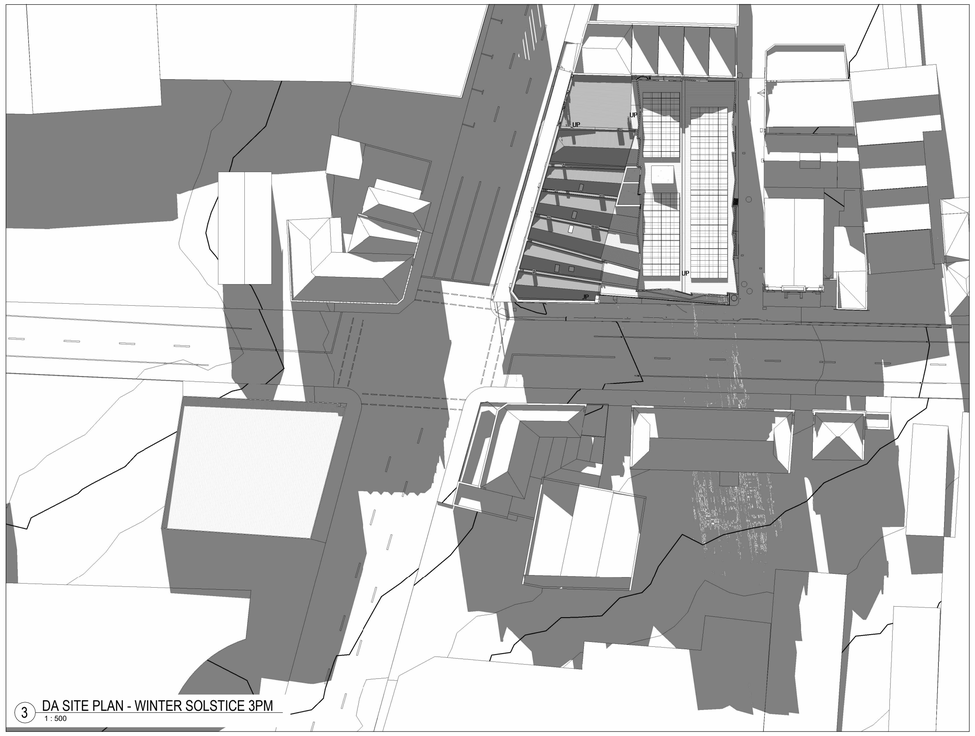


1 DA SITE PLAN - WINTER SOLSTICE 9AM
1 : 500



2 DA SITE PLAN - WINTER SOLSTICE 12PM
1 : 500



3 DA SITE PLAN - WINTER SOLSTICE 3PM
1 : 500

# PROPOSED WINTER SOLSTICE SHADOW DIAGRAMS

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **SHADOW DIAGRAMS - WINTER SOLSTICE**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 500 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0111 | | Rev: A |

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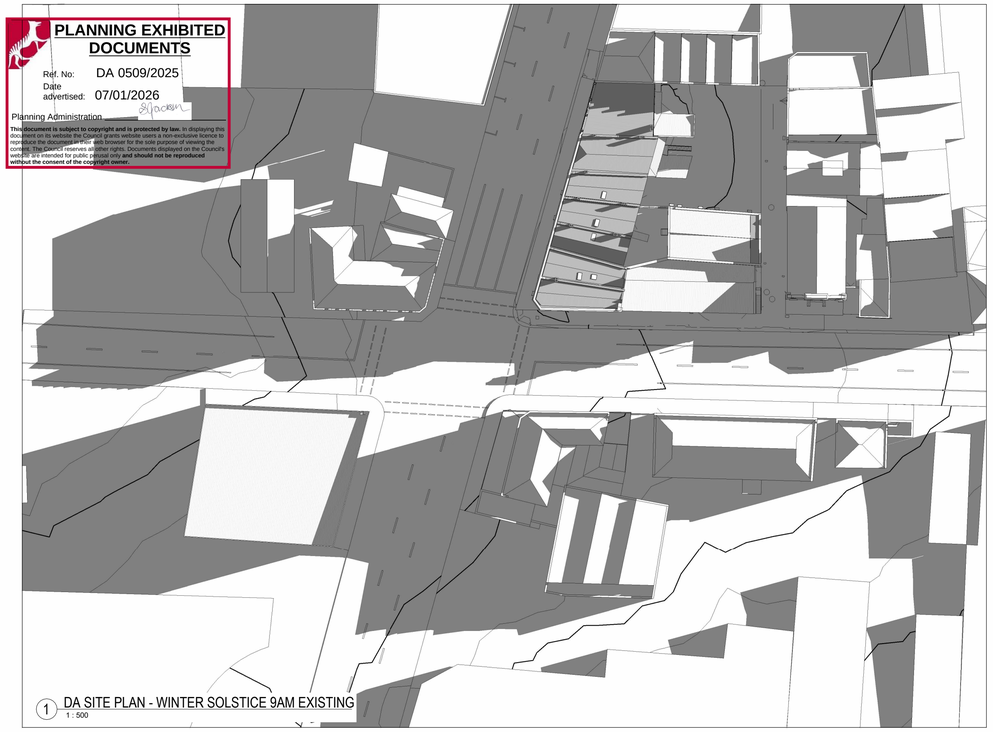
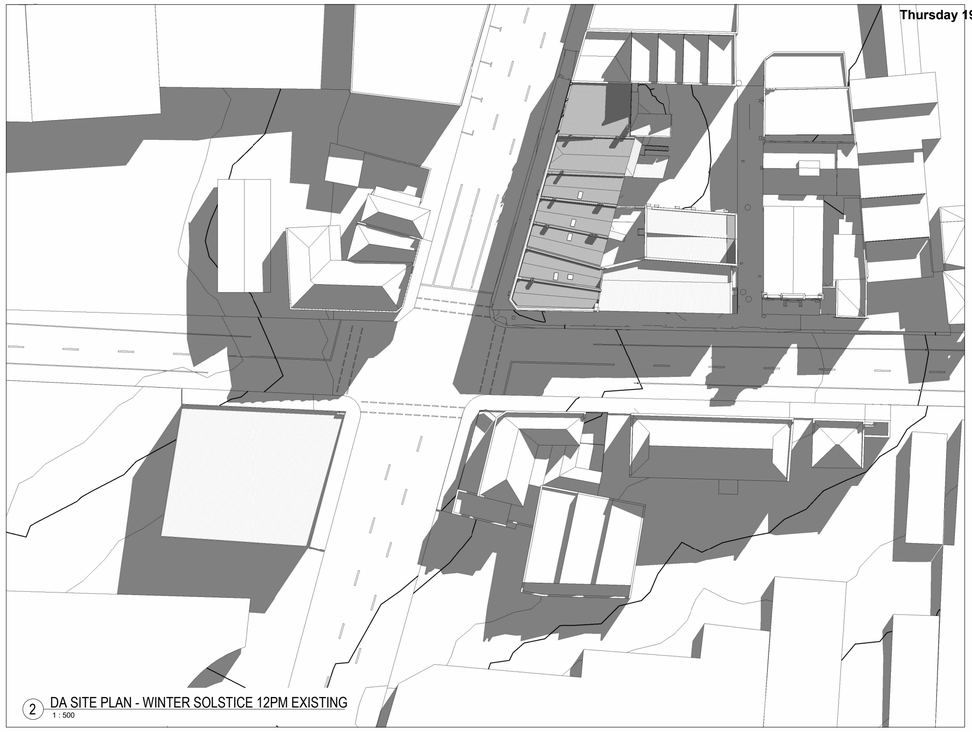


1 DA SITE PLAN - WINTER SOLSTICE 9AM EXISTING
1 : 500



2 DA SITE PLAN - WINTER SOLSTICE 12PM EXISTING
1 : 500

3 DA SITE PLAN - WINTER SOLSTICE 3PM EXISTING
1 : 500

# EXISTING WINTER SOLSTICE SHADOW DIAGRAMS

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **SHADOW DIAGRAMS EXISTING - WINTER SOLSTICE**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 500 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0112 | | Rev: A |

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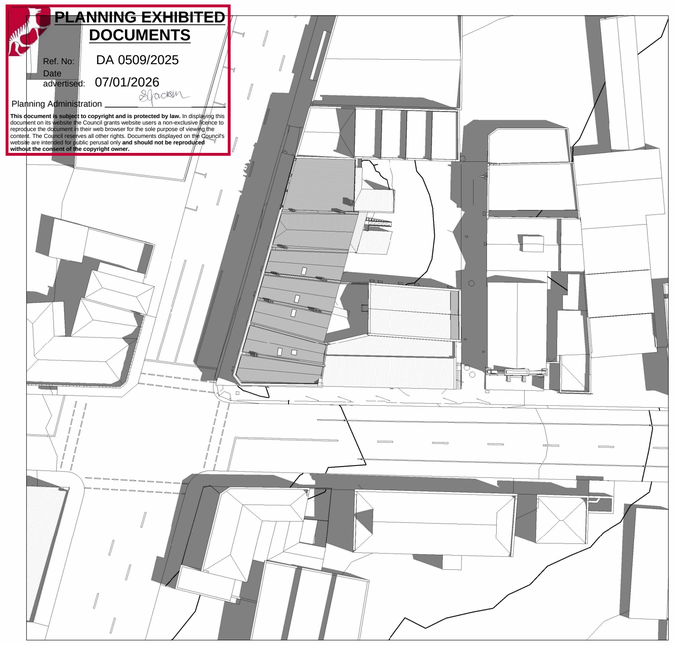
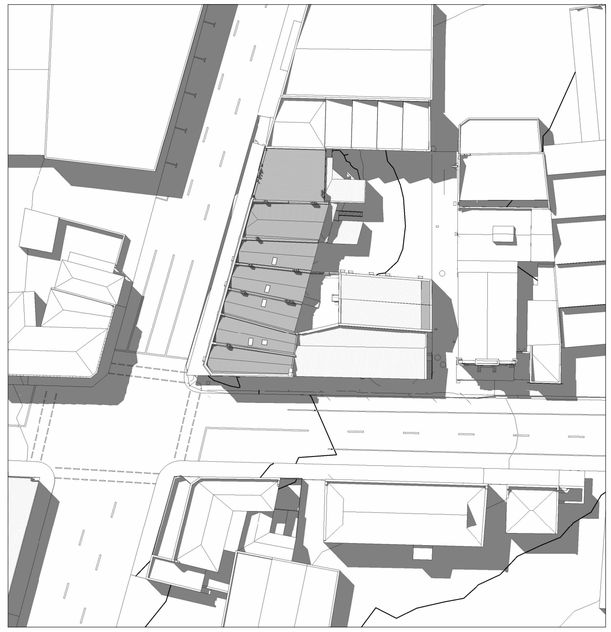


1 DA SITE PLAN - SUMMER SOLSTICE 9AM EXISTING
1 : 500

2 DA SITE PLAN - SUMMER SOLSTICE 12PM EXISTING
1 : 500



3 DA SITE PLAN - SUMMER SOLSTICE 3PM EXISTING
1 : 500

## EXISTING SUMMER SOLSTICE SHADOW DIAGRAMS

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
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LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**SHADOW DIAGRAMS EXISTING - SUMMER SOLSTICE**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 500 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0113 | | Rev: A |

Document Set ID: 5302093
Version: 2, Version Date: 05/01/2026

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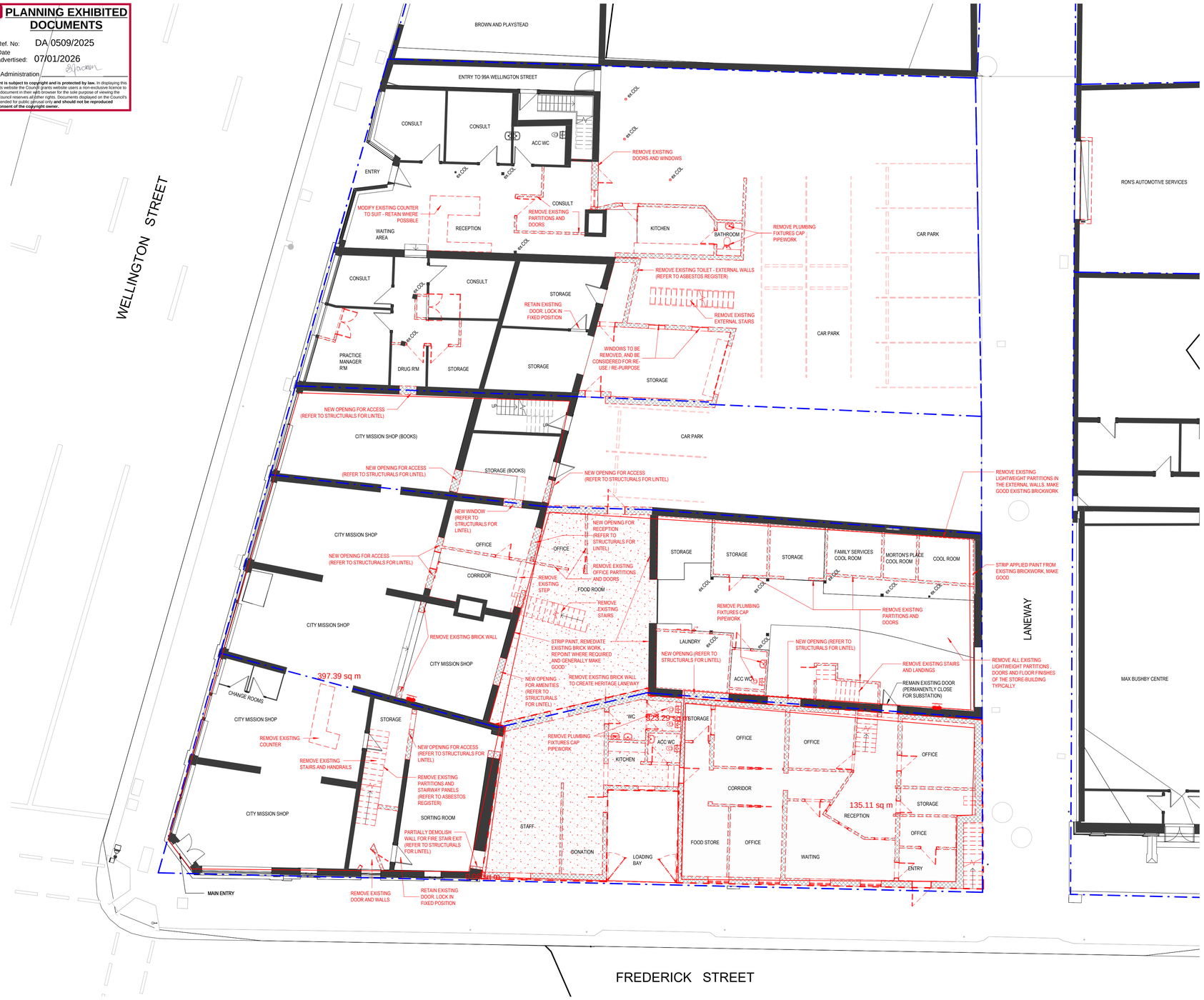


1 DA EXISTING & DEMOLITION - L01
1 : 100

**HERITAGE BUILDING FABRIC THAT IS INDICATED AS DEMOLISHED/REMOVED AS PART OF THE NEW CONSTRUCTION & REFURBISHMENT WORKS IS TO BE RECORDED, REVIEWED, SALVAGED AND CONSIDERED FOR INTENTIONAL RE-USE TYPICALLY**

**DEMOLITION LEGEND**

DENOTES - TO BE DEMOLISHED

TITLE BOUNDARY

ex. COL — EXISTING CONCRETE / STEEL / TIMBER COLUMN

NORTH

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 5679133835
Peter Gaggin: CC997A
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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**EXISTING & DEMOLITION L01**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0200 | | Rev: A |

Application Drawings/118 Mission Launceston 118.25127 LAUNCESTON CITY MISSION_DARA.MODEL.rvt
11/12/2025 11:08:32 AM

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Version: 2, Version Date: 05/01/2026

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1 DA EXISTING & DEMOLITION - L02
1 : 100

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**DEMOLITION LEGEND**

- DENOTES - TO BE DEMOLISHED
- TITLE BOUNDARY
- ex. COL — EXISTING CONCRETE / STEEL / TIMBER COLUMN

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

**PHILP LIGHTON ARCHITECTS**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**EXISTING & DEMOLITION L02**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0201 | | Rev: A |

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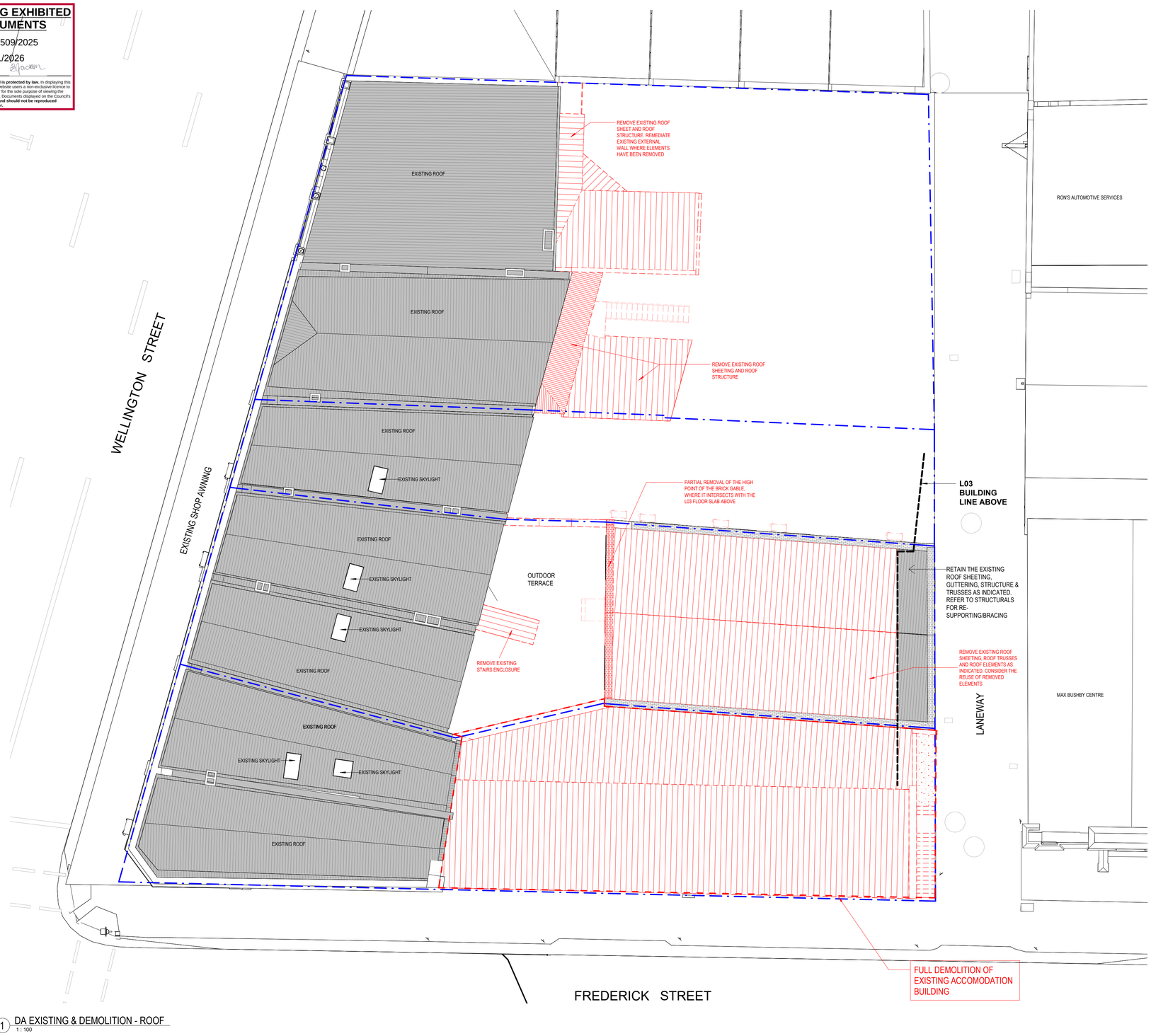


1 DA EXISTING & DEMOLITION - ROOF
1 : 100

**HERITAGE BUILDING FABRIC THAT IS INDICATED AS DEMOLISHED/REMOVED AS PART OF THE NEW CONSTRUCTION & REFURBISHMENT WORKS IS TO BE RECORDED, REVIEWED, SALVAGED AND CONSIDERED FOR INTENTIONAL RE-USE TYPICALLY**

**DEMOLITION LEGEND**

- DENOTES - TO BE DEMOLISHED
- TITLE BOUNDARY
- ex. COL — EXISTING CONCRETE / STEEL / TIMBER COLUMN

NORTH

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **EXISTING & DEMOLITION ROOF**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0202 | | Rev: A |

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11/11/2025 11:14:48 AM

Document Set ID: 5302893
Version: 2, Version Date: 05/01/2026

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Ref. No: DA 0509/2025
Date advertised: 07/01/2026

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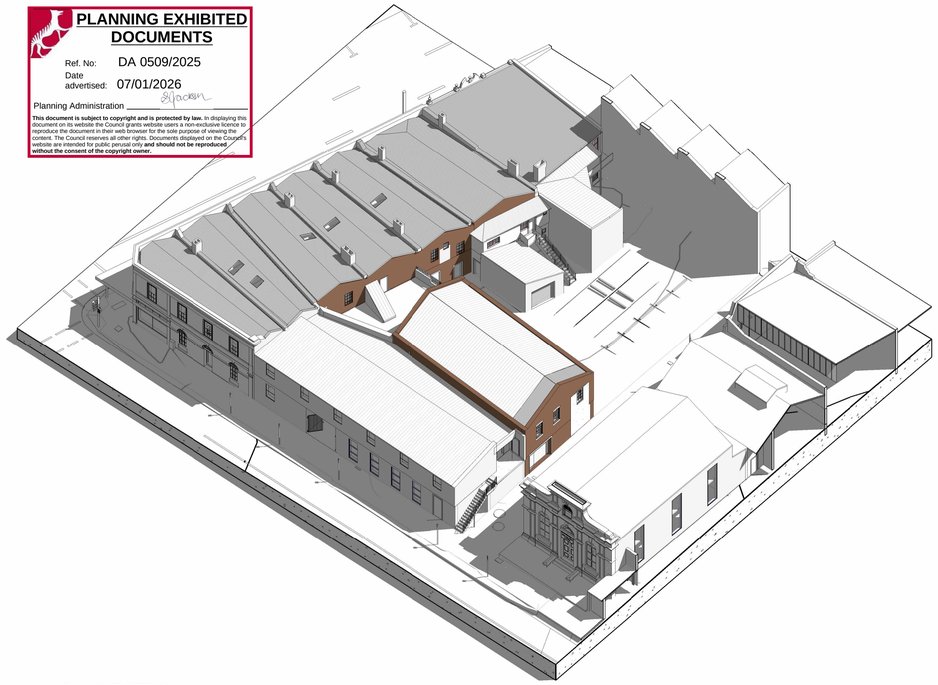

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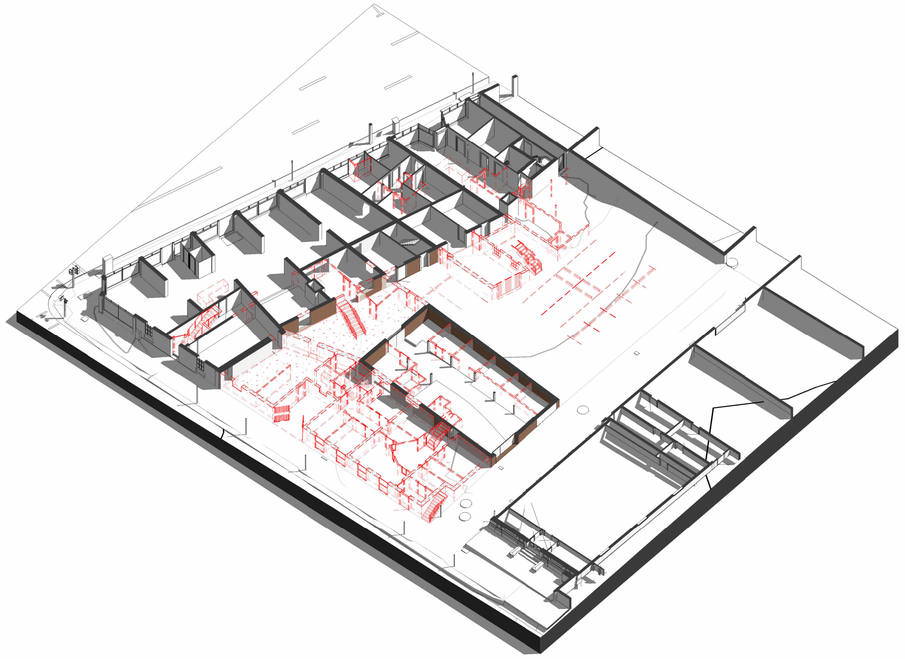
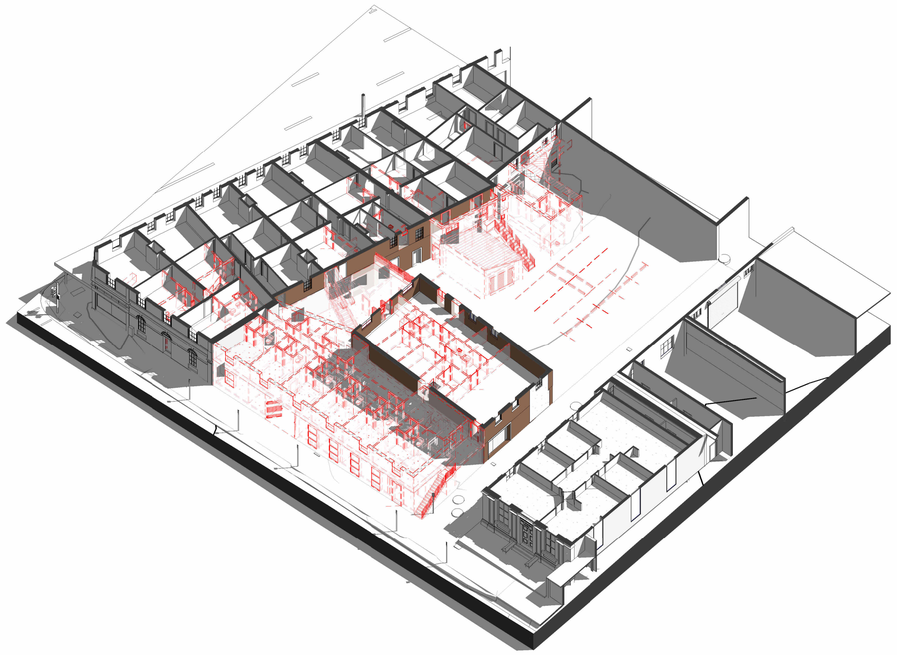


2 DA AXO L01 DEMOLITION



3 DA AXO L02 DEMOLITION

4 DA AXO ROOF DEMOLITION

**HERITAGE BUILDING FABRIC THAT IS INDICATED AS DEMOLISHED/REMOVED AS PART OF THE NEW CONSTRUCTION & REFURBISHMENT WORKS IS TO BE RECORDED, REVIEWED, SALVAGED AND CONSIDERED FOR INTENTIONAL RE-USE TYPICALLY**

**DEMOLITION LEGEND**

DENOTES - TO BE DEMOLISHED

TITLE BOUNDARY

ex. COL — EXISTING CONCRETE / STEEL / TIMBER COLUMN

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 5679113835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **EXISTING & DEMOLITION - AXONOMETRIC VIEW**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 500 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0203 | | Rev: A |

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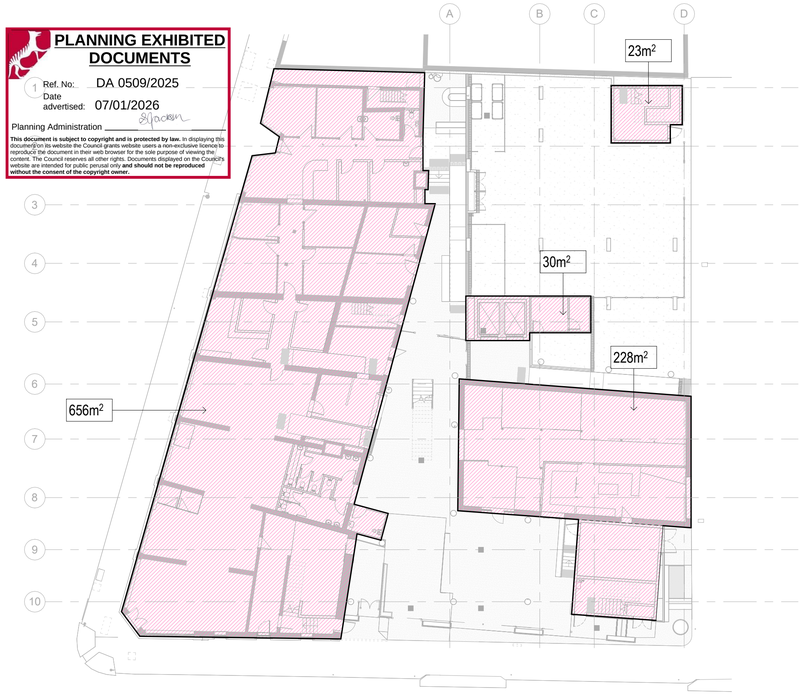
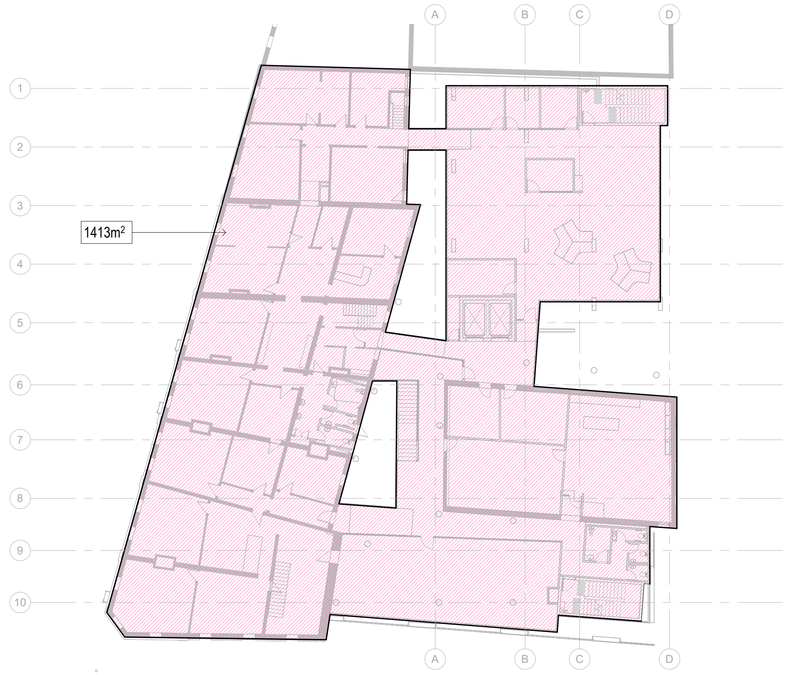
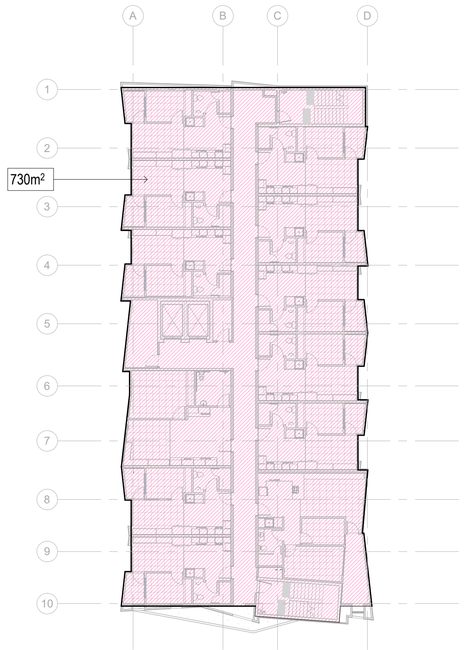



1 DA L01 Area Diagram
1 : 200




2 DA L02 Area Diagram
1 : 200

3 DA L03 Apartment Area Diagram
1 : 200




4 DA L04-06 Apartment Area Diagram
1 : 200

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

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Accredited Designers: Anthony Dalgleish: 5679113835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**AREA PLAN DIAGRAMS**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 200 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA0601 | | Rev: A |

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Document Set ID: 5302053
Version: 2, Version Date: 05/01/2026

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1 DA L01
1 : 100

Document Set ID: 5302853
Version: 2, Version Date: 05/01/2026

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

**PHILP LIGHTON ARCHITECTS**

Accredited Designers: Anthony Dalgleish: 567913835
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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**GENERAL ARRANGEMENT - L01 FLOOR PLAN**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1000 | | Rev: A |

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1 DA L02
1 : 100

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|---|---|---|---|
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Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: GENERAL ARRANGEMENT - L02 FLOOR PLAN

Issue: DESIGN DEVELOPMENT

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1001 | | Rev: A |

Document Set ID: 5302093
Version: 2, Version Date: 05/01/2026

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1 DA L03
1 : 100

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

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Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **GENERAL ARRANGEMENT - L03 FLOOR PLAN**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1002 | | Rev: A |

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1 DA L04
1 : 100

NORTH

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

**PHILP LIGHTON ARCHITECTS**

Accredited Designers: Anthony Dalgleish: 567913835
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Thomas Floyd: 611728668

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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **GENERAL ARRANGEMENT - L04 FLOOR PLAN**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1003 | | Rev: A |

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1 DA L05
1 : 100

NORTH

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

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LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**GENERAL ARRANGEMENT - L05 FLOOR PLAN**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1004 | | Rev: A |

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1 DA L06
1 : 100

NORTH

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**GENERAL ARRANGEMENT - L06 FLOOR PLAN**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1005 | | Rev: A |

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1 DA ROOF
1 : 100

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
ROOF PLAN

Issue
DESIGN DEVELOPMENT

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA1100 | | Rev: A |

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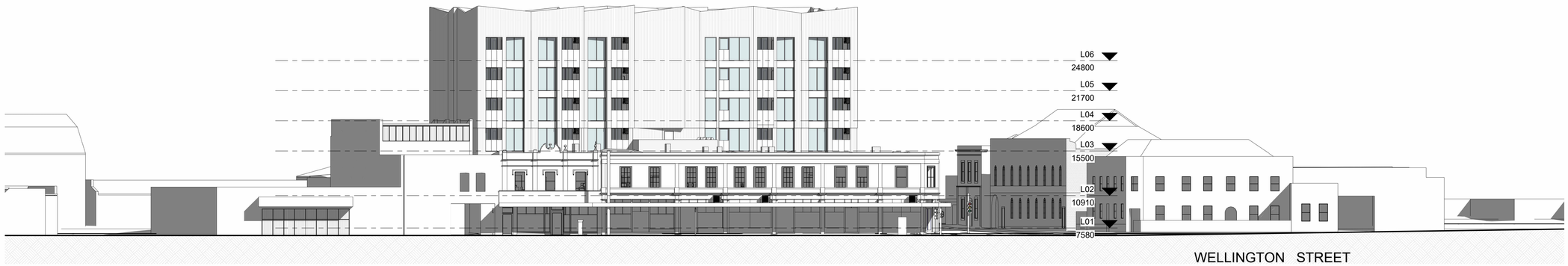
1 DA SOUTH SITE ELEVATION
1 : 200




2 DA WEST SITE ELEVATION
1 : 200

3 DA EAST SITE ELEVATION
1 : 200

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

**PHILP LIGHTON ARCHITECTS**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**SITE ELEVATIONS**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| BS | TF | 118.25127 |
| Scale: 1 : 200 @ A1 | Date: 13-11-2025 | |
| Drawing No: DA3000 | | Rev: A |

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1 DA SOUTH ELEVATION
1 : 100

2 DA WEST ELEVATION
1 : 100

| | |
|---|---|
| CD-01 | EXTERNAL METAL CLADDING |
| CD-02 | EXTERNAL METAL CLADDING |
| CD-03 | EXTERNAL METAL CLADDING |
| EX BR | EXISTING BRICKWORK |
| BR-01 | BRICKWORK |
| FS-01 | DOUBLE GLAZING FACADE SYSTEM |
| FS-02 | DOUBLE GLAZING FACADE SYSTEM |
| CS-01 | CEMENT SHEET CLADDING |
| CS-02 | CEMENT SHEET CLADDING |
| BH.E-04 | METAL BALUSTRADE |

**DRAWING LEGEND**

EXISTING NATURAL GROUND LINE

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
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LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**BUILDING ELEVATIONS - SHEET 01**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA3001 | | Rev: A |

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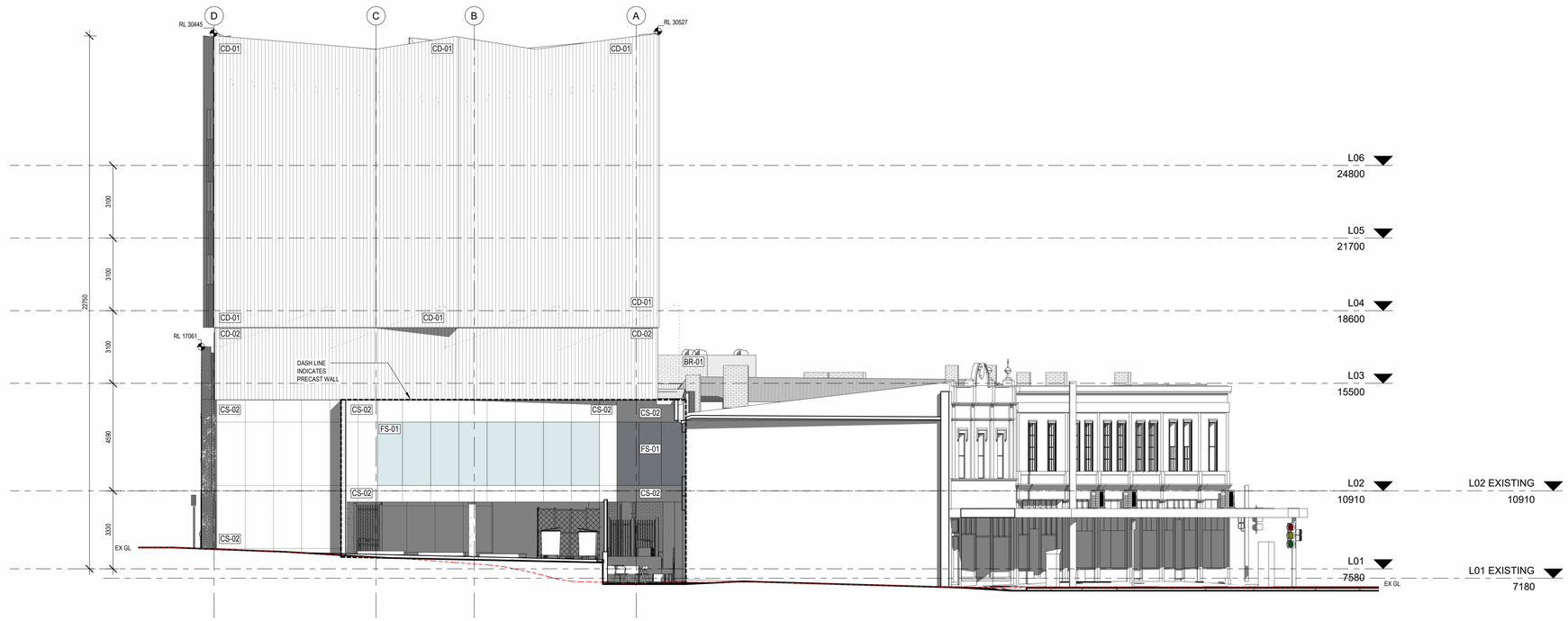
1 DA EAST ELEVATION
1 : 100




2 DA NORTH ELEVATION
1 : 100

**MATERIAL LEGEND**

| | |
|---|---|
| CD-01 | EXTERNAL METAL CLADDING |
| CD-02 | EXTERNAL METAL CLADDING |
| CD-03 | EXTERNAL METAL CLADDING |
| EX BR | EXISTING BRICKWORK |
| BR-01 | BRICKWORK |
| FS-01 | DOUBLE GLAZING FACADE SYSTEM |
| FS-02 | DOUBLE GLAZING FACADE SYSTEM |
| CS-01 | CEMENT SHEET CLADDING |
| CS-02 | CEMENT SHEET CLADDING |
| BH.E-04 | METAL BALUSTRADE |

**DRAWING LEGEND**

EXISTING NATURAL GROUND LINE

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **BUILDING ELEVATIONS - SHEET 02**

Issue: **DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA3002 | | Rev: A |

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1 DA BUILDING SECTION 1
1 : 100

2 DA BUILDING SECTION 2
1 : 100

**DRAWING LEGEND**

EXISTING NATURAL GROUND LINE

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**BUILDING SECTIONS - SHEET 01**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA3500 | | Rev: A |

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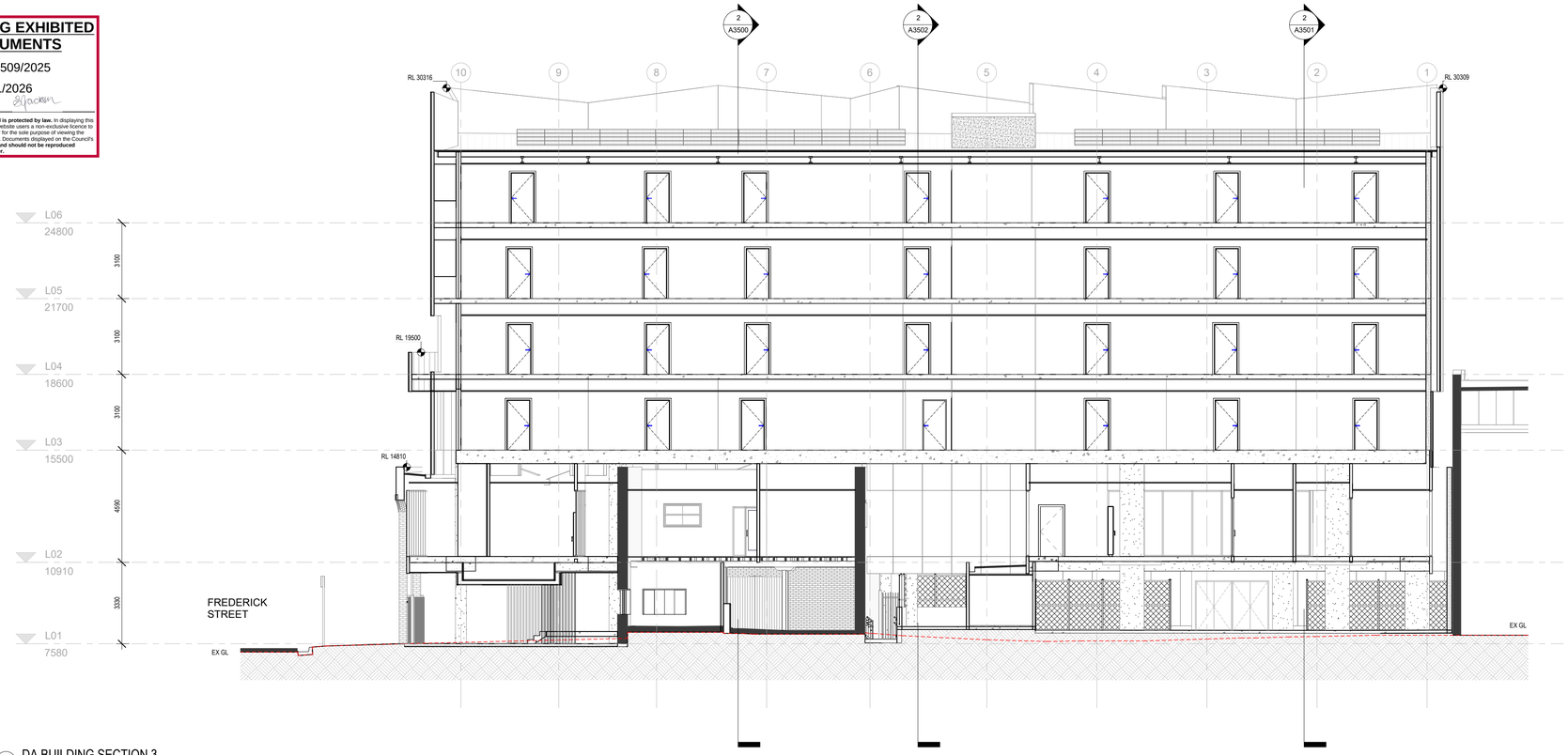


1 DA BUILDING SECTION 3
1 : 100

**DRAWING LEGEND**

EXISTING NATURAL GROUND LINE

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DEVELOPMENT APPLICATION | | 13-11-2025 |

PHILP LIGHTON ARCHITECTS

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

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Project
LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title
**BUILDING SECTIONS - SHEET 02**

Issue
**DESIGN DEVELOPMENT**

| Drawn by | Appr | Project Number |
|---|---|---|
| MH | TF | 118.25127 |
| Scale: As indicated @ A1 | Date: 13-11-2025 | |
| Drawing No: DA3501 | | Rev: A |

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1 L01
1 : 100

| L01 | | |
|---|---|---|
| Name | Level | Area |
| SHOP | L01 | 44 m² |
| SHOP | L01 | 45 m² |
| FIRE STAIR 02 | L01 | 19 m² |
| EX. STAIRWELL | L01 | 13 m² |
| EX ACC WC | L01 | 6 m² |
| OFFICE 6 | L01 | 16 m² |
| DRUG | L01 | 6 m² |
| OFFICE 4 | L01 | 9 m² |
| OFFICE 3 | L01 | 12 m² |
| OFFICE 5 | L01 | 13 m² |
| OFFICE 7 | L01 | 12 m² |
| SHARED AREA | L01 | 39 m² |
| LIFT | L01 | 11 m² |
| SHOP | L01 | 43 m² |
| OFFICE 8 | L01 | 6 m² |
| OFFICE 2 | L01 | 13 m² |
| OFFICE 1 | L01 | 14 m² |
| EXISTING STAIR 02 | L01 | 6 m² |
| CIRCULATION | L01 | 11 m² |
| CIRCULATION | L01 | 12 m² |
| RECEPTION | L01 | 16 m² |
| SHOP | L01 | 44 m² |
| OFFICE 9 | L01 | 10 m² |
| CIRCULATION | L01 | 6 m² |
| CIRCULATION | L01 | 2 m² |
| FIRE STAIR 01 | L01 | 14 m² |
| INDOOR CAFE SEATING | L01 | 115 m² |
| SUBSTATION | L01 | 26 m² |
| STORE / SORTING | L01 | 28 m² |
| DONATIONS | L01 | 48 m² |
| COFFEE / SERVERY | L01 | 10 m² |
| KITCHEN / PREP | L01 | 18 m² |
| COOL / DRY STORE | L01 | 14 m² |
| FIRE SERVICE BOOSTER | L01 | 2 m² |
| FEMALE AMENITIES | L01 | 13 m² |
| MALE AMENITIES | L01 | 11 m² |
| ACC WC | L01 | 5 m² |
| DONATION AREA | L01 | 14 m² |
| WC | L01 | 2 m² |
| STORE | L01 | 5 m² |
| TOKEN STORE | L01 | 16 m² |
| SERVICE | L01 | 2 m² |
| COOL ROOM | L01 | 8 m² |
| FREEZER | L01 | 4 m² |
| STAIR 04 | L01 | 6 m² |
| MSWB | L01 | 1 m² |
| Grand total: 46 | | 789 m² |

| Rev | Description | Dwn | Date |
|---|---|---|---|
| A | DESIGN DEVELOPMENT | | 20-11-2025 |
| B | 30% CONTRACT DOCUMENTATION | | 18-12-2025 |

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Accredited Designers: Anthony Dalgleish: 567913835
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Project: LAUNCESTON CITY MISSION
COMMUNITY SERVICE PRECINCT
48 FREDRICK STREET - LAUNCESTON

Title: **GENERAL ARRANGEMENT - L01**

Issue: **CONTRACT DOCUMENTATION**

| Drawn by | Appr | Project Number |
|---|---|---|
| KL | TF | 118.25127 |
| Scale: 1 : 100 @ A1 | Date: 18-12-2025 | |
| Drawing No: A1000 | | Rev: B |

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COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management

# PLANNING APPLICATION

November 2025

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# Permit Overview

**Permit Application Details**

| | |
|---|---|
| **Applicant** | Commercial Project Delivery |
| **Owner** | Launceston City Council |
| **Address** | 105-109 Wellington Street & 99 Wellington Street |
| **Lot Description** | Folio of the Register 60906/1, Folio of the Register 60906/2, Folio of the Register 60906/3 and Folio of the Register 187453/1 |
| **Description of proposal** | Launceston City Mission – Community Services Precinct |

**Relevant Planning Provisions**

| | |
|---|---|
| **Applicable Planning Scheme** | *Tasmanian Planning Scheme – Launceston* |
| **Zones** | Urban Mixed Use |
| **Codes** | C2.0 Parking and Sustainable Transport Code<br>C16.0 Safeguarding of Airports Code |

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## Version Control

| Version | Version Control<br>Author | Review | Date |
|---|---|---|---|
| Draft | Chloe Lyne | Isobell McKenzie | 4.11.25 |
| 1 | Chloe Lyne | Isobell McKenzie | 6.11.25 |
| 2 | Chloe Lyne | Isobell McKenzie | 13.11.25 |
| 3 | Chloe Lyne | Isobell McKenzie | 26.11.25 |

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# 1. Introduction

## 1.1. Purpose

This report has been prepared in support of a Development Application being lodged by Commercial Project Delivery on behalf of The Launceston City Mission to undertake alterations and addition to their premises on the corner of Wellington and Frederick Street to create a mixed use Community Services Precinct.

The report provides an assessment against the relevant provisions of the Tasmanian Planning Scheme – Launceston.

## 1.2. Planning Authority

The relevant planning authority is the City of Launceston Council (Council).

## 1.3. Planning Scheme

The application must be considered against the provisions of the *Tasmanian Planning Scheme – Launceston* (the Scheme)

.

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# 2. Site and Project Description

## 2.1. Subject site

The subject site comprises four titles situated on the corner of Wellington and Frederick Streets. Access is provided via a laneway to the rear which is subject to rights of way. The site is developed with a series of terrace buildings along the frontage and larger warehouse style buildings to the rear.

Existing uses at the site include the City Mission Shop within the Wellington St terraces, Mission Health (free health care service), donation coordination point, food distribution, and the City Mission offices.

***Figure 1 – Site location context***

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### 2.1.1. Titles

The application applies to the titles shown in Table 1 below and a copy is included as **Appendix A.**

The planning application form is included as **Appendix B.**

Table 1: Subject Titles

| Address | Owner(s) | Title Reference |
|---|---|---|
| 105-109 Wellington Street, Launceston | The Launceston City Mision Inc | F.R 60906/1 |
| 105-109 Wellington Street, Launceston | The Launceston City Mision Inc | F.R 60906/2 |
| 105-109 Wellington Street, Launceston | The Launceston City Mision Inc | F.R 60906/3 |
| 99 Wellington Street, Launceston | Launceston City Mission Inc | F.R 187453/1 |

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## 2.2. Streetscape and surrounding area

The area surrounding the site is predominantly located in the Urban Mixed Use Zone, with the opposing side of Frederick St zoned as Commercial. The range of uses in the immediate area include retail, supermarket, offices, café and restaurants, churches, and auto servicing. The immediate surrounding area (i.e. 100 meters from the site) is characterised by the presence of older buildings, some with heritage value, interspersed with more modern buildings in recent years.

***Figure 2: Subject site and surrounding uses***

In terms of scale, the height varies with predominately 2 storey buildings in the surrounding area. whilst the nearby church spires are substantially higher, and a new development on the corner of Charles and Frederick is intended to be three (3) storeys, as seen in Photo 1.

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***Photo 1: Intersection of Charles and Frederick Streets looking East***

The Frederick Street and Wellington Steet streetscape is a mix of older, heritage buildings, whilst more modern developments have been built over the years to house retail businesses. Due to the nature of a mixed-use zoning, there is variety in type of building and corresponding use in the area, with little consistency in regard to architecture, as visible in Photos 2, 3, 4, and 5 below.

Given the nature of the surrounding undeveloped and older sites and the increase of development in the area, particularly further south on Wellington St, it's reasonable to assume future developments will continue to be proposed and the streetscape will continue to evolve over time.

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***Photo 2: Intersection of Wellington and Frederick Streets looking East***

***Photo 3: Frederick St looking West***

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*City Mission Launceston Development Application*

***Photo 4: Frederick St looking West***

***Photo 5: Wellington Street looking South***

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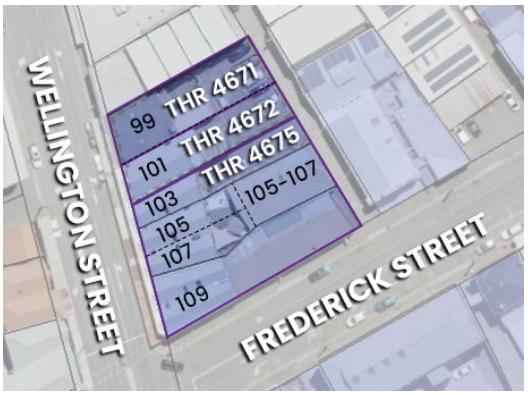
## 2.2.1. Heritage

The site contains three places Permanently Registered as State Significant on the Tasmanian Heritage Register, as shown in Figure 3.

***Figure 3: THR listed places shown in purple.***




The following extract is taken on the Heritage Impact Assessment **(Appendix C**) as a summary of the THR listing:

| *THR ID* | *LISTED NAME AND ADDRESS* | *LISTED TITLE REFERENCE* | *THR SETTING AND DESCRIPTION* | *CURRENT ADDRESS AND TITLE REFERENCE(S)* |
|---|---|---|---|---|
| *4671* | *'Commercial Retail' 99 Wellington Street* | *109573/2* | *Setting:*<br>*This building is a significant element in the urban streetscape.*<br>*Description:*<br>*A two storey commercial retail building with decorative parapet and finials, horizontal moulding and pilasters.* | *99 Wellington Steet*<br>*187453/1* |
| *4672* | *'Commercial Retail' 101 Wellington Street* | *124438/1* | *Setting:*<br>*This building is a significant element in the urban streetscape.*<br>*Description:*<br>*A two storey commercial building with a parapet, cornice and*<br>*architrave windows. There is an articulated corner entry and engaged pilasters.* | |
| *4675* | *'Commercial Retail' 105-109 Wellington Steet* | | *Setting:*<br>*This building is a significant element in the urban streetscape.*<br>*Description:*<br>*This is a group of four conjoined Victorian shops with paired double hung windows, pilasters, a parapet and shop fronts to*<br>*the street.* | *105-109 Wellington Steet*<br>*60906/1, 60906/2;*<br>*60906/3* |

*There are no Statements of Significances provided for the three THR Places, as they were listed prior to 2007. All three properties were assessed to meet criteria d) and f). The THR listing assessments for criteria d) differ, but all three are the same for criteria f) as reproduced below:*

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***d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.***

*99 Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two- storey stuccoed Victorian Italianate commercial retail building.*

***d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.***

*[101, 105-109] Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two-storey stuccoed Victorian Regency commercial retail building.*

## 2.3. Project Background

The proposed Community Service Precinct (hereafter referred to as the Precinct) will be an innovative, evidence-informed model to integrate healthcare, community services, and housing for people experiencing challenges accessing stable housing in Launceston. The focus of The Precinct will be to provide dignity and improve the life outcomes of Launceston's at-risk community members. It will be a welcoming and safe space for people to access a café, retail space, a health and medical hub, emergency food and financial relief, and an integrated community services hub. Additionally, the Precinct will include shared services, offices, and meeting spaces for staff, volunteers, and community, in addition to 48 supported social and affordable housing units. The Precinct will provide connected spaces and integrated services for the entire community.

The building will incorporate two levels of commercial, retail, and shared space focussed on delivering efficient and innovative social services to the community; and will also deliver four floors of social and flexible housing, to address the pressing need for affordable accommodation in Tasmania. It seeks to build upon the long history the Launceston City Mission has in Frederick and Wellington Streets, and the existing land and buildings are a key contributor to the project.

The residential component of the Precinct aligns with the Tasmanian Housing Strategy Priority 1 of delivering medium density living in our cities. These residences will be well placed to meet the needs of some of the most vulnerable cohorts in Tasmania, in a mixed-use development which has close proximity to the necessary supporting services.

The project has broad community support, having been discussed with a wide range of stakeholders for a number of years. It will be a partnership between the Launceston City Mission, State, and Federal Governments, various community sector organisations, and Loreto Community Housing (Community Housing Provider). It is seen as a vital initiative to help address the growing needs of our region in terms of emergency relief, housing, family support, and improved community sector collaboration.

It is a place-based solution, that will embrace trauma informed design principles, be sympathetic with the areas heritage values, as well as incorporate needs of the broader community, including indigenous, immigrants, community sectors groups, and most importantly, the clients of City Mission.

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### 2.3.1. Housing Crisis

It is well documented that the Launceston community is in the midst of a housing crisis. Statistics from the City Mission suggest:

- Over 2,500 people seeking food and financial relief in Launceston
- Over 500 of those experiencing homelessness
- Over 5,000 households on the social housing waiting list in Tasmania
- Rental Affordability**:** Most unaffordable for - pensioner couple, single pensioner, single part-time working parent, single person on Jobseeker. (Source: SGS Rental Affordability Index)
- Rental Availability in Launceston: Vacancy rates 0.5% in January 2025 (Anglicare Rental Affordability Snapshot 2025).
- a 7.2% increase from the previous year (Source: Homes Tasmania).
- 177 applicants on the affordable waitlist for 1br apartments in Launceston (Source: Loreto - September 2025).

The cost-of-living pressures and housing insecurity facing our community don't only directly impact on housing security, but also food security and leads to poorer health outcomes.

### 2.3.2. Social vs Affordable Housing

Given the nature of the proposed development providing a mix of social and affordable housing, it is important to understand the difference between the two:

- **Social Housing**
  - Type of affordable and secure rental housing for Tasmanians on low incomes.
  - Allocated housing in accordance with the Residential Tenancy Act 1997.
  - Rent is capped at 25% of gross family income.
  - Can be provided by Homes Tasmania or a community housing providers.
- **Affordable Housing**
  - Provides homes at affordable rents to households on low incomes with no or low support needs.
  - Rents calculated to a maximum of 75 per cent of market rent and 30% of gross family income.
  - Income eligibility assessed against interim State Government policy based on the National Rental Affordability Scheme (NRAS), including an initial income limit for a one-adult household of $62,794 for the 2025-26 NRAS year.

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## 2.4. Proposed Development

### 2.4.1. Development

It is proposed to construct a 6-storey mixed-use building, whilst retaining the existing Wellington Street facades. The building presents a unique opportunity for Launceston City Mission, a not-for-profit organisation in Tasmania, to provide a combination of social housing, health, office, and retail spaces and services. A copy of the proposal plans is included as **Appendix D.**

In aligning with heritage values, the intention for the proposed design is to breathe new life into the existing heritage buildings. The approach looks to activate deteriorated and under-utilised spaces and reveal moments of heritage fabric that has been concealed over the years. At ground level, the new building is setback from the Wellington Street terraces to offer opportunity for the heritage fabric to be appreciated.

Table 2 below provides a summary of the proposed development in terms of floor area and uses.

Table 2: Summary of proposed building by floor plate

| LEVEL | TOTAL FLOOR AREA | OCCUPANCIES | FLOOR AREA (m2) |
|---|---|---|---|
| `LEVEL 1 | 1135m2 | Heritage Laneway/Reception | 231 |
| | | Café | 206 |
| | | Commercial kitchen | 64 |
| | | Mission Shop | 266 |
| | | Public amenities | 29 |
| | | Mission Health/Family Services | 235 |
| | | City Mission Office | 8 |
| | | Vertical circulation (stairs and lifts) | 51 |
| | | Services | 45 |
| LEVEL 2 | 1129m2 | General/shared space | 278 |
| | | City Mission Tenancy | 567 |
| | | Vacant tenancy | 328 |
| | | Vertical circulation (stairs and lifts) | 44 |
| | | Services | 12 |
| LEVEL 3 | 672m2 | Residential | 587 |
| | | Plant/Services | 17 |
| | | Vertical circulation (fire stairs and lifts) | 44 |
| | | Outdoor terrace | 24 |
| LEVEL 4 | 685m2 | Residential | 610 |
| | | Plant/Services | 17 |
| | | Vertical circulation (fire stairs and lifts) | 44 |
| | | Outdoor terrace | 14 |
| LEVEL 5 | 671m2 | Residential | 610 |
| | | Plant/Services | 17 |
| | | Vertical circulation (fire stairs and lifts) | 44 |
| LEVEL 6 | 671m2 | Residential | 610 |
| | | Plant/Services | 17 |
| | | Vertical circulation (fire stairs and lifts) | 44 |

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### 2.4.2. Height

The existing built form is being retained along Wellington St, with height of 7.92 metres, and the façade at the Frederick St streetscape will maintain its existing height albeit with significant improvement in design by creating arch openings on the façade. The residential tower has a proposed height of 22.75 metres, however, is set back from the Wellington St façade considerably, as shown in Figure 4, with intention to lessen the imposition on the existing built form along Wellington Street and create a clear delineation from the key heritage characteristics of the site.

***Figure 4: Rendered view of building showing setback of residential tower from Wellington Street frontage.***

### 2.4.3. Facades

The treatment of the building façade, while clearly new, sits comfortably within the surrounding area. The proposal is comprised of a brickwork façade with arches, intended to replicate features of the surrounding heritage buildings, while the existing façade is maintained along Wellington St. The third storey upwards, in metal cladding, is set back from the existing and new brick façade, creating a point of separation. The preservation of the existing façade along Wellington Sreet, with the addition of cement sheet cladding for Levels 1 and 2, also allows the streetscape to appear materially unchanged when at street level.

### 2.4.4. Parking and Access

Access via the existing laneway to the rear of the site from Frederick Street will remain as the sole access point to the site.

A total of 8 on-site parking spaces are proposed. A dedicated loading bay is also provided on-site.

### 2.4.5. Signage

The signage scheme for the building has not been resolved at the time of DA submission.

Therefore a separate application for signage will be made at a later date.

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### 2.4.6. Infrastructure

The civil plans are included at **Appendix E.**

### 2.4.7. Title Consolidation

It is anticipated that Council will apply a condition of permit seeking title consolidation.

It is requested that this condition is applied in such a manner that the consolidation must occur prior to occupancy, therefore enabling the building works to commence in a timely manner.

## 3. Use

### 3.1.1. Operating hours

The proposed hours of operation for each of the use components is outlined in Table 4.

Table 4: Proposed hours of operation for each of the uses

| Use | Hours |
|---|---|
| Café | 6am - 5pm Monday - Saturday |
| Mission Shop | 9am - 5pm Monday - Saturday |
| Offices | 8am - 5:30pm Monday - Friday |
| Consulting rooms | 8am - 5:30pm Monday - Friday |
| Community spaces | 8am - 5:30pm Monday - Friday |

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# 4. Development Application

## 4.1. Applicant

The applicant is Commercial Project Delivery on behalf of City Mission.

The appropriate contact is:

**Chloe Lyne, Town Planner**

M: 0408397393

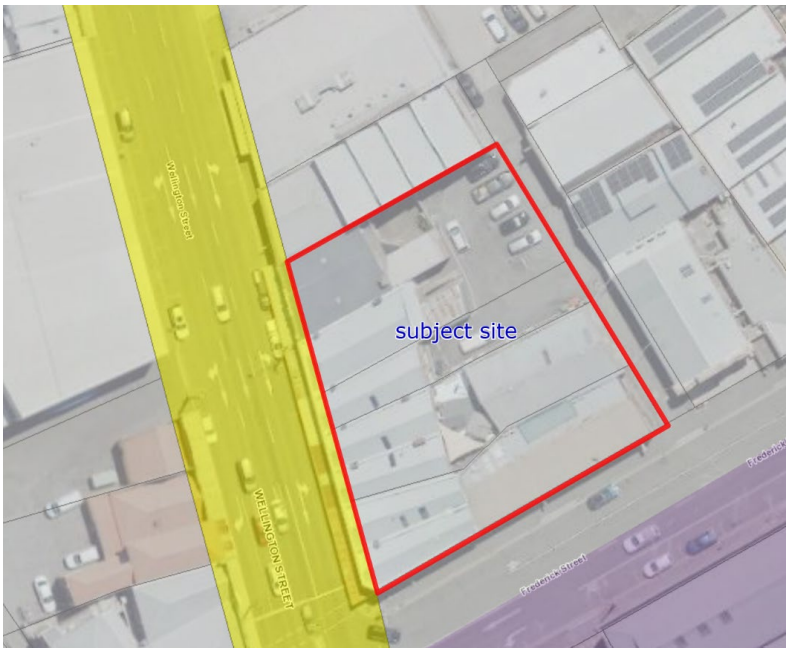
E: chloe@cpdelivery.com.au

# 5. Planning Assessment

## 5.1. Zoning

The subject site is zoned Urban Mixed Use under the Scheme as identified in Figure 6.

***Figure 6 - Zoning Plan***




## 5.2. Overlays

The subject site is impacted by the Airport Obstacle Limitation Area and is identified as a Local heritage place.

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## 5.3. Use Categorisation

The proposed development will comprise a number of different tenancies and uses as summarised below:

- Business and Professional Services – offices and consulting rooms;
- Community Meeting and Entertainment – community centre;
- Food Services – café;
- General Retail and Hire – shop;
- Residential – multiple dwellings

Table 5 outlines the definitions of each of the use classes in accordance with Table 6.2 and sub use classes 3.1 of the Planning Scheme.

Table 5 Use class definitions

| Use Class | Definition | Sub use class (Table 6.2) | Definition (Table 3.1) |
|---|---|---|---|
| Business and Professional Services | *Use of for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, residential support services, travel agency and veterinary centre.* | Office<br>. | *Use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, residential support services, travel agency and veterinary centre.* |
| | | Consulting rooms | *Means use of land for services provided by a health or other therapies practitioner, other than services provided by a medical centre.* |
| Community meeting and entertainment | *use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre* | | |
| Food Services Use Class | *Use of land for selling food or drink, which may be prepared on the premises, for consumption on or off* | | |

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| | | | |
|---|---|---|---|
| | *the premises. Examples include a cafe, restaurant and take away food premises.* | | |
| General Retail and Hire Use Class | *Use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, bottle shop, cellar door sales, commercial art gallery, department store, hairdresser, market, primary produce sales, local shop, shop, shop front dry cleaner and supermarket.* | | |
| Residential Use Class | *Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.* | Multiple dwellings | two or more dwellings on a site |

## 5.4. Use Status

Table 6 identifies the status of each of the proposed use classes within the Urban Mixed Use Zone as identified at Clause 13.2.

Table 6: Status of proposed use classes within the Urban Mixed Use Zone.

| Use Class | Status |
|---|---|
| Business and Professional Services | Permitted |
| Community Meeting and Entertainment | Permitted |
| Food Services | Permitted |
| General Retail and Hire | Permitted |
| Residential (multiple dwellings) | Permitted |

## 5.5. Urban Mixed Use Zone

### 5.5.1. Zone Purpose

| 13.1 | Zone Purpose |
|---|---|
| 13.1.1 | To provide locations for a mix of residential, community services and commercial activities in urban locations. |

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| | |
|---|---|
| 13.1.2 | To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centre in the activity centre hierarchy. |

**Response:**

The proposed Community Services Precinct directly aligns with the zone purpose as is evidenced by the permitted status of the various use classes that form the precinct.

### 5.5.2. Applicable Standards

Not all standards within the zone area applicable to the Project. Table 7 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 7 Applicable standards in the Urban Mixed Use Zone

| Clause | | Applicability |
|---|---|---|
| **Use standards** | | |
| **Clause 13.3.1 All Uses** | A1/P1 | Not applicable. The site is not within 50m of a residential zone. |
| | A2/P2 | Not applicable. The site is not within 50m of a residential zone. |
| | A3/P3 | Not applicable. The site is not within 50m of a residential zone. |
| **Clause 13.3.2 Discretionary uses** | A1/P1 | Not Applicable |
| **Clause 13.3.3 Retail impact** | A1/P1 | Applicable |
| **Development standards for Buildings and Works** | | |
| **Clause 13.4.1 Building height** | A1/P1 | Applicable |
| | A2/P2 | Not applicable. The site is not within 10mof the listed zones. |
| **Clause 13.4.2 Setbacks** | A1/P1 | Applicable |
| | A2/P2 | Not Applicable. The site does not adjoin the General Residential Zone and Inner Residential Zone. |
| | A3/P3 | Not Applicable. The site is not within 10m of the General Residential Zone and Inner Residential Zone. |
| **Clause 13.4.3 Design** | A1/P1 | Applicable for upper floors |
| | A2/P2 | Applicable |
| **Clause 13.4.4 Fencing** | A1/P1<br>A2P2 | Not applicable. No fencing is proposed.<br>Not applicable. The site does not share a common boundary with land in the General Residential Zone or Inner Residential Zone. |

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| | | |
|---|---|---|
| **Clause 13.4.5 Outdoor storage areas** | A1/P1 | Not applicable. No outdoor areas are proposed. |
| **Clause 13.4.6 Dwellings** | A1/P1<br>A2/P2 | Applicable<br>Applicable. |
| **Development Standards for Subdivision** | | |
| **Not applicable** | | Not applicable. No subdivision is proposed |

| **Clause 13.3.3 Retail impact** | |
|---|---|
| **Objective** | That retail uses do not compromise or distort the activity centre hierarchy. |

| **Acceptable Solution** | **Performance Criteria** |
|---|---|
| A1 The gross floor area for Bulky Goods Sales and General Retail and Hire must not be more than 300m2 per tenancy. | P1 Bulky Goods Sales and General Retail and Hire must not compromise or distort the activity centre hierarchy, having regard to:<br>(a) the degree to which the proposed use improves and broadens the commercial or retail choice within the area;<br>(b) the extent that the proposed use impacts on other activity centres of a higher order; and<br>(c) any relevant local area objectives contained within the relevant Local Provisions Schedule. |

**Complies with A1**

The Mission Shop will have a floor area of 261m$^2$, including donations and storage areas.

| **Clause 13.4.1 Building Height** | |
|---|---|
| **Objective** | That building height:<br>(a) is compatible with the streetscape; and<br>(b) does not cause an unreasonable loss of amenity to adjoining residential zones. |

| **Acceptable Solution** | **Performance Criteria** |
|---|---|

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| | | | |
|---|---|---|---|
| A1 | Building height must not be more than 10m. | P1 | Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:<br>a) the topography of the site;<br>b) the height, bulk and form of existing buildings on the site and adjacent properties;<br>c) the bulk and form of proposed buildings;<br>d) the apparent height when viewed from roads and public places; and<br>e) any overshadowing of public places. |

**Complies with P1**

The proposed maximum height above natural ground level is 22.75 metres. Therefore, the proposal relies on the Performance Criteria.

The performance criteria uses a number of terms in reference to which the Tasmanian Civil and Administrative Tribunal ('the Tribunal') has provided guidance as to their meaning and use when assessing applications for development. It is instructive to consider these terms prior to undertaking the assessment against the Planning Scheme standards.

The Planning Scheme identifies that Council must consider building height in the context of its 'compatibility' with the streetscape and character of the surrounding area. The Tribunal has previously determined that "compatible" requires that the building height be capable of co-existing with the scale of nearby buildings. In the decision *9 Sandy Bay Road Pty Ltd v Hobart City Council & Ors,* further references are provided to three other decisions in which the Tribunal defined the term 'compatible'. They were in *Henry Design & Consulting v Clarence City Council*, *S Cai v Launceston City Council and TRC Multi Property Pty Ltd, Flood v George Town Council*. In *Henry Design and Cai*, the Tribunal held that 'compatible' meant "not necessarily the same…but at least similar to, or in harmony or broad correspondence with the surrounding area".

The next term to consider is 'character'. It is not a term that is separately defined in the Planning Scheme, rather it is referred to in a number of the Planning Scheme clauses, including the purpose and objectives of the Planning Scheme, where it appears in desired future character statements, development standards and the like. Of relevance for the subject site is the absence of either 'local area objectives' or 'desired future character statements'. Neither are used in the Planning Scheme. The Tribunal considered this issue in *K Butorac and R & R Pearshouse v Kingborough Council and Australia Travel & Culture Group Pty Ltd.* In this decision the Tribunal noted the absence of defined terms for 'character', 'scale', 'respects' and 'the area' in the Kingborough Interim Planning Scheme 2015. Evidence provided by three different planning experts advocated different approaches to defining the character of an area. Common to all was an attempt to describe the mix of use and development that helped to define the 'character' of an area. The Tribunal preferred the evidence that stated "*the character of an area cannot be narrowly defined; it is essentially the sum of its parts – neither overwhelmingly rural residential, nor recreational, nor environmental. It includes rural industrial and commercial use and development*".

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In summary, "compatible" requires that the building height be capable of co-existing with the scale of nearby buildings, although "not necessarily the same…but at least similar to, or in harmony or broad correspondence with the surrounding area". The character of an area cannot be narrowly defined; it is essentially the sum of its parts.

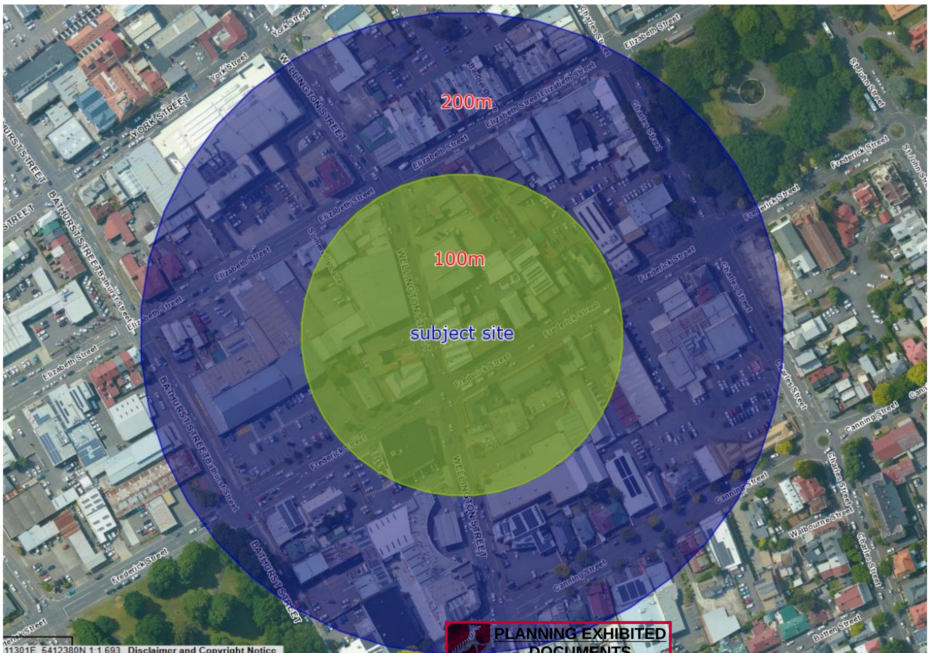
'Streetscape' is a term defined in the Scheme at Table 3.1 as follows:

*'means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape may be determined by the relevant precinct provisions.'*

In terms of determining the area, the decision of the Tribunal in relation to the Fragrance Hotel provides a relevant context to determining the extent of surrounding area that should be taken into account when assessing against P1 of Clause 13.4.2. It is noted that the Fragrance Hotel decision was based on the Interim Scheme provisions that used the term 'surrounding area' rather than the term under Clause 13.4.2 which just references 'area'. It is submitted that the term area could be considered to be more broad than surrounding area. On that basis, the Fragrance decision is used to provide context that could be considered to be conservative. In that decision, the Tribunal found that the surrounding *area is a distance within the surrounding streets where the proposal is able to be viewed in the context of those streets.* The area needs to be broad enough so as enable an assessment of prevailing characteristics, but not so large so as to dilute the character of the area around the proposal.

Taking the above decision in account, consideration of the surrounding area has included land within both a 100m and 200m radius of the site. Refer Figure 7.

***Figure 7 – surrounding area***

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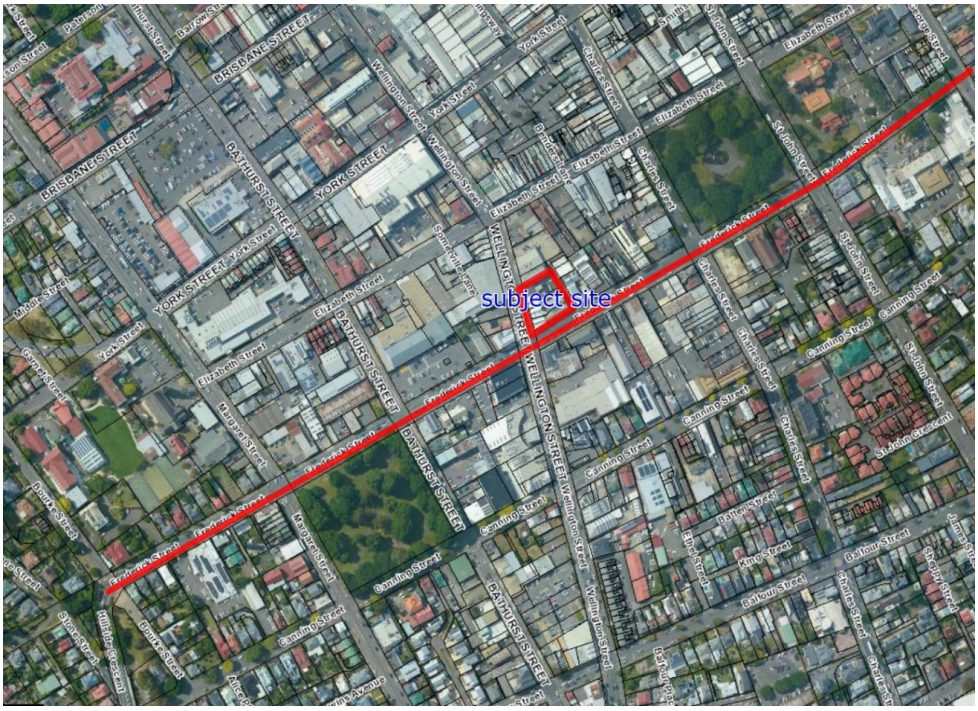
The area within a 100m radius of the site is predominantly built with 2-3 storey buildings of mixed use and extensive bulk and form across the titles i.e. limited setbacks. This means that most of the streetscapes have solid building mass along them, meaning that views to the subject site will be limited.

However, the surrounding area comprises more than just a set 100m radius from the site. It extends up to Charles Street across to Canning in the south, Wellington St in the west and York Street in the north. This broader area is shown in the 200m radius (Figure 7) but shouldn't be specifically limited to an area based on a number.

The other key area where the development will be visible from is Fredrick Street, extending as far west as Bourke St and north as George Street, as shown in Figure 8. The building will be most visually prominent to pedestrians or motorists travelling along Frederick Street in an easterly direction from Bourke Street and Westerly Direction from George Street.

***Figure 8 – Frederick St axis***




The following assessment is made of the proposed overall height discretion for the Precinct against the matters to be considered under the Performance Criteria:

*(a) The topography of the site*

The site is situated at one of the lower points in Launceston sitting a5 5AHD. This means the site has the capacity to absorb a greater height and not be visually conspicuous from surrounding viewpoints.

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In terms of immediate streetscape impacts, the topography of the site cannot make significant differences given the overall height of the building. However, it is submitted that in the overall context of the city, the topography of the site means that it has the capacity to absorb impacts of the additional height component from a broader landscape impact perspective.

*(b) The height, bulk, and form of existing buildings on the site and adjacent properties*

The subject site currently contains a series of heritage buildings approximately 8m high. The buildings along Wellington Street appear as a single frontage but glazing and articulation break up the mass. These front façade along Wellington Street will be retained so the immediate impact of the bulk and form in Wellington Street will not be altered.

The building presents as a single solid mass to Frederick Street and the later addition has little in the way of relief or articulation. Refer photo 6.

***Photo 6 – view of site from Frederick St showing solid mass of existing non-heritage facade***

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There is no directly adjoining property to the east as the site adjoins a subdivision road, however it is noted that the Max Bushby Centre to the north of the subdivision road has a height of 11.1 metres.

The adjoining property to the north has a height of approximately 11.5 metres and will largely obstruct views of the proposed development for pedestrians and motorists travelling south along Wellington Street. This building presents as a solid mass to the street as shown in photo 7.

***Photo 7 – View looking south towards site from Wellington/Elizabeth St corner***

The height and bulk of adjoining buildings on the subject site and adjoining properties is approximately half the height of the proposed development. It is submitted that the bulk and massing of the buildings on the subject site at streetscape level will remain unchanged and consistent with the adjoining properties. The design of the residential levels being setback from the streetscape and on the north-south axis means that the bulk and form of the building in the immediate area will not be readily prominent at streetscape level.

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*(c) The bulk and form of proposed buildings*

The proposed design seeks to retain the existing facades and as such the bulk and form at the streetscape level will remain as it is currently albeit with the Frederick Street façade being improved with the removal of an extensive blank façade being replaced with a façade with greater articulation and presentation to the street. The retention of the Wellington Street facades retains the finer grain pattern along the streetscape.

The alignment of the residential floors (3-6) along the north-south axis means that the greater bulk of the building will be evident in areas to the east and west of the site. Wellington Street is to the west of the site, and the residential floors are setback between 12.7 and 22m from the Wellington Street frontage which will reduce the impact of the bulk when viewed from Wellington Street and areas to the west of the site.

The residential floors are setback a minimum of 2.5 metres from the Frederick Street boundary.

Levels 1-2 of the building follow the bulk and form of the existing building albeit the Frederick Streetscape is improved by the inclusion of the arches with glazing being opening the building to the street whereas it is currently very closed off.

The impact of the residential floors 3-6 to the streetscape and surrounds is mitigated by the setback to Wellington Street and the articulation in the building form which breaks up the façade.

*(d) The apparent height when viewed from roads and public places; and*

Given the height of the building, it will be visible from roads and public places. Nonetheless, the apparent height when viewed from Wellington and Frederick Streets, will be less than the actual height by the fact that the eye will be drawn to the lower floors given the architectural contrast in design between these and the upper floors and the setbacks to street boundaries.

The apparent height for pedestrians standing on Wellington Street immediately outside the front of the building will only be the ground level as the awning that extends along the frontage which is to be retained obscures any view of upper levels.

Further commentary on the apparent height of the building from roads and public places in the (being Princes Square and Brickfields Reserve) in the area is outlined below:

- One of the key areas of visibility will be travelling west along Frederick Street from George St to the site. The land slopes down from west to east which will reduce the impact of the apparent height as will the existence of solid building mass in foreground (refer photo 8). Views of the building when viewed from Frederick Street closer to George Street will be obscured by existing vegetation (refer photo 9). Further, the height won't fully obscure the western hillside.

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***Photo 8 – view of site from just east of Frederick St/ Charles St Intersection***

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***Photo 9 – View of site from near intersection of Frederick and George Streets (vegetation obscures view of site)***

- The other area from which the building will be most visible is for motorists and pedestrians travelling east along Frederick Street from Bourke Street. When at the more elevated locations closer to Bourke Street the apparent height will be diminished by the change in elevation. Closer to the site, the solid form of the buildings on the opposite side of Wellington Street from the site will help to reduce the impact of the apparent height when viewed from this location (refer photo 10). The building on the south-western corner of the Wellington/Frederick Street intersection is of a square box form with solid massing which will counterbalance views of the residential tower in the background when travelling east along Frederick St.

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***Photo 10 – View looking east along Frederick St towards site***

- The solid urban form in the surrounding area with 2-3 storey buildings with high levels of site coverage (i.e built to boundaries) means that proposed building will largely be obscured when viewed from the surrounding area (with the exception of the key corridor along Frederick St as mentioned).
- In terms of public parks, glimpses of the tower may be visible from the northern end of Brickfields Reserve, but it won't take up an entire field of vision, and the apparent height will be diminished by the setback (200m). The same applies to Princes Park, although the vegetation and buildings located between the park and the site will largely obscure views.
- The eastern and western hillsides will provide a backdrop to the residential tower when viewed from the east and west which has the greatest impact in terms of apparent height. The building won't be visible on the skyline. The plant and equipment on the roof deck will be screened unlike other buildings which will reduce the unsightly appearance of plant on building rooves across the city.

*(e) any overshadowing of adjoining lots or public places.*

The benefit of this site being sited within a commercial precinct is that the additional height component will largely not impact adjoining lots or public places in terms of loss of sunlight to habitable rooms or outdoor areas. The primary area of public places in proximity to the site is the public footpaths along Wellington and Frederick Streets.

There are some residential units directly opposite the site at 70-74 Wellington Street although it is noted that as per the definition of 'adjoining' at Table 3.1 of the Scheme they do not meet the definition of 'adjoining' as they do not share a common boundary with the site.

The shadow diagrams provided in the DA plans (DA DA0110, DA0111, DA0112, DA0113) demonstrate that on the 21st June there is little change in terms of overshadowing of Wellington Street (both sides) from the current situation.

With respect to Frederick Street, the level of overshadowing does not change from existing for the morning. By midday there is some additional overshadowing of the southern side of

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Frederick Street but in the context of the length of the street and the additional level it is considered to be minimal.

With respect to the units at 70-74 Wellington Street the shadow diagrams demonstrate that on the 21st June there will be no change to existing levels of overshadowing to the windows and balconies of those units.

In summary, it is submitted that the proposed building height, due to its clever design and focus on provision of interaction with the streetscape through provision of publicly accessible spaces, is compatible with the streetscape and surrounding areas. The impacts of the bulk and form will be limited to a few vantage points on public roads and streetscapes and are mitigated by the articulation of the residential tower, siting, orientation and setbacks and dense urban form in the surrounding street network.

| **Clause 13.4.2 Setback** | |
|---|---|
| **Objective** | That building setback:<br>(a) is compatible with the streetscape; and<br>(b) does not cause an unreasonable loss of amenity to adjoining residential zones. |
| **Acceptable Solution** | **Performance Criteria** |
| A1 Buildings must have a setback from a frontage of:<br>(a) not less than 3m;<br>(b) not less than existing buildings on the site; or<br>(c) not more or less the maximum and minimum setbacks on adjoining properties. | P1 Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to:<br>(a) the topography of the site;<br>(b) the setback of buildings on adjacent properties;<br>(c) the height, bulk and form of existing and proposed buildings; and<br>(d) the safety of road users. |

**Complies with A1**

The site has two frontages being to Wellington Street and Frederick Street.

The building will retain its existing zero setback to both frontages.

**Clause 13.4.3 Design**

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| **Objective** | That building design and facades promote and maintain high levels of pedestrian interaction, amenity and safety and are compatible with the streetscape. |
|---|---|

**Acceptable Solution**

A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following:

(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;

(b) excluding for Residential, if for a ground floor level façade facing a frontage:

(i) have not less than 40% of the total surface area consisting of windows or doorways; or

(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%;

(c) excluding for Residential, if for a ground floor level façade facing a frontage, must:

(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or

(ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and

(d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties.

**Performance Criteria**

P2 New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:

(a) how the main pedestrian access to the building will address the street or other public places;

(b) excluding for Residential, windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;

(c) excluding for Residential, providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;

(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and

(e) excluding for Residential, the need for provision of awnings over a public footpath

**Complies with A2**

<u>Frederick Street façade</u>

The Frederick Street façade will be significantly improved in terms of interface with the streetscape from the existing situation. There will be multiple pedestrian entry points through the arches, and the level of glazing will be increased from the existing situation which is a large blank wall The arches will add interest to the streetscape and allow for glazing behind.

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Awnings are not proposed but nor are they existing along this frontage. Therefore (a)-(d) is met for the Frederick Street façade.

Wellington Street façade

The existing Wellington Street façade (street and level 1) will be retained in situ therefore (a)-(d) is met.

| **Clause 13.4.6 Dwellings** | |
|---|---|
| **Objective** | To provide adequate and useable private open space and storage for the needs of residents. |

| **Acceptable Solution** | **Performance Criteria** |
|---|---|
| A1 A dwelling must have private open space that is not less than:<br>(a) 24m2 with a minimum horizontal dimension of not less than 4m; or<br>(b) 8m2 with a minimum horizontal dimensions not less than 1.5m, if the dwelling is located wholly above the ground floor level. | P1 A dwelling must be provide with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment. |

**Complies with P1**

All of the units (with the exception of the 4 accessible units) will have a 4m$^2$ undercover balcony available as exclusive private open space. There is also a communal (for residents only) terrace area on Level 3 available.

It is submitted that P1 is met in that the proposed balconies are capable of serving as an extension of the dwelling for outdoor relaxation. Whilst small, they are commensurate with the size of the units and allow residents to obtain a sense of outdoor space.

The site is within 144 metres of Princes Park and 210 metres of the Brickfields Reserve so there is plenty of publicly available open space areas within a short walk of the site to provide residents with opportunity to access open space.

| | |
|---|---|
| A2 Each dwelling must be provided with a dedicated and secure storage space of not less than 6m2. | P2 Each dwelling must be provided with adequate storage space. |

**Complies with P2**

Each unit is provided with the following storage capacity within the units:

**<u>One Bedroom Apartment</u>**

- Kitchen: 3.6 m3
- Laundry: 0.45 m3

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- Living: 1.5 m3
- Bedroom: 2.85 m3

**One Bed Accessible Apartment**

- Kitchen: 2 m3
- Laundry: 0.6 m3
- Living: 0.9 m3
- Bedroom: 3.8 m3

**Two Bedroom Apartment**

- Kitchen: 3.8 m3
- Laundry: 0.75 m3
- Living: 1.15m3
- Master bedroom: 2.85 m3
- Bedroom: 1.75 m3

# 6. Code Assessment

## 6.1. Applicable Codes

- Parking and Sustainable Transport Code
- Road and Railway Assets Code
- Local Historic Heritage Code
- Safeguarding of Airports Code

## 6.2. Parking and Access Code C2.0

### 6.2.1. Application of the Code

The Parking and Access Code applies to all use and development, and there are no exemptions within the code.

As such, the code applies.

### 6.2.2. Applicable Standards

Not all standards in the Parking and Access Code are applicable to the Project. Table 10 identifies the applicable standards.

An assessment of the applicable standards is provided in the following sections.

The Traffic Impact Assessment **(Appendix F)** provides and assessment against relevant provisions with the exception of C2.6.2 and C2.6.8 which are provided below Table 10.

**Appendix G** is a letter from Housing Tasmania outlining their support for the project and providing an overview as to how demand works for car parking in social housing tenancies in inner city areas.

Table 10 Applicable standards under the Parking and Access Code

| Clause | Applicability |
|---|---|
| **Use standards** | |

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| | | |
|---|---|---|
| **Clause C2.5.1 Car parking numbers** | A1/P1.1 P1.2 | Not Applicable. The site is subject to a Parking Precinct Plan and no on-site parking is to be provided. |
| **Clause C2.5.2 Bicycle parking numbers** | A1/P1 | Applicable. |
| **Clause C2.5.3 Motorcycle parking numbers** | A1/P1 | Not Applicable. Fewer than 20 car parking spaces are provided. |
| **Clause C2.5.4 Loading Bays** | A1/P1 | Not applicable in accordance with Clause C2.2.3 |
| **Clause C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone** | A1/P1 | Not applicable in accordance with Clause C2.2.4 |
| **Development standards for Buildings and Works** | | |
| **C2.6.1 Construction of parking areas** | A1/P1 | Applicable. |
| **C2.6.2 Design and Layout of Parking Areas** | A1.1 A1.2/P1 | Applicable |
| **C2.6.3 Number of accesses for vehicles** | A1/P1<br>A2/P2 | Not applicable. No new accesses are proposed. |
| **C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone** | A1/P1 | Not Applicable. The site is not within the General Business or Central Business Zone. |
| **C2.6.5 Pedestrian access** | A1.1 A1.2/ P1 | Not applicable. Only 8 spaces are proposed. |
| **C2.6.6 Loading Bays** | A1/P1<br>A2/P2 | Applicable<br>Applicable |
| **C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone** | A1/P1<br>A2/P2 | Not Applicable. The site is not within any of the listed zones.<br>Not Applicable. The site is not within any of the listed zones. |
| **C2.6.8 Siting of parking and turning areas** | A1/P1<br><br>A2/P2 | Applicable.<br>Not Applicable. The site is not within any of the listed zones. |
| **C2.7.1 Parking Precinct Plan** | A1/P1 | Applicable |

| **Clause C2.6.1 Construction of parking areas** | |
|---|---|
| **Objective** | That areas are constructed to an appropriate standard. |
| **Acceptable Solution** | **Performance Criteria** |

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| | |
|---|---|
| A1 All parking, access ways, manoeuvring and circulation spaces must:<br>(a) be constructed with a durable all weather pavement;<br>(b) be drained to the public stormwater system, or contain stormwater on the site; and<br>(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. | P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:<br>(a) the nature of the use;<br>(b) the topography of the land;<br>(c) the drainage system available;<br>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;<br>(e) the likelihood of generating dust; and<br>(f) the nature of the proposed surfacing. |

**Complies with A1**

All parking spaces will be constructed in a durable all weather pavement, drained to public stormwater system and line marked.

| **Clause C2.6.8 Siting of parking and turning areas** | |
|---|---|
| **Objective** | That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties. |

| **Acceptable Solution** | **Performance Criteria** |
|---|---|
| A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line. | P1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:<br>(a) topographical or other b site constraints;<br>(b) availability of space behind the building line;<br>(c) availability of space for vehicle access to the side or rear of the property; |

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(d) the gradient between the front and the rear of existing or proposed buildings;

(e) the length of access or shared access required to service the car parking;

(f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling;

(g) the visual impact of the vehicle parking and access on the site;

(h) The streetscape character and amenity;

(i) the nature of the zone in which the site is located and its preferred uses; and

(j) opportunities for passive surveillance of the road.

**Complies with A1**

Parking is located behind the building line.

## 6.3. Local Historic Heritage Code

### 6.3.1. Application of the Code

The Local Historic Heritage Code does not apply in accordance with C6.2.3 as the place is listed on the Tasmanian Heritage Register.

## 6.4. Safeguarding of Airports Code

The site is entirely covered by the airport obstacle limitation area overlay. The Safeguarding of Airports Code applies to development within an airport obstacle limitation area.

However, all development proposed is less than 316 m AHD, which is less than the AHD height specified for the site in the overlay map. As such, pursuant to clause C16.4.1(a) of the planning scheme, the proposal is exempt from assessment under the code.

# 7. Conclusion

The planning permit application seeks approval for the development of a mixed-use Community Precinct at the existing City Mission site on the corner of Frederick and Wellington Street.

The report identifies that the Project is subject to the Tasmanian Planning Scheme – Launceston and is a permitted use and development within the Urban Mixed Use Zone.

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The project has also been considered against the following codes of the planning scheme:

- Signs Code
- Parking and Access Code
- Safeguarding of Airports Code

An assessment against all the relevant standards is outlined in sections 5 and 6 of this report. A total of 18 separate standards apply, and the Project relies on Council to exercise its discretion in relation to 9 of the applicable standards.

The relevant standards and whether the project complies with the acceptable solution or relies on the performance criteria is outlined in Table 1.

Table 11 Summary of applicable standards and whether the project relies on the acceptable solution (AS) or performance criteria (PC)

| Clause | Standard | AS or PC |
|---|---|---|
| **Urban Mixed Use Zone** | | |
| Clause 13.3.3 | Retail impact | Meets A1 |
| Clause 13.4.1 | Building height | Meets P1 |
| Clause 13.4.2 | Setback | Meets A1 |
| Clause 13.4.3 | Design | Meets A2 |
| Clause 13.4.6 | Dwellings | Meets P1 & P2 |
| **Signs Code** | | |
| Clause C1.6.1 | Design and siting of signs | Meets P1.1 and P3 |
| Clause C1.6.2 | Illuminated signs | Meets P1 |
| Clause C1.6.4 | Signs on local heritage places and in local heritage precincts and local historic landscape precincts | Meets P3 |
| **Parking and Access Code** | | |
| Clause C2.5.1 | Car parking numbers | Meets P1 |
| Clause C2.5.2 | Bicycle Parking numbers | Meets A1 |
| Clause C2.6.1 | Construction of parking areas | Meets A1 |
| Clause C2.6.2 | Desing and layout of parking areas | Meets P1 |
| Clause C2.6.3 | Number of accesses for vehicles | Meets A1 |
| Clause C2.6.6 | Loading Bays | Meets A1, A2 |
| Clause C2.6.8 | Siting and Parking of turning areas | Meets A1 |

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# Appendix A – Certificates of Title

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# Appendix B — Application Form and landowner consent

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# Appendix C — Heritage Impact Assessment

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# Appendix D — Proposal Plans

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# Appendix E — Civil infrastructure plans

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# Appendix F – Traffic Impact Assessment

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# Appendix G – Letter from Housing Tasmania

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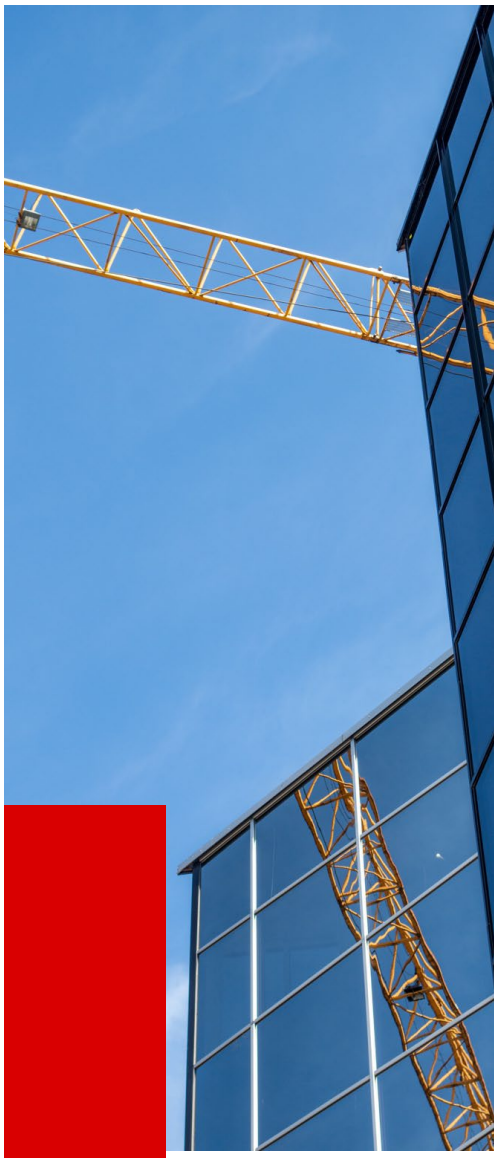

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PURCELL

# City Mission, Launceston

## 99 and 105-109 Wellington Street, Launceston TAS 7250

# Heritage Impact Assessment

19 November 2025

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| Date | Issue | Revision | Prepared | Approved |
|---|---|---|---|---|
| 03/11/2025 | 00 | Draft | LM/XY/LBS | LBS/TS |
| 19/11/2025 | 01 | Final | LBS | LBS/TS |

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Attachment 11.1.2 DA0509/2025 - 100 and 103-109 Wellington Street Launceston - Documents to be Endorsed St Page 87

ACKNOWLEDGMENT OF COUNTRY

Purcell pays respects to the original owners of the land upon which we work, the Letteremairrener people.

We acknowledge the Palawa Pakana community as the continuing custodians of Lutruwita (Tasmania) and honour Aboriginal Elders past and present.

We value the history, culture and strength of the Tasmanian Aboriginal community, and commit to listen deeply to Story and be respectful of Country in our collaborations with First Nations Peoples.

Lutruwita milaythina Pakana – Tasmania is Aboriginal land.

250094 City Mission Launceston HIA Rev01 19/11/25

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# 1.0 INTRODUCTION

## 1.1 Background

Philp Lighton Architects commissioned Purcell to prepare this Heritage Impact Assessment (HIA) to accompany a Development Application for the proposed development of a Community Services Precinct and mixed use proposal (the Proposal) at 99 Wellington Street (Title Reference 187453/1) and 105-109 Wellington Street (Title References 60906/1, 60906/2 and 60906/3), Launceston TAS 7250 (Site).

The Site is Permanently Registered as State Significant in the Tasmanian Heritage Register (THR) with THR ID 4671 (99 Wellington St), 4672 (101 Wellington St) and 4675 (105-109 Wellington St).[1] The Site is identified as Locally Significant in LAU-Table C6.1 Local Heritage Places (Ref. No. LAU-C6.1.1328, LAU-C6.1.1329, LAU-C6.1.1330 and LAU-C6.1.1332) of the Tasmanian Planning Scheme - Launceston Local Provisions Schedule (TPS-LAU).[2]

The Site is not included in LAU-Table C6.2 Local Heritage Precincts.[3] LAU-Tables C6.3 Local Historic Landscape Precincts, C6.4 Places or Precincts of Archaeological Potential, and C6.5 Significant Trees, are not used in the Launceston Local Provisions Schedule.

The following documentation details the Proposal assessed in this HIA:

- Architectural Drawings Rev A, prepared by Philp Lighton Architects, dated 13/11/2025 (see Appendix A, page 21 for details).

Lucy Burke-Smith (Partner), and Linda Mott (Senior Heritage Consultant), of Purcell prepared this report, with support of Xiahoan Yang (Intern). Lucy Burke-Smith visited the Site on 30 July 2025 and completed a physical inspection of the exterior and interior, streetscape, and context. Unless otherwise cited, all images were taken at this site visit.

## 1.2 Limitations

This HIA is limited to an assessment of the potential statutory built heritage impacts of the Proposal to the setting, context, and significant fabric of the registered built features on the Site. This HIA is based on the current statutory heritage, and development, controls, and non-statutory guidelines, applicable to the local heritage listed Place at 99 and 105-109 Wellington Street, Launceston TAS 7250. Desk-based research, and client-provided information to date form the basis of this report, no new archival research was undertaken.

Tasmanian State Planning Provisions do not apply to a Place registered on the THR under the clauses C6.2.3 and C6.2.4 of C6.0 Local Historic Heritage Code, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the Code. There are no significant trees on the property and as such this assessment is limited to considerations arising from the Works Guidelines for Historic Heritage Places, Tasmanian Heritage Council, v2 October 2025.

All references to heritage, or heritage impacts, are to registered, built heritage only. This report does not consider potential heritage impacts of the Proposal, including, without limitation, to landscape, vegetation, sub-surface, archaeological, movable, or indigenous heritage.

## 1.3 Terminology

The conservation terminology used in this report is of a specific nature and is defined within The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance', 2013, (the Burra Charter).

## 1.4 References

This HIA references the following documents:

- Tasmanian Planning Scheme - State Planning Provisions, Launceston Local Provisions Schedule (TPS-LAU 2025)
- Works Guidelines for Historic Heritage Places, v2 Tasmanian Heritage Council, October 2025

1 Tasmanian Heritage Council (THC), "Tasmanian Heritage Register Entries – January 2024." Search the Tasmanian Heritage Register, accessed August 29, 2025.
2 Tasmanian Planning Scheme – Launceston Local Provisions Schedule (TPS-LAU), updated 11 July 2025, LAU-Table C6.1 Local Heritage Places.
3 Tasmanian Planning Scheme – Launceston Local Provisions Schedule (TPS-LAU), updated 11 July 2025, LAU-Table C6.2 Local Heritage Precincts.

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# 2.0 UNDERSTANDING THE SITE

## 2.1 Location

The Site is comprised of 99 Wellington Street (Title Reference 187453/1) and 105-109 Wellington Street (Title References 60906/1, 60906/2 and 60906/3).

The Site is located toward the southern fringe of the Launceston CBD on the northeast corner of the Wellington and Frederick Street intersection. The rear of the site (between 46 Frederick Street) has a subdivision roadway that provides access to the carpark located at the rear of 99 Wellington Street.

**Figure 1:** Aerial view, the approximate property boundaries outlined in yellow. (Source: ListMap, overlaid by Purcell)

## 2.2 Historical overview

The following chronology has been taken from an earlier report by Graeme Corney, 2019. Dr. David Young's historical analysis: *Launceston City Mission, A history,* 2019, is included at Appendix E.

| DATE | EVENT | SOURCE |
|---|---|---|
| 1825 | Larger parcel of land allocated to ex convict John Dunlop. | Young p2 |
| 1833 | Scottish settlers James and Daniel Robertson purchased a lot of 2acres and 1rood on the corner of Wellington and Frederick Streets from Dunlop. | Young p3 |
| c.1833 | James and Daniel Robertson purchased the adjacent block of 1acre and 2roods in Wellington Street. | ibid |
| 1836 | The Robertson brothers sold the corner block to their uncle Alexander Robertson brothers John and William | ibid |

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| DATE | EVENT | SOURCE |
|---|---|---|
| By 1837 | John and William Robertson built a long weatherboard row of three small shops fronting Wellington Street. | Young p5 |
| c.1840 | Two weatherboard cottages were constructed on the Frederick Street frontage of 46 Frederick Street. | Young p6 |
| 1854 | Launceston Town Mission established on 5 January 1854 | Valentine p1 |
| 1854-1860 | Yorkshire man William Whitaker was the first Town Missionary. | Valentine p3 |
| 1856 | The corner lot was subdivided into 5 lots, three facing Wellington Street and two facing Frederick Street. The three facing Wellington Street now contain 101-3 and 105-7 Wellington Street. William Paterson purchased the lots facing Wellington Street. Philip Miller purchased 46 Frederick Street and 109 Wellington Street –on behalf of James Flooks. | ibid |
| 1859 | A fire destroyed the row of three weatherboard shops. | Young p12 |
| 1859 | Joseph Cohen purchased what would have been 48 Frederick Street – which included a weatherboard cottage. | Young p8 |
| 1859 | William Henry Robertson (son of Daniel) subdivided his northern allotment into three lots to form what is now 95, 97 and 99 Wellington St. | Young p7 |
| 1860 | William Hart constructed two storey brick shops at 101-109 Wellington Street to replace those burnt down. He also purchased 48 Frederick Street from Joseph Cohen. | Young p12 |
| 1861 | Primitive Methodist Connexion purchased 46 Frederick Street from Philip Miller and soon after demolished two weatherboard houses. | Young p8 |
| 1862 | Primitive Methodist Church constructed at 46 Frederick St | Valentine p41 |
| 1862 | William Hart purchased 99 Wellington Street from James Flooks | Young p13 |
| c.1863 | William Hart likely built the brick two storey shop at 99 Wellington Street | ibid |
| 1889 | A fire burnt the buildings on the corner of Wellington and Frederick Streets, mainly stables and outbuildings. | Young p9 and 14 |
| 1 Jan 1889 | Launceston proclaimed a city. Launceston Town Mission changed to Launceston City Mission. | Valentine p15 |
| 1942 | Launceston City Mission leased 46 Frederick St then purchased the former Primitive Methodist Church a year later | Valentine p41 |
| 1946 | The Hart family sold their Wellington Street shops to the Robertson family | Young p 15 |
| 1955 | The Robertson family re-surveyed their properties and sold 103 to Brereton Lutwyche and 105-107 Wellington Street to Reginald Gilpin. They retained 109 Wellington Street. | ibid |

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| DATE | EVENT | SOURCE |
|---|---|---|
| 1960 | LCM leased 109 Wellington St and operated an opportunity shop. | Valentine p50 |
| 1973 | Architect Clarry Pryor contracted builders Edmunds & Cole to construct accommodation units facing Frederick St behind 109 Wellington St | Valentine p52 |
| 1985 | LCM purchased 105-107 Wellington St | Valentine p56 |
| 1988 | Renovations carried out to LCM buildings. | Valentine p58 |
| 1997 | LCM purchased 103 Wellington St | Young p17 |

## 2.3 Site overview

The site has been amalgamated into two properties (see Figure 1), such that the buildings are no longer identified by individual street numbers. Table 1 and Figure 2 below outline the existing buildings on site and their previous addresses:[4]

**Table 1:** List of current and historical addresses with building descriptions

| CURRENT ADDRESS | HISTORICAL ADDRESS | BUILDING DESCRIPTION |
|---|---|---|
| 99 Wellington Street | 99 Wellington Street | c.1863 two storey shop-front with residence above. |
| | 101 Wellington Street | 1860 two storey shop-front with residence above. |
| 105-109 Wellington Street | 103 Wellington Street | 1860 two storey shop-front with residence above. |
| | 105 Wellington Street | 1860 two storey shop-front with residence above. |
| | 107 Wellington Street | 1860 two storey shop-front with residence above. |
| | 105-107 Wellington Street | c.1889 two storey brick store built after fire destroyed the buildings on the corner of Wellington and Frederick Streets (mainly stables and outbuildings).[5] |
| | 109 Wellington Street | 1860 pair of two storey shop-fronts with residence above, and 1973 two storey brick accommodation building fronting Frederick Street. |

4 Graeme Corney, 'LAUNCESTON CITY MISSION Design Guidelines & HIA', for Launceston City Mission, 20 June 2019, p 3.
5 Corney, 'LAUNCESTON CITY MISSION', 20 June 2019, p 5.

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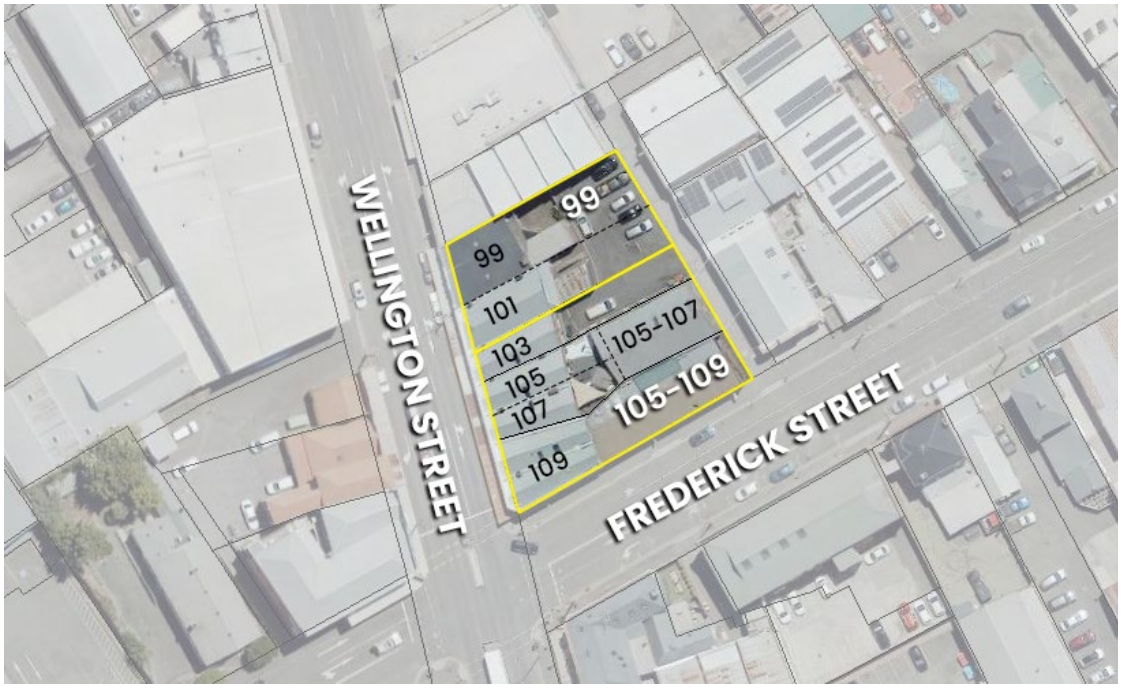


**Figure 2:** Aerial view, the approximate current property boundaries outlined in yellow, cadastral boundaries in black, additional historical boundaries dashed black, historical street numbers in black (Source: ListMap, overlaid by Purcell)

## 2.4 Recent Images of the Place and its Context

**Figure 3:** View of the buildings along Wellington Street. The c.1863 99 Wellington Street (left) has a more detailed parapet than the others. The former 101 Wellington Street encompasses the next portion between the two lighter colour engaged pilasters. Historical Street numbers shown above.

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**Figure 4:** View of the corner of Wellington and Frederick Streets showing the 1973 two storey brick accommodation building (right).

**Figure 5:** Frederick Street side of 109 Wellington Street

**Figure 6:** View of the buildings along Frederick Street showing the corner 1973 two storey brick accommodation building with the c.1889 two storey brick Store (15-107 Wellington Street) beyond. The corner 1973 building is proposed for demolition.

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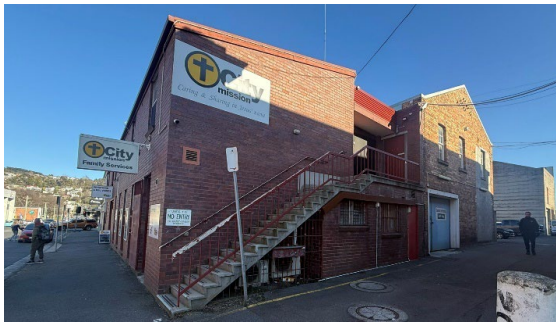


**Figure 7:** View along the subdivision roadway with the 1973 two storey brick accommodation building (left) and the c.1889 two storey brick Store (105-107 Wellington Street) beyond left. The building far right is 95 Wellington Street and marks the end of the site.

**Figure 8:** View into the carparking area behind the former 99-103 Wellington Streets. The north side of the c.1889 Store (left), 99 Wellington Street's painted east side (right) behind the white Ute.

**Figure 9:** The rear of 99 Wellington Street from the rear courtyard.

**Figure 10:** The rear of 99 Wellington Street from the rear courtyard.

**Figure 11:** Rear extension to the former 101 Wellington Street.

**Figure 12:** Original timber structural elements typical of Stores / warehouses from this era in the c.1889 two storey brick Store.

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## 2.5 Statutory Listings and Overview of Significance

### 2.5.1 Historic Cultural Heritage Act 1995 (TAS)

The site contains three places Permanently Registered as State Significant on the Tasmanian Heritage Register.

Since the listing, property numbers 99 and 101 are now 99 Wellington Street and numbers 103-109 are now 105-109 Wellington Street as shown in Figure 13 and Table 2.

As such, the THR listing no longer reflects the current property boundaries.

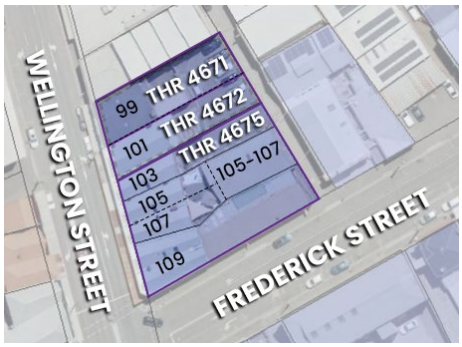


**Figure 13:** THR listed places shaded purple with approximate boundaries in purple. Historical property numbering and approximate boundaries in black.

**Table 2:** Summary of THR listing information

| THR ID | LISTED NAME AND ADDRESS | LISTED TITLE REFERENCE | THR SETTING AND DESCRIPTION | CURRENT ADDRESS AND TITLE REFERENCE(S) |
|---|---|---|---|---|
| 4671 | 'Commercial Retail' 99 Wellington Street | 109573/2 | Setting:<br>This building is a significant element in the urban streetscape.<br>Description:<br>A two storey commercial retail building with decorative parapet and finials, horizontal moulding and pilasters. | 99 Wellington Steet<br>187453/1 |
| 4672 | 'Commercial Retail' 101 Wellington Street | 124438/1 | Setting:<br>This building is a significant element in the urban streetscape.<br>Description:<br>A two storey commercial building with a parapet, cornice and architrave windows. There is an articulated corner entry and engaged pilasters. | |
| 4675 | 'Commercial Retail' 105-109 Wellington Steet | | Setting:<br>This building is a significant element in the urban streetscape.<br>Description:<br>This is a group of four conjoined Victorian shops with paired double hung windows, pilasters, a parapet and shop fronts to the street. | 105-109 Wellington Steet<br>60906/1, 60906/2; 60906/3 |

There are no Statements of Significances provided for the three THR Places, as they were listed prior to 2007. All three properties were assessed to meet criteria d) and f). The THR listing assessments for criteria d) differ, but all three are the same for criteria f) as reproduced below:[6]

> ***d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.***
>
> *99 Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two-storey stuccoed Victorian Italianate commercial retail building.*
>
> ***d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.***
>
> *[101, 105-109] Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two-storey stuccoed Victorian Regency commercial retail building.*

6 Tasmanian Heritage Register, 'Discover Heritage', Tasmanian Government website, accessed 011/08/2025.

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***f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.***

*This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.*

The THR Datasheets are included at Appendix B-D.

### 2.5.2 Tasmanian Planning Scheme – Launceston Local Provisions Schedule (TPS-LAU)

It is to be noted that the Tasmanian State Planning Provisions do not apply to a Place registered on the THR under the clauses C6.2.3 and C6.2.4 of C6.0 Local Historic Heritage Code, unless for the lopping, pruning, removal or destruction of a significant tree as defined[7] in this Code.[8] There are no significant trees on the property.

For information, the following Local Heritage Places are identified in the Launceston Local Provisions Schedule, Table C6.1 Local Heritage Places.[9]

| REF. NO. | THR NO. | STREET ADDRESS | FOLIO OF THE REGISTER | DESCRIPTION | CURRENT ADDRESS | CURRENT TITLE REFERENCES |
|---|---|---|---|---|---|---|
| LAU-C6.1.1328 | 4671 | 99 Wellington Street | 109573/2 | Commercial Building | 99 Wellington Steet | 1/187453 |
| LAU-C6.1.1329 | Not applicable | 101 Wellington Street | 109573/1 | Commercial Building | | |
| LAU-C6.1.1330 | 4672 | 101 Wellington Street | 124438/1 | Commercial Building | | |
| LAU-C6.1.1332 | 4675 | 103-109 Wellington Steet | 60906/1, 60906/2, 60906/3 | Commercial Building (City Mission) | 105-109 Wellington Steet | 1/60906, 2/60906; 3/60906 |

None of the properties on the site are included in LAU-Table C6.2 Local Heritage Precincts.

The following Tables aren't used in the Launceston Local Provisions Schedule:

- LAU-Table C6.3 Local Historic Landscape Precincts
- LAU-Table C6.4 Places or Precincts of Archaeological Potential
- LAU-Table C6.5 Significant Trees

7 Significant Tree means a tree that is listed and identified in the significant trees list in the relevant Local Provisions Schedule.
8 Tasmanian Planning Scheme, State Planning Provisions, No. 13, effective date 16 July 2025, accessed 01/08/2025.
9 Launceston Local Provisions Schedule, No 20, effective date 11 July 2025, amendment PSA-LLP0012.

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## 2.6 Non-Statutory Listings

The Site is included as part of the non-statutory Register of the National Estate (RNE) listing 'Commercial Buildings, 95-109 Wellington St, Launceston, TAS, Australia', Place ID 12349, File No. 6/03/020/0114 (non-statutory archive).[10]

The following statement of significance and description are given for the listed place:[11]

> ***Statement of Significance***
>
> *A unified group of Georgian and Victorian shops built in the period 1840-1880. They are of simple design with regular fenestration and provide good streetscape.*
>
> ***Description***
>
> *A row of two-storey Georgian and Victorian shops which form a compatible, unified streetscape. The Georgian row includes a corner shop, and has a plain parapet and cornice, twelve pane windows at the upper level, plain pilasters and frieze, moulded window surrounds and continuous sills (between pilasters). There is a heavy cornice between levels, and the lower level is totally altered. The Victorian shops are similar in scale and basic fenestration, but with two pane windows, more decoration, etc.*

The Tasmanian National Trust no longer maintains a publicly available list of Tasmanian Heritage places.

10 Department of Climate Change, Energy, the Environment and Water (DCCEEW), 'Commercial Buildings, 95-109 Wellington St, Launceston, TAS, Australia', DCCEEW website, accessed 29.07.2025
11 DCCEEW, 'Commercial Buildings, 95-109 Wellington St, Launceston, TAS, Australia', DCCEEW website, accessed 29.07.2025

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# 3.0 HERITAGE IMPACT ASSESSMENT

## 3.1 Proposed Works

The proposed works includes the development of a Community Services Precinct and mixed use, summarised from the documents and drawings prepared by Philp Lighton Architects, August 2025, including:

- *Demolition*
- *Internal alterations*
- *Over site development*

Appendix A, Architectural Drawings, prepared by Philp Lighton Architects dated 08 August 2025 of the DA package has further details of the proposal.

## 3.2 Guidance Documentation

This assessment follows the best practice management framework for historic sites contained in:

1. The Burra Charter: 'The Australia ICOMOS Charter for Places of Cultural Significance', 2013.
2. Heritage Tasmania, 'Works Guidelines for Historic Heritage Places' [website], last published on: 17/01/2017 2:45 PM.

## 3.3 Assessment Methodology

This assessment follows the provision of preliminary heritage advice through an iterative design process, intended to mitigate potential impact to the significance and values of the place. It is based on observations made during a site visit and a review of the design proposal. The assessment considers the potential for detrimental impacts as a result of the proposal, as well as all mitigation measures proposed, within the context of the *Historic Cultural Heritage Act 1995 and the TPP-Local Historic Heritage Code*. Proposed works have been assessed for their impact to the heritage value of the Heritage Place as identified in its Statement of Significance, and the place's setting and context. The Proposal has also been considered against non-statutory guidelines published by Australia ICOMOS. Direct (fabric) and indirect (visual) impacts are both considered in this assessment.

## 3.4 Assessment against the Works Guidelines for Historic Heritage Places

The Site is identified as a Heritage Place under the *Historic Cultural Heritage Act 1995*. The following table assesses the Proposal against the relevant Works Guidelines for Historic Heritage Places, 2025.

| 6. | DEMOLITION AND RELOCATION OF BUILT ELEMENTS | |
|---|---|---|
| 6.3 | Partial demolition<br>*Advice for appropriate outcomes:*<br>*This should be avoided or minimised as far as practicable, to retain the heritage values of the place.*<br>*Partial demolition may be justifiable where it can achieve a greater conservation benefit; for example, where the partial demolition will allow for the sustainable use and conservation of the more significant parts of the place.*<br>*Where partial demolition is unavoidable, the historic parts and details i.e. spaces and fabric, that are of greatest heritage value should be retained in situ; and, where that is not practicable, the historic parts should be salvaged and relocated to where they can still exist in a meaningful way.*<br>*Where an internal wall or other structural element is removed, it is desirable to keep vestiges i.e. traces of the* | The scope of demolition is outlined in Drawings DA0200 Rev A and DA0201 Rev A, dated 24.10.2025.<br>WELLINGTON STREET TERRACES:<br>The ground floors (L01) of the Wellington Street terraces have been subject to considerable change resulting in impact to their integrity and relative significance. The first floors (L02) retain greater significance including ability to read the plan form of the building, and architectural features which demonstrate the principal characteristics of the place. The rear of the former numbers 99 and 101 Wellington Street also have extant, significant original or early fabric. |

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| *removed element as evidence of the past form of the building. Vestiges may be patches in the floor, wall nibs and ceiling bulkheads. In most cases the retention of vestigial elements is preferable to the complete removal of historic fabric.*<br><br>*Where the fabric proposed to be removed is significant and has the potential to be reinstated or meaningfully reused at the place, or if it has archaeological value i.e. as an artefact, it should be stored in good condition at the place.* | The scope of demolition extends to walls assessed as being of heritage value,[12] and associated skirtings architraves and doors.<br><br>Later fixtures, fittings and linings are nominated for removal. Demolition of this introduced fabric will not result in the loss of historic cultural heritage significance.<br><br>The scope of demolition, as it relates to early or original fabric of historic cultural heritage significance, has not been demonstrated through the design process to contribute a conservation benefit except to support a continuation of use.<br><br>Where demolition is proposed nibs and bulkheads have been nominated for retention. Retention of vestiges of this nature would be consistent with Policy 21 of the Design Guidelines, Corney 2019.<br><br>Consistent with the significance of the fabric and policies of the Design Guidelines, Corney 2019 the staircase of high heritage significance to 103 Wellington Street is to be retained.<br><br>Any four panelled doors should be retained insitu, or reclaimed to replace doors of lesser significance, consistent with Policy 24 of the Design Guidelines, Corney 2019.<br><br>The demolition of the rear additions to 99 and 101 Wellington Street will not generally result in a loss of historic cultural heritage significance. The exception being the bathroom/laundry to the upper floor of 101 Wellington Street which makes a contribution to the values of the place, but is assessed as being of no significance within Corney's 2019 study.<br><br>BRICK STORE:<br><br>The c.1889 two storey brick Store has significant, original timber structural features, particularly to the ground floor (L01), and with limited inspection, potentially the roof structure. It is one of the more intact buildings on site.<br><br>The demolition of internal linings and partitions will be beneficial to the place and provide opportunity for greater expression within the building interiors of the building's materiality.<br><br>The iterative design process has enabled the retention of a greater extent of fabric than was initially proposed, including the retention of the floor levels and a representative sample of the roof form and structure. Relocation of the fire stair from the north east corner of the Store, which would have resulted in loss of early or original post and beam structural elements has been mitigate by relocation of the stair to the building's exterior. The retention of these elements is also consistent with Policy 28 of the Design Guidelines, Corney 2019. While the relocation of the fire stair to the exterior of the Store results in visual impact and obstruction of views to the building's exterior form, to achieve travel paths we understand there is limited alternate placement. |

[12] Graeme Corney, 'LAUNCESTON CITY MISSION Design Guidelines & HIA' for Launceston City Mission, 20 June 2019, p 6-7

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| | The extent of demolition will have its greatest impact to the Store. The oversite development of the 6 storey form results in the loss of the roof proper and is not work which could be reasonably reinstated at a later time.<br><br>The c.1889 doors to the western elevation of the Store are noted within the 2019 study by Corney as being original. As with Policy 24 of the Design Guidelines, these elements should be retained.<br><br>Large scale demolition of this roof form is inconsistent with Policy 17 of the Design Guidelines, Corney 2019, which states that the roof form should be maintained when viewed from the laneway. The gabled form remains partially legible by the retention of the brick gable and a representative sample of the roof structure, and roofing.<br><br>The benefit of this demolition is not one of conservation but an intensification of use for social housing. |
| 6.4 Total demolition<br><br>*Demolishing or removing non-significant structures e.g. modern outbuildings, that are separate from the heritage structures where this work will not markedly impact on the ability to understand the historical evolution of the place.* | The scope of demolition is outlined in Drawings DA0200 Rev A and DA0201 Rev A, dated 24.10.2025.<br><br>1973 FREDERICK STREET BUILDING:<br><br>This building does not contribute to the historic cultural heritage significance of the place. Its demolition will therefore not adversely impact the significance and values of the place. Its removal presents the opportunity for street activation and a greater architectural design response for infill development.<br><br>The demolition of this building is consistent with Policy 4 and 29 of the Design Guidelines, Corney 2019. |
| 7. EXCAVATION AND ARCHAEOLOGICAL INVESTIGATION | |
| 7.2 Excavation and ground disturbance<br><br>*Excavation for civil engineering work, building construction or laying new services i.e. trenching for pipes or cables, in areas that have no archaeological value.*<br><br>*Works in areas known to have archaeological value where:*<br><br>*- a qualified archaeologist has determined that there is a low risk of disturbing significant archaeological remains or will be present to monitor the excavation and ensure that significant deposits are avoided, or*<br><br>*- deposits identified as being non-significant are excavated under the supervision of a qualified archaeologist to ensure works do not encroach on and disturb significant archaeological remains, or*<br><br>*- unanticipated finds are needing to be dealt with after consultation with Heritage Tasmania.* | The assessment of archaeological potential is beyond the scope of this report.<br><br>The place has not been assessed as having significant archaeological value. All excavation should be managed in accordance with the Tasmanian Heritage Council *Practice Note No 2. Managing Historical Archaeological Significance in the Works Process*, Tasmanian Heritage Council, v4 November 2014.<br><br>Any unanticipated finds should be managed in accordance with the Practice Note and consultation with Heritage Tasmania. |
| 8. NEW BUILDINGS | |
| 8.1 New buildings (generally)<br><br>*Advice for appropriate outcomes:* | The proposal is conceived as the continued, but upgraded reuse of the Wellington Street fronting terraces, together with the adaptive reuse of the rear brick Store and |

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| | *New buildings should respond positively to the character of the heritage place and adjoining heritage place(s), particularly in relation to the following:*<br><br>*- Setting: New buildings should be designed to fit into their setting so that they are not likely to be seen as an intrusion.*<br><br>*- Siting: New buildings should be sited in ways that minimize visual and physical impacts on historic parts of the affected heritage places including parts that have heritage values relating to spaces or views, archaeology, or vegetation.*<br><br>*- Scale: New buildings should relate positively to the scales of surrounding buildings, not overwhelming them or being comprised of undifferentiated surfaces that are significantly different in scale to the surfaces of nearby historic parts.*<br><br>*- Bulk and massing: New buildings that are larger than the existing structures of the place can have the visual impact reduced through design including play of shadow and articulation, for example:*<br><br>*- using projections or deep reveals to create a variegated effect on surfaces using shadow,*<br><br>*- breaking long walls into bays,*<br><br>*- articulating large volumes and roof masses as small masses that reflect the massing of historic parts, and*<br><br>*- stepping or adopting setbacks for upper levels of buildings.*<br><br>*- Form: New buildings should adopt forms that are in keeping with those of the surrounding historic buildings.*<br><br>*- Details and texture: New buildings should have details and textural characteristics in common with the historic parts of the place.*<br><br>*- Cladding materials and colours: New buildings should have cladding materials and colours in common with the historic parts of the place. If the new building is a backdrop to an historic building its finishes should be visually recessive which can generally be achieved with non-reflective material of a neutral colour and dark tone.* | introduction of new built form to the remainder of the collective site.<br><br>The new buildings fit into the urban setting of the place. Notwithstanding the overall scale of the proposal being a departure from the surrounding predominant two storey context of the immediate area the six storey form is sufficiently set back from street frontages that it retains the predominance of the historic buildings and streetscape. This approach mitigates the visual impact of the larger scaled new built form.<br><br>The visual impact of the six story form is further mitigated through façade articulation, both with respect to the external line of the façade but also the articulation of the façade with the mix of solid, glazed and insert verandahs. Consideration should be given to employing a simple technique to break the perceptions of mass to the service riser of the Wellington Street façade.<br><br>Materially the palate of mixed metal cladding, brick and mixed cement sheet cladding will be visually distinct from that of the historic places and subject to colour selection which could be neutral so as not to detract from the predominance and presentation of the historic places.<br><br>The new two storey form of the building fronting Frederick Street was previously planned as a two storey enclosed footprint. Through design development and change to the functional brief the area and program of this enclosed form has reduced, however the overall volume has not proportionally reduced. There is an opportunity to redesign this area to reduce the overall scale, bulk and mass, or alternatively to reconsider the brick arched elevation which no longer plays a functional role. This may improve the balance of void to form, and to reduce the visual bulk, scale and area, the objective being to give greater prominence and visibility to the extant terraces and former brick Store and to reduce the overall scale of the infill development.<br><br>Structurally the six storey addition is supported on a column grid which sits to the exterior abutting rear wall of the terraces and the perimeter of the Store. This limits the impact to fabric and internal form of the building of historic cultural heritage significance but will have a visual impact. |
| 9. | ALTERATIONS AND ADDITIONS | |
| 9.1 | Internal alterations (generally)<br><br>*Alterations that involve disturbance or removal of historic fabric such as walls, floors, ceilings, fireplaces, stairs, joinery, or decorative plasterwork that contributes to the heritage values of the place.*<br><br>*Advice for appropriate outcomes:*<br><br>*Alterations should be limited to fabric that has a relatively low level of significance, rather than fabric that has a relatively high level of significance.* | The proposal will result in impact to floors and walls in locations of proposed openings to the ground (L01) and first (L02) floor of the terraces fronting Wellington Street.<br><br>Significant elements, such as the historic staircase to 103 Wellington Street and fireplaces generally are retained.<br><br>Internal partitions though the ground floor stores are generally responsive to the existing spaces and respect the siting of windows, doors and fireplaces. |

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| | *Retain internal fabric of the place that contributes to its heritage value. This fabric may include:*<br><br>*- the overall room layout, particularly corridors that demonstrate original circulation patterns,*<br><br>*- fireplaces and chimney breasts,*<br><br>*- the floor, wall and ceiling linings of timber, plaster or other materials,*<br><br>*- significant details such as skirtings, door and window architraves, cornices and ceiling roses,*<br><br>*- significant fixtures such as historic staircases, fireplace mantels, dado rails, panelling, doors, windows sashes, and built-in shelving or cupboards, and/or*<br><br>*- rare and important decorative finishes such as painted surfaces that imitate stone or wood, rare and unusual wallpapers, and the pit-saw surface markings of original floorboards.*<br><br>*Where alterations involve the removal of historic fabric that divides internal spaces, vestiges i.e. traces, should be kept of the fabric that is removed. For example, keep wall nibs and ceiling bulkheads to demonstrate the former location of a wall rather than completely removing the wall.*<br><br>*Work should be planned to retain significant details such as stairs, fireplaces, ornamental ceilings, panelling, doors and windows, fixtures and fittings.*<br><br>*Where significant internal elements are to be removed, it is preferable that they be kept on-site in a secure location, so that they can be returned to their original location at a future date if required.* | Internal alterations to the Store are generally isolated to fabric of little significance, or intrusive in nature.<br><br>See also 9.2 Internal partitions for expanded assessment. |
| 9.2 | Internal partitions<br><br>*Installing new internal partitions or walls in significant spaces or in a manner that is likely to damage significant fabric or alter the heritage character of a significant interior space.*<br><br>*Advice for appropriate outcomes:*<br><br>*Avoid dividing or breaking up spaces that are of relatively high significance. If a space has some significance but must be divided, use walls or partitions that do not extend to ceiling, or partitions that have their upper part made of glass.*<br><br>*Partitioning rooms into smaller spaces should be carefully considered and planned in such a way as to retain significant elements e.g. by keeping chimney breasts and fireplace mantels in one space and not dividing them between separate rooms. Partitions should be designed to be reversible so they can be removed later if required, enabling recovery of the space without need for the restoration or reconstruction of significant historic fabric.* | The proposed partitioning of internal spaces will not result in a loss of historic cultural heritage significance.<br><br>Partitioning is generally contained and associated with the provision of bathroom amenities to be situated to the rear of the terraces and will not break spaces of high significance. Partitions will not result in conflict with architectural features such as fireplaces and the pattern of fenestration is not disrupted internally, nor externally.<br><br>Proposed partitioning of the brick Store will not detract from the ability to interpret the plan form and volume of the Store. |

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| | *Partition walls should be configured to minimise the need for alteration of significant fabric, including fixtures and fittings.* | |
| 9.4 | External alterations<br><br>*Alterations to significant structures or alterations in a location where the new work will result in either a physical or visual impact on the significant elements or spaces of a place.*<br><br>*Advice for appropriate outcomes:*<br><br>*Where the subject place matches the heritage character, form or detail of other adjoining heritage places, alterations should not diminish the characteristics that the places have in common.*<br><br>*Alterations should be limited to fabric that has a relatively low level of significance, rather than fabric that has a relatively high level of significance.*<br><br>*Any alterations to relatively significant fabric should be reversible.*<br><br>*Significant external characteristics of a place should be retained, such as:*<br><br>*- the formal or public presentation of the place, particularly where a place contributes to the heritage values or character of a streetscape or townscape,*<br><br>*- the essential form of the place, including its scale, construction materials and their appearance i.e. unpainted brick or stone should remain unpainted,*<br><br>*- roof form and roof materials, chimneys, door and window arrangements and their joinery details e.g. glazing divisions in sashes, and*<br><br>*- design details of particular interest or value such as verandahs, decorative mouldings, carvings, joinery or ironwork.* | The reinstatement of a doorway to the private entrance of 109 Wellington Street, as it fronts Frederick Street, is consistent with Policy 10 of the Design Guidelines, Corney 2019 and will support a more authentic presentation of the elevation within the streetscape.<br><br>The significant external characteristics of the places are retained including the formal and public presentation within the streetscape.<br><br>With the exception of the rear Store the roof form and materiality, chimneys, doors windows and shopfronts are retained unaltered.<br><br>The design details including decorative mouldings to the parapets and shopfronts are retained unaltered.<br><br>Change is proposed to the rear elevations of the Wellington Street terraces for the creation of openings. While this partial demolition work is assessed at 3.6 (above) as having physical impact to significant fabric the visual impact will not affect the overall presentation and integrity of the places. Where possible existing openings should be enlarged rather than new openings created to retain the pattern of fenestration. |
| 9.5 | Additions<br><br>*Additions to structures that are significant, or to other structures where the work will result in a physical or a visual impact on the significant elements or spaces of the place or any adjoining Registered place.* | Has been assessed against New Buildings 8.1, see above. |
| 11. | NEW SERVICES (INCLUDING UPGRADES FOR ENERGY EFFICIENCY) | |
| 11.1 | New services (generally)<br><br>*Installing modern services, plant and equipment where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.*<br><br>*Advice for appropriate outcomes:*<br><br>*Plan for the provision of the full range of anticipated service infrastructure at the design stage of any new* | The proposal is understood to involve considerable service upgrades for compliance with the National Construction Code and to support the intensification of use.<br><br>While these upgrades are likely to be acceptable there is insufficient information to assess the extent of impacts given the status of design development typical for this stage of a project. Design development will require some opening up to determine reticulation of services. |

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| | *development, ensuring that the likely impacts that this infrastructure will have on the heritage values of the affected and any adjoining places are minimised.*<br><br>*Install new services with the least intrusion or impact on the place's heritage values having regard for its significant details and spaces. Where possible, changes should be designed to be reversible.*<br><br>*Avoid or minimise visual impacts by locating new services in areas that do not detract from the public presentation of a place.*<br><br>*With masonry buildings, any fixings into the external walls should be with noncorrosive (non-ferrous) materials and into the mortar joints rather than the face of the stone or brick units.*<br><br>*Penetrations for cables or pipes should be through mortar joints where possible.*<br><br>*Conduits should be kept to a minimum and located alongside other services, and any visible conduits and plant should be painted to blend in with the surface against which it is mounted or positioned.*<br><br>*Where larger penetrations in masonry are to be sealed, a traditional lime-based mortar should be used rather than a Portland cement mortar.*<br><br>*Position operating equipment away from significant fabric to avoid damage from vibration, condensation, airflow etc.*<br><br>*See also section 7.2 'Excavation and ground disturbance' in relation to trenching through areas that are likely to have archaeological potential.* | The impacts of service upgrades should be monitored and impact assessed throughout design development and construction. General principles should be applied which seek to:<br>- reuse existing reticulation routes<br>- consolidate services routes<br>- employ cable trays and conduits which enable future upgrade while limiting additional impact<br><br>Design development should be consistent with all advice for appropriate outcomes identified in Section 11 of the Works Guidelines for Historic Heritage Places, Tasmanian Heritage Council, v2, October 2025. |
| 11.2 | Fire safety | See assessment at 11.1 New services (generally), above. |
| 11.3 | Water supply | |
| 11.4 | Gas and fuel installations | |
| 11.5 | External lighting | |
| 11.7 | Energy efficiency | |
| 11.8 | Heating and cooling services | |
| 11.9 | Internet or tele-communications connection | |
| 11.10 | Satellite dishes, antennas and aerials | |
| 11.11 | Solar panels<br><br>*Installing solar panels on a roof where the installation:*<br><br>*- is not on a roof plane that is highly visible from principal views, particularly those from public areas, or intruding on the formal presentation of the place or an adjoining place.* | Proposed solar panels are limited to the roof of the new six storey built form. This work will not be visible from principal views or intrude on the formal presentation of the place, and adjacent places. |
| 15. | HISTORIC AND NEW SIGNAGE | |

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| 15.2 Replacing an existing sign<br>*Advice for appropriate outcomes:*<br>*See section '15.3 New signs' for appropriate outcomes.* | Signage proposals are subject to further assessment and approval. Advice for appropriate outcomes should be taken from the Works Guidelines for Historic Heritage Places, Tasmanian Heritage Council, v 2, October 2025. |
| 15.3 New signs<br>*Advice for appropriate outcomes:*<br>*New signs should be sympathetic to the heritage significance of the place in terms of placement, size, number of signs, materials and colour. The imitation of historic sign forms and designs is not necessary.*<br>*Avoid the proliferation of signs at a heritage place. Consider employing the use of QR codes to allow reference to more detailed information and/or information which may frequently change. This allows for reduced size and/or amount of signs & reduces need for replacement of signs.*<br>*Corporate image requirements may have an adverse impact on the heritage significance of some buildings. Reducing the size or restricting placement of signs may be conditioned.*<br>*Placing new signs in the traditional location of such signage is preferred. This will differ between places, but signs have traditionally been placed: on the front or side of awnings, on parapet panels above and below cornices, on string course bands, on spandrel panels below windows and on ground floor piers, above or on ground and first floor windows, and on side walls, panels and fences. Buildings should generally not have projecting signs placed above awning level.*<br>*Installing freestanding signs may be an appropriate option. However, the installation should not impact on significant archaeological values.*<br>*Internally illuminated signs and sky signs are generally not appropriate.*<br>*For buildings with more than two tenants, a tenancy board should be used instead of individual signs. A signage policy setting out the intentions for the whole place should be provided for complex multi-tenancies.*<br>*Fixings for signs should be non-corrosive and placed into mortar joints and not the face of bricks or stonework to allow removal without causing damage to significant fabric.*<br>*Adhesives should not be used to fix signs directly to historic fabric.*<br>*Painting new signs over previously unpainted surfaces is not acceptable.* | |

## 3.5 Summary of Assessment

The proposal, subject of this application seeks to extend the community and social support and benefit of City Mission which has had a long association with the places. In this respect a continuity of this use of historic and social value is of importance to the historic cultural heritage values.

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The places are noted as being significant for their ability to represent the principal characteristics of Victorian era buildings. The proposal retains the significant external characteristics and street frontages. The essential form of the places, other than the c.1889 two storey brick Store are also retained. Significant external characteristics are to be retained without impact to the streetscape presentation.

Consistent with the Works Guidelines, the multi storey extension is sited to the rear of the property. It retains the significant portions of Wellington and Frederick Street façades intact. It is setback from both facades, retaining their prominence to the streetscape.

The demolition of the 1973 Frederick Street will not adversely impact the significance and values of the place. Its removal presents the opportunity for street activation and a greater architectural design response for infill development and is consistent with Policy 4 and 29 of the Design Guidelines, Corney 2019.

The adverse impact of the proposal is associated with the scope of demolition to the terraces fronting Wellington Street and the c.1889 Store. Demolition within the terraces is mitigated by isolated openings and retention of nib walls, bulkheads and reclamation of doors. Large scale demolition of the roof form of the 1889 Store roof form is inconsistent with Policy 17 of the Design Guidelines, Corney 2019, which states that the roof form should be maintained when viewed from the laneway. A representative sample of the roof is to be retained, but notwithstanding the ability to interpret the form and scale of the building is considerably compromised with the encroachment and siting of the six storey form above and the bulk and scale of the podium, the area of which has decreased without resulting redesign of the street fronting façade. A reduction of the scale of the podium element, its street fronting elevation, and proportion of street void to built envelope would likely reduced the visual impacts of the proposal fronting Frederick Street.

## 3.6 Recommendations

The following recommendations are outlined to mitigate the impact of the proposal to the historic cultural heritage significance of the place:

- Where there are no prudent or feasible alternatives for the demolition of fabric, or creation of openings, existing openings should be enlarged in preference to the creation of new openings. This recommendation is consistent with Policy 21 and Recommendation 1 of the Design Guidelines, Corney 2019.
- All four panelled doors, and the c.1889 doors to the western elevation of the Store should be retained in situ. This recommendation is consistent with Policy 24 of the Design Guidelines, Corney 2019.
- Where significant joinery elements, such as doors, and skirting boards are to be removed, fabric should be retained for repair and/or reuse.
- Any signage proposals should be subject to further assessment and approval by consent authorities.
- The colonnade and under croft of external open space should be reconsidered together with the form and placement of proposed Tenancy 02. It is considered that this will balance the proportion of void to form, and to reduce the visual bulk, scale and area of the proposals massing as it fronts Frederick Street. The objective being to give greater prominence and visibility to the extant terraces and former brick Store.
- The final selection and colour nomination of the material palette should be subject to further assessment and approval by consent authorities. Generally, selection should be neutral, non-reflective and recessive enabling the dominance of the materials of the historic heritage places, and colour schemes typical of the period.
- Partition walls to the Store should be detailed in a manner which enhances the ability to interpret the original open plan form of this building. Given the proposed use of the building this may be done by inclusion of narrow glazed panes at wall junctions and/or upper wall heights or similar offset detailing.
- Service upgrades including, but not limited to electrical, fire detection and suppression, plumbing and security should be further developed and assessed to mitigate impacts to fabric during construction.
- The places should be archivally recorded prior to the commencement of works. This recording should generally be undertaken with reference to Practice Note No 3: Procedure for Recording a Heritage Place, Tasmanian Heritage Council, v2 November 2014. This recommendation is consistent with Policy 2 of the Design Guidelines, Corney 2019.
- The program of excavation should be undertaken in accordance with Practice Note No 2: Managing Historical Archaeological Significance in the Works Process, Tasmanian Heritage Council, v4 November 2014.
- An Interpretation Strategy should be developed and implemented to communicate the characteristics (Criterion D) and special associations (Criterion F) for which the places are being listed, together with other themes and values as

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identified for interpretation, including those identified within Dr. David Young's historical analysis*: Launceston City Mission, A history,* 2019. This recommendation is consistent with Policy 3 of the Design Guidelines, Corney 2019.

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# APPENDICES

## Appendix A Architectural Drawings – Index

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| Philp Lighton Architects | ROOF PLAN | DA1100 | A | 19/11/2025 |
| Philp Lighton Architects | SITE ELEVATIONS | DA3000 | A | 19/11/2025 |
| Philp Lighton Architects | BUILDING ELEVATIONS – SHEET 01 | DA3001 | A | 19/11/2025 |
| Philp Lighton Architects | BUILDING ELEVATIONS – SHEET 02 | DA3002 | A | 19/11/2025 |
| Philp Lighton Architects | BUILDING SECTIONS – SHEET 01 | DA3500 | A | 19/11/2025 |
| Philp Lighton Architects | BUILDING SECTIONS – SHEET 02 | DA3501 | A | 19/11/2025 |

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# Appendix B THC, THR Datasheet, THR ID 4671

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# Tasmanian Heritage Register Datasheet

Tasmanian Heritage Council

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

**Name:** **Commercial Retail**

**THR ID Number:** **4671**

**Status:** Permanently Registered

**Municipality:** Launceston City Council

**Tier:** State

**Boundary:** Whole of Title

| Location Addresses | Title References | Property Id |
|---|---|---|
| 99 WELLINGTON ST, LAUNCESTON 7250 TAS | 109573/2 | 6684028 |

Untitled

No copyright on file

**Statement of Significance:** (non-statutory summary)

No Statement is provided for places listed prior to 2007

**Why is it significant?:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) **The place is important to the course or pattern of Tasmania's history.**

b) **The place possesses uncommon or rare aspects of Tasmania's history.**

c) **The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

d) **The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

99 Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey stuccoed Victorian Italianate commercial retail building .

e) **The place is important in demonstrating a high degree of creative or technical achievement.**

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**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.

**g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

**h) The place is important in exhibiting particular aesthetic characteristics.**

**Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.**
**Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.**
**Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332**

**This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.**

## Setting:

This building is a significant element in the urban streetscape.

## Description:

A two storey commercial retail building with decorative parapet and finials , horizontal moulding and pilasters.

## History:

No Data Recorded

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# Appendix C THC, THR Datasheet, THR ID 4672

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Document Set ID: 5321490
Version: 1, Version Date: 05/01/2026

# Tasmanian Heritage Register Datasheet

Tasmanian Heritage Council

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

**Name:** **Commercial Retail**

**THR ID Number:** **4672**

**Status:** Permanently Registered

**Municipality:** Launceston City Council

**Tier:** State

**Boundary:** Whole of Title

| Location Addresses | Title References | Property Id |
|---|---|---|
| 101 Wellington ST, Launceston 7250 TAS | 124438/1 | 6684036 |

Untitled

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**Statement of Significance:** (non-statutory summary)

No Statement is provided for places listed prior to 2007

**Why is it significant?:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) **The place is important to the course or pattern of Tasmania's history.**

b) **The place possesses uncommon or rare aspects of Tasmania's history.**

c) **The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

d) **The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

101 Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey stuccoed Victorian Regency commercial retail building .

e) **The place is important in demonstrating a high degree of creative or technical achievement.**

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**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.

**g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

**h) The place is important in exhibiting particular aesthetic characteristics.**

**Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.**
**Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.**
**Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332**

**This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.**

## Setting:

This building is a significant element in the urban streetscape.

## Description:

A two storey commercial building with a parapet, cornice and architraved windows. There is an articulated corner entry and engaged pillasters.

## History:

No Data Recorded

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# Appendix D THC, THR Datasheet, THR ID 4675

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# Tasmanian Heritage Register Datasheet

Tasmanian Heritage Council

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

**Name:** **Commercial Retail**

**THR ID Number:** **4675**

**Status:** Permanently Registered

**Municipality:** Launceston City Council

**Tier:** State

**Boundary:** Whole of Title

| Location Addresses | Title References | Property Id |
|---|---|---|
| 105-109 WELLINGTON ST, LAUNCESTON 7250 TAS | 60906/2 | 6684060 |
| 105-109 WELLINGTON ST, LAUNCESTON 7250 TAS | 60906/1 | 6684060 |
| 105-109 Wellington ST, Launceston 7250 TAS | 60906/3 | 6684060 |

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No copyright on file

Untitled
No copyright on file

**Statement of Significance:** (non-statutory summary)

No Statement is provided for places listed prior to 2007

**Why is it significant?:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

**a)** **The place is important to the course or pattern of Tasmania's history.**

**b)** **The place possesses uncommon or rare aspects of Tasmania's history.**

**c)** **The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

**d)** **The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

103 - 109 Wellington Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey stuccoed Victorian Regency commercial retail building .

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**e) The place is important in demonstrating a high degree of creative or technical achievement.**

**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.

**g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

**h) The place is important in exhibiting particular aesthetic characteristics.**

**Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.**
**Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.**
**Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332**

**This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.**

**Setting:**

This building is a significant element in the urban streetscape.

**Description:**

This is a group of four conjoined Victorian shops with paired double hung windows , pilasters, a parapet and shop fronts to the street.

**History:**

No Data Recorded

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# Appendix E Launceston City Mission: A history, D. Young 2019

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# LAUNCESTON CITY MISSION

## Frederick and Wellington Streets, Launceston

A history

by

David Young

2019

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1. **The Robertson brothers: Deep Time-1860**

Prior to the European invasion of Tasmania in 1803, the island was occupied for about forty thousand years by an indigenous population known as the Palawa. They were divided into nine tribes or nations of some 250-800 people, each of which controlled a specific part of Tasmania. The area around Launceston was occupied by the Letteremairrener or 'Port Dalrymple' clan of the North Midlands nation.

The population of the North Midlands nation is estimated to have been between 300 and 500. Like all the Palawa people they led a largely migratory life, with the Letteremairrener clan occupying country between Low Head and modern-day Launceston and possibly ranging as far east as Pipers River. In colonial times reports were made of clusters of huts up to ten in number in the Tamar valley, and there are extensive archaeological remains of occupation on both sides of the Tamar River and in coastal country to the north.

The Letteremairrener clan were among the first Tasmanian Aboriginals to be affected by the impact of British colonisation. By 1830 the clan had largely disappeared from their homeland, with some survivors waging a guerrilla war with the colonists and others living a fringe existence in Launceston or on the margins of their traditional lands.[1]

The parcel of land on which the Launceston City Mission (46 Frederick Street) and the shops at 99-109 Wellington Street now stand was first allocated to John Dunlop, a convict sentenced in Edinburgh in 1823 and transported aboard the *Sir Charles Forbes* in 1825.[2] He was appointed a special constable in 1829, received his ticket-of-leave in 1831 and his conditional pardon in 1836.[3] He married a fellow convict in 1829 and is described in the land transactions that he dealt in as a butcher.[4] He was certainly butchering in 1832, when he received a caution for 'killing animals without having them inspected'.[5]

It is difficult to know when Dunlop was allocated his land or exactly where it lay. It would seem likely that the allocation was made by Lieutenant-Governor Arthur in c1830, and the survey of the allotment was probably crude. However, it would seem almost certain that two of its boundaries lay on Wellington and Frederick streets.

In 1832 Dunlop advertised for sale five blocks of his land with Wellington Street and Frederick Street frontages. His own address at the time was also 'Wellington Street'. The advertisement was addressed 'To Capitalists', who were informed that 'the following invaluable Allotments, most eligibly situated in and adjacent to the principal thoroughfares into Launceston, will he Sold by Private Contract'.[6] One of the five allotments was the block on the corner of Wellington and Frederick streets on which stand the Launceston City Mission at 46 Frederick Street and the four shops at 101-109 Wellington Street. Another was the adjacent block on Wellington Street on which stands the shop at 99 Wellington Street.

Among the 'capitalists' who took advantage of Dunlop's advertisement were the brothers, James and Daniel Robertson, two of five Scottish brothers who migrated to Van Diemen's Land in the early nineteenth century. The brothers were all born in Alvie, Inverness-shire, and their father was Donald Robertson, a sheep farmer and breeder. Duncan was the first Robertson brother to migrate to the island colony. He was followed in 1822 by James and Daniel, who sailed aboard the *Lusitania* in

[1] https://en.wikipedia.org/wiki/Aboriginal_Tasmanians#Tasmanian_Aboriginal_nations.
[2] TAHO: CON 31/1/9 p132.
[3] *Hobart Town Courier*, 3 January 1829 p2c2 and 30 April 1831 p2c1; TAHO: CON 31/1/9 p132.
[4] TAHO: RGD 36/1/1 no 1309; Deeds Office: Con. 1/1982.
[5] *Launceston Advertiser*, 25 April 1832 p133c3.
[6] *Independent*, 24 November 1832 p3c5.

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1821 and by John and William aboard the *Regalia* in 1822.[7] Bringing with them from Scotland considerable capital, the brothers were rewarded with a substantial land grant near Campbell Town, where they ran large herds of sheep and cattle. In 1830 James and Daniel left the land for Launceston, where they set themselves up as merchants.[8] The following year, William and John sold the Campbell Town property and relocated to Hobart, where they also became merchants.[9]

On 8 March 1833 James and Daniel Robertson bought John Dunlop's block on the corner of Wellington and Frederick streets for £300.[10] Exactly eighteen months later (on 8 September 1834) the same two brothers bought the adjacent Wellington Street block. This block was much larger than the 2019 parcel that holds 99 Wellington Street, and had a dwelling house standing on it in 1833. However, this house did not stand on the title that today comprises 99 Wellington Street.[11] It would seem that the Robertson brothers paid £100 to the Sherriff of Van Diemen's Land and a later sum of £79 2s 6d to James Arndell Youl for this block, but the transaction was complex and it is difficult to be certain about what transpired.[12]

James and Daniel retained the block with the Wellington Street frontage, but in March 1836 sold the corner block to their brothers, John and William, for £275. Deeds of conveyance indicate that at the time this block had nothing built upon it.[13]

The four Robertson brothers had paid for their land and also held copies of the conveyances. It would seem therefore that their ownership was secure. But such was not the case. Most early land owners in Van Diemen's Land relied for proof of ownership upon the work of surveyors, who were frequently inept or corrupt or both. Consequently, costly disputes over land ownership were common.

In 1832 Lt-Governor George Arthur decided to act. He set up a Claims Commission in order to settle disputed claims; if as a result of its investigations, the commission determined that a claimant was *bona fide*, it awarded secure title to the land claimed in the form of a grant. Claimants were required to furnish evidence of how they came by the land they claimed, and the process of verification also included the drawing up of an accurate survey of the land in question. Understandably, many land owners took advantage of the new service, and before long it became very difficult to sell land when its ownership was not confirmed by a grant.

In 1837 each pair of Robertson brothers applied to the Claims Commission for grants to establish the *bona fides* of the parcels of land they had owned on the Frederick/Wellington Street corner. Their land was surveyed and confirmed as legally theirs in October of that year.[14] A section of the Land Launceston No. 2 Grants Map, drawn up in 1947 based upon these early surveys, is shown on the following page; it depicts the two grants in question:

---

[7] *Hobart Town Gazette and Van Diemen's Land Advertiser*, 3 November 1821 p2c1 and 4 January 1823 p2c1.
[8] *Launceston Examiner*, 2 April 1874 p2c5.
[9] Hone, J A, 1976, 'Robertson, William (1839-1891), *ABD* vol. 6, MUP (accessed on-line).
[10] Deeds Office, Con. 1/2254.
[11] See the Smyth map on the following page.
[12] Deeds Office, Cons 1/4663 and 1/4223.
[13] Deeds Office, Con. 1/6487.
[14] TAHO: SC285/1/3 report 26 and SC285/1/4 report 28.

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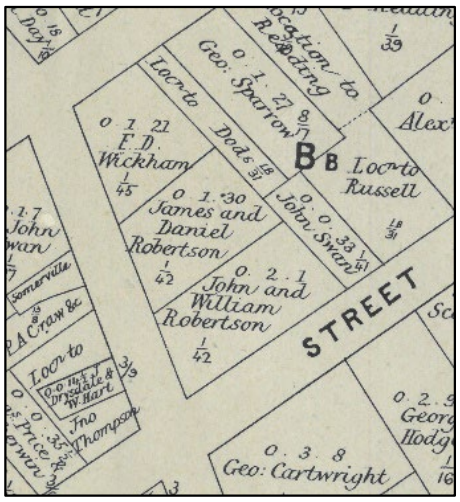


**Launceston no. 2 Grants Map (excerpt)**[15]

Frederick Street appears on the Grants Map above running from lower left (south-west) to mid-right (north-east); Wellington Street is perpendicular to it, running from south to north-west. The corner block granted to John and William Robertson is shown as being 2 roods 1 perch (2308m$^2$) in area, and James and Daniel's block as 1 rood 30 perches (1760 m$^2$).

We can say with some precision when buildings were first erected on the corner block of land owned by John and William Robertson. H W H Smyth's 'Buildings of Launceston' shows that no buildings stood on it in 1835. Indeed the only buildings standing on the northern block owned by James and Daniel Robertson at this time did not occupy land that became the 2019 parcel of 99 Wellington Street.

**Extract from Smyth map 1835 superimposed over 2011 Launceston map**[16]

[15] TAHO: Land Grants Maps, 1947, LSD (Reference Library, Hobart).
[16] Larkman, J, Crothers, A and Rector, L, 2011, *Digitised buildings from Smyth 1835 and Scott 1832 maps*, LCC.

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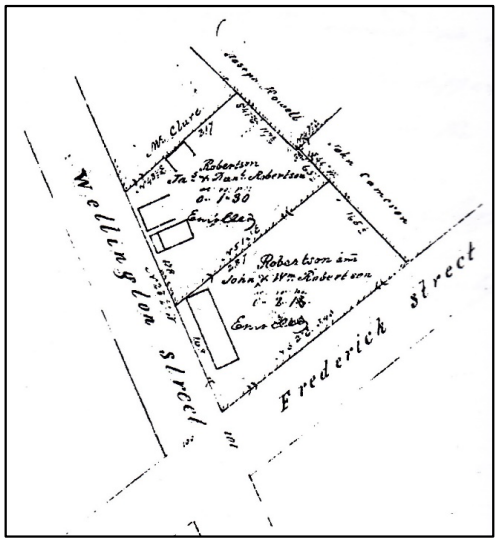
The first survey of the land after John and William Robertson had been granted the corner block shows that the two brothers wasted no time in building on it.




**July 1837 survey of Frederick/Wellington St corner**[17]

The plan shows that by July 1837 John and William Robertson had built a single long building fronting Wellington Street. No changes had occurred to James and Daniel's 1-rood 30-perch block to its north.

In 1894 George Fuller, who had been born in Launceston in 1830, compiled from memory a street-by-street description of Launceston between 1836 and 1847. According to him, the section of Wellington Street north of the Frederick Street intersection consisted of open land, then a row of 'small weatherboard shops, northern one was a lolly shop occupied by Mr George, this same premises were afterwards occupied by Mr William Patterson, as a general store and Johnny Allsorts shop'.[18]

Later descriptions confirm that the long building erected in 1836-1837 was indeed a row of three conjoined weatherboard shops. It was a single-storey building, 'built principally of wood' and at some stage took on the name of Grafton House. When Wellington Street was numbered, certainly by October 1856, the building occupied 26, 27 and 28 Wellington Street.[19]

In 1835 William Robertson joined the Port Phillip Association, and the following year he sailed to Westernport. In 1837 he acquired a 6,000 acre property near Colac and 7,000 acres at Bolinda. Although he did not move permanently to Victoria until 1865, he sold his half-share in the Frederick/Wellington Street corner block to his brother John for £250 in 1844.[20]

In September 1845, the year after he became the sole owner of the Frederick/Wellington Street corner block, John Robertson advised that the leases of 'four capital shops and dwellings in Wellington-street, also four dwelling houses in Frederick Street' were to be auctioned.[21] Three of the 'four capital shops' in Wellington Street almost certainly comprised Grafton House. The other may well have been what George Fuller described as 'a good sized weather board building with gable ends, it was

[17] Lands office plan: LAUN 1/42.
[18] Szalay, M, 2003, *Launceston Transcriptions* vol. 1, Cremorne, NSW, pp11.
[19] *Launceston Examiner*, 1 November 1859 p2c5; *Cornwall Chronicle*, 8 October 1856 p1c3.
[20] Deeds Office, Con. 2/6913.
[21] *Cornwall Chronical*, 24 September 1845 p187c3.

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removed whole on wheels from another part of Launceston, was drawn by 20 bullocks (*sic*)'; it stood on the open land on the street corner.[22] This corner had no permanent structure built upon it until at least 1859.[23] Two weatherboard houses stood on the northern side of Frederick Street on land that is now occupied by the Mission Centre at 46 Frederick Street.[24] There were presumably two other houses on the Frederick Street boundary of the block, replaced in 1973 by the two-storey brick apartment block at 48 Frederick Street.[25]

William Patterson was one of John Robertson's principal tenants. It is not known which of the Wellington Street shops formed his 'general store and Johnny Allsorts shop' of the 1830 and '40s. It may have been the northernmost shop in Grafton House; it may have been one of the buildings located on James and Daniel Robertson's block. At some time in the 1840s Patterson moved to Earl Street, where he ran a 'commercial academy'.[26] This establishment had moved to Wellington Street by 1851, and three years later – in July 1854 – Patterson took over Catherine Pemberton's drapery business in Grafton House.[27] It is entirely possible that his commercial academy was located there also.

In March 1854, four months before Patterson placed his first advertisement for his drapery business at Grafton House, John Robertson had died at his home in Hobart at the age of fifty-eight.[28] By now Daniel Robertson, James' younger brother, had also died, drowned in the South Esk River in 1841.[29] With Daniel deceased, James and William Robertson acted as John's executors; however, since William was by now dividing his time between Victoria and Hobart, we may assume that it was James who carried out most of the executive duties involved, one of which would have entailed his acting as William Patterson's landlord.

Of James Robertson's many business interests, one was a drapery store in Brisbane Street; thus he was effectively one of William Patterson's competitors as well as his landlord.[30] Despite this, when James selected stock in Europe for his own warehouse, he personally saw to it that his tenant was also supplied with 'tasty and … good quality' merchandise.[31] This cooperative relationship lasted until 1856, when James Robertson put John Robertson's estate on the market. As part of that process, he caused John Robertson's Frederick/Wellington Street corner block to be auctioned on 5 February. It was glowingly recommended:

> It is seldom that properties of this kind come into the market for unreserved sale, and were it possible in this instance to limit the auctioneer to a price, the vendors would probably do so; but the sale is inevitable. The lots will be sold with the buildings upon them as they now stand. For business purposes in particular, whether wholesale or retail, no locality in Launceston can surpass it, and being centrally situated in the main artery of the town, capitalists as well as commercial men cannot fail to appreciate its worth, as well as the advantages which will certainly accrue to the purchasers.[32]

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[22] Szalay, p12.
[23] *Cornwall Chronicle*, 6 July 1859 p6c3. This advertisement identifies the three shops and the vacant land on the street corner.
[24] *Launceston Examiner*, 11 April 1861 p6c2 describes the two cottages that stood where the Mission Centre now stands.
[25] The two-storey brick building was built in 1973 by Edmunds and Cole
[26] Szalay, p32.
[27] *Cornwall Chronicle*, 22 July 1854 p3c2.
[28] Hone, *op. cit.*; *Colonial Times*, 21 March 1854 p2c2.
[29] *Launceston Examiner*, 2 April 1874 p2c5.
[30] Szalay, p12.
[31] *Cornwall Chronicle*, 22 July 1854 p3c2.
[32] *Launceston Examiner*, 31 January 1856 p4c2.

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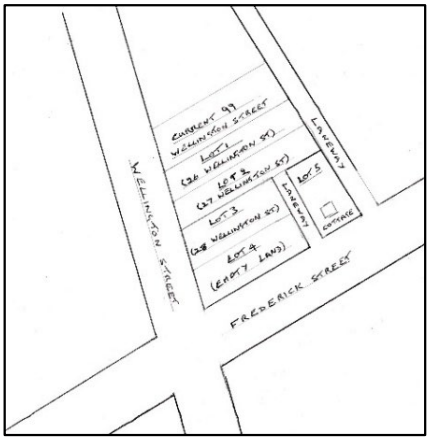
Prospective buyers were also advised that all the buildings on the land had been leased, and all the leases had expired. The block was divided into five lots, with two having frontages on Wellington Street and three on Frederick Street. The entire block was purchased by only two buyers: William Patterson bought lots 1, 2 and 3, which comprised between them an area identical to the 2019 cadastral parcels of 101-109 Wellington Street, for £2,200; and Philip Miller, a builder, bought lots 4 and 5, which comprised the parcel occupied in 2019 by the Mission Hall at 46 Frederick Street, for £620.[33]

The 1 rood 30 perch parcel of land to the north of the late John Robertson's parcel was managed, after Daniel Robertson's death, by James and William Robertson, acting as trustees for Daniel's eldest son, William Henry Robertson, who had been born in 1836 and who on attaining adulthood moved to Moorabbee, Victoria.[34] On achieving his majority, William Henry assumed ownership of the 1 rood 30 perch parcel of land; and in July 1859 he subdivided this parcel into three lots fronting Wellington Street, all of which he sold.

The lot which in 2019 contains 99 Wellington Street, William Henry Robertson sold to Philip Miller for £270. This lot had the same frontage as the current 99 Wellington Street, but extended to the east as far as the roadway which today runs from Frederick Street alongside the rears of 101-109 Wellington Street; thus it was almost twice the area of the current block.[35] Ten days after he bought this property, Miller sold it for the same price that he paid for it to James Flooks, a saddler. One assumes that Miller was either acting as Flooks' agent or out of friendship.

Despite having auctioned the Wellington/Frederick Street corner block, the Robertson brothers' involvement with the property was not quite over, for when William Patterson purchased lots 1, 2 and 3 in 1856 he did so by mortgage, promising to pay James and William Robertson the full amount of £2,200 by 5 February 1859. However, Patterson defaulted on this payment and as a consequence was declared insolvent. James Robertson was appointed one of Patterson's two 'assignees in insolvency', and in that role he put Patterson's Frederick/Wellington Street corner property up for auction. The auction took place on 8 July 1859, with the property being offered in five lots. These lots did not conform to the 2019 cadastral boundaries, and are shown more or less to scale in the sketch map below.




**Sketch map showing lots for auction on 8 July 1859**[36]

[33] Deeds Office: Cons 4/2687 and 4/3057.
[34] *Launceston Advertiser*, 18 February 1836 p3c1; *Hobart Town Daily Mercury*, 16 March 1860 p2c1.
[35] Deeds Office: Con. 5/1573.
[36] Based on descriptions given in *Cornwall Chronicle*, 6 July 1859 p1c6.

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Lots 1, 2, 3 and 4 included all of Grafton House (lots 1, 2 and 3) as well as the empty land in lot 4. Anthony Hart bought lot 1 for £560.[37] Anthony's older brother, William Hart, bought lots 2, 3 and 4 for £1,453.[38] And lot 5, which held a small weatherboard cottage, was conveyed to Joseph Cohen for £270.[39]

After these sales, the remaining Robertson brothers had nothing further to do with this part of Launceston. William Robertson, after his permanent move to Victoria in 1865, developed his Colac property, The Hill, into one of the best cattle studs in the colony. He died in 1874, and is probably better remembered for his second son – also William Robertson (1839-1892) – who was a lawyer and Victorian legislative councillor on and off between 1871 and 1888.[40] William's brother, James Robertson, remained a Launceston-based merchant all his life. He died in 1874, a few months after William, at the age of seventy-four.[41]

2. **Launceston City Mission Hall: 1861-1999**

In April 1861 Philip Miller put his Frederick Street block, and the two weatherboard cottages that stood on it, up for auction.[42] The successful bidder was the Primitive Methodist Connexion at Launceston, which paid £350 for the property out of money for the most part raised by its congregation.[43] This was £270 less than Miller had paid for the property five years earlier, when the local economy had been buoyed by the Victorian gold rush.

The Primitive Methodists had no interest in the two weatherboard cottages on the property, and demolished them soon after their purchase. It was the church's intention to use its newly acquired land for the building of a meeting house and school.

The Primitive Methodist Church had arisen in the early 1800s when two Wesleyan Church preachers attempted to emulate the revivalist spirit of the eighteenth-century evangelist, John Wesley. Their first camp meeting was held in 1807 at the English village of Mow Cop. There were many converts, but the Wesleyan leaders refused to admit them to the church. Instead, the two preachers were rebuked and forbidden to hold further outdoor meetings. Two years later, with the ban still in force, they formed a new body, which in 1812 took on the name of The Society of the Primitive Methodists. Its intent was to capture the spirit of the original Methodists, particularly their emphasis on outdoor meetings. In Britain the Primitive Methodists remained one of the three distinct streams of Methodism until 1932.[44]

In Tasmania, the Primitive Methodist church began in Launceston in 1857, and formalised itself into a local 'Connexion' at a tea meeting the following year. The church was strongest in the north of the colony, its camp meetings well adapted to the working classes.[45] Funds were raised to obtain a preacher from Melbourne, and the Rev. Joseph Langham arrived to take charge of the church in June

[37] Deeds Office: Con. 4/7544.
[38] Deeds Office: Con. 4/7543.
[39] Deeds Office: Con. 4/7558.
[40] Hone, *op. cit*.
[41] *Launceston Examiner*, 2 April 1874 p2c5.
[42] *Launceston Examiner*, 11 April 1861 p6c2.
[43] Deeds Office: Con. 5/162.
[44] https://en.wikipedia.org/wiki/Primitive_Methodist_Church.
[45] Wilson, E, 'The Methodist Movement' in Alexander, A (ed.), 2005, *The Companion to Tasmanian History*, CTHS & UTAS, pp234-235; *Launceston Examiner*, 2 January 1858 p2c3.

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1859.[46] Chapels were built in Youngtown, Longford and Hobart; and the Launceston Primitive Methodist Connexion held bazaars to raise funds for the building of its own local chapel.[47]

Fund raising proceeded apace, and the foundation stone for the Frederick Street chapel was laid on 13 May 1862. The building was to be 'a neat edifice of Italianate design' forty feet wide by sixty feet long with seating for three hundred.[48] The building was opened with a service on 10 August 1862. Unfortunately, press reporting of the event did not identify the architect.[49]

**Primitive Methodist Chapel, 46 Frederick Street, Launceston**[50]

The Primitive Methodist Connexion of Launceston used its Frederick Street building for worship, for the ever popular tea meetings and for a children's Sunday-school. On 13 August 1883 the foundation stone was laid for a Sunday-school room at the rear of the church. It was to be designed and built by Mr H T Russell. Its foundations were to be of blue stone, and its dimensions were to be 30 feet by 60 feet including a caretaker's cottage. It would be a 'substantial building of brick'. The school was completed on schedule, and officially opened at a special service on Sunday 11 November 1883. Exclusive of furniture, it cost £690.[51]

On 7 February 1889 both the Primitive Methodist Chapel and the Sunday-school had a narrow escape when a severe fire took hold on a number of buildings on the corner of Frederick and Wellington streets.[52] The fire was thought to have started in a shed across the laneway from the chapel. The west side of the chapel was considerably damaged and its shingle roof caught fire in several places; windows were broken and many sashes destroyed. A portion of the school room roof also caught light, but was quickly brought under control.[53]

For the remaining decade of the nineteenth century the Primitive Methodists thrived, with new chapels opening in a number of country towns in Tasmania. By the early twentieth century, however, discussions were taking place among the various branches of Methodism throughout Australasia on the subject of rationalisation. And on 1 January 1902, the Primitive Methodists, the Wesleyans, the

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[46] *Launceston Examiner*, 18 June 1859 p3c1.
[47] *Launceston Examiner*, 16 June 1860 p3c6, 20 October 1860 and 4 December 1860 p1c7.
[48] *Launceston Examiner*, 15 May 1862 p5c3.
[49] *Launceston Examiner*, 9 August 1862 p7c1 and 14 August 1862 p3c3.
[50] TAHO: LPIC22/1/101 (viewed on-line).
[51] *Launceston Examiner*, 14 August 1883 p3c1.
[52] The impact of this blaze on the Wellington Street buildings will be covered in the next section of this report.
[53] *Launceston Examiner*, 8 February 1889 p2c7.

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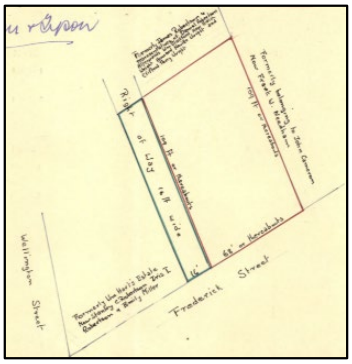
Bible Christians and the United Free Methodists of Australia and New Zealand all ceased to exist as such, and all united in a single Methodist Church of some 400,000 worshippers.[54]

Although the new arrangement was confirmed by the *Methodist Union Act 1902*, the details of the merger took a long time to formalise, and it was not until December 1907 that the Frederick Street chapel and school room was conveyed from the trustees of the Primitive Methodist Connexion to the Methodist Church Trustees.[55]

The combined Methodist Church was a large organisation, which came to possess many houses of worship as a result of the 1902 merger. In 1943 management of the Methodist Church in Tasmania was vested in the Victoria and Tasmania Conference of the Methodist Church. In 1952 the president of that body, the Reverend Alfred Harold Woods, signed a document certifying the consent of the Conference to the sale of the Frederick Street Methodist Church to a body known as the Launceston City Mission Sustentation Fund. On 24 February 1953 the Frederick Street church and school room was conveyed to the trustees of that body for the sum of £1,600.[56] The plan attached to the conveyance appears below.




**Plan showing the cadastral parcel of 46 Frederick Street in 1953**[57]

The Launceston City Mission had begun life following a public meeting held at Launceston's Temperance Hall on 5 January 1854, for the 'purpose of establishing a mission in the town of Launceston'. The proposed body was to be interdenominational, its mission to spread the word of the Gospels to the people of Launceston, who were believed to be in large part 'living in neglect of religious ordinances'.[58] In 1910 the Mission began renting the former Queen's Head Hotel at 114-116 Wellington Street; in 1920 it purchased the building, which became the centre of the Mission's activities for many years. Among other functions it housed a labour bureau, a reading room, a night school and a boys' club. It also served as a home for needy men.[59]

With the arrival of a new 'city missionary' from Victoria in 1942, the Mission felt that it was 'entering a new phase' and that it should endeavour to obtain new premises. Consequent, from early September 1942, it took out a twelve-month lease on the Frederick Street Methodist Church. It conducted its first service there on 20 September 1942. The historian of the Launceston City Mission, Barbara Valentine, claims that the Mission purchased the church in July 1943. Be that as it may, the

[54] *Examiner*, 18 March 1902 p7c3.
[55] Deeds Office, Con. 13/519.
[56] Deeds Office, Con. 27/384.
[57] *Ibid*.
[58] Valentine, B, 2014, *Launceston City Mission, 1854-2014: Caring and Sharing in Jesus' Name*, Launceston City Mission, pp1-2.
[59] Valentine, p25.

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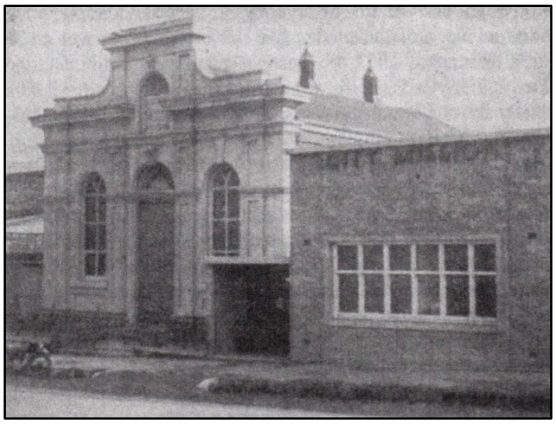
deed of conveyance is dated 24 February *1953*.[60] It is possible that an informal arrangement was entered into in 1943, and that this was formalised a decade later. Whatever happened in 1943, the event was commemorated by a dedication service on the evening of 26 July for which every seat in the chapel was filled. At this event, the president of the Mission's committee informed the congregation that 'the Mission [had] reached another stage in its very interesting history'.[61]

The parcel of land on which the former Methodist Church stood had vacant space to the east of the building. An appeal was therefore launched in 1947 to erect new offices there. These were designed by the architectural firm Roy Smith and Willing, and opened in October 1953 – significantly after the formal conveyance of the property had been signed.[62]



**Photograph showing the new offices – from the Mission's 1954 Annual Report**[63]

The Mission Hall itself (as the former Methodist Church was known) was well used, and by 1988 it was showing signs of wear. In that year a program of renovation was commenced. This was completed by April, when the Outreach Kitchen was opened in the hall. This supplied hearty mid-day meals to the needy. The following year, it also provided hot breakfasts.[64]

On 1 January1990 the Launceston City Mission became an incorporated body, with 46-48 Frederick Street as its registered offices. Four and a half years later, the organisation conveyed this parcel of land (holding the Mission Hall and 1953 offices) from the trustees of the Launceston City Mission Sustentation Fund to the new body, the Launceston City Mission Inc.[65] In the same year that this conveyance took place, 1994, the Mission completed the construction of new administrative offices inside the rafter space of the Mission Hall's ceiling. The new space was needed due to the rapidly increasing numbers of the Mission's clients, who would often form queues outside the building's front door.[66]

In 1999 the Mission Hall was named the Max Bushby Centre, in recognition of the work of Max Bushby OBE, who had been significantly involved with the Launceston City Mission since 1959.[67]

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[60] Valentine, p41.
[61] Valentine, p42.
[62] Valentine, p46.
[63] *Ibid*.
[64] Valentine, p58.
[65] Valentine, p58; Deeds Office: Con. 67/2768.
[66] Valentine, p60.
[67] Valentine, pp72-73.

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### 3. The Hart brothers: 1969 to 2019

It will be remembered that Anthony Hart bought lot 1 of the Frederick/Wellington Street corner property in July 1859, and his brother William lots 2, 3 and 4, covering the rest of the property with the exception of lot 5. Anthony, the younger of the two brothers, was a grocer who kept a shop in Elizabeth Street until he purchased his Wellington Street property. A month after his purchase he advised his customers that he would be moving to Grafton House, 'the premises lately occupied by Mr Patterson'. He did not have the chance to stay there long, for on the night of 31 October 1859, Grafton House was engulfed in an all-consuming fire, and 'when the morning dawned, naught but a mass of blackened ruins remained to mark the spot where the fire had been'.[68]

Anthony Hart and Mr Williams, a draper, had shared the premises. Both were unharmed but apparently underinsured. Press reports of the rebuilding of this part of Wellington Street have not come to light. However, on 29 May 1860, Anthony Hart, Wholesale and Retail Grocer, advised that he would be moving from his temporary accommodation in Elizabeth Street to No. 1 New Buildings, Wellington Street. This suggests that some, at least, of the terrace of shops running from 101 to 109 Wellington Street had been rebuilt quickly.[69] By August 1861, John Hargreaves, a boot and shoe supplier, was operating his store in what were already known as 'Hart's Buildings'.[70] And in the 1861 Assessment Roll, which came out four months later, five tenants were shown as occupying the new shops. Among them were Anthony Hart, John Hargreaves, Thomas Edginton (a grain and general wholesaler) and Anthony's older brother, William Hart, ironmonger.[71]

William Hart (1825-1904) was far more than an ironmonger. Born in London, he migrated with his parents at the age of eight to Launceston, where his father established the first hardware business in northern Tasmania. William was apprenticed to his father until he set up his own hardware business in 1846. Despite the depressed economic conditions of the times, William Hart prospered; he invested wisely, became rich and in 1856 was elected to Launceston City Council. He served as an alderman until 1875 and as mayor between 1863 and 1869. He became heavily involved in Tasmanian mining, and made a huge fortune. He represented Central Launceston in the Tasmanian House of Assembly from 1877 to 1885, when he transferred to the Legislative Council, remaining a member until 1902. He was noted for his support for progressive causes, and – in his private life – for his staunch support of the Wesleyan Church.[72]

**William Hart**
**(photo by J W Beattie)**[73]

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[68] *Launceston Examiner*, 1 November 1859 p2c5.
[69] *Launceston Examiner*, 29 May 1860 p3c4.
[70] *Cornwall Chronicle*, 21 August 1861 p5c1.
[71] *Hobart Town Gazette*, 13 December 1861 p1886; *Cornwall Chronicle*, 14 May 1864 p6c3.
[72] Reynolds, J, 1972, 'Hart, William (1825-1904)', *ADB* vol. 4, MUP (accessed on-line).
[73] Allport Library and Museum of Fine Art, Hobart, AUTAS0012 23880682.

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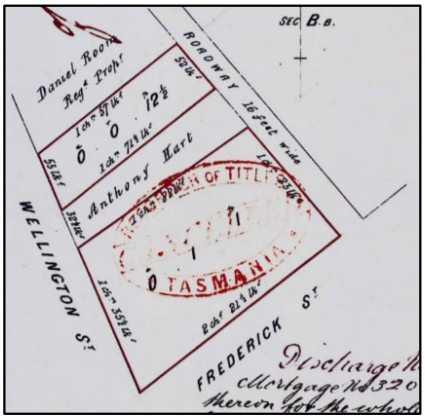
William Hart was wealthy enough in the early 1860s not only to rebuild his burned-out property quickly, but also to add to its size. In February 1860 he bought Joseph Cohen's lot 5 of the land auctioned in 1859 for £250, this being £20 less than Cohen had paid for it a year earlier.[74] Less than two years later, he bought what became 99 Wellington Street, an 'exceedingly valuable business site', which the owner, the saddler James Flooks, had put up for auction prior to leaving the colony.[75] He paid £250 for it, £20 less than Flooks had paid.[76] It is likely that William Hart rebuilt the shop on it at this time. The old shop on the site had possibly been fire-damaged, and the current shop resembles the adjacent row of shops to its south in both style and scale.

In January 1867 William Hart converted his landholdings on the Frederick/Wellington Street corner from the old general law system of documented conveyances to the relatively new Torrens System, which issues titles for land. The title of the land occupied by William Hart, CT 6/167, contains a plan delineating his holding:




**Plan showing landholdings of William Hart after 1862**
**(bounded in red on the diagram)**[77]

It will be seen from the above plan that the only parcel of land on the Frederick/Wellington Street corner relevant to this report *not owned* by William Hart was the parcel with the 2019 with the current address of 101 Wellington Street. This was the parcel owned by Anthony Hart, and where his shop was located.[78] In January 1882 William Hart sold the parcel of land immediately to the north of this block – the parcel now holding 99 Wellington Street – to Anthony for £300, thereby making a £50 profit on the transaction.[79] The increase in price, albeit twenty years after William bought the property, further suggests that he had rebuilt the early shop on this parcel of land, and sold the new shop to his young brother for a very reasonable sum.

According to the assessment rolls for the remainder of the nineteenth century, the shops that formed Hart's Buildings were usually fully tenanted. William Hart did not keep the Wellington Street branch of his ironmongery and hardware business open long, leasing this shop as well as the others in the row. The tenants, with the exception of John Hargreaves, did not advertise much in the press, and the only year for which we know in detail the nature of their businesses is 1889, when the shops were tenanted by S R Merrett (butcher), George Churcher (upholsterer), Josiah Nichols and Son (hay and

[74] Deeds Office: 4/8252.
[75] *Launceston Examiner*, 20 November 1862 p6c5.
[76] Deeds Office: Con. 5/1605.
[77] From CT 6/167.
[78] Deeds Office: Con. 4/7544; *Launceston Examiner*, 16 March 1861 p6c5 and *passim*.
[79] From CT 6/167.

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corn merchants), John Coopper (gunsmith), Thomas Johnson (barber) and a Mr Albert (ship's chandler), as well as Anthony Hart, grocer. It is probable that all these shop owners lived above their stores.

We are privy to this information because there was another fire at the Wellington Street shops in February 1889, and the *Launceston Examiner* reporter who described it named those who were affected. Fortunately, no more than stables and outbuildings were destroyed in the blaze, and no one was injured. The impact upon the Primitive Methodist Chapel (described on page 8 above) was more serious.[80] It should also be noted that the two-storey brick building (possibly used as a storehouse) to the rear of 103-105 Wellington Street was almost certainly erected at some time after the fire, since it is likely that anything that stood on this spot at the time of the fire would have been burnt to the ground.

The only land transaction relevant to this report made during the final decade of the nineteenth-century was the transfer of what is now 99 Wellington Street from Anthony Hart to Nils Persson, a draper, on 6 July 1891 for £280.[81] Anthony Hart retained the 5-perch parcel of land to the rear of the shop. The 83/10-perch parcel of land transferred to Persson is identical to the 210m$^2$ title to 99 Wellington Street.

**Plan of 99 Wellington Street in 1891**[82]

The shop at 99 Wellington Street was photographed during Nils Persson's period of ownership.

**99 Wellington Street, same time after 1891**[83]

[80] *Launceston Examiner*, 8 February 1889 p2c7.
[81] CT 33/80.
[82] From CT 79/85.
[83] Photo supplied by Andrew Floyd, architect, Launceston.

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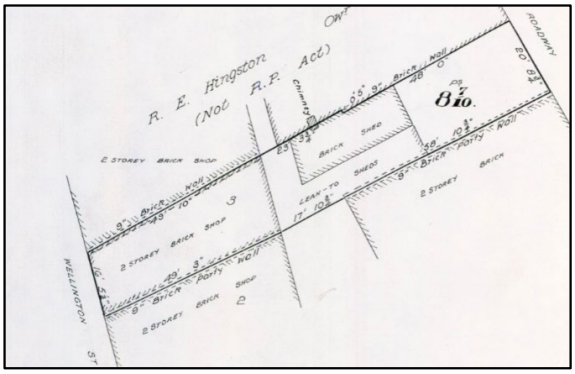
Nils Persson operated his business at least until 1939, and retained ownership of 99 Wellington Street until his death in March 1951, following which his executors sold it to William Manatrick Deavin for £4,000.[84]

Anthony Hart, who had owned the grocer's shop at 101 Wellington Street, died in June 1911. His eldest son, Charles Anthony Hart, sold the property in 1914 to Samuel Philp, described as a general dealer, for £800.[85] In May 1951 Philp sold it to Raymond Elliott Hingston, a printer, for £3,150.[86] Included in the sale was the small adjacent parcel comprising 5 perches of land that had been subdivided from 99 Wellington Street by Anthony Hart when he sold that property to Nils Persson in 1891.[87]

William Hart remained the owner of 103-109 Wellington Street until his death in Launceston on 7 February 1904. His 1-rood 1-perch Frederick/Wellington Street corner block, holding the buildings that he had erected and which for a long time carried his name, passed to John Henry Hart and Frank Percy Hart, two of his eleven children.[88] After John Henry Hart was killed in action in France in April 1917, the property became vested entirely in Frank Percy Hart.[89] In 1941 Frank Percy Hart widened the ownership of the block to include John Leonard Tyson, a business partner.[90] When Frank Percy Hart died in 1945, the land became vested in Edwin Percy Hart (Frank's son) and John Leonard Tyson. They sold it in December 1946 to Stanley Church Robertson, Iris Isabel Robertson and Emily Miller for £4,500.[91] In July 1955 these owners sold 103 Wellington Street to Brereton John Harold Lutwyche, and 105-107 Wellington Street to Reginald William Gilpin, a furniture manufacturer, both for undisclosed sums. The Robertsons and Emily Miller retained 109 Wellington Street.[92]

The now subdivided properties were surveyed, and the results delineated in three separate plans:




**Plan of 103 Wellington Street, July 1955**[93]

[84] *Examiner*, 9 June 1939 p13c5; from CT 79/85, transfer 142137.
[85] Deed Office: Con. 13/2633.
[86] Deed Office: Con. 25/7697.
[87] CT 80/105.
[88] CT 181/154.
[89] https://www.awm.gov.au/collection/R1635703.
[90] CT 181/154, transfer 97254.
[91] CT 181/154, transfer 115172.
[92] CT 516/71 transfers A46532 and A46673.
[93] From CT 798/83.

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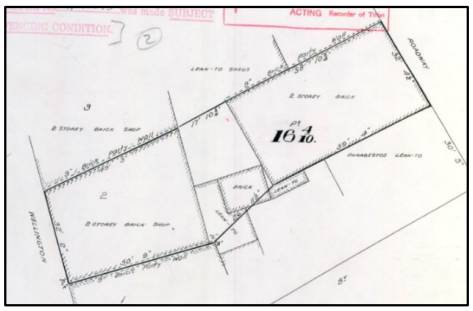
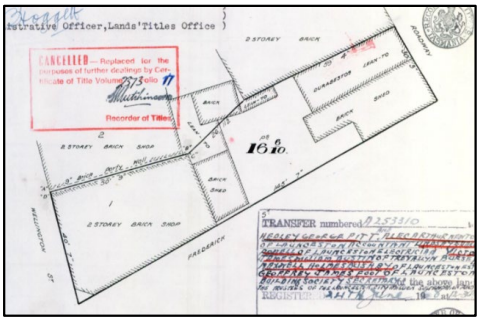


**Plan of 105 Wellington Street, July 1955**[94]



**Plan of 109 Wellington Street, July 1955**[95]

In 1957 Brereton Lutwyche sold 103 Wellington Street to Hilda May Hingston, the wife of his northern neighbour, Raymond Hingston. Both Hilda May Hingston and the owners of 107-109 Wellington Street leased their buildings to the Gilpins, the former for five years from 1957 the latter for ten years from 1961.

The row of shops along Wellington Street have been put to various uses during the twentieth century. In recent decades, however, they have increasingly become associated with the Launceston City Mission. In 1960 the Mission opened its second opportunity shop in 109 Wellington Street, and in 1966 it purchased the building.[96]

**109 Wellington Street**[97]

[94] From CT 798/85.

[95] From CT 798/84.

[96] Valentine, p50. Although Barbara Valentine gives the year of purchase as 1966, no transfer appears on the Certificate of Title for the property current in that year: CT 798/84.

[97] *Ibid*.

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In 1973 the Mission acquired the narrow block of land to the rear of 109 Frederick Street, and commissioned architect Clarry Pryor to design the two-storey brick apartment block that stands on it (48 Frederick Street). The contractors for project was the building firm, Edmunds & Cole, with the building being used for administration and residential accommodation for aged pensioners.[98]

**48 Frederick Street, 2019**[99]

In 1985 the Mission extended further up Wellington Street, when it purchased 105-107 Wellington Street, adjoining the opportunity shop. The new acquisition had formerly been used by Gilpin Pty Ltd for furniture making (possibly the two-storey nineteenth-century brick building to the rear of the shop) and contained a wood-working shop that allowed the Mission to consolidate its own furniture making operations, previously conducted in the Mission Hall.[100] In 1997 a generous donation provided by the Voss Foundation allowed the Mission to purchase 103 Wellington Street, and so extend its opportunity shop to include craft, giftware, bric-a-brac, second hand books, records and CDs.[101]

**103-107, Wellington Street, 2019**[102]

[98] Valentine p53.
[99] Sourced from: https://www.instantstreetview.com.
[100] Valentine, p56.
[101] Valentine, p64.
[102] Sourced from: https://www.instantstreetview.com.

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## Abbreviations

ADB……..…..…Australian Dictionary of Biography

CT…….……...Certificate of Title

CTHS……...…Centre for Tasmanian Historical Studies

LCC…….……..Launceston City Council

LSD…….…….. Land Services Department

MUP…...……..... Melbourne University Press

TAHO……..Tasmanian Archives and Heritage Office

UTAS…….. University of Tasmania

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## Launceston City Mission

# 48 Frederick St, Launceston
# Traffic Impact Assessment

## November 2025

CELEBRATING 15 YEARS
2008 - 2023

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# 1. Introduction

## 1.1 Background

Midson Traffic were engaged by Launceston City Mission to prepare a traffic impact assessment for a proposed mixed-use development at 48 Frederick Street, Launceston.

## 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, 2021.

## 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:

- 29 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004



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- 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 48 Frederick Street, Launceston. The site is located on the corner of Frederick Street and Wellington Street.

The subject site and surrounding road network is shown in Figure 1.



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**Figure 1 Subject Site & Surrounding Road Network**

*Image Source: LIST Map, DPIPWE*

## 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, 2021
- 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)
- Australian Standards, AS2890.2, *Off-street Commercial Vehicle Facilities*, 2018



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# 2. Existing Conditions

## 2.1 Transport Network

For the purposes of this report, the transport network consists of Frederick Street and Wellington Street.

### 2.1.1 Frederick Street

Frederick Street connects between George Street at its eastern end and Bourke Street at its western end. It provides a minor collector road function for the commercial and residential properties along its frontage. It has two-way flow, with two traffic lanes, with parking on both sides of the road. On-street bicycle lanes are provided between the parking lanes and the traffic lanes.

Frederick Street carries approximately 4,500 vehicles per day. The weekday hourly flow of Frederick Street is shown in Figure 3.

Frederick Street connects to Wellington Street at a signalised intersection

**Figure 2 Frederick Street**

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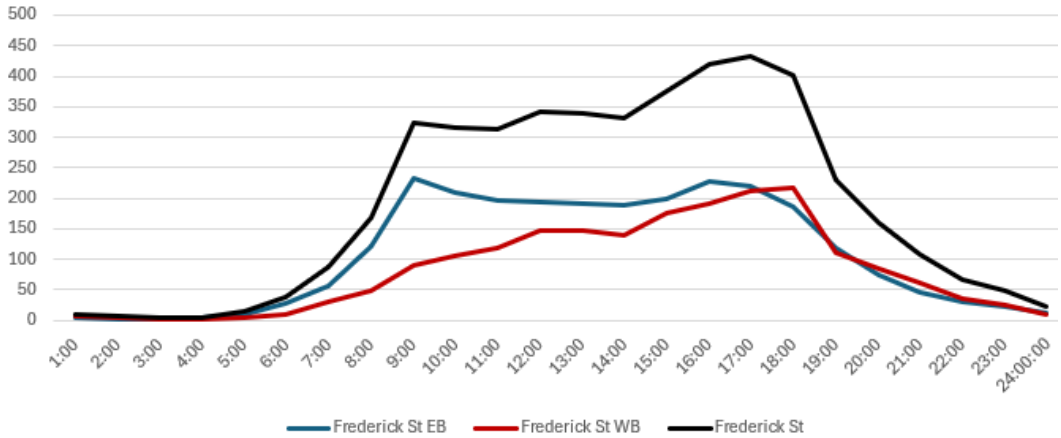
**Figure 3 Frederick Street Weekday Hourly Traffic Flow**

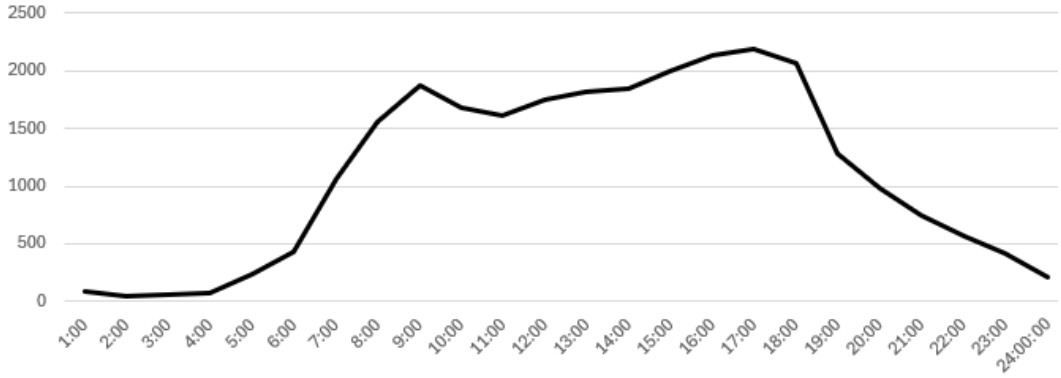



### 2.1.2 Wellington Street

Wellington Street forms the southbound component of the Launceston Couplet. The Launceston Couplet consists of Wellington Street (southerly flow) and Bathurst Street (northerly flow). It connects between Goderich Street at the Charles Street Bridge and the Southern Outlet, providing the main north-south transport corridor through Launceston.

Wellington Street has three lanes travelling lanes with additional turning lanes at key intersections, and a substantial amount of on-street parking on both sides of the road. The intersections of Brisbane Street and York Street are controlled by traffic signals. It carries approximately 27,000 vehicles per day across three lanes adjacent to the subject site. The weekday hourly flow of Wellington Street immediately north of the Frederick Street junction is shown in Figure 4.

**Figure 4 Wellington Street Weekday Hourly Traffic Flow**



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## 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 5+ year period between 1st January 2020 and 30th June 2025 for Frederick Street between Charles Street and Wellington Street.

The findings of the crash data is summarised as follows:

- A total of 28 crashes were reported during this time.
- Severity. 8 crashes involved minor injury; 3 crashes involved first aid at the scene; 17 crashes involved property damage only.
- Time of day. 23 crashes were reported between 8:00am and 6:00pm. Afternoon crashes were dominant, with 14 crashes reported between midday and 6:00pm. 5 crashes were reported between 6:00pm and 11:00pm.
- Day of week. No crash trends were noted by day of week. 6 crashes were reported on Fridays, 5 crashes were reported on Tuesdays and Wednesdays; 4 crashes were reported on Saturdays; 3 crashes were reported on Mondays and Sundays; and 2 crashes were reported on Thursdays.
- Crash types. 12 crashes involved 'cross-traffic' collisions; 4 crashes involved 'rear-end' collisions; 2 crashes involved 'near-side' pedestrian incidents; various other crash types were noted.
- Crash locations. 19 crashes were reported at the Wellington Street/ Frederick Street junction; 7 crashes were reported at the Charles Street/ Frederick Street junction; 2 crashes were reported at midblock locations to the east of the subject site. No crashes were reported near the subject site's access. The crash locations are shown in Figure 5.
- Vulnerable road users. 4 crashes involved pedestrians; 1 crash involved a motorcycle.

The crash data is considered typical of a high-volume multi-lane urban arterial road. The crash data does not indicate that there are any pre-existing road safety deficiencies that might be exacerbated by traffic generated by the development proposal.



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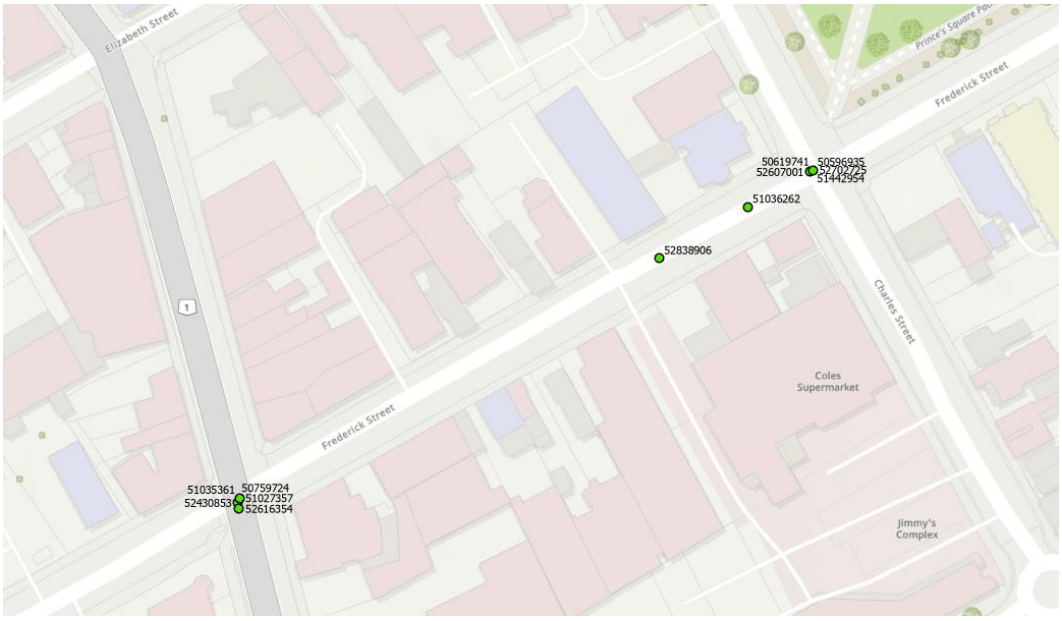
**Figure 5 Crash Data**




*Source: Department of State Growth*



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# 3. Proposed Development

## 3.1 Development Proposal

The proposal involves the redevelopment of properties at 48 Frederick Street and 99–105 Wellington Street, Launceston, to establish a mixed-use community services and housing precinct. The development integrates a range of health, social support, retail, and residential functions within a multi-level building that will form a consolidated City Mission hub. The project involves both the retention and refurbishment of existing heritage buildings and the construction of a new four-storey mixed-use building.

The proposed development has been designed to provide a coordinated and accessible base for community services while incorporating 48 residential units providing social and affordable housing (comprising of 41 x 1-bedroom units, 4 x 1-bedroom accessible units, and 3 x 2-bedroom units). A total of 8 on-site car parking spaces are provided. A dedicated loading bay is also provided on-site. The parking and loading bay is accessed via the existing laneway that connects to Frederick Street.

The development includes a mix of uses distributed over four main levels, as summarised in Table 1. The proposed development is shown in Figure 6, Figure 7, Figure 8 and Figure 9.

**Table 1 Proposed Development Land Use Summary**

| Level | Primary Use | Components | Floor Area | Notes |
|---|---|---|---|---|
| Ground (level 1) | Community & retail | Café (indoor 114 m² + outdoor seating within circulation space), kitchen (prep areas, storage approx. 52 m²), retail tenancy (176 m² total), donations and sorting areas (60 m²), offices (totalling ~183 m²), amenities and circulation | ~780 m² | Public-facing level with active frontages to Frederick and Wellington Streets |
| Level 2 | Community services & administration | City Mission tenancies (~450 m²), staff rooms (76 m²), meeting rooms and boardroom (80 m²), circulation and shared areas (~120 m²) | ~1,230 m² | Predominantly administrative and support functions |
| Level 3 | Residential (social housing) | 12 × one-bedroom apartments (40–42 m²), including 1 × accessible one-bedroom apartment (58 m²) | ~650 m² | Residential floor 1 |
| Levels 4, 5 & 6 | Residential (social housing) | One-bedroom apartments (40–41 m²) including accessible one-bedroom apartment (58 m²), two-bedroom apartments (60 m²) | ~670 m² | Residential floors 2, 3 & 4 |



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**Figure 6 Proposed Development Plans – Level 1 (ground)**

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**Figure 7 Proposed Development Plans – Level 2**

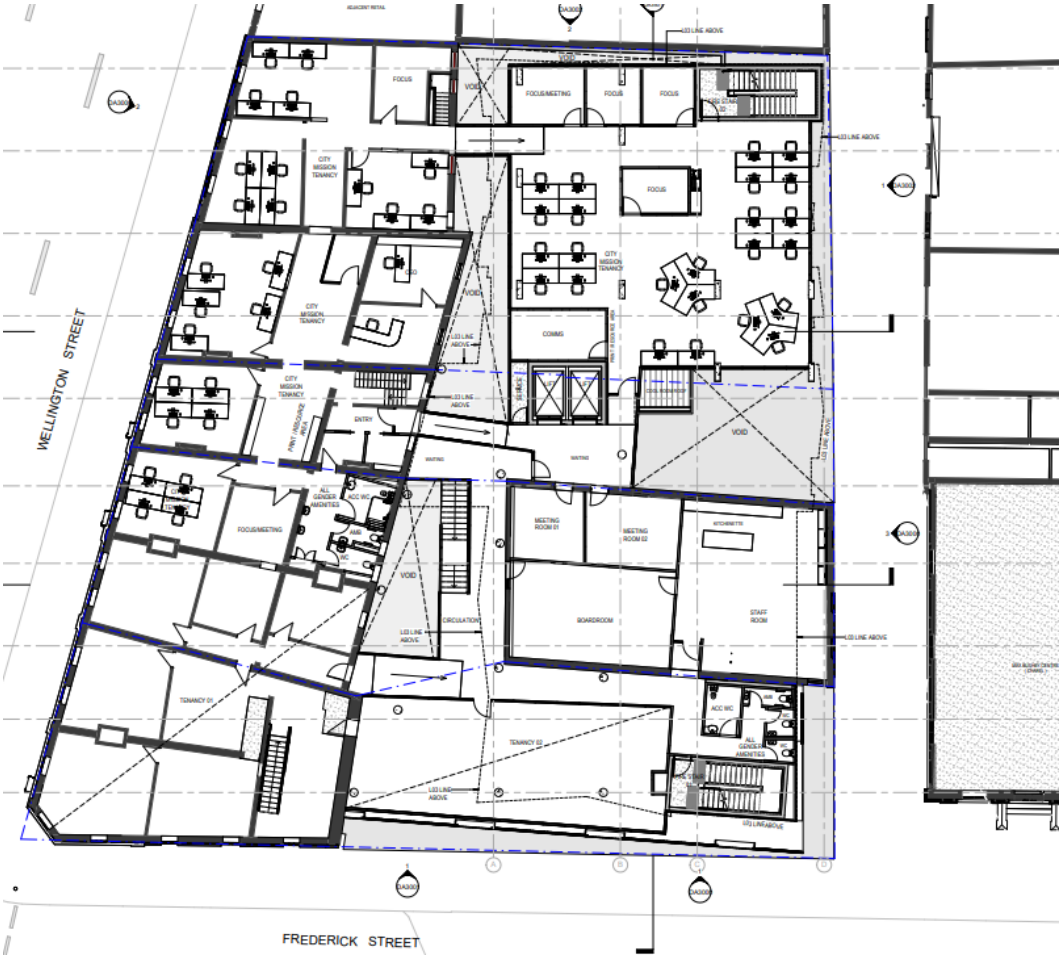




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**Figure 8 Proposed Development Plans – Level 3**

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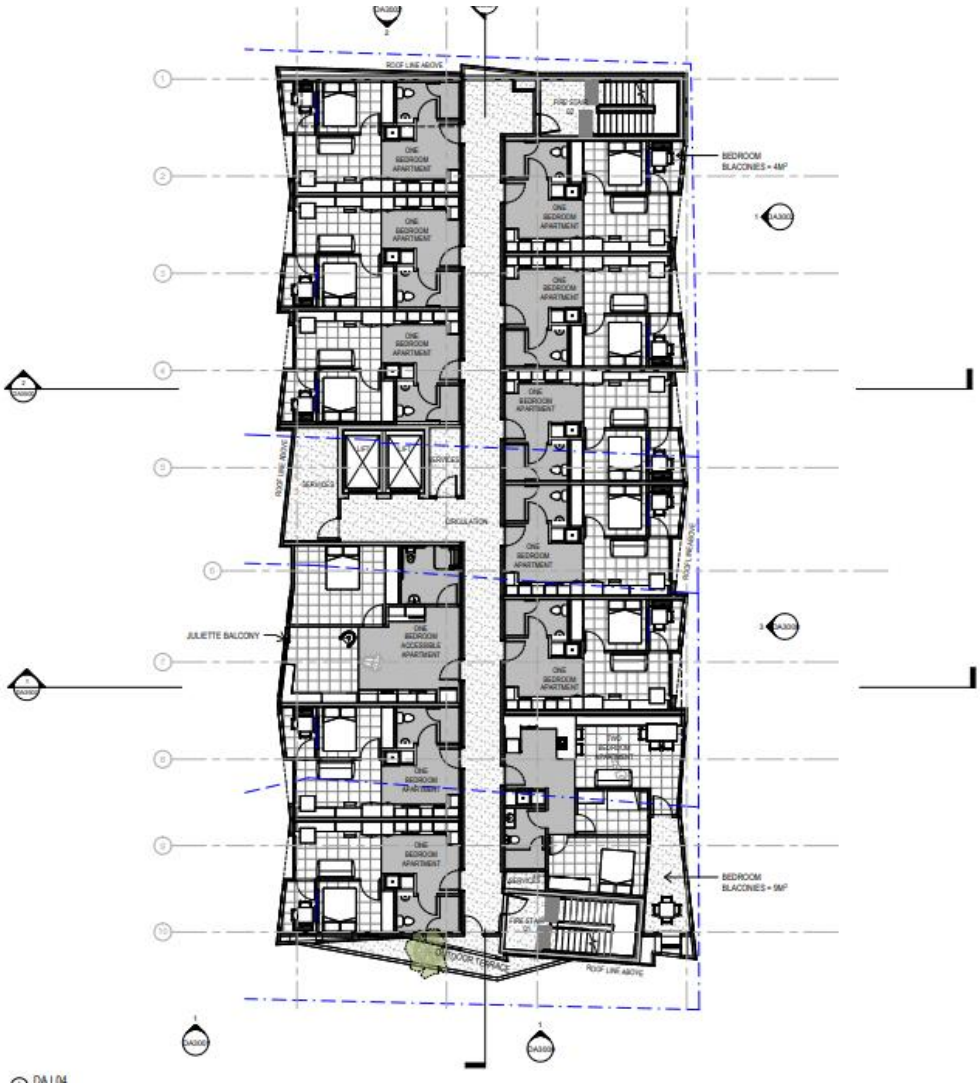
**Figure 9 Proposed Development Plans – Level 4, 5 & 6**



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# 4. Traffic Impacts

## 4.1 Trip Generation

Traffic generation has been estimated using rates published by Transport for NSW (TfNSW) and adjusted to reflect the site's fringe-CBD location, mixed-use nature and likely high level of internal and shared trips.

The site will combine social-affordable residential accommodation, community and office uses, and small café/ retail tenancies. Its proximity to the Launceston CBD and surrounding residential and commercial areas means a large proportion of movements will occur by walking, public transport, or as part of linked trips.

### 4.1.1 Residential (Social and Affordable Housing)

The residential component comprises 48 units (45 x one-bedroom dwellings and 3 x two-bedroom dwelling) located on the upper four levels.

These apartments will be operated by a community-housing provider under a social housing model:

- Residents are drawn from cohorts experiencing or at risk of homelessness, typically without private vehicle ownership.
- Daily activity patterns involve walking to nearby services, utilising on-site support staff, and accessing community or public transport for essential trips.
- Accordingly, most vehicle movements associated with this component are expected to comprise drop-off and pick-up activity by visitors, carers, taxis, ride-share, or community-transport services rather than resident-owned cars.

To remain conservative, vehicle trip generation has nonetheless been based on TfNSW "High Public Transport Accessibility – High-Density Residential (Regional)" rates:

- Average of 4.57 vehicle trips per dwelling per day (two-way)
- 0.53 vehicle trips per dwelling in the AM peak hour (two-way)
- 0.32 vehicle trips per dwelling in the PM peak hour (two-way)

Applied to 48 dwellings, this equates to approximately 219 vehicle trips per day, with 25 trips in the AM peak and 15 trips in the PM peak.

These values are likely to over-state actual traffic generation given the negligible car ownership and strong reliance on walking and community transport.



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### 4.1.2 Office / Community Service Use (Level 2)

The first floor above ground (≈ 1,230 m² GFA) accommodates office and community-service uses. Trip generation has been based on TfNSW "Office Blocks (Regional)" rates, representing small to medium offices in regional centres:

- 9.87 vehicle trips per 100 m² GFA per day
- 0.99 vehicle trips per 100 m² GFA in the AM peak hour
- 0.96 vehicle trips per 100 m² GFA in the PM peak hour

Applied to 1,230 m², this yields around 120 vehicles per day, with 12 vehicles per hour in each peak. Given the central location, the mode share for staff and visitors is expected to include a significant walking and bus component; the adopted rates therefore provide a conservative upper bound.

### 4.1.3 Retail – Second-hand Goods Sales (Level 1)

The ground-floor retail area (~ 175–180 m²) will operate as a **second-hand goods store** supporting the Mission's community programs.

The TfNSW Guide does not include a dedicated rate for this type of small shop; "shopping centre" rates are intended for large complexes and would significantly overstate demand. Consistent with the methodology adopted in the Ratio (2024) TIA for a similar inner-urban development, a rate of approximately 35 vehicle trips per 100 m² GFA per day and 3.5 per 100 m² in the peak hour has been used.

This produces about 60–65 vehicle trips per day and 6 trips in the peak hour, most being linked trips by people already visiting the café or offices or walking from the nearby CBD.

It is also noted that the second-hand retail function currently operates at the site. As such, the proposal represents a modernisation and consolidation of existing operations rather than the introduction of a new trip-generating land use, and no material uplift in traffic is anticipated from this component.

### 4.1.4 Café (Level 1)

The on-site café includes roughly 114 m² of indoor seating and a small outdoor area (≈ 130 m² total). The TfNSW restaurant rates (Table 5.50) of 60 vehicle trips per 100 m² per day and 5 per 100 m² in the evening peak represent full-service restaurants with a high car-mode share (≈ 85 %). For this project the café will primarily serve staff, residents, and nearby pedestrians; there is no dedicated parking, and most patrons will arrive on foot or as part of other site activities.

Accordingly, a reduced effective rate of 28 vehicle trips per 100 m² per day and 2.5 per 100 m² in the peak hour has been adopted, resulting in approximately 35–40 vehicles per day and 3–4 vehicles in the peak hour.



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### 4.1.5 Traffic Generation Summary

The traffic generation associated with the full development is summarised in Table 2.

**Table 2 Traffic Generation Summary**

| Land Use | Quantity | Daily (vpd) | AM Peak (vph) | PM Peak (vph) |
|---|---|---|---|---|
| Residential (social and affordable apartments) | 48 dwellings | 219 | 25 | 15 |
| Office / Community Services | 1,230 m² | 121 | 12 | 12 |
| Retail (second-hand goods) | 176 m² | 62 | 4 | 6 |
| Café | 130 m² | 36 | 3–4 | 3–4 |
| **Total** | — | **438 vpd** | **44 vph** | **37 vph** |

## 4.2 Trip Assignment

Traffic generated by the development will primarily use Frederick Street to access the site and surrounding road network.

Given the site's fringe CBD location and the relatively low overall traffic generation (approximately 438 vehicles per day, with about 44 vehicles in each peak hour), traffic movements to and from the site will be widely dispersed across the adjacent street network rather than concentrated at a single intersection.

### 4.2.1 Laneway access movements

The proposed on-site car park and loading bay are accessed via the existing laneway connection to Frederick Street. Trip patterns at this access are expected to comprise an approximately even balance of left-turn and right-turn entry and exit manoeuvres, reflecting connectivity with the surrounding road network and the availability of signalised intersections at both ends of Frederick Street. Because the on-site parking is limited to eight spaces for staff and service vehicles, traffic volumes using the laneway will remain very low.

### 4.2.2 External trip patterns

The majority of vehicle activity generated by the development will not utilise the laneway but will instead relate to:

- Visitors and customers parking within the surrounding on-street network on Frederick Street, Wellington Street and nearby side streets;
- Pick-up and drop-off activity along Frederick Street or other nearby kerbside spaces; and



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- Staff, residents and visitors arriving by non-vehicle modes, including walking from the CBD, using public transport services on Wellington Street, or cycling.

This distribution of modes and parking behaviour is consistent with the site's fringe-CBD context, mixed-use character and limited on-site parking provision. As such, new vehicular demand will be spread across the surrounding local street system and absorbed within normal day-to-day fluctuations in traffic on Frederick Street.

### 4.2.3 Trip Distribution Summary

In summary, vehicle access via the laneway will remain low and balanced in directional flow, with the bulk of site activity associated with walking, public transport use and short-stay on-street parking. Accordingly, the proposed development will have no discernible impact on traffic distribution patterns or intersection operations within the immediate road network.

## 4.3 Access Impacts

The existing access laneway is shown in Figure 10. The existing laneway services a number of properties, including the subject site.

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*".

The existing car parking on the subject site that is serviced by the laneway consists of approximately 12 spaces (with 4 spaces arranged in a 'jockey' arrangement). The existing parking is currently used for staff parking and deliveries.

The proposed development will provide a total of 8 parking spaces and loading area. The use of the parking spaces associated with the proposed development will be staff parking. The use of the parking spaces therefore does not fundamentally change from the existing use, with a reduction of available parking.

Whilst the overall traffic generation of the proposed development is 330 vehicles per day, only a small portion of this will utilise the laneway access. The traffic generation at the laneway access will therefore not exceed the limits specified in Table C3.1 (20% or 40 vehicles per day, whichever is greater). On this basis the Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme is met.



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**Figure 10 Existing Site Access**

## 4.4 Number of Accesses

The Acceptable Solution A1 of Clause C2.6.3 of the Planning Scheme states "*the number of accesses provided for each frontage must: (a) be no more than 1; or (b) be no more than the existing number of accesses, whichever is greater*".

The proposed development relies upon the existing access laneway that connects to Frederick Street. No additional accesses are proposed, thus the Acceptable Solution A1 of Clause C2.6.3 of the Planning Scheme is satisfied.

## 4.5 Sight Distance

Australian Standards, AS2890.1, provide the sight distance requirements for commercial 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 desirable sight distance is 69 metres). The available sight distance exceeds 45 metres in both directions from the access along Frederick Street, thus satisfying AS2890.1 sight distance requirements.



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## 4.6 Pedestrian Impacts

The proposed development will generate a moderate amount of pedestrian activity in the surrounding network. The existing pedestrian infrastructure is of a high standard, with footpaths provided on both sides of Frederick Street and Wellington Street. Pedestrian phasing is provided at the Wellington Street/ Frederick Street signalised intersection.

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".*

In this case the proposed development provides a total of 8 on-site car parking spaces and therefore the requirements of Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme are not applicable.

## 4.7 Road Safety Impacts

The proposed development has been reviewed in the context of existing road-safety conditions, the nature of forecast vehicle activity, and the safety performance of the adjoining road network described in Section 2.2.

Crash data for Frederick Street and Wellington Street indicates that the existing network operates safely for an inner-urban environment, with recorded crash types and severities consistent with other streets of similar traffic volumes and function. No crashes were recorded at or near the existing laneway access, and there is no evidence of systemic safety deficiencies that would be exacerbated by the development.

The traffic generated by the proposal, approximately 438 vehicles per day with around 40 vehicles in each peak hour, is relatively low compared with current daily volumes of 4,500 vpd on Frederick Street and 27,000 vpd on Wellington Street. The additional traffic therefore represents less than one percent of existing corridor movements and will not materially alter intersection operating conditions or conflict frequencies.

Within the site, the layout provides clearly defined parking, loading, and pedestrian areas with direct connections to the surrounding footpath network. Access sight-distance requirements are achieved, and all vehicle movements occur at low speeds through the internal laneway, limiting the potential for vehicle–vehicle or vehicle–pedestrian conflict.



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Pedestrian activity in the surrounding network will increase modestly due to residents, staff, and visitors accessing nearby bus stops and local destinations. The area already has continuous footpaths and signalised pedestrian crossings at the Frederick / Wellington Street intersection, ensuring safe connectivity.

In line with Austroads' *Guide to Road Safety* and Safe System principles, the residual crash risk is considered low. The proposal does not introduce any high-speed conflict points, vulnerable-road-user exposure is appropriately managed through existing infrastructure, and all on-site movements occur within a controlled, low-speed environment.

Overall, the development is expected to operate safely, with no adverse impact on the road-safety performance of the surrounding network.



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# 5. Parking Assessment

## 5.1 Parking Provision

The proposed development provides a total of 8 on-site car parking spaces. The parking spaces are accessed via the existing laneway access connecting to Frederick Street.

## 5.2 Theoretical Parking Demand

Parking demand has been estimated using the TfNSW Guide reference rates for comparable land uses, adjusted where appropriate to reflect the site's mixed-use configuration, small floor areas, and CBD-fringe location. For each component, both the theoretical (unadjusted) rate and a context-based assessment are provided.

Given the project's focus on social housing and social-service delivery, and the strong integration of residential, office, café and retail functions within walking distance of the Launceston CBD, actual parking demand is expected to be substantially lower than the theoretical values. The adopted rates therefore represent conservative upper limits.

### 5.2.1 Residential – Social and Affordable Housing

The development provides 48 dwellings (45 × 1-bedroom and 3 × 2-bedroom) managed under a social-housing model. Residents will generally not own private vehicles; transport needs are met by walking, public transport, community transport or staff/visitor drop-off and pick-up.

Under the TfNSW Guide (Table 8.4 – High Density Residential Dwellings), a Category 2 regional-centre rate is considered most appropriate for Launceston. This specifies:

- 0.6 spaces per 1-bedroom dwelling,
- 0.9 spaces per 2-bedroom dwelling, and
- 1 visitor space per 5 dwellings.

This equates to a TfNSW high-density parking demand of 41 spaces. While the theoretical requirement totals about 41 spaces, this is not representative of the site's operational model. In practice, resident demand will be near zero, visitor demand low and time-limited, and staff parking accounted for in the office component below. On-street short-stay parking in Frederick Street will comfortably accommodate occasional service or visitor vehicles.

The adopted parking demands associated with the residential component of the development is zero, based on the operational characteristics of the development as social and affordable housing where residents are selected on the basis that they do not have a private motor vehicle.



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### 5.2.2 Office / Community Services

Level 2 comprises approximately 1,230 m² GFA of office accommodation for City Mission and partner organisations.

The TfNSW Guide (Table 8.5 – Office Premises and Business Parks) specifies:

- Category 2 rate = 2.5 spaces per 100 m² GFA for regional centres.

This equates to a TfNSW parking demand of 31 spaces.

This represents an unconstrained theoretical rate. Given the CBD-fringe location, excellent walk and bus access, and limited on-site supply, actual parking demand is expected to be considerably lower. Staff mode share surveys for comparable inner-Launceston offices typically indicate 40–50 % non-car travel. The available on-street and public parking within short walking distance can readily accommodate the residual demand.

### 5.2.3 Retail – Second Hand Goods Store

The retail component (~ 175–180 m² GFA) will operate as a single second-hand goods outlet. The TfNSW Guide does not include a rate for standalone small retail shops—the "Shopping Centre" category (6.1 spaces/ 100 m² for ≤ 10 000 m² GLFA) would overstate demand for a single, community-oriented store.

A realistic rate of 3 spaces per 100 m² GFA is adopted, recognising high walk-up and linked-trip patronage.

$$180 \div 100 \times 3 = 5 \text{ spaces}$$

This small theoretical requirement can be easily absorbed by nearby kerbside parking without dedicated on-site provision.

### 5.2.4 Café

The café (~ 130 m² GFA including limited outdoor seating) serves residents, staff, and local pedestrians rather than destination dining. Within the TfNSW framework, the most comparable land use is Drive-in Take-away Food Outlet (with on-site seating but no drive-through), which attracts 12 spaces per 100 m² GFA.

Applying this raw rate yields approximately 16 spaces parking demand. However, this assumes high car reliance and unrestricted parking availability. In a fringe-CBD setting with no on-site parking, strong pedestrian activity, and substantial internal patronage from customers, staff and residents, it is appropriate to apply a 70 % reduction, giving an effective rate of approximately 4 spaces per 100 m², or 5 spaces total.



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### 5.2.5 Theoretical Parking Demand Summary

The total parking demand associated with the proposed development is summarised in Table 3.

**Table 3 Theoretical Parking Demand Summary**

| Land Use | Rate Source (TfNSW) | Adopted Rate | Applied Area / Units | Theoretical Spaces |
|---|---|---|---|---|
| Residential (social housing) | High-Density Residential (Category 2) | 0.6 / 0.9 + 1 per 5 visitor | 48 units | (39 spaces theoretically) 0 operationally |
| Office / Community Services | Office Premises (Category 2) | 2.5 per 100 m² | 1,230 m² | 31 |
| Retail – Second-hand Goods | Adjusted shopping centre rate | 3 per 100 m² | 180 m² | 5 |
| Café | Drive-in Take-away Food Outlet (adjusted) | 4 per 100 m² | 130 m² | 5 |
| **Total Theoretical Demand** | | | | **41 spaces** |

The theoretical parking requirement of about 41 spaces represents the unmitigated cumulative demand if each use were assessed in isolation under suburban conditions. In practice, the following factors substantially reduce actual demand:

- The residential component will generate negligible car parking need (noting the residential component of the development would normally generate a high-density dwelling demand of 39 spaces if it were an unmanaged residential complex).
- Shared use of parking between staff, volunteers, visitors and café patrons will occur throughout the day.
- The site's fringe-CBD position and excellent pedestrian and public-transport access mean a significant proportion of trips will be non-car.
- On-street public parking on Frederick Street and adjoining streets provides convenient short-stay capacity for the limited external visitor and retail activity.

When these factors are considered collectively, actual peak parking demand is expected to be significantly lower than the theoretical total, and can be comfortably accommodated within the surrounding on-street network.



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## 5.3 Planning Scheme Requirements

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;*

*(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 Table C2.1 parking requirements for each component are provided in the following sections.

### 5.3.1 Residential Component

Table C2.1 requires a total of 1 space per 1-bedroom dwelling, plus 2 spaces per 2-bedroom unit, plus 1 visitor parking space per 4 dwellings. This is a requirement for 63 spaces.

### 5.3.2 Office Component

Table C2.1 requires 1 space per 40m$^2$ of floor area. This is a requirement for 31 spaces.



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### 5.3.3 Retail component

Table C2.1 requires 1 parking space per 30m$^2$ of floor area. This is a requirement for 6 spaces.

### 5.3.4 Café component

Table C2.1 requires 1 space per 15m$^2$ of floor area (including outdoor dining areas). This is a requirement for 13 spaces (assuming indoor dining area of 114m$^2$ and total dining area of 200m$^2$ to account for outdoor areas).

### 5.3.5 Overall Parking Requirement

The total Table C2.1 parking requirement for the proposed development is 113 spaces. The provision of 8 spaces therefore does not satisfy the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

### 5.3.6 Performance Criteria Assessment

The Performance Criteria Assessment is conducted for the residential and non-residential components of the proposed development.

For the residential component of the development, P1.2 states:

> *"The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:*
>
> *(a) the nature and intensity of the use and car parking required;*
>
> *(b) the size of the dwelling and the number of bedrooms; and*
>
> *(c) the pattern of parking in the surrounding area."*

The following is relevant with respect to the residential component:

a. <u>The nature and intensity of the use and car parking required</u>. The 48 dwellings are social/ affordable housing operated under a model that does not include private car ownership by residents. Daily activity is oriented to on-site supports, walking, public transport, community transport and short pick-up/ drop-off movements (see Section 4.1 description of residential operation). The practical resident parking demand is near-zero, with occasional short-stay visitor or service vehicles accommodated kerbside on Frederick Street.

b. <u>The size of the dwelling and the number of bedrooms</u>. The proposed development consists of 45 × 1-bed + 3 × 2-bed apartments that are compact and designed for single occupants or couples with limited car ownership propensity. This dwelling mix inherently generates very low onsite parking need, consistent with the social housing cohort.

c. <u>The pattern of parking in the surrounding area</u>. The site is on the fringe of the Launceston CBD with extensive on-street, time-limited public parking on Frederick Street, Wellington Street and



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nearby streets, plus strong walk and bus accessibility via Wellington Street. Short-stay visitor/ support-worker demand can be readily absorbed without dedicated resident spaces.

On the evidence above, zero on-site resident parking meets the reasonable needs of the dwellings under Performance Criteria P1.2 of Clause C2.5.1 of the Planning Scheme.

For the non-residential components of the development, P1.1 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 non-residential components of the proposed development:

a. Availability of off-street public car parking within reasonable walking distance. The fringe-CBD location benefits from multiple public and on-street parking options within short walking distance, enabling visitors and short-stay users (retail/café/clients) to park off-site conveniently.

b. Ability for multiple users to share spaces due to (i) temporal variation or (ii) consolidation efficiencies. Uses have complementary peaks: office demand concentrates AM/ weekday; café/ retail peaks are short-stay and spread across the day; residential visitors are intermittent. This supports shared use of limited on-site staff bays and reliance on surrounding public parking for short-stay needs without coincident peaks. The nature of the proposal as a mixed use development



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will result in shared parking, where visitors will visit multiple uses in one trip (ie. café/ shop, staff/ café, residential/ café, etc).

c. Availability and frequency of public transport within reasonable walking distance. Wellington Street forms part of the Launceston couplet with frequent bus services and stops within a short walk of the site, supporting staff and visitor mode shift away from private vehicles (Sections 2.1 and 4.2).

d. Availability and frequency of other transport alternatives. The surrounding road network and CBD proximity provide high-quality pedestrian routes, bicycle lanes on Frederick Street, and strong ride-hail/ taxi pick-up/ drop-off opportunities, all evidenced in the trip-generation narrative (Section 4.1) and pedestrian discussion (Section 4.6).

e. Site constraints. The proposal retains/ repurposes heritage fabric and fits within established lot boundaries served by an existing laneway. These constraints limit practical room for extensive on-site parking without undermining heritage and community-service objectives; a compact provision of 8 on-site spaces for staff/servicing is therefore appropriate.

f. Availability, accessibility and safety of on-street parking. The site is located on the fringe of Launceston CBD and as such there is a large pool of available on-street parking available. On-street parking is time restricted and/or paid parking.

g. Effect on streetscape. Avoiding large on-site car parks maintains active frontages on Frederick and Wellington Streets and preserves the pedestrian-oriented CBD fringe character, aligning with urban design quality and the Mission's community focus.

h. Assessment by a suitably qualified person of actual parking demand**.** Section 5.2 provides a professional parking assessment, noting a theoretical demand of approximately 41 spaces after context-based adjustments (residential 0; office 31; retail 5; café 5). Considering mode share, linked trips, and shared/ short-stay patterns, the actual peak concurrent demand is materially lower and can be absorbed within nearby public/ kerbside supply. The 8 on-site spaces serve staff/ servicing and reflect the practical need.

Having regard to P1.1(a)–(h), the proposed on-site provision, in combination with surrounding public parking and strong non-car accessibility, meets the reasonable needs of the non-residential uses.



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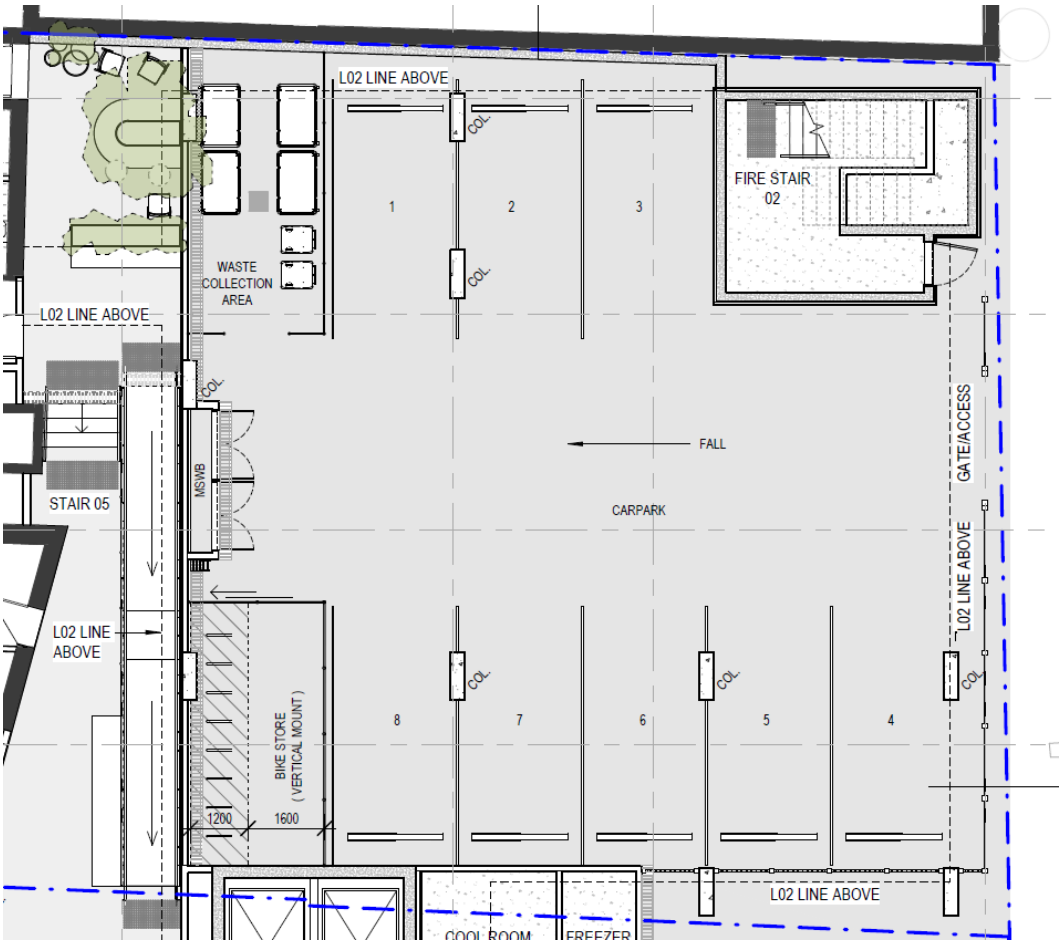
## 5.4 Car Parking Layout

The car parking layout is shown in Figure 11.

**Figure 11 Car Parking Layout**




The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

*"Parking, access ways, manoeuvring and circulation spaces must either:*

*(a) comply with the following:*



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*(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 parking layout was assessed against the requirements of AS2890.1 (A1.1(b)) in the following sections.

### 5.4.1 Space Dimensions

The on-site car parking will be utilised exclusively for staff parking. AS2890.1 classifies the parking as User Class 1A (residential, domestic, and employee parking).

The physical dimensions required for User Class 1A are outlined as follows:

- Space length 5.4 metres
- Space width 2.4 metres
- Aisle width 5.8 metres

The physical dimensions of the car parking layout are as follows:

- Space length 5.4 metres
- Space width 2.6 metres
- Aisle width 5.6 metres

On this basis, the aisle width is deficient by 0.2 metres and the space width exceeds the minimum width requirements. The aisle width is restricted due to the reuse of the existing area and structural constraints.



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### 5.4.2 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%)

All parking spaces and manoeuvring areas have slopes that are less than the above values.

### 5.4.3 AS2890.1 Assessment Summary

The Acceptable Solution A1 of Clause C2.6.2 of the Planning Scheme is not satisfied due to the deficient aisle width of the car parking area.

### 5.4.4 Performance Criteria Assessment

The Performance Criteria P1 of Clause C2.6.2 of the Planning Scheme states:

*"All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:*

*(a) the characteristics of the site;*

*(b) the proposed slope, dimensions and layout;*

*(c) useability in all weather conditions;*

*(d) vehicle and pedestrian traffic safety;*

*(e) the nature and use of the development;*

*(f) the expected number and type of vehicles;*

*(g) the likely use of the parking areas by persons with a disability;*

*(h) the nature of traffic in the surrounding area;*

*(i) the proposed means of parking delineation; and*

*(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities".*

The following is relevant with respect to the car parking layout:

a. Characteristics of the site. The site is constrained by existing building form and retained heritage structures, and the car parking area predominantly re-uses the existing lower-ground floor footprint. This results in a reduced aisle width, however the layout makes efficient use of available space while retaining safe, low-speed circulation.

b. Proposed slope, dimensions and layout. All parking spaces meet required dimensions and driveway grades comply with AS2890.1. The aisle width is marginally sub-standard due to the



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existing built form, however swept path analysis confirms all spaces are accessible with multiple-point manoeuvres.

c. Useability in all weather conditions. The parking area is located within a covered and paved environment. Weather-related usability constraints are not anticipated.

d. Vehicle and pedestrian traffic safety. Vehicle movements occur at low speeds within a confined staff-only area. Primary pedestrian access to the building is separated from vehicular access, and no conflict with public pedestrian routes occurs. Swept paths demonstrate vehicles can enter and exit in a forward direction, with safe turning movements.

e. Nature and use of the development. The spaces are provided for staff only, associated with the office related components of the development. Staff will be familiar with the layout and manoeuvring characteristics of the parking area. No resident parking is provided, and the car park will not be used by the general public.

f. Expected number and type of vehicles. The parking supply is limited to eight employee parking spaces, with occasional service vehicle movements. Vehicles will typically be standard passenger cars. Swept-path modelling for a B85 vehicle demonstrates that all spaces can be accessed using controlled manoeuvres.

g. Likely use by persons with a disability. Disability parking is not required as the car park is restricted to staff and not available to residents or the general public. Separate accessible access to the building for residents and visitors is provided at street level.

h. Nature of traffic in surrounding area. The car park connects to Frederick Street via an existing laneway. Traffic volumes entering the laneway are low and movements are staff-only. The low vehicle frequency and slow speeds ensure no adverse interaction with the surrounding network.

i. Proposed means of delineation. Spaces will be clearly line-marked and signed for staff parking. This ensures that vehicles are parked in the intended configuration and manoeuvring space is maximised.

j. Relevant Australian Standards. The design generally complies with AS2890.1 except for a minor aisle width variation. Swept-path analysis confirms all spaces remain accessible. Given the constrained urban site, staff-only usage, and low speeds, the variation does not adversely affect functionality or safety.

On the basis of the above, and considering the constrained inner-urban site, staff-only parking, low parking demand, and demonstrated accessibility via swept paths, the parking layout satisfies the Performance Criteria P1 of Clause C2.6.2. The layout will operate safely and efficiently for its intended use.

## 5.5 Bicycle Parking

Bicycle parking is provided within the on-site car parking area as shown in Figure 12. It is further noted that an existing bicycle parking facility is located in the adjacent building (owned by Launceston City Mission), immediately adjacent to the access laneway. The facility has capacity for 6 bicycle.



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

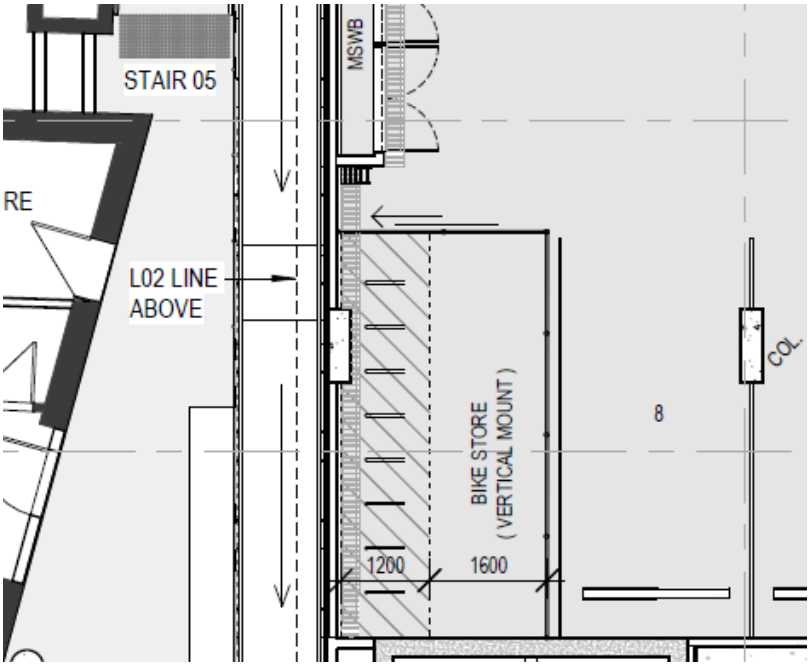
> *"Bicycle parking spaces must:*
>
> *(a) be provided on the site or within 50m of the site; and*
>
> *(b) be no less than the number specified in Table C2.1".*

Table C2.1 requires the following bicycle parking provision:

- Residential dwellings — No requirement = 0 spaces
- Office — 1 bicycle space per 500m$^2$ of floor area = 3 spaces
- Retail — 1 bicycle space per 100m$^2$ of floor area = 2 spaces
- Café — 1 bicycle space per 75m$^2$ of floor area (inc. outdoor area) = 3 spaces

This results in a total bicycle parking requirement of 8 spaces. The bicycle storage facility can accommodate approximately 16 bicycles, thus satisfying the requirements of Acceptable Solution A1 of Clause C2.5.2 of the Planning Scheme.

**Figure 12 Bicycle Parking**



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## 5.6 Commercial Parking Assessment

The proposed development includes a dedicated loading area accessed via Frederick Street.

The Acceptable Solution A1 of Clause C2.6.6 of the Planning Scheme states: "*The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site*".

AS2890.2 requires that the loading bay service area is dependent on a combination of:

(a) The maximum size of vehicle likely to use the facility.
(b) The frequency with which vehicles of different classification use the facility; and
(c) Whether the public road from which the facility is accessed is a major or minor road.

The following points are relevant for the site:

- Swept paths of a 6.4 metre service vehicle (SRV: small rigid vehicle, the design vehicle) were tested through the site, to and from Frederick Street loading area.
- The frequency of access to the site will be once per day, or several times per week.
- Access into the site is via a major road. This access (which is in its exiting location for the current site) has been assessed to be appropriate in following sections of AS2890.2

AS2890.2 requirements and recommendations that the use of the service area for regular use of a major road are as follows:

(a) A service area unobstructed by other vehicles or on-site activities shall be provided.
(b) All manoeuvring associated with parking, loading and unloading shall be able to be confined to the service area.
(c) Both entry and exit at the property boundary shall be in the forward direction.
(d) Circulation roadways shall be provided to connect the access driveway with the service area.
(e) Wherever practicable, separate entry and exit access driveways should be provided.

In this case the following is noted for the proposed development's loading area:

a. The service area is unobstructed by other vehicles and other activities.

b. All manoeuvring with loading activities is confined to the loading bay.

c. Forward entry and exit is provided, with swept paths of a SRV shown in Figure 13.

d. The loading bay connects directly to the access laneway.

e. Separated entry and exit driveways are not provided. The small scale of the loading area does not warrant separated driveway facilities.



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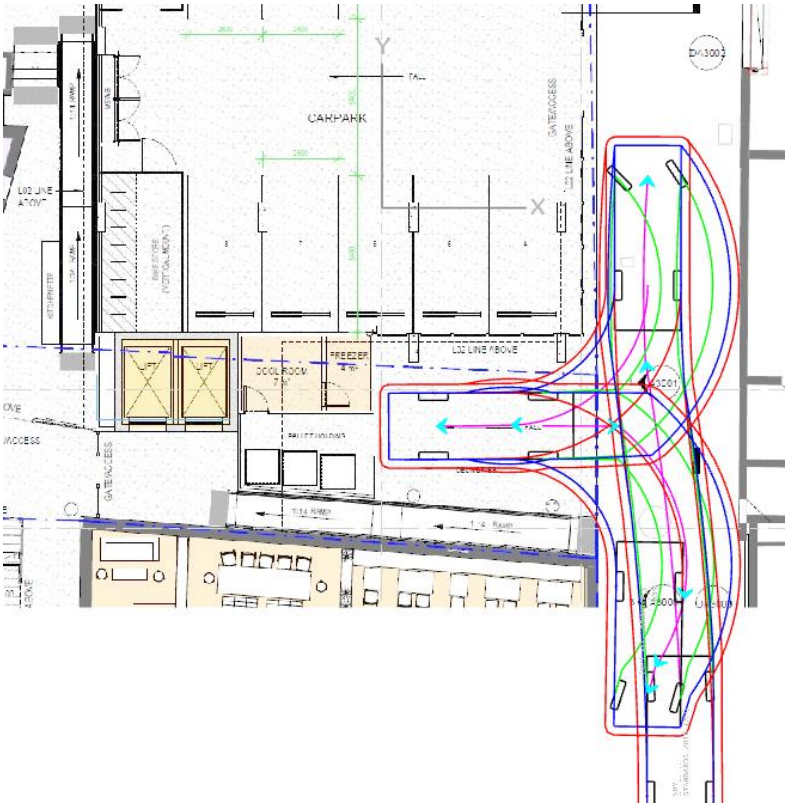
On this basis the Frederick Street loading area complies with the requirements of AS2890.2. The requirements of Acceptable Solution A1 of Clause C2.6.6 of the Planning Scheme are met.

**Figure 13 SRV Swept Paths**



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# 6. Conclusions

This Traffic Impact Assessment has evaluated the transport and parking implications of the Launceston City Mission mixed-use redevelopment at 48 Frederick Street, Launceston. The proposal consolidates community services with a café, a small second-hand retail tenancy, first-floor office/community space (~1,230 m²), and 48 social/ affordable housing dwellings on four upper levels, with 8 on-site staff parking spaces and an on-site loading bay accessed via the existing laneway to Frederick Street.

## 6.1 Traffic generation and distribution

Using TfNSW reference rates with contextual adjustments appropriate to a fringe-CBD setting, the full development is expected to generate around 438 vehicle trips per day, with ~44 vehicles in the AM peak hour and ~37 vehicles in the PM peak hour. These volumes are very small relative to existing corridor demands (≈4,500 vpd on Frederick Street; ≈27,000 vpd on Wellington Street) and will be widely dispersed across the grid network. The laneway access will carry only a minor share of this activity because most patrons and visitors will use surrounding on-street parking or non-car modes; movements at the access will be low, balanced between left/right turns, and comfortably within normal day-to-day variability.

## 6.2 Road safety

Crash records for the study area show a safety performance typical of inner-urban conditions, with no crashes recorded near or within the laneway access and no systemic deficiency that would be exacerbated by the proposal. All site movements occur at low speed within a controlled environment, and sight-distance at the access meets AS2890.1 driveway requirements. The development therefore presents a low residual crash risk consistent with Safe System principles.

Access and network compliance. Use of the existing laneway means the number of accesses on Frederick Street is unchanged and satisfies Clause C2.6.3 A1. The small increase in movements using the laneway will not exceed Table C3.1 thresholds for Clause C3.5.1 A1.4, noting the reduction from ~12 informal on-site spaces today to 8 formal staff spaces and that the majority of site-generated trips park on-street rather than within the site. Sight-distance is compliant with AS2890.1.

## 6.3 Parking Assessment

### 6.3.1 Car Parking Supply and Demand

The development generates a relatively modest need for on-site parking when considered in the context of its social-housing model and fringe-CBD location. While the Planning Scheme's Acceptable Solution calculation results in a high notional parking requirement, the Scheme also clearly anticipates that city-fringe and mixed-use developments may justify a reduced on-site provision where the Performance Criteria demonstrate that the reasonable needs of the development will be met. In this case, the numerical shortfall reflects the technical application of a standard rate rather than the real parking demand of the occupants and land uses proposed. Notably, the second-hand retail component currently operates at the site,



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meaning this element represents a continuation rather than an intensification of retail activity, and therefore does not introduce additional parking demand relative to existing conditions.

The residential component comprises social and affordable dwellings for which resident car ownership is not anticipated. These units will be occupied by residents for whom car ownership is generally neither practical nor expected, and movement needs will be met predominantly by walking, public transport, community transport services, and occasional pick-up/ drop-off activity. As such, there is no operational parking demand for residents, and it would be inappropriate to provide large volumes of resident parking that would go unused.

For the non-residential components, parking demand is limited and primarily associated with staff and short-stay visitors. The development provides eight on-site staff spaces and convenient pedestrian access to bus services on Wellington Street and the surrounding CBD-fringe street network. The small on-site car park is efficiently allocated to staff who will be familiar with site constraints and operational needs, and visitor parking is appropriately accommodated within the surrounding short-stay public parking supply. Importantly, the café and second-hand retail components are modest in scale, attract a predominantly local and walk-up patronage, and will generate only very low parking demand, much of which will be shared with other site visitation or absorbed by short-stay kerbside parking already available in the immediate area.

When viewed in totality, the proposed parking provision, social by surrounding public parking and a strong reliance on non-private vehicle modes, meets the reasonable needs of the development, achieves a transport-efficient and socially responsive outcome, and is entirely consistent with the intent of the Performance Criteria. On this basis, the level of on-site parking is considered both appropriate and sufficient, and the proposal will operate effectively without adverse impacts on the surrounding parking network.

### 6.3.2 Car-park design and servicing

The on-site car park is small and staff-only. Although the aisle width is marginally below AS2890.1, B85 swept paths demonstrate all spaces are accessible using controlled multi-point manoeuvres and all vehicles can enter/exit in a forward direction. Given the constrained heritage context, low volumes, and familiar drivers, the layout meets Clause C2.6.2 P1 (convenient, safe and efficient for the intended use). The loading bay has been tested for an SRV and satisfies AS2890.2, meeting Clause C2.6.6 A1. Bicycle parking provision exceeds Table C2.1 minimums.

## 6.4 Overall conclusions

The proposed development will operate safely and efficiently on the surrounding road network, with negligible traffic impact, appropriate access, and parking outcomes that satisfy the Performance Criteria of the Planning Scheme when assessed against the site's social-housing model and inner-urban context. On this basis, the proposal is supported on traffic and parking grounds.



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**Document Status**

| Revision | Author | Review | Date |
|---|---|---|---|
| 0 | Keith Midson | Zara Kacic-Midson | 31 October 2025 |
| 1 | Keith Midson | Zara Kacic-Midson | 4 November 2025 |
| | | | |



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# DESIGN REPORT

DECEMBER 2025

PREPARED FOR

## LAUNCESTON CITY MISSION – COMMUNITY SERVICE PRECINCT

251437 – DR01 ISSUE 03 VERSION 03

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### RECORD OF ISSUE

| Issue | Reason | Version | Date | Prepared By | Approved By |
|---|---|---|---|---|---|
| 01 | Client Information | 01 | 28/10/2025 | JTA | AJL |
| 02 | Development Approval | 02 | 12/11/2025 | JTA | AJL |
| 03 | TasWater RFI | 03 | 01/12/2025 | EJW | JTA |

### RECORD OF ISSUE

| Company | Name & Address | Contact | Copies |
|---|---|---|---|
| Philp Lighton Architects | Kelsie Langley<br>65 Tamar Street<br>Launceston TAS 7250 | klangley@philplighton.com.au | 01 |

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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 a split residential and commercial development that incorporates the construction a café, office spaces, retail shop front and 48 apartments across six levels and existing titles (CT: 187453/1, CT: 60906/1, CT: 60906/2, CT: 60906/3). It is Collective's understanding that the four titles will be adhered before or as part of this development. The lots are currently accessed through a laneway off Frederick Street.

*Figure 1 – location Plan*

This report details the demand for water and sewer infrastructure services, as well as stormwater management for the total development.

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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 251037 (Appendix A).

The site is currently serviced by a DN25 water meter within the Frederick Street road reserve and a DN20 water meter within the laneway off Frederick Street. It is proposed to decommission these assets and install a new meter to service the new development. Internal sub-meters will be installed for each tenancy / apartment; however, these will be managed by the body corporate and will be installed internally.

### 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 existing ET for the site considers the following allowances as per the supplement;

- 0.004 ETs per $m^2$ of office floor space. 1362.9$m^2$ equates to 5.45 ETs.
- 0.002 ETs per $m^2$ of retail floor space. 414$m^2$ equates to 0.828 ETs.
- 0.5 ET per 2-bedroom apartment. 1 2-bedroom apartment equates to 0.5 ETs.
- 0.67 ET per 3-bedroom apartment. 1 3-bedroom apartment equates to 0.67 ETs.
- 0.3 per room in a hotel (AS04). 6 hotel rooms equates to 1.8 ETs.

The existing ET for this site is therefore 9.25 ET.

The supplement suggests the following allowances for the development;

- 0.005 ETs per m2 of café floor space. 200m2 equates to 1 ET
- 0.004 ETs per m2 of office floor space. 1850m2 equates to 7.5 ETs
- 0.002 ETs per m2 of retail floor space. 330m2 equates to 1 ET
- 0.33 ETs per 1 bedroom apartment. 45 apartments equates to 15 ETs.
- 0.5 ETs per 2 bedroom apartment. 3 apartments equates to 1.5 ETs.
- 0.4 ETs per fixture for public amenities. 7 WCs equates to 2.8 ETs.

The design ET for this development is there for 28.8 ET.

For developments under 100 ET, the Probable Simultaneous Demand (PSD) method, outlined in AS3500.1 Plumbing and Drainage – Part 1: Water Services, should 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 29 ETs, a minimum flow rate of 3.32 L/s should be used.

A combined fire hydrant and fire sprinkler supply of 40L/s is required in addition to the domestic supply.

### 2.3. Sizing

Based on the pressure head drop of approximately 8m from the existing DN100 main on Frederick Street given by TasWater. The 8m pressure head drop section of table C.1 of AS3500.1 has been used with an index length of 45m to the last junction, a DN50 meter will be sufficient.

A DN150 bypass fire main will be incorporated into the meter arrangement utilising dual DN100 off takes from TasWater's Dn100 main in Frederick Street (subject to approval).

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Attachment 11.1.2 DA0509/2025 - 100 and 103-109 Wellington Street Launceston - Documents to be approved St
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## 3. SEWER INFRASTRUCTURE

### 3.1. Sewer Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 251037 (Appendix A).

The site is currently serviced by two standard DN100 lot connections into the existing TasWater DN300 cast iron main which runs along Wellington Street as well as a combined connection to the DN150 clay main that runs up the laneway off Frederick Street. It is proposed to remove the existing lot connections. A new standard lot connection will be provided for the lot, refer below for size.

### 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 x EP and
- Peak dry weather flow (PDWF) = d x ADWF

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

The existing ET for the site considers the following allowances as per the supplement;

- 0.006 ETs per $m^2$ of office floor space. 1362.9$m^2$ equates to 8.18 ETs.
- 0.003 ETs per $m^2$ of retail floor space. 414$m^2$ equates to 1.24 ETs.
- 0.75 ET per 2-bedroom apartment. 1 2-bedroom apartment equates to 0.75 ETs.
- 1 ET per 3-bedroom apartment. 1 3-bedroom apartment equates to 1 ETs.
- 0.45 per room in a hotel (AS04). 6 hotel rooms equates to 2.7 ETs

The existing ET for this site is therefore 13.9 ETs.

The supplement suggests the following allowances for the development;

- 0.008 ETs per m2 of café floor space. 200m2 equates to 1.5 ET
- 0.006 ETs per m2 of office floor space. 1850m2 equates to 11 ETs
- 0.003 ETs per m2 of retail floor space. 330m2 equates to 1 ET
- 0.5 ETs per 1 bedroom apartment. 45 apartments equates to 22.5 ETs.
- 0.75 ETs per 2 bedroom apartment. 3 apartments equates to 2.5 ETs.
- 0.6 ETs per fixture for public amenities. 7 fixtures equates to 4.2 ETs.

The design ET for this development is there for 42.7 ET.

From WSA, EP = Equivalent population = ET x 3.0 = 128.1

ADWF = 0.0021 x 128.1 = 0.269 L/s

d = 9

Thus, PDWF = 2.42 L/s

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

Peak day usage = 450L/day x 42.7 = **19.2kL/day**.

### 3.3. Sizing

From WSA 02, for sewer lines on grads of 1.67% or higher, the maximum ET for a DN150 is 374. Thus, we propose a DN150 lot connection for this development.

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## 4. STORMWATER MANAGEMENT

### 4.1. Stormwater Introduction

This report should be read in conjunction with the Development Application drawings prepared by Collective Consulting project number, 251037 (Appendix A).

The stormwater drainage system on the development application documents in Appendix A, has been prepared with reference to the State Stormwater Policy. The purpose of this report is to supplement the afore mentioned documents to show compliance with the council and state policies and to ensure that the councils' downstream infrastructure and adjacent properties will not be negatively affected by the development.

The following items have been used in the preliminary design: -

### 4.2. Design Storm Events and Climate Effects

- Major Design Storm Event, 1% AEP
- Minor Design Storm Event, 5% AEP

### 4.3. Stormwater Quality Targets

This development meets the exemption in Clause 2.1 of the State Stormwater Policy. As such no stormwater treatment trains are required for this development.

### 4.4. Onsite Stormwater Detention

The onsite stormwater detention has been assessed based on restricting the site stormwater discharge from the site to the predevelopment levels for, the minor and major storm events.

#### Pre-development Hydrology

The site is a 1670m2 commercial site. The site in its predevelopment state consists of nine buildings and hotmix hardstands and is fully impervious. It has a time of concentration of approximately 6 minutes.

The pre-development discharge rate for the 5% AEP storm event is 19.6 L/s and for the 1% AEP storm event is 57.9 L/s (refer to calculations in Appendix B).

#### Post-development Hydrology

The site is to be developed in to a split residential and commercial development that incorporates the construction a café, office spaces, retail shop front and 48 apartments across six levels. The below table shows pervious and impervious areas of the site for both the pre-developed and post developed scenarios.

| TYPE / LOCATION | PRE-DEVELOPMENT AREA | POST-DEVELOPMENT AREA |
|---|---|---|
| Buildings | 1,190m$^2$ | 1620m$^2$ |
| Concrete Hardstand | 480m$^2$ | 50m$^2$ |
| Landscaping | 0m$^2$ | 0m$^2$ |
| Total Impervious Area | 1670m$^2$ | 1670m$^2$ |

### 4.5. Calculation of On-Site Detention Requirements

It has been deemed that stormwater detention is not required for this development as the total site impervious area will not change following the development and thus the stormwater runoff from the site will not increase.

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## 5. CONCLUSION

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 affects on the public drainage and water reticulation infrastructure.

New lot connections for water reticulation (DN100 fire and DN50 domestic), sewer drainage (DN150) and stormwater drainage (DN150), are required and will be installed to the local authority standards and requirements.

It has been determined that stormwater detention and treatment is not required for this development.

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## 6. APPENDICES

6.1. Appendix A – Collective Consulting Drawings 231070-C

6.2. Appendix B – Stormwater Discharge

6.3. Appendix C – MUSIC Extract

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CLIENT / ARCHITECT:

# PHILP LIGHTON ARCHITECTS

PROJECT DETAILS:

# LAUNCESTON CITY MISSION - COMMUNITY SERVICES PRECINCT
# 48 FREDERICK STREET, LAUNCESTON

PROJECT No:

## 251037

DISCIPLINE:

## CIVIL

DRAWINGS:

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

PRELIMINARY INFORMATION

| REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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CLIENT / ARCHITECT:
**PHILP LIGHTON ARCHITECTS**

PROJECT DETAILS:
**LAUNCESTON CITY MISSION**
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

DRAWING TITLE:
**COVER SHEET**

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|---|---|---|---|---|---|---|---|---|
| - | - | - | - | | - | 251037 | COV | B |

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## 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 (WSAA) 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 SURVEY 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. TENDERER IS 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;
- NIL

**7 // LINETYPE LEGEND**

| Line | Description |
|---|---|
| eCOM | EXISTING COMMUNICATIONS LINE - CONFIRM EXACT LOCATION |
| COM | PROPOSED COMMUNICATIONS LINE |
| eFM | EXISTING FIRE WATER LINE / MAIN - CONFIRM EXACT LOCATION |
| FM | PROPOSED FIRE WATER LINE / MAIN |
| eGAS | EXISTING GAS LINE / MAIN - CONFIRM EXACT LOCATION |
| GAS | NEW GAS LINE / MAIN |
| ePWR | EXISTING POWER LINE - CONFIRM EXACT LOCATION |
| PWR | PROPOSED POWER LINE |
| eS | EXISTING SEWER SERVICE LINE / MAIN - CONFIRM EXACT LOCATION |
| S | PROPOSED SEWER SERVICE LINE / MAIN |
| | EXISTING SEWER RISING MAIN - CONFIRM EXACT LOCATION |
| S-RM | PROPOSED SEWER RISING MAIN |
| eSW | EXISTING STORMWATER LINE / MAIN - CONFIRM EXACT LOCATION |
| SW | PROPOSED STORMWATER LINE / MAIN |
| eSW-RM | EXISTING STORMWATER RISING MAIN - CONFIRM EXACT LOCATION |
| SW-RM | PROPOSED STORMWATER RISING MAIN |
| eAG | EXISTING AGRICULTURAL DRAIN (AG DRAIN) |
| AG | PROPOSED SLOTTED AGRICULTURAL DRAIN (AG DRAIN) |
| eW | EXISTING WATER SERVICE LINE / MAIN - CONFIRM EXACT LOCATION |
| W | PROPOSED WATER SERVICE LINE / MAIN |
| | PROPOSED VEE DRAIN - REFER SECTIONS AND DETAILS |
| | EXISTING SERVICE LINE / MAIN TO BE DEMOLISHED |
| | EXISTING SURFACE / STRUCTURE TO BE DEMOLISHED |
| | TITLE BOUNDARY |
| | DRAINAGE 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 NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.
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, TASGAS, TASWATER AND COUNCIL INFRASTRUCTURE (IE SEWER, STORMWATER, WATER ETC.) IN THE AREA OF NEW WORKS. CONFIRM LOCATIONS USING CABLE LOCATORS, POT HOLING, SUCTION 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. ANY CLASHES WITH DESIGNED INFRASTRUCTURE ON THE FOLLOWING DESIGN DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.
B. ALL EXISTING INFRASTRUCURE 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 'SAFETY 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, CONSTRUCTOR, 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

**1 // GENERAL**

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 SUIT 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 DISUSED DRAINAGE SERVICES TO SATISFACTION OF ENGINEER, LOCAL AUTHORITIES AND IN ACCORDANCE WITH AS3500.
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: | |
| SURVEY REFERENCE NUMBER: | |
| SURVEY DATE: | |
| SITE LOCATION: | |
| COORDINATION SYSTEM: | |
| LEVEL DATUM: | |
| SERVICE MARKER: | |

## 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 BUILDING/S, CIVIL WORKS AND ANY OTHER COMPONENT.
C. COLLECTIVE CONSULTING TAKE NO RESPONSIBILITY FOR THE SETOUT OF BUILDING/S, CIVIL WORKS AND ANY OTHER COMPONENT.
D. REFER ARCH. FOR SETOUT OF ALL BUILDING/S 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 SURVEY LEVELS, WHICH ARE IN METRES.

## EARTHWORKS

**1 // GENERAL**

A. GENERAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE SPECIFICATION, THE CURRENT EDITION OF THE SAA CODE FOR EARTHWORKS, AS3798, THE NCC, SAFE WORK AUSTRALIA CODE OF PRACTICE FOR EXCAVATION WORK, TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFEREED TO THEREIN.
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 1 TESTING |
| BACKFILLING OF SERVICE TRENCHES | LEVEL 1 TESTING |
| FILLS | LEVEL 1 TESTING |
| PAVEMENTS | LEVEL 1 TESTING |

CERTIFICATION OF THESE ELEMENTS ARE TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION.

**3 // AREAS OF CUT**

A. STRIP EXISTING TOP SOIL, VEGETATION, HARD SURFACES AND OTHER MATERIAL TO SUBGRADE LEVEL.
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 98% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

**4 // AREAS OF FILL**

A. STRIP EXISTING TOP SOIL, VEGETATION, HARD SURFACES AND OTHER MATERIAL TO SUBGRADE LEVEL.
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 98% STANDARD DRY DENSITY UNDER BUILDINGS
- 98% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

C. PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE.

**5 // 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 RE-COVERS ANY DISTURBED AREAS WITH TOPSOIL AS QUICKLY AS POSSIBLE AFTER BULK EARTHWORKS ARE COMPLETED, TO PREVENT SOIL DISPERSION.

**2 // SOIL EROSION CONTROL**

A. CONTRACTOR TO ALLOW TO;
A.1. LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATED AREAS AS MUCH AS POSSIBLE
A.2. DIVERT UP-SLOPE WATER WHERE PRACTICAL
A.3. INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORMWATER SYSTEM
A.4. WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORMWATER SYSTEM OR NATURAL DRAINAGE LINES
A.5. PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
A.6. LEAVE AND MAINTAIN VEGETATED FOOTPATHS
A.7. STORE ALL HARD WASTE AND LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY AND WASHED INTO THE STORMWATER SYSTEMS
A.8. RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS

**3 // NRM GUIDELINES**

A. CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FOLLOWING FACT SHEETS;
FACT SHEET 1:
SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
FACT SHEET 2:
SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
FACT SHEET 5: MINIMISE SOIL DISTURBANCE
FACT SHEET 6: PRESERVE VEGETATION
FACT SHEET 7: DIVERT UP-SLOPE WATER
FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
FACT SHEET 11:
SCOUR PROTECTION - STORMWATER PIPE OUTFALLS & CHECK DAMS
FACT SHEET 12: STABILISED SITE ACCESS
FACT SHEET 13: WHEEL WASH
FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
FACT SHEET 15: PROTECTION OF STORMWATER PITS
FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
FACT SHEET 17: SEDIMENT BASINS
FACT SHEET 18: DUST CONTROL
FACT SHEET 19: SITE RE-VEGETATION

## 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 DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND THE WORKS SUPERVISOR / INSPECTOR.

**2 // INSPECTIONS**

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT.
B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:

| REQUIRED SITE INSPECTIONS: |
|---|
| SUBGRADE PREPARATION |
| SUBBASE FOR ROADS, CARPARKS AND KERBS |
| FINAL TRIM PRIOR TO PLACING KERBS |
| FINAL TRIM PRIOR TO SEALING |

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 IN ACCORDANCE WITH DSG SPEC. SECTION 173 - EXAMINATION AND TESTING OF MATERIALS AND WORK (ROADWORKS).

**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 TSD-R14-v3 TO TSD-R18-v3.

**6 // FOOTPATHS**

A. CONSTRUCT FOOTPATHS (INCLUDING EXPANSION JOINTS, CONTROL JOINTS, WEAKENED PLANE JOINTS, ETC.) IN ACCORDANCE WITH LGAT STANDARD DRAWING TSD-R11-v3.

**7 // LANDSCAPE / STREET FURNITURE**

A. LANDSCAPE AND STREET FURNITURE DESIGN AND DETAILING BY OTHERS.

**8 // ROAD RESERVE WORKS**

A. ALL WORKS IN (OR REQUIRING OCCUPATION) IN 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 SPACE/S AND LINE MARKING TO BE IN ACCORDANCE WITH AS2890.
D. ACCESS CAR PARKING SPACE/S, SIGNAGE. SHARED AREA, BOLLARD AND LINE MARKING TO BE IN ACCORDANCE AS2890.6.
E. ALL LINE MARKING TO BE WITH DULUX ROADMASTER (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) & AUSTROADS FOR 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;
A.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.
A.2. COMPACT THE CLEARED SOIL SURFACE TO NOT LESS THAN 95% OF IT'S STANDARD MAXIMUM DRY DENSITY (AS3798).
A.3. PLACE THE FILL IN LAYERS NOT EXCEEDING 200MM THICKNESS AND COMPACT EACH LAYER TO NOT LESS THAN 95% OF IT'S STANDARD MAXIMUM DRY DENSITY (AS3798).
A.4. BRING THE COMPACTED FILL LEVEL UP TO A HEIGHT OF AT LEAST 300MM ABOVE THE DESIGN LEVEL OF THE TOP OF THE PIPE.
A.5. PLACE THE REMAINDER OF THE FILL IN LAYERS NOT EXCEEDING 300MM THICKNESS AND COMPACT EACH LAYER TO NOT LESS THAN 95% OF IT'S STANDARD MAXIMUM DRY DENSITY (AS3798).
B. NOTE THAT ALL EARTHWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS3798.

## 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 (WSAA) 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 & CERTIFICATE OF COMPLETION.
B. ON-SITE TESTING IS TO BE CARRIED OUT DURING ESTABLISHMENT AND PRIOR TO COMMENCEMENT OF NEW WORKS. PROVIDE LATENT CONDITIONS REPORT TO ENGINEER FOR PRICING. THIS REPORT IS TO IDENTIFY INFRASTRUCTURE UPGRADE WORKS AT THE FRONT END OF THE PROJECT.
C. NO VARIATION WILL BE PAID FOR LATENT PLUMBING CONDITIONS THAT HAVE NOT BEEN IDENTIFIED DURING THE ON-SITE TESTING & LATENT CONDITIONS REPORT.
D. THESE WORKS ARE TO BE INCLUDED IN CONTRACTORS TENDER AS AGREED WITH SUPERINTENDENT.
E. LOCATE EXISTING INFRASTRUCTURE USING CABLE LOCATORS, POT HOLING, SUCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.

**2 // COMPLIANCE WORKS**

A. CONTRACTORS ARE TO COMPLETE THE FOLLOWING WORK:
A.1. FLOW TEST ALL EXTERNAL & INTERNAL FIRE HYDRANTS FOR COMPLIANCE WITH AS 2419.1. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
A.2. FLOW TEST ALL FIRE HOSE REELS FOR COMPLIANCE WITH AS1851.9. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
A.3. UPGRADE FIRE HOSE REEL & HYDRANTS TO ACHIEVE COMPLIANCE WITH CURRENT STANDARDS TO ALLOW ISSUE OF CERTIFICATE OF OCCUPANCY & COMPLETION.
A.4. PRESSURE TEST & DIE TEST EXISTING SEWER SYSTEM PRIOR TO COMMENCING WORKS & CHECK FOR LEAKS OR DEFECTS. MAKE 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 AS3500.3.
C. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND LOCAL COUNCIL'S WORKS SUPERVISOR / INSPECTOR.

**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 SECTION FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
C. ONCE DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED, CONTRACTORS SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

**3 // MANHOLES (MH)**

A. MANHOLES ARE TO BE Ø1050 ID (U.N.O.) PRECAST CONCRETE, INSTALLED IN ACCORDANCE WITH WSAA STANDARDS.
B. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS (U.N.O).
C. ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS (U.N.O.).
D. ALL MANHOLES ARE TO HAVE A 5m LENGTH OF Ø75mm MIN. AGRICULTURAL DRAIN CONNECTED TO MANHOLE AND LAID 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.

**6 // INSPECTIONS**

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT - LIAISE 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 BEDDING |
| 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.

**7 // 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.

**8 // REDUNDANT PIPEWORK**

A. FILL ALL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC.1 - 0.5-2.0 MPA), U.N.O

## SEWER INFRASTRUCTURE

**1 // GENERAL**

A. ALL SEWER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE WSAA 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 TASWATER SUPPLEMENT.
B. TASWATER APPROVED PRODUCTS CAN BE FOUND AT THE FOLLOWING WEBSITE:
https://mrwa.com.au/Pages/Products.aspx
C. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND TASWATER FIELD SERVICES OFFICER.

**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 SECTION FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
C. ONCE DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED, CONTRACTORS SHALL CCTV ALL PIPES AND SUBMIT FOOTAGE TO TASWATER FOR APPROVAL.

**3 // SEWER MAIN CONNECTIONS**

A. ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER SEWER INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO SEWER MAINS AND MANHOLES, ARE TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.
B. INSTALL PROPERTY SEWER CONNECTIONS (STANDARD OR SLOPED) WITH A SURFACE INSPECTION OPENING (IO) NOM. 1.0m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSAA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA (MRWA) VERSION 2.0.

**4 // MANHOLES (MH)**

A. MANHOLES ARE TO BE Ø1050 ID (U.N.O.) PRECAST CONCRETE, INSTALLED IN ACCORDANCE WITH WSAA STANDARDS.
B. CONSTRUCTION AND INSTALLATION OF ALL MANHOLES AND MANHOLE COVERS TO BE IN ACCORDANCE WITH THE WSAA 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 TASWATER SUPPLEMENT.
C. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS (U.N.O).
D. ALL MANHOLES IN NON-TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS (U.N.O.).
E. BENCHING TO BE FULL DEPTH OF PIPE DIA. AS PER DETAILS IN WSAA 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 TASWATER SUPPLEMENT.

**5 // TRENCHING AND BACKFILLING**

A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND TASWATER STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
B. CEMENT STABILISED EMBEDMENT:
FOR SEWER MAINS, INA CCORDANCE WITH MRWA SEWERAGE STANDARDS DRAWING RWA-S AND AS AMENDED BY THE TASWATER SUPPLEMENT.

**6 // INSPECTIONS**

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT - LIAISE WITH TASWATER.
B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:

| REQUIRED SITE INSPECTIONS: |
|---|
| PIPEWORK BEDDING |
| INSTALLED PIPE PRIOR TO BACKFILLING |
| BACKFILLING |

C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY TASWATER 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 TASWATER.
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 PC.1 - 0.5-2.0 MPa), U.N.O.

## WATER RETICULATION INFRASTRUCTURE

**1 // GENERAL**

A. ALL WATER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE FOLLOWING:
A.1. WSAA 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 TASWATER SUPPLEMENT.
A.2. TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES.
A.3. WATER METERING POLICY / METERING GUIDELINES.
A.4. TASWATER'S STANDARD DRAWINGS TWS-W-0003 SERIES - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY.
A.5. BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1.
B. ANY DEPARTURE FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND TASWATER'S FIELD SERVICES OFFICER.

**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 SECTION 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 ACCRORDANCE WITH AS2419.
B. FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARD MARKERS AS REQUIRED BY THE LOCAL AUTHORITY.

**4 // THRUST AND ANCHOR BLOCKS**

A. THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASWATER STANDARDS.

**5 // TRENCHING AND BACKFILLING**

A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND TASWATER STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
B. CEMENT STABILISED EMBEDMENT:
B.1. THE LATEST VERSION OF DRAWING MRWA-W-208 (REV 3) INCLUDES TABLE 208_A WITH NOTE G INDICATING THAT WHEN TRENCHSTOPS OR BULKHEADS ARE USED (GRADES GREATER THAN 5%) CEMENT STABILISED EMBEDMENT MUST BE USED. THIS IS NOT TASWATER'S PREFERRED STANDARD.
B.2. FOR PIPES UP TO 10% GRADE TASWATER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2). IE PIPES UP TO 10% GRADE DO NOT REQUIRE CEMENT STABILISED EMBEDMENT UNLESS THE CONDITIONS OF NOTE H APPLY - 'WHEN SOCKETED MAINS ARE LAID AT >5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEDMENT SHALL BE USED...'
B.3. FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 REV 3 REMAINS VALID.
B.4. THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEDMENT SHALL BE ADOPTED NOTING THAT THE REQUIREMENT IDENTIFIED IN THE THIRD DOT POINT FOR TYPE B IN THE NOTES REGARDING TABLE 203-A SHALL BE AMENDED TO READ 'WHERE WATER MAIN GRADE >10%'.
B.5. FURTHER TO THIS IT SHOULD BE NOTED THAT MOST WATER MAINS ARE LIKELY TO REQUIRE A TYPE A EMBEDMENT SYSTEM. THE VARIOUS MATERIALS AVAILABLE FOR THIS SYSTEM ARE IDENTIFIED IN TABLE 203-B.

**6 // INSPECTIONS**

A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT - LIAISE 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 BEDDING |
| INSTALLED PIPE PRIOR TO BACKFILLING |
| BACKFILLING |

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

**7 // PIPE CLEANING - 'DISINFECTION'**

A. THE CONTRACTOR IS TO ALLOW TO CLEANSE WATER MAINS BY FLUSHING WITH SODIUM HYPOCHLORITE (OR SIMILAR), AS DIRECTED BY THE LOCAL AUTHORITY.

**8 // AS CONSTRUCTED DRAWINGS**

A. THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING 'AS INSTALLED' DRAWINGS TO THE STANDARD REQUIRED BY TASWATER.
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.

**9 // PROPERTY WATER CONNECTIONS**

A. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110, MRWA-W-111 AND TASWATER TW-W-0002 SERIES STANDARD DRAWINGS.
A. UNLESS NOTED OTHERWISE, PROPERTY WATER CONNECTIONS SHALL BE DN25 (Ø20 ID) HDPE (PE100) SDR 11 PN16 PIPES. WHERE INSTALLED UNDER ROADS, PIPES SHALL BE SLEEVED IN DN100 SN4 PIPES, FITTED WITH TRACE AND TIGHT FITTING RUBBER WRAPS AT 2M MAX. CENTRES TO PREVENT WATER HAMMER.

**10 // WATER MAINS CONNECTIONS**

A. ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASWATER WATER INFRASTRUCTURE ARE TO BE COMPLETED BY TASWATER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.

**11 // MINIMUM COVER**

A. MINIMUM COVER FOR WATER LINES ARE TO BE:

| CONDITIONS / POSITION: | MINIMUM COVER: |
|---|---|
| UNDER ROADWAYS AND VEHICLE CROSSOVERS (EXCLUDING MAJOR ROADWAYS) | 750mm |
| RESIDENTIAL LAND | 450mm |
| NON-RESIDENTIAL LAND | 600mm |

**12 // TASWATER APPLICATIONS AND SIGN-OFF**

A. THE CONTRACTOR IS RESPONSIBLE FOR LODGING ALL FURTHER APPLICATIONS FOR THE CONNECTION OR DISCONNECTION OF ANY LIVE TAPPINGS, PROPERTY CONNECTIONS, ETC.
B. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL FINAL SIGN OFF BY TASWATER.

PLANNING EXHIBITED DOCUMENTS
Ref. No: DA 0509/2025
Date advertised: 07/01/2026
Planning Administration
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PRELIMINARY INFORMATION

THESE DRAWINGS ARE TO BE PRINTED AND READ IN COLOUR.
A FULL SIZED PRINTED COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS AND SUB-CONSULTANTS COMPLETING THE WORKS.

| REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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PROJECT DETAILS:
**LAUNCESTON CITY MISSION COMMUNITY SERVICE PRECINCT 48 FREDERICK STREET, LAUNCESTON**

DRAWING TITLE:
**CIVIL NOTES**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: | SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
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|---|---|---|---|
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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CLIENT / ARCHITECT:
**PHILP LIGHTON ARCHITECTS**

PROJECT DETAILS:
**LAUNCESTON CITY MISSION**
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
|---|---|---|---|---|
| - | - | - | - | |

DRAWING TITLE:
**OVERALL SITE PLAN**

| SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|---|---|---|---|
| 1:500 | 251037 | C100 | B |

Document Set ID: 5320898
Version: 2, Version Date: 08/02/2026

**EXISTING SITE / DEMOLITION NOTES:**

1. THE FOLLOWING IS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING C001.
2. LOCATE ALL EXISTING UNDERGROUND INFRASTRUCTURE PRIOR TO COMMENCING ANY SITE AND DEMOLITION WORKS. REFER 'EXISTING INFRASTRUCTURE' NOTES ON DRAWING C001 FOR METHODS.
3. ANY CLASHES WITH DESIGNED INFRASTRUCTURE ON THE FOLLOWING DESIGN DRAWINGS ARE TO BE REPORTED TO DESIGN ENGINEER FOR DIRECTION.
4. ALL EXISTING INFRASTRUCURE IS TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING INFRASTRUCTURES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR REQUIRED DEMOLITIONS, REMOVALS AND RELOCATIONS TO SUIT NEW WORKS. REFER 'DEMOLITION WORKS' NOTES ON DRAWING C001.
6. CAP, TERMINATE AND REMOVE REDUNDANT DISUSED DRAINAGE SERVICES TO SATISFACTION OF ENGINEER, LOCAL AUTHORITIES AND IN ACCORDANCE WITH AS3500.
7. TRENCHES WHERE SERVICES ARE REMOVED ARE TO BE FILLED WITH AN APPROVED COMPACTED MATERIAL AND TO ENGINEERS COMPACTION SPECIFICATIONS. MATCH AND MAKE GOOD EXISTING SURFACES TO MATCH EXISTING SURROUNDINGS.
8. CONTRACTOR TO ALLOW TO MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION WORKS TO SUPERINTENDENT / PRINCIPAL SATISFACTION.

**EXISTING SITE LEGEND:**

| | |
|---|---|
| CL | COVER LEVEL |
| e / EXTG | EXISTING ITEM / ELEMENT |
| eBK | EXISTING BARRIER KERB |
| eDC | EXISTING DRIVABLE CULVERT |
| eEP | EXISTING ELECTRICAL / COMMS PIT |
| eET | EXISTING ELECTRICAL TURRET |
| eFP | EXISTING FIRE PLUG |
| eGP | EXISTING GRATED / GULLY PIT |
| eHW | EXISTING HEADWALL |
| eKC | EXISTING KERB AND CHANNEL |
| eLC | EXISTING LOT CONNECTION POINT |
| eLP | EXISTING LIGHT POLE |
| eMH | EXISTING MANHOLE |
| ePOLE | EXISTING ELECTRICAL / COMMS POLE |
| ePP | EXISTING POWER / LIGHT POLE |
| ePT | EXISTING POWER TURRET |
| eSEP | EXISTING SIDE ENTRY PIT |
| eSIGN | EXISTING SIGN |
| eSV | EXISTING STOP / SWITCH VALVE |
| eTP | EXISTING TELSTRA PIT |
| IL | INVERT LEVEL |
| S | SEWER |
| SW | STORMWATER |
| W | WATER |

**EXISTING STORMWATER PIPE SCHEDULE**

| MARK | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
|---|---|---|
| eSW-1 | DN300 | BLACKMAX |
| | | |
| | | |

**EXISTING SEWER PIPE SCHEDULE**

| MARK | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
|---|---|---|
| eS-1 | DN150 | ePVC |
| | | |
| | | |

**EXISTING WATER MAIN SCHEDULE**

| MARK | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
|---|---|---|
| eW-1 | DN100 | PVC-O |
| | | |
| | | |

**DEMOLITION LEGEND:**

- D1 — DEMOLISH EXTG BUILDINGS (INCLUDING ROOFS, WALLS, FLOORS, FOOTINGS, ETC.) CAP AND TERMINATE REDUNDANT INFRASTRUCTURE CLEAR OF NEW WORKS READ IN CONJUNCTION WITH ARCH. DEMOLITION PLANS - ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS AND EXTG SURFACES AND PREPARE FOR NEW WORKS
- D? — DEMOLISH AND REMOVE EXTG CONC. HARDSTANDS (INCLUDING KERBS, OTHER SURFACES, ETC.) READ IN CONJUNCTION WITH ARCH. DEMOLITION PLANS - ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS AND EXTG SURFACES AND PREPARE FOR NEW WORKS
- D? — DEMOLISH AND REMOVE EXTG HOTMIX HARDSTANDS (INCLUDING KERBS, OTHER SURFACES, ETC.) READ IN CONJUNCTION WITH ARCH. DEMOLITION PLANS - ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS AND EXTG SURFACES AND PREPARE FOR NEW WORKS
- D? — DEMOLISH AND REMOVE EXTG CONC. KERBS READ IN CONJUNCTION WITH ARCH. DEMOLITION PLANS - ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS AND EXTG SURFACES AND PREPARE FOR NEW WORKS
- D? — DEMOLISH AND REMOVE EXTG LANDSCAPING / PLANTING / SOFT AREAS / ETC. READ IN CONJUNCTION WITH ARCH. DEMOLITION PLANS MAKE GOOD AREAS AND EXTG SURFACES AND PREPARE FOR NEW WORKS
- D? — DEMOLISH AND REMOVE EXTG FENCING / SCREENING / ETC. TO EXTENT SHOWN READ IN CONJUNCTION WITH ARCH. DEMOLITION PLANS MAKE GOOD AREAS AND EXTG SURFACES AND PREPARE FOR NEW WORKS
- S? — DEMOLISH AND REMOVE EXISTING SEWER INFRASTRUCTURE AND ASSOCIATED PIPEWORK ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS ADJACENT AND PREPARE FOR NEW WORKS
- S? — DEMOLISH AND REMOVE EXISTING SEWER PIT / MANHOLE / ETC. ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS ADJACENT AND PREPARE FOR NEW WORKS
- S? — DECOMMISSION EXTG SEWER MAIN AND FILL WITH LOW STRENGTH FLOWABLE GROUT CONFIRM ALL CONNECTIONS HAVE BEEN TERMINATED PRIOR TO FILLING
- S1 — CAP AND TERMINATE EXISTING SEWER INFRASTRUCTURE AND ASSOCIATED PIPEWORK
- SW1 — DEMOLISH AND REMOVE EXISTING STORMWATER INFRASTRUCTURE AND ASSOCIATED PIPEWORK ALL WORKS TO A SAW CUT EDGE MAKE GOOD AREAS ADJACENT AND PREPARE FOR NEW WORKS
- SW? — CAP AND TERMINATE EXISTING STORMWATER INFRASTRUCTURE AND ASSOCIATED PIPEWORK
- SW? — BEFORE YOU DIG www.byda.com.au
- W? — DANGER OVERHEAD POWER LINES

| REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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PROJECT DETAILS:
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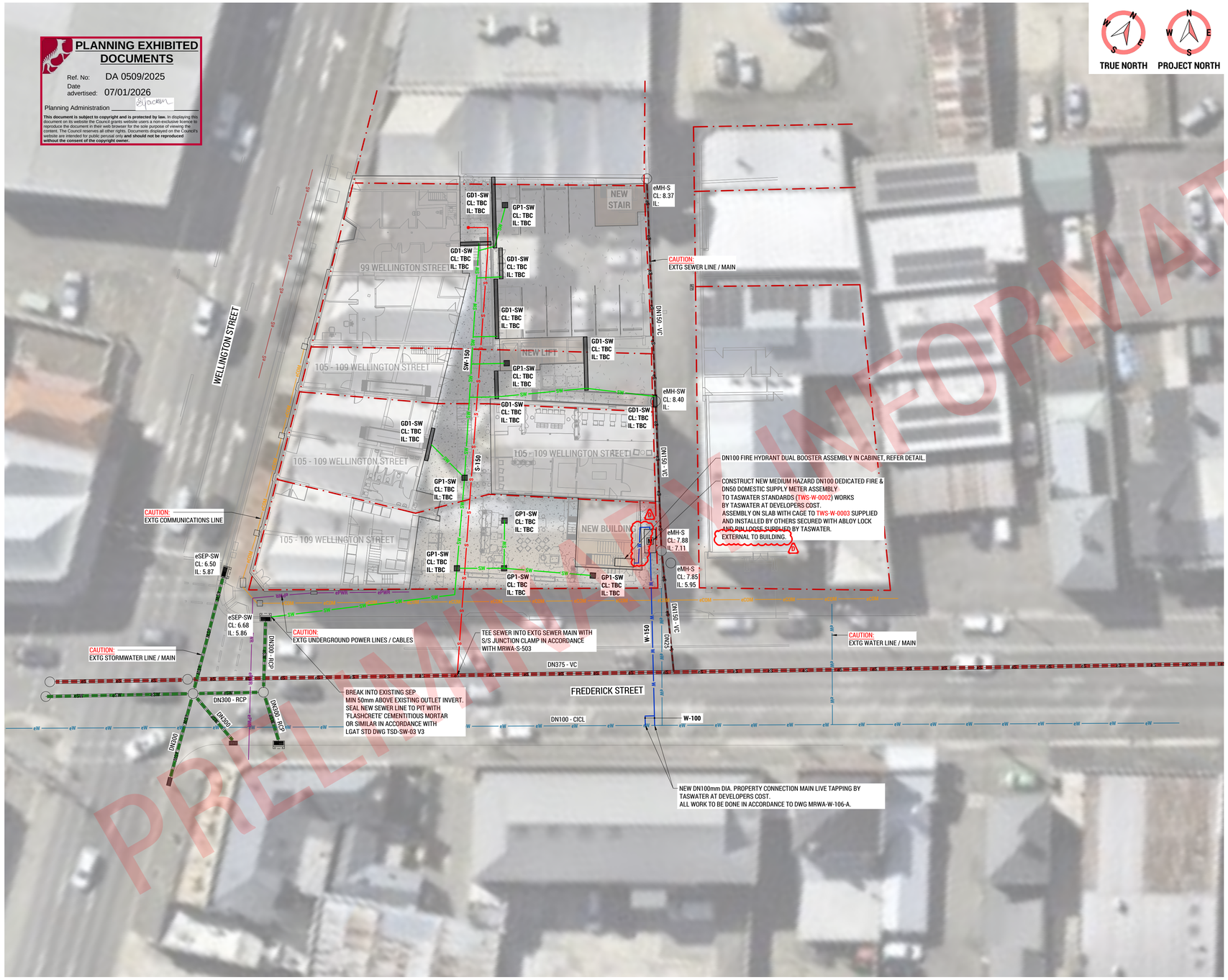
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
|---|---|---|---|---|
| - | - | - | - | |

DRAWING TITLE:
**EXISTING SITE / DEMOLITION PLAN**

| SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|---|---|---|---|
| 1:200 | 251037 | C101 | B |

Document Set ID: 5329898
Version: 2, Version Date: 09/02/2026




**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 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 SPEC'S.
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 |
| GD | 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 |
| GT | GREASE TRAP |
| HBC | HOSE BIB COCK |
| HW | HEADWALL - REFER LGAT STANDARD DRAWINGS TSD-SW17-v3 & TSD-SW18-v3 |
| IL | INVERT LEVEL |
| IO | INSPECTION OPENING - FINISHED TO SURFACE LEVEL |
| M | METER |
| MH | MANHOLE - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| ORG | OVERFLOW RELIEF GULLY |
| OS | OIL SEPARATOR |
| RL | REDUCED LEVEL |
| S | SEWER |
| SEP | SIDE 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 | | |
| | | |
| | | |

**STORMWATER PIPE SCHEDULE**

| MARK | PIPE SIZE | TYPE | CLASS | GRADE |
|---|---|---|---|---|
| SW-1 | | | | |
| | | | | |
| | | | | |

**STORMWATER DRAIN / PIT / MANHOLE SCHEDULE**

| MARK | SIZE | TYPE | ACCESSORIES |
|---|---|---|---|
| GD1-SW | | | |
| GP1-SW | | | |
| MH1-SW | | | |

**EXISTING SEWER PIPE SCHEDULE**

| MARK | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
|---|---|---|
| eS-1 | DN150 | ePVC |
| | | |
| | | |

**SEWER PIPE SCHEDULE**

| MARK | PIPE SIZE | TYPE | CLASS | GRADE |
|---|---|---|---|---|
| S-1 | | | | |
| | | | | |
| | | | | |

**SEWER PIT / MANHOLE SCHEDULE**

| MARK | SIZE | TYPE | ACCESSORIES |
|---|---|---|---|
| MH1-S | | | |
| | | | |
| | | | |

**EXISTING WATER MAIN SCHEDULE**

| MARK | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
|---|---|---|
| eW-1 | DN100 | PVC-O |
| | | |
| | | |

**WATER MAIN SCHEDULE**

| MARK | PIPE SIZE | TYPE |
|---|---|---|
| W-100 | DN100 | HDPE |
| W-150 | DN150 | HDPE |

**FIRE MAIN SCHEDULE**

| MARK | PIPE SIZE | TYPE |
|---|---|---|
| FM-1 | | |
| | | |
| | | |

| REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| D | TASWATER RFI | EJW | 01-12-25 |
| C | DEVELOPMENT APPLICATION | EJW | 12-11-25 |
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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PROJECT DETAILS:
**LAUNCESTON CITY MISSION**
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
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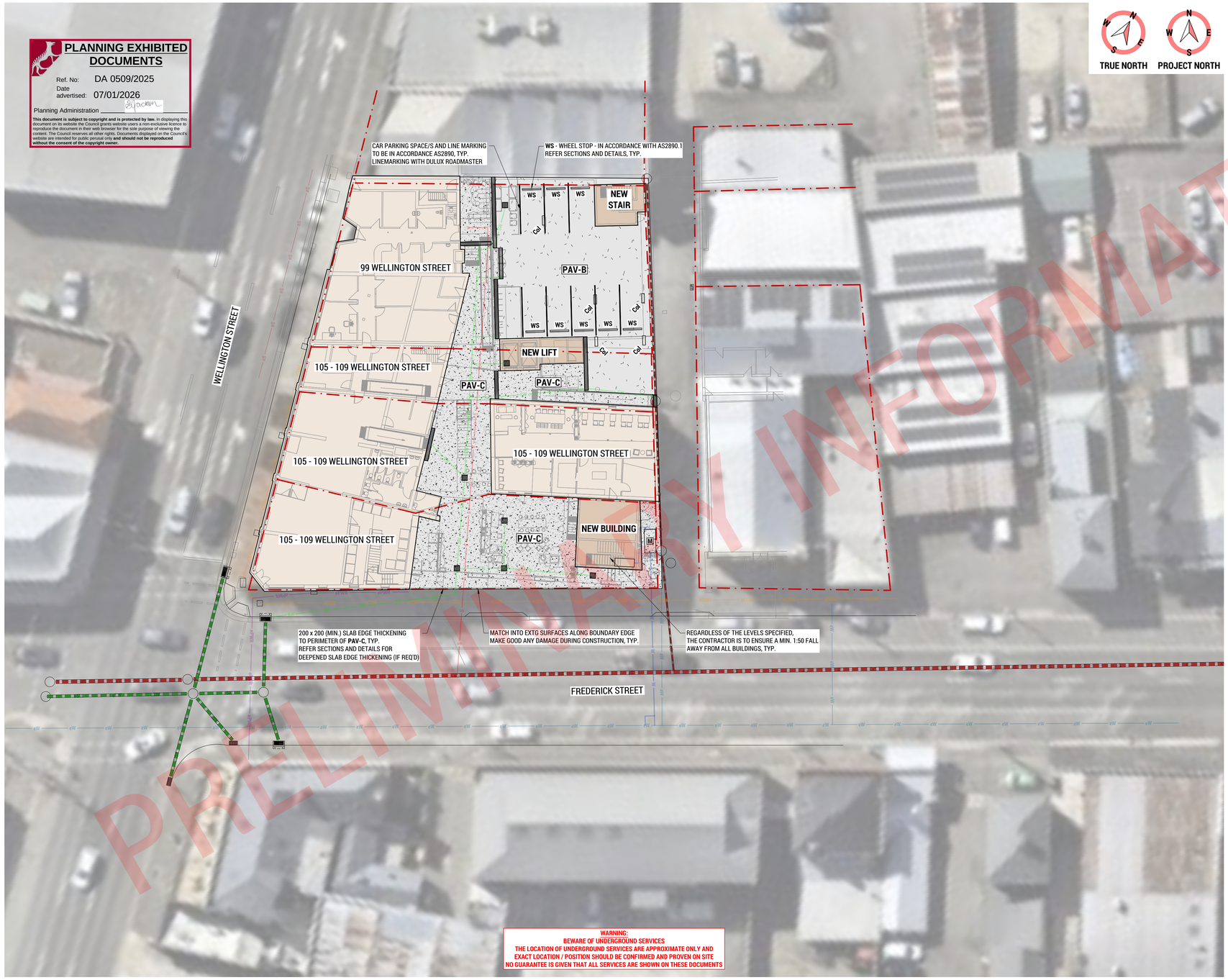
| - | - | - | - | |

DRAWING TITLE:
**INFRASTRUCTURE PLAN**

| SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|---|---|---|---|
| 1:100 | 251037 | C401 | D |

Document Set ID: 5320298
Version: 2, Version Date: 08/02/2026




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

**CIVIL WORKS LEGEND:**

| | |
|---|---|
| PAV-A | **PAV-A - HOTMIX - TRAFFICABLE** REFER SECTIONS AND DETAILS |
| PAV-B | **PAV-B - CONCRETE HARDSTAND - TRAFFICABLE** REFER SECTIONS AND DETAILS |
| PAV-C | **PAV-C - CONCRETE HARDSTAND - NON-TRAFFICABLE** REFER SECTIONS AND DETAILS |
| PAV-D | **PAV-D - CONCRETE HARDSTAND** REFER 'S' SERIES DRAWINGS |
| SURF-A | **SURF-A - LANDSCAPING / SOFT AREAS** 200mm MINIMUM GOOD QUALITY TOPSOIL (UNLESS SPECIFIED OTHERWISE BY ARCHITECT / LANDSCAPE ARCHITECT / PRINCIPAL) |
| **BK** | BARRIER KERB - REFER SECTIONS AND DETAILS |
| **Bol-A** | BOLLARD - ACCESS CAR PARKING SHARED AREA - REFER SECTIONS AND DETAILS |
| **Bol-R** | BOLLARD - REMOVABLE - REFER SECTIONS AND DETAILS |
| **Bol-S** | BOLLARD - SAFETY / BARRIER - REFER SECTIONS AND DETAILS |
| CL | COVER LEVEL |
| **CJ** | CONC. HARDSTAND CONTROL JOINT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| DN | NOMINAL PIPE DIAMETER - INTERNAL DIAMETER (U.N.O.) |
| **DP** | DOWNPIPE - AS SCHEDULED |
| e / EXTG | EXISTING ITEM / ELEMENT |
| **EJ** | CONC. HARDSTAND EXPANSION JOINT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| FFL | FINISHED FLOOR LEVEL |
| **FH** | FIRE HYDRANT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| **FK** | FLUSH KERB - REFER SECTIONS AND DETAILS |
| **FM** | FIRE MAIN SERVICE LINE |
| **FP** | FIRE PLUG |
| FSL | FINISHED SURFACE LEVEL |
| **GD** | 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 |
| **HW** | HEADWALL - REFER LGAT STANDARD DRAWINGS TSD-SW17-v3 & TSD-SW18-v3 |
| IL | INVERT LEVEL |
| **IO** | INSPECTION OPENING |
| **KC** | KERB AND CHANNEL - REFER SECTIONS AND DETAILS |
| **KCM** | KERB AND CHANNEL - MOUNTABLE - REFER SECTIONS AND DETAILS |
| **KCS** | KERB AND CHANNEL - SMALL - REFER SECTIONS AND DETAILS |
| **KCV** | KERB AND CHANNEL - VEHICULAR - REFER SECTIONS AND DETAILS |
| **M** | WATER METER - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| **ME** | MATCH EXISTING / MAKE GOOD TO PRINCIPAL SATISFACTION |
| **MH** | MANHOLE - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| NSL | NATURAL SURFACE LEVEL |
| **PED** | PEDESTRIAN ACCESS RAMP - REFER SECTIONS AND DETAILS |
| **PCBC** | PRECAST CONC. BOX CULVERT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| **RL** | REDUCED LEVEL |
| **RW** | RETAINING WALL - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| **S** | SEWER |
| **SC** | WORKS TO A SAWCUT EDGE - MAKE GOOD TO PRINCIPAL SATISFACTION |
| **SCJ** | CONC. HARDSTAND SAWCUT JOINT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| **SEP** | SIDE ENTRY PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| SL | SURFACE LEVEL |
| **SV** | STOP / SWITCH VALVE |
| **SW** | STORMWATER |
| TOK | TOP OF KERB |
| TOW | TOP OF WALL |
| **VC** | VEE CHANNEL - REFER SECTIONS AND DETAILS |
| **VD** | VEE DRAIN - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| **W** | WATER |
| **WS** | WHEEL STOP - IN ACCORDANCE WITH AS2890.1 - REFER SECTIONS AND DETAILS |

**CONC. HARDSTAND JOINT SCHEDULE**

| MARK | JOINT TYPE / DOWELS | DETAILS |
|---|---|---|
| CJ1 | CONTROL JOINT GALV. R12 -400, 400 LONG | CAST 150mm INTO 1ST POUR, GREASE OTHER END 200 DEEP CONNOLLY KEY JOINT + TEAR OFF CAPPING SEAL JOINT WITH SIKAFLEX PRO+ (OR EQUIVALENT) |
| EJ1 | EXPANSION JOINT GALV. R12 -400, 400 LONG | CHEMSET 150mm INTO 1ST POUR, GREASE OTHER END + INSTALL 10mm JOINTEX SEAL JOINT WITH SIKAFLEX PRO+ (OR EQUIVALENT) |
| SCJ | - | SAWCUT 1/4 OF SLAB DEPTH CUT WITHIN 24 HOURS OF POUR SEAL JOINT WITH SIKAFLEX PRO+ (OR EQUIVALENT) |

| REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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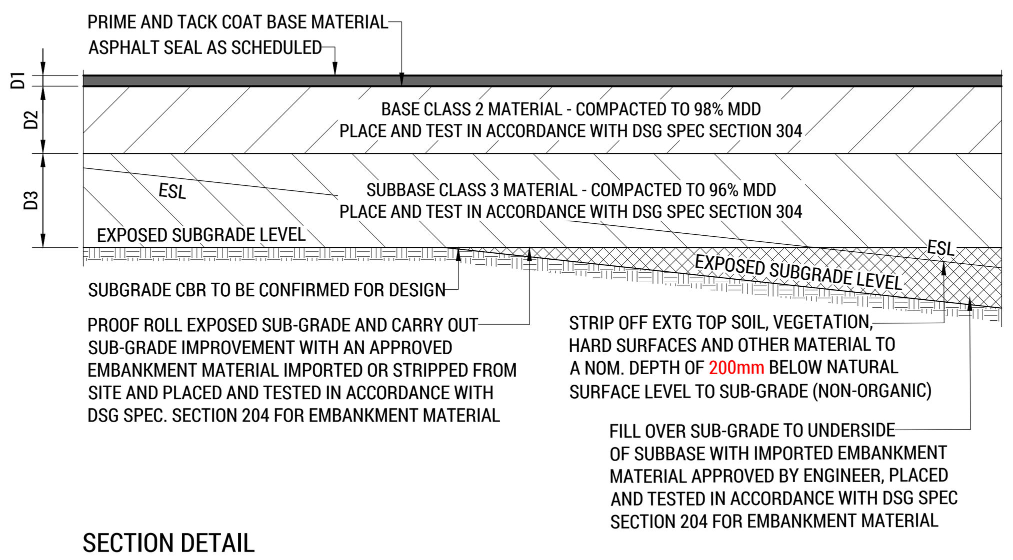
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
|---|---|---|---|---|
| - | - | - | - | |

DRAWING TITLE:
**CIVIL WORKS PLAN**

| SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|---|---|---|---|
| 1:100 | 251037 | C501 | B |

Document Set ID: 5320898
Version: 2, Version Date: 08/02/2025

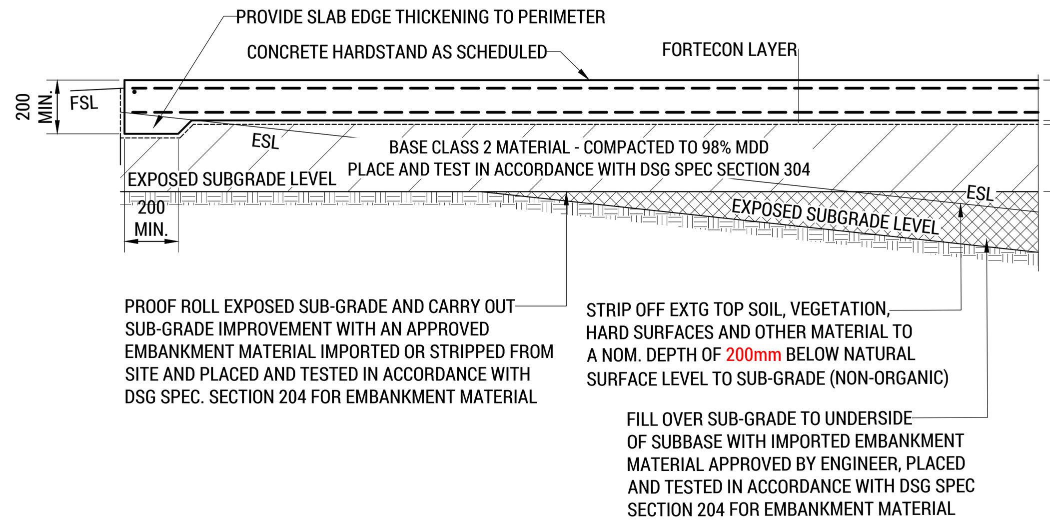



SECTION DETAIL

**PAVEMENT - 'PAV-A' - ASPHALT SEAL - TRAFFICABLE (TYP.)**

SCALE 1:20

NOTE: REFER CIVIL WORKS PAVEMENT / SURFACE SCHEDULE FOR DEPTHS

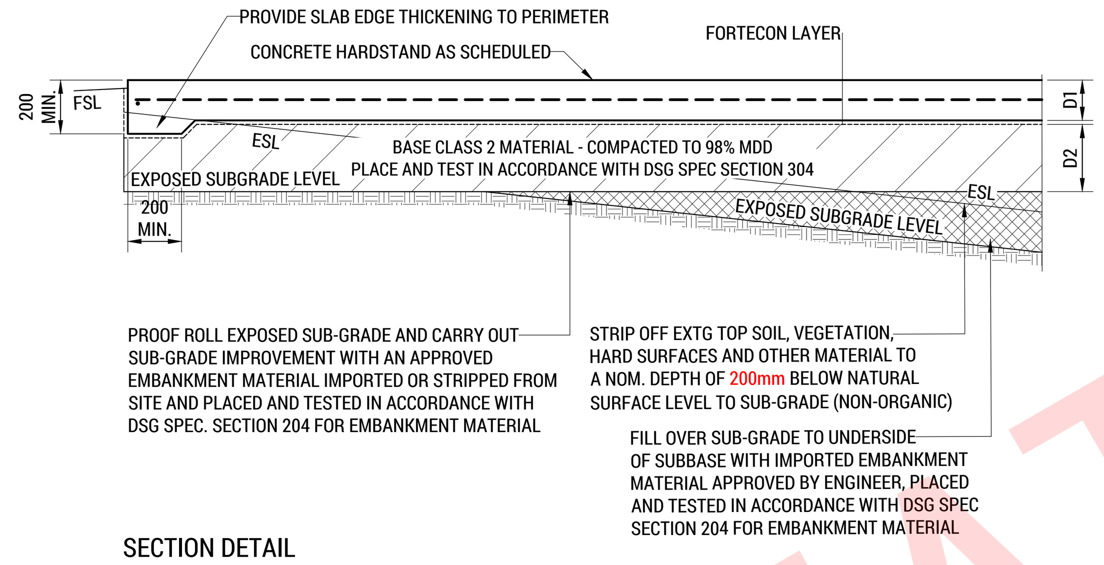



SECTION DETAIL

**PAVEMENT - 'PAV-B' - CONCRETE HARDSTAND - TRAFFICABLE (TYP.)**

SCALE 1:20

NOTE: REFER CIVIL WORKS PAVEMENT / SURFACE SCHEDULE FOR DEPTHS
REFER LGAT STANDARD DRAWING TSD-R09-v3 FOR ADDITIONAL DRIVEWAY DETAILS



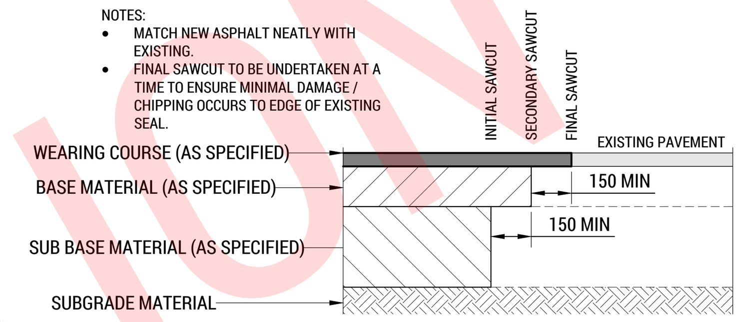

SECTION DETAIL

**PAVEMENT - 'PAV-C' - CONCRETE HARDSTAND - NON-TRAFFICABLE (TYP.)**

SCALE 1:20

NOTE: REFER CIVIL WORKS PAVEMENT / SURFACE SCHEDULE FOR DEPTHS
REFER LGAT STANDARD DRAWING TSD-R09-v3 FOR ADDITIONAL DRIVEWAY DETAILS

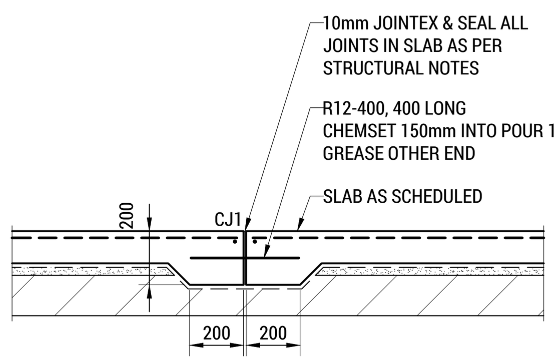
NOTES:
- MATCH NEW ASPHALT NEATLY WITH EXISTING.
- FINAL SAWCUT TO BE UNDERTAKEN AT A TIME TO ENSURE MINIMAL DAMAGE / CHIPPING OCCURS TO EDGE OF EXISTING SEAL.




**NEW TO EXISTING HOT MIX TRANSITION**

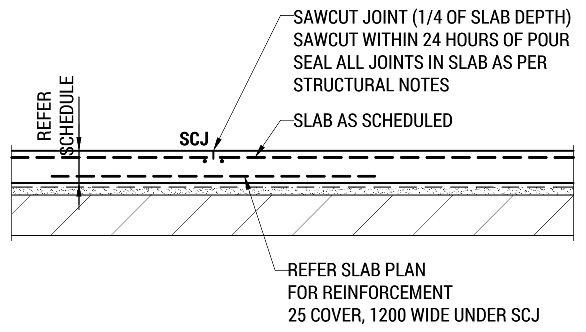
SCALE 1:20

MIN CBR 4% (CONTRACTOR TO CONFIRM ONSITE)




**CONSTRUCTION JOINT DETAIL - CJ1**

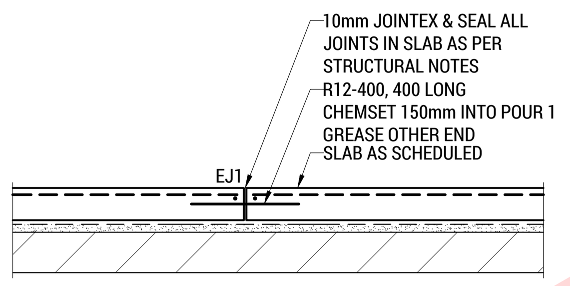
SCALE 1:20




**SAW CUT JOINT DETAIL - SCJ**

SCALE 1:20

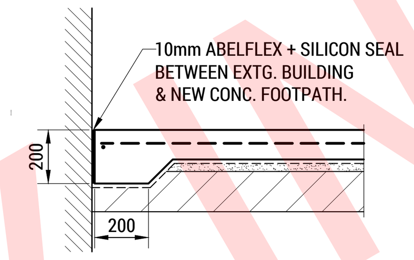
NOTE: REFER LGAT STANDARD DRAWING TSD-R11-v3 FOR ADDITIONAL FOOTPATH DETAILS.
PROVIDE SAWCUT JOINTS AT 2.0m MAX. CRS FOR FOOTPATHS




**EXPANSION JOINT DETAIL - EJ1 (TYP.)**

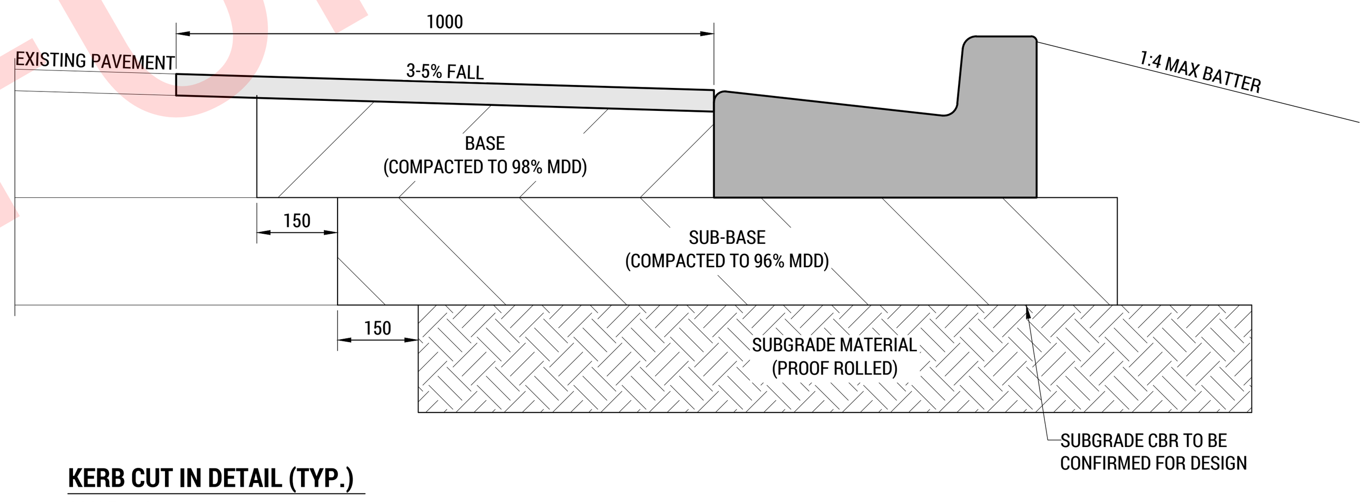
SCALE 1:20

PROVIDE EXPANSION JOINTS EACH SIDE DRIVEWAYS AND AT 18.0m MAX CRS
REFER IPWEA STD DWG TSD-R09-v3 & TSD-R11-v3 FOR DETAILS




**ABELFLEX DETAIL (TYP.)**

SCALE 1:20




**KERB CUT IN DETAIL (TYP.)**

SCALE 1:10

NOTE - HOTMIX PAVEMENT - ROADWAYS FOR BASE MATERIAL TYPES & DEPTHS

**PLANNING EXHIBITED DOCUMENTS**

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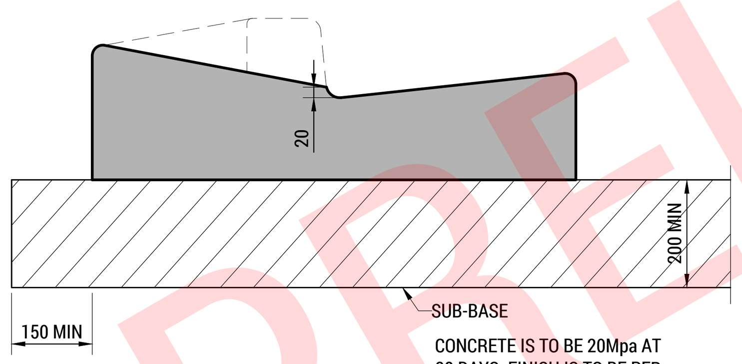
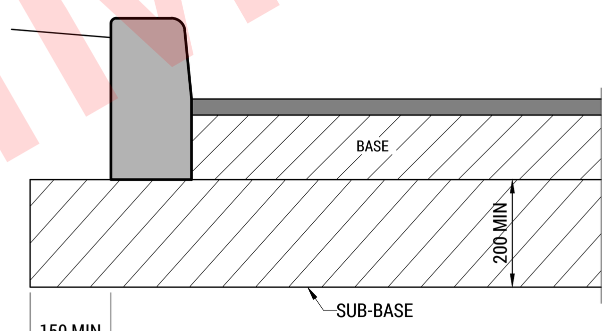



CONCRETE IS TO BE 20Mpa AT 28 DAYS. FINISH IS TO BE PER D.S.G. SPEC SECTION 703.

**KERB AND CHANNEL VEHICULAR CROSSING 'KCV' (TYP.)**

SCALE 1:10

REFER IPWEA STD DWG TSD-R14-v3 FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS

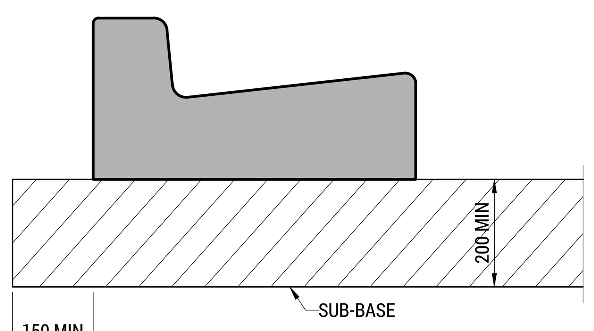



CONCRETE IS TO BE 20Mpa AT 28 DAYS. FINISH IS TO BE PER D.S.G. SPEC SECTION 703.

**BARRIER KERB 'BK' (TYP.)**

SCALE 1:10

REFER IPWEA STD DWG TSD-R14-v3 FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS

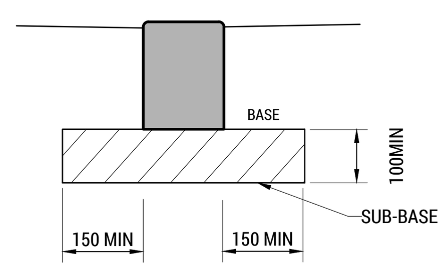



CONCRETE IS TO BE 20Mpa AT 28 DAYS. FINISH IS TO BE PER D.S.G. SPEC SECTION 703.

**KERB AND CHANNEL 'KC' (TYP.)**

SCALE 1:10

REFER IPWEA STD DWG TSD-R14-v3 FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS

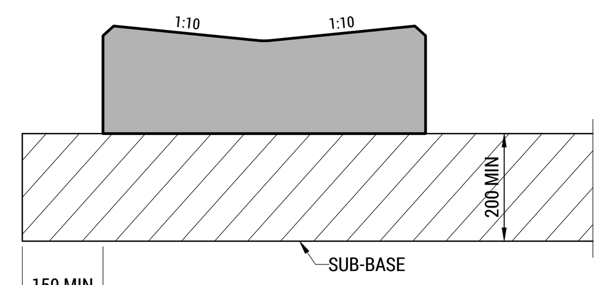



CONCRETE IS TO BE 20Mpa AT 28 DAYS. FINISH IS TO BE PER D.S.G. SPEC SECTION 703.

**FLUSH KERB 'FK' (TYP.)**

SCALE 1:10

REFER IPWEA STD DWG TSD-R14-v3 FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS




CONCRETE IS TO BE 20Mpa AT 28 DAYS. FINISH IS TO BE PER D.S.G. SPEC SECTION 703.

**VEE CHANNEL 'VC' (TYP.)**

SCALE 1:10

REFER IPWEA STD DWG TSD-R14-v3 FOR APPROVED KERB & CHANNEL PROFILES & DIMENSIONS

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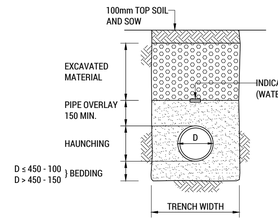
CLIENT / ARCHITECT:
**PHILP LIGHTON ARCHITECTS**

PROJECT DETAILS:
**LAUNCESTON CITY MISSION**
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

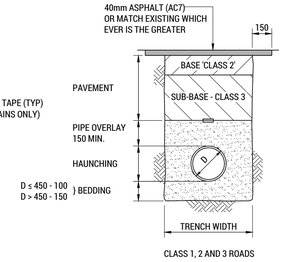
DRAWING TITLE:
**SECTIONS & DETAILS - SHEET 1**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: | SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|---|---|---|---|---|---|---|---|---|
| - | - | - | - | | 1:20, 1:10 | 251037 | C801 | B |

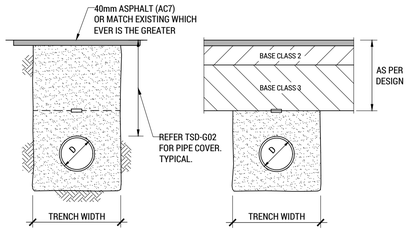
Document Set ID: 5320298
Version: 2, Version Date: 08/02/2026




**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 ZONE
TO MEET 'WORKPLACE STANDARDS' REQUIREMENTS.
ie EXCAVATIONS OVER 1.5m MAY REQUIRE RISK ASSESSMENT.

COMPACTION OF BEDDING, HAUNCHING & OVERLAY
REFER TO AS 1289-5.5
CONCRETE PIPES = MIN. DENSITY INDEX = 60% (85% STD. COMPACTION)
uPVC PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)
DICL PIPES = DENSITY INDEX = 65% (90% STD. COMPACTION)

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:

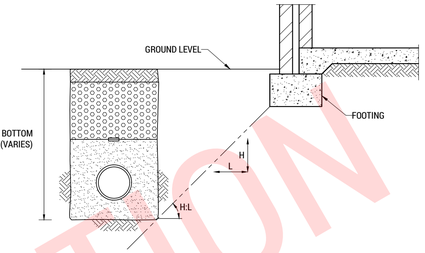
FOR uPVC AND DUCTILE IRON PIPES
SAND OR CRUSHED ROCK (STONE DUST)

| SIEVE APERTURE (mm) TO AS1152 | % PASSING (BY MASS) |
|---|---|
| 6.7 | 100 |
| 2.36 | 70-100 |
| 0.6 | 20-90 |
| 0.3 | 8-50 |
| 0.15 | 0-20 |
| 0.075 | 0-10 |

FOR CONCRETE PIPES
CRUSHED ROCK

| SIEVE APERTER (mm) TO AS1152 | % PASSING (BY MASS) |
|---|---|
| 19 | 100 |
| 2.36 | 50-100 |
| 0.6 | 20-90 |
| 0.3 | 10-60 |
| 0.15 | 0-25 |
| 0.075 | 0-10 |

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




| 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

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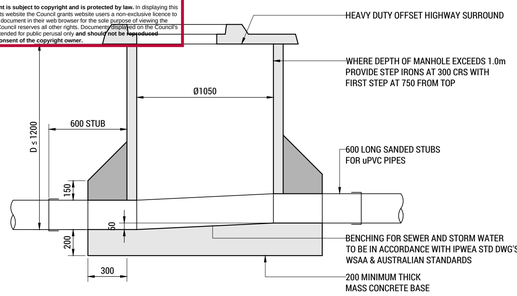
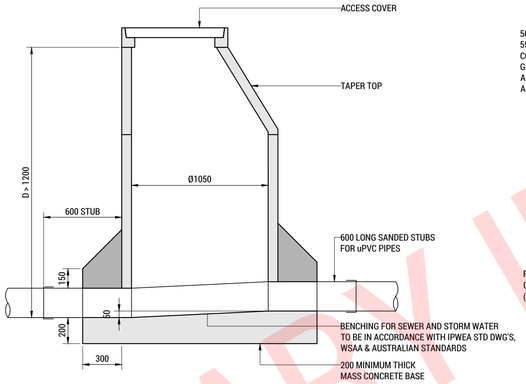
MANHOLE LIDS TO BE 'GATIC' TYPE OR SIMILAR
- HEAVY DUTY 'CLASS D' FOR TRAFFIC AREAS
- MEDIUM DUTY 'CLASS B' FOR ALL OTHER AREAS

ALL STORM WATER MANHOLES TO HAVE 'SW' CAST INTO LIDS. SEWER MANHOLES TO HAVE 'S' CAST IN.

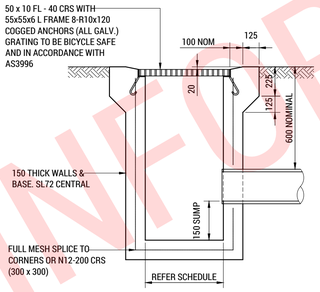



**MANHOLE DETAIL - D < 1200**
SCALE 1:20

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

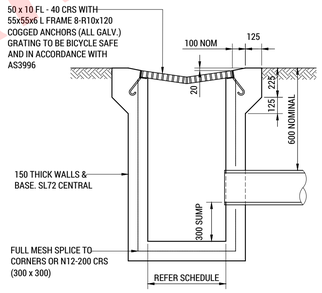



**MANHOLE DETAIL - D > 1200**
SCALE 1:20



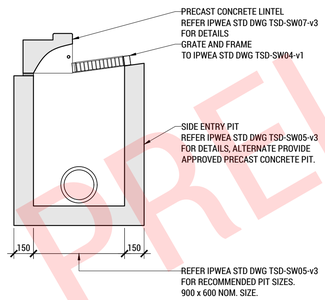

**GRATED PIT - TRAFFICABLE**
SCALE 1:20

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



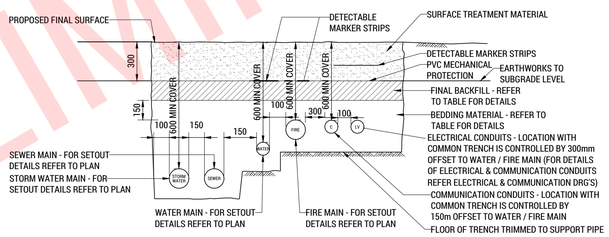

**GRATED VEE PIT**
SCALE 1:20

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




**SIDE ENTRY PIT 'TYPE 1' - SEP**
SCALE 1:20

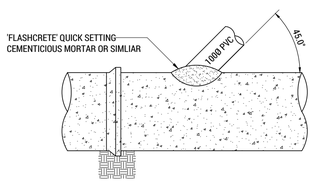
REFER IPWEA STANDARD DRAWINGS FOR ADDITIONAL SIDE ENTRY PIT DETAILS



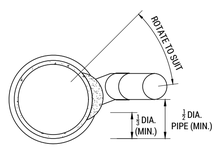

| COMPACTION DETAILS | | |
|---|---|---|
| EXPRESSED AS MMDD | | |
| MATERIAL | GENERAL | UNDER ROADS* |
| BEDDING MATERIAL | 90% | 90% |
| INITIAL BACKFILL | 90% | 95% |
| FINAL BACKFILL | SAME AS SURROUNDING SOIL | 95% |

* OR AS DIRECTED BY SUPERINTENDENT

**TYPICAL COMBINED TRENCH DETAIL**
SCALE 1:10




D01 - **TYPICAL JUNCTION BRANCH - ELEVATION**
SCALE 1:10
REFER IPWEA STD DWG TSD-SW27-v3




D01 - **TYPICAL JUNCTION BRANCH - ENTRY ALIGNMENT**
SCALE 1:10
REFER IPWEA STD DWG TSD-SW27-v3

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**PHILP LIGHTON ARCHITECTS**

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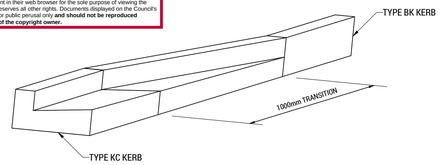
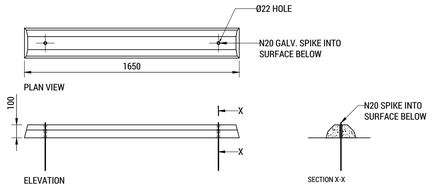
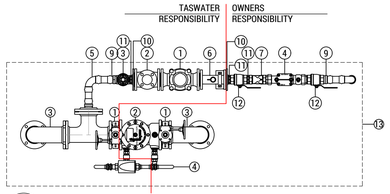



**KC TO BK KERB TRANSITION (TYP.)**
SCALE 1:20



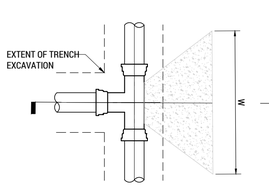

**WHEEL STOP DETAIL (TYP.)**
SCALE 1:20

NOTE:
HUDSON CIVIL PRODUCT WHEEL STOP (1650 LONG x 100 HIGH)
INSTALLED TO MANUFACTURERS SPECIFICATION

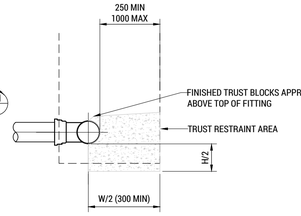



**D01 100mm FIRE + 50mm MEDIUM HAZARD METER DETAIL**
SCALE 1:20

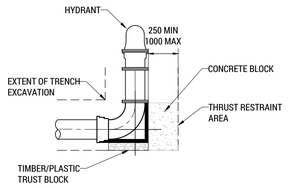
| EQUIPMENT SCHEDULE (PER UNIT) | |
|---|---|
| **100mm FIRE** | |
| **ITEM** | **DESCRIPTION** |
| 1 | 100mm LUG TYPE BUTTERFLY VALVE WITH WORM GEAR ACTUATOR |
| 2 | MEDIUM HAZARD - 100mm 'VALVCHEQ' DC03U DOUBLE CHECK VALVE |
| 3 | 100mm PN16 METALLIC WATER PIPE |
| 4 | 25mm 'SENSUS' WATER METERED LOW FLOW BYPASS |
| **50mm DOMESTIC SUPPLY** | |
| 1 | 50mm SENSUS' MEISTREAM PLUS WATER METER - SUPPLIED BY TASWATER |
| 2 | 50mm 'SENSUS' WP-F DIRT BOX |
| 3 | 50mm GATE VALVE - AVK OR SIMILAR |
| 4 | MEDIUM HAZARD 50mm 'VALVCHEQ' RPZD RP03 VALVE ONLY |
| 5 | 50mm TYPE A COPPER WATER PIPE |
| 6 | 50mm x 200mm HYDRANT RISER WITH 25mm TAPPING FOR PRESSURE TESTING, 20mm VALVE & PLUG |
| 7 | 50mm STRAINER |
| 8 | B PRESS FITTINGS OR SIMILAR |
| 9 | B-PRESS FITTINGS OF EQUIVALENT |
| 10 | 50mm BSP TO TABLE E FLANGE ADAPTOR |
| 11 | 50MM NIPPLE |
| 12 | 50mm BALL VALVE - AVK OR SIMILAR |
| 13 | GALV. METAL CAGE - REFER TWS-W-0003 SERIES DRAWINGS FOR DETAILS |



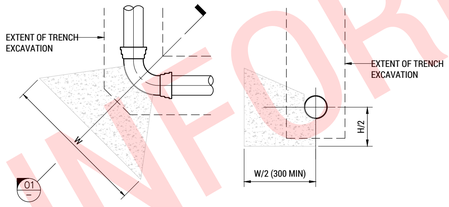

**TYP. THRUST BLOCK PLAN**
SCALE 1:20
REFER MRWA–W–205A VERSION 3 2012 FOR ADDITIONAL DETAILS




**01 SECTION DETAIL**
SCALE 1:20

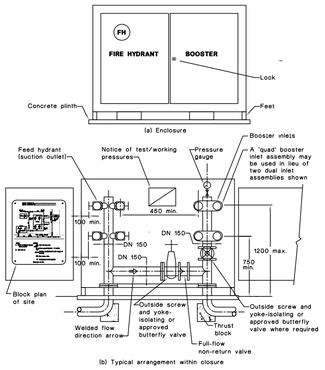



**TYP. FLUSHING / WASHOUT BEND THRUST BLOCK**
SCALE 1:20
REFER MRWA–W–205A VERSION 3 2012 FOR ADDITIONAL DETAILS




**TYP. THRUST BLOCK PLAN**
SCALE 1:20

**01 SECTION DETAIL**
SCALE 1:20

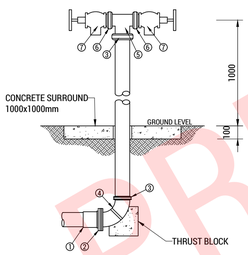



**TYPICAL BOOSTER ARRANGEMENT (>50kPa PRESSURE AT BOOSTER INLET)**

**TYPICAL BOOSTER ARRANGEMENT DETAIL**
SCALE N.T.S

| MIN. THRUST BLOCK SIZE | | | |
|---|---|---|---|
| PIPE DIAMETER | BEND ANGLE | W (mm) | H (mm) |
| DN150 | 11.25 | 300 | 300 |
| DN150 | 22.5 | 400 | 400 |
| DN150 | 45 | 600 | 450 |
| DN150 | 90 | 850 | 600 |

THRUST BLOCK NOTES
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED, IMPLIED OR ANY OTHER DIMENSION.
2. THRUST BLOCK SIZES BASED ON MIN. 100kPa SOIL BEARING PRESSURE. REFER TO DESIGN ENGINEER FOR DIRECTION WHERE SOIL BEARING CAPACITY IS LESS THAN 100kPa.
3. DESIGN ENGINEER TO INSPECT ALL EXCAVATIONS AND BEARING SURFACES PRIOR TO POURING OF CONCRETE.
4. ALL THRUST BLOCKS TO BE POURED AGAINST UNDISTURBED GROUND. REFER TO DESIGN ENGINEER FOR DIRECTION WHERE UNDISTURBED GROUND IS UNAVAILABLE.
5. ALL CONCRETE TO BE 100 CLEAR OF PIPE JOINTS, FITTINGS, BOLTS, ETC. CAPABLE OF BEING DISASSEMBLED.
6. CONCRETE TO BE N25.
7. CONCRETE TO BE VIBRATOR COMPACTED.
8. THRUST BLOCKS TO BE FORMWORK BOXED.

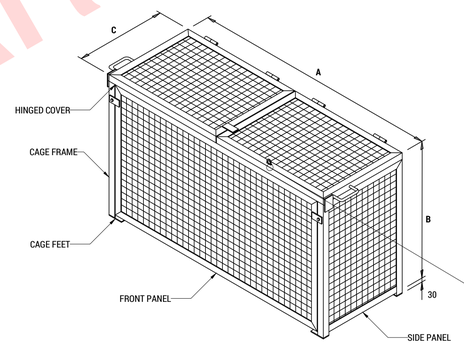



**FIRE FIGHTING WATER MAIN & HYDRANT DETAIL**
SCALE 1:20

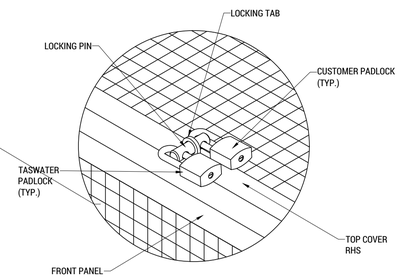
NOTES:
1. FIRE HYDRANT TO COMPLY WITH DIN or NEN STANDARD COMPLIANT FORGED 65mm STORTZ HERMAPHRODITE FITTING. FITTING MUST BE FITTED WITH STANDARD (DELIVERY) WASHER, RATED TO 1800Kpa AND 2400Kpa BURST PRESSURE & BLANK CAPS

| EQUIPMENT SCHEDULE (PER UNIT) | | |
|---|---|---|
| **ITEM** | **DESCRIPTION** | **QTY.** |
| 1 | CAP.P16 100mm FLANGED SPIGOT WITH TABLE"E"SLIP ON FLANGE | 3 |
| 2 | VICTAULIC STYLE 741 DN100 TABLE "E"FLANGE ADAPTOR | 1 |
| 3 | VICTAULIC STYLE 005 DN100 FIRELOCK RIGID COUPLING | 2 |
| 4 | VICTAULIC GROOVED DN100 LONG RADIUS ELBOW (GAL) | 1 |
| 5 | BULL HEAD TEE 100/80 - DIXON FWG-BHT8888114 | 1 |
| 6 | VICTAULIC STYLE 80NB RIGID COUPLING | 2 |
| 7 | 65mm STORTZ HERMAPHRODITE FITTING | 2 |

NOTES:
1. FIRE HYDRANT TO COMPLY WITH DIN or NEN STANDARD COMPLIANT FORGED 65mm STORTZ HERMAPHRODITE FITTING. FITTING MUST BE FITTED WITH STANDARD (DELIVERY) WASHER, RATED TO 1800Kpa AND 2400Kpa BURST PRESSURE & BLANK CAPS




**D02 CAGE FOR WATER METER ASSEMBLY**
SCALE 1:20




**D02 CAGE TYPICAL LOCKING ARRANGEMENT**
N.T.S

| CAGE DIMENSIONS | | | |
|---|---|---|---|
| **DN** | **A** | **B** | **C** |
| 20/25 (MED - HIGH HAZARD) | 1200 | 600 | 450 |
| 32/40 (MED - HIGH HAZARD) | 1800 | 600 | 450 |
| 50 (LOW HAZARD) | 1950 | 650 | 450 |
| 50 (MED-HIGH HAZARD) | 2300 | 650 | 450 |
| 65 (LOW HAZARD) | 1850 | 750 | 500 |
| 65 (MED-HIGH HAZARD) | 2200 | 800 | 500 |
| 80 (LOW HAZARD) | 2050 | 750 | 500 |
| 80 (MED-HIGH HAZARD) | 2500 | 800 | 500 |
| 100 (LOW HAZARD) | 2250 | 800 | 500 |
| 100 (MED-HIGH HAZARD) | 2800 | 900 | 600 |
| 100 FIRE CONNECTION | 1300 | 800 | 600 |
| 100 MAG. FLOW METER | 2250 | 1250 | 600 |
| 100 WITH DN 25 BY-PASS | 1300 | 800 | 600 |
| SIZES > DN100 | TO BE DESIGNED BY CUSTOMER TO SUIT INSTALLATION, ENSURING SUFFICIENT CLEARANCE AND SAFE ACCESS IS PROVIDED. | | |

GENERAL NOTES:
1. ALL DIMENSIONS IN MILLIMETERS (mm), UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE BASED ON TASWATER STANDARD WATER METER DRAWINGS TWS-W-0002, REQUIRED CAGE DIMENSIONS SHOULD BE CONFIRMED ON SITE PRIOR TO FABRICATION.
3. CONSTRUCT ALL FRAMEWORK FROM 50x50x4 MILD STEEL EQUAL ANGLE.
4. ALL WELDS TO BE CONTINUOUS FILLET OR BUTT WELDS AND GROUND FLUSH ON FRAMEWORK.
5. DEBURR AND REMOVE ALL SHARP EDGES.
6. PROVIDE DRAIN HOLES PRIOR TO GALVANISING.
7. CAGE PADLOCK AND LOCKING PIN (REFER TO TWS-W-0003-003 FOR DETAIL) - SUPPLIED BY TASWATER.
8. WELD CAGE MESH ('ARC WELDMESH' WB 422) ON INSIDE PANELS.
9. DN.100 (LOW HAZARD) MATER CAGE DRAWN - FOR OTHER METER TYPES SEE CAGE DIMENSION TABLE FOR REQUIRED DIMENSIONS.
10. SECURE METER CAGES TO CONCRETE SLAB WITH 4xM10 CHEMICAL ANCHORS, 80(MIN.) EMBEDMENT.
11. ALL CAGES MUST COMPLY WITH THE TASWATER METERING GUIDELINES, AND IN PARTICULAR MUST HAVE A SLIDE GATE WHICH CAN BE EASILY AND SAFELY OPENED BY ONE PERSON.

PRELIMINARY INFORMATION

| REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: |
|---|---|---|---|
| B | DEVELOPMENT APPLICATION | EJW | 30-10-25 |
| A | DEVELOPMENT APPLICATION | EJW | 24-10-25 |

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2. THESE DRAWINGS MUST BE APPROVED BY COUNCIL, TASWATER AND ANY OTHER REQUIRED AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
3. THE RECIPIENT IS RESPONSIBLE FOR ENSURING THAT THEY REVIEW THE STATUS OF THIS DRAWING, AND IN RECEIPT OF THE CURRENT REVISION PRIOR TO USE.
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Launceston TAS 7250
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collectiveconsulting.com.au

CLIENT / ARCHITECT:
**PHILP LIGHTON ARCHITECTS**

PROJECT DETAILS:
**LAUNCESTON CITY MISSION**
**COMMUNITY SERVICE PRECINCT**
**48 FREDERICK STREET, LAUNCESTON**

| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
|---|---|---|---|---|
| - | - | - | - | |

DRAWING TITLE:
**SECTIONS & DETAILS - SHEET 3**

| SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|---|---|---|---|
| 1:20, 1:10 | 251037 | C803 | B |

Document Set ID: 5339898
Version: 2, Version Date: 08/02/2026

# Submission to Planning Authority Notice

## Application details

| | |
|---|---|
| Council Planning Permit No. | DA0509/2025 |
| Council notice date | 25/11/2025 |
| TasWater Reference No. | TWDA 2025/01423-LCC |
| Date of response | 24/12/2025 |
| 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 | 105-109 WELLINGTON ST, LAUNCESTON |
| Property ID (PID) | 6684060 |
| Description of development | Construction of a 6-storey building for social and affordable housing and associated uses |

## Schedule of drawings/documents

| Prepared by | Drawing/document No. | Revision No. | Issue date |
|---|---|---|---|
| Collective Consulting | 251037 All sheet C101 | B | 30/10/2025 |
| Collective Consulting | 251037 All sheet C401 | F | 16/12/2025 |
| Collective Consulting | 251037 All sheet C402 | A | 16/12/2025 |
| Philip Lighton Architects | 118.25127 All sheets | A | 13/11/2025 |

## 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 and sewerage system and connection 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.

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 the issue of a TasWater Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer, at their own cost, must upgrade the existing DN100 water main (Assets A270305, A271805, & A271804) along Frederick Street to DN150, extending from the proposed property connection point to the DN225mm water main (Asset A271807) in Wellington Street.

   ***Advice:*** *Refer to the advice section below for further information regarding the extent of the required water main upgrade.*

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

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

7. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water to TasWater's satisfaction.

8. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

9. 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.

10. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

11. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

12. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

13. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.

b. A request for a joint on-site inspection with TasWater's authorised representative must be made.

c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

14. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

15. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

16. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

17. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

## FINAL PLANS, EASEMENTS & ENDORSEMENTS

18. 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.*

## DEVELOPER CHARGES

19. 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 a developer charge totalling $33,084.31 to TasWater for water infrastructure for 18.830 additional Equivalent Tenements, 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.

20. 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 a developer charge totalling $50,550.65 to TasWater for sewerage infrastructure for 28.771 additional Equivalent Tenements, 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.

**TRADE WASTE**

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

22. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.

23. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

**DEVELOPMENT ASSESSMENT FEES**

24. The applicant or landowner as the case may be, must pay a development assessment fee of $1,353.71 and a Consent to Register a Legal Document fee of $265.98 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

**Water Submetering**
As of July 1, 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater

does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

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

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

**Advice to the Drainage Authority**
The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.
The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

**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.



Document Set ID: 5320657
Version: 1, Version Date: 24/12/2025

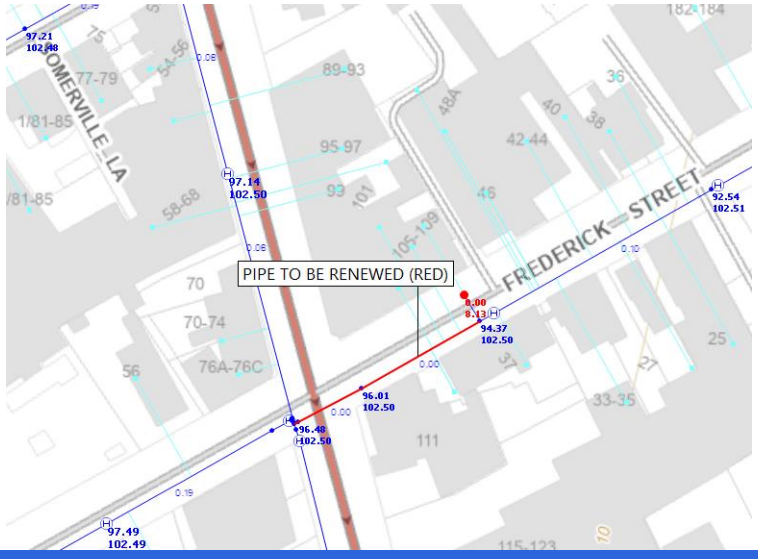
**Water Main Upgrade and Firefighting Design**
Modelling of the water network has been completed. In its current configuration, the existing DN100 water main along Frederick Street is unable to support the modelled combined demand of 32 L/s at the previously nominated connection point. At this flow rate, modelling indicates that velocities within the DN100 main would be unacceptable, and an upgrade to DN150 between the proposed connection point and Wellington Street is required to maintain acceptable operating conditions. Relevant HGL and pressure results at Hydrant A268612 after the modelled upgrade reflect these improved operating conditions.

Before progressing with any network upgrade, TasWater requests further clarification regarding the proposed firefighting strategy and configuration. Depending on the final arrangement, there may be opportunities to reduce the required concentrated flow at a single location and therefore avoid or reduce the extent of mains upgrade—particularly the 67 m section of Frederick Street and the crossing of Wellington Street. TasWater also notes that pressures above 300 kPa cannot be guaranteed.

To assist with completing the assessment, please provide full details of the intended firefighting configuration, connection locations, and any alternative approaches being considered. If no alternative firefighting arrangement is possible, the submitted design must show the required DN150 upgrade as described.

Total boundary head (HGL), and pressure, at the proposed connection point(s) after upgrades are:

| Location | H.G.L. Peak hour (m) | H.G.L. Peak day +29 l/s fire (m) | Pressure Peak day + 29 l/s fire (kPa) |
|---|---|---|---|
| Hydrant A277423 | 85 | 85 | 760 |




## Declaration

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

**TITLE:** **DA0100/2025 - 12 Techno Park, Kings Meadows - Subdivision - Subdivide One Lot into106 lots including New Roads, Public Open Space and Associated Works**

**FILE NO:** DA0100/2025

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

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

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**ATTACHMENT ONE:**

## 1. PLANNING SCHEME REQUIREMENTS

The assessment against the Tasmanian Planning Scheme - Launceston is detailed in Attachment 1.

### 3.1 Zone Purpose

---

8.0 General Residential Zone

| |
|---|
| The purpose of the General Residential Zone is:<br>8.0.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.<br>8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.<br>8.0.3 To provide for non-residential use that:<br>(a) primarily serves the local community; and<br>(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.<br>8.0.4 To provide for Visitor Accommodation that is compatible with residential character. |
| **Consistent**<br>The site was declared as housing land supply, pursuant to the *Housing Land Supply Act 2018*, and rezoned to General Residential. The proposal to create 104 residential lots of various sizes is consistent with the purpose of the zone to provide for residential use or development accommodating a range of dwelling types. |

8.6.1 Lot design

| |
|---|
| That each lot:<br>(a) has an area and dimensions appropriate for use and development in the zone;<br>(b) is provided with appropriate access to a road;<br>(c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and<br>(d) is orientated to provide solar access for future dwellings. |
| **Consistent** |
| A1 Each lot, or a lot proposed in a plan of subdivision, must:<br>(a) have an area of not less than 450m2 and:<br>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:<br>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and |

| |
|---|
| A2; and<br>b. easements or other title restrictions that limit or restrict development; and<br>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;<br>(b) be required for public use by the Crown, a council or a State authority;<br>(c) be required for the provision of Utilities; or<br>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone. |
| **Relies on Performance Criteria**<br>Whilst most of the proposed lots satisfy the acceptable solution requirements, twelve lots (lots 2-4, 27-30, 47-49 and 102-103) do not meet the prescribed minimum lot size of 450m2. Performance criteria are relied upon. |
| P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:<br>(a) the relevant requirements for development of buildings on the lots;<br>(b) the intended location of buildings on the lots;<br>(c) the topography of the site;<br>(d) the presence of any natural hazards;<br>(e) adequate provision of private open space; and<br>(f) the pattern of development existing on established properties in the area. |
| **Complies**<br>Having regard to the prescribed matters, each lot is considered to have sufficient useable area and dimensions suitable for its intended use.<br><br>(a) the relevant requirements for development of buildings on the lots;<br>Perhaps the most relevant factor here is that the land being subdivided has been identified in the Housing Land Orders as land suitable to assist in addressing the housing shortage throughout Tasmania.<br>Housing Tasmania have specifically proposed a subdivision with a significant number of smaller lots in an effort to reduce land costs and thus promote affordable housing.<br><br>As part of this concept, lots 27 - 30 are specifically intended to encourage con-joined housing and encouraging a mix of housing types throughout the subdivision area. The site plan demonstrates that the other lots, less than 450m$^2$, are all capable of containing a 10m x 15m building envelope.<br><br>(b) the intended location of buildings on the lots;<br>It is likely that buildings on these lots, as demonstrated by the building enveloped shown in the site plan, will be towards the front of the lots as is common practice. This would not prevent someone from choosing to locate their dwelling further back on a lot.<br><br>(c) the topography of the site;<br>The building envelopes, included in the site plan, maintain a gradient of less than 1:5, consistent with the acceptable solution.<br><br>(d) the presence of any natural hazards;<br>Natural hazards, such as Bushfire Hazard and Landslip Hazard are identified overlays in the scheme. The proponents have provided reports, prepared by suitably qualified persons to confirm that the proposed lots are acceptable. These reports are further addressed under consideration of the codes later in this report.<br><br>(e) adequate provision of private open space; |

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| All lots retain sufficient area outside the Building Envelopes for the provision of private open space to meet the reasonable needs of residents.<br><br>(f) the pattern of development existing on established properties in the area.<br>The subject site is a greenfield residential site. It is bordered on the east by larger scale commercial, educational and health care business in the original Techno Park development area. To the south are low density residential lots, many containing substantial houses. To the west is post-war residential development featuring mainly single dwellings on lots around 700m2, and to the north, fronting to Quarantine Road, is a residential strip dominated by multiple dwelling development.<br><br>Having regard to the above, it is considered that the proposed lots have sufficient useable area to meet the reasonable needs of their intended residential use and contribution towards addressing the existing housing shortage, particularly for affordable and social housing. |
| P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:<br>(a) the relevant requirements for development of buildings on the lots;<br>(b) the intended location of buildings on the lots;<br>(c) the topography of the site;<br>(d) the presence of any natural hazards;<br>(e) adequate provision of private open space; and<br>(f) the pattern of development existing on established properties in the area. |
| **Relies on Performance Criteria**<br>Whilst most of the proposed lots satisfy the acceptable solution requirements, six lots (lots 27-30, and 52-53) do not meet the prescribed minimum 10m frontage. Performance criteria are relied upon. |
| P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:<br>(a) the width of frontage proposed, if any;<br>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;<br>(c) the topography of the site;<br>(d) the functionality and useability of the frontage;<br>(e) the ability to manoeuvre vehicles on the site; and<br>(f) the pattern of development existing on established properties in the area,<br>and is not less than 3.6m wide. |
| **Complies**<br>Having regard to the prescribed matters, each lot is considered to be provided with a frontage that is sufficient for its intended use:<br><br>(a) the width of frontage proposed;<br>Lots 27-30, which are intended to promote diversity is building design through terraced or conjoined design, each have a 10m frontage, whilst lots 52 and 53 have 11.3m and 9.2m frontages respectively. The proposal plan clearly demonstrates that each lot is able to support a single driveway.<br><br>As the purpose of the subdivision is to provide for and promote future residential development and that most lots will likely be developed for single dwellings, a single driveway is considered adequate. Noting that lot 53 has an area of 2271m$^2$ and may |

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| therefore become the subject of a future multiple dwelling proposal, the proposed frontage of 9.2m is still adequate for a 4.5m crossover as required at Table C2.2 to cater for additional car parking and thus additional vehicle movements.<br><br>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;<br>Access via right of way is only proposed for the existing dwelling at 40 Woolven Street.<br><br>(c) the topography of the site;<br>The land generally falls from west to east across the site. The gradient at the access point for lots 27-30 is around 9% and at lots 52-53 the gradient is around 11%. These gradients are well within the applicable Australian Standard for driveway access.<br><br>(d) the functionality and useability of the frontage;<br>The proposed subdivision is a greenfield site and new roads and accesses will be constructed to applicable design standards and will thus be both functional and useable.<br><br>(e) the ability to manoeuvre vehicles on the site; and<br>It is anticipated that the residential lots will be developed, predominately for single dwellings and will make provision for appropriate parking of vehicles in accordance with the Parking and Sustainable Transport Code of the scheme. Each lot will be provided with suitable access to promote the manoeuvring of vehicles onto and of the lot.<br><br>(f) the pattern of development existing on established properties in the area,<br>The dominant residential pattern in the surrounding area is for single dwellings with off street parking. The proposed residential lots are consistent with this.<br><br>None of the proposed lots have a frontage of less than 3.6m wide and the performance criteria are considered to be met. |
| A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. |
| **Complies**<br>Each lot will be provided with a crossover to a road as shown on the proposal plan. |
| A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north. |
| **Relies on Performance Criteria**<br>The proposal includes a new road network to facilitate the proposed 104 residential lots. The lots do not have the prescribed long axis orientation and performance criteria are relied upon. |
| P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:<br>(a) the size, shape and orientation of the lots;<br>(b) the topography of the site;<br>(c) the extent of overshadowing from adjoining properties;<br>(d) any development on the site;<br>(e) the location of roads and access to lots; and<br>(f) the existing pattern of subdivision in the area. |
| **Complies**<br>Having regard to the prescribed matters, it is considered that the subdivision provides for solar orientation of lots adequate to provide solar access for future dwellings. |

(a) the size, shape and orientation of the lots;
Of the proposed 104 residential lots, 54 are broadly compliant, with their long axis only slightly beyond 30o west of north, and have lot areas, with the exception of lots 27-30 proposed for small con-joined development, of some 450m$^2$ to 550m$^2$. The other 50 lots are more generally aligned with the short access similarly or more westerly aligned and also include a wider range of lot sizes generally between 450m$^2$ and 700m$^2$ with a few outliers as low as 397m$^2$ and as high as 2271m$^2$.

(b) the topography of the site;
The subject site is on a slope falling generally west to east and the lots and road layout have been designed with regard to this. The sloping site promotes opportunity for solar access.

(c) the extent of overshadowing from adjoining properties;
There is only minimal overshadowing from adjoining lots at this time.

(d) any development on the site;
Notwithstanding some agricultural infrastructure, the site is essentially vacant.

(e) the location of roads and access to lots;
As effectively a greenfield site, the proposed subdivision includes the creation of new roads to service the proposed lots. The road layout has been designed having regard to the site itself and the objective of maximising lots suitable for affordable housing development.

(f) the existing pattern of subdivision in the area.
Notwithstanding the predominantly smaller lot sizes proposed for the site, the pattern of the proposed subdivision, particularly in regard to orientation, is compatible with the existing pattern of subdivision in the surrounding residential area.

Given the above, the performance criteria are considered to be satisfied.

8.6.2 Roads

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| That the arrangement of new roads within a subdivision provides for:<br>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;<br>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and<br>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land. |
| **Consistent** |
| A1 The subdivision includes no new roads. |
| **Relies on Performance Criteria**<br>New roads are proposed and the performance criteria are relied upon. |
| P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:<br>(a) any road network plan adopted by the council;<br>(b) the existing and proposed road hierarchy;<br>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;<br>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; |

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| (e) minimising the travel distance between key destinations such as shops and services and public transport routes;<br>(f) access to public transport; the efficient and safe movement of pedestrians, cyclists and public transport;<br>(g) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;<br>(h) the topography of the site; and<br>(i) the future subdivision potential of any balance lots on adjoining or adjacent land. |
| **Complies**<br>Having regard to the prescribed matters, the arrangement and construction of roads within the proposed subdivision provides an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists:<br><br>(a) any road network plan adopted by the council;<br>This is a greenfield site and there is not currently an adopted road network plan for the site.<br><br>(b) the existing and proposed road hierarchy;<br>The proposed subdivision includes proposed local roads that will link with the existing Techno Park Drive, feeding into Quarantine Road. The road hierarchy will not be altered beyond the addition of these local roads.<br><br>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;<br>There is limited potential for further subdivision of this site.<br><br>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;<br>The proposed layout maximises vehicular, pedestrian and cycle connectivity where possible, noting that vehicle access via Woolven Street is limited and discouraged given the existing Woolven Street constraints, particularly in regard to access at the Woolven Street and Hobart Road junction. Pedestrian and cycle access are available to Woolven Street and the Youngtown Oval and Recreation Ground. Otherwise all access linkages are to Techno Park Drive and ultimately Quarantine Road.<br><br>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;<br>The subject site is located adjacent to Quarantine Road, which is a major east-west link road between the Midland Highway and the Tasman Highway and provides convenient links to the broader Launceston suburbs. Most shops and services are available relatively closely in Kings Meadows.<br><br>(f) access to public transport;<br>The Metro bus service does not currently service the site directly. However Metre bus stops are available in Woolven Street and at the Opossum Road and Hobart Road ends of Quarantine Road. Taxis and Uber frequently service the immediate area.<br><br>(g) the efficient and safe movement of pedestrians, cyclists and public transport;<br>The proposed road network will be constructed in accordance with applicable standards to provide for efficient and safe movement of pedestrians, cyclists and public transport. |

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| (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;<br>The proposal does not include new arterial or collector roads.<br><br>(i) the topography of the site;<br>The site falls generally west to east. The proposed road network is designed with regard to this slope and the requirement for appropriate grades to facilitate access, cycling and walking.<br><br>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.<br>The proposal does not include any balance land. Any future development of adjacent land will be reliant upon the existing road network not the network proposed for this subdivision.<br><br>Based on the above, the performance criteria are considered to be satisfied. |

8.6.3 Services

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| That the subdivision of land provides services for the future use and development of the land. |
| **Consistent** |
| A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service. |
| **Complies**<br>Each lot will be connected to the TasWater water supply. |
| A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system. |
| **Complies**<br>Each lot will be connected to the TasWater reticulated sewerage system. |
| A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system. |
| **Complies**<br>Each lot will be connected to the public stormwater system. |

C3.0 Road and Railway Assets Code

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

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

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| To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction. |
| **Consistent** |
| A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. |
| **Complies**<br>Road owners' consent has been provided for the required road works to link the proposed roads with the existing road network. |

C7.0 Natural Assets Code

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| The purpose of the Natural Assets Code is:<br>C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.<br>C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.<br>C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.<br>C7.1.4 To minimise impacts on identified priority vegetation.<br>C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat. |
| **Consistent**<br>To the extent that there is a small area of mapped priority vegetation near the southern corner of the site, this land has most recently been used as pasture and is exempt from the provisions of the code pursuant to clause C7.4.1 (c). |

**C7.5.1 There are no Use Standards in this code.**

C9.0 Attenuation Code

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| The purpose of the Attenuation Code is:<br>C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.<br>C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions. |
| **Consistent** |

C9.6.1 Lot design

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| To provide for subdivision so that a lot intended for a sensitive use:<br>(a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and<br>(b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions. |
| **Consistent** |
| A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:<br>(a) be for the creation of separate lots for existing buildings;<br>(b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or<br>(c) not be for the creation of a lot intended for a sensitive use. |
| **Relies on Performance Criteria**<br>The 300m wide attenuation areas, measured from the boundary of the Carr Villa site (Crematoria) and the Metal Coat premises at 4 Quarantine Road (Surface Coating), extend over the northern half of the subject site. The subdivision is for the purpose of creating lots intended for sensitive uses (i.e. residential use of dwellings) and performance criteria are thus relied upon. |
| P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:<br>(a) the nature of the activity with the potential to cause emissions, including:<br>(i) operational characteristics of the activity;<br>(ii) scale and intensity of the activity; and |

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| (iii) degree of emissions from the activity; and<br>(b) the intended use of the lot. |
| **Complies**<br>Having regard to the prescribed matters, the lots proposed to be created within the attenuation areas will not result in sensitive uses being impacted by emissions from the activities the subject of the attenuation area.<br><br>(a) the nature of the activity<br>The Carr Villa crematorium is the first municipally operated crematorium in Australia and has been operating from this site since 1939. An emissions report, prepared by suitably qualified persons at the time of the Gilmont Close subdivision, determined that emissions from the crematorium did not have an adverse impact on surrounding dwellings. Similarly, Metal Coat is at the fringe of the 300m distance and is surrounded by established dwellings without ongoing concern.<br><br>(b he intended use of the lot<br>The lots are intended for future dwellings. |

C13.0 Bushfire-Prone Areas Code

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| The purpose of the Bushfire-Prone Areas Code is:<br>C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires. |
| **Consistent** |

C13.6.1 Provision of hazard management areas

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| That subdivision provides for hazard management areas that:<br>(a) facilitate an integrated approach between subdivision and subsequent building on a lot;<br>(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and<br>(c) provide protection for lots at any stage of a staged subdivision. |
| **Consistent** |
| A1<br>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or<br>(b) The proposed plan of subdivision:<br>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;<br>(ii) shows the building area for each lot;<br>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas; and<br>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone Areas; and<br>(c) if hazard management areas are to be located on land external to the proposed |

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| subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan. |
| **Complies**<br>The bushfire hazard management plan, provided with the proposal, demonstrates compliance with A1 (b) and hazard management areas are not required outside the subject site, satisfying A1 (c). |

C13.6.2 Public and fire fighting access

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| That access roads to, and the layout of roads, tracks and trails, in a subdivision:<br>(a) allow safe access and egress for residents, fire fighters and emergency service personnel;<br>(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;<br>(c) are designed and constructed to allow for fire appliances to be manoeuvred;<br>(d) provide access to water supplies for fire appliances; and<br>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points. |
| **Consistent** |
| A1<br>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or<br>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:<br>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and<br>(ii) is certified by the TFS or an accredited person. |
| **Complies**<br>The bushfire hazard management plan, prepared by an accredited person, demonstrates compliance with A1 (b). |

C13.6.3 Provision of water supply for fire fighting purposes

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| That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas. |
| **Consistent** |
| A1<br><br>In areas serviced with reticulated water by the water corporation:<br><br>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;<br>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or<br>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient |

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| to manage the risks to property and lives in the event of a bushfire. |
| **Complies**<br>The bushfire hazard management plan, prepared by an accredited person, demonstrates compliance with A1 (b). |

C15.0 Landslip Hazard Code

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| The purpose of the Landslip Hazard Code is:<br>C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area. |
| **Consistent**<br>The subject site is mapped to show areas of low and medium landslip hazard. |

C15.6.1 Building and works within a landslip hazard area

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| That building and works on land within a landslip hazard area can:<br>(a) minimise the likelihood of triggering a landslip event; and<br>(b) achieve and maintain a tolerable risk from a landslip. |
| **Consistent** |
| A1 No Acceptable Solution |
| **Relies on Performance Criteria** |
| P1.1 Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:<br>(a) the type, form, scale and intended duration of the development;<br>(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;<br>(c) any advice from a State authority, regulated entity or a council; and<br>(d) the advice contained in a landslip hazard report. |
| **Complies**<br>Having regard to the prescribed matters, the proposed building and works within a landslip hazard area minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip:<br><br>(a) the type, form, scale and intended duration of the development;<br>The proposed subdivision will require substantial works for the construction of roads and associated infrastructure (e.g. water, sewer and stormwater). The duration of the works is yet to be determined.<br><br>(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;<br>The Geotechnical and Landslide Risk Assessment (the landslip hazard report), prepared by suitably qualified persons (Geoton Pty Ltd), and provided as part of the advertised application documents, has included some specific recommendations to reduce hazard and maintain a tolerable risk level.<br><br>(c) any advice from a State authority, regulated entity or a council;<br>No specific advice has been received from a State authority or regulated entity. Council infrastructure officers have not raised concern with the conclusions of the Landslide Hazard Report.<br><br>(d) the advice contained in a landslip hazard report.<br>Section 12 of the landslip hazard report provides recommendations of actions to be |

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| undertaken. An appropriate condition requiring compliance with the recommendations of that report.<br><br>Based on the above, the performance criteria are considered to be satisfied. |
| P1.2 A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure. |
| **Complies**<br>The Landslide Hazard Report identifies that the subdivision can be undertaken with a tolerable risk and does not identify any new or increased risk on the subject site, or on adjoining land or public<br>infrastructure. |

C15.7.1 Subdivision within a landslip hazard area

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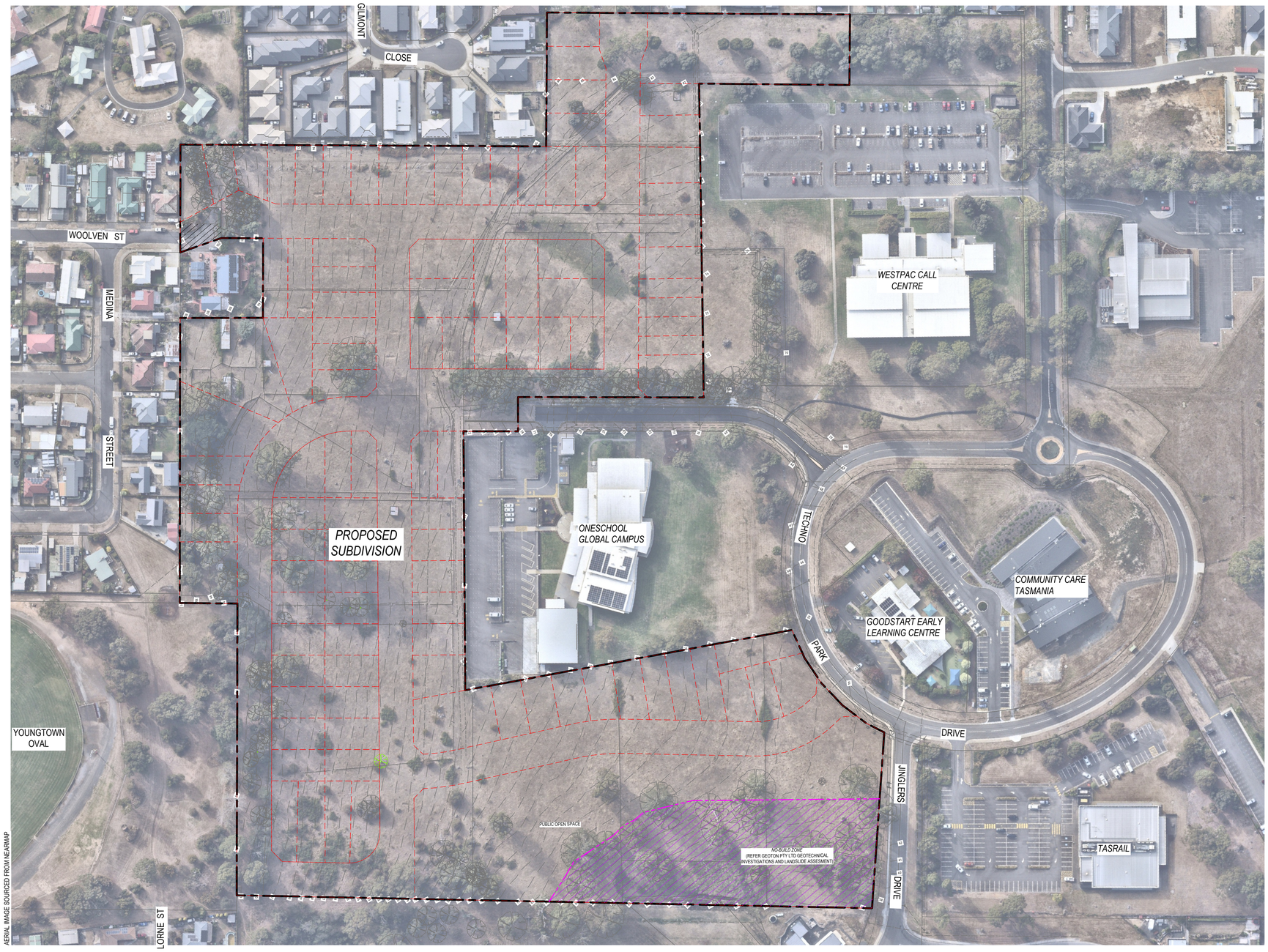
| That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip. |
| **Consistent** |
| A1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:<br>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;<br>(b) be for the creation of separate lots for existing buildings;<br>(c) be required for public use by the Crown, a council or a State authority; or<br>(d) be required for the provision of Utilities. |
| **Relies on Performance Criteria**<br>Some of the proposed lots will not contain a building area wholly outside a landslip hazard area and performance criteria are relied upon. |
| P1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:<br>(a) any increase in risk from a landslip for adjacent land;<br>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;<br>(c) the need to minimise future remediation works;<br>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;<br>(e) the need to locate building areas outside the landslip hazard area;<br>(f) any advice from a State authority, regulated entity or a council; and<br>(g) the advice contained in a landslip hazard report |
| **Complies**<br>Having regard to the prescribed matters, the Geotechnical and Landslide Risk Assessment, prepared by Geoton Pty Ltd specifically advises that a tolerable level of risk can be achieved for the proposed lots including infrastructure and roadworks within the subdivision, provided the works on the site is in accordance with the principles of good hillside practice and the recommendations provided at section 12 of their report.<br><br>Relevantly, a condition is proposed to require compliance with the recommendations of that report. |




SURVEY NOTES:

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICES WHETHER SHOWN BY THIS SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.

6. HORIZONTAL BEARING DATUM IS PLANE MGA SCALED AROUND DSM1408-01

7. VERTICAL DATUM IS AHD BASED ON DSM1408-01

8. CONTOUR INTERVAL IS 0.25 METRES, INDEX IS 1.0 METRES

9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM CURRENT RELEVANT TITLE SURVEYS OF THE AREAS.

10. CO-ORDINATES ARE PLANE AND BASED ON MGA.

11. STORMWATER MAINS THAT HAVE BEEN MEASURED TO THE INVERT OF THE PIPE HAVE THE DIAMETER AND MATERIAL IN THE DESCRIPTION BESIDE THE OBJECT.

12. SEWER MAINS THAT HAVE BEEN MEASURED TO THE INVERT OF THE PIPE HAVE THE DIAMETER AND MATERIAL IN THE DESCRIPTION BESIDE THE OBJECT.

13. STORMWATER AND SEWER MANHOLES THAT WERE NOT ABLE TO BE CONNECTED TO EXISTING MAINS ARE SHOWN WITH THE DIRECTION OF PIPE LEAVING THE MANHOLE AT A HEIGHT OF 0.0m.

14. UNDERGROUND WATER HAS BEEN MEASURED AT SURFACE LEVEL AS LOCATED BY AJ WATER AND LEAK (IN LAYER WATER_DETECTED_SURFACE) WITH A DEPTH TO THE LINE SHOWN IN LAYER WATER_DETECTED_UNDERGROUND.

15. UNDERGROUND TELSTRA LINES HAVE BEEN MEASURED AT SURFACE LEVEL AS LOCATED BY AJ WATER AND LEAK (IN LAYER TELSTRA_DETECTED_SURFACE) WITH A DEPTH TO THE LINE SHOWN IN LAYER TELSTRA_DETECTED_UNDERGROUND.

16. TELSTRA LINE RUNNING THROUGH SITE WAS NOT MARKED ON PLANS PROVIDED BY TELSTRA, AND APPEARS TO STOP AT THE TELSTRA MARKERS. THE LINE APPEARS TO BE ABANDONED.

17. WATER PIPES FROM THE WATER TANK WERE FOUND TO BE BROKEN, AS SUCH THE LINE WAS NOT ABLE TO BE COMPLETELY DETECTED.

| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P02 | UPDATED DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 18.11.25 |
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

Author G. SCOLYER Drafting Check
Designer E. GRUBER Design Check

Plot Date: 17 November 2025 - 11:50 AM Plotted by: Greg Scolyer

0 10 20 30 40 50m
SCALE 1:1000 AT ORIGINAL SIZE

PLANNING EXHIBITED DOCUMENTS
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Project No. 12552740

Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status PRELIMINARY

Drawing Title SITE PLAN
EXISTING SITE SURVEY

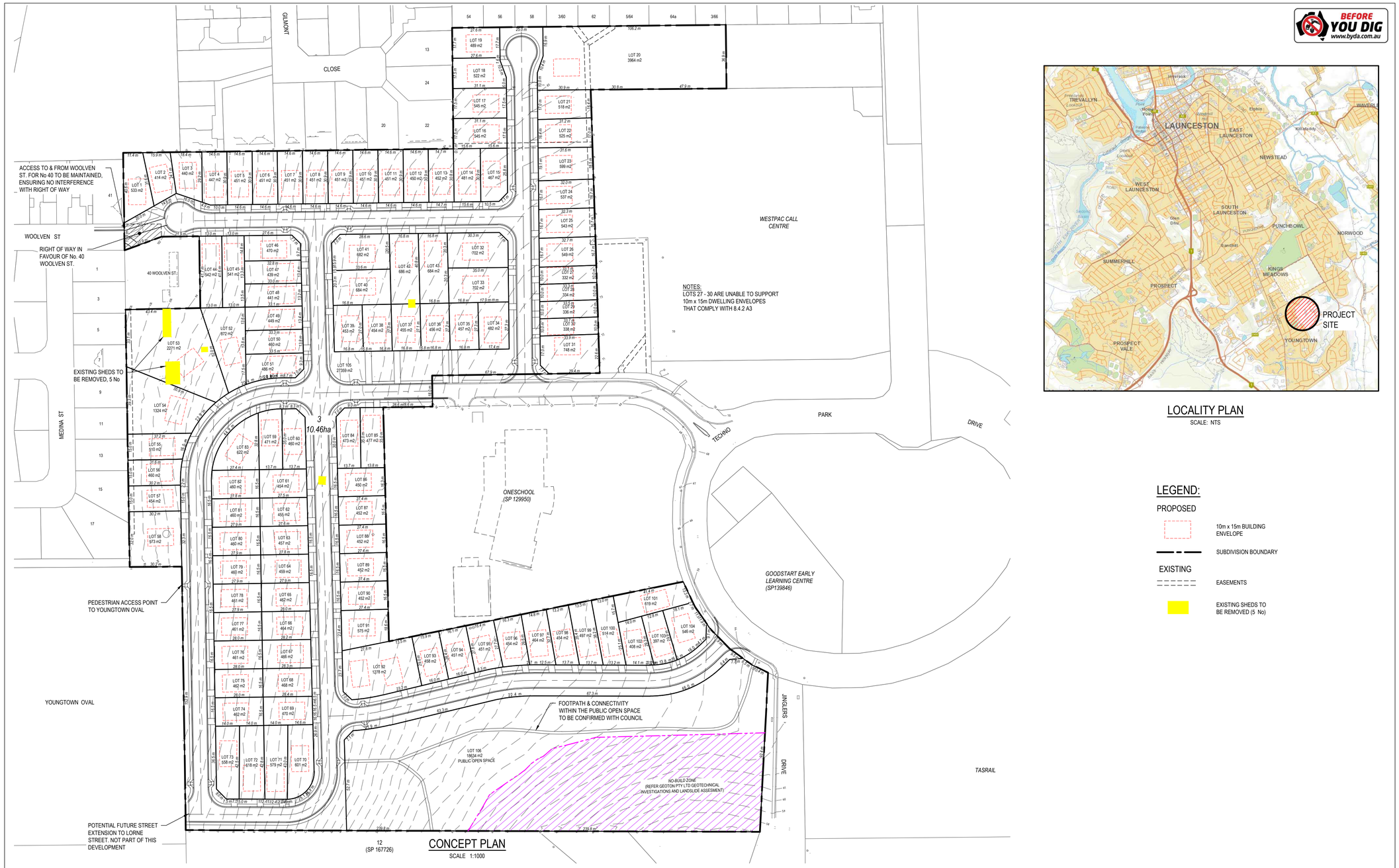
Size A1

Drawing No. 12552740-GHD-00-00-DRG-CI-00001

Rev P02

File Name: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00001.dwg

Document Set ID: 5321533
Version: 3, Version Date: 09/01/2026




| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P02 | UPDATED DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 18.11.25 |
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

**Author** G. SCOLYER **Drafting Check**

**Designer** E. GRUBER **Design Check**

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Project No. 12552740

Client HOMES TASMANIA

Project TECHNO PARK SUBDIVISION

Status PRELIMINARY

Drawing Title SITE PLAN
CONCEPT SUBDIVISION LAYOUT

Size A1

Drawing No. 12552740-GHD-00-00-DRG-CI-00010

Rev P02

Plot Date: 17 November 2025 - 11:50 AM Plotted by: Greg Scolyer

File Name: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00010.dwg

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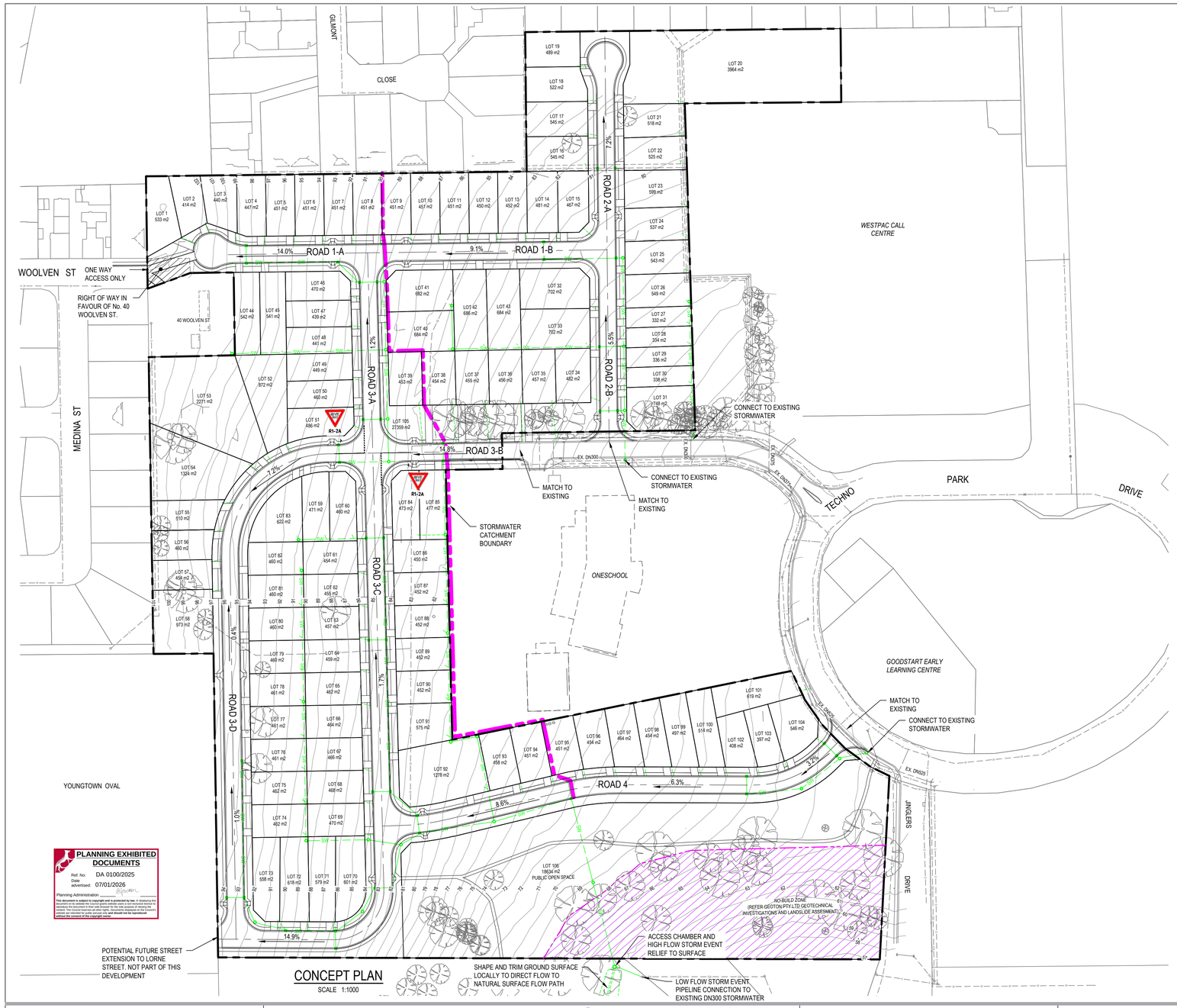


## CONCEPT PLAN

SCALE 1:1000

## LEGEND:

### PROPOSED

- S — SEWER
- SW — STORMWATER
- W — WATER
- FH — FIRE HYDRANT
- IV — ISOLATION VALVE

### EXISTING

- S-TW — SEWER
- W-TW — WATER (TASWATER)
- W(P) — WATER (PRIVATE)
- SW — STORMWATER
- T — TELSTRA
- E(OH) — ELECTRICAL (OVERHEAD)
- E — ELECTRICAL (UNDERGROUND)

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### TABLE R1 - ROADWORKS

| PARAMETER | DESIGN STANDARD | STANDARD DRAWING REQUIREMENT |
|---|---|---|
| **ROAD** | | |
| ROAD TYPE | LOCAL – FOR ROAD 1, ROAD 2, ROAD 3 AND ROAD 4 | |
| ROAD WIDTH MINIMUM | 8·9m FACE OF KERB TO FACE OF KERB. 18·0m MINIMUM RESERVATION WIDTH | DRAWING TSD - R06 - v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| MINIMUM CUL DE SAC TURNING HEAD DIAMETER | 18m FACE OF KERB TO FACE OF KERB | DRAWING TSD - R07 - v 3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| CROSSFALL OF ROAD | 3·0% min. | DRAWING TSD - R06 - v 3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| DESIGN SPEED | 50 km/h | |
| PAVEMENT | | |
| DESIGN LIFE | 20 YEARS | |
| TYPE | FLEXIBLE GRANULAR PAVEMENT | |
| WEARING COURSE | 40mm TYPE N ASPHALT SEAL C320 BINDER AC10 | |
| BASE COURSE | 10mm BITUMEN EMULSION WATERPROOFING SEAL<br>150mm THICK CLASS 2 CRUSHED ROCK BASE<br>150mm THICK CLASS 3 CRUSHED ROCK SUB - BASE | |
| SUBGRADE | 300mmTHICK LIME STABILISED - SUBGRADE (MIN CBR 5%) | |
| DESIGN | AUSTROADS GUIDE TO PAVEMENT TECHNOLOGY PART 2 – PAVEMENT STRUCTURAL DESIGN<br>- VICROADS CODE OF PRACTICE RC500.22<br>- VICROADS CODE OF PRACTICE STATE GROWTH SUPPLEMENT (PAVEMENTS AND SURFACINGS) 2017. | |
| **PARKING** | | |
| REQUIREMENTS | | |
| RESIDENTIAL IF A 2 OR MORE BEDROOM DWELLING IN THE GENERAL RESIDENTIAL ZONE | 2 CAR PARKING SPACES PER DWELLING | PLANNING TABLE C2.1, TASMANIAN SCHEME – LAUNCESTON |
| **FOOTPATHS** | | |
| REQUIREMENTS | ONE SIDE OF ROAD ONLY OR BOTH SIDES OF ROAD SUBJECT TO COUNCIL APPROVAL | TABLE 1 DRAWING TSD-R06-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| WIDTH | 1·5m MINIMUM | DRAWING TSD-R11-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| CROSSFALL | 2·0 % MAXIMUM (FALLING TOWARDS KERB) | DRAWING TSD-R11-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| MATERIAL | 100mm THICK REINFORCED CONCRETE | DRAWING TSD-R11-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| **DRIVEWAY CROSSOVERS** | | |
| WIDTH | 3·6m MINIMUM | DRAWING TSD-R09-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| MATERIAL | 150mm THICK REINFORCED CONCRETE | DRAWING TSD-R09-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| **KERB AND CHANNEL AND ACCESS RAMP** | | |
| KERB AND CHANNEL | KERB AND CHANNEL TYPE "KC" ( ) WITH TYPE "KC" VEHICLE CROSSING | DRAWING TSD -R14-v 3 AND TSD-R16-v3 OF LGAT TASMANIAN STANDARD |
| ACCESS RAMPS | AS PER LGAT STANDARD DRAWING TYPE A AND TYPE B AS APPROPRIATE | DRAWINGS SET DRAWING TSD-R18-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| **THRESHOLDS, ROUNDABOUT AND CENTRAL MEDIAN** | | |
| THRESHOLDS | N.A. | DRAWING TSD-R21-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| ROUNDABOUT | N.A. | DRAWING TSD-R21-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| CENTRAL MEDIAN | N.A. | DRAWING TSD-R20-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |

NOTE:
ALL EASEMENTS TO BE CARRIED FORWARDS AS NECCESSARY.
ALL STORMWATER INFRASTRUCTURE LOCATED OUTSIDE ROAD RESERVES TO BE PROVIDED WITH EASEMENTS WITH WIDTH AND DESCRIPTION TO COUNCIL'S SATISFACTION AND TO BE RESOLVED AT THE ENGINEERING DESIGN STAGE.

| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P02 | UPDATED DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 18.11.25 |
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

Author G. SCOLYER — Drafting Check
Designer E. GRUBER — Design Check

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Project No. 12552740

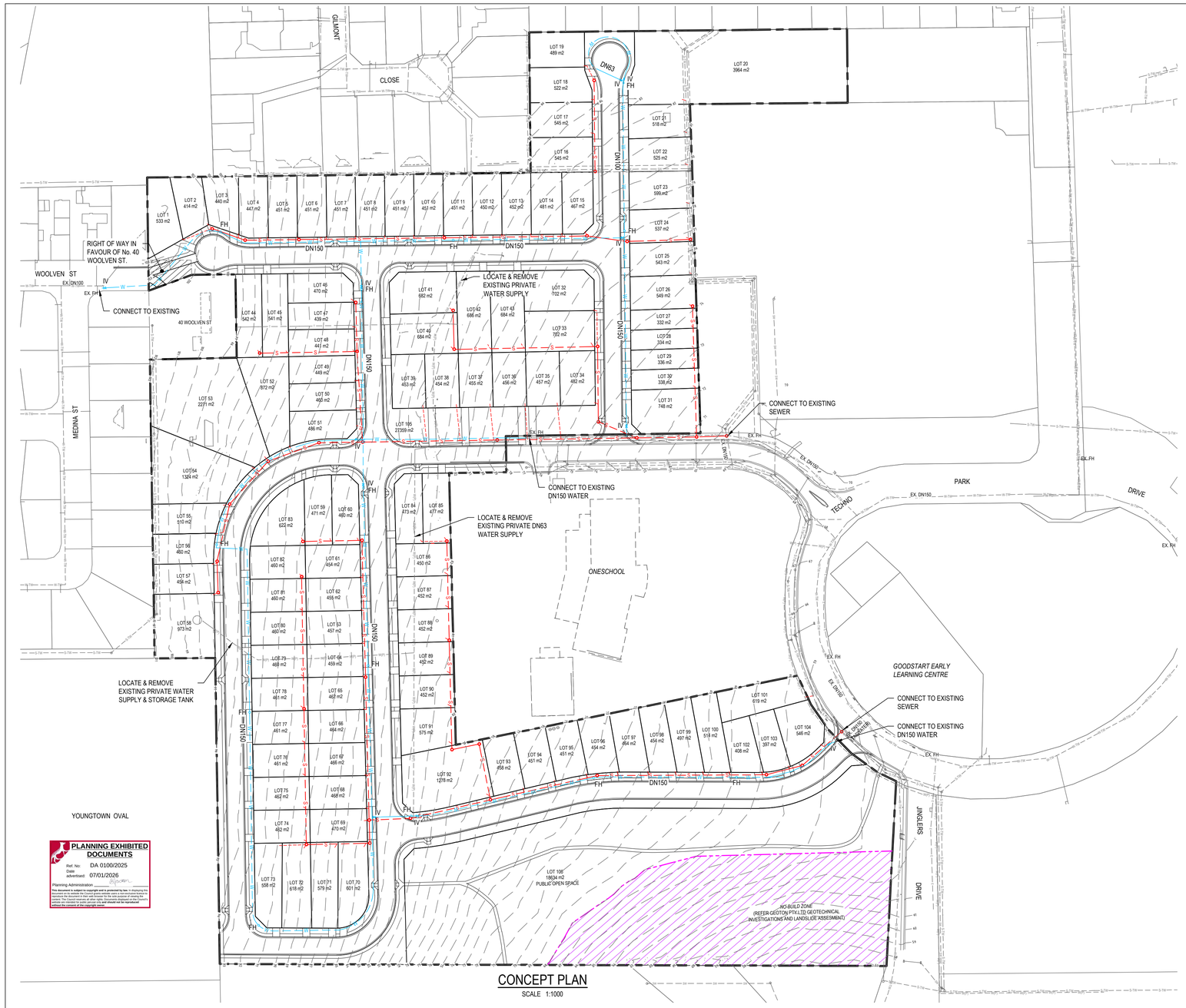
Client: HOMES TASMANIA
Project: TECHNO PARK SUBDIVISION
Status: PRELIMINARY

Drawing Title: SITE PLAN
CONCEPT ROADS, FOOTPATHS AND STORMWATER DRAINAGE

Size: A1
Drawing No.: 12552740-GHD-00-00-DRG-CI-00020
Rev: P02

Plot Date: 17 November 2025 - 11:50 AM Plotted by: Greg Scolyer
File Name: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00020.dwg

Document Set ID: 5321533
Version: 3, Version Date: 09/01/2026

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## LEGEND:

### PROPOSED

- S — SEWER
- SW — STORMWATER
- W — WATER
- FH — FIRE HYDRANT
- IV — ISOLATION VALVE

### EXISTING

- S-TW — SEWER
- W-TW — WATER (TASWATER)
- W(P) — WATER (PRIVATE)
- SW — STORMWATER
- T — TELSTRA
- E(OH) — ELECTRICAL (OVERHEAD)
- E — ELECTRICAL (UNDERGROUND)

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## NOTES:

WATER

1. WATER SERVICES HALL BE 20mm I.D. FOR LOTS UP TO 700m2. UNLESS INDICATED OTHERWISE LOTS GREATER THAN 700m2 25mm INTERNAL DIAMETER SHALL BE PROVIDED.

SEWER

2. PROPOSED SEWER MAINS TO BE DN150 uPVC RRJ
3. PROPERTY CONNECTIONS TO BE DN100 UNLESS SHOWN OTHERWISE
4. EASEMENTS OVER SEWER MAINS TO BE IN ACCORDANCE WITH TASWATER SUPPLEMENT TO WSA 02-2014-3.1

## NOTE:

ALL EASEMENTS TO BE CARRIED FORWARDS AS NECESSARY.
ALL WATER & SEWERAGE INFRASTRUCTURE LOCATED OUTSIDE ROAD RESERVES TO BE PROVIDED WITH EASEMENTS WITH WIDTH AND DESCRIPTION IN ACCORDANCE WITH TASWATER STANDARDS, TO TASWATER'S SATISFACTION AND TO BE RESOLVED AT THE ENGINEERING DESIGN STAGE.

# CONCEPT PLAN

SCALE 1:1000

| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P02 | UPDATED DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 18.11.25 |
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

Author: G. SCOLYER — Drafting Check — Reg. No.
Designer: E. GRUBER — Design Check — Date

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Project No. 12552740

Client: HOMES TASMANIA
Project: TECHNO PARK SUBDIVISION
Status: PRELIMINARY

Drawing Title: SITE PLAN CONCEPT WATER AND SEWERAGE RETICULATION

Size: A1
Drawing No. 12552740-GHD-00-00-DRG-CI-00030
Rev: P02

Plot Date: 17 November 2025 - 11:50 AM Plotted by: Greg Scolyer
File Name: C:\ADSK\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00030.dwg

Document Set ID: 5321533
Version: 3, Version Date: 09/01/2026

PLANTING PALETTE

| CODE | BOTANICAL NAME | COMMON NAME | MATURE SIZE (Height x Width m) | POT SIZE | PLANTS/PER SQ.M |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| ACE RUB | *Acer rubrum 'PNI 0268'* | OCTOBER GLORY LIPSTICK TREE | 7.0 x 4.0 | 100L | AS SHOWN |
| EUC LEU | *Eucalyptus leucoxylon* | EUKY DWARF | 6.0 x 2.0 | 75L | AS SHOWN |

| CODE | BOTANICAL NAME | COMMON NAME | MATURE SIZE (Height x Width m) | POT SIZE | PLANTS/PER SQ.M |
|---|---|---|---|---|---|
| **GRASS - HYDROMULCH (HM)** | | | | | |
| | *N/A* | KERBSIDE BLEND (Perennial ryegrass +Chewings fescue + Browntop) | N/A | SEEDMIX | AS SHOWN |

LEGEND

VE01 — **SEMI MATURE TREE PLANTING:** EUCALYPTUS LEUCOXYLON

VE02 — **SEMI MATURE TREE PLANTING:** ACER RUBRUM

VE03 — **HYDROMULCH GRASS AREAS:** MIN.100mm CULTIVATED ON SITE TOPSOIL

**EXISTING TREES:** TO BE RETAINED & PROTECTED

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| P01 | DEVELOPMENT APPLICATION | | | 30.04.24 |

**Author** A.CHOW **Drafting Check**
**Designer** S.HANSEN **Design Check**

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**Project No.** 12552740

Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status PRELIMINARY
Status Code

Drawing Title PLANTING SCHEDULE & DRAWING LEGEND

Size **A1**
Drawing No. 12552740-GHD-00-00-DRG-LA-00001
Rev P01

Plot Date: 24 July 2025 - 12:35 PM Plotted by: Steve Hansen File Name: N:\AU\hobart\Projects\32\12552740\CADD\Drawings\12552740-GHD-00-00-DRG-LA-0001.dwg

Document Set ID: 5324538
Version: 3, Version Date: 09/02/2026

| Rev | Description | Date |
|---|---|---|
| P02 | REVISED DEVELOPMENT APPLICATION | 22.07.25 |
| P01 | DEVELOPMENT APPLICATION | 29.04.24 |

Checked | Approved

**Author** A.CHOW **Drafting Check**

**Designer** S.HANSEN **Design Check**

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Project No. 12552740

Client HOMES TASMANIA

Project TECHNO PARK SUBDIVISION

Status DEVELOPMENT APPLICATION Status Code S4

Drawing Title LANDSCAPE GENERAL ARRANGEMENT PLAN

Size A1

Drawing No. 32-12552740-GHD-00-00-DRG-LA-0002

Rev P02

Plot Date: 24 July 2025 - 12:29 PM Plotted by: Steve Hansen

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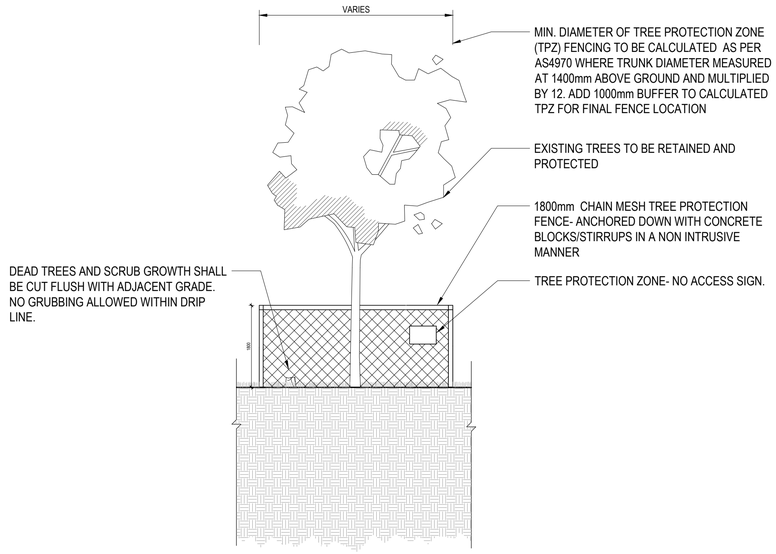
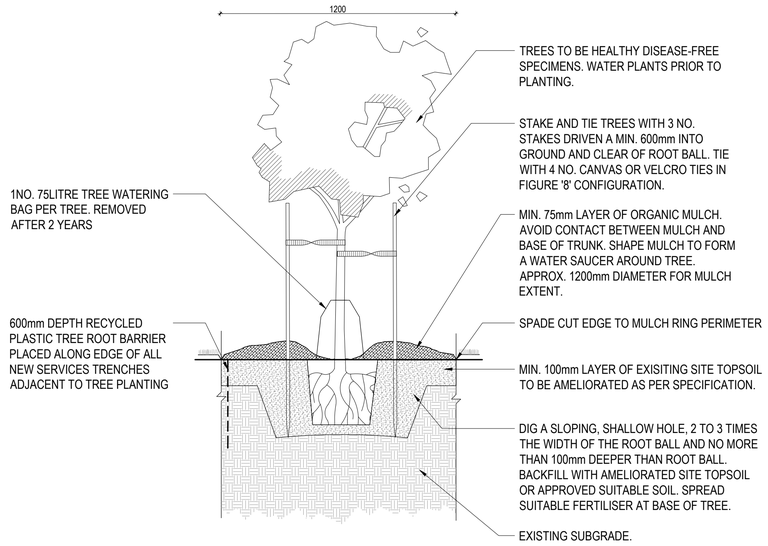
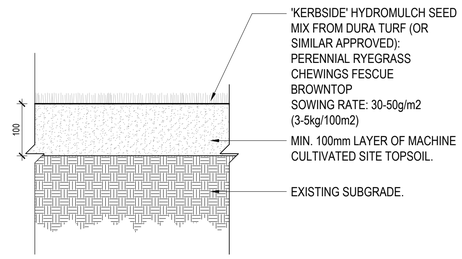


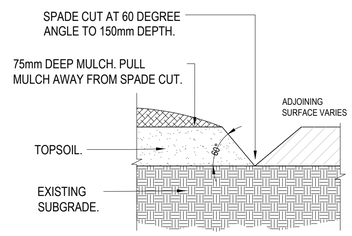

1 DETAIL TYPICAL TREE PROTECTION DETAIL
SCALE 1 : 20




3 DETAIL TYPICAL STREET TREE PLANTING DETAIL
SCALE 1 : 20




2 DETAIL HYDROMULCH
SCALE 1 : 10




4 DETAIL TYPICAL SPADE EDGE DETAIL
SCALE 1 : 10

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| P01 | DEVELOPMENT APPLICATION | | | 30.04.24 |

Author A.CHOW Drafting Check
Designer S.HANSEN Design Check

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Project No. 12552740

Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status DEVELOPMENT APPLICATION
Status Code S4

Drawing Title LANDSCAPE DETAILS
Size A1
Drawing No. 32-12552740-GHD-00-00-DRG-LA-0003
Rev P01

Plot Date: 24 July 2025 - 12:34 PM Plotted by: Steve Hansen File Name: N:\AU\hobart\Projects\32\12552740\CADD\Drawings\12552740-GHD-00-00-DRG-LA-0003.dwg

Document Set ID: 5324538
Version: 3, Version Date: 09/02/2026

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|---|---|---|---|---|
| P02 | REVISED DEVELOPMENT APPLICATION | S.M | S.D | 22.07.25 |
| P01 | DEVELOPMENT APPLICATION | | | 29.04.24 |

**Author** A.CHOW **Drafting Check** A.CHOW
**Designer** S.HANSEN **Design Check** S.MORGAN

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Project No. 12552740

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Project TECHNO PARK SUBDIVISION
Status DEVELOPMENT APPLICATION
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# Techno Park Drive

## Subdivision Planning Assessment

Homes Tasmania

06 March 2025

→ **The Power of Commitment**

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# Executive Summary

This report has been prepared by GHD Pty Ltd for Homes Tasmania to accompany a permit application to the City of Launceston and forms an assessment of the Project in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA).

The Project is for subdivision of the land at Lot 3 Techno Park Drive, Kings Meadow as illustrated in Figure 1. Approval is sought for 106 lots intended for future residential development, roads and public open space. The Subject Site has been re-zoned to the General Residential Zone under the terms of the *Housing Land Supply Act 2018* and the Project would fulfill the intent of the HLSO, to subdivide the land for future residential development.

***Figure 1 Aerial image with Subject site outlined***

***Base map and data from the LIST, © State of Tasmania***

This report assesses the application with respect to relevant standards of the *Tasmanian Planning Scheme - Launceston* 'the Scheme'.

The Subject site is currently used for agricultural purposes requiring limited demolition and vegetation clearance as part of this application. The adjoining title at 40 Woolven Street benefits from a right of way over the site and has an interest in the application, but does not form part of the Subject site. An area of public open space exceeding the requirements of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993* has been proposed as part of the subdivision.

This planning assessment has been prepared with regard to supporting documentation including; subdivision plans, bushfire hazard management report, traffic impact assessment, and landslip hazard report. Subdivision of the land should occur in accordance with recommendations of reports for bushfire hazard management and landslip hazard. Assessments of Aboriginal and European heritage, and natural values also accompany this assessment to demonstrate the site analysis that has been undertaken to inform the design of the Project, they are not a requirement of assessment under the scheme.

The Project has been assessed in relation to applicable standards of the scheme for the General Residential Zone and codes for Parking and Sustainable Transport, Road and Railway Assets, Attenuation, Bushfire-Prone Areas

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and Landslip Hazard Areas. The Project has demonstrated compliance through the performance criteria of several applicable standards and is required to be determined as discretionary application.

This assessment finds that the proposed subdivision is in a well serviced area predominantly surrounded by existing established residential areas of similar design. The anticipated traffic for the future lots is able to be accommodated safely and efficiently within the existing road networks. Subdivision and future development for intended residential uses will be able to occur with minimal impact from attenuation, and managing risks from bushfire and landslip hazards.

It is recommended that Council proceeds with assessment in accordance with Section 57 of LUPPA, to issue a permit inclusive of conditions as required.

This report is subject to and must be read in conjunction with, the limitations set out in section 1 and the assumptions and qualifications contained throughout the Report.

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# 1. Introduction

This report has been prepared by GHD Pty Ltd for Homes Tasmania to accompany a permit application to the City of Launceston Council. The application seeks a permit for the subdivision of the land at Techno Park Drive, Kings Meadows, into 106 lots including roads and public open space. The purpose of this report is to assess the proposed development in accordance with the requirements of the *Tasmanian Planning Scheme – Launceston as* required by the *Land Use Planning and Approvals Act 1993*.

This assessment has been prepared in relation to supporting documentation, including the following:

- Preliminary Technopark Subdivision, 'Subdivision Plans', GHD 01/05/24
- Bushfire Hazard Management Report: Lot 3 Techno Park Drive, RMCG 19/12/23
- Geotechnical Investigation and Landslide Risk Assessment, 10/04/24
- Launceston Techno Park Subdivision: Traffic Impact Assessment, 27/03/24

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# 2. Site analysis

This section provides an overview of the 'Subject site' relevant to the planning assessment in section 4.

## 2.1 Subject site

The Subject site is a large undeveloped lot on Techno Park Drive, Kings Meadows a southern suburb of Launceston in Tasmania's north, as illustrated in Figure 2. The surrounding lots in the Techno Park have been partially developed for technology-based companies, prior to this the estate was a former animal quarantine station.

The Subject site is currently relatively undeveloped and is used for agricultural purposes, specifically grazing, and is divided into several fields with agricultural fencing. Existing development consists of minor agricultural outbuildings and structures. The aerial image in Figure 1 shows the existing site conditions.

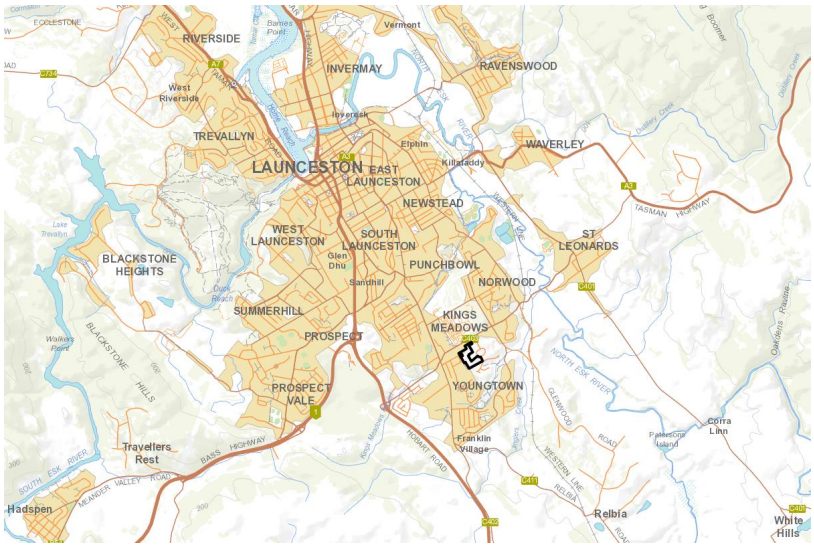


*Figure 2 The Subject site (bold black outline) in Launceston's southern suburbs*

*Base map and data from the LIST, © State of Tasmania*

## 2.2 Certificates of title

The Subject site is known as Lot 3 Techno Park Drive, Certificate of Title 184085/3 with the Property ID 9355075. The land title is currently in the process of being transferred to Homes Tasmania. There are a number of existing drainage easements described on the title, as included in Appendix A.

The Subject Site has frontage to Woolven Street, Techno Park Drive and Jinglers Drive, all public roads requiring the consent of City of Launceston as the road authority for works to support the development of the Subject Site. The land tenure of the site and surroundings is illustrated in Figure 3.

The Subject Site includes a burdening right of way that provides access for 40 Woolven Street, Certificate of Title 159884/1, which does not otherwise have frontage to a public road. Owner notification of the private landowner is required in accordance with s52 of the *Land Use Planning and Approvals Act 1993* as they have an interest in the land, but does not form part of the Subject Site.

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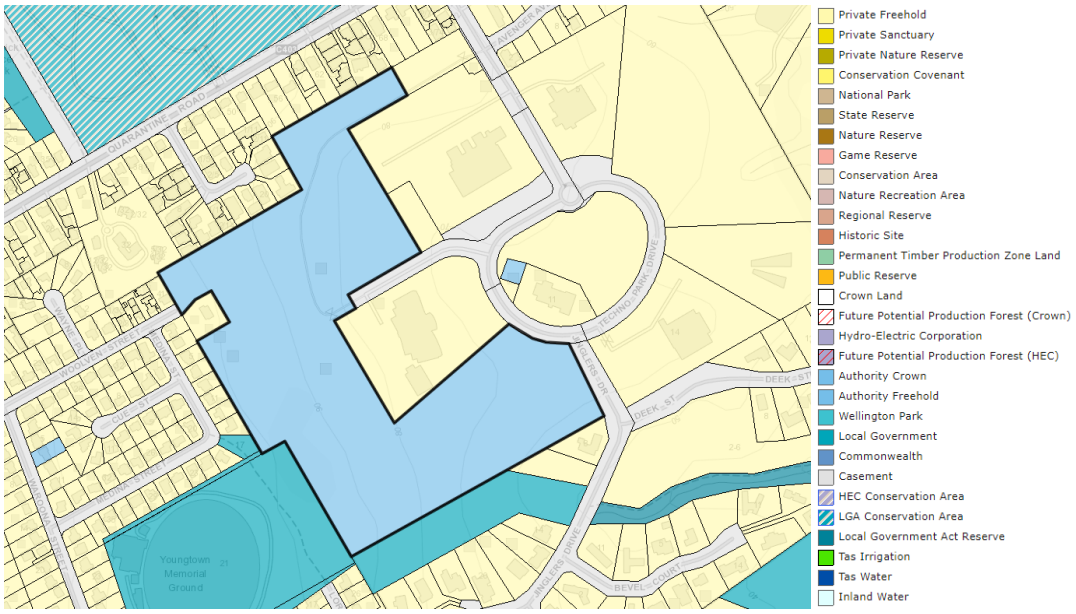


*Figure 3 Land tenure: "Authority Crown" (main title) and "Private Freehold" (40 Woolven Street)*

*Base map and data from the LIST, © State of Tasmania*

## 2.3 Access and transport

The Subject site has around 120m frontage to a Techno Park Drive service road on the western half of the loop. On the south eastern edge it also has around 75m frontage to Techno Park Drive, 90m to Jinglers Drive, and 15m of frontage to Woolven Street. The road network is illustrated in Figure 4.

Informal or non-vehicular access is available in several locations, over land that does not form part of the Subject Site. In the north, there is an informal track across 4 Techno Park Drive, opposite Avenger Avenue. In the west, there is a pedestrian connection over the Youngtown Memorial Oval land to Medina Street. In the south, there is a network of pedestrian tracks along Jinglers Creek.

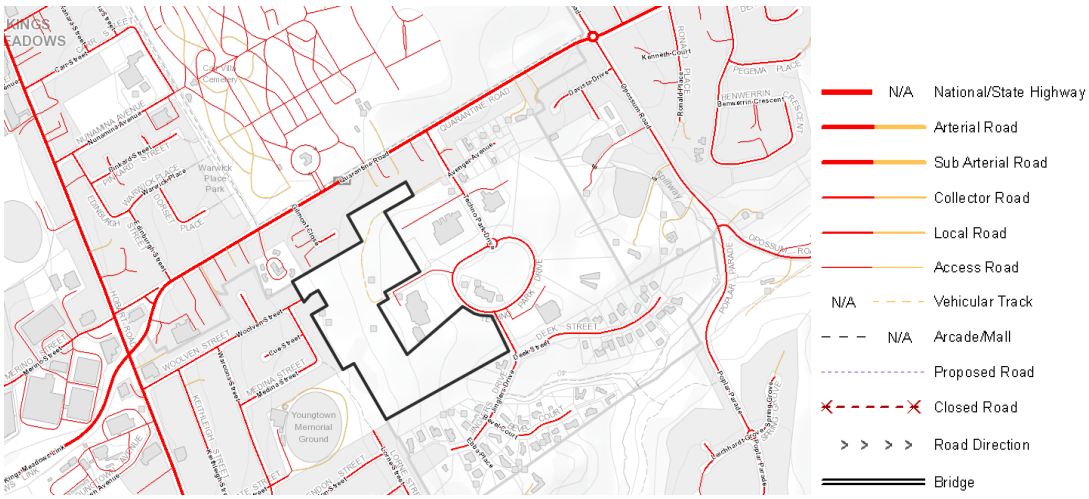


*Figure 4 Public roads and other access points to and around the Subject site*

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## 2.4 Aboriginal heritage

The Desktop Aboriginal and Historic Heritage Report (CHMA, 26/10/21) (refer Appendix B) for the Subject site confirmed that there are no registered Aboriginal Heritage sites within or in the immediate vicinity or within the bounds of the Subject site. To comply with obligations under the *Aboriginal Heritage Act 1975* recommendations of the assessment should be adhered to, including following the requirements of an Unanticipated Discovery Plan

## 2.5 European heritage

The Desktop Aboriginal and Historic Heritage Report (CHMA, 26/10/21) (refer Appendix B) for the Subject site confirmed that it is not listed on any local, State or National registers. Works are not required to be assessed in accordance with any heritage legislation.

## 2.6 Topography

The Subject site is situated on the eastern slope of a ridge with an average gradient of around 11% down from a local ridgeline in the west where the 100m contour line roughly follows the western boundary to a low point in the east where the 60m contour line intersects with Jinglers Drive, as illustrated in Figure 5. The grade of the site is steeper in the southeastern corner as it nears the Jinglers Creek waterway.

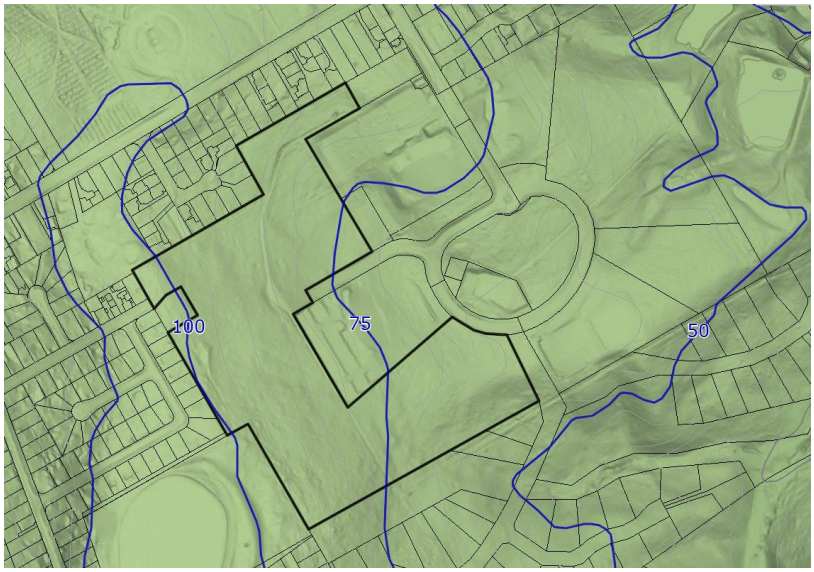


***Figure 5 Hillshade imagery showing the Subject sites topography***

***Base map and data from the LIST, © State of Tasmania***

## 2.7 Natural values

As illustrated in Figure 6, a portion of the Subject site is mapped as containing a Threatened Native Vegetation Community, referred to as "*Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits*"*. Assessments including ecology site surveys and recommendations have been completed to satisfy separate natural values legislation and are available in Appendix C. As detailed in Section 4.2.7 of this report, the requirements of the Planning Scheme do not require an assessment of the Natural Values of the site.

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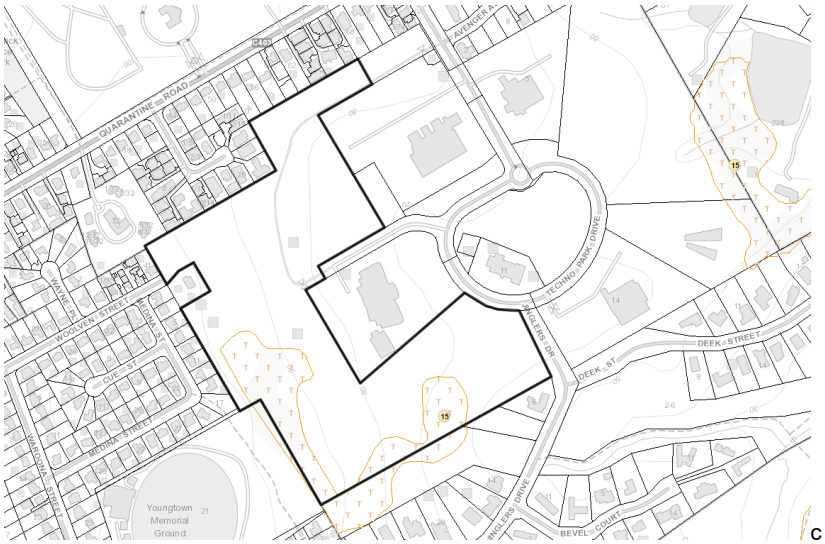


C

*Figure 6 Threatened Native Vegetation Communities*

*Base map and data from the LIST, © State of Tasmania*

## 2.8 Infrastructure

A Before You Dig Australia request for the Subject site found the following relevant to the Subject site:

- Electricity; the Subject site has access to the power grid.
- Stormwater; the Subject site has access to the local stormwater system.
- Water and sewer; the Subject site has access to both reticulated water and sewerage services.
- Communications; the Subject site has access to local copper and fibre optic telecommunications cables.
- Gas; the Subject site itself does not have piped gas. There are TasGas assets on the northern side of Quarantine Road and a short stretch on Techno Park Drive.

## 2.9 Site photos

The following Figure 7 through to Figure 17, illustrate the Subject site conditions.

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*Figure 7* *The existing entry sign to the Techno Park Drive office park (junction with Quarantine Road) looking south*

*Figure 8* *Northwestern boundary behind Quarantine Road (L) with 6 Techno Park Drive (the Westpac call centre) to the southeast (car park, R)*

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*Figure 9* *View northeast from the eastern corner of the Subject site behind 32 Quarantine Road showing existing informal track*

*Figure 10* *Existing end of Woolven Street looking northeast into the Subject site*

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*Figure 11* *Looking northwest from the Techno Park Drive service road*

*Figure 12* *View towards the southwest from existing Techno Park Drive service road providing access to 10 Techno Park Drive (L) and the site in front and to the right*

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*Figure 13* *View south behind the OneSchool Global TAS campus from the top of the service road*

*Figure 14* *View from Medina Street looking southeast showing existing green infrastructure and potential pedestrian links over existing Recreation Zone land*

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*Figure 15 Existing end of Lorne Street looking north, showing potential green links over existing Recreation Zone land*

*Figure 16 View southwest from Jinglers Drive. The southern arc of the Techno Park Drive loop is visible in the right*

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*Figure 17 View from Jinglers Drive looking northwest showing potential green links over existing Open Space Zone land*

## 2.10 Surrounding use and development

The Subject Site was previously part of the Techno Park estate, that includes other land titles accessed from Techno Park Drive. The estate was promoted by the government to accommodate technology-based companies and is currently occupied by Forico Pt Limited, TasRail, and Goodstart Early Learning. Directly adjoining the Subject Site is the OneSchool Global at 10 Techno Park Drive and the Westpac Call Centre at 6 Techno Park Drive.

The northern and western boundaries of the Subject Site adjoin established residential areas. The pattern of development is a mix of single-storey free standing dwellings and multiple dwellings. To the southwest is the Youngtown Memorial Ground, owned by the City of Launceston, which includes a football oval, stand, and facilities and is home to the South Launceston Football Club.

The south eastern boundary of the Subject site is shared with land that forms part of a network of parklands connecting tributaries of Jinglers Creek to the Youngtown Regional Park and is managed by City of Launceston. Development surrounding the parklands is for single dwellings on larger lots.

### 2.10.1 Open space

The Subject site benefits from access to several existing Public Open Spaces within 800m, as illustrated in Figure 18. In addition to these identified open space areas is the Cara Villa Memorial Gardens to the north of Quarantine Road. The Council is currently preparing a new Recreation and Open Space Strategy.

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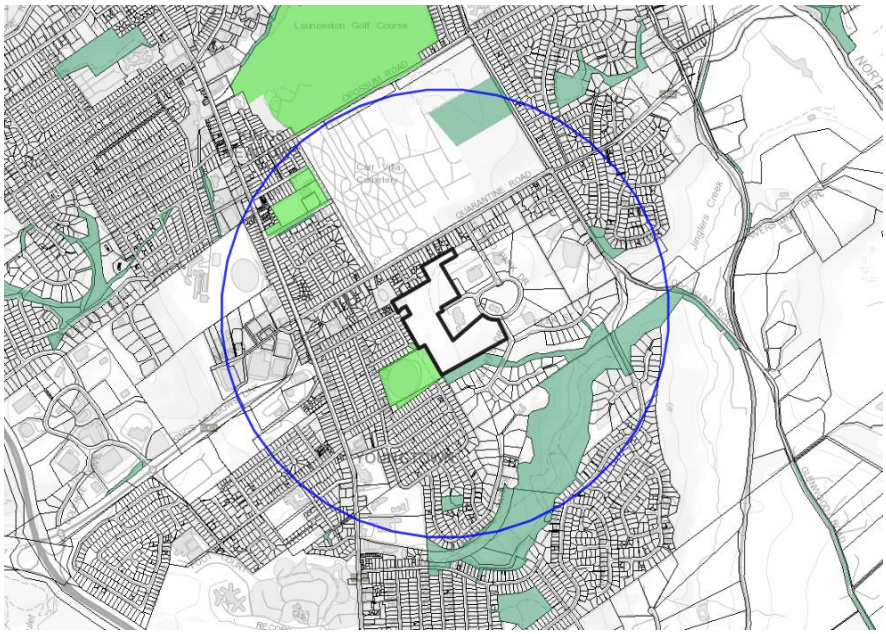


*Figure 18* *Approximate location of existing Recreation (lighter green) and Open Space (darker green) Zones in the vicinity of the Subject site with roughly 800m buffer superimposed*

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# 3. Project description

The following is an outline of 'the Project' that is being proposed.

## 3.1 Project Background

Recognising housing shortage and affordability issues, the Tasmanian Government introduced the *Housing Land Supply Act 2018* (HLSA), which enabled the Minister to rezone certain publicly owned land for residential development.

The Subject site is a former live animal quarantine station that was initially considered "future residential" but rezoned to Particular Purpose in the 1990's with the intention to create a smart industries hub. After some initial investment, mostly from the public sector, progress slowed, and no smart tech industry settled. Today there are still five vacant parcels of land, including the Subject site, which have been promoted by the government since at least 2016.

The Subject site was declared housing land supply in 2024 and rezoned to the General Residential zone and vested in the Director of Housing under the HLSA. It is anticipated that following the subdivision, Housing Tasmania would then be responsible for ensuring all reasonable steps are taken to provide development for housing on the Subject site.

## 3.2 Use and development description

The Project is for the development of a subdivision only as detailed in Appendix E of this report. No use is proposed as part of this application, however, it is anticipated that future use of the subdivision will be predominantly for residential use. The Project is for 104 lots for future residential use, with additional lots for both roads and public open space. Supporting services infrastructure, landscaping and footpaths including connections to the adjoining public land are included in the project.

The proposed road network will connect to Techno Park Drive to the south of 10 Techno Park Drive, and to the existing public road north of the same title. An area of Public Open Space is proposed in the south eastern corner of the site.

The application includes the demolition of all existing agricultural buildings, and clearance of vegetation where necessary. Local utilities and services including power, water, sewer, stormwater and communications (copper/fibre optic) would be constructed in accordance with the relevant supplier's requirements for their adoption.

The subdivision would occur in a single stage with all works completed prior to all titles being issued together. Access rights provided by the existing private right of way for 40 Woolven Street will be preserved by the new public road.

## 3.3 Open Space

The *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP) includes requirements under Part 3 Subdivisions that are applicable to the proposed development. Specifically, Division 8 – Public Open Space requires one-twentieth of the whole area of the site to be provided as public open space.

The Project proposes a new Public Open Space in the southeastern corner adjoining the existing green corridor along Jinglers Creek and the existing Youngtown Oval Recreation Zone land, as illustrated in Figure 19 as 'POS LOT 106'. The Subject site has a nominal area shown on the title of 10.46ha, the open space requirements of LGBMP would be nominally 5,230m$^2$. The Project includes the designated open space lot 106 with an area of 18,901m$^2$ exceeding the requirements of LGBMP.

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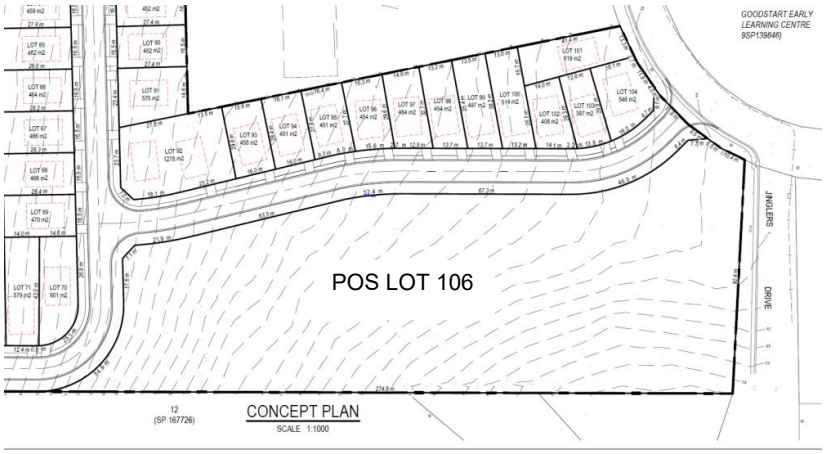


*Figure 19 Proposed Public Open Space (POS LOT 106) relative to Techno Park Drive and Jinglers Drive*

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# 4. Planning Scheme Assessment

This section provides an assessment of the Project against the provisions of the *Tasmanian Planning Scheme – Launceston* (effective date 23/10/24 and 20/02/25 respectively) in accordance with the requirements of the *Land Use Planning and Approvals Act 1993*.

The Subject site is in the General Residential Zone. Land adjoining the Subject site is in the

- Particular Purpose Zone – Techno Park
- Recreation Zone
- Open Space Zone
- General Residential Zone
- Low Density Residential Zone

as illustrated in Figure 20.

The Project is for subdivision of land and in accordance with Clause 6.2.6 does not need to be categorised into a use class. In considering future use of lots, the development lots are anticipated for use in the Residential use class, the road lot for Utilities, and public open space Lot 106 for Passive recreation.

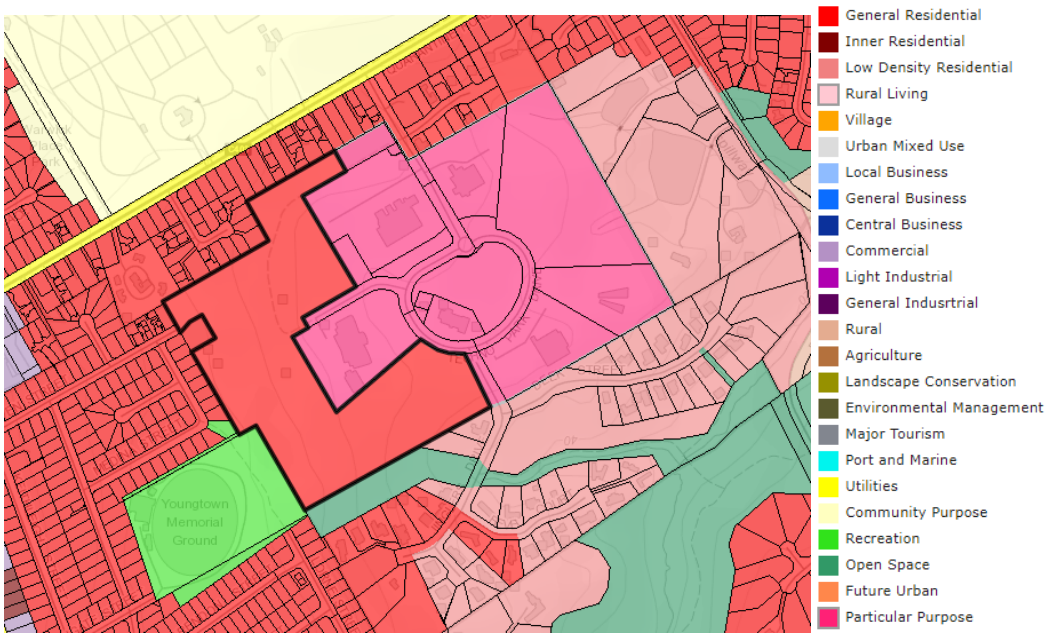


*Figure 20 Zoning Plan of Subject Site and affected land at 40 Woolven Street (outlined)*

*Base map and data from the LIST, © State of Tasmania*

## 4.1 General Residential Zone

The following is an assessment of the application against the standards of the General Residential Zone.

### 4.1.1 Use Standards

The Project is for subdivision only and in accordance with Clause 6.2.6 the Project will not be categorised into a use Class. The standards of *8.2 Use Table* and *8.3 Use Standards* do not apply to the Project.

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## 4.1.2 Development Standards for Buildings and Works

Standards of *8.4 Development Standards for Dwellings* do not apply as no dwellings are proposed.

Standards of *8.5 Development Standards for Non-dwelling development*, do not apply as the Project is for subdivision and associated works only, where standards relate to buildings, fencing, outdoor storage, and building services.

## 4.1.3 Development Standards for Subdivision

<table>
<tr><th colspan="2">8.6.1 Lot design</th></tr>
<tr><td colspan="2">Objective:<br>That each lot:<br>(a) has an area and dimensions appropriate for use and development in the zone;<br>(b) is provided with appropriate access to a road;<br>(c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and<br>(d) is orientated to provide solar access for future dwellings.</td></tr>
<tr><td>Acceptable Solutions</td><td>Performance Criteria</td></tr>
<tr><td>A1<br>Each lot, or a lot proposed in a plan of subdivision, must:<br>(a) have an area of not less than 450m2 and:<br>i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:<br>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and<br>b. easements or other title restrictions that limit or restrict development; and<br>ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;<br>(b) be required for public use by the Crown, a council or a State authority;<br>(c) be required for the provision of Utilities; or<br>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</td><td>P1<br>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:<br>(a) the relevant requirements for development of buildings on the lots;<br>(b) the intended location of buildings on the lots;<br>(c) the topography of the site;<br>(d) the presence of any natural hazards;<br>(e) adequate provision of private open space; and<br>(f) the pattern of development existing on established properties in the area.</td></tr>
<tr><td colspan="2">Comment: Complies with P1<br>In response to the Acceptable Solution:<br>(a) All lots have an area of at least 450m$^2$, with the exception of lots 2-4, 27-30, 47-49 and 102-103 which do not meet the Acceptable Solution.<br>(i) all lots of size are capable of containing a minimum building area with a suitable gradient and;<br>a. meets the setback requirements in the Zone; and<br>b. is clear of easements and other title restrictions, with the exception of lot 48; and<br>(ii) there are no existing buildings to be retained on the Subject site;<br>(b) Lot 106 is proposed to be for public open space to be managed by Council;<br>(c) a single road lot 10 is proposed to be dedicated to the Council as road;<br>(d) Not applicable, no consolidation of lots is proposed.<br><br>The Project complies with the Performance Criteria as follows:<br>Lots 2-4, 27-30, 47-49 and 102-103, have sufficient useable area and dimensions suitable for the intended Residential use, having regard to:<br>(a) For lots 27-30, building envelopes allow for potential conjoined housing to facilitate a range of housing types. Lot 48 would be additionally constrained by easements for services. All subminimum area lots have otherwise demonstrated that they can accommodate a compliant building envelope and meet with requirements of the scheme for bushfire and landslip, as discussed in other sections of this report.</td></tr>
</table>

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| 8.6.1 Lot design | |
|---|---|
| (b) Building envelopes demonstrating the ability to meet Acceptable Solution requirements have been shown on all future residential lots.<br>(c) The gradient of all building envelopes is less than 1:5 required by the Acceptable Solution.<br>(d) The presence of natural hazards of bushfire and landslip overlays on the Subject site has been considered and found to be suitable, as discussed in other sections of this report.<br>(e) All lots retain sufficient area in excess of Building Envelopes and are adequate for the provision of private open space; and<br>(f) The Project is for a new residential subdivision adjoining the existing established residential development to the west and north. The pattern of development in the established residential areas is for smaller residential lots or larger lots that have been developed for multiple dwellings. The proposed subdivision will facilitate development consistent with the lot design pattern of residential development in the area. | |
| **A2**<br>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m. | **P2**<br>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:<br>(a) the width of frontage proposed, if any;<br>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;<br>(c) the topography of the site;<br>(d) the functionality and useability of the frontage;<br>(e) the ability to manoeuvre vehicles on the site; and<br>(f) the pattern of development existing on established properties in the area,<br>and is not less than 3.6m wide. |
| **Comment: Complies with P2**<br>In response to the Acceptable Solution:<br>All lots achieve a minimum frontage of 12m, with the exception of lots 27-30 and 52-53 which do not meet the Acceptable Solution.<br><br>The Project complies with the Performance Criteria as follows:<br>All lots have frontage sufficient for the intended use of future residential development, having regard to:<br>(a) Lots 27-30 all have a 10m frontage. The frontage of Lot 52 is 11.3m and Lot 53 is 9.2m.<br>Frontages are appropriate to the width required for access requirements of the Parking and Sustainable Transport Code for single or multiple dwellings.<br>(b) No rights of carriageway are proposed or required;<br>(c) The frontages of the Lots have a reasonable gradient and cross-fall suitable to accommodate suitable access;<br>(d) Frontages of lots provide sufficient functionality and useability for access to the building envelopes on the lots.<br>(e) Lots 27-30 are smaller lots that are not likely to support development and use that would require on-site turning. Lots 52 and 53 are larger lots that allow on-site turning if necessary; and<br>(f) The Project is for a new residential subdivision adjoining the existing established residential development to the west and north. The pattern of development in the established residential areas requires some frontages to be less than 12m where they are constrained and to be suitable for access to multiple dwellings. The proposed subdivision will facilitate development consistent with this pattern of frontages of residential development in the area.<br>All frontages are at least 3.6m wide. | |
| **A3**<br>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. | **P3**<br>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:<br>(a) the topography of the site;<br>(b) the distance between the lot or building area and the carriageway;<br>(c) the nature of the road and the traffic;<br>(d) the anticipated nature of vehicles likely to access the site; and<br>(a) the ability for emergency services to access the site. |

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| 8.6.1 Lot design | |
|---|---|
| **Comment: Complies with A3**<br>In response to the Acceptable Solution:<br>The Project shows indicative crossings to all lots, with the exception of Lot 101, and are to be constructed in accordance with the requirements of the road authority including landscaping as per the general arrangement plan.<br>Lot 101 is capable of having vehicular access in accordance with the Acceptable Solution as a condition of the permit. | |
| **A4**<br>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north. | **P4**<br>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:<br>(a) the size, shape and orientation of the lots;<br>(b) the topography of the site;<br>(c) the extent of overshadowing from adjoining properties;<br>(d) any development on the site;<br>(e) the location of roads and access to lots; and<br>(f) the existing pattern of subdivision in the area. |
| **Comment: Complies with P4**<br>In response to the Acceptable Solution:<br>The Project includes several new roads aligned with the existing pattern of roads and boundaries in the area and does not align with the orientation specified in the Acceptable Solution.<br><br>The Project complies with the Performance Criteria as follows:<br>Lot 106 is east west orientated but as it is intended as public open space consideration of solar access is not required. The solar orientation of all lots for future dwellings is considered as follows:<br>(a) Lots 1-15, 34-39, 42-45, 52, 59-60, 70-73, 83-85, 93-100 and 102-104 are broadly north-south oriented and lot dimensions allow for some variation in the building envelope to achieve orientation requirements.<br>Lots 16-20, 21-26, 31-33, 40-41, 46-51, 53-58, 61-69, 74-82, and 86-92 are broadly east-west oriented and are generally wider lots to accommodate building design options that enable solar access.<br>Lots 27-28 are intended for smaller dwellings that contribute to the variety of housing in the subdivision.<br>(b) The orientation of the road network has been designed with respect to the topography of the Subject site and the related service infrastructure requirements. The Subject site is on a generally northeast-facing hillside with gentle to moderate topography allowing for good solar access, particularly in the morning.<br>(c) Detailed design of individual dwellings will be subject to future assessment in accordance with the development standards of the zone. Where lots adjoin existing developed lots fronting Quarantine Road and Gilmont Close, or Medina and Woolven Streets, there is no significant overshadowing concern. Adjoining developed lots are generally single storey buildings resulting in minimal overshadowing, or located to the south of proposed lots;<br>(d) The Subject site is vacant agricultural land and any existing buildings will be cleared as part of the Project, existing development will not impact solar access;<br>(e) The location of the roads has been prepared in response to the shape of the Subject site, access and service requirements, passive surveillance, and connectivity with the surrounding network and open spaces, as well as accommodating lots to be orientated to achieve solar access; and<br>(f) The Project is for a new residential subdivision adjoining an existing established residential development to the west and north, and the Techno Park estate to the east. The existing pattern of subdivision in the area results in boundaries and road network to the Subject site that do not align with the orientation requirements of the Acceptable Solution, but are appropriate to the topography of the land. The proposed subdivision will facilitate lots that are effectively integrated into the existing established development in the area, and provide adequate solar access to future dwellings. | |

| 8.6.2 Roads | |
|---|---|
| ***Objective***:<br>*That the arrangement of new roads within a subdivision provides for:*<br>*(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;*<br>*(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and*<br>*(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1** | **P1** |

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| | |
|---|---|
| The subdivision includes no new roads. | The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:<br>(a) any road network plan adopted by the council;<br>(b) the existing and proposed road hierarchy;<br>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;<br>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;<br>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;<br>(f) access to public transport;<br>(g) the efficient and safe movement of pedestrians, cyclists and public transport;<br>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*;<br>(i) the topography of the site; and<br>(j) the future subdivision potential of any balance lots on adjoining or adjacent land. |

**Comment: Complies with P1**

The Project includes new roads requiring assessment in response to the Performance Criteria as follows:

As demonstrated through the accompanying traffic impact assessment (TIA) in Appendix D, the arrangement and construction of the new roads provide an appropriate level of access, connectivity, safety and convenience for all road users, having regard to:

(a) Not applicable, the City of Launceston does not have a road network plan for the Subject site or the area;

(b) The subdivision has been prepared with respect to the existing road hierarchy as detailed in Section 2.2 of the accompanying TIA.

(c) As the Subject Site is in an established development area there is limited further subdivision potential on surrounding land.

(d) The Project maximises road, pedestrian and cycle connectivity where possible, with existing infrastructure identified in section 2.8 of the TIA. As illustrated in Section 2.7 of the TIA, existing public transport networks are situated on Opossum Road, Waroona Street, and Hobart Road, the Project facilitates connectivity through Youngtown Memorial Oval and Woolven Street to existing public transport networks to the west.

(e) Kings Meadows shopping area on Hobart Road provides the closest area for shops and services to the Subject Site. As in the response above to (d), the Project includes pedestrian connections to minimise the travel distance to Hobart Road and public transport network.

(f) The western side of the Subject site is within 400m walking distance of existing public transport routes and includes pedestrian connections to facilitate access.

(g) The road networks are designed to be efficient for all road users and will be constructed above the minimum requirements of the LGAT standard drawings that is footpaths on both sides of roads to encourage pedestrian movement. These will be constructed to the requirements of the road authority;

(h) Not applicable as no new arterial or collector roads are proposed;

(i) The road network is designed with consideration to the topography of the Subject site to achieve appropriate grades for road and services infrastructure, and grades will be appropriate for cycling and walking; and

(j) Not applicable, there is no balance lot and no significant subdivision potential from adjoining vacant land.

| **8.6.3 Services** | |
|---|---|
| ***Objective***:<br>*That the subdivision of land provides services for the future use and development of the land.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or | **P1**<br>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, |

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| | |
|---|---|
| Utilities, must have a connection to a full water supply service. | must have a connection to a limited water supply service, having regard to:<br>(a) flow rates;<br>(b) the quality of potable water;<br>(c) any existing or proposed infrastructure to provide the water service and its location;<br>(d) the topography of the site; and<br>(e) any advice from a regulated entity. |
| **Comment: Complies with A1**<br>The Concept Water and Sewerage Reticulation plan available in Appendix E demonstrates that a connection to a full water supply service can be provided to all lots excluding open space, as required by the Acceptable Solution. | |
| **A2**<br>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system. | **P2**<br>No Performance Criterion. |
| **Comment: Complies with A2**<br>The Concept Water and Sewerage Reticulation plan available in Appendix E demonstrates that a connection to a reticulated sewerage system can be provided to all lots excluding open space, as required by the Acceptable Solution. | |
| **A3**<br>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system. | **P3**<br>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:<br>(a) the size of the lot;<br>(b) topography of the site;<br>(c) soil conditions;<br>(d) any existing buildings on the site;<br>(e) any area of the site covered by impervious surfaces; and<br>(f) any watercourse on the land. |
| **Comment: Complies with A3**<br>The Concept roads, footpaths and stormwater drainage plan available in Appendix E demonstrate that a connection to a public stormwater system can be provided to all lots excluding open space, as required by the Acceptable Solution. | |

## 4.2 Codes

Codes applicable to the project are considered below.

### 4.2.1 Parking and Sustainable Transport Code

The Parking and Sustainable Transport Code applies to all use and development. Notwithstanding, there are no applicable standards to the Project. Each lot assessed under the subdivision standards for the Zone in Section 4.1.3 has sufficient area to accommodate likely car parking needs, as confirmed in Section 5.1 of the accompanying traffic impact assessment in Appendix D. No further assessment is required at this stage.

### 4.2.2 Road and Railway Assets Code

As the Project includes new vehicle crossings for each of the proposed lots and several new junctions as part of the road network the Road and Railway Assets Code applies.

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### 4.2.2.1 Use Standards

| C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction | |
|---|---|
| ***Objective**:*<br>*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.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1.1**<br>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:<br>(a) a new junction;<br>(b) a new vehicle crossing; or<br>(c) a new level crossing.<br><br>**A1.2**<br>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.<br><br>**A1.3**<br>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.<br><br>**A1.4**<br>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:<br>(a) the amounts in Table C3.1; or<br>(b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.<br><br>**A1.5**<br>Vehicular traffic must be able to enter and leave a major road in a forward direction. | **P1**<br>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:<br>(a) any increase in traffic caused by the use;<br>(b) the nature of the traffic generated by the use;<br>(c) the nature of the road;<br>(d) the speed limit and traffic flow of the road;<br>(e) any alternative access to a road;<br>(f) the need for the use;<br>(g) any traffic impact assessment; and<br>(h) any advice received from the rail or road authority. |
| **Comment: Complies with all relevant Acceptable Solutions**<br>In response to the Acceptable Solution:<br>A1.1 Not applicable, the Project does not include a category 1 or limited access road.<br>A1.2 As the Project includes works within the existing road network the consent of the road authority is required to accompany the application. It is assumed that as the road authority the City of Launceston consents to the proposed new junctions and vehicle crossings as described in the drawings in the subdivision plans in Appendix E. Further to this consent is necessary for Lot 101, which as identified in 8.6.1 is requested to have a crossover as a condition of the permit.<br>A1.3 Not applicable, the Project does not involve a rail network.<br>A1.4 Not applicable, the Project is not located where there are level crossings.<br>A1.5 Not applicable, the Project does not include any major roads. | |

### 4.2.2.2 Development Standards for Buildings and Works

The Project is for subdivision only, the standards of *C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area* do not apply.

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#### 4.2.2.3 Development Standards for Subdivision

The Project is for a subdivision that is intended for a sensitive use, however, it is not located within a road or railway attenuation area, the standards of *C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area* do not apply

### 4.2.3 Attenuation Code

The Project is required to be assessed in accordance with the Attenuation Code as the Subject site is partially within attenuation distances of the crematorium at Carr Villa Cemetery, 32 Nunamina Avenue; and powder coating services of Metal Coat at 4 Quarantine Road, as illustrated in Figure 21.

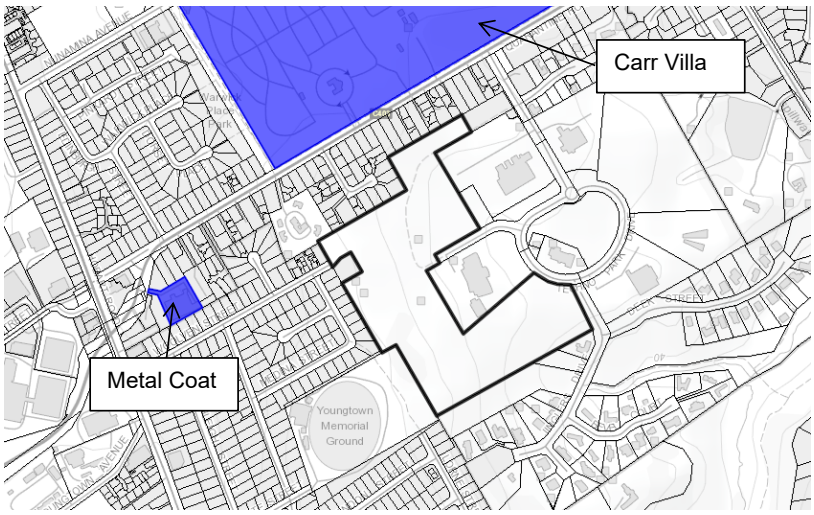


***Figure 21 Subject site and listed activities***

***Base map and data from the LIST, © State of Tasmania***

#### 4.2.3.1 Use Standards

The Project is for subdivision, no listed activities are proposed, the standard C*9.5.1 Activities with potential to cause emissions* does not apply

The Project is for subdivision only and not categorised into a use class in accordance with clause 6.2.6, the standard *C9.5.2 Sensitive use within an attenuation area*, does not apply.

#### 4.2.3.2 Development Standards for Subdivision

| **C9.6.1 Lot design** | |
|---|---|
| ***Objective***:<br>*To provide for subdivision so that a lot intended for a sensitive use:*<br>*(a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and*<br>*(b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:<br>(a) be for the creation of separate lots for existing buildings;<br>(b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or | **P1**<br>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:<br>(a) the nature of the activity with the potential to cause emissions, including:<br>i. operational characteristics of the activity; |

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| | |
|---|---|
| (c) not be for the creation of a lot intended for a sensitive use. | ii. scale and intensity of the activity; and<br>iii. degree of emissions from the activity; and<br>(b) the intended use of the lot. |
| **Comment: Complies with P1**<br>The Project does not meet the Acceptable Solution as several lots intended for sensitive use are located entirely within the attenuation area.<br>The Project is required to be assessed in response to the Performance Criteria as follows:<br>Lots on the subdivision plans included in Appendix E that are within the attenuation area of activities are not anticipated to be impacted by emissions in consideration of the following:<br>(a) Carr Villa; the crematorium activity is only located in one part of the overall site and is surrounded by established residential development. The scale, intensity and emissions of the activity would be managed by City of Launceston to ensure minimal impacts to surrounding residential areas.<br>Metal Coat; the powder coating activity is surrounded by established residential development and scale, intensity and emissions are assumed to be managed by Council as the regulatory authority.<br>(b) The lots are intended to be used for residential use. | |

## 4.2.4 Bushfire-Prone Areas Code

The Subject site is entirely mapped in the Bushfire Prone Area overlay as illustrated in Figure 22 and the Project is for subdivision, the Bushfire-Prone Areas Code applies.

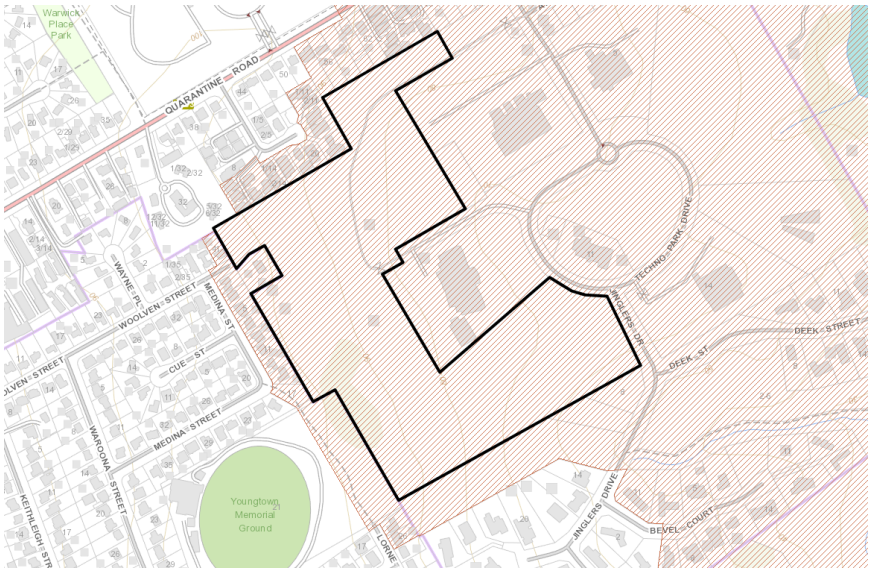


*Figure 22 Bushfire Prone Area overlay*

*Base map and data from the LIST, © State of Tasmania*

### 4.2.4.1 Use Standards

The Project is for subdivision only no vulnerable or hazardous uses meeting the definitions of the Code are proposed, the standards of *C13.5.1 Vulnerable uses* and *C13.5.2 Hazardous uses*, do not apply.

### 4.2.4.2 Development Standards for Subdivision

| **C13.6.1 Provision of hazard management areas** |
|---|
| ***Objective***:<br>*That subdivision provides for hazard management areas that:*<br>*(a) facilitate an integrated approach between subdivision and subsequent building on a lot;* |

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| **C13.6.1 Provision of hazard management areas** | |
|---|---|
| *(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and*<br>*(c) provide protection for lots at any stage of a staged subdivision.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or<br>(b) The proposed plan of subdivision:<br>i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;<br>ii. shows the building area for each lot;<br>iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS3959–2018 Construction of buildings in bushfire-prone areas*; and<br>iv. is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS3959–2018 Construction of buildings in bushfire-prone areas*; and<br>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan. | **P1**<br>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:<br>(a) the dimensions of hazard management areas;<br>(b) a bushfire risk assessment of each lot at any stage of staged subdivision;<br>(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;<br>(d) the topography, including site slope;<br>(e) any other potential forms of fuel and ignition sources;<br>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;<br>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and<br>(h) any advice from the TFS. |
| **Comment: Complies with Acceptable Solution A1 (b) and (c)**<br>(a) The Project has been assessed by an accredited practitioner who finds the Project warrants hazard management meeting (b) as follows;<br>(b) The accompanying Bushfire Hazard Management Plan (BHMP) in Appendix F Table 5-1 finds that the Project complies as follows:<br>• *BAL 19, BAL 12.5 & BAL Low Setback Standards (AS 3959-2018) from future dwellings and associated buildings.*<br>• *The Bushfire Hazard Management Plan (BHMP) and this compliance table (Table 5-1) must be attached to future subdivision titles to show the available building areas and HMA requirements.*<br>• *Lot 105 is proposed to be an lot is exempt from bushfire requirements*<br>(c) No hazard management area would be located beyond the boundary of the Subject site. Once cleared for development, the proposed lots will be maintained in a low-fuel state until developed. | |

| **C13.6.2 Public and fire fighting access** |
|---|
| ***Objective**:*<br>*That access roads to, and the layout of roads, tracks and trails, in a subdivision:*<br>*(a) allow safe access and egress for residents, fire fighters and emergency service personnel;*<br>*(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;*<br>*(c) are designed and constructed to allow for fire appliances to be manoeuvred;*<br>*(d) provide access to water supplies for fire appliances; and*<br>*(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.* |

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| Acceptable Solutions | Performance Criteria |
|---|---|
| **A1**<br>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or<br>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:<br>i. demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and<br>ii. is certified by the TFS or an accredited person. | **P1**<br>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:<br>(a) appropriate design measures, including:<br>i. two way traffic;<br>ii. all weather surfaces;<br>iii. height and width of any vegetation clearances;<br>iv. load capacity;<br>v. provision of passing bays;<br>vi. traffic control devices;<br>vii. geometry, alignment and slope of roads, tracks and trails;<br>viii. use of through roads to provide for connectivity;<br>ix. limits on the length of cul-de- sacs and dead-end roads;<br>x. provision of turning areas;<br>xi. provision for parking areas;<br>xii. perimeter access; and<br>xiii. fire trails; and<br>(b) the provision of access to:<br>i. bushfire-prone vegetation to permit the undertaking of hazard management works; and<br>ii. fire fighting water supplies; and<br>iii. any advice from the TFS. |
| **Comment: Complies with A1 (b)**<br>(a) The Project has been assessed by an accredited practitioner that finds there should be public access meeting (b) as follows;<br>(b) The Bushfire Hazard Management Plan (BHMP) in Appendix F Table 5-1 finds the Project complies as follows:<br>• *Compliant with Element B of Table C13.2 where lot access is greater than 30m*<br>• *The roads that service lots with a BAL rating of BAL 19 or BAL 12.5 must be compliant with Table C13.1.* | |

| **C13.6.3 Provision of water supply for fire fighting purposes** | |
|---|---|
| ***Objective***:<br>*That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>In areas serviced with reticulated water by the water corporation:<br>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;<br>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or<br>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is | **P1**<br>No Performance Criterion. |

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| | |
|---|---|
| sufficient to manage the risks to property and lives in the event of a bushfire. | |
| **Comment: Capable of complying with A1**<br>(a) The Project has been assessed by an accredited practitioner that finds the need for water management meeting (b) as follows;<br>(b) The Bushfire Hazard Management Plan (BHMP) in Appendix F Table 5-1 finds the Project complies as follows:<br>• *A reticulated water supply must be installed that is compliant with all elements of Table C13.4*<br>(c) Not applicable, the Project satisfies (b). | |
| **A2**<br>In areas that are not serviced by reticulated water by the water corporation:<br>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;<br>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or<br>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. | **P2**<br>No Performance Criterion. |
| **Comment: Not Applicable**<br>Every lot on the plan of subdivision would be fully serviced with a reticulated water supply. | |

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## 4.2.5 Landslip Hazard Areas Code

The Landslip Hazard Code applies as the Subject site is affected by the Landslip Hazard Overlay, as illustrated in Figure 23. The Subject site is mapped for low and medium risk landslip hazard, as illustrated in Figure 24.

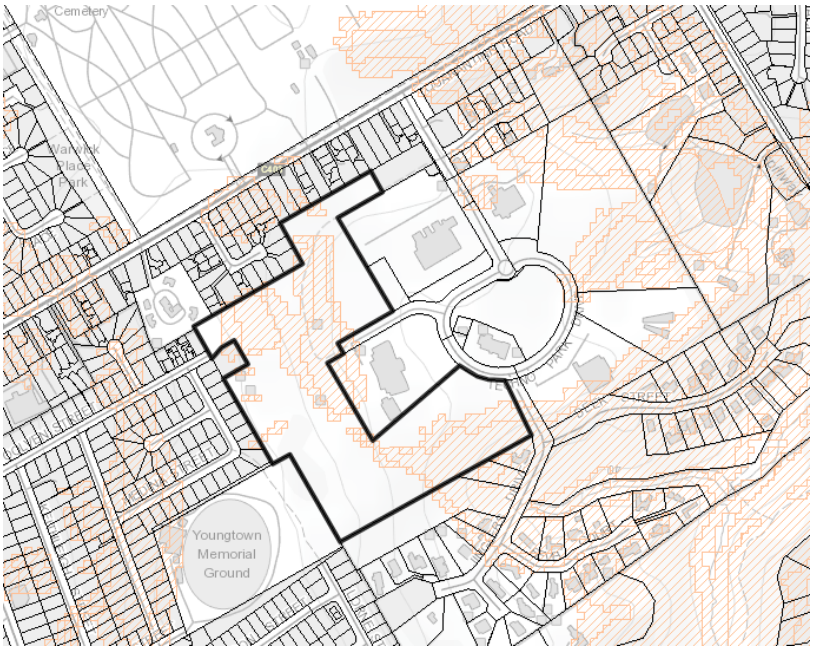


*Figure 23 Landslip Hazard Overlay*

*Base map and data from the LIST, © State of Tasmania*

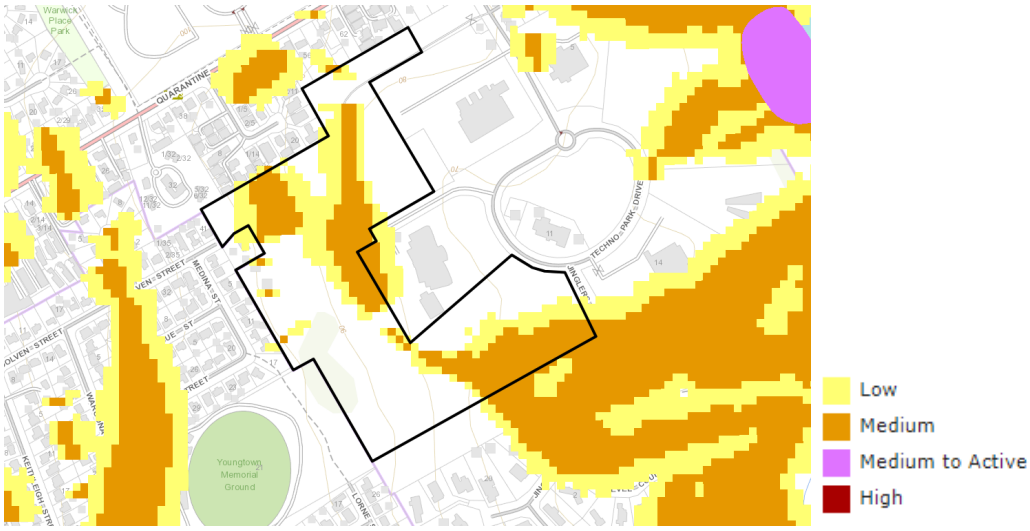


*Figure 24 Landslip Hazard mapping*

*Base map and data from the LIST, © State of Tasmania*

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### 4.2.5.1 Use Standards

The Project is for subdivision only and is not categorised into a use class in accordance with clause 6.2.6 of the Scheme the standard *C15.5.1 Use within a landslip hazard area*, does not apply.

### 4.2.5.2 Development Standards for Buildings and Works

| **C15.6.1 Building and works within a landslip hazard area** | |
|---|---|
| ***Objective***:<br>*That building and works on land within a landslip hazard area can:*<br>*(a) minimise the likelihood of triggering a landslip event; and*<br>*(b) achieve and maintain a tolerable risk from a landslip.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>No Acceptable Solution. | **P1.1**<br>Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:<br>(a) the type, form, scale and intended duration of the development;<br>(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;<br>(c) any advice from a State authority, regulated entity or a council; and<br>(d) the advice contained in a landslip hazard report.<br><br>**P1.2**<br>A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.<br><br>**P1.3**<br>If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures. |
| **Comment: Complies with P1.1**<br>There is no Acceptable Solution, the Project is required to be assessed in accordance with the Performance Criteria as follows:<br>P1.1 – The Project includes works within the landslip hazard area for the construction of roads and services within the mapped landslip hazard area. The accompanying Geotechnical Investigation and Landslide Risk Assessment report, 'the Landslide Hazard Report' included in Appendix G finds that a tolerable level of risk can be achieved if development occurs in accordance with the recommendations in Section 12 of the report.<br>(a) The Landslide Hazard Report was prepared with regard to the proposed development.<br>(b) Specific recommendations to minimise hazard have been included in section 12 of the Landslide Hazard Report.<br>(c) No specific advice has been received from any state authority; and<br>(d) The Landslide Hazard Report includes recommendations for development in Section 12.<br>**Complies with P1.2**<br>The Landslide Hazard Report does not identify any new or increased risk on the Subject site, on adjoining land or to public infrastructure.<br>**P1.3 is Not Applicable**<br>No landslip reduction/protection measures required outside the Subject site are identified in the Landslide Hazard Report. | |

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#### 4.2.5.3 Development Standards for Subdivision

| C15.7.1 Subdivision within a landslip hazard area | |
|---|---|
| ***Objective***:<br>*That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.* | |
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:<br>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;<br>(b) be for the creation of separate lots for existing buildings;<br>(c) be required for public use by the Crown, a council or a State authority; or<br>(d) be required for the provision of Utilities. | **P1**<br>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:<br>(a) any increase in risk from a landslip for adjacent land;<br>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;<br>(c) the need to minimise future remediation works;<br>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;<br>(e) the need to locate building areas outside the landslip hazard area;<br>(f) any advice from a State authority, regulated entity or a council; and<br>(g) the advice contained in a landslip hazard report. |
| **Comment: Complies with P1**<br>In response to the Acceptable Solution, several lots would be wholly or mostly within the mapped landslip hazard overlay area and therefore unable to contain building areas, vehicle access and services that are entirely outside the area.<br>The Project is required to be assessed by the Performance Criteria as follows:<br>The accompanying Geotechnical Investigation and Landslide Risk Assessment report, 'the Landslide Hazard Report' included in Appendix G finds that a tolerable level of risk can be achieved if development occurs in accordance with the recommendations in Section 12 of the report. | |

## 4.2.6 Safeguarding of Airports Code

The entire Subject site is in the mapped 316m Airport Obstacle Limitation Area, as illustrated in Figure 25. As the Project is for works only with a maximum contour just over 100m AHD the application meets the exemption available in C16.4.1 (a). The Safeguarding of Airports Code does not apply.

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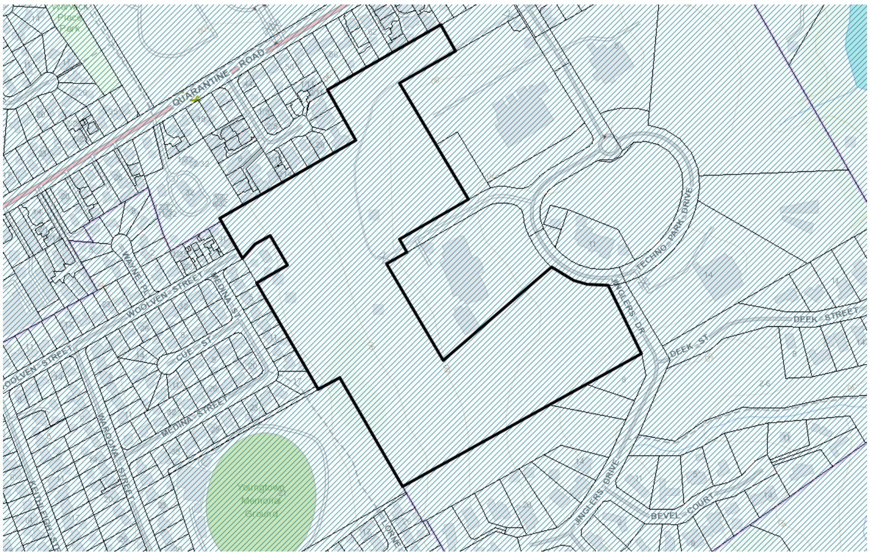


*Figure 25 Airport Obstacle Limitation Area (147m contour)*

*Base map and data from the LIST, © State of Tasmania*

## 4.2.7 Other Codes

This section describes Codes that do not apply to the Project.

– Signs Code - No signage is proposed as part of this application.

– Electricity Transmission Infrastructure Protection Code – The Subject site is not within mapped extents for electricity transmission infrastructure.

– Telecommunications Code - The Project is not for telecommunications infrastructure.

– Local Historic Heritage Code – The Subject site is not a Local Heritage Place, Local Heritage Precinct, Local Historic Landscape Precinct, or a Place or Precinct of Archaeological Potential.

– Natural Assets Code - The Subject site does not contain a Waterway and Coastal Protection Buffer or a Future Coastal Refugium. A very small area (~130m$^2$) in the southern corner is mapped as Priority Vegetation, this may be a mapping error. The Project meets the exemption in Clause C7.4.1 (c), as any clearance of native vegetation within a Priority Vegetation Area is exempt from assessment if (i) within an existing pasture or crop production land and the Subject site is used for pasture.

– Scenic Protection Code - The Subject site is not mapped as a Scenic Area nor part of a Scenic Road Corridor.

– Coastal Erosion Hazard Code - The Subject site is not mapped in the Coastal Erosion Area.

– Coastal Inundation Hazard Code - The Subject site is not mapped in the Coastal Inundation Hazard Area.

– Flood-Prone Areas Code - The Subject site is not mapped as a Flood-Prone Area and is not subject to any known flood risk.

– Potentially Contaminated Land Code - There is no current or known historical use on the Subject site which could be Potentially Contaminated.

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# 5. Conclusion

This report has been prepared by GHD Pty Ltd for Homes Tasmania to accompany a permit application to the City of Launceston and forms an assessment of the Project in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The Project is for subdivision of the land at Lot 3 Techno Park Drive, Kings Meadow, and is for 106 lots intended for future residential development, roads and public open space. The Subject Site has been re-zoned to the General Residential Zone under the terms of the *Housing Land Supply Act 2018* and the Project would fulfill the intent of the HLSO, to subdivide the land for future residential development.

The Project has been considered with respect to the relevant standards of the *Tasmanian Planning Scheme - Launceston.* The Subject site is currently used for agricultural purposes requiring limited demolition and vegetation clearance as part of this application. The adjoining title at 40 Woolven Street benefits from a right of way over the site and has an interest in the application, but does not form part of the Subject site. An area of public open space exceeding the requirements of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993* has been proposed as part of the subdivision.

The planning assessment has been prepared with regard to supporting documentation including; subdivision plans, bushfire hazard management report, traffic impact assessment, and landslip hazard report. Subdivision of the land should occur in accordance with recommendations of reports for bushfire hazard management and landslip hazard. Assessments of Aboriginal and European heritage, and natural values also accompany this assessment to demonstrate the site analysis that has been undertaken to inform the design of the Project, they are not a requirement of assessment under the scheme.

The Project has been assessed in relation to applicable standards of the scheme for the General Residential Zone and codes for Parking and Sustainable Transport, Road and Railway Assets, Attenuation, Bushfire-Prone Areas and Landslip Hazard Areas. The Project has demonstrated compliance through the performance criteria of several applicable standards and is required to be determined as discretionary application.

This assessment finds that the proposed subdivision is in a well serviced area predominantly surrounded by existing established residential areas of similar design. The anticipated traffic for the future lots is able to be accommodated safely and efficiently within the existing road networks. Subdivision and future development for intended residential uses will be able to occur with minimal impact from attenuation, and managing risks from bushfire and landslip hazards.

It is recommended that Council proceeds with assessment in accordance with Section 57 of LUPPA, to issue a permit inclusive of conditions as required.

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# Appendices

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# Appendix A

## Title documents and consent to lodge

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# Appendix B

## Aboriginal and European heritage report

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Lot 2 Techno Park, Kings Meadows

# Desktop Aboriginal and Historic Heritage Report

Final Draft Version 1

AUTHOR: Stuart Huys
27 Apsley St South Hobart, TAS 7004

CLIENT: GHD

26.10.2021

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## Report Version Control

| Report version | Report distribution | Date of Distribution |
|---|---|---|
| Draft Report V1 | Zoe Smith (CHMA) for editing | 26/10/2021 |
| Final Report V1 | GHD for review | 27/10/2021 |

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## Executive Summary

**Project Details**
Lot 2 Techno Park Drive, Kings Meadows (164559/2) is a 10.7ha area that has been identified for the potential development of affordable housing. The site is owned by the Tasmanian Development and Resources corporation (TDR) but is in the process of being purchased by the Director of Housing. The site forms a large portion of an existing industrial estate located in Launceston. The area is characterised by large, irregularly shaped lots sloping west to east, accessed by Techno Park Drive. The project site is adjoined by a One-School Global campus and Westpac Bank call centre to the east, general residential development to the north and west, the Youngstown Memorial sports oval and public open space to the southwest and low-density residential developments further south. Figure 1 shows the general location of the study area, with Figure 2 showing the spatial boundaries of the site.

CHMA Pty Ltd has been engaged by GHD to undertake a desktop Aboriginal heritage assessment for Lot Techno Park Drive (the study area). This report presents the key findings of the Aboriginal and Historic heritage desktop assessment.

**Results of the Aboriginal Heritage Register Search**
As part of Stage 1 of the desktop assessment a search was carried out of Aboriginal Heritage Register (AHR) to determine the extent of registered Aboriginal heritage sites located within and in the general vicinity of the study area.

The AHR search results shows that there are just three registered Aboriginal sites that are located within an approximate 6km radius of the study area (search results provided on the 23/9/2021 by Emily Smith from AHT). The three sites are all classified as Artefact scatters. None of these three sites are situated within the bounds of the study area. Two of the sites (AH11150 and AH11152) are situated around 6km to the north of the study area, on the margins of the North Esk River. The third site (AH4928) is located 6km to the south-west of the study area. The detailed AHR search results are presented in section 4.2 of this report.

The study area is situated on the eastern side slopes of a low relief hill. It is over 1km from the nearest named water course and 2km from the nearest major river system and is 5km inland (south) from the Tamar Estuary. The results of the regional studies summarised in section 4.1 of this report indicates that site and artefact densities within this type of landscape setting, which is located away from major river valley resource zones, will typically be low to very low. This is supported to some extent by the AHR search results which show that there are only three registered Aboriginal sites located within a 6km radius of the study area. If Aboriginal sites are present in the study area, they are likely to be low density artefact scatters or isolated artefacts, representing sporadic activity.

**Results of the Historic Heritage Registers Search**
As part of Stage 1 of the desktop assessment a search was carried out of a number of historic registers and databases in order to determine the extent of historic sites

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and features in the vicinity of the study area. The search results shows that there are no heritage places located within or in the immediate surrounds of the study area that are listed on any of the local, State or National heritage registers.

The absence of any registered historic heritage sites within and in the immediate surrounds of the study area indicates that there is a low to very low potential for historic heritage features to be present. If there are features present, they are likely to be associated with the early pastoral settlement of the outskirts of Launceston.

**Management Recommendations**

The following management recommendations have been established on the basis of the findings of the desk top assessment for the Lot 2 Techno Park, Kings Meadows study area. The recommendations are aimed at ensuring that the proponent is compliant with the relevant legislative guidelines and statutory requirements for Aboriginal and historic heritage in Tasmania.

***Recommendation 1 (Aboriginal Heritage)***

The desk top assessment has confirmed that there are no registered Aboriginal heritage sites that are located within or in the immediate vicinity of the bounds of the study area. It is assessed that there is a low potential for undetected Aboriginal heritage sites to be present. If Aboriginal sites are present in the study area, they are likely to be low density artefact scatters or isolated artefacts, representing sporadic activity.

It is recommended that the proponent should make contact with Aboriginal Heritage Tasmania (AHT) to seek advice regarding the requirements for any further Aboriginal heritage assessments (including field surveys) within the study area.

***Recommendation 2 (Unanticipated Discovery Plan for Aboriginal Heritage)***

It is assessed that there is generally a very low potential for undetected Aboriginal heritage sites to occur within the study area. However, if, during the course of the proposed construction works, previously undetected archaeological sites or objects are located, the processes outlined in the Unanticipated Discovery Plan should be followed (see Appendix 1). A copy of the Unanticipated Discovery Plan should be kept on site during all ground disturbance and construction work. All construction personnel should be made aware of the Unanticipated Discovery Plan and their obligations under the *Aboriginal Heritage Act 1975* (the Act).

***Recommendation 3 (Historic Heritage)***

The historic heritage registers search results shows that there are no heritage places located within or in the immediate surrounds of the study area that are listed on any of the local, State or National heritage registers. The absence of any registered historic heritage sites within and in the immediate surrounds of the study area indicates that there is a low to very low potential for historic heritage features to be present. If there are features present, they are likely to be associated with the early pastoral settlement of the outskirts of Launceston.

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On the basis of the above it is advised that there are no known historic heritage constraints or requirements for the study area.

***Recommendation 4 (Unanticipated Discovery Plan for Historic Heritage)***
The procedures outlined in Practice Note No 2 issued by the Tasmanian Heritage Council, processes should be followed should any unexpected archaeological features and/or deposits be revealed during development works.

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# 1.0 Project Details

## 1.1 Project Outline

The Tasmanian Government has committed to substantial capital investment in order to improve housing affordability, to assist those who are most vulnerable to housing stress and homelessness, and to access affordable and appropriate housing. This investment is framed under the terms of Tasmania's Affordable Housing Strategy 2015-2025.

Lot 2 Techno Park Drive, Kings Meadows (164559/2) is a 10.7ha area that has been identified for the potential development of affordable housing. The site is owned by the Tasmanian Development and Resources corporation (TDR) but is in the process of being purchased by the Director of Housing. The site forms a large portion of an existing industrial estate located in Launceston. The area is characterised by large, irregularly shaped lots sloping west to east, accessed by Techno Park Drive. The project site is adjoined by a One-School Global campus and Westpac Bank call centre to the east, general residential development to the north and west, the Youngstown Memorial sports oval and public open space to the southwest and low-density residential developments further south. Figure 1 shows the general location of the study area, with Figure 2 showing the spatial boundaries of the site.

CHMA Pty Ltd has been engaged by GHD to undertake a desktop Aboriginal heritage assessment for Lot Techno Park Drive (the study area). This report presents the key findings of the Aboriginal and Historic heritage desktop assessment.

## 1.2 Project Aims

The principal aims of this desk top heritage assessment are as follows.

- To review the available heritage information to determine the extent and nature of historic and Aboriginal heritage values that may be present in the study area.
- To ascertain the heritage sensitivity of the study area.
- To provide advice regarding any heritage constraints or additional requirements.

## 1.3 Project Methodology

A three stage project methodology was implemented for this desk top heritage assessment.

***Stage 1 (Background Research)***

As part of Stage 1 the following research was carried out and background information was collated for this project:

- A review of the relevant heritage registers and the collation of information pertaining to any registered Aboriginal and historic heritage sites located within the general vicinity of the study area.
- Maps of the study area.
- Relevant reports documenting the outcomes of previous Aboriginal heritage studies in the vicinity of the study area.

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- Ethno-historic literature for the region
- References to the land use history of the study area.
- Geotechnical information for the study area, including soil and geology data.

***Stage 2 (Review of Documentation and Gap Analysis)***
The heritage information obtained through the Stage 1 works was reviewed, with the purpose of undertaking a gap analysis of the investigations carried out within the study area, and creating an audit of the heritage values present in the study area.

***Stage 3 (Desk Top Report)***
Stage three of the assessment involved the production of a Draft and Final desk top report. The report has been prepared by Stuart Huys (CHMA archaeologist).

### 1.4 Project Limitations
The current Aboriginal heritage assessment is a desk top report only. It is based solely on information generated from heritage register searches, previous Aboriginal and historic heritage assessments and relevant environmental information. No field survey work, or site ground truthing has been undertaken as part of the desk top assessment.

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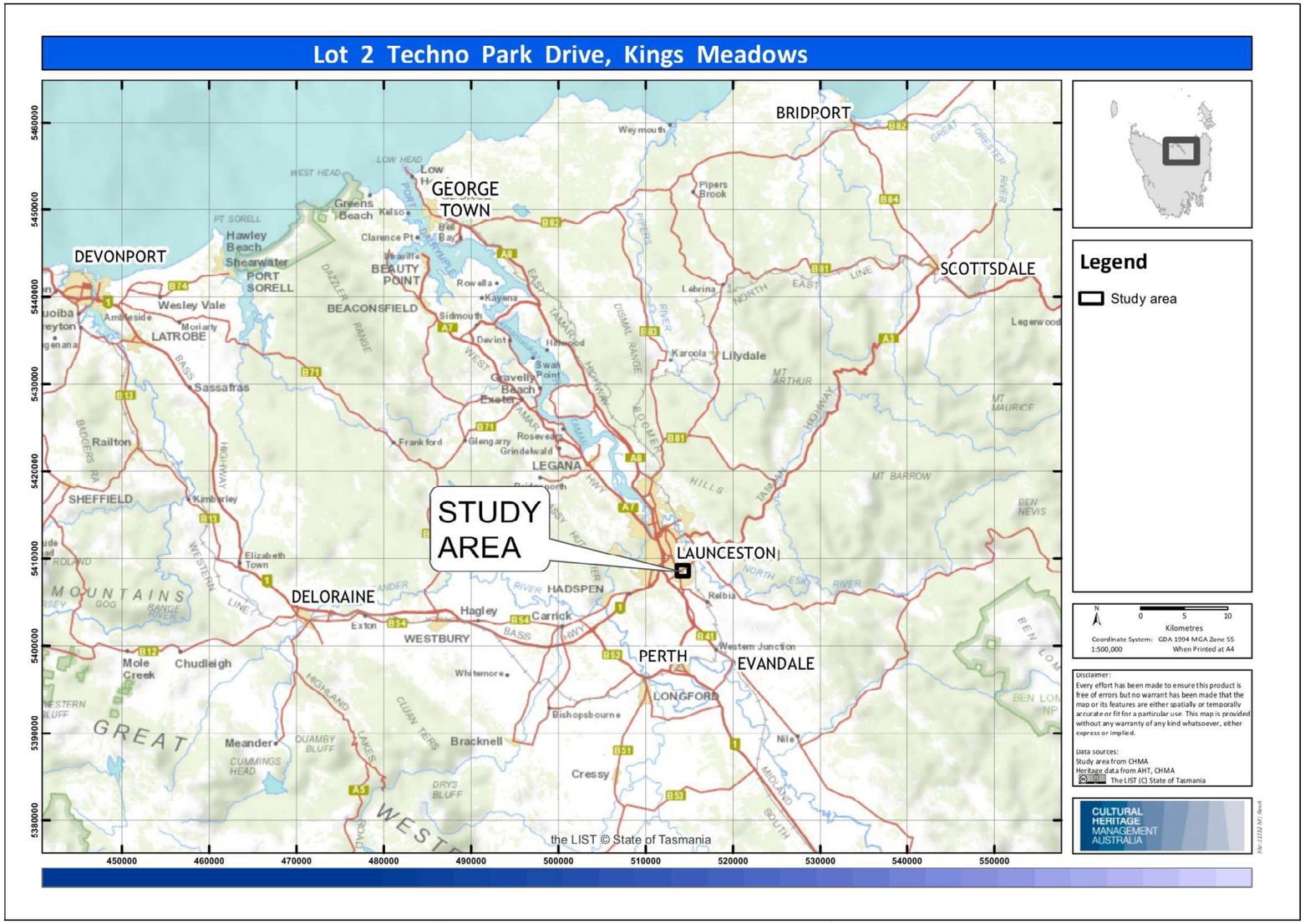


*Figure 1: Topographic map showing the general location of the study area*

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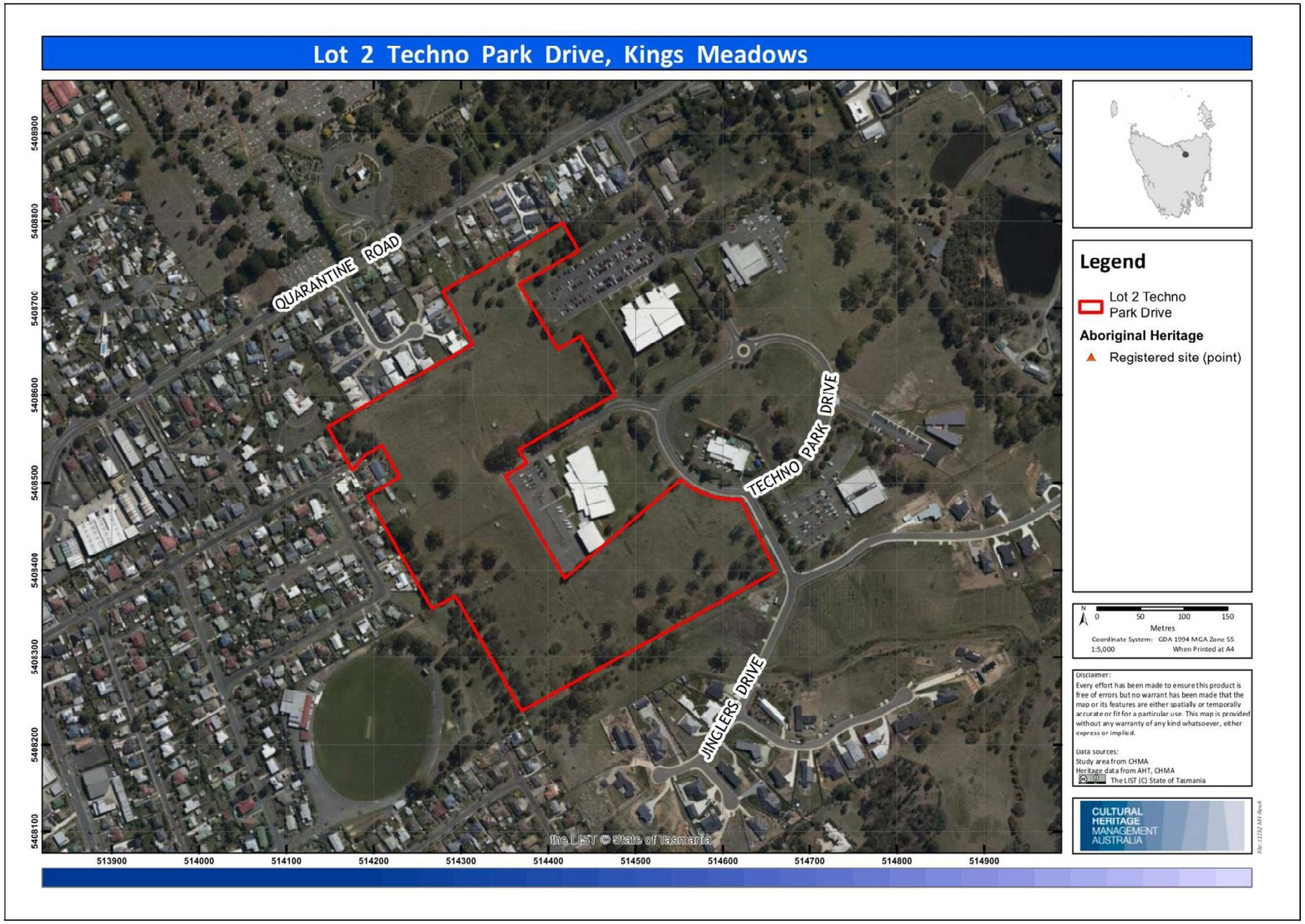


***Figure 2: Aerial image showing the boundaries of the Lot 2 Techno Park, Kings Meadows study area***

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## 2.0 Environmental Setting of the Study Area

The study area encompasses approximately 10.7ha and is located in Kings Meadows, on the southern outskirts of the city of Launceston, in the Northern Midlands region of Tasmania (see Figure 3).

The Northern Midlands region is characterised by extensive lowland plains and rounded topography which ranges from gently sloping to steep. The northern portion of the region is bounded by the dolerite-capped escarpment of the Great Western Tiers to the west, and the Ben Lomond Plateau in the north-east. The valley between these landforms is known as the Launceston Basin. The River Tamar, the South Esk River, the North Esk River and their tributaries, including the Macquarie, St Pauls, Elizabeth and the Blackman Rivers, drain all the northern portion of the Midlands area (Matthews *et al* 1996). The closest major river to the study area is the North Esk, which is 2km to the east. The closest named water course is Jinglers Creek, a tributary of the North Esk, which is 1km to the east.

The city of Launceston is situated within the Launceston Basin, in the southern portion of the Tamar Valley (see Figure 3). The Tamar Valley is a broad south-east to north-west orientated valley system that is approximately 40km in length and is fringed to the east and west by a series of prominent hills and ranges. The South Esk and North Esk Rivers converge in the southern portion of the Tamar Valley (around the Launceston CBD area), to form the River Tamar. The River Tamar is a 'ria' or drowned river valley formed by coastal submergence about 6,000 years ago. The shoreline of the estuary in the surrounds of Launceston is low-energy, with mudflats and shoals exposed at low tide. The River Tamar and the lower reaches of the North and South Esk Rivers are estuarine at this point, and subject to tidal influences.

The study area is positioned around 5km to the south of the Tamar Estuary and the confluence of the North and South Esk Rivers. It is positioned on the eastern side slopes of a low relief hill. Slope gradients across the study area are typically in the range of between 3º and 10º, with slope direction generally from west to east.

The underlying geology across the study area comprises poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions. To the south and west of the study area there are pockets of dolerite beneath soil or Cainozoic deposits. Soils comprise dark brown podzolic clays.

The study area comprises a small parcel of rural land which is surrounded on all sides by residential and industrial development. The majority of the native vegetation across the study area has been cleared as part of past farming activities and re-planted with introduced grasses. There are a few remnant mature eucalypt trees (Eucalyptus amygdalina) scattered throughout the study area. There are a number of rural sheds and water tanks scattered across the site.

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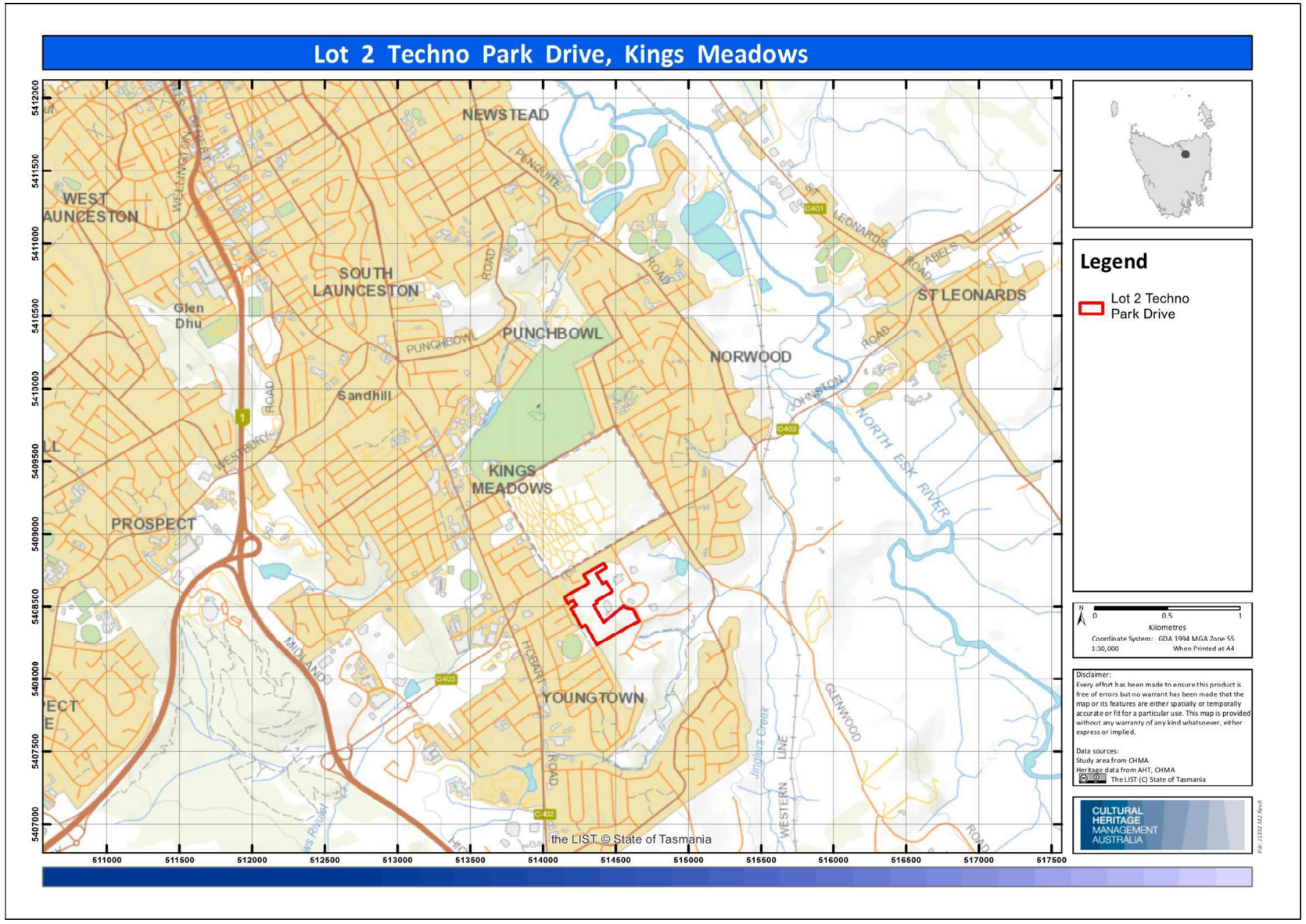


*Figure 3: Topographic Map showing the landscape setting of the study area*

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# 3.0 Ethno-historic Background

## 3.1 Aboriginal Social Organisation in Tasmania

Ryan (2012) explains that the terms 'nation' and 'clan' are the preferred terms used by the Tasmanian Aboriginal community in place of 'tribe' and 'band' respectively. This terminology has been adopted in the following discussion.

According to Jones (1974), the social organisation of Tasmanian Aboriginal society appears to have consisted of three social units, these being the hearth group, the band (clan) and the tribe (nation). The hearth group was the basic family unit and would generally have consisted of a man and woman, their children, aged relatives and sometimes friends and other relatives. The size of hearth groups would generally range from between 2-8 individuals (Jones 1974: Plomley 1983). Plomley (1983) provides a description made by Peron of a hearth group he encountered at Port Cygnet:

> *There were nine individuals in this family, and clearly they represented a hearth group, because Peron visited their campsite with its single hut. The group comprised an older man and wife, a younger man and wife, and five children, one a daughter (Oure-Oure) of the older man and wife, and the other four the children of the younger man and wife.* (Plomley 1983:168).

The clan appears to have been the basic social unit and was comprised of a number of hearth groups (Jones 1974). Jones (1974:324-325) suggests that the clan owned a territory and that the boundaries of this territory would coincide with well-marked geographic features such as rivers and lagoons. Whilst the clan often resided within its territory, it also foraged widely within the territories of other clans. Brown (1986:21) states that the band was led by a man, usually older that the others and who had a reputation as a formidable hunter and fighter. Brown also suggests that the clan (as well as the hearth group) was ideally exogamous, with the wife usually moving to her husband's band and hearth group.

Each clan was associated with a wider political unit, the nation. Jones (1974:328-329) defines the tribe (or nation) as being:

> *…that agglomeration of bands which lived in contiguous regions, spoke the same language or dialect, shared the same cultural traits, usually intermarried, had a similar pattern of seasonal movement, habitually met together for economic and other reasons, the pattern of whose peaceful relations were within the agglomeration and of whose enmities and military adventures were directed outside it. Such a tribe had a territory, consisting of the sum of the land owned by its constituent bands…The borders of a territory ranged from a sharp well defined line associated with a prominent geographic feature to a broad transition zone*. (Jones 1974:328-329)

According to Ryan (2012:11), the Aboriginal population of Tasmania was aligned within a broad framework of nine nations, with each nation comprised of between six and fifteen clans (Ryan 2012:14). The mean population of each nation is estimated to have been between 350 and 470 people, with overall population estimates being in

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the order of between seven to ten thousand people prior to European occupation (Ryan 2012:14).

Based on the information collated by Ryan (2012), the study area appears to be located within the boundaries of the North Midlands Nation (see Figure 4). The territory of the North Midlands Nation ran from approximately St Peters Pass to Quamby Bluff in the west, along the Western Tiers through the Deloraine district through to the west edge of the Tamar Valley, and along the north coast of Tasmania. From here it ran south-east along the Pipers River, through to Launceston, then eastwards along the South Esk River through to St Paul's Dome. In total, the North Midlands nation occupied an area of approximately of 6,750km², and incorporated around 160km of coastline (Ryan 2012:29).

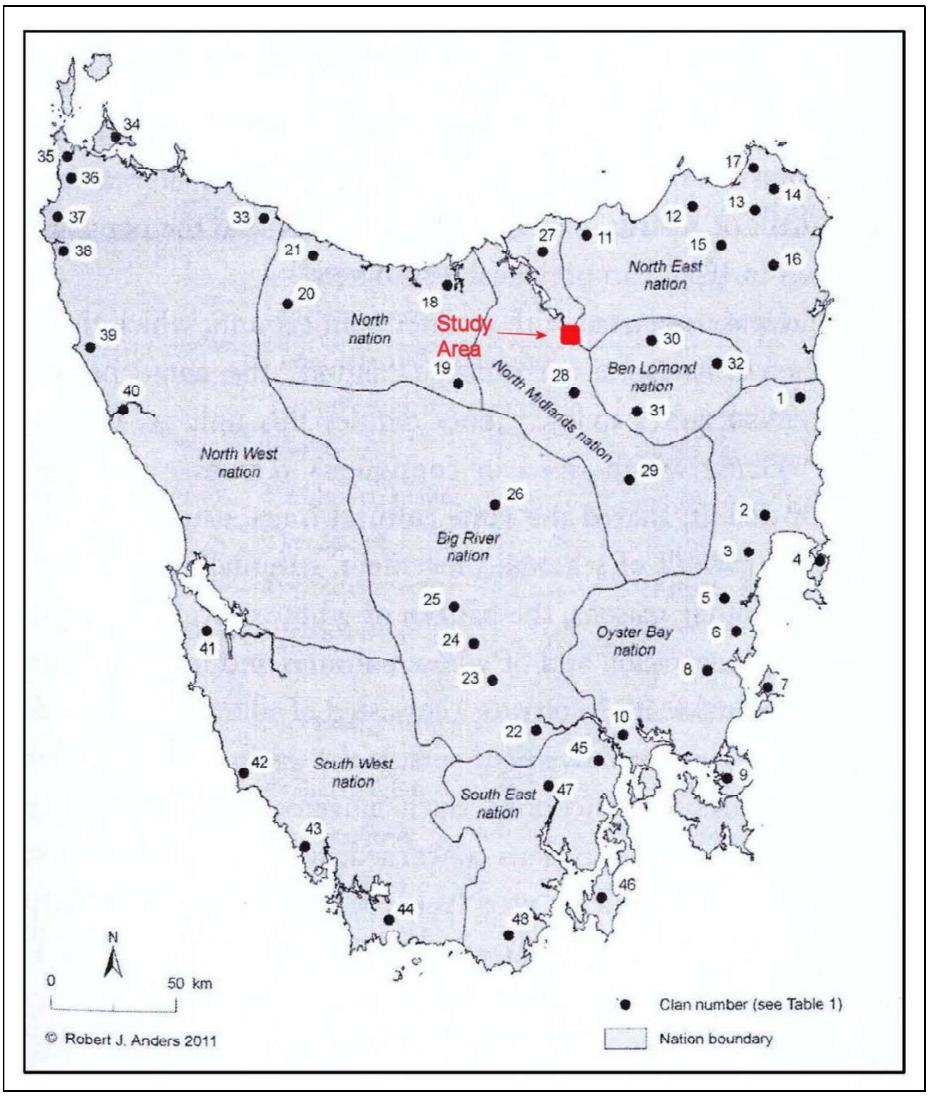


***Figure 4: The Aboriginal Nations of Tasmania in relation to the study area (Ryan 2012:15)***

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The North Midlands Nation was comprised of at least three clans. These were the Leterremairrener (Port Dalrymple people) who were located around the east Tamar, the Panninher (Norfolk Plains people) located around the Norfolk Plains, and the Tyerrernotepanner (Stoney Creek or Campbell Town people) who were situated in the vicinity of Campbell Town. There was possibly a fourth clan around the York Town area, west of the Tamar, and a fifth around the Isis River (Ryan 2012:29). Each clan is thought to have been comprised of between 50-80 people, with the overall population of the North Midlands nation estimated at between 300-400 people (Ryan 2012:29). The North Midlands nations were among the first to experience British invasion in northern Tasmania in 1804, and as such, insufficient information exists as to the exact location of each clan. However, the clan most likely to have occupied the area around the study area was the Leterremairrener (Port Dalrymple people)

The largest kangaroo hunting grounds in Tasmania lay in the heart of North Midland country at Campbell Town, Norfolk Plains and Launceston, together with the rich marine and bird life provided by the Tamar River. As such, the North Midland nation had extensive relations with neighbours of the North, North East, Big River, Ben Lomond and Oyster Bay nations (Ryan 2012:31). These connections in turn facilitated seasonal access of the North Midland nation to the east coast at Oyster Bay through negotiations with the Oyster Bay Nation (Ryan 2012:31) and the existence of other seasonal travel routes to the east venturing into the territory of the Ben Lomond Nation to exchange ochre (Ryan 2012:31). Other major ochre sources in Tasmania were in the Western Tiers, in the territory of the North Nation.
The Panninher (Norfolk Plains clan) are said to have spent the winter on the lower reaches of the west bank of the Tamar exploiting available shellfish and swan eggs, before returning to their own country to exploit the hunting grounds in spring (Ryan 2012:31). Seasonal movement to the Great Western Tiers to obtain ochre in autumn is also recorded (see Figure 5).

Very few available ethno-historic accounts exist, that relate to aspects the material culture of the North Midlands Nation. One description of the huts used by the Aboriginal people of the Midlands is provided by John Bass in 1799 at Port Dalrymple:

> *'Their huts, of which seven or eight were frequently found together like a little encampment, were constructed of bark torn in long strips from some neighbouring tree, after being divided transversely at the bottom, in such breadths as they judge their strength would be able to disengage from its adherence to the wood, and the connecting bark on each side. It is then broken in convenient lengths, and placed, slopingwise against the elbowing part of some dead branch that has fallen off from the distorted limbs of the gum tree; and a little grass is sometimes thrown over the top. But after all their labour, they have not ingenuity sufficient to place the slips of bark in such a manner as to preclude the free admission of rain'*
>
> (Collins 1971, as reported in Kee 1990:17).

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In a diary entry dated 22/10/1831, Robinson provides a comparatively detailed description of the clothes and tool kits used by people of the North Midlands Nation:

> *'The costume of the native women is a mantle made of kangaroo skin. Their implements consist of a short stick eighteen inches long sharpened at the end similar to a chisel, and with this implement they bark the tree and use it in the same way a carpenter would use the same sort of tool. Instead of the mallet they use a stone. The wooden chisel is made to answer the purpose of a lever, hence we may call them mechanics. It is the business of the woman especially of the inland tribes to fetch wood for the fire. If the woman is married she carries her own and her husband's burden. Part of their luggage consists of a mull, a flat stone which the men use for the purpose of preparing the pomatum to dress their hair with. The woman also carried with her for this purpose a large quantity of ochre. It is the business of the women also to hunt and catch opossum and for this purpose they carry a rope which they make of the long cutting grass of the iris. They also hunt other small animals, look for eggs &c. They carry with them also a sharp stone with which the men make their spears and waddies. The men carry their spears and waddies, their only weapons except stones which they throw with great dexterity. It is the business of the men to hunt kangaroo. The men also wear a mantle of kangaroo skin'* (Plomley 1966:531).

In an earlier diary entry dated 20/9/1831, Robinson describes that tea trees were procured to provide relatively straight timber with which spears were manufactured (Plomley 1966:215).

Robinson also records a number of instances of Aboriginal people in the Midlands using ochre for hair and body decoration. In one account, Robinson observes:

> *'Previous to setting off the natives ochred or painted themselves. It might appear ludicrous to civilised society to see people daub their hair with a thick substance of ochre and grease, but I observe that my natives at Campbell Town procured some soft red brick which they pound into dust mixing it with grease to anoint their heads. I have not yet ascertained their particular motive for this custom and it is particular to only a few tribes'* (Plomley 1966:501).

In terms of food resources, Robinson provides a series of accounts in his diary entries of the range of foods eaten by the North Midlands Tribe. Birds and eggs appear to have formed a major component of the diet of the local inhabitants, with swans, ducks and red bills being some of the main species targeted (Plomley 1966: 217). A range of mammal species are also documented as having been hunted and eaten, including forester kangaroo, wallaby, kangaroo rat (possibly bandicoots), and possums (Plomley 1966). In a diary entry dated 22/10/1831, Robinson provides an interesting account of a kangaroo hunt undertaken by Aboriginal men:

> *'...when the natives hunt...they surround the animal, and hence it is driven from one position to another till at length it becomes exhausted, when they rush upon it and seize the prey'* (Plomley 1966:555-6).

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Only a few plant foods are documented in the ethno-historic accounts as having been eaten. This includes a bulbous plant known as 'native bread' and a plant that has the appearance of asparagus that was found by the roots of peppermint trees (Plomley 1966). It is very likely that many more plant foods were eaten by the local Aboriginal population.

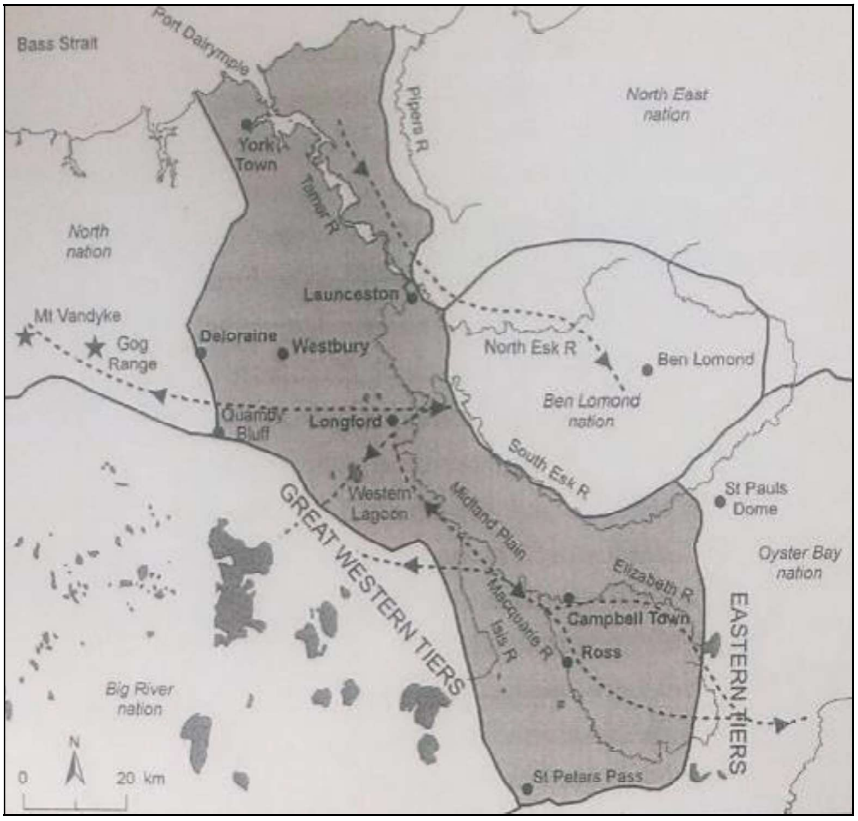


***Figure 5: Settlement and movement patterns of the Midland Plain clans (Ryan 2012:30)***

### 3.2 Culture Contact and Frontier Violence

The first recorded meeting between Europeans and the Aboriginal people of north east Tasmania was in 1773 when Tobias Furneaux sailed into, and named, the Bay of Fires for the smoke he saw along the coast (Kee 1987:15). A quarter of a century later Jean-Baptiste-Louis Clarke Theodore also recorded smoke on the north east coast (Plomley 1966, in Kee 1991:8). In 1800 Matthew Flinders observed smoke on the northern coast, but noted that the Furneaux Islands appeared uninhabited (Kee 1987:15). Bass accompanied Flinders on further voyages later in 1800 and he observed that while smoke was often visible from ships, the people ran into the bush at the approach of Europeans (Kee 1987:15).

In 1804 Lieutenant Colonel William Patterson founded the European settlement at George Town. This camp was short-lived, with the party moving within a few weeks to the west bank of the River where they established York Town. The Port Dalrymple

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(Launceston) settlement was established in 1806. Hence, the study area was impacted from the very earliest phase of European settlement of Tasmania. The Leterremairrener people would have been among those Aboriginal clans that bore the brunt of the contact period.

By the early nineteenth century sealers and whalers had established hunting grounds in the Bass Strait and inhabited islands and parts of the coast. In 1816 a sealer James Kelly met up to 300 people at George Rocks. Kelly traded culled seals with the Aboriginal people of the coast in exchange for kangaroo (Kee 1987:19).

While there are some suggestions that initial contact between Aboriginal people and the whalers and sealers may have been friendly, Ryan's research on the North Midland nation indicates that 'at least 300 were probably killed outright by the settlers between 1820 and 1830' (Ryan 2012:19) and by the time George Augustus Robinson was moving through the area in 1830 – 1831, the sealers had instilled widespread terror among the Aboriginal people (Kee 1987:16). The sealers typically abducted women to be wives and to work on the sealers camps, and Robinson recorded that people along the northern coast referred to the murder of Aboriginal people at all the places where the sealers camped (Kee 1987:16).

This violent contact between Aboriginal people and Europeans, especially sealers, along the north east coast had disastrous implications for the North Midlands nation. Apart from individual, emotional devastation, the loss of large numbers of women disrupted social organisation, as well as impacting on economic systems of gender-based division of labour (Kee 1987:16).

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# 4.0 Background Archaeology

## 4.1 Previous Archaeological Investigations in the Region

The study area is located in the Northern Region of Tasmania, just at the transition with the Northern Midlands Region. A number of regional archaeological investigations have been undertaken in the region over the past three decades. The most comprehensive, and pertinent investigations are those of Kee (1990) and Jackman (Entura 2011).

***Kee (1990)***

In 1990 Kee implemented the Midlands Regional Aboriginal archaeological site investigation, which was funded through the National Estate Grants Program. The primary objectives of the study were primarily to establish (on the basis of literary and field research) a predictive model of site location for the Midlands Region, and secondly to carry out a limited archaeological excavation with the aim of providing a temporal context for the information generated for the study.

As part of the study, Kee (1990) surveyed 72km within the Midlands area. This survey resulted in the identification of 236 Aboriginal sites. This brought the total number of known Aboriginal sites in the Midlands to 350. The vast majority of these sites are classified as isolated artefacts or artefact scatters. The exception is the coastal fringes in the midlands where shell midden sites tend to predominate. Stone quarries and suitable stone sources for procurement were identified in many locations throughout the Midlands, and a small number of rock shelters were also identified (Kee 1990).

As part of the analysis of the distribution of sits throughout the Midlands, Kee (1990) divided the Midlands into seven separate landscape divisions. These are Aeolian lunettes, coastal dunes and beaches, estuaries, lakes (uplands and lowlands), lowland hills and plains, upland hills and plains and rivers. The highest number of sites were identified in the Aeolian lunettes and coastal dunes, accounting for around 50% of the total number of sites recorded in the Midlands. Between 20 and 30 Aboriginal sites were recorded in each of the other five landscape divisions. Kee (1990) is of the opinion that the observed pattern of distribution accurately reflects true differences or variations in site densities throughout these different landscape divisions, and is not merely a product of skewed visibility or survey coverage.

Kee (1990) also noted a distinct difference in the distribution of site types within the Midlands Region, which she believes is also suggestive of differences in occupation patterns throughout the region. For example, the sites recorded around the margins of Lake Dulverton comprise mostly artefact scatters and rock shelters. Some of these sites are quite large (in terms of artefact numbers), and suggest intensive occupation. In contrast, the sites associated with the Aeolian lunettes were mostly small campsites located adjacent to lagoons, and are interpreted as being the product of short term visitations to the area by small groups of people exploiting the resources of these lagoons and the associated hinterland areas.

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One of the features of Kee's (1990) investigations is that the vast majority of sites identified as part of the field survey were recorded within ploughed farm paddocks, where the surface visibility is improved and the soils have been churned. This pattern of site location highlights the importance of good surface visibility in identifying sites during field surveys, and demonstrates how varying conditions of surface visibility can potentially skew the results of survey investigations. Kee (1990) does not really adequately address this factor in her assessment. It is plausible that the factor of surface visibility variations could be a major contributor to the pattern of site distribution observed for the Midlands, with site densities being highest in the Aeolian dunes and coastal areas where surface visibility is improved and lowest in the Riverine and Uplands areas where surface visibility is poor. The only way to adequately determine how accurate the perceived pattern of site distribution is in the Midlands region would be through extensive sub-surface investigations within the various landscape divisions.

The summary interpretation provided by Kee (1990) for the observed archaeological record of the Midlands Region is that the areas with observed higher site and artefact densities correlate with areas where there is an increase in available resources, making these areas attractive for human habitation, and facilitating prolonged periods of occupation. Those areas with lower site and artefact densities also correlate with areas of decreased resource availability, resulting in shorter, less frequent occupation of these areas by small groups of people.

Taking into account historic records for the region, Kee (1990) presents a seasonal model of occupation for the Midlands Region. This model involves the movement of Aboriginal people around inland resource rich zones such as lagoons and lakes in the spring and early summer months, with summer time spent on the north coast areas. It is suggested that the winter months may have been spent in the inland parts of the Uplands where there was good soil drainage.

***Entura (2011)***

In 2011, Jackman (Entura archaeologist) undertook a comprehensive survey of the Midlands for the Midlands Water Scheme (2011). The survey by Entura (2011) covered an extensive area, with over 130km of survey transects across the Central Highlands and Midlands. The survey recorded 136 Aboriginal heritage sites that demonstrate the nature of past Aboriginal use of these regions.

Based on analysis of the 48 sites recorded by Jackman in the Midlands as part of the Midlands Water Scheme survey, Entura archaeologist Greg Jackman suggested several potential site distribution patterns (Entura 2011:43). In the Midlands, Jackman argues that the dominant site type will be Artefact Scatters and Isolated Artefacts. Open Artefact Scatters may be large and there is potential for stratified sites to occur. Other site types include quarries and stone procurement sites and rock shelters and rock overhangs with associated archaeological deposits (Entura 2011:49).

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Jackman suggests that open sites are likely to be closely correlated with permanent watercourses, with the majority of open sites recorded by Jackman situated within 500m of water. Moreover, large Artefact Scatters are most likely to be located along the margins of lakes, lagoons and floodplains where a range of other plant and terrestrial resources were available (Entura 2011:49). Occupation sites, such as artefact scatters, were often found to be located on benched terraces or low rises. Aeolian sand banks bordering lagoons and rivers have increased potential to contain archaeological deposits, as these provide elevated, well drained camp sites with close proximity to fresh water (Entura 2011:49).

Jackman noted that concentrations of sites also often occur in small, sheltered valleys at the foot of the various ranges, including Black Tier, south of Tunbridge (Entura 2011:50). This reflects the choice of sheltered camp sites along pathways used by groups of Aboriginal people moving between seasonal resource zones along ethnographically documented pathways.

One such clustering of sites occurs at the Salt Pan Plains and Kitty's Creek area at the foot of the Black Tier. At the gap between Salt Pan Plains and Kitty's Creek, there are a series of small artefact scatters and isolated artefacts. Jackman suggests that this may indicate that people regularly passed through this gap when travelling between the Central Tiers and the Midlands (Entura 2011:43). Jackman records this area as being of high archaeological sensitivity (Entura 2011:53). Jackman also suggests that the name Black Tier may be a reference to Aboriginal people living in this area at the time of European settlement, however, there is no documented historical basis to this tempting assertion (Entura 2011:43).

Quarry sites in the Midlands tend to target chert and hornfels outcrops occurring at the contact points of Jurassic dolerite and Permo-Triassic mudstone and siltstone deposits (Entura 2011:49). Chert quarries occur in outcrops of Tertiary claystone (Entura 2011:50).

### 4.2 Registered Aboriginal Sites in the Vicinity of the Study Area

As part of Stage 1 of the desktop assessment a search was carried out of Aboriginal Heritage Register (AHR) to determine the extent of registered Aboriginal heritage sites located within and in the general vicinity of the study area.

The AHR search results shows that there are just three registered Aboriginal sites that are located within an approximate 6km radius of the study area (search results provided on the 23/9/2021 by Emily Smith from AHT). The three sites are all classified as Artefact scatters. None of these three sites are situated within the bounds of the study area. Two of the sites (AH11150 and AH11152) are situated around 6km to the north of the study area, on the margins of the North Esk River. The third site (AH4928) is located 6km to the south-west of the study area.

Table 1 provides the summary details for these three registered Aboriginal sites, with Figure 6 showing the location of these sites in relation to the study area.

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***Table 1: Summary details for registered Aboriginal sites located within an approximate 6km radius of the study area (Based on the AHR search results dated 23/9/2021)***

| AH Number | Site Type | Locality | Grid Reference Easting (GDA94) | Grid Reference Northing (GDA94) |
|---|---|---|---|---|
| 11150 | Artefact Scatter | St Leonards | 514902 | 5412006 |
| 11152 | Artefact Scatter | St Leonards | 514774 | 5411982 |
| 4928 | Artefact Scatter | Prospect | 510889 | 5406867 |

### 4.3 A Predictive Model of Site Type Distribution for the Study Area

As described in section 2 of this report, the study area is situated on the eastern side slopes of a low relief hill. It is over 1km from the nearest named water course and 2km from the nearest major river system and is 5km inland (south) from the Tamar Estuary.

The results of the regional studies summarised in section 4.1 of this report indicates that site and artefact densities within this type of landscape setting, which is located away from major river valley resource zones, will typically be low to very low. This is supported to some extent by the AHR search results which show that there are only three registered Aboriginal sites located within a 6km radius of the study area.

If Aboriginal sites are present in the study area, they are likely to be low density artefact scatters or isolated artefacts, representing sporadic activity. A definition for these site types is provided below.

Other site types such as Aboriginal rock shelters, stone quarries and shell middens have been recorded in the broader surrounds of the study area. However, these site types are highly unlikely to occur within the study area.

The underlying geology across the study area and broader surrounds is entirely comprised of poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions. To the south and west of the study area there are pockets of dolerite. These lithologies were generally not well suited for aboriginal artefact manufacturing and as such it is highly unlikely that Aboriginal stone quarries will be present in the study area. The absence of rock outcrops in the study area also means that there is no possibility of Aboriginal rock shelters being present. Given the distance of the study area from the Tamar Estuary it is very unlikely that shell midden sites will be present.

***Artefact Scatters and Isolated artefacts***

*Definition*

Isolated artefacts are defined as single stone artefacts. Where isolated finds are closer than 50 linear metres to each other they should generally be recorded as an artefact scatter. Artefact scatters are usually identified as a scatter of stone artefacts lying on the ground surface. For the purposes of this project, artefact scatters are defined as at least 2 artefacts within 50 linear metres of each other. Artefacts spread beyond this can be best defined as isolated finds.

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It is recognised that this definition, while useful in most instances, should not be strictly prescriptive. On some large landscape features for example, sites may be defined more broadly. In other instances, only a single artefact may be visible, but there is a strong indication that others may be present in the nearby sediments. In such cases it is best to define the site as an Isolated Find/Potential Archaeological Deposit (PAD).

Artefact scatters can vary in size from two artefacts to several thousand, and may be representative of a range of activities, from sporadic foraging through to intensive camping activity. In rare instances, campsites which were used over a long period of time may contain stratified deposits, where several layers of occupation are buried one on top of another.

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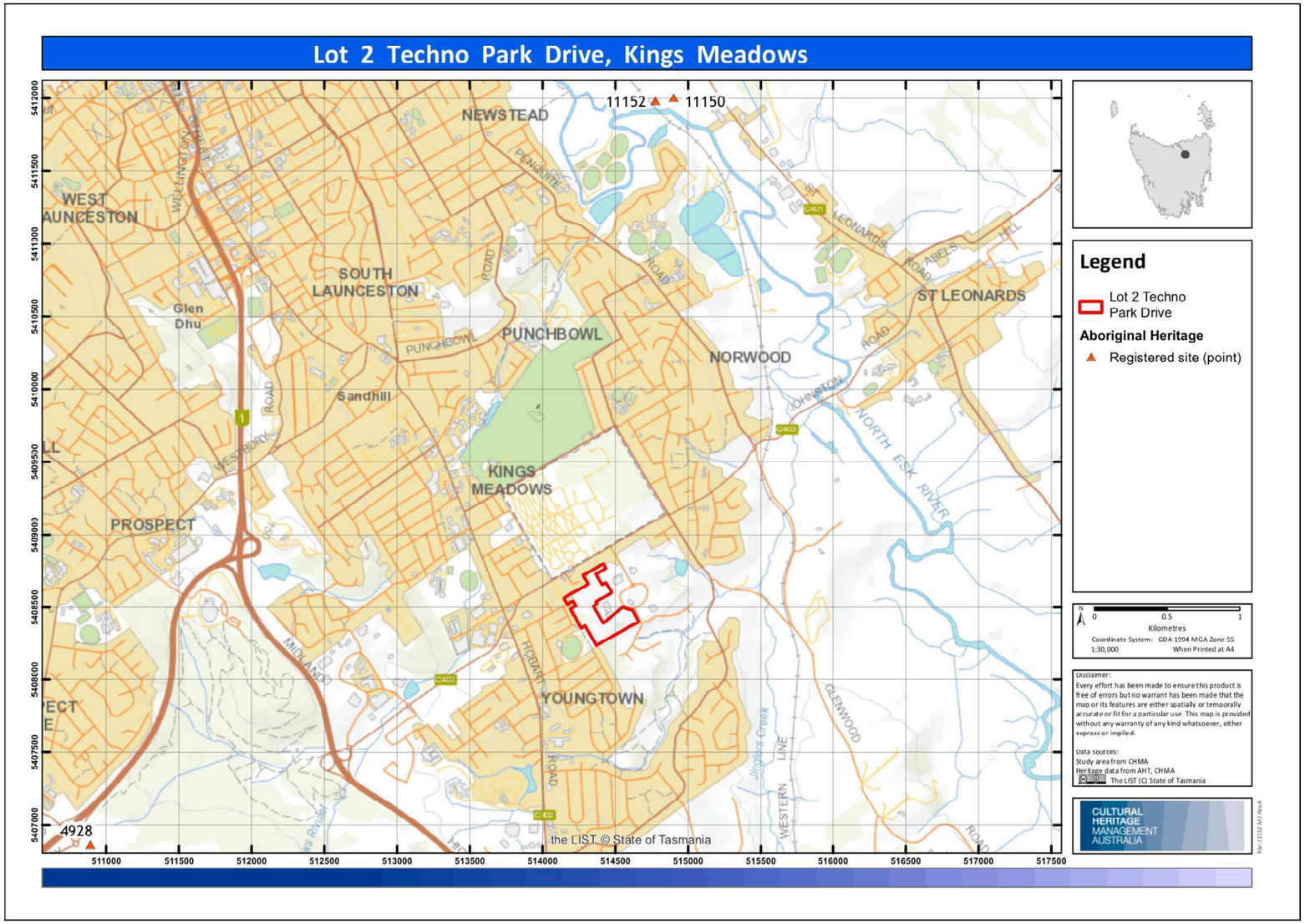


***Figure 6: Topographic map showing the location of registered Aboriginal sites located within an approximate 6km radius of the study area (Based on the AHR search results dated 23/9/2021)***

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# 5.0 Historic Context of the Study Area

## 5.1 The Development of Launceston

The first non Aboriginal visitors to arrive in the Northern Region of Tasmania were George Bass and Mathew Flinders, who were sent to explore the possibility that there was a strait between Australia and Van Diemen's Land in 1798. They originally landed in Port Dalrymple, sheltering from bad weather at the mouth of the Tamar River, in the immediate vicinity of present day George Town.

Significant settlement of the area however did not begin until the early 1800s. On 1 June 1804, the order came from London to reduce the population on Norfolk Island and move residents to Van Diemen's Land (Tasmania), and contemporaneously 'forestall French settlement' of the island (Robson 1983:43). On 15 October 1804, an expedition sailed from Port Jackson. It included HMS *Buffalo,* HM brig *Lady Nelson* and schooners *Francis* and *Integrity*. The 'invasion party' arrived in Outer Cove, subsequently the site of George Town, on 5 November 1804. Clergyman, Edward Main, was discharged from the *Buffalo* to 'perform divine service' (ibid). Six days later stores arrived and land clearing for settlement commenced. But the party leader, Lieutenant-Governor Paterson, grew 'dissatisfied with the site' and by 1805 most had moved to the western side of the Tamar to York town (Phillips 2005:157; Robson 1983:44). A year later (1806) the settlement was again shifted to the current position of Launceston. The settlement was initially known as Patersonia, however, was later changed by Paterson to Launceston in honour of the New South Wales Governor Captain Philip Diley King, who was born in Launceston, Cornwall. Administrative power was moved from York Town to Launceston in 1807, under the command of William Peterson. At the end of 1809 Paterson was recalled to Port Jackson, where he served as Lieutenant Governor of NSW (and Van Diemen's Land) until superseded by Governor Macquarie a year later.

In 1812 the Governor of New South Wales, Major General Lachlan Macquarie, toured Van Diemen's Land:

> *… he disapproved of the site fixed from Launceston and ordered that George Town be developed instead, on the basis that it would clearly be a superior port to Launceston because it was situated close to the open sea and not at the end of a tortuous estuary formed by the union of the two Esk Rivers.* (Robson 1983:102)

In 1815 Macquarie moved the headquarters of government to Outer Cove, renaming the site George Town (Phillips 2005:157). According to Robson, despite government intervention George Town failed to thrive—primarily because Launceston was agriculturally superior, there was 'continual personal conflict' between government personnel, and life there was generally 'precarious in the extreme' (Robson 1983:102-3).

Also opposing Macquarie's insistence that the settlement be relocated to George Town, were the settlers themselves. From 1815, the few convicts who completed their sentences, settled not in and around the heavily-timbered country of George

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Town but instead chose the build their huts in the more open and fertile areas around Launceston and the Esk Rivers (Nyman 1996:12). The more fertile soil around Launceston also attracted the majority of free settlers, and by 1820, the entire population of the Tamar area, both convict and free men, numbered five hundred and fourty three (Nyman 1996:12).

In 1820 Commissioner J.T. Bigge was sent out from London to inquire into the colonies of New South Wales and Van Diemen's Land. Bigge's conclusions on the settlement of George Town were scathing:

> … *he was not at all impressed with the stubbornness of Macquarie in insisting on the development of George Town. In eighteen months only one free inhabitant moved from Launceston to George Town, exclaimed the commissioner; the soil of George Town was not good, he judged*… (Robson 1983:104).

By the 1820s the perseverance of settlers in Launceston paid off, with the richer soils of the area pushing produce into high yields, turning production levels beyond the point of subsistence and into profits. In 1824, Commissioner Bigge made conclusive recommendations that Launceston be the centre for northern colonial administration, with the northern headquarters accordingly moved back to Launceston in that year.

Lieutenant-Governor of Van Diemen's Land, William Sorrell, was replaced by George Arthur in May 1824. Arthur inquired about the state of religion and education in the colony—this exchange revealed that there was a chaplain (replete with a 'spacious residence') in George Town but not in Launceston. Shortly after this, St John's Church was opened for worship in Launceston in December 1825, rapidly followed by churches of other denominations with their own churches; Scots Church in Lower Charles Street and Wesleyan Chapel in Paterson Street.

By 1827, the population of Launceston had increased to 2000 and the town had become an export centre, primarily servicing the colony's northern pastoral industry. Small hotels and breweries began to emerge c1820s, such as the Cornwell Hotel (c1824) and Launceston Hotels, with more substantial and larger hotels established by the c1830s.

From 1825 a signalling system existed which advised Launceston of the movement of ships in the river. It was begun from Low Head by semaphore. Low Head signalled to George Town, George Town to Mount George, Mount George to Mount Direction and Mount Direction to Windmill Hill in Launceston. In 1829, when the first issue of the Launceston Advertiser went on sale (under John Pascoe Fawkner), Fawkner recorded:

> *'Excepting about three months in summer, vessels drawing twelve feet can and do lie in a fresh-water stream (at Launceston; no boats are used, but goods are landed or shipped direct from the wharf…..Vessels of 500 to 600 tons burthen can come up within five or six miles of the town and lay in perfect safety, and vessels of 300 to 400 tons may come to the very verge of*

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*the town, that is to the bar which is at the entrance to the canal or North Esk as it is called'*. (Cited in Bethell 1957:38).

By the 1830s, three industries thrived in the area; Whaling and Sealing in the Bass Strait produced good returns in oil, making men such as Henry Reed very wealthy. Agriculture had produced large grains stores, with the area supplying both the NSW and later Victorian settlements. The third industry became wool, which produced massive profits, coinciding with the advent of mechanized textile production in Britain which saw small scale cottage industries transformed into mass production and mass profit (Green 2006).

Launceston's exports were booming, exceeding that of Hobart. It became a place of enterprise for free immigrants and not just a penal settlement. The riverfront developed to maximize the new trades, with the introduction of wharves along the North Esk River by men such as Griffiths and Reibey (Green 2006). A brewery, tannery and flourmill were successively constructed.

As the export industries expanded, so did the transport industries, with the ship building industry booming along the length of the Tamar Valley. So too did carriage makers, saddlers and harness makers who no longer relied solely on repairing British gear, but instead began their own production. John Williams established his foundry in 1833.

In 1833 the Tamar Street bridge (now Victoria Bridge) was constructed by John Griffiths. His original bridge lasted until 1899 before it was replaced by the current structure. Griffiths had received a grant of land on the North Esk, upon which were located built houses, stores and a steam flour mill (Bethell 1957:45).

Accompanying the economic prosperity was leisure activities; with the Cornwall Turf Club being formed in 1830. Cricket became a game of the well to do, initially played on the land at the race track. The first Tamar Regatta was held in January 1840.

Economically and socially, the town began to boom, with the prices of property and livestock beginning to soar. This period of economic confidence inspired men such as John Batman and John Fawkner to look towards Port Phillip. In 1835 both made successful trips to establish the village of Melbourne. Though initially a financial drain on Launceston, the new settlement ultimately resulted in new trade, with the town supplying the new settlement with all its goods, including foodstuffs, clothing, timber, livestock and carts (Green 2006).

Come 1840, however, the boom was over and the colony's first major depression began. The three main sources of income failed with declining whaling supplies, decreased value for wool in England and the collapse of the mainland market for foodstuffs as the drought ended in NSW and Port Phillip became self-sufficient (Green 2006). Employers became bankrupt and employees unemployed, with bounty emigrants also arriving in 1841 and further glutting the labour market (Green 2006).

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Economic problems lead to political unrest and the formation of the Launceston Association for the Promotion of Cessation of Transportation in 1847 and the Launceston Chamber of Commerce in 1849, to boost the town's economy (Green 2006). The economy gradually improved, but finally received relief with the discovery of gold in NSW and Victoria. The resulting mass exodus of the male population to the goldfields provided a return to financial stability as huge quantities of goods were exported and the agricultural industry had a new lease of life.

In 1853 Launceston was declared a municipality, with William Button appointed the town's first Mayor. In 1854, Henry Stoney visited the town, recording it as

> '*a large and busy town:- hundreds of vessels crowding the wharves; steamers and ships hastening to or hurrying from the port; - all is life and bustle, with crowded streets in all the turmoil of daily toil and traffic'* (Green 2006 ref 37).

The money flowing into the township from the goldfields enabled Launceston's leaders to embark on several projects, including the advanced underground sewerage system and the St Patrick's River water scheme, which solved the ongoing problem of fresh water to the township. For the first time, the town had a permanent water supply. The success was commemorated with the purchase of a new water fountain which was installed in St John's Square in 1859. The Marine Board was created in 1857 to cope with the increasing trade and the Launceston Gas Company was formed in 1858 to light the town's streets.

Following the 1850s period of boom, the town was again plunged into depression with the 1860s marked as the gloomiest period in Tasmania's history. Returns from the goldfields declined and markets slowed, unemployment became wide-spread and many workers abandoned farming in favour of moving to the mainland. Wool prices declined and fluke disease spread through the sheep. Some Town works were nevertheless progressed. In 1864 the Council commissioned the design and construction of a Town Hall which was subsequently built and occupied by 1867. The South Esk Bridge (now Kings Bridge) was opened in 1864, with a second span of the bridge established in 1904. The bridge was an enormous improvement to the punt which had served the region for the previous 28 years. The bridge was welcomed by all producers within the West Tamar region and had been the subject of petition for decades (beginning in 1833) (Nyman 1996:72). The toll for using the bridge was one shilling, to be paid to the West Tamar Road Trust. The bridge opened up markets for produce and goods throughout the region, especially from the outlying districts.

Seen as a scheme for ending the depression was the Launceston and Western Railway, which was to open up the rich agricultural lands of Evandale, Westbury, and Longford which were often difficult to reach due to impassable roads (Green 2006). Discussions were extensive, beginning as early as 1856 and resulting in the need for landholders adjoining the railway to contribute a rate levy if the railway was unable to meet interest repayments. Construction began in January 1868 and the Launceston to St Leonard's line was opened the following year. In 1871 the line was completed, but delays to the build meant significant increases in cost, forcing the railway rate to

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be recovered from landowners who, in the middle of the depression could least afford it.

The discovery of tin in December 1871 by James Smith and the development of the Mount Bischoff Tin Mining Company in 1873 changed Launceston's fortunes. The directors of the Company favoured building smelters and Launceston, a financial coup for the town. The smelters began operation in 1875 and from then Launceston boomed. Primary producers, merchants and investors all capitalized as Launceston became the industrial centre of the colony. The subsequent discovery of gold at Brandy Creek (Beaconsfield) in 1876 was the icing on the cake (Green 2006).

The Bischoff mineral boom supported a vast array of other industries and expanded others. The early foundries expanded and new companies such as Salisbury's and Glasgow Engineering began. Miners came to town on their time of and freely spent their money. The township itself also changed, built on the back of Mt Bischoff money; the Custom House, Post Office, the Queen Victoria Museum and Art Gallery plus the high end suburbs of Trevallyn and East Launceston all grew. The Tasmanian Government was now able to borrow freely, resulting in the expansion of the rail network, with Launceston at the centre and lines to agricultural areas of Scottsdale and Ulverstone as well as the mining area of Fingal.

Migration increased as did tourism with a zigzag path built to the First Basin in 1885 and after that a path along the side of the Gorge, and the construction of primitive huts such as Crusoe Hut which was completed in 1892.

The economic confidence supported other fledgling industries, with Waverly Woollen Mills opened in 1874, the expansion of Campbell's pottery and James Boag and son going into partnership in the Esk Brewery. In 1876 William Coogan moved to Launceston beginning a furniture business.

When Launceston became a city in 1889 it was known as the 'self styled commercial capital of Tasmania' (Green 2006:26).

The depression of 1890 began in Victoria and rapidly spread to Tasmania. To the surprise of the colony, the Bank of Van Diemen's Land, established in 1823, collapsed in August 1891. Launceston faired better than most of Tasmania during this period, boosted by the copper at Mount Lyell and Zeehan's silver mines which began early in the 1890s. Dairying in the north east and northwest also supported the economy with the formation of the Tasmanian Dairy Company in August 1892 and its new factory in Cameron Street by 1895.

In 1893 the Duck Reach hydro electric power scheme was begun after a referendum of Launceston citizens passed the project with a two-thirds majority (Green 2006).

***Post 1900 Launceston***

With the arrival of Federation, industry again boomed and the suburban areas of Trevallyn, Mowbray, East and West Launceston expanded. The building trade

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expanded and by 1911 the Launceston's tram system opened and remained in operation until 1952. Trams began running regularly to Trevallyn (sharing the Kings Bridge with cars) in 1913.

As trade improved, the old wharves proved inadequate and Henry Hunter's report of 1912 recommended the construction of a new wharf in Long Reach, a dry dock, dredging and altering the river's course. The wharf was eventually completed, though the onset of the First World War retarded both public works and industry. A total of 1750 Launcestonians served in the war.

Post war recovery was provided by two new industries; the textile manufacturers Kelsall and Kemp and Patons and Baldwins, both of whom chose to establish factories at Launceston on the back of cheap and readily available female labour and the presence of cheap hydro-electric power. Employment by these companies eased the impact of the Depression.

However, in 1929 Launceston was struck by the worst floods in Tasmania's history, displacing 4000 people through Invermay, Inveresk and Margaret St. Approximately 1000 buildings were damaged, causing a need for extensive repair. In 1930 7LA began radio broadcasting, in 1932 the Majestic Cinemas were established and in 1933 commercial flights between Launceston and Melbourne were introduced by Ivan and Victor Holyman (McLoughlin 2006).

The city was again disrupted by the Second World War, but this provided the opportunity for many more women to enter the work force. Dorothy Edwards was elected as Tasmania's first woman mayor in 1956. The Launceston Railway workshops in Inveresk were expanded to include both an ammunition and a tool and gauge annex and to provide for the war effort.

In the post-war period the town again prospered with migration, with new suburbs such as Newnham, Riverside, Waverely and Prospect developing. European migrants contributed to the construction of the Trevallyn Dam Power Station, and a combination trolley and diesel bus service was introduced in 1952, making trams redundant.

Flood levees were constructed between 1962 and 1965 by the Launceston Flood Protection Scheme, which reduced the impact of the 1969 flood but removed the river from the cityscape.

As industry declined, commerce, education and tourism became the prominent economies, with the Australian Maritime College opening in 1980 and the Tasmanian College of Advanced education becoming the Tasmanian State Institute of Technology and then part of the University of Tasmania in 1991. Toward the close of the century, the Inveresk rail yards were incorporated into the Museum and University, with the waterfront being proactively regenerated (McLaughlin 2006).

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### 5.2 Results of the Historic Heritage Registers Search

As part of Stage 1 of the desktop assessment a search was carried out of a number of historic registers and databases in order to determine the extent of historic sites and features in the vicinity of the study area. Agency databases searched included:

- The Australian Heritage Database (AHD);
- Tasmanian Heritage Register (THR);
- The Register of the National Estate (RNE);
- Australian Heritage Places Inventory (AHPI);
- The National Trust (NT);
- The Tasmanian Planning Scheme.

The search results shows that there are no heritage places located within or in the immediate surrounds of the study area that are listed on any of the local, State or National heritage registers.

The absence of any registered historic heritage sites within and in the immediate surrounds of the study area indicates that there is a low to very low potential for historic heritage features to be present. If there are features present, they are likely to be associated with the early pastoral settlement of the outskirts of Launceston.

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## 6.0 Management Recommendations

The following management recommendations have been established on the basis of the findings of the desk top assessment for the Lot 2 Techno Park, Kings Meadows study area. The recommendations are aimed at ensuring that the proponent is compliant with the relevant legislative guidelines and statutory requirements for Aboriginal and historic heritage in Tasmania.

***Recommendation 1 (Aboriginal Heritage)***
The desk top assessment has confirmed that there are no registered Aboriginal heritage sites that are located within or in the immediate vicinity of the bounds of the study area. It is assessed that there is a low potential for undetected Aboriginal heritage sites to be present. If Aboriginal sites are present in the study area, they are likely to be low density artefact scatters or isolated artefacts, representing sporadic activity.

It is recommended that the proponent should make contact with Aboriginal Heritage Tasmania (AHT) to seek advice regarding the requirements for any further Aboriginal heritage assessments (including field surveys) within the study area.

***Recommendation 2 (Unanticipated Discovery Plan for Aboriginal Heritage)***
It is assessed that there is generally a very low potential for undetected Aboriginal heritage sites to occur within the study area. However, if, during the course of the proposed construction works, previously undetected archaeological sites or objects are located, the processes outlined in the Unanticipated Discovery Plan should be followed (see Appendix 1). A copy of the Unanticipated Discovery Plan should be kept on site during all ground disturbance and construction work. All construction personnel should be made aware of the Unanticipated Discovery Plan and their obligations under the *Aboriginal Heritage Act 1975* (the Act).

***Recommendation 3 (Historic Heritage)***
The historic heritage registers search results shows that there are no heritage places located within or in the immediate surrounds of the study area that are listed on any of the local, State or National heritage registers. The absence of any registered historic heritage sites within and in the immediate surrounds of the study area indicates that there is a low to very low potential for historic heritage features to be present. If there are features present, they are likely to be associated with the early pastoral settlement of the outskirts of Launceston.

On the basis of the above it is advised that there are no known historic heritage constraints or requirements for the study area.

***Recommendation 4 (Unanticipated Discovery Plan for Historic Heritage)***
The procedures outlined in Practice Note No 2 issued by the Tasmanian Heritage Council, processes should be followed should any unexpected archaeological features and/or deposits be revealed during development works.

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# Appendix 1

## Unanticipated Discovery Plan

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# Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

## Discovery of Aboriginal Relics other than Skeletal Material

**Step 1:**
Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

**Step 2:**
A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

**Step 3:**
Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to **aboriginal@heritage.tas.gov.au** as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

## Discovery of Skeletal Material

**Step 1:**
Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

**Step 2:**
Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

**Step 3:**
A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

**Step 4:**
If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

**Step 5:**
Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

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## Guide to Aboriginal site types

### Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

### Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

### Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone

### Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

### Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

### Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

*Further information on Aboriginal Heritage is available from:*

Aboriginal Heritage Tasmania
Natural and Cultural Heritage Division
Department of Primary Industries, Parks, Water and Environment
GPO Box 44 Hobart TAS 7001

Telephone: **1300 487 045**
Email: **aboriginal@heritage.tas.gov.au**
Web: **www.aboriginalheritage.tas.gov.au**

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# Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections. The Unanticipated Discovery Plan is issued alongside advice from AHT, and should not be relied upon in isolation without accompanying advice.

## Discovery of Aboriginal Relics other than Skeletal Material

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A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

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Aboriginal Heritage Tasmania
Department of Premier and Cabinet

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*Further information on Aboriginal Heritage is available from:*

Aboriginal Heritage Tasmania
Community Partnerships and Priorities
Department of Premier and Cabinet
GPO Box 123 Hobart TAS 7001

Telephone: **1300 487 045**
Email: **aboriginalheritage@dpac.tas.gov.au**
Web: **www.aboriginalheritage.tas.gov.au**

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Tasmanian Heritage Council

# Practice Note No 2

## MANAGING HISTORICAL ARCHAEOLOGICAL SIGNIFICANCE IN THE WORKS PROCESS

**This Practice Note provides advice on managing significant historical archaeological sites and features. The advice supports the Tasmanian Heritage Council's Works Guidelines, which provides guidance on seeking approval from the Heritage Council for works to a place entered in the Tasmanian Heritage Register.**

### Introduction

This Practice Note advocates the application of professional standards with the aim of securing information resident in archaeological contexts either through meaningful protection *in situ* or through a logical well founded process of inquiry and specialised investigation. A central tenet of the document is realisation of a public benefit from archaeological investigations. This acknowledges the high level of public interest in archaeology and the contributions which new found information can make to the cultural amenity of the Tasmanian community.

### Parts

1 The application process

2 Assessing historical archaeological significance

3 Disturbance of an archaeological site

4 Archaeological excavation strategy and research design

5 Professional standards

6 The collection, storage and curation of excavated finds

7 Dealing with unexpected discoveries

8 Making new found information available to the community

**For further information contact**
**TASMANIAN HERITAGE COUNCIL**
GPO Box 618, HOBART TAS 7001

TEL: 1300 850 332 (local call cost)
EMAIL: enquiries@heritage.tas.gov.au
WEB: www.heritage.tas.gov.au

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### What is historical archaeology?

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources.

It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Such information is usually brought to light through careful controlled archaeological excavation informed by a wide range of processes and techniques.

### What is a historical archaeological site?

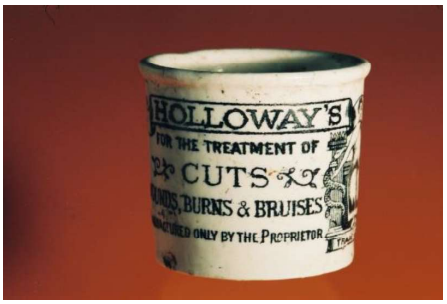
Archaeological sites are a repository of information, with details of the past sealed within an often complex matrix of structures and deposits. They may include features below or above the ground, including structures and/or artefact bearing occupation and refuse deposits.

A historical archaeological site may include:

- Topographical features and evidence of past environments (ie, resident in pollens and diatoms)
- Evidence of site formation, evolution, redundancy and abandonment (ie, features and materials associated with land reclamation, sequences of structural development, demolition/deconstruction, and renewal)
- Evidence of function and activities according to historical theme/s represented (eg, an industrial site may contain diagnostic evidence of process, products and by-products)
- Evidence associated with domestic occupation including household items and consumables, ornaments, personal effects and toys
- Evidence of diet including animal and fish bones, and plant residues
- Evidence of pastimes and occupations including tools of trade and the tell tale, and often fragmentary, signatures of these activities and processes
- Methods of waste disposal and sanitation, including the waste itself which may contain discarded elements from all classes of artefact as well as indicators of diet and pathology
- Any surviving physical evidence of the interplay between site environment and people.

The information found in historical archaeological sites is often part of a bigger picture which offers opportunities to compare and contrast results between sites. The most common comparisons are made at the local level, however, due to advances in research and the increasing sophistication and standardisation of methods of data collection, the capacity for wider reference (nationally and, occasionally, internationally) exists and places added emphasis on conservation of historical archaeological resources.

*Archaeological excavations in Wapping revealed 150 year old structural remains including subtle evidence of former sub-floor timber structures and associated underfloor deposits (photo courtesy of Hobart City Counci and, Tony Jenner / Austral Archaeology 1998).*




*Artefacts recovered from archaeological contexts can reveal details of every day life. Holloway's ointment was a popular imported remedy for a range of skin ailments. Thomas Holloway began producing medicinal compounds in c1828. By 1837 the business had a factory at the Strand in London, moving to Oxford St in 1867. This item was recovered from deposits in Hobart's Wapping district (photo courtesy Hobart City Council and Tony Jenner / Austral Archaeology 1998).*

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### Why are historical archaeological sites important?

In Australia there is the opportunity to gain insight into aspects of our history from the earliest period of European settlement, with Tasmania having some of the most significant and well preserved historical archaeological sites in the nation.

The careful recording and collection of tangible evidence from archaeological sites, when analysed and interpreted can provide valuable, and often original, information that enhances our understanding and appreciation of our history.

Historical archaeological sites are also considered for their interpretation potential and use as a cultural resource and / or a venue for community engagement.

Historical archaeological resources are perpetually at risk and ever diminishing. The effects of disturbance cannot be undone nor can a site be re-excavated.

### How are historical archaeological sites protected in Tasmania?

The *Historic Cultural Heritage Act 1995* (the Act) promotes the identification, assessment, protection and conservation of places having historic cultural heritage significance.

Places are protected by listing in the Tasmanian Heritage Register, if, in the opinion of the Heritage Council, the significance of the place meets one or more of eight criteria listed in the Act (see www.thelaw.tas.gov.au).

The Act defines historic cultural heritage significance as meaning 'of a place, its significance in terms of the registration criteria'. The registration criteria are as follows:

a) The place is important to the course or pattern of Tasmania's history;

b) The place possesses uncommon or rare aspects of Tasmania's history;

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history;

d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history;

e) The place is important in demonstrating a high degree of creative or technical achievement;

f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons;

g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history;

h) The place is important in exhibiting particular aesthetic characteristics.

Most commonly, archaeological heritage is valued for its research potential, i.e. its value as evidence for creating new knowledge about the past (criterion c). However, archaeological heritage may also have historic value (criterion a), community value (criterion f), and associative value (criterion g). In addition, archaeological sites may also meet rarity thresholds (criterion b) or the representative threshold (criterion d).

## 1 The Application Process

### 1.1 Works on a heritage registered place

Any works on a heritage registered place require formal approval from the Heritage Council. This may be in the form of a Certificate of Exemption (if the works do

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not impact on significance) or a discretionary permit.

The Act defines 'works' to include 'any development (see below); any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; any change to the natural or existing condition or topography of land; and any removal of vegetation or topsoil'.

This definition includes a range of activities that may affect the historic cultural heritage (including archaeological) significance of a place. One example of 'works' is excavation, including actions relating to the installation of services.

The term 'development' includes construction, exterior alteration or exterior decoration of a building; the demolition or removal of a building; the subdivision or consolidation of land, including buildings or airspace; the placing or relocating of a building; and the construction, or putting up for display, of signs or hoardings.

Approval for any activity on a heritage registered place that falls within the above definitions must have the approval of the Heritage Council in the form of a certificate of exemption or a permit.

Note: A certificate of exemption may be issued if there is certainty expressed **in writing** that the works will not affect the archaeological significance of the place.

## 1.2 Contacting the Tasmanian Heritage Council

The first approach in proposing any new works on a heritage registered place is to understand the significance of the place.

It is recommended that the Heritage Council is contacted in the initial stage of proposing any works, preferably in the conceptual phase of project planning. This will establish the procedures that need to be followed.

For example, where a place is registered for its archaeological or potential archaeological significance, the Heritage Council **may require** the proponent to prepare a statement of historical archaeological potential and to have factored in any recommendations arising from that assessment into their works proposal **before** a development application is submitted to the local council (see Part 2: Assessing Historical Archaeological Significance).

## 1.3 Application approval / conditions process

Having considered an application, the Heritage Council may consent to approval with or without any conditions or restrictions, or may refuse the application.

Where conditions are imposed, the Heritage Council may prescribe the standards by which the works are to be undertaken. This may require the engagement of experts to supervise or undertake the works (or any part thereof).

As a rule, the destruction or reduction of a significant historical archaeological site or feature will only be sanctioned by the Heritage Council if it can be demonstrated that:

- there are no available alternatives to carrying out the works; and/or
- excavation or removal will contribute to our knowledge of the site and its social and cultural context, however broadly or narrowly defined.

*Careful excavation in Wapping revealed stratified yard surfaces, interspersed with evidence of flood borne deposits (photo courtesy Hobart City Council and Tony Jenner / Austral Archaeology 1998).*

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*Photo courtesy PHASMA (2004)*

## 2 Assessing Historical Archaeological Significance

### 2.1 Statement of historical archaeological potential

A statement of historical archaeological potential is a desktop assessment. Its purpose is to:

- understand in more detail the archaeological values of the place, including its potential to contain significant archaeological features and deposits, and
- to provide guidance on an appropriate course of action to protect those values.

It provides the opportunity to:

- redesign or reconsider any proposals at an early stage, in order not only to avoid identified zones of historical archaeological potential or sensitivities
- minimise or eliminate the capacity for later delays to critical path timetables
- identify areas of low significance thereby providing some flexibility for works to occur in certain locations.

The scope of the statement will reflect the size of the project and any other factors deemed relevant by the Heritage Council.

The statement must be undertaken by a qualified historical archaeologist. In the case of a large project or development at a highly significant site, the archaeological assessment will typically require the skills of a multi disciplinary team including, for example, a historical archaeologist, an historian, architectural historian and / or other appropriate expert(s).

### 2.2 Outcomes of the statement of historical archaeological potential

The following components should be included in the statement of historical archaeological potential.

a) An illustrated site and disturbance history: Prepared by a professional historian, this document shall include a series of overlay plans that depict key periods or phases (as dictated by the availability of archival evidence), together with explanatory text and illustrations.

b) An evaluation of historical archaeological potential: A qualified historical archaeologist shall review the site and disturbance history to predict sensitivity and historical archaeological potential. This shall be presented graphically with supporting text explaining the basis for the judgement(s) made.

c) A statement of archaeological significance: Depending on the sensitivity zoning this may vary within the subject study area. Where applicable, the statement will make specific reference to criterion (c) of the Act (i.e. where there is potential to yield information that will contribute to a greater understanding of Tasmania's history) and any other relevant criteria.

The statement should also address:

- The nature of information that may be derived from a study of the place
- A summary of the current information already available in the particular research area, and

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- A statement which clearly identifies the contribution, or the potential contribution, the information may make to an understanding of Tasmania's history.

d) Places identified as having low historical archaeological significance: Where the statement of historical archaeological potential finds the place has low historical archaeological significance the Heritage Council may require no further action.

Note 1: The statement of historical archaeological potential should be provided to the Heritage Council for endorsement as part of the application process, even if the place is identified as having low historical archaeological significance.

Note 2: Due to the predictive nature of this type of assessment, there is always the possibility of unexpected finds being made after the works have commenced. (See Part 7)

## 3 Disturbance Of An Archaeological Site

### 3.1 Redesign

Where a site predicted to have archaeological significance, sensitivity and/or potential will be disturbed, the Heritage Council may require an amendment to the design of the works to avoid significant or potentially significant impacts.

### 3.2 Further investigation

Where a site predicted to have archaeological significance, sensitivity and/or potential will be disturbed and where the feasibility of an amendment to the application depends upon further study, the Heritage Council may require the archaeological potential to be clarified by further investigations. This may take the form of non-invasive studies (such as geophysical remote sensing) and/or test trenching). The Heritage Council may require that any resultant information is factored into a revised application.

### 3.3 Archaeological excavation

Where design modification and/or meaningful protection is not possible and loss of significant fabric is inevitable, appropriate actions will may be requested by the Heritage Council to mitigate loss. The range of activities required to be undertaken could include, but not necessarily be limited to;

a. Combined archaeological testing and recording (see Parts 5-8)
b. Controlled archaeological excavation of archaeological features and deposits (see Parts 4 -8)
c. Monitoring of works to mitigate archaeological impacts and recover information before it is lost, as part of a wider program of archaeological works. Monitoring will only be approved as part of a project design where, depending upon the findings, budget and time exists to progress to a more detailed phase of investigation and analysis (see Parts 5-8).

The above options, with decisions and outcomes, are represented in the chart on page 7.

*Controlled open area excavation in Wapping revealed extensive evidence of early – mid 19th century dwellings and yard surfaces pock marked with artefact bearing cesspits. All at a depth of nearly 2metres below existing street levels (photo courtesy Hobart City Council and Tony Jenner / Austral Archaeology 1998).*

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## 3.4 Figure 1: Process Chart

*(Numbers in bold refer to Part headings within this Practice Note)*

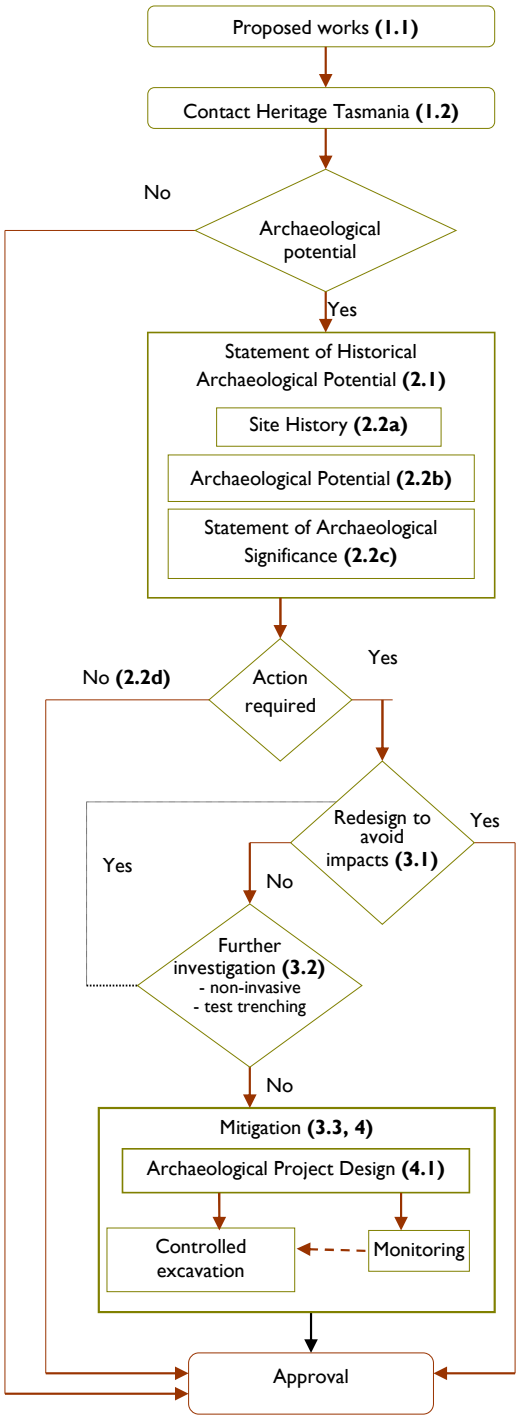

*Photo courtesy Jody Steele (2003)*

*Photo courtesy of Jody Steele (2004)*

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# 4 Archaeological Excavation Strategy and Research Design

## 4.1 Project design

Where controlled archaeological excavation before site development is required, a method statement should be prepared and provided to the Heritage Council for consideration.

The method statement should include:

a. Extracts as appropriate from the statement of historical archaeological potential (see Part 2)
b. An archaeological strategy, outlining the proposed stages of works and protocols for undertaking that work
c. An archaeological research design
d. An archaeological methodology for a full controlled excavation
e. Provisions for archaeological advice to be given in planning stages of any exploratory works or environmental site assessments, if applicable
f. A conservation strategy for the protection, where required, of features to remain *in-situ*
g. A method statement for extant recording(s), if applicable
h. A strategy for reburial / rehabilitation of the site, if applicable
i. A proposal for artefact analysis, including a procedures for the management and conservation of finds during the field program and analysis stage
j. A program that provides for the communication of new found information to be made available to the Tasmanian community (see Part 8).

## 4.2 Reporting

Following excavation the Heritage Council may require two separate reports in a timely manner:

(1) A final report which presents the findings of the excavation in a comprehensive and systematic framework. This report is to be a definitive and succinct document that will cross reference to the project archive. It will provide a base for more detailed analysis and interpretation by the archaeological community, and provide a reference for future work in the area. The final report should contain, but not be limited to:

- A plain English abstract which can act as a stand alone site overview
- Introduction and background
- The excavation process and descriptions of methods used
- A description of stratigraphic sequences across the excavated areas
- An outline response to the Research Design
- A summary of excavation results taking into account the analysis of artefacts (comparing fabric type, functional attributes, usage, chronology, distribution and associations), and
- A synthesis of findings and interpretation in the wider context and in light of relevant themes.

(2) A project archive containing:

- Copies of final excavation records (trench notebooks, context sheets etc)
- Plans and Section drawings
- Photographs of the excavation
- Selected artefact drawings and / or photographs
- Notes pertaining to site interpretation and analysis
- Artefacts catalogue
- Other relevant primary material
- Appropriate digital copies of documentation, and
- An index of all material provided.

Note 1: The historical archaeologist will need to be endorsed by the Heritage Council and will also be required to consult with the Heritage Council at all

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stages of the project design and implementation.

Note 2: The contractual parties must discuss and agree on the commencement and completion of the excavation, and the methods of payment.

Note 3: Although this Practice Note deals with historic heritage only, the potential to encounter Aboriginal sites within a project area should be discussed with Aboriginal Heritage Tasmania and the Tasmanian Aboriginal Land and Sea Council (TALSC). The *Aboriginal Relics Act 1975*, states in III(9) that: '(1) except in accordance with the terms of a permit granted by the Director, no person (a) shall destroy, damage, disfigure, conceal, uncover, expose, excavate, or otherwise interfere with a protected object…..(2) Except in accordance with the terms of a permit granted by the Minister on the recommendation of the Director, no person shall remove a protected object from a protected site'.

## 5 Professional Standards

ALL proposals outlining any suggested archaeological work require the approval of the Heritage Council.

Any archaeological monitoring, recording or excavations etc must be conducted by a professional historical archaeologist, with procedures and documentation carried out ethically, following the Australia ICOMOS Burra Charter, 1999, of industry 'best practice' and the Australian Archaeological Association's (AAA) Code of Ethics.

The Burra Charter advocates a cautious approach to change; 'do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained'.

The AAA Code of Ethics charges archaeologists with an obligation to manage archaeological sites and materials in a manner which conserves the archaeological and cultural heritage values of the sites and materials.

The Heritage Council also places a strong ethical and practical obligation on archaeologists to contribute, where applicable, to community involvement in archaeological work programs and to provide source material that will assist in delivering a public benefit arising from any program of work (see Part 8).

Ultimate responsibility to deliver high-quality interpretation and community involvement as part of the heritage management / application process rests with the owner / developer.

Copies of all archaeological / assessment reports are to be lodged with the Heritage Council for endorsement and or information as specified in the conditions of approval.

While ownership of copyright should be confirmed in writing between the relevant parties, the archaeological consultant and the Heritage Council will retain unrestricted rights to use the project results, data and records in perpetuity.

## 6 The Collection, Storage And Curation Of Excavated Finds

The Heritage Council may require all materials and documentation derived from an archaeological project to be suitably curated upon completion. Materials are to be appropriately conserved and retained on conclusion of the project.

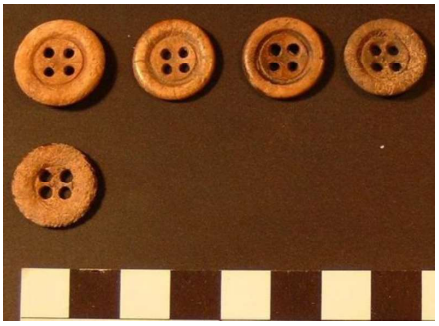

*Photo courtesy PAHSMA (2004)*

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## 7 Dealing With Unexpected Discoveries

Any unexpected archaeological features and/or deposits revealed during works, must be reported to the Heritage Council. Works must cease and advice must be sought from the Heritage Council or Aboriginal Heritage Tasmania as appropriate, on how best to proceed.

Possible outcomes may necessitate:

a. An amendment to the design of the development
b. Carrying out of archaeological excavations prior to the re-commencement of works
c. Archaeological monitoring and recording during works
d. Preparation (and implementation) of a strategy to ensure communication of the new information to the community, or
e. A combination of the above.

## 8 MAKING NEW FOUND INFORMATION AVAILABLE TO THE COMMUNITY

Making new found information available to the community increases public awareness of archaeology within Tasmania and promotes the importance of conserving Tasmania's historical archaeological heritage.

Archaeological sites can also have broader social values and community contexts. For example, 'hands on' experiences can provide communities with an opportunity to connect directly with their history and heritage. Related public tours, community participation programs, published books, media releases etc can also form part of the social context of an archaeological site.

The Heritage Council may require, as part of the application process, proposals for communicating new found information to the community.

### 8.1 Options for communicating new found information

The Heritage Council may recommend new found information to be communicated through:

a. Organised tours
b. Structured schools programs
c. Participation by undergraduates
d. Community on site (trench side) talks with archaeologists on hand to talk about the excavation, the discoveries made and the role of an archaeological team in 'writing history'
e. Incorporation of archaeological features as visible features in new development (where enduring conservation *in situ* can be achieved)
f. Public lectures, exhibits and displays
g. Initial media launch and press conference
h. Continual media updates (television, radio and print media)
i. Documentary film
j. Installation of site based passive, or preferably, interactive interpretation (sign boards, interactive touch screens, small display of artefacts provided they are appropriately referenced within any wider collection under curation)
k. Print Publications
l. Electronic publications through Heritage Tasmania's website.

The Heritage Council may provide guidance in the above processes.

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# Appendix C

## Natural values reports

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# Affordable Housing – Techno Park

## NATURAL VALUES SURVEYS

Homes Tasmania

26 August 2021

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**The Power of Commitment**

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# 1. Introduction

## 1.1 Purpose of this Report

The purpose of this report is to examine the existing environment within the survey area and identify the extent of any environmental values that may constrain the suitability of the site for the Techno Park development. Potential constraints assessed include conservation significant fauna habitat, flora species, and vegetation communities.

The scope of works for the Natural Values Survey was to:

- Complete a desktop assessment to identify Threatened flora, fauna or vegetation communities that may potentially occur within, or in close proximity to the survey area;
- Undertake a field survey to:
  - Ground truth and verify the results of the desktop assessment;
    - Identify evidence of any conservation significant flora, fauna or communities that were not detected during the desktop assessment;
  - Investigate the presence (or likely presence) of specific Commonwealth and State-listed threatened flora and fauna species and communities;
  - Map and describe the vegetation, flora and fauna of the survey area, including fauna habitat and vegetation condition;
  - Identify any key threatening processes within the survey area, including but not limited to:
    - presence of weeds; and
    - presence of invasive fauna species.
  - Outline potential impacts of the proposed works on ecological values;
  - Evaluate the proposed works against relevant ecological policy and legislation; and
  - Provide recommendations to minimise impacts of the proposed works on ecological values.

## 1.2 Scope and Limitations

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*The services undertaken by GHD in connection with preparing this report:*

- *were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report;*
- *were limited to an ecological assessment of vascular plant species (ferns, conifers and flowering plants), terrestrial and migratory vertebrate fauna;*
- *did not include non-vascular flora (e.g. mosses, liverworts, lichens, and fungi), marine fauna habitat and invertebrate habitat, which were not formally surveyed as part of this assessment;*
- *included a field survey during late winter which is not considered an optimal time of year to survey for most herbaceous annuals and grass species. Therefore, it is considered possible that a small number of threatened plant species were overlooked during the survey;*
- *did not include a detailed fauna field survey (i.e. trapping) at the survey area. The fauna investigation instead focussed on fauna habitat, and evidence of animals (e.g. scats, tracks, feathers); and*
- *did not include an aquatic assessment, with aquatic environment(s) not formally surveyed as part of this assessment.*

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*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.6 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

*Due to the fact that GHD was only present at specific points within the relevant site(s) on specific dates and certain time periods, this report is only indicative (and not definitive) of flora and fauna present on the site(s). Flora and fauna (whether in type or quantity) can also change and fluctuate at different times throughout the year (due to factors including seasonal changes, external events or third-party intervention), where it is not possible to observe such changes or fluctuations where only discrete site(s) visits have taken place. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*Any reports, drawings, memos, or other deliverables produced by GHD shall be produced in a traditional and generally accepted format. Accessible reports, drawings, memos, or other deliverables can be provided by GHD at an additional cost if necessary.*

## 1.3 Assumptions

*GHD has prepared this report on the basis of information provided by Homes Tasmania and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*

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# 2. Background

Homes Tasmania (HT) has engaged GHD Pty Ltd (GHD) to undertake the design services for the Launceston Techno Park Subdivision, located at Lot 2, Techno Park Drive in Kings Meadows (Property ID - 3197996). This work requires GHD to assist in obtaining all relevant local, state and Commonwealth government approvals. Part of this approvals process requires a GHD to conduct a botanical and fauna values assessment (Natural Values Survey) of the overall Techno Park site to:

- Identify any potential impacts on ecological values in undertaking vegetation clearance as part of the subdivision.
- Outline any approvals and permits that may be required to undertake the work.
- Provide recommendations on minimising impacts to threatened species values if works proceed.

## 2.1 Project Description

In support of the strategy the State Government has developed Tasmania's Affordable Housing Action Plan 2019-2023. As cited in the Action Plan "*...new supply of affordable homes to prevent low-income Tasmanians from falling into housing stress is a key pillar of the Strategy*." Fundamental to achieving this outcome and the targets established under the Action Plan is the need to continually review and assess land in areas close to services. The Techno Park site is considered important in the context the current growth and need for affordable housing in Launceston.

GHD has been engaged by the Homes Tasmania as the lead consultant to provide planning and civil design services for the rezoning of land via the *Housing Land Supply Act 2018* including development design and planning approval for the subdivision of land at Lot 2 Techno Park, Kings Meadows. Through considered and sustainable design and construction practice, the nominated subdivision is to provide new supply of land release for social and affordable housing.

The site investigations relative to environmental values, natural hazards, heritage, and the like will assist in determining the constraints and opportunities of site development.

## 2.2 Survey area

The proposed development boundary and survey area is outlined in Figure 1. The site is located in Kings Meadows, approximately 5 km south-east from the city centre in the Launceston municipality of northern Tasmania. The western portion of Lot 2 is covers approximately 10.7 hectares (ha) and borders the OneSchool Global Tas – Launceston campus and situated directly east of Youngtown Oval. The property is currently managed by the Department of State Growth.

No previous surveys have been conducted at the site. Lot 2 is predominantly cleared with mapped remnant native vegetation patches surrounded by pasture and agricultural land. Lot 2 also has an eastern portion of the property located separate to the development site, approximately 220-400 meters to the east. This area of the lot is not currently included as part of the survey site.

The property has been highly modified and degraded through historic use including development and grazing from livestock (cows). Much of the native vegetation has degraded and currently exists in 'parkland cleared' condition, with common pasture weeds and some cover from native shrubs. GHD staff conducted a site visit in August 2020 to examine the footprint of the proposed development at the Techno Park site for the purposes supporting this project.

### 2.2.1 Climate

The nearest Bureau of Meteorology weather station of similar geographical setting capturing current weather data is the Launceston (Ti Tree Bend) station. The mean annual maximum and minimum temperature for that station is 18.6°C and 7.4°C, while the mean annual rainfall is 684.1 mm (see Figure 1).

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The survey site records mean annual maximum and minimum temperatures of 18.6°C and 7.4°C (1980-2021) and a mean annual rainfall of 684.2 mm (1980-2021). The prevailing wind at 9am at this station is north-west to north (from 15398 observations).

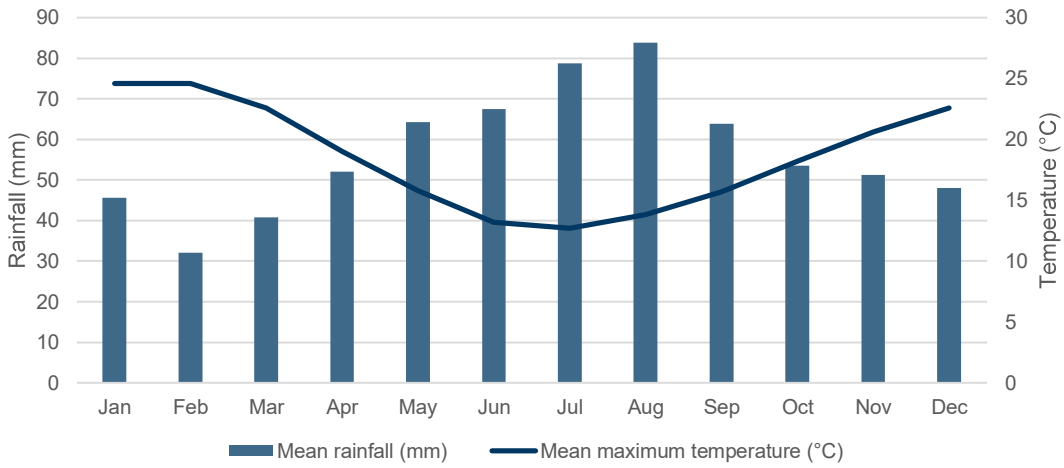


*Figure 1* ***Mean rainfall and mean maximum temperature data from Bureau of Meteorology (BOM) monitoring site at the Launceston (Ti Tree Bend) station for the period 1980 - 2022***

## 2.2.2 IBRA Region

The survey area is located within the Tasmanian Northern Midlands Interim Biogeographic Regionalisation for Australia (IBRA) region (TWE01), described as 'dry subhumid cool inland lowland plain underlain by Tertiary basalts, Jurassic dolerite, Permo-Triassic sandstones, and recent alluvium lying in the Tamar. Vegetation comprises grasslands and grassy woodlands on deep loams and alluvium and dry sclerophyll forest and woodland on, Tertiary. Grasslands and woodlands have been reduced to remnants. Land use is primarily agriculture (grazing) with some forestry. Extensively cleared for agriculture.'[1]

## 2.2.3 Soils and Geology

The topography of the site ranges from a minimum of 60m to a maximum of approximately 98m. Three soil types are mapped at the site and are outlined in the table below.

*Table 1* ***Soil types mapped at the survey area.***

| Soil type | Description |
|---|---|
| Jd | Dolerite and related rocks |
| Jdi | Inferred dolerite beneath soil or Cainozoic deposits |
| Tsa | Poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils' |

## 2.2.4 Reserve Estate

The survey area is listed as land under the authority of the Crown (Homes Tasmania). However, it is located within close proximity of a Local Government Conservation Area in the form of the Carr Villa Memorial Park.

[1] Environment Australia 2000

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1:3,000 @ A3

0 30 60 90 120

Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

LEGEND

Proposed Activity Area

Contours (1m)

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Planning Administration

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Department of Communities Tasmania
Affordable Housing Techno Park
Kingsmeadows

| | |
|---|---|
| Job Number | 12552740 |
| Revision | A |
| Date | 02 Nov 2021 |

Site Location

Figure 2

G:\32\12552740\GIS\Maps\Deliverables\12552740_Site_Layout_A3L_RevA.mxd

2 Salamanca Square, Hobart Tasmania 7000 Australia T 61 3 6210 0600 E hbamail@ghd.com W www.ghd.com

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Data Source: Data Source: Study Area, Contours, 2021; TheList, Aerial Imagery, Hillshade Profile, 2021; Created by:tdcoates

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# 3. Methods

## 3.1 Overview

The survey involved a desktop assessment and a field survey to confirm results, as detailed below.

## 3.2 Background Research

The primary data sources accessed during the background research included:

- The NVA database[2] – which is the most authoritative repository of information on natural values in Tasmania. A NVA Report will identify threatened fauna and flora records within 500 m and 5000 m from the edge of the survey area. The report will also provide lists of of TASVEG vegetation communities, geoconservation sites listed on the Tasmanian Geoconservation Database for any site or area within the State;
- The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* PMST[3] – which provides a PMST Report that identifies any matters listed under the EPBC Act within a 5000 m buffer around the survey area;
- The Land Information System Tasmania (LIST) database[4] – a web based repository of the State's comprehensive spatial data resources including property and land title information, satellite imagery, topographic maps, geological maps and natural values data; and
- The DPIPWE website – which contains links to biological and ecological information on many of the State's threatened species as well as biosecurity and invasive species information.
- The Tasmanian Threatened Species Link – contains management and conservation advice on Tasmania's threatened species, including species-specific information on survey periods, habitat, activities most likely to cause an impact, and links to DPIPWE notesheets and species recovery plans[5].

Further literature review in relation to key threatened fauna known to utilise the survey area was also undertaken, and a complete reference list is provided at the end of this report.

## 3.3 Desktop Assessment

A detailed desktop assessment was undertaken to define the existing environment and identify potential matters of conservation significance to target during the field survey.

The desktop review was informed by publicly available government databases including those listed above in section 2.2. A buffer distance of 500m and 5km was used for database searches and is considered appropriate for detecting conservation significant species 'Tasmanian South East' IBRA Region. The likelihood of occurrence was determined for all conservation significant species and communities identified, using categories outlined in the table below.

*Table 2 Categories of likelihood of occurrence for conservation significant species*

| Likelihood Category | Assessment |
|---|---|
| Present | Individuals recorded within the survey area during the field assessment or any previous assessment within the boundaries of survey area |
| Possible | Suitable habitat occurs within the survey area |
| Unlikely | Suitable habitat unlikely to occur within the survey area, or suitable habitat substantially modified, or suitable habitat present but species not recorded for over 50 years within 5 km of the site |

[2] BCB 2012
[3] Australian Government 2020
[4] Service Tasmania 2020
[5] TSS 2021

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| Likelihood Category | Assessment |
|---|---|
| Highly Unlikely | No suitable habitat present within the survey area, and individuals not recorded within the survey area during current or any previous assessment |

## 3.4 Field Survey

### 3.4.1 Botanical Survey and Habitat Assessment

They survey was conducted over two days on 20 and 21 August 2021 by Dean Heinze (Senior Ecologist) and Mickey Dwyer (Environmental Scientist). The site was traversed on foot through areas of native vegetation and cleared pasture. It is noted that the survey was conducted outside the optimal survey season for some flora species

All terrestrial flora and fauna species observed (and/or heard) were recorded, along with fauna habitat values, native vegetation communities and weed infestations. Any locations of threatened flora species, evidence of threatened fauna (i.e. scats, diggings), or potentially important elements of threatened fauna habitat (i.e. feed trees, tree hollows) were recorded by GPS (<5m accuracy). Where patches or clusters of individuals occurred, a few GPS waypoints were recorded near the boundaries of the patch and the number of individuals in the patch was noted and this information was transferred on to GIS mapping. The spatial data recorded during the field survey has been provided using the GDA 94 - Zone 55 geographic datum.

## 3.5 Nomenclature and Assessment of Significance

All plants were identified in accordance with *A Census of the Vascular Plants of Tasmania*[6]. Flora and fauna conservation significance was determined in accordance with the Tasmanian *Threatened Species Protection Act 1995* (TSP) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Conservation significance of vegetation communities was assessed in accordance with the TASVEG 2013 and *Regional Forestry Agreement* (RFA) classification and associated criteria[7]. Conservation significance of other ecological communities was determined in accordance with the Commonwealth EPBC Act.

Significance of impacts on Matters of National Environmental Significance (MNES) were assessed in accordance with the Australian Government's Significant Impact Guidelines[8].

# 4. Results

## 4.1 Native Vegetation

According to TASVEG 4.0[9], three vegetation types are mapped within the Lot 2 property boundaries: FAG – *Agricultural Land* covering 8.1 ha, DAZ - *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits* covering 1.6 ha and FUR – *Urban Areas* covering 1 ha.

The native vegetation community '*DAZ - Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits*' is mapped in the south-west portion of the site. This patch is mapped to cover a total of 2.3 ha, of which 0.7 ha is located outside the boundary of the site. This mapped community is predominantly contained with the boundaries of Lot 2, with a portion contained in the adjacent property to the south. Of the 2.3 ha of mapped DAZ community, 0.7 ha occurs outside the boundaries of Lot 2.

DAZ is listed as a threatened community under the *Tasmanian Nature Conservation Act* 2002 (TNCA 2002), but not the *Environment Protection Biodiversity Conservation Act* 1999 (EPBCA 1999). In addition, there are three other threatened native vegetation communities mapped within three (3) km's of the site. These include Wetlands

[6] Baker & de Salas 2016
[7] DPIPWE 2014
[8] DotE 2013
[9] Service Tasmania 2020

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(AHL - *Lacustrine herbland*), NME - *Melaleuca ericifolia swamp forest* and DOV - *Eucalyptus ovata forest and woodland*.

During the site visit, GHD staff found the site to be in a highly modified and degraded condition, with the trees on site majority identified as *E. viminalis* with several *E. amygdalina*, *E. ovata* and *E. globulus* in the eastern portion of the site. Several trees of the introduced *E. botryoides* were identified throughout the site. Native vegetation understory was absent through the majority of the site, with small patches and individuals of ground cover and scrub vegetation contained in the south-west corner of the site.

***Plate 1 Patch of Carex appressa located on the site.***

The communities recorded at the survey area are described below as defined by the From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation (Kitchener & Harris 2013), and local characteristics.

## Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ)

The community is characterised by an uneven-aged canopy dominated by *E. amygdalina* (black peppermint) or locally by *E. viminalis* (white gum) or *E. pauciflora* (cabbage gum) associated with sand, alluvium, Tertiary gravels or ironstone substrates. The understorey composition is variable, depending on physical site characteristics (particularly fertility and drainage), fire history and land use. Secondary trees and tall shrubs include regenerating eucalypts and *Allocasuarina littoralis* (black sheoak), *Banksia marginata* (silver banksia), *Acacia dealbata* (silver wattle) and *Exocarpos cupressiformis* (native cherry). Lower to mid-height shrubs typically include legumes, and species of *Epacris* (heath), *Leucopogon* (beardheath) and *Pimelea* (riceflower). The ground layer is often dominated by *Pteridium esculentum* (bracken) (especially on sandy sites), grasses or graminoids[10].

DAZ can grade into other dry sclerophyll forest and non-forest communities. As drainage becomes progressively more impeded, forest and woodland dominated by *E. amygdalina*, *E. viminalis* or *E. pauciflora*, usually with co-occurring *E. ovata*, grade into *E. ovata* forest and woodland (DOV) or sedgeland and wetland communities in swamps and lagoons. Tree height is typically less than 25 m and may be considerably less on poorly–drained or relatively infertile sites. DAZ can occur as forest or woodland, and grades into open woodlands on sites where tree density is low because of pre-European or European land management.

This community, which occurs predominantly below 300 m, is strongly associated with lateritic sediments and mainly on the broad flats of the northern Midlands and the Fingal Valley, with some outlying sites in the West

[10] Kitchener & Harris 2013

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Tamar–Westbury area; east coast (Cranbrook–Swansea area); northern Midlands, including Cleveland–Epping Forest area; and the Cressy–Blackwood Creek area.

Approximately 15% of the site is mapped as DAZ and it strictly located to the south-western boundary of the site, shown in Figure 2, all of which was observed to be in a highly degraded or 'parkland' cleared condition with evidence that the area has been utilised for grazing livestock over a long period. Few native understory species were observed at the site, consisting of only small remnants of scattered and disconnected individuals. Examples are shown in Plates 1 and 2 which demonstrate that most of the DAZ community with characteristic native understory species exist as a narrow strip (<5 metres wide), and this understory is fragmented and highly degraded due to historical vegetation clearance, grazing and trampling by livestock, and weed infestation (i.e., three-cornered garlic). A detailed condition assessment was not undertaken as part of the site visit, but general observations were noted.

*Plate 1 A representative patch of remnant DAZ vegetation on the site, with the patch being a narrow and small strip including small numbers of native understory species*

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*Plate 2 Minimal remnant native understory species adjacent to agricultural grasses and weeds*

## Agricultural land (FAG)

Agricultural land (FAG) includes exotic grassland pastures and croplands. The pastures are dominated by mixtures of exotic temperate grasses and clovers. FAG can include exotic grassland pastures with scattered trees (less than 5% crown cover). Approximately 76% of the site is mapped as FAG, all of which is in a high degraded or cleared condition and was comprised of exotic pasture species, occasional native paddock trees (i.e, *E. viminalis*) and native grasses and herbs, as well as weed infestations (predominantly blackberry) . An example of the cleared pasture is shown in Plate 3. A patch of *Carex appressa* was identified during the field survey in the south-east of the site, covering approximately 0.13 ha. This is below in shown in Plate 4. The south western corner of the site defined as FAG (TASVEG 4) includes a patch of large hollow-bearing Eucalypts with a introduced pasture understory.

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*Plate 3 Cleared pasture land located at the site, containing small blackberry infestations, access roads, fencing and agricultural infrastructure*

*Plate 4 Patch of Carex appressa located in the south-west of the site including small infestations of blackberry and hawthorn*

## Urban Areas (FUR)

Urban areas (FUR) include urban and suburban landscapes. These areas are largely or wholly devoid of vegetation apart from areas such as suburban gardens, street trees and parks[10]. Approximately 9% of the site is mapped as FUR, all of which is in a highly degraded or cleared condition.

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# 4.2 Native Flora

## 4.2.1 Desktop Assessment

The results of the PMST conducted in accordance with this survey indicated 24 records of Commonwealth listed threatened flora mapped within 5 km of the Techno Park site. Additionally, the Natural Values Atlas identified four (4) verified records of threatened flora listed under the state *Threatened Species Protection Act 1995* occurring within 500m of the survey area, including *Brunonia australis* (Rare), *Caesia ciliantha* (Rare), *Euphrasia collina subsp. deflexifolia* (Rare) and *Senecio squarrosus* (Rare). None of the above species are listed under the Commonwealth EPBC Act. The species identified during the desktop assessment, the known habitat and a likelihood of occurrence is listed in Table 2 below.

*Table 3 Threatened flora known or predicted to occur within 5km of the survey area*

| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Acacia axillaris* Midlands wattle | Vulnerable | Vulnerable | Most stands are associated with watercourses or soaks. However, midlands Acacia is not restricted to this type of environment and extends onto surrounding slopes, such as boulder scree above riparian zones. **Unlikely - no suitable habitat present.** |
| *Alternanthera denticulata* lesser joyweed | Endangered | Not Listed | In Tasmania, the species typically occurs in grassy woodlands and dry sclerophyll forests dominated by black peppermint (*Eucalyptus amygdalina*) or less commonly white gum (*Eucalyptus viminalis*) or stringybark (*Eucalyptus obliqua*). Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes with elevations of between 10 and 350 metres. It is most commonly found on sandy and gravelly alluvial soils with a particular preference for ironstone gravels. Populations found on dolerite are usually small. **Possible - some suitable habitat present, albeit in a highly modified and degraded condition.** |
| *Barbarea australis* native windcress/riverbed windcress | Endangered | Endangered | Known from 23 populations associated with 10 locations (rivers and creeks) extending from northern Tasmania to rivers flowing south from the Central Highlands. Native wintercress is found near river margins, creek beds and along flood channels in shallow alluvial silt on rock slabs, rocky ledges, or between large cobbles. **Unlikely - no suitable habitat present.** |
| *Boronia gunnii* river boronia | Vulnerable | Vulnerable | Gunn's Boronia is known from two populations occurring in Tasmania's Eastern Tiers. This species grows in a riparian habitat, occurring in the flood zone of rivers in rock crevices or in the shelter of boulders, and on a substrate of Jurassic dolerite. **Unlikely - no suitable habitat.** |
| *Brunonia australis* blue pincushion | Rare | Not Listed | In Tasmania, the species typically occurs in grassy woodlands and dry sclerophyll forests dominated by black peppermint (*Eucalyptus amygdalina*) or less commonly white gum (*Eucalyptus viminalis*) or stringybark (*Eucalyptus obliqua*). Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes with elevations of between 10 and 350 metres. It is most commonly found on |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | sandy and gravelly alluvial soils with a particular preference for ironstone gravels. Populations found on dolerite are usually small. **Possible - some suitable habitat present within the site, albeit highly modified and degraded.** |
| *Caesia calliantha* blue grasslily | Rare | Not Listed | The species is found predominantly throughout the Midlands in grassland or grassy woodland habitat and has also been recorded from grassy roadsides. **Unlikely - no suitable habitat present.** |
| *Caladenia caudata* tailed spider-orchid | Vulnerable | Vulnerable | The species occurs in heathy and open eucalypt forest and woodland, often with sheoaks, and in heathland on sandy and loamy soils. It is most often found on sunny north-facing sites. **Unlikely - no suitable habitat present.** |
| *Caladenia tonellii* robust fingers | Endangered | Critically Endangered | The species occurs in Eucalyptus amygdalina dominated forest with a shrubby understorey on shallow clay loam and shallow gravelly loam over clay. Topography varies from flats to slopes up to about 80 m elevation. **Possible - some suitable habitat exists, however in a highly modified and degraded condition. Was not identified during the field survey.** |
| *Callitris oblonga subsp. oblonga* south esk pine | Vulnerable | Endangered | Callitris oblonga subsp. oblonga is restricted to riparian scrub and woodland in areas with low precipitation and usually sandy soil. **Unlikely - no suitable habitat exists.** |
| *Colobanthus curtisiae* Curtis' colobanth | Rare | Vulnerable | It is a grassland to grassy woodland plant, often found on rocky knolls, and can be found in areas subject to a wide variety of environmental conditions. The species responds to some disturbance. **Possible - some suitable habitat present** |
| *Dianella amoena* mattex flax-lilly | Rare | Endangered | In Tasmania, the species occurs mainly in the Midlands, where it grows in native grasslands and grassy woodlands. **Unlikely - given the highly modified and degraded condition of the site.** |
| *Epacris exserta* south esk heath | Endangered | Endangered | Epacris exserta occurs along the lower reaches of three rivers: the South Esk, North Esk and Supply Rivers. It is a strictly riparian species that occurs in areas subject to periodic inundation. It grows on alluvium amongst Jurassic dolerite boulders within dense riparian scrub, or occasionally in open rocky sites and has been recorded from 10 to 310 m above sea level. **Highly unlikely - no suitable habitat present.** |
| *Euphrasia collina subsp. deflexifolia* eastern eyebright | Rare | Not Listed | *Euphrasia collina subsp. deflexifolia* occurs in open woodland or heath, often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring. **Unlikely - no suitable habitat present** |
| *Glycine latrobeana* clover glycine | Vulnerable | Vulnerable | In Tasmania, Glycine latrobeana occurs in dry sclerophyll forest, native grassland and |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | woodland, usually on flat sites with loose, sandy soil. **Unlikely - no suitable habitat present.** |
| *Lepidium hyssopifolium* basalt pepper-cress/soft peppercress | Endangered | Endangered | The native habitat of *Lepidium hyssopifolium* is the growth suppression zone beneath large trees in grassy woodlands and grasslands. In Tasmania, the species is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania at an altitude of 40 to 500 metres in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. **Possible - some suitable habitat present, although large areas of the site are sloped.** |
| *Leucochrysum albicans subsp. tricolor* hoary sunray, grassland pepper-daisy | Endangered | Endangered | In Tasmania, *Leucochrysum albicans subsp. tricolor* occurs in the west and on the Central Plateau and the Midlands, mostly on basalt soils. This species would have originally occupied *Eucalyptus pauciflora* (cabbage gum) woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland. **Unlikely - no suitable habitat present.** |
| *Prasophyllum robustum* robust leek-orchid | Endangered | Critically Endangered | *Prasophyllum robustum* is now known only from one small site in grassy and shrubby Eucalyptus amygdalina forest on well-drained brown loam derived from basalt. **Unlikely - some suitable habitat present, but unlikely given the highly degraded and modified condition.** |
| *Pterostylis commutata* midland greenhood | Endangered | Critically Endangered | *Pterostylis commutata* is restricted to Tasmania's Midlands, where it occurs in native grassland and *Eucalyptus pauciflora* grassy woodland on well-drained sandy soils and basalt loams. **Unlikely - no suitable habitat present.** |
| *Pterostylis ziegeleri* grassland greenhood | Vulnerable | Vulnerable | *Pterostylis ziegeleri* is restricted to the east and north of Tasmania. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in *Themeda triandranative* grassland or grassy woodland on well-drained clay loams derived from basalt. **Unlikely - no suitable habitat present.** |
| *Senecio macrocarpus* largefruit fireweed | Extinct | Vulnerable | *Senecio macrocarpus* is presumed extinct in Tasmania, having been collected from the north of the State including the South Esk River. In Victoria, the species occurs in basalt grasslands and grassy woodlands. **Highly unlikely - presumed extinct.** |
| *Senecio psilocarpus* swamp fireweed | Endangered | Vulnerable | Species occurs in swampy habitats including broad valley floors associated with the Midlands river systems (Cressy area), edges of farm dams amongst low-lying grazing/cropping ground (Forth area), herb-rich native grassland in a broad swale between stable sand dunes (Nook Swamps, King Island), adjacent to wetlands in native grassland (Mount William), herbaceous marshland (Dukes Marshes), and low-lying lagoon systems (Flinders Island). **Unlikely - no suitable habitat.** |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Senecio squarrosus* leafy fireweed | Rare | Not Listed | *Senecio squarrosus* occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. **Unlikely - any suitable habitat has been highly modified and degraded.** |
| *Xanthorrhoea arenaria* sand grasstree | Vulnerable | Vulnerable | *Xanthorrhoea arenaria* is restricted to coastal areas from Bridport in the north-east to Coles Bay on the East Coast, where it occurs in coastal sandy heath. **Highly unlikely - no suitable habitat present.** |
| *Xerochrysum palustre* swamp everlasting, swamp pepper daisy | Vulnerable | Vulnerable | Within Tasmania, *Xerochrysum palustre* occurs in sedge- and rush-rich wetlands, grassy to sedgy wet heathlands and heathy open *Eucalyptus ovata* woodlands, *Eleocharis sphacelata* wetland, usually in sites inundated for part of the year. **Highly unlikely - no suitable habitat present.** |

**Note: Likelihood of occurrence of threatened flora is assessed on a 4-tier scale:**

1. Present - individuals recorded within the survey area during the field assessment or any previous assessment within the boundaries of survey area;
2. Possible - suitable habitat occurs within the survey area;
3. Unlikely - suitable habitat unlikely to occur within the survey area, or suitable habitat substantially modified, or suitable habitat present but species not recorded for over 50 years within 5 km of the site;
4. Highly unlikely - no suitable habitat present within the survey area, and individuals not recorded within the survey area during current or any previous assessment.

### 4.2.2 Field Survey

A total of 27 native flora species were recorded during the field survey[6 11 12], with 10 of those likely to have been planted due to location, landscaping or clustering. Several flora were not able to be identified to the species level during the survey (i.e. *Juncus sp.*), however, none were likely to represent any known threatened flora under State or Commonwealth legislation.

No threatened flora species were recorded within the survey area during the survey with the closest records being of blue grasslily (*Caesia callianthа*) and blue pincushion (*Brunonia australis*) in larger patches of DAZ greater than 300 metres to the north and south of the site. The full list of species recorded during the survey is included in Appendix A.

It is noted that Table 2 includes five species that are listed as 'possible' to occur within the survey area but were not found during the site survey. Whilst there remains a possibility that those species could occur within the survey area, the highly degraded and modified condition of the vegetation and existing agricultural and livestock grazing practices significantly reduces the likelihood of any of those species being present.

## 4.3 Native Fauna

### 4.3.1 Desktop Assessment

According to the Natural Values Atlas (NVA) report (Appendix B), the following threatened fauna species have been previously recorded within 500 meters of the survey area:

- *Pseudemoia pagenstecheri* (tussock skink)

[11] UTAS 2011
[12] Wapstra *et al.,* 2005

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Additional species have been recorded, or are predicted to occur based on habitat preferences and the mapped vegetation at the site, within 5 km of the site according to the NVA and PMST reports. These species (except listed coastal/migratory and migratory marine species) and their likelihood of occurrence within the survey area are shown in Table 3.

*Table 4 Listed fauna known or predicted to occur within 5 km of the survey area*

| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| **Mammals** | | | |
| *Dasyurus maculatus subsp. maculatus* spotted-tailed quoll | Rare | Vulnerable | They can be found in numerous types of vegetation. However, forest elements such as rainforest, and wet and dry eucalypt forest are important components of their habitat. They can also be found in non-forest vegetation types such as coastal scrub and heath, and pastoral areas. This wide range of vegetation types are generally characterised by relatively high and predictable seasonal rainfall. **Unlikely - given the lack of forest vegetation type and understory structure.** |
| *Dasyurus viverrinus* eastern quoll | | Endangered | The species' distribution is associated with areas of low rainfall and cold winter minimum temperatures. Within this distribution, it is found in a range of vegetation types including open grassland (including farmland), tussock grassland, grassy woodland, dry eucalypt forest, coastal scrub and alpine heathland, but is typically absent from large tracts of wet eucalypt forest and rainforest. Dens in burrow, hollow log or rock crevice. **Unlikely - given the lack of forest vegetation type and understory structure.** |
| *Perameles gunnii subsp. gunnii* Eastern barred bandicoot | | Vulnerable | Habitat for the Eastern barred bandicoot includes the following elements: within agricultural districts, mosaic habitats of pasture and remnant native forest, often with a significant amount of cover provided by dense-growing weeds such as gorse, blackberry, blackthorn, rose briar, etc; small remnant populations may occur in remnant native grassland and grassy woodland; all records occur below 950 altitude. **Possible - suitable habitat present within the site.** |
| *Sarcophilus harrisii* Tasmanian devil | Endangered | Endangered | Habitat includes the following elements contained across an area of several square kilometres: denning habitat for daytime shelter (e.g. dense vegetation, hollow logs, burrows or caves); hunting habitat (open understorey mixed with patches of dense vegetation); breeding den habitat (areas of burrowable, well-drained soil or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of flooding; windrows and log piles may also be used). **Unlikely - given the lack of forest vegetation type and understory and structure.** |
| **Bats** | | | |
| *Pteropus poliocephalus* grey-headed flying-fox | | Vulnerable | The Grey-headed Flying-fox has historically occupied forests and woodlands in the coastal lowlands, tablelands and slopes of eastern |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | Australia. **Unlikely - given the lack of forest vegetation type and understory structure.** |
| **Birds** | | | |
| *Accipiter novaehollandiae* grey goshawk | Endangered | | The species nests in mature wet forest, usually in the vicinity of a watercourse. However birds can also be seen in more open woodland and around urban fringes. Most nests are located in the north and west of the State, but smaller breeding populations also occur in the south-east and north-east. **Unlikely - given the lack of forest vegetation type and understory structure. May be an infrequent visitor through the site.** |
| *Ceyx azurea subsp. diemenensis* azure kingfisher | Endangered | Endangered | Habitat is known to be forested margins of major river systems; usually in shady and often overhanging vegetation of riverine forests dominated by wet sclerophyll and mixed forest. **Unlikely - given the lack of adjacent river/creek and highly disturbed forest vegetation type and understory structure.** |
| *Aquila audax subsp. fleayi* Tasmanian wedge-tailed eagle | Endangered | Endangered | Nesting habitat includes the following elements: patches of mature (including old-growth) forest, or forest with mature/old-growth elements, normally greater than 10 ha in area; nest trees usually tall (25-75 m), large and robust mature eucalypts, generally taller than the canopy; nests are often constructed in the tallest and largest tree at a site, and usually located within the canopy even when the nest tree is taller; nests typically occur on the lee (sheltered) aspect of the site (or where hills shelter an otherwise exposed site), with the nest situated below the ridge level for protection from prevailing winds. **Unlikely - given the lack of forest vegetation type and understory structure.** |
| *Botaurus poiciloptilus* Australian bittern | | Endangered | The Australasian bittern is a large, heron-like bird found in shallow and vegetated freshwater or brackish swamps. **Unlikely - no freshwater ecosystem located at the site.** |
| *Haliaeetus leucogaster* white-bellied sea-eagle | Vulnerable | | The White-bellied Sea-eagle is distributed around the coastal perimeter and inland lakes of Tasmania. It generally breeds within five kilometres of open water. Prime nesting habitat is found along major estuaries where residential and industrial development is concentrated. **Unlikely - site located inland from coast and not in proximity of lakes.** |
| *Hirundapus caudacutus* white-throated needletail | | Vulnerable | In Australia, the White-throated Needletail can occur over most types of habitat, although they are recorded most often above wooded areas, including open forest and rainforest, and may also fly below the canopy between trees or in clearings. When flying above farmland, they are more often recorded above partly cleared pasture, plantations or remnant vegetation at the edge of paddocks. In coastal areas, they have been observed flying over sandy beaches or mudflats, and often around coastal cliffs and other areas with prominent updraughts, such as ridges and sand-dunes. **Unlikely - given the** |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | **lack of forest vegetation type and highly disturbed condition of the site**. |
| *Lathamus discolor* swift parrot | Endangered | Critically Endangered | Habitat includes flowering Tasmanian blue gum and black gums (foraging habitat) and any eucalypt forest containing hollow-bearing trees (nesting habitat). Hollow-bearing trees are typically large and old with dead limbs or branches and at least some visible hollows. **Possible - minimal suitable foraging habitat exists for the species, albeit in a highly disturbed and degraded condition.** |
| *Tyto novaehollandiae castanops* masked owl | Endangered | Vulnerable | Habitat for the Tasmanian Masked Owl includes the following elements: foraging habitat - a diverse range of forest, woodland and non-forest vegetation including agricultural and forest mosaics; nesting habitat - eucalypt forests and woodlands containing old growth trees with suitable hollows for nesting/roosting, but will also nest in isolated old growth trees with suitable hollows. **Possible - suitable habitat present at the site, albeit in a highly disturbed and degraded condition.** |
| **Frogs** | | | |
| *Litoria raniformis* green and gold frog | Vulnerable | Vulnerable | Breeding habitat for the Green and Gold Frog includes the following elements: still or slow-moving water bodies (lagoons, lakes, farm dams, ponds, irrigation channels, swamps, and slow-moving sections of rivers and streams); the species prefers the shallow part of lagoons (to approx. 1.5m) with a complex vegetation structure, often containing vegetation communities dominated by emergent plants such as water ribbons (Triglochin) and spikerush (Eleocharis), and submerged plants such as watermilfoil (Myriophyllum), marsh-flower (Villarsia), and pondweed (Potamogeton); however, other plant communities can also form suitable breeding habitat. **Unlikely - no suitable habitat present.** |
| **Crustaceans** | | | |
| *Engaeus orramakunna* Mount Arthur burrowing crayfish | Vulnerable | Vulnerable | Habitat for the Mt Arthur Burrowing Crayfish includes the following elements: moist seeps and flat swampy or marshy land feeding into or next to streams and rivers; can also be found in stream banks, wet pasture, culverts and roadside drains. **Unlikely - no suitable habitat present.** |
| **Fish** | | | |
| *Prototroctes maraena* Australian grayling | Vulnerable | Vulnerable | Habitat for the Australian Grayling includes the following elements: adult Australian Grayling inhabit and breed in rivers and streams, usually in cool waters often with alternating pool and riffle zones; larvae and juveniles inhabit estuaries and coastal seas, although their precise habitat requirements are poorly known. **Unlikely - no suitable habitat present.** |
| **Mollusc** | | | |
| *Pasmaditta jungermanniae* | Vulnerable | | Currently known from rocky wet forest, scrub and mossy cliff faces. Nothing is known of life |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status - EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| Cataract Gorge pinhead snail | | | history parameters (age at maturity, life span, etc). **Unlikely – only known from one location in Launceston.** |
| **Insect** | | | |
| *Oxyethira mienica* caddis fly (ouse river) | Rare | | Caddis-flies are typically inconspicuous, crypticcoloured insects associated with most freshwater habitats such as streams, swamps, lakes and springs. **Unlikely - no suitable habitat present.** |
| **Lizard** | | | |
| *Pseudemoia pagenstecheri* tussock skink | Vulnerable | | Habitat for the Tussock skink includes the following elements: treeless tussock grassland and grassy open woodland at virtually any elevation where suitable habitat is present; typical habitat in the warmer lowland part of the range is native grassland dominated by *Poa labillardierei* (tussock grass) and species of *Rytidosperma* (wallaby grasses), *Themeda triandra* (kangaroo grass) and *Microlaena stipoides* (weeping grass). **Unlikely - some suitable habitat present i.e. wallaby grass, but species unlikely due to the highly disturbed and degraded condition of the site.** |
| *Pseudemoia rawlinsoni* glossy grass skink | Rare | | Glossy Grass Skink habitat is little known but includes tussock grasses and low dense vegetation in moist situations along the margins of swamps and watercourses. The species has also been found where dry sclerophyll forest meets wet heathland subject to frequent flooding. It shelters in dense vegetation and in rotting logs. **Unlikely - no suitable habitat present.** |

**Note: Likelihood of occurrence of threatened flora is assessed on a 4-tier scale:**

1. Present - individuals recorded within the survey area during the field assessment or any previous assessment within the boundaries of survey area;
2. Possible - suitable habitat occurs within the survey area;
3. Unlikely - suitable habitat unlikely to occur within the survey area, or suitable habitat substantially modified, or suitable habitat present but species not recorded for over 50 years within 5 km of the site;
4. Highly unlikely - no suitable habitat present within the survey area, and individuals not recorded within the survey area during current or any previous assessment.

## 4.3.2 Field Survey

A total of 16 fauna species were identified during the field survey, of which five are considered to be invasive species. None of the species identified during the survey are considered to be of conservation significance. These species are outlined in Table 4 below. Given the short duration (two half days) and lack of repeated efforts, this is unlikely to be an exhaustive list of the fauna species inhabiting the survey area.

*Table 5 Fauna species identified during the field survey*

| Species Name | Common Name | Type | Status |
|---|---|---|---|
| *Acanthiza pusilla* or *Acanthiza ewingii* | Brown thornbill or Tasmanian thornbill | Bird | E? |
| *Anthochaera paradoxa* | Yellow wattlebird | Bird | |
| *Bos taurus* | Cow (Livestock) | Mammal | i |
| *Cacatua galerita* | Sulfur-crested cockatoo | Bird | |

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| Species Name | Common Name | Type | Status |
|---|---|---|---|
| *Corvus tasmanicus* | Forest raven | Bird | |
| *Dacelo novaeguineae* | Laughing kookaburra | Bird | i |
| *Gymnorhina tibicen* | Magpie | Bird | |
| *Malurus cyaneus* | Superb fairywren | Bird | |
| *Oryctolagus cuniculus* | European rabbit | Mammal | i |
| *Pardalotus striatus* | Striated pardalote | Bird | |
| *Phylidonyris novaehollandiae* | New-Holland honey-eater | Bird | |
| *Strepera fuliginos* | Black currawong | Bird | E |
| *Sturnus vulgaris* | European starling | Bird | i |
| *Trichoglossus haemotodus* | Rainbow lorikeet | Bird | i |
| *Turdus merula* | Common blackbird | Bird | i |
| *Vanellus miles* | Masked lapwing | Bird | |

**State Legislation**

r Rare – Tasmanian TSP Act

v Vulnerable – Tasmanian TSP Act

e Endangered – Tasmanian TSP Act

**Commonwealth Legislation**

VU Vulnerable – Commonwealth EPBC Act

EN Endangered – Commonwealth EPBC Act

CR Critically Endangered – Commonwealth EPBC Act

**Fauna Species**

i Introduced

E Endemic to Tasmania

## General Fauna Habitat Values

The survey area is located within an area of majority cleared pasture with some remnant isolated or small groups of Eucalyptus (predominantly *E. viminalis* & *E. amygdalina*) trees. Of the 88 Eucalypt trees mapped and recorded at the site, 28 had confirmed hollows. Many of the native Eucalypt trees indicated greater than one hollow, with several trees containing greater than four hollows. Hollows varied in size from small openings (5-10cm) to large openings (>20cm) sufficient for small to medium sized mammals. Six trees were confirmed to contain brushtail possums (*Trichosurus vulpecula*) currently nesting within hollows, some containing several hollows with different groups of possums on the same tree. A further two trees were identified as likely to contain possums or other small mammals species, indicated by heavy scratching and utilisation marks on the lower portions of the tree. Two trees containing hollows were occupied by bees and closer inspection was not possible.

Other habitat features included woody debris (fallen branches), leaf litter, open grassy areas and scrub/heath vegetation which has the potential to be utilised by small/medium ground dwelling mammals, reptiles and small bird species. Examples of the fauna habitat contained at the site are shown in Plate 5-10. A magpie nest was identified in the row of *E. globulus* (blue gums) to the middle area of the site, directly north of the OneSchool Global TAS campus.

## Threatened Fauna Habitat

Table 3 identifies the threatened fauna which have been previously recorded in the local area and indicates the likelihood that they would be present at the site. Three of those species were considered possible to be present the Techno Park site including *Perameles gunnii gunnii* (Eastern barred bandicoot), *Lathamus discolor* (swift parrot) and *Tyto novaehollandiae castanops* (masked owl)[13].

The majority of the survey area, where covered by dense growing weeds, would provide habitat for any *Perameles gunnii gunnii* (Eastern barred bandicoot) present at the site (see Figure 2 for weed locations). There were minimal

[13] Bryant & Jackson 1999

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signs of the species being present at the site (i.e. scratching's, diggings, scats etc) and no individuals were observed during the surveys, however it is considered the species would likely to be present at the site in low abundance.

The site contains foraging habitat for swift parrots (*Lathamus discolor*) in the form *E. globulus* (blue gum) and *E. ovata* (black gum) individuals. A total of seven blue gum were mapped during the survey, ranging from 300-1800mm diameter at breast height (DBH), and seven black gums were mapped during the survey, ranging from 300-700mm DBH. Only two of the mapped black gums were located inside the survey area, with the remaining five located immediately adjacent.

None of the identified blue gum trees contained hollows and one of the black gums contained a hollow, currently occupied by a brush-tailed possum. This hollow was considered unsuitable for swift parrots given the location on the tree (1.5m above ground). The mix of 14 trees appear to have been planted as street trees on the site by past landowners/land managers (refer to Figure 2 for tree locations). No swift parrot individuals were observed on site during the surveys, however, the surveys were conducted outside the breeding season for the species

The site contains potential habitat for masked owl's, with hollow bearing trees of a suitable size in the proximity of open and cleared pasture and dense weeds (foraging habitat). The site is located within the core range of the species[27]. According to the FPA[14], the vegetation at the site has the potential represent significant habitat for the species despite the highly modified and degraded condition. This is due to the large old hollow-bearing trees present at the site. To be considered high quality habitat, patches are required to contain at least eight trees per hectare over 1000 mm DBH. The site contains 28 hollow bearing trees, however, only seven indicate hollows suitable for masked owls. Therefore, the vegetation on site was considered to be low to very-low quality habitat for masked owls due to the ratio of 0.6 suitable habitat trees per hectare.

No masked owl individuals were identified or recorded as part of the field survey, however, this should not be taken as a definitive record that the species is not located at the site given the daytime period, short duration and lack of repeated surveys.

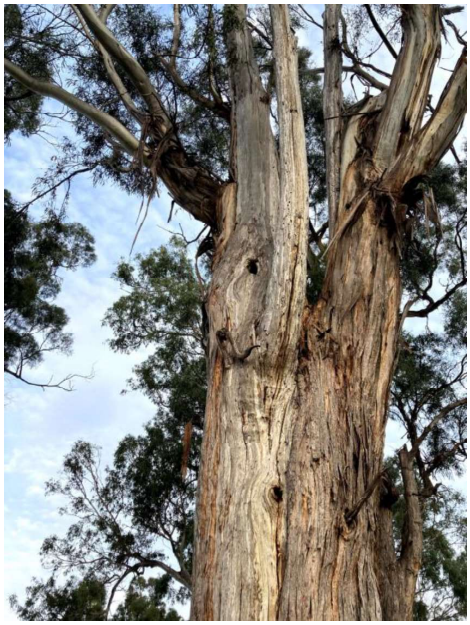

*Plate 5 Hollow bearing E. viminalis*

*Plate 6 Hollow bearing E. viminalis*

[14] FPA 2016

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*Plate 7 Hollow likely occupied by a brushtail possum*

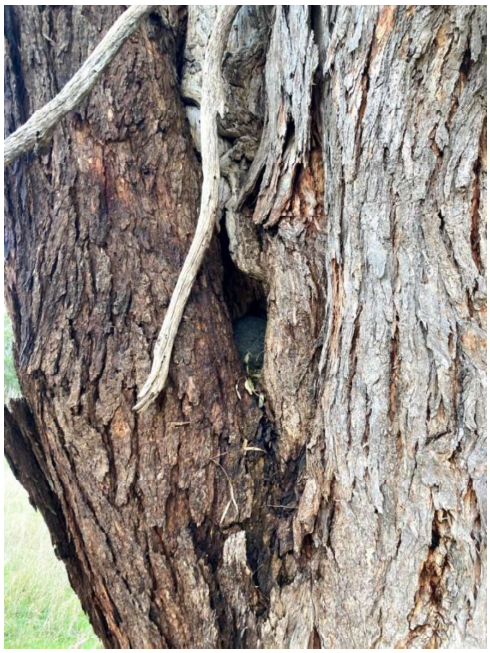

*Plate 8 Hollow occupied by a brushtail possum*

The patch of *C. appressa* has the potential to provide habitat for *Oreisplanus munionga subsp. larana*, commonly known as the Marrawah skipper butterfly. The Marrawah skipper is listed for protection under the *Threatened Species Protection Act 1995* as Endangered and under the *Environment Protection and Biodiversity Conservation Act 1999* as Vulnerable.

### 4.3.3 Raptors

No raptor nests or sightings have been previously recorded within 500 meters of the survey area[27]. However, verified records of nests and individuals of wedge-tailed eagles, grey goshawks, peregrine falcons, white-bellied sea-eagles and masked owls have been recorded within 5 km of the site.

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## 6.1 Vegetation Management

The following recommendations are suggested:

- Where possible, retain native vegetation species and trees on site and avoid any unnecessary clearance and/or disturbance of native vegetation, including both trees and understorey vegetation where possible, to preserve the current fauna habitat values present.
- Remove all invasive flora species i.e. blackberry bushes from the site to reduce the propagation of invasive flora throughout the site.
- All vegetation clearing should be conducted in accordance with best practice flora hygiene measures so as to ensure the reduction in the spread of invasive flora species[30]
- Given the presence of populations of WoNS and Tasmanian declared weed species within the survey area, the proponent should develop and implement a Weed and Hygiene Management Plan (WHMP) to control the current populations and limit the invasion of novel species/populations.
    - The development of the WHMP should be in accordance with the Tasmanian *Weed and Disease Planning and Hygiene Guidelines* & *Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens*
    - The implementation of the WHMP should be managed through the broader implementation of a Construction Environmental Management Plan (CEMP) with the intent to manage and reduce the risks resulting from the proposed development

## 6.2 Significant Fauna and Habitat

Where clearing of remnant paddock trees is unavoidable and necessary for the proposed development, the clearing of any *E. globulus* and *E. ovata* should be conducted outside the flowering period for the species. This will reduce the likelihood of direct impacts to swift parrots who may be infrequent visitors to the site.

Similarly, where the clearing of hollow bearing trees is unavoidable and necessary for the development of the proposed activity, the clearing activities should be undertaken outside the breeding periods for both swift parrots and masked owls. Although the removal of the trees is unlikely to represent a significant impact for either species, this mitigation measure would act to limit any potential direct impacts on the species.

The management of the above measures should be outlined in a CEMP document, developed with the intent to manage and reduce the risks resulting from the proposed development.

## 6.3 Further Ecological Assessments and Approvals

The results of this survey identified large hollow-bearing trees providing potential nesting habitat for the Tasmanian masked owl. GHD notes that several subsequent assessments have been conducted in relation to the presence/absence of the Tasmanian masked owl within the survey area. The results of those assessment are not outlined in this document and should be considered as separate activities.

Under section 29(2)(a) and 29(2)(b) of the *Nature Conservation Act 2002*, special permits are required for 'the 'taking' on specified lands of specified wildlife, specified products of specified wildlife or specified protected plants. Given the hollows contained in 28 trees located at the Techno Park site constitute nesting habitat for fauna species considered to be wildlife (e.g. brushtail possum), a 'Permit to Take' is likely required under section 29(2)(a) of the *Nature Conservation Act 2002* for the removal of some of the hollow bearing trees identified. This permit should be obtained prior to the clearance and removal of any of the native vegetation at the site.

In addition, approvals will be required under the *Land Use Planning and Approvals Act* 1993 to allow for the development of the site.

[30] DPIPWE 2004

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## 4.4 Invasive Species

44 introduced plant species were recorded within the survey area during the field survey[15], including two declared weeds under the *Tasmanian Weed Management Act 1999* (Appendix A) and three non-declared weeds from the DPIPWE non-declared weed index. The broad scale location(s) of declared and non-declared weeds (individuals or minor infestations) is shown in Figure 2.

# 5. Potential Ecological Impacts

## 5.1 Vegetation Communities

The vegetation community *Eucalyptus amygdalina forest and woodland on Cainozoic deposits* (DAZ) is mapped at the site and is listed as Threatened under the *Nature Conservation Act 2002*, although it is not listed under the Commonwealth EPBC Act. This vegetation community is mapped to cover a total of 1.6 ha of the Techno Park site. It was considered that the vegetation within this area was of a degraded to completely degraded condition due to the minimal or complete lack of understory in some areas, presence of exotic flora species, lack of connected canopy and effects from urbanisation and livestock grazing. Given the highly modified and degraded condition of the site, the vegetation does not meet the requirements to be described as the threatened community[16].

There are no other TASVEG vegetation communities mapped within the site and as such there are no expected impacts to Threatened or conservation significant vegetation communities as a result of the proposed development.

## 5.2 Significant Flora

There was no significant flora identified during the field survey and there is no expected impacts as a result of development of the site.

## 5.3 Significant Fauna and Habitat

As discussed in section 3.3.2, the site may provide habitat for three species of conservation significance: *L. discolor* (swift parrot), *T. novaehollandiae castanops* (Tasmanian masked owl), *P. gunnii gunnii* (Eastern barred bandicoot) and *Oreisplanus munionga subsp. larana* (Marrawah skipper).

### 5.3.1 Swift Parrot

#### 5.3.1.1 Foraging Habitat

Blue gums (*E. globulus*) and black gums (*E. ovata*) provide foraging habitat for swift parrots when in flower and produce a nectar which is a preferred foraging resource[17]. According to the Forest Practices Authority (FPA)[18], foraging habitat patches are generally assessed at a rough scale of one hectare, however, smaller patches of potential habitat may still provide important resources for the species.

The seven blue gums and seven black gums identified within the survey area may provide a foraging resource for swift parrots some years, albeit in relatively minor in scale (approx. 14 trees). Previous research indicates a

[15] Richardson *et al.* 2007
[16] As described in the Vegetation Condition Benchmarks version 2 - Dry Eucalyptus Forest and Woodland - DAZ Eucalyptus amygdalina forest and woodland on Cainozoic deposits (DPIPWE
[17] TSS 2021a
[18] FPA 2014

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considerable inter-annual variation in the flowering intensity of blue gums in Tasmania[19 20]. This suggests that only a fraction of the modelled swift parrot breeding range appears suitable in most years due to the necessary co-occurrence of suitable hollows and flowering trees. As such, the likelihood of swift parrots utilising the 14 foraging paddock trees identified within the survey area would be highly variable and depend on the availability of inflorescences in any given year. Based on the above and the limited abundance of the blue and black gums at the site, the trees are unlikely to represent a significant foraging resource for swift parrots.

#### 5.3.1.2 Breeding Habitat

Swift parrots are known to nest in eucalypt dominant habitat that supports a sufficient abundance of suitable nesting hollows. Nest trees are typically characterised by having a DBH of around 100cm with several visible hollows and showing signs of senescence[21], of which several trees recorded within the survey area meet the characteristics.

Breeding records for swift parrots are predominantly known from the south and east coast, with some sporadic breeding occurring in the north of the state[21]. Research has suggested birds are more likely to select trees and forest patches with a relatively higher number of potential hollows[22 23], providing a suitable food source is within foraging range[21]. According to the GLOBmap spatial dataset[24], a total of 27.3ha of swift parrot foraging habitat, spread across two patches (19.76ha & 7.57ha), has been identified within 5km of the survey area[25]. In comparison, several known breeding sites in the southeast of Tasmania indicate between 350-400ha of foraging habitat within 5km. The relative lack of foraging resources would act to limit the suitability of the survey area for breeding as the species requires access to abundant foraging resources while rearing hatchlings.

According to the NVA, swift parrots have been recorded 13 times within 5km of the survey area, none of which represented breeding sites. The nearest known breeding site is located 31 km north, recorded in 2002 nearby Four Springs Creek within an Informal Reserve for the purposes of Future Potential Production Forest (FPPF).

Swift parrots are known to reuse nesting sites and individuals hollow bearing trees across different breeding years[26], none of which have been previously recorded within the survey area. Additionally, the survey area is not located within any known or mapped Swift Parrot Important Breeding Areas (SPIBA), northwest breeding areas or the modelled potential breeding range (see Figure 4). According to FPA databases, the survey area is also located outside the core and potential range of the species[27]. As such, the identification of breeding individuals within the vicinity of the survey area was considered to be very unlikely and would represent a significant addition to the current known breeding locations for swift parrots.

Based on the information above, some of the hollow bearing trees from the survey area may provide suitable nesting and/or breeding habitat for swift parrots. However, the survey area is unlikely to provide significant nesting habitat for the species given the dominance of local suburban infrastructure (e.g. housing), anthropogenically modified vegetation structure of the site (e.g. degraded agricultural land with sporadic paddock trees) and the lack of abundant foraging resources in the local area.

Despite the low likelihood of swift parrot individuals utilising the survey area for nesting or breeding, potential impacts to the species (albeit minor – 14 trees) as a result of the development remain possible given the presence of individual foraging trees. Precautions should be taken to ensure there are no direct impacts to the species as a result of the removal of the 14 foraging trees. See section 6.2 for recommendations related to significant fauna management.

[19] Brereton *et al.* 2004
[20] Mallick *et al.* 2004
[21] Commonwealth of Australia 2019
[22] Voogdt 2006
[23] Webb et al. 2012
[24] DPIPWE 2010
[25] It should be noted this is a conceptually modelled dataset, some of which has been ground-truthed, and is utilised to indicate areas which may provide foraging habitat for swift parrots
[26] Stojanovic et al. 2012
[27] BCB 2012

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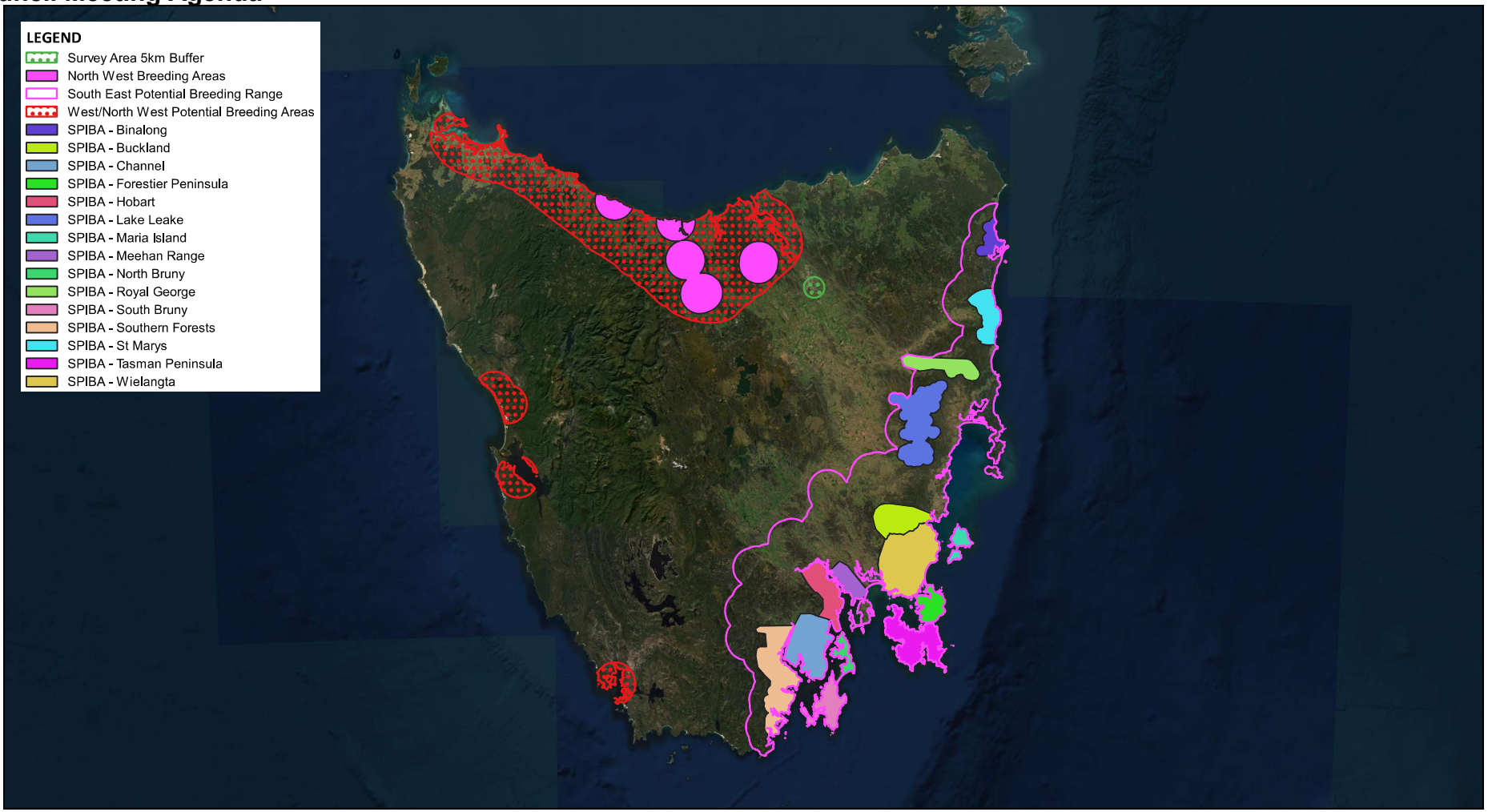


1:2630000 @ A4

0 20 40 60 80 km

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 55

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Planning Administration

Department of Communities Tasmania
Affordable Housing – Techno Park
Natural Values Assessment

Swift Parrot Important Breeding Areas (SPIBA)

Project No. 12552740
Revision No. A
Date: 14/12/2022

Figure 4

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### 5.3.1.3 Significant Impact Test

According to the Commonwealth Guidelines, an action is likely to have a significant impact on a critically endangered species if there is a real chance or possibility that it will impact on a range of criteria. Any actions that are likely to have a significant impact on a MNES must be referred to the Commonwealth Minister for the Environment for determination as to whether assessment and approval is required under the EPBC Act.

As per sections 5.3.1.1 & 5.3.1.2, the proposed development may remove habitat identified to provide a foraging resource for swift parrots. As such, the following assessment was conducted to assess the significance of the removal of proposed development. The assessment considered the removal of all 14 of the identified foraging trees and the removal of all nesting/breeding habitat within the survey area. It is noted this is a 'worst case' scenario and the final development may retain some of the foraging or breeding habitat.

*Table 6 Summary of significant impact assessment for swift parrots according to the Commonwealth Guidelines*

| Significant Impact Criteria | Self-assessment Comment | Likelihood of Significant Impact |
|---|---|---|
| *Lead to a long-term decrease in the size of an important population of a species* | The survey area is located outside of any known SPIBA, NW breeding areas, the potential range and the core range of the species.<br>Additionally, no known breeding records are mapped within 5km. As such, no important populations are known from the local area. | The proposed development is highly unlikely to decrease the size of an important population. |
| *Reduce the area of occupancy of an important population* | According to the approved conservation advice for the species, the area of occupancy (AOO) for swift parrot nesting averaged approximately 425 $km^2$ per year over a six year period (2009-2014).<br>As per section 5.3.1.2, the survey area is highly unlikely to provide significant breeding habitat given dominance of local suburban infrastructure (e.g. housing), anthropogenically modified vegetation structure of the site (e.g. degraded agricultural land with sporadic paddock trees) and the lack of abundant foraging resources in the local area (5km). | The proposed development is highly unlikely to reduce the AOO given the very low likelihood that swift parrots would utilise the site for breeding. |
| *Fragment an existing important population into two or more populations* | The survey area is located out any of the known SPIBA, NW breeding areas, the potential range and the core range of the species.<br>Additionally, no known breeding records are mapped within 5km. As such, no important populations are known from the local area. | The proposed development is highly unlikely to fragment an existing population given the lack of important populations within the local area (5km). |
| *Adversely affect habitat critical to the survival of a species* | The survey area may provide some foraging habitat in the form of 14 trees (7 *E. globulus* & 7 *E. ovata*), and nesting habitat in the form of suitable hollow bearing trees.<br>5.3.1.2he survey area is located outside of any known SPIBA, NW breeding areas, the potential range and the core range of the species. No known breeding records are mapped within 5km.<br>Therefore, the likelihood the survey area is providing critical habitat for the survival of the species was considered to be very low. | The proposed development is highly unlikely to affect any habitat critical to the survival of the species. |

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| Significant Impact Criteria | Self-assessment Comment | Likelihood of Significant Impact |
|---|---|---|
| *Disrupt the breeding cycle of an important population* | 5.3.1.2he survey area is located outside of any known SPIBA, NW breeding areas, the potential range and the core range of the species. No known breeding records are mapped within 5km.<br>According to the GLOBmap spatial dataset, a total of 27.3ha of swift parrot foraging habitat, spread across two patches (19.76ha & 7.57ha), has been identified within 5km of the survey area.<br>This indicates the survey area is unlikely to support swift parrot breeding due to lack of abundant available foraging resources. | The proposed development is highly unlikely to disrupt the breeding cycle of an important population as the survey area is unlikely to support breeding activities. |
| *Modify, destroy, remove, or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline* | 5.3.1.2he survey area is located outside of any known SPIBA, NW breeding areas, the potential range and the core range of the species. No known breeding records are mapped within 5km.<br>Additionally, the 14 foraging trees recorded at the site are unlikely to provide a significant resource for swift parrots.<br>Therefore, it was determined swift parrots are highly unlikely to utilise the survey area for nesting or breeding, and the removal of the suitable habitat is unlikely to cause a decline in the species. | The proposed development is highly unlikely to cause a decline in the species as swift parrots are very unlikely to utilise the survey area for nesting or foraging. |
| *Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat* | The results of the assessment determined swift parrots are highly unlikely to utilise the survey area for nesting or breeding.<br>As such, no individuals are likely to affected by the establishment of any invasive species. | The proposed development is highly unlikely to result in invasive species that will result in harmful impacts to swift parrots. |
| *Introduce disease that may cause the species to decline* | According to the 2011 National Recovery Plan, one of the threats to swift parrots is listed as Psittacine beak and feather disease (PBFD). In the 2019 draft National Recovery Plan, a review found that PBFD was not prioritised as it was considered to have low overall impact on the species survival compared to habitat loss and sugar glider predation.<br>Additionally, the results of the assessment determined swift parrots are highly unlikely to utilise the survey area for nesting or breeding.<br>As such, no individuals are likely to affected by the establishment of any invasive species. | The proposed development is highly unlikely to introduce disease causing the species to decline. |
| *Interfere substantially with the recovery of the species* | The results of the assessment determined swift parrots are highly unlikely to utilise the survey area for nesting or breeding.<br>As such, the proposed development was considered as highly unlikely to interfere with any individuals or populations. | The proposed development is highly unlikely to interfere with the recovery of the species. |

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Based on the results of the significant impact assessment, the proposed development is highly unlikely to result in a significant impact to swift parrots. Several mitigation measures are proposed to ensure any potential direct or indirect impacts to the species are avoided (see section 6.2).

### 5.3.2 Tasmanian Masked Owl

The masked owl requires a mosaic of forest and open areas for foraging and large old-growth hollow-bearing trees for nests, however, significant habitat is dry forest with mature habitat elements within that range. As mentioned above, the lack of forest structure (e.g. no understory and lack of connected canopy) reduces the likelihood that the species would utilise the site for breeding or nesting, and would not represent significant habitat for the species. Given presence of the species cannot be definitively ruled out, potential impacts to the species may occur as a result of the development i.e. removal of many large hollow bearing trees suitable for the masked owl.

Masked owls are highly mobile and indicate large home range and territories (1000-2000 ha), so the broader landscape has been considered for the purposes of this assessment[14]. Given the surrounding landscape, which is almost entirely cleared for urban, commercial and residential development, the hollow bearing trees are very unlikely to represent significant breeding habitat for the species.

### 5.3.3 Eastern Barred Bandicoot

The species has been recorded 25 times within 5km of the survey area, with the closest record from 2019 and located 1km west on Kings Meadow Link road and adjacent to a 12ha area of remnant native vegetation.

According to the FPA, significant habitat for the Eastern barred bandicoot is dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species. Additionally, research has suggested the prime habitat of the Eastern barred bandicoot is deep soils with high moisture content, in habitat with open grassy areas for foraging and available ground cover for refugia[28].

The highly modified and degraded condition of the site and surrounding urban context does not match the characteristics of the above definition, and as such, the survey areas is unlikely to represent significant habitat for the species. Given the urban location of the survey area, the carrying capacity of the site would likely only support a very small population of the species.

Any future development at the site may increase the abundance and distribution of invasive predators i.e. domestic and feral cats, which may have indirect impacts on any Eastern barred bandicoot present at the site. However, as discussed above, the species would likely be in such low densities within the survey area due to the condition of the suitable habitat, whereby impacts from invasive predators is unlikely to be significant to the species.

### 5.3.4 Marrawah Skipper

Known only from the coastal and near-coastal areas of the northwest coast of Tasmania, it is exclusively associated with the tussock-sedge *C. appressa*, which is its larval host and food plant[29]. According to the Natural Values Atlas, the location of the site is outside the core range, and approximately 88 km from the current known potential range of the species[27]. Given the location of the site and the known range of the species, it is considered highly unlikely that the species would be present at the site.

# 6. Recommendations

The following recommendations are suggested to avoid any potential environmental impacts as a result of the proposed development at the site.

[28] Driessen *et al.* 1996
[29] TSS 2021b

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- Remove all invasive flora species i.e. blackberry bushes from the site to reduce the propagation of invasive flora throughout the site.
- All vegetation clearing should be conducted in accordance with best practice flora hygiene measures so as to ensure the reduction in the spread of invasive flora species[30]
- Given the presence of populations of WoNS and Tasmanian declared weed species within the survey area, the proponent should develop and implement a Weed and Hygiene Management Plan (WHMP) to control the current populations and limit the invasion of novel species/populations.
    - The development of the WHMP should be in accordance with the Tasmanian *Weed and Disease Planning and Hygiene Guidelines* & *Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens*
    - The implementation of the WHMP should be managed through the broader implementation of a Construction Environmental Management Plan (CEMP) with the intent to manage and reduce the risks resulting from the proposed development

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Where clearing of remnant paddock trees is unavoidable and necessary for the proposed development, the clearing of any *E. globulus* and *E. ovata* should be conducted outside the flowering period for the species. This will reduce the likelihood of direct impacts to swift parrots who may be infrequent visitors to the site.

Similarly, where the clearing of hollow bearing trees is unavoidable and necessary for the development of the proposed activity, the clearing activities should be undertaken outside the breeding periods for both swift parrots and masked owls. Although the removal of the trees is unlikely to represent a significant impact for either species, this mitigation measure would act to limit any potential direct impacts on the species.

The management of the above measures should be outlined in a CEMP document, developed with the intent to manage and reduce the risks resulting from the proposed development.

## 6.3 Further Ecological Assessments and Approvals

The results of this survey identified large hollow-bearing trees providing potential nesting habitat for the Tasmanian masked owl. GHD notes that several subsequent assessments have been conducted in relation to the presence/absence of the Tasmanian masked owl within the survey area. The results of those assessment are not outlined in this document and should be considered as separate activities.

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In addition, approvals will be required under the *Land Use Planning and Approvals Act* 1993 to allow for the development of the site.

[30] DPIPWE 2004

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# Appendices

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# Appendix A

## Flora species list

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*Table 7 Survey details and key to species status*

| Job Number | 12552740 | |
|---|---|---|
| Project | Affordable Housing – Techno Park, Kings Meadows | |
| Client | Homes Tasmania | |
| Site | Techno Park Drive, Kings Meadows | |
| Grid Reference | Midpoint of the survey area at approximately GDA94 513354E 5408447N | |
| Surveyed By | Dean Heinze, Senior Ecologist, GHD Hobart.<br>Mickey Dwyer, Environmental Scientist, GHD Hobart | |
| Date of Survey | 20th August 2021 | |
| Plant Collection Permit No. | N/A | |
| Key: | | |
| | STATE LEGISLATION | |
| r | | rare – Tasmanian TSP Act |
| v | | vulnerable – Tasmanian TSP Act |
| e | | endangered – Tasmanian TSP Act |
| | COMMONWEALTH LEGISLATION | |
| VU | | vulnerable – Commonwealth EPBC Act |
| EN | | endangered – Commonwealth EPBC Act |
| CR | | critically endangered – Commonwealth EPBC Act |
| | Introduced Species | |
| i | | introduced |
| P | | planted |
| D | | declared weed – Tasmanian *Weed Management Act 1999* |
| N-D | | non-declared weed – DPIPWE non-declared weed index |

*Table 8 Vascular flora recorded within the survey area*

| Status | Species Name | Common Name |
|---|---|---|
| **Native Species** | | |
| | *Acacia dealbata* | silver wattle |
| | *Acacia mearnsii* | black wattle |
| | *Acacia melanoxylon* | blackwood |
| | *Acaena echinata* | sheeps burr |
| | *Acaena novae-zelandiae* | common buzzy |
| | *Allocasaurina littoralis* | black sheoak |
| | *Astroloma humifusum* | native cranberry |
| | *Asperula conferta* | woodruff |
| | *Austrodanthonia sp.* | wallaby grass |
| | *Austrostipa sp.* | spear grass |
| | *Banksia marginata* | silver banksia |
| | *Bursaria spinosa* | prickly box |
| | *Carex apressa* | tall sedge |

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| Status | Species Name | Common Name |
|---|---|---|
| | *Eucalyptus amygdalina* | black peppermint |
| P | *Eucalyptus globulus* | blue gum |
| | *Eucalyptus ovata* | black gum |
| | *Eucalyptus viminalis* | white gum |
| | *Exocarpus cupressiformis* | native cherry |
| | *Juncus sp.* | rush (broad leaf) |
| | *Juncus sp.* | rush (narrow leaf) |
| | *Lomandra longifolia* | sagg |
| | *Oxalis perennans* | grassland woodsorrel |
| | *Pteridium esculentum* | bracken |
| P | *Poa labillardierei* | common tussock-grass |
| | *Rumex dumosus* | wiry dock |
| | *Styphelia adscendens* | golden heath |
| | *Themeda triandra* | kangaroo grass |
| **Introduced Species** | | |
| i | *Agapanthus praecox* | Agapanthus |
| i | *Agrostis capillaris* | browntop bent |
| i | *Allium triquetrum* | three-cornered garlic |
| i | *Anthoxanthum odoratum* | sweet vernal grass |
| i,n-d | *Arctotheca calenula* | capeweed |
| i | *Avena sp.* | wild oats |
| i | *Briza maxima* | quaking grass |
| | *Briza minor* | shivery grass |
| | *Bromus willdenowii* | prairie grass |
| i,n-d | *Cirsium vulgare* | spear thistle |
| i | *Cotoneaster glaucophullus* | large-leaf cotoneaster |
| i | *Crataegs monogyna* | hawthorn |
| i | *Cynosorus sp.* | dogs tail grass |
| i | *Dactylis glomerata* | cocksfoot |
| i | *Epilobium ciliatum* | glandular willow herb |
| i | *Eucalyptus botryoides* | southern mahogany |
| i | *Fumaria muralis* | fumitory |
| i | *Galium aparine* | cleavers |
| i | *Hedera helix* | English ivy |
| i | *Holcus lanatus* | Yorkshire fog grass |
| i | *Hypochaeris radicata* | rough cat's-ears |
| i | *Hypochaeris sp.* | cat's-ears |
| i | *Malva nicaeensis* | mallow |
| i | *Myosotis spp.* | forget-me-not |
| | *Onopordum acanthium* | Scotch thistle |
| i | *Osteospermum fruticosum* | white African daisy |

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| Status | Species Name | Common Name |
|---|---|---|
| i | *Phalaris aquatica* | phalaris |
| i | *Pinus radiata* | radiata pine |
| i | *Plantago coronopus* | buck's horn plantain |
| i | *Plantago lanceolata* | ribwort |
| i | *Poa annua* | winter grass |
| i | *Prunus cerasifera* | cherry plum |
| i | *Romulea rosea* | onion grass |
| i,d | *Rubus fruiticosus* | blackberry |
| i | *Rumex acetosella* | sheep sorrel |
| i,n-d | *Rumex obtusfolius* | broadleaf dock |
| i,n-d | *Silybum marianum* | variegated thistle |
| i | *Solanum nigrum* | black nightshade |
| i | *Sonchus hydrophyllus* | sow thistle |
| i | *Stellaria media* | chickweed |
| i | *Taraxacum officinale* | dandelion |
| i | *Trifolium sp.* | clover |
| i,d | *Ulex europaeus* | gorse |
| i | *Vicia sativa* | common vetch |
| i | *Viola odorata* | English violet |

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# Appendix B

## Natural Values Atlas Report

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Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 356

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

**Reference:** Techno Park Drive, Kings Meadow
**Requested For:** Dean Heinze (GHD)
**Report Type:** Summary Report
**Timestamp:** 09:58:55 AM Friday 28 May 2021

**Threatened Flora:** buffers Min: 500m Max: 5000m
**Threatened Fauna:** buffers Min: 500m Max: 5000m
**Raptors:** buffers Min: 500m Max: 5000m
**Tasmanian Weed Management Act Weeds:** buffers Min: 500m Max: 5000m
**Priority Weeds:** buffers Min: 500m Max: 5000m
**Geoconservation:** buffer 1000m
**Acid Sulfate Soils:** buffer 1000m
**TASVEG:** buffer 1000m
**Threatened Communities:** buffer 1000m
**Fire History:** buffer 1000m
**Tasmanian Reserve Estate:** buffer 1000m
**Biosecurity Risks:** buffer 1000m

The centroid for this query GDA94: **514384.0, 5408476.0** falls within:

**Property:** 1850082

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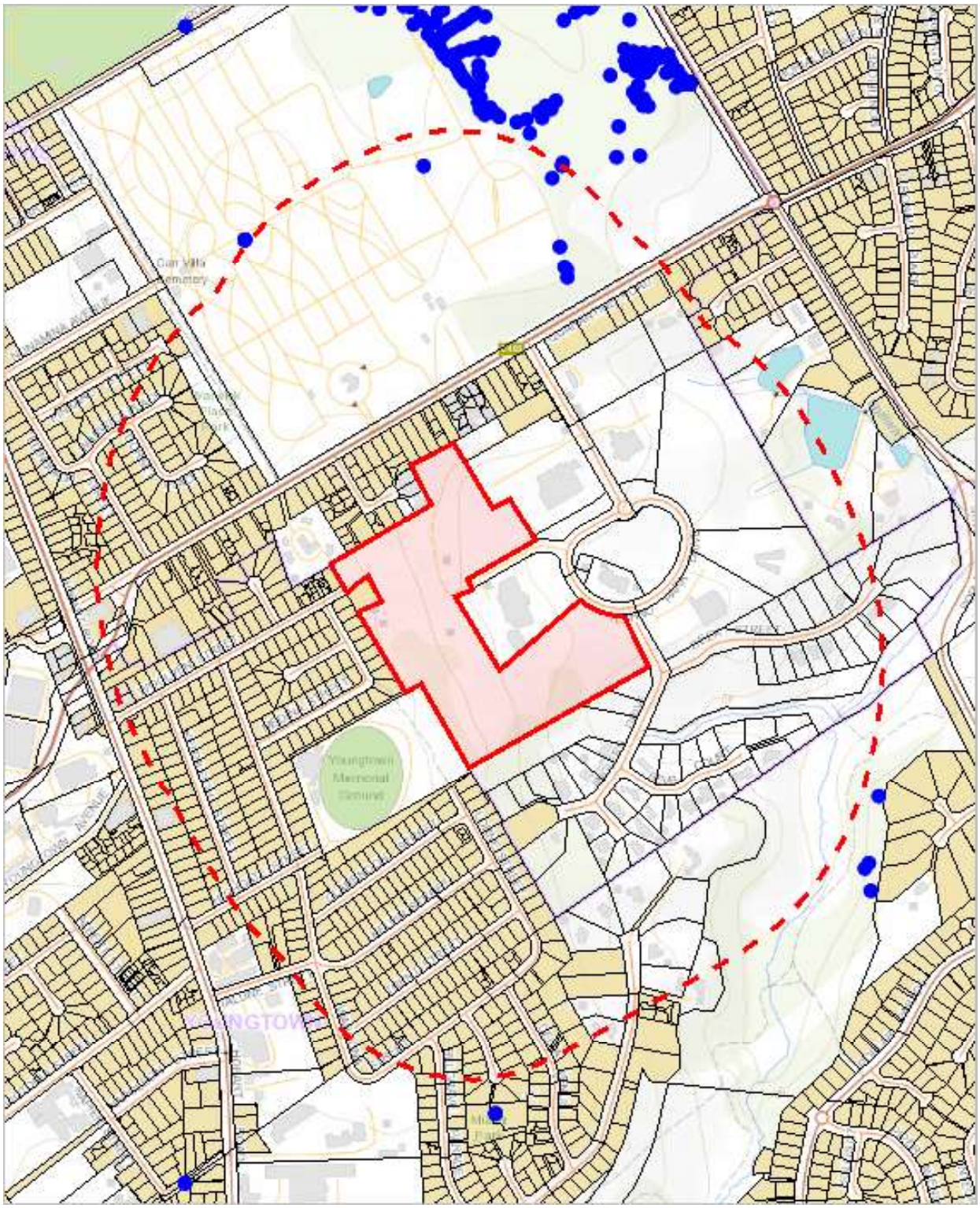
## Threatened flora within 500 metres

515188, 5409459



513622, 5407536

Please note that some layers may not display at all requested map scales

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## Threatened flora within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened flora within 500 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Brunonia australis | blue pincushion | r | | n | 12 | 19-Sep-2017 |
| Caesia calliantha | blue grasslily | r | | n | 1 | 14-Nov-2020 |
| Euphrasia collina subsp. deflexifolia | eastern eyebright | r | | e | 1 | 31-Aug-1892 |
| Senecio squarrosus | leafy fireweed | r | | n | 1 | 01-Oct-1943 |

## Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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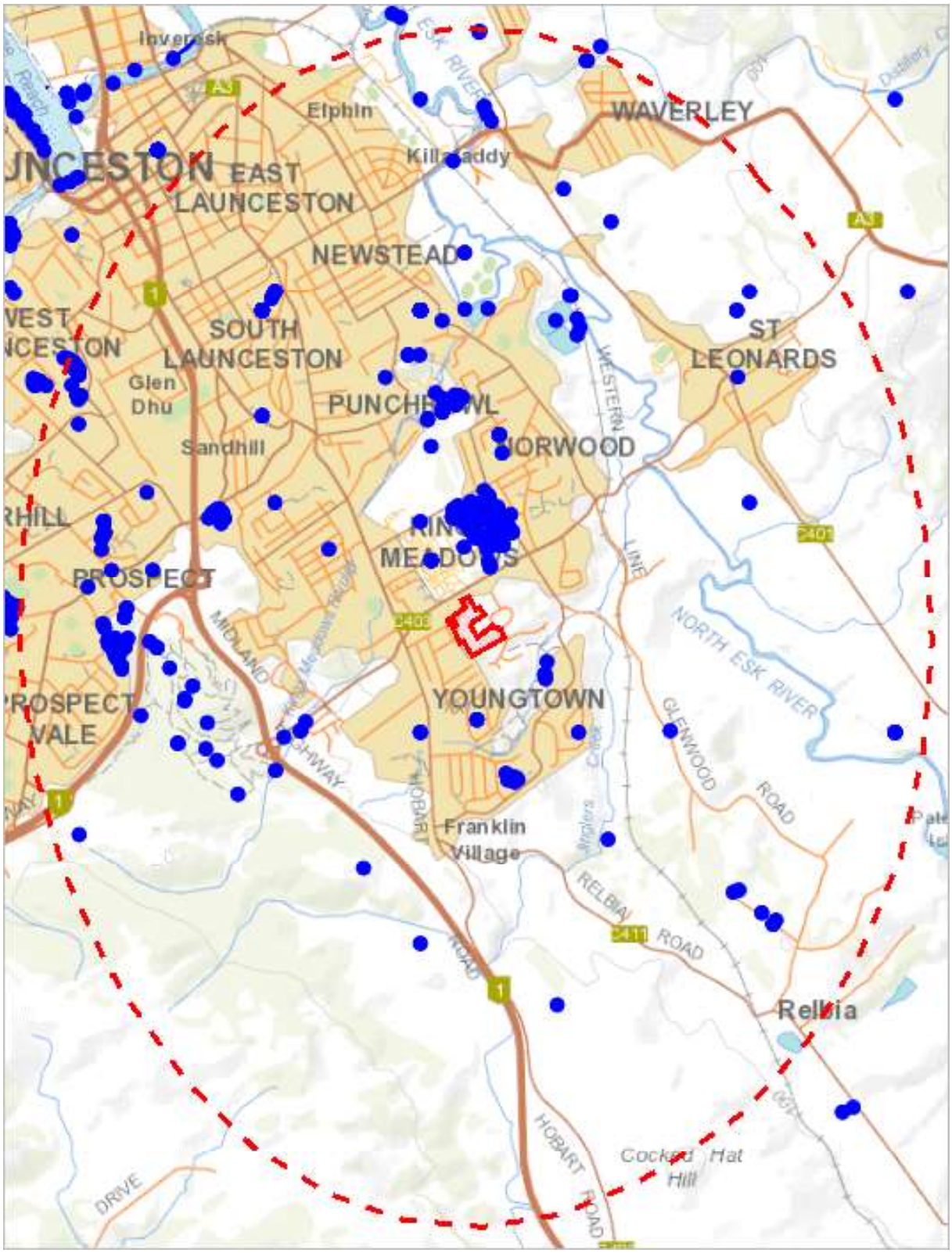
## Threatened flora within 5000 metres

518583, 5413961




510238, 5403031

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## Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened flora within 5000 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Alternanthera denticulata | lesser joyweed | e | | n | 18 | 30-Apr-2010 |
| Aphelia gracilis | slender fanwort | r | | n | 1 | 01-Oct-2004 |
| Aphelia pumilio | dwarf fanwort | r | | n | 5 | 12-Nov-2020 |
| Asperula subsimplex | water woodruff | r | | n | 1 | 30-Mar-2000 |
| Bolboschoenus caldwellii | sea clubsedge | r | | n | 17 | 10-Dec-2020 |
| Boronia gunnii | river boronia | v | VU | e | 2 | 14-Jan-1937 |
| Brunonia australis | blue pincushion | r | | n | 374 | 19-Oct-2020 |
| Caesia callantha | blue grasslily | r | | n | 97 | 06-Jan-2021 |
| Caladenia filamentosa | daddy longlegs | r | | n | 4 | 29-Oct-1893 |
| Caladenia patersonii | patersons spider-orchid | v | | n | 4 | 03-Oct-2007 |
| Caladenia tonellii | robust fingers | e | CR | e | 1 | 14-Nov-2017 |
| Callitris oblonga subsp. oblonga | south esk pine | v | EN | e | 1 | 11-Nov-1844 |
| Calocephalus lacteus | milky beautyheads | r | | n | 1 | 24-Dec-1844 |
| Calystegia sepium subsp. sepium | swamp bindweed | r | | n | 5 | 01-Jan-1912 |
| Carex longebrachiata | drooping sedge | r | | n | 3 | 01-Nov-1995 |
| Chiloglottis trapeziformis | broadlip bird-orchid | e | | n | 1 | 27-Oct-1974 |
| Corunastylis nuda | tiny midge-orchid | r | | n | 1 | 01-Mar-1945 |
| Cryptandra amara | pretty pearlflower | e | | n | 5 | 13-Sep-1979 |
| Damasonium minus | starfruit | r | | n | 1 | 10-Apr-2000 |
| Deyeuxia lawrencei | lawrences bentgrass | x | EX | e | 1 | 01-Jan-1831 |
| Diuris palustris | swamp doubletail | e | | n | 2 | 01-Oct-1942 |
| Epacris exserta | south esk heath | e | PEN | e | 11 | 20-Jan-2010 |
| Epilobium pallidiflorum | showy willowherb | r- | | n | 2 | 01-Nov-1892 |
| Euphrasia collina subsp. deflexifolia | eastern eyebright | r | | e | 1 | 31-Aug-1892 |
| Euphrasia scabra | yellow eyebright | e | | n | 2 | 21-Nov-1887 |
| Gynatrix pulchella | fragrant hempbush | r | | n | 1 | 01-Oct-1994 |
| Haloragis heterophylla | variable raspwort | r | | n | 3 | 16-Oct-2013 |
| Hovea tasmanica | rockfield purplepea | r | | e | 5 | 13-Nov-2020 |
| Hypolepis muelleri | harsh groundfern | r | | n | 1 | 10-Mar-1981 |
| Leucopogon virgatus var. brevifolius | shortleaf beardheath | r | | n | 1 | 14-Oct-2013 |
| Lythrum salicaria | purple loosestrife | v | | n | 15 | 15-Apr-2010 |
| Mentha australis | river mint | e | | n | 9 | 15-Apr-2010 |
| Parietaria debilis | shade pellitory | r | | n | 2 | 01-Jan-1896 |
| Persicaria decipiens | slender waterpepper | v | | n | 13 | 30-Apr-2010 |
| Persicaria subsessilis | bristly waterpepper | e | | n | 16 | 15-Apr-2010 |
| Pimelea flava subsp. flava | yellow riceflower | r | | n | 2 | 19-Dec-1955 |
| Poa mollis | soft tussockgrass | r | | e | 99 | 23-Nov-2018 |
| Pomaderris intermedia | lemon dogwood | r | | n | 1 | 02-Apr-1950 |
| Prasophyllum robustum | robust leek-orchid | e | CR | e | 4 | 04-Nov-2020 |
| Prostanthera cuneata | alpine mintbush | x | | n | 1 | 03-Feb-1840 |
| Prostanthera rotundifolia | roundleaf mintbush | v | | n | 8 | 08-Oct-2009 |
| Pterostylis grandiflora | superb greenhood | r | | n | 2 | 01-Jun-1951 |
| Pterostylis ziegeleri | grassland greenhood | v | VU | e | 3 | 01-Jan-1889 |
| Pultenaea prostrata | silky bushpea | v | | n | 2 | 01-Nov-1984 |
| Ranunculus pumilio var. pumilio | ferny buttercup | r | | n | 2 | 01-Jan-2000 |
| Schenkia australis | spike centaury | r | | n | 1 | 01-Nov-1943 |
| Schoenoplectus tabernaemontani | river clubsedge | r | | n | 1 | 06-Jan-1894 |
| Scleranthus fasciculatus | spreading knawel | v | | n | 3 | 11-Sep-2017 |
| Scutellaria humilis | dwarf skullcap | r | | n | 1 | 28-Dec-1937 |
| Senecio campylocarpus | bulging fireweed | v | | n | 5 | 21-Mar-2011 |
| Senecio macrocarpus | largefruit fireweed | x | VU | n | 1 | 01-Jan-1837 |
| Senecio squarrosus | leafy fireweed | r | | n | 33 | 19-Oct-2020 |
| Siloxerus multiflorus | small wrinklewort | r | | n | 2 | 15-Oct-2007 |
| Spyridium vexilliferum var. vexilliferum | helicopter bush | r | | n | 3 | 27-Nov-1938 |
| Tetratheca ciliata | northern pinkbells | r | | n | 1 | 01-Jan-1896 |
| Teucrium corymbosum | forest germander | r | | n | 3 | 08-Dec-2011 |
| Triptilodiscus pygmaeus | dwarf sunray | v | | n | 2 | 20-Nov-2007 |
| Velleia paradoxa | spur velleia | v | | n | 4 | 01-Sep-1992 |
| Veronica plebeia | trailing speedwell | r | | n | 1 | 17-May-2011 |
| Vittadinia gracilis | [illegible]w-holland-daisy | r | | n | 2 | 01-Jan-1868 |
| Vittadinia muelleri (broad sense) | narrow leaf new holland daisy | p | | n | 1 | 24-Dec-1946 |
| Westringia angustifolia | narrowleaf westringia | r | | e | 1 | 20-Nov-2003 |

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## Threatened flora within 5000 metres

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Xerochrysum bicolor | eastcoast paperdaisy | r | | n | 2 | 19-Nov-1946 |

### Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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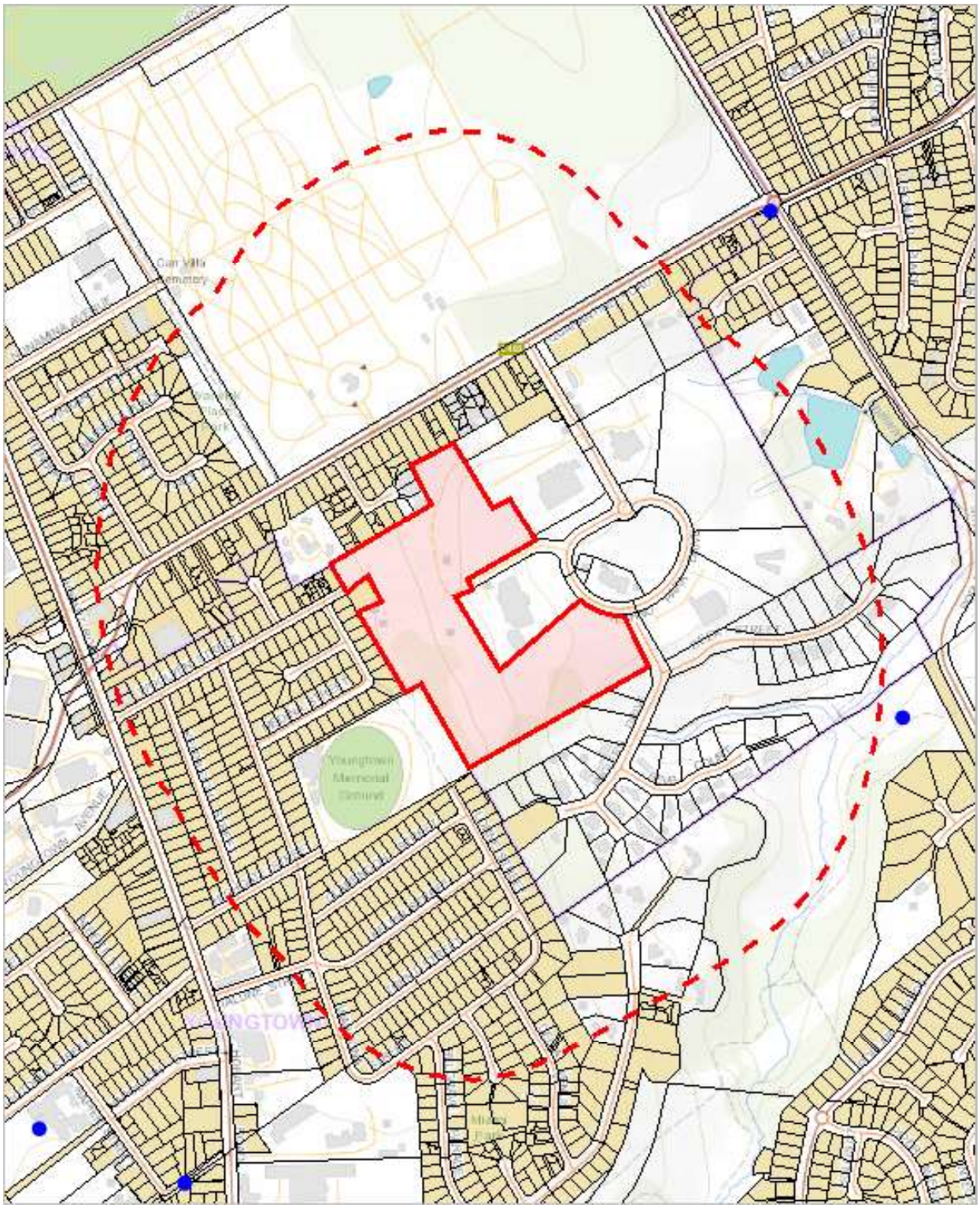
## Threatened fauna within 500 metres

515188, 5409459




513622, 5407536

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## Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened fauna within 500 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 26-Feb-2019 |

## Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres

(based on Range Boundaries)

| Species | Common Name | SS | NS | BO | Potential | Known | Core |
|---|---|---|---|---|---|---|---|
| Pasmaditta jungermanniae | Cataract Gorge Pinhead Snail | v | | e | 1 | 0 | 0 |
| Dasyurus maculatus subsp. maculatus | spotted-tail quoll | r | VU | n | 1 | 0 | 0 |
| Litoria raniformis | green and gold frog | v | VU | n | 1 | 0 | 1 |
| Prototroctes maraena | australian grayling | v | VU | ae | 1 | 0 | 0 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 0 | 0 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 0 | 1 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 1 | 0 | 0 |
| Limnodynastes peroni | striped marsh frog | e | | n | 1 | 0 | 0 |
| Catadromus lacordairei | Green-lined ground beetle | v | | n | 1 | 0 | 0 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | n | 1 | 0 | 0 |
| Perameles gunnii | eastern barred bandicoot | | VU | n | 1 | 0 | 1 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 1 | 0 | 0 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 0 | 0 | 1 |

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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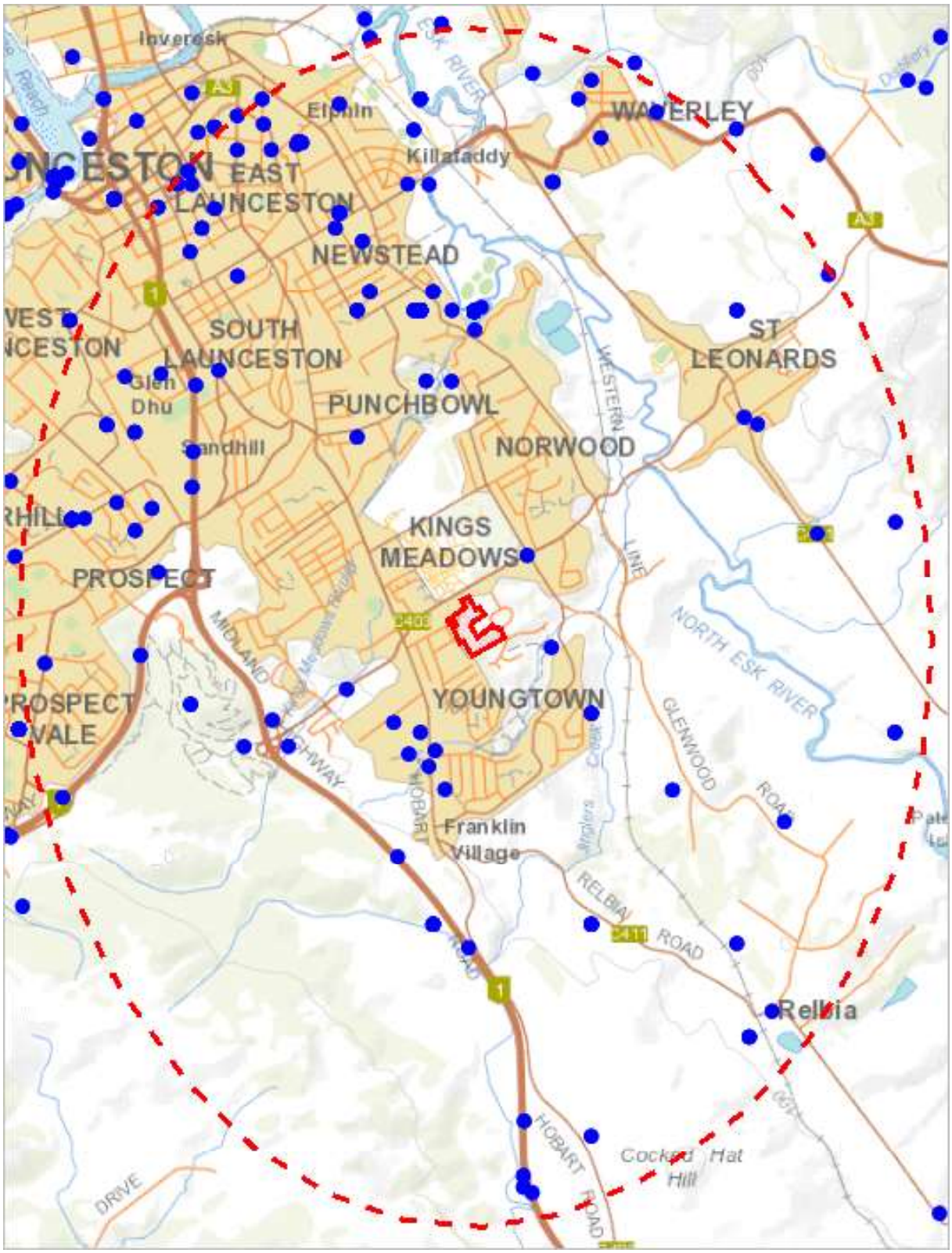
## Threatened fauna within 5000 metres

518583, 5413961




510238, 5403031

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## Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened fauna within 5000 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Accipiter novaehollandiae | grey goshawk | e | | n | 41 | 09-May-2021 |
| Alcedo azurea subsp. diemenensis | azure kingfisher or azure kingfisher (tasmanian) | e | EN | e | 1 | 01-Jan-1910 |
| Aquila audax | wedge-tailed eagle | pe | PEN | n | 10 | 25-Jul-2017 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 7 | 22-Feb-2021 |
| Botaurus poiciloptilus | australasian bittern | | EN | n | 2 | 31-Mar-2010 |
| Dasyurus maculatus | spotted-tail quoll | r | VU | n | 5 | 18-Jan-2020 |
| Dasyurus maculatus subsp. maculatus | spotted-tail quoll | r | VU | n | 8 | 09-Nov-2019 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 9 | 07-Apr-2017 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 36 | 10-Sep-2018 |
| Hirundapus caudacutus | white-throated needletail | | VU | n | 12 | 07-Mar-2015 |
| Lathamus discolor | swift parrot | e | CR | mbe | 13 | 10-Sep-2011 |
| Litoria raniformis | green and gold frog | v | VU | n | 12 | 25-Sep-2020 |
| Oxyethira mienica | caddis fly (ouse river) | r | | e | 1 | 06-Jan-2001 |
| Pasmaditta jungermanniae | Cataract Gorge Pinhead Snail | v | | e | 3 | 05-Dec-1963 |
| Perameles gunnii | eastern barred bandicoot | | VU | n | 23 | 13-Aug-2020 |
| Perameles gunnii subsp. gunnii | eastern barred bandicoot | | VU | | 1 | 21-Mar-2015 |
| Prototroctes maraena | australian grayling | v | VU | ae | 3 | 02-Feb-1976 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 2 | 26-Feb-2019 |
| Pseudemoia rawlinsoni | glossy grass skink | r | | n | 1 | 19-Dec-1988 |
| Pteropus poliocephalus | grey-headed flying-fox | | VU | n | 1 | 05-May-2010 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 57 | 18-Feb-2019 |
| Thylacinus cynocephalus | thylacine | x | EX | ex | 2 | 02-Jun-1972 |
| Tyto novaehollandiae | masked owl | pe | PVU | n | 11 | 01-Dec-1999 |

## Unverified Records

No unverified records were found!

# Threatened fauna within 5000 metres

(based on Range Boundaries)

| Species | Common Name | SS | NS | BO | Potential | Known | Core |
|---|---|---|---|---|---|---|---|
| Pasmaditta jungermanniae | Cataract Gorge Pinhead Snail | v | | e | 1 | 1 | 0 |
| Dasyurus maculatus subsp. maculatus | spotted-tail quoll | r | VU | n | 1 | 0 | 0 |
| Litoria raniformis | green and gold frog | v | VU | n | 1 | 0 | 1 |
| Prototroctes maraena | australian grayling | v | VU | ae | 1 | 0 | 0 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 0 | 1 |
| Pseudemoia rawlinsoni | glossy grass skink | r | | n | 0 | 0 | 1 |
| Galaxias fontanus | swan galaxias | e | EN | e | 1 | 0 | 0 |
| Oxyethira mienica | caddis fly (ouse river) | r | | e | 1 | 0 | 0 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 0 | 1 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 2 | 0 | 0 |
| Limnodynastes peroni | striped marsh frog | e | | n | 1 | 0 | 0 |
| Migas plomleyi | Plomley's trapdoor spider or spider (cataract gorge) | e | | e | 1 | 0 | 0 |
| Beddomeia launcestonensis | hydrobiid snail (cataract gorge) | e | | eH | 0 | 1 | 0 |
| Catadromus lacordairei | Green-lined ground beetle | v | | n | 1 | 0 | 0 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | n | 1 | 0 | 0 |
| Perameles gunnii | eastern barred bandicoot | | VU | n | 1 | 0 | 1 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 1 | 0 | 0 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 0 | 0 | 1 |

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

***** No Raptor nests or sightings found within 500 metres. *****

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## Raptor nests and sightings within 500 metres

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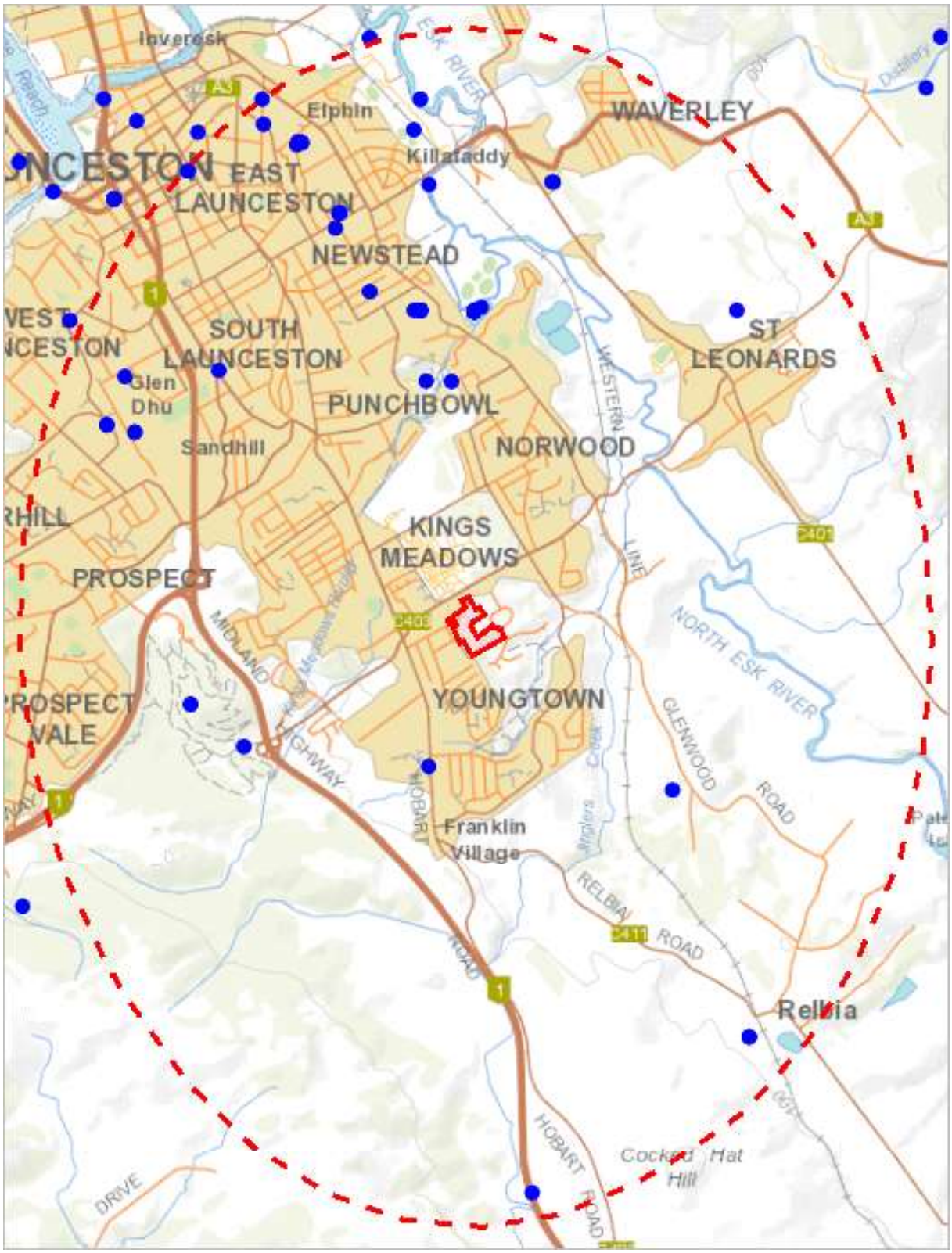
## Raptor nests and sightings within 5000 metres

518583, 5413961




510238, 5403031

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## Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Raptor nests and sightings within 5000 metres

## Verified Records

| Nest Id/Location Foreign Id | Species | Common Name | Obs Type | Observation Count | Last Recorded |
|---|---|---|---|---|---|
| 2845 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 1 | 22-Feb-2021 |
| | Accipiter novaehollandiae | grey goshawk | Carcass | 1 | 29-Jul-2008 |
| | Accipiter novaehollandiae | grey goshawk | HumanObservation | 1 | 09-May-2021 |
| | Accipiter novaehollandiae | grey goshawk | Image | 3 | 16-May-2020 |
| | Accipiter novaehollandiae | grey goshawk | NotRecorded | 31 | 15-Sep-2017 |
| | Accipiter novaehollandiae | grey goshawk | Sighting | 6 | 01-Aug-2020 |
| | Aquila audax | wedge-tailed eagle | Carcass | 1 | 06-Dec-2012 |
| | Aquila audax | wedge-tailed eagle | NotRecorded | 8 | 25-Jul-2017 |
| | Aquila audax | wedge-tailed eagle | Sighting | 1 | 06-Dec-2012 |
| | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Sighting | 6 | 20-Oct-2020 |
| | Falco peregrinus | peregrine falcon | NotRecorded | 5 | 04-Feb-2017 |
| | Haliaeetus leucogaster | white-bellied sea-eagle | NotRecorded | 32 | 04-Nov-2017 |
| | Haliaeetus leucogaster | white-bellied sea-eagle | Sighting | 4 | 10-Sep-2018 |
| | Tyto novaehollandiae | masked owl | NotRecorded | 5 | 15-Aug-1984 |
| | Tyto novaehollandiae | masked owl | Sighting | 6 | 01-Dec-1999 |

## Unverified Records

No unverified records were found!

# Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

| Species | Common Name | SS | NS | Potential | Known | Core |
|---|---|---|---|---|---|---|
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | 1 | 0 | 0 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | 2 | 0 | 0 |

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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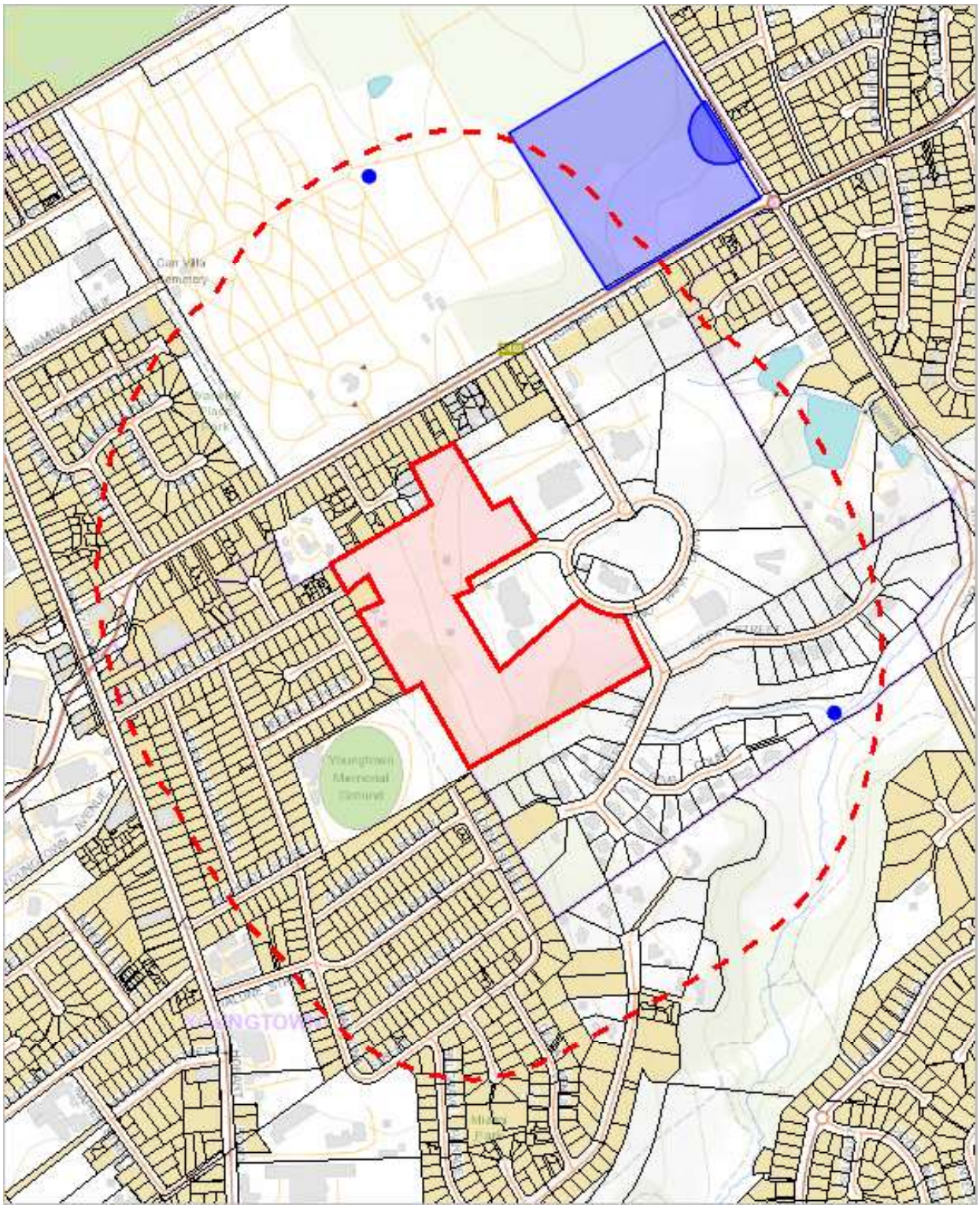
## Tas Management Act Weeds within 500 m

515188, 5409459




513622, 5407536

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## Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Tas Management Act Weeds within 500 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Chrysanthemoides monilifera subsp. monilifera | boneseed | 1 | 09-Oct-2007 |
| Cytisus scoparius | english broom | 1 | 01-Oct-1942 |
| Echium plantagineum | patersons curse | 1 | 04-Nov-2016 |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

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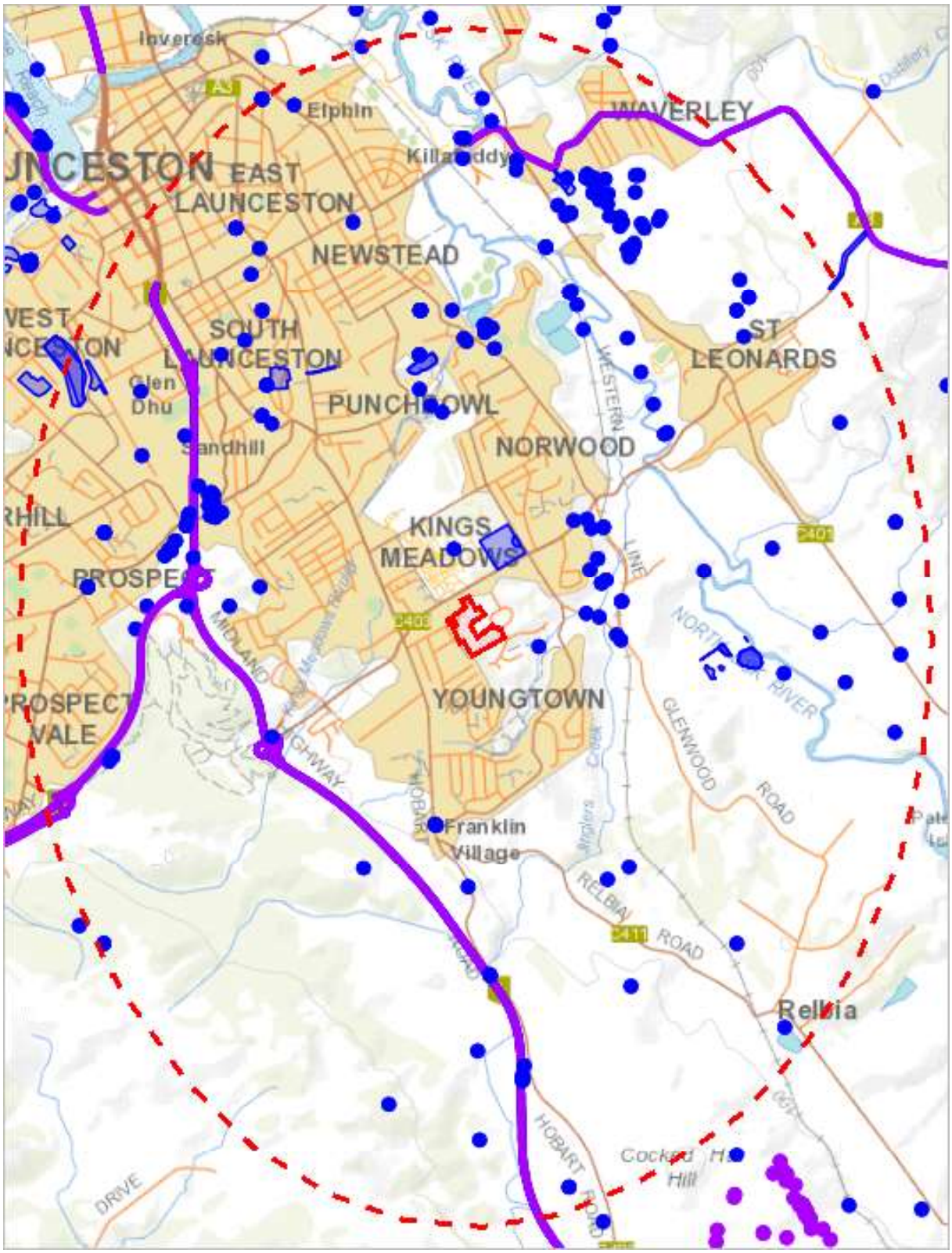
## Tas Management Act Weeds within 5000 m

518583, 5413961




510238, 5403031

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Department *of* Primary Industries, Parks, Water *and* Environment

## Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Tas Management Act Weeds within 5000 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Anthemis cotula | stinking chamomile | 5 | 30-Apr-2010 |
| Asparagus asparagoides | bridal creeper | 5 | 23-Jul-2015 |
| Asphodelus fistulosus | onion weed | 5 | 26-Feb-2008 |
| Calluna vulgaris | heather | 1 | 23-Dec-1947 |
| Carduus tenuiflorus | winged thistle | 6 | 01-Sep-1992 |
| Carthamus lanatus | saffron thistle | 1 | 01-Jan-1993 |
| Cenchrus longisetus | feathertop | 2 | 13-Feb-2009 |
| Centaurea calcitrapa | star thistle | 1 | 24-Mar-1981 |
| Chrysanthemoides monilifera subsp. monilifera | boneseed | 39 | 13-Oct-2016 |
| Cirsium arvense var. arvense | creeping thistle | 2 | 15-Mar-1924 |
| Cortaderia jubata | pink pampasgrass | 1 | 08-Jan-1995 |
| Cortaderia sp. | pampas grass | 29 | 14-Feb-2021 |
| Cytisus scoparius | english broom | 7 | 04-Oct-2020 |
| Datura stramonium | common thornapple | 2 | 06-Mar-2015 |
| Echium plantagineum | patersons curse | 58 | 27-Nov-2018 |
| Echium vulgare | vipers bugloss | 1 | 01-Jan-1878 |
| Erica lusitanica | spanish heath | 19 | 08-Aug-2020 |
| Erica scoparia | twig heath | 5 | 23-Jul-2015 |
| Foeniculum vulgare | fennel | 2 | 14-Jan-2010 |
| Genista monspessulana | montpellier broom | 7 | 10-Nov-2015 |
| Lepidium draba | hoary cress | 3 | 28-Oct-1978 |
| Lycium ferocissimum | african boxthorn | 2 | 08-Apr-2016 |
| Myriophyllum aquaticum | parrotfeather | 1 | 29-Nov-1978 |
| Oenanthe pimpinelloides | dropwort | 1 | 16-Dec-2015 |
| Onopordum acanthium | scotch thistle | 3 | 01-Jan-1993 |
| Rubus anglocandicans | blackberry | 1 | 23-Jan-1997 |
| Rubus fruticosus | blackberry | 62 | 08-Oct-2020 |
| Rubus leucostachys | blackberry | 2 | 11-Jan-1977 |
| Salix alba var. caerulea | | 1 | 01-Nov-2003 |
| Salix alba var. vitellina | golden willow | 1 | 20-Oct-1953 |
| Salix x fragilis nothovar. fragilis | crack willow | 6 | 25-Nov-2008 |
| Senecio jacobaea | ragwort | 10 | 18-Nov-2016 |
| Solanum marginatum | white-edged nightshade | 1 | 21-Apr-1977 |
| Ulex europaeus | gorse | 53 | 08-Oct-2020 |
| Xanthium spinosum | bathurst burr | 2 | 01-Jan-1962 |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

***** No Priority Weeds found within 500 metres *****

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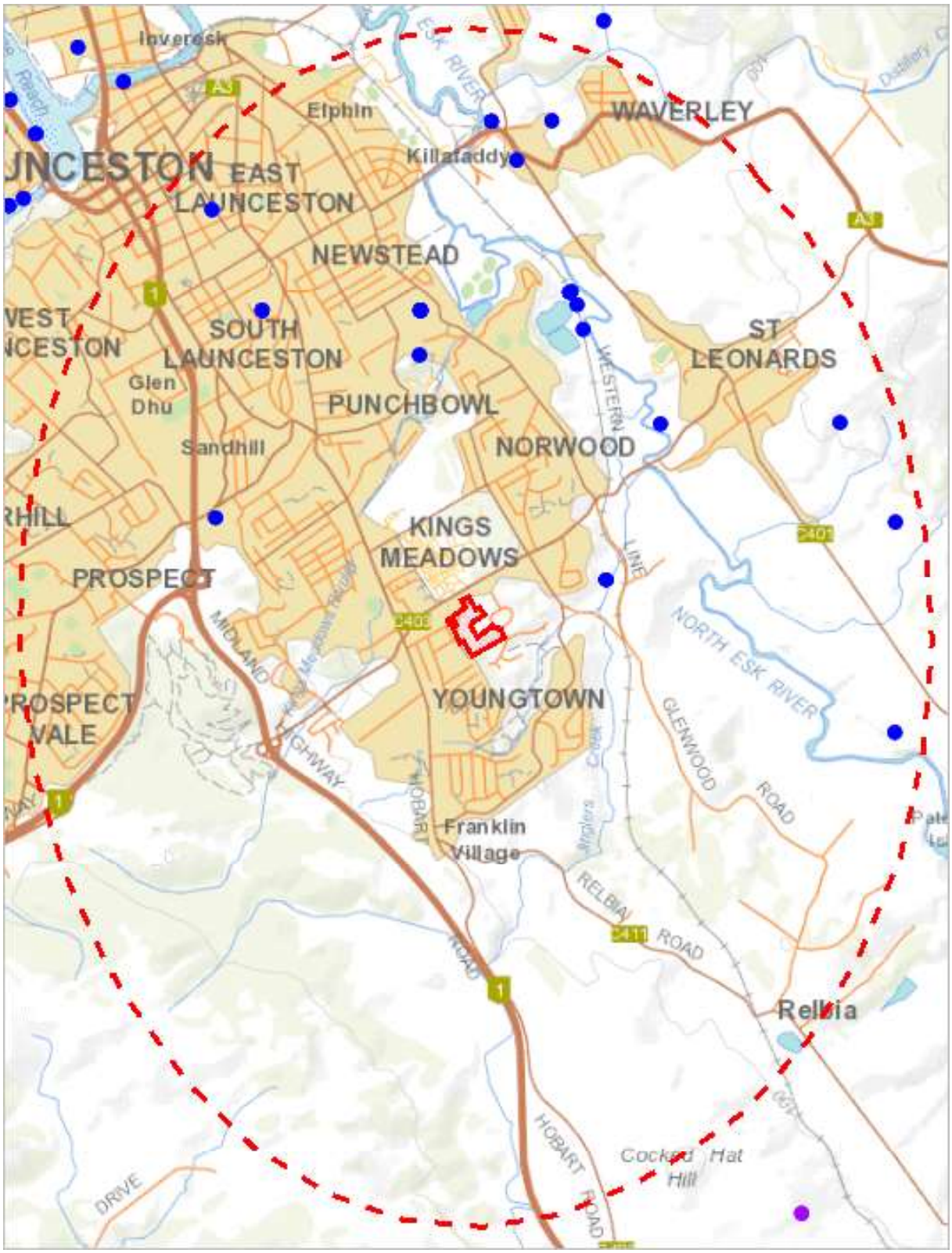
## Priority Weeds within 5000 m

518583, 5413961




510238, 5403031

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## Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Priority Weeds within 5000 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Acacia baileyana | cootamundra wattle | 4 | 14-Jan-2010 |
| Anredera cordifolia | madeira vine | 1 | 03-May-1965 |
| Dipsacus fullonum | wild teasel | 6 | 30-Jul-2020 |
| Dipsacus fullonum subsp. fullonum | wild teasel | 2 | 01-Jan-1900 |
| Grevillea rosmarinifolia | rosemary grevillea | 1 | 16-Oct-1972 |
| Pittosporum undulatum | sweet pittosporum | 2 | 10-Nov-2015 |
| Reseda luteola | weld | 4 | 11-Jun-2010 |
| Rumex obtusifolius | broadleaf dock | 3 | 05-Jun-2020 |
| Salix x pendulina var. pendulina | weeping willow | 1 | 01-Jan-1993 |
| Tradescantia fluminensis | wandering creeper | 2 | 17-Nov-1975 |
| Verbascum thapsus | great mullein | 1 | 11-Jun-2010 |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

***** No Geoconservation sites found within 1000 metres. *****

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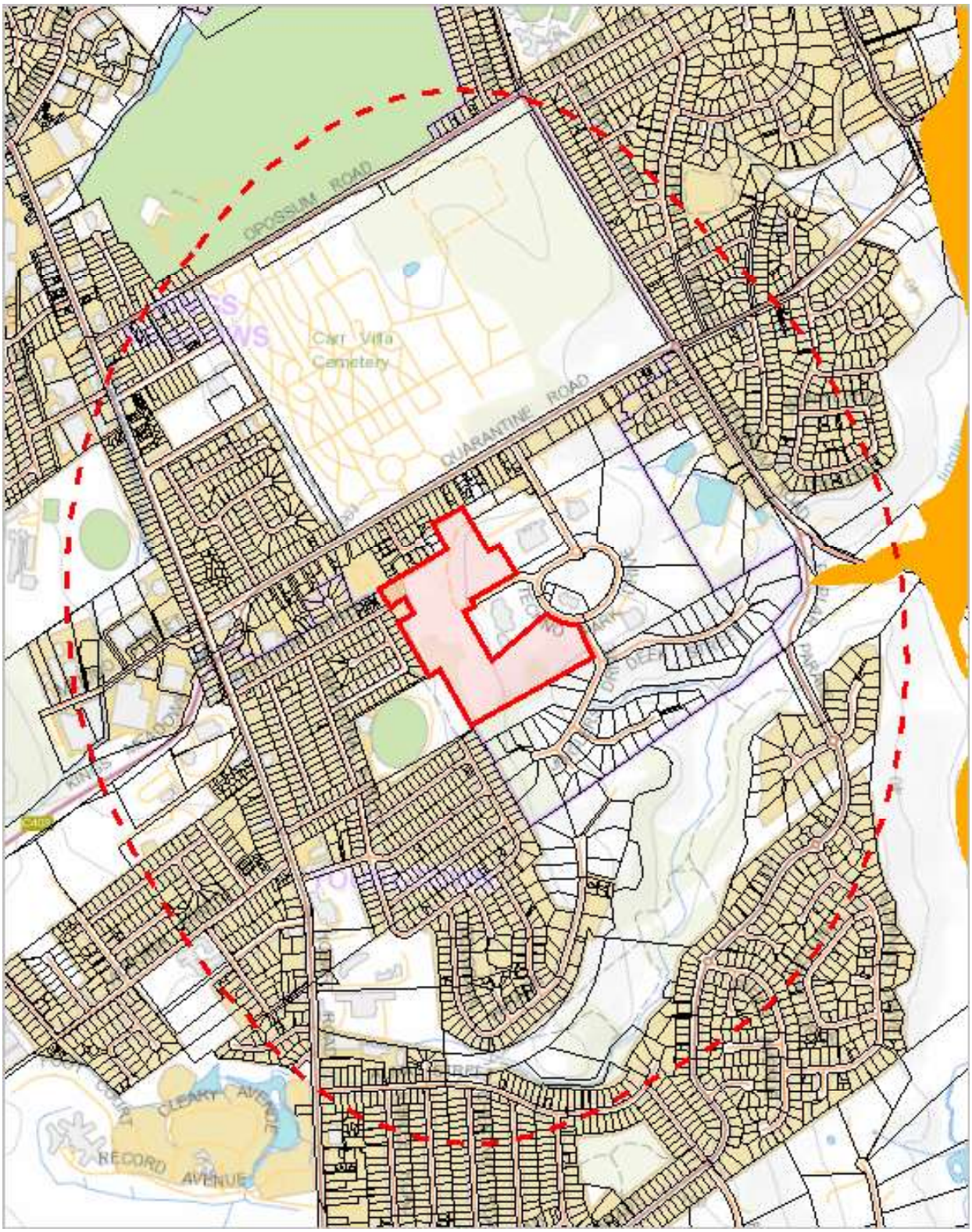
## Acid Sulfate Soils within 1000 metres

515565, 5409959




513245, 5407035

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Department *of* Primary Industries, Parks, Water *and* Environment

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Version: 1, Version Date: 09/01/2026

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Tasmanian Government

Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 384

## Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

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## Acid Sulfate Soils within 1000 metres

| Dataset Name | Acid Sulfate Soil Probability | Acid Sulfate Soil Atlas | Description |
|---|---|---|---|
| Coastal Acid Sulfate Soils | Low | Bg(p3) | Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains >4m AHD, ASS generally below 3m from the surface.generally forests. Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments. |

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

Fax: (03) 6336 5111

Email: LandManagement.Enquiries@dpipwe.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

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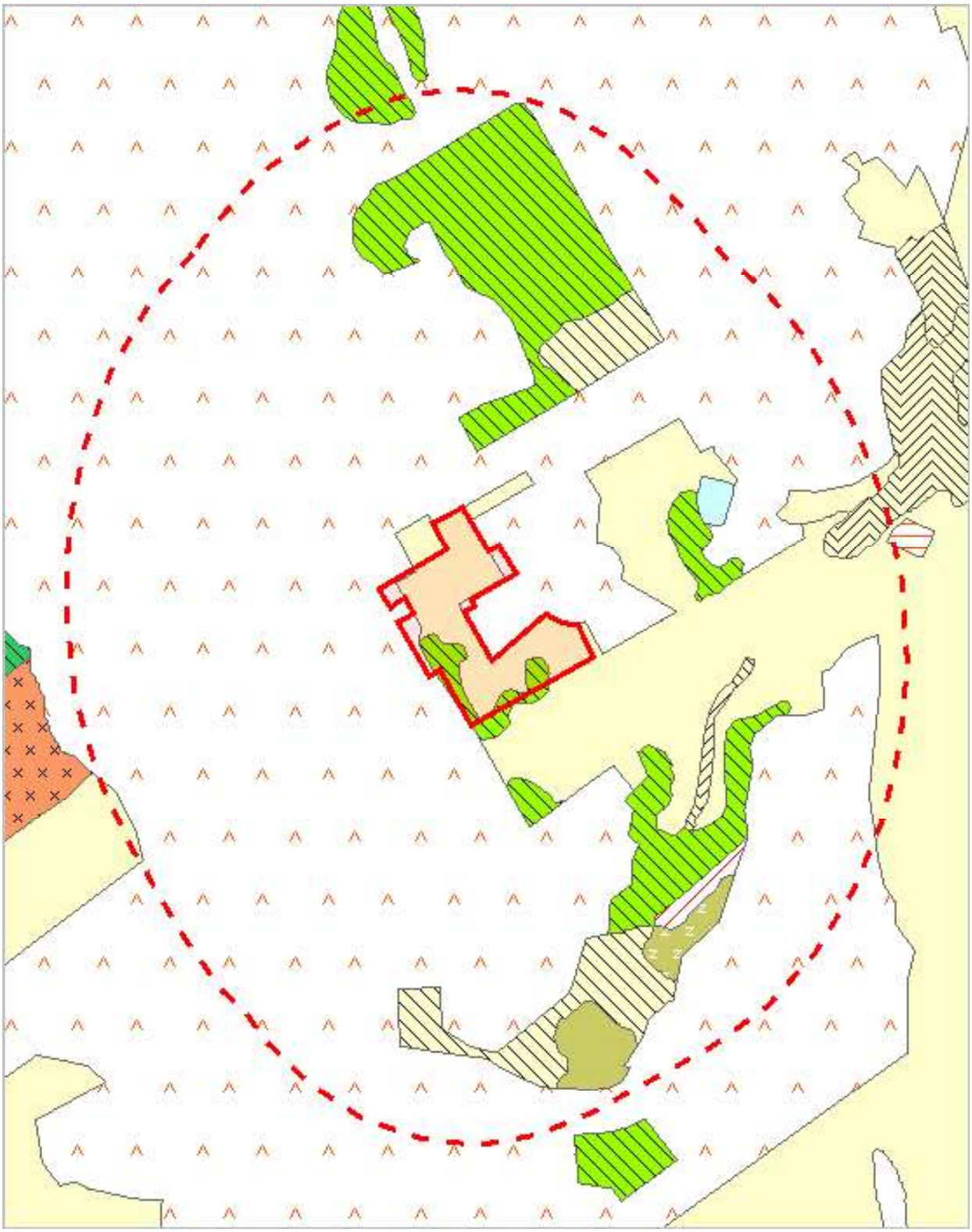
## TASVEG 4.0 Communities within 1000 metres

515565, 5409959



513245, 5407035

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Tasmanian Government

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## TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

- (AAP) Alkaline pans
- (AHF) Freshwater aquatic herbland
- (AHL) Lacustrine herbland
- (AHS) Saline aquatic herbland
- (ARS) Saline sedgeland / rushland
- (ASF) Fresh water aquatic sedgeland and rushland
- (ASP) Sphagnum peatland
- (ASS) Succulent saline herbland
- (AUS) Saltmarsh (undifferentiated)
- (AWU) Wetland (undifferentiated)
- (DAC) Eucalyptus amygdalina coastal forest and woodland
- (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus delegatensis dry forest and woodland
- (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- (DMW) Midlands woodland complex
- (DNF) Eucalyptus nitida Furneaux forest
- (DNI) Eucalyptus nitida dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- (DPE) Eucalyptus perriniana forest and woodland
- (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- (DPU) Eucalyptus pulchella forest and woodland
- (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- (DSG) Eucalyptus sieberi forest and woodland on granite
- (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- (DVF) Eucalyptus viminalis Furneaux forest and woodland
- (DVG) Eucalyptus viminalis grassy forest and woodland
- (FAC) Improved pasture with native tree canopy
- (FAG) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture - hardwood
- (FPS) Plantations for silviculture - softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (GCL) Lowland grassland complex

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## TASVEG 4.0 Communities within 1000 metres

(GHC) Coastal grass and herbfield
(GPH) Highland Poa grassland
(GPL) Lowland Poa labillardierei grassland
(GRP) Rockplate grassland
(GSL) Lowland grassy sedgeland
(GTL) Lowland Themeda triandra grassland
(HCH) Alpine coniferous heathland
(HCM) Cushion moorland
(HHE) Eastern alpine heathland
(HHW) Western alpine heathland
(HSE) Eastern alpine sedgeland
(HSW) Western alpine sedgeland/herbland
(HUE) Eastern alpine vegetation (undifferentiated)
(MBE) Eastern buttongrass moorland
(MBP) Pure buttongrass moorland
(MBR) Sparse buttongrass moorland on slopes
(MBS) Buttongrass moorland with emergent shrubs
(MBU) Buttongrass moorland (undifferentiated)
(MBW) Western buttongrass moorland
(MDS) Subalpine Diplarrena latifolia rushland
(MGH) Highland grassy sedgeland
(MRR) Restionaceae rushland
(MSW) Western lowland sedgeland
(NAD) Acacia dealbata forest
(NAF) Acacia melanoxylon swamp forest
(NAL) Allocasuarina littoralis forest
(NAR) Acacia melanoxylon forest on rises
(NAV) Allocasuarina verticillata forest
(NBA) Bursaria - Acacia woodland
(NBS) Banksia serrata woodland
(NCR) Callitris rhomboidea forest
(NLA) Leptospermum scoparium - Acacia mucronata forest
(NLE) Leptospermum forest
(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest
(NLN) Subalpine Leptospermum nitidum woodland
(NME) Melaleuca ericifolia swamp forest
(OAQ) Water, sea
(ORO) Lichen lithosere
(OSM) Sand, mud
(RCO) Coastal rainforest
(RFE) Rainforest fernland
(RFS) Nothofagus gunnii rainforest scrub
(RHP) Lagarostrobos franklinii rainforest and scrub
(RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest
(RKP) Athrotaxis selaginoides rainforest
(RKS) Athrotaxis selaginoides subalpine scrub
(RKX) Highland rainforest scrub with dead Athrotaxis selaginoides
(RML) Nothofagus - Leptospermum short rainforest
(RMS) Nothofagus - Phyllocladus short rainforest
(RMT) Nothofagus - Atherosperma rainforest
(RMU) Nothofagus rainforest (undifferentiated)
(RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest
(RPP) Athrotaxis cupressoides rainforest
(RPW) Athrotaxis cupressoides open woodland
(RSH) Highland low rainforest and scrub
(SAL) Acacia longifolia coastal scrub
(SBM) Banksia marginata wet scrub
(SBR) Broad-leaf scrub
(SCA) Coastal scrub on alkaline sands
(SCH) Coastal heathland
(SCL) Heathland on calcareous substrates

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## TASVEG 4.0 Communities within 1000 metres

- (SED) Eastern scrub on dolerite
- (SHS) Subalpine heathland
- (SHW) Wet heathland
- (SKA) Kunzea ambigua regrowth scrub
- (SLG) Leptospermum glaucescens heathland and scrub
- (SLL) Leptospermum lanigerum scrub
- (SLS) Leptospermum scoparium heathland and scrub
- (SMM) Melaleuca squamea heathland
- (SMP) Melaleuca pustulata scrub
- (SMR) Melaleuca squarrosa scrub
- (SRE) Eastern riparian scrub
- (SRF) Leptospermum with rainforest scrub
- (SRH) Rookery halophytic herbland
- (SSC) Coastal scrub
- (SSK) Scrub complex on King Island
- (SSW) Western subalpine scrub
- (SSZ) Spray zone coastal complex
- (SWR) Western regrowth complex
- (SWW) Western wet scrub
- (WBR) Eucalyptus brookeriana wet forest
- (WDA) Eucalyptus dalrympleana forest
- (WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
- (WDL) Eucalyptus delegatensis forest over Leptospermum
- (WDR) Eucalyptus delegatensis forest over rainforest
- (WDU) Eucalyptus delegatensis wet forest (undifferentiated)
- (WGK) Eucalyptus globulus King Island forest
- (WGL) Eucalyptus globulus wet forest
- (WNL) Eucalyptus nitida forest over Leptospermum
- (WNR) Eucalyptus nitida forest over rainforest
- (WNU) Eucalyptus nitida wet forest (undifferentiated)
- (WOB) Eucalyptus obliqua forest with broad-leaf shrubs
- (WOL) Eucalyptus obliqua forest over Leptospermum
- (WOR) Eucalyptus obliqua forest over rainforest
- (WOU) Eucalyptus obliqua wet forest (undifferentiated)
- (WRE) Eucalyptus regnans forest
- (WSU) Eucalyptus subcrenulata forest and woodland
- (WVI) Eucalyptus viminalis wet forest

Legend: Cadastral Parcels

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## TASVEG 4.0 Communities within 1000 metres

| Code | Community | Canopy Tree |
|---|---|---|
| DAZ | (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits | |
| FAG | (FAG) Agricultural land | |
| FPE | (FPE) Permanent easements | |
| FRG | (FRG) Regenerating cleared land | EA |
| FRG | (FRG) Regenerating cleared land | |
| FUM | (FUM) Extra-urban miscellaneous | |
| FUR | (FUR) Urban areas | |
| FWU | (FWU) Weed infestation | |
| NAD | (NAD) Acacia dealbata forest | |
| NBA | (NBA) Bursaria - Acacia woodland | |
| OAQ | (OAQ) Water, sea | |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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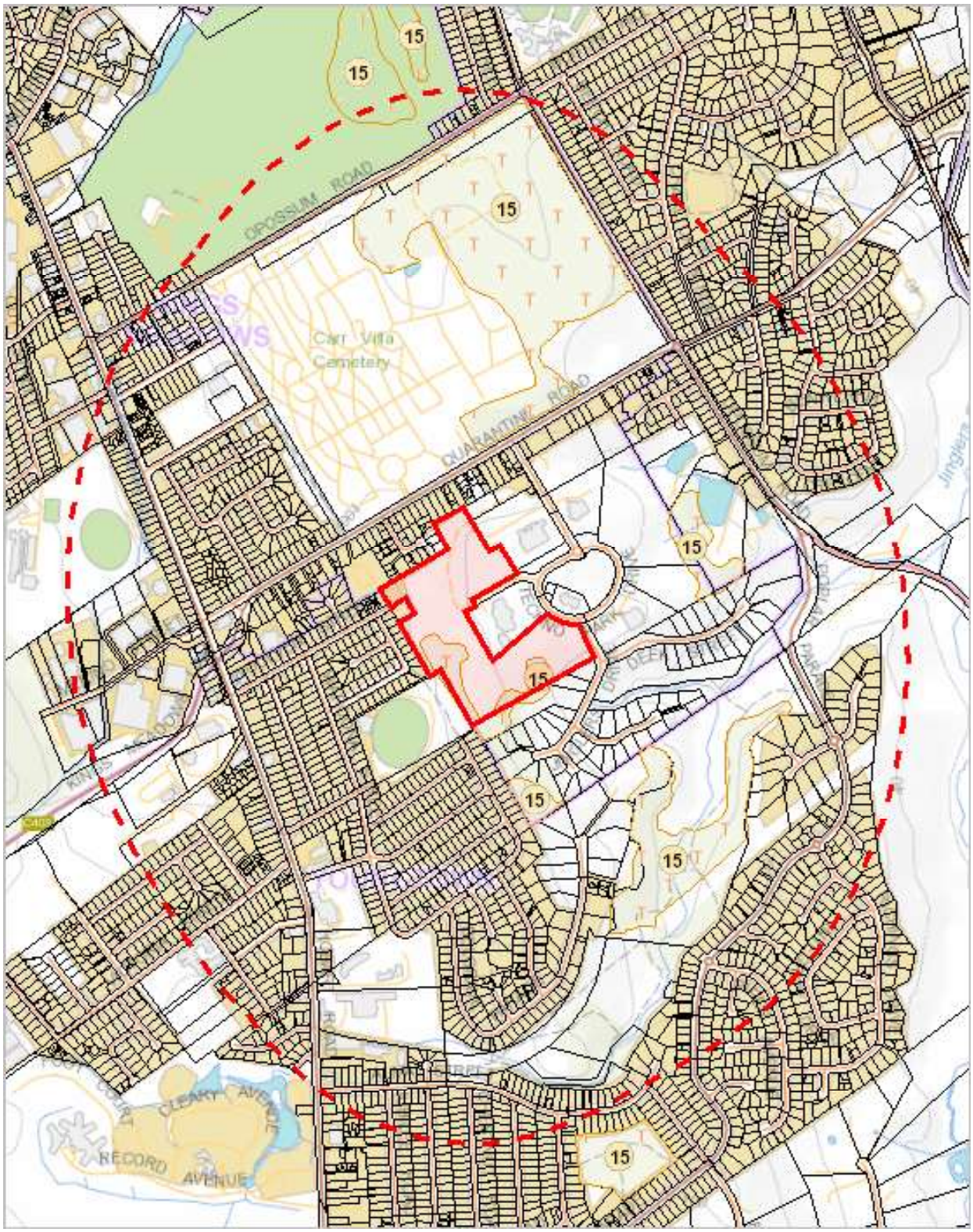
## Threatened Communities (TNVC 2020) within 1000 metres

515565, 5409959




513245, 5407035

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## Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

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## Threatened Communities (TNVC 2020) within 1000 metres

| Scheduled Community Id | Scheduled Community Name |
|---|---|
| 15 | Eucalyptus amygdalina inland forest and woodland on cainozoic deposits |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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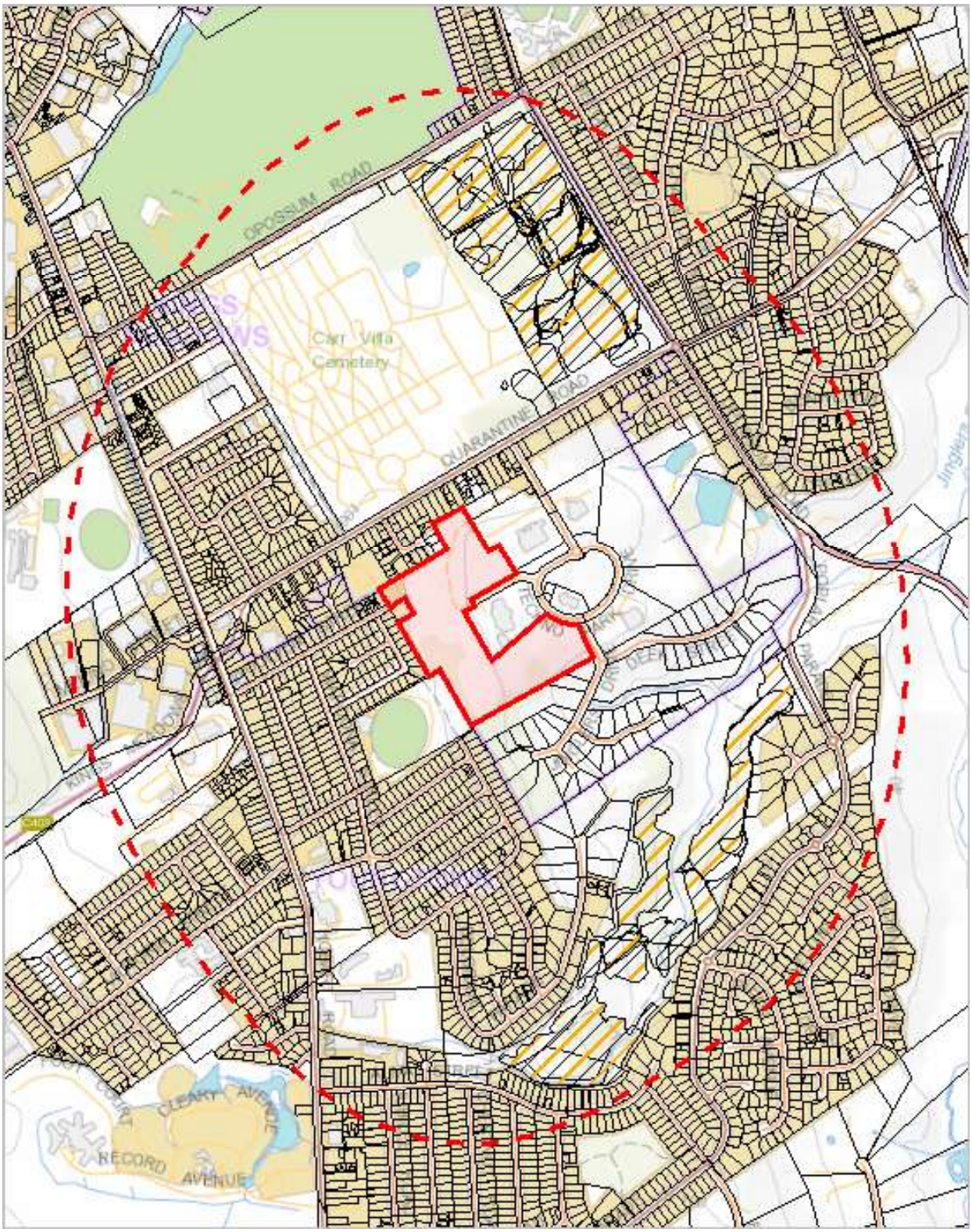
## Fire History (All) within 1000 metres

515565, 5409959

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## Fire History (All) within 1000 metres

Legend: Fire History All

- Bushfire-Unknown Category
- Completed Planned Burn
- Bushfire

Legend: Cadastral Parcels

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## Fire History (All) within 1000 metres

| Incident Number | Fire Name | Ignition Date | Fire Type | Ignition Cause | Fire Area (HA) |
|---|---|---|---|---|---|
| 223799 | Oppossum Rd, Norwood | 20-Dec-2014 | Bushfire | Deliberate | 0.01391755 |
| 233778 | Nunamina Avenue | 18-Nov-2015 | Bushfire | Deliberate | 0.22007158000000002 |
| LTZ032BU | CVFR001E Carr Villa Flora Reserve | 05-May-2017 | Planned Burn | Planned Burn | 1.32470958 |
| LTZ033BU | YRP001C Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.54245608 |
| LTZ034BU | YRP001B Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.38309848 |
| LTZ039BU | Carr Villa Memorial Park | 06-Apr-2018 | Planned Burn | Planned Burn | 1.16707966 |
| LTZ040BU | Youngtown Regional Park | 04-Apr-2018 | Planned Burn | Planned Burn | 4.25516987 |
| LTZ046BU | Youngtown Regional Park North | 15-May-2019 | Planned Burn | Planned Burn | 2.22720475 |
| LTZ052BU | Carr Villa Memorial Park North | 05-Apr-2019 | Planned Burn | Planned Burn | 2.6839531 |
| LTZ055BU | Carr Villa Memorial Park South | 01-Mar-2020 | Planned Burn | Planned Burn | 1.10978624 |
| LTZ056BU | Youngtown Regional Park North East | 05-May-2020 | Planned Burn | Planned Burn | 3.74782643 |
| | Carr Villa Flora Reserve | 01-Jan-1996 | Bushfire | Deliberate | 0.40752561 |
| | Carr Villa Flora Reserve | 21-Oct-1997 | Planned Burn | Planned Burn | 0.4511269 |
| | Carr Villa Flora Reserve | 09-Nov-1998 | Planned Burn | Planned Burn | 0.88170618 |
| | Carr Villa Flora Reserve | 02-May-2002 | Planned Burn | Planned Burn | 0.36289671 |
| | Carr Villa Flora Reserve | 27-Nov-2002 | Planned Burn | Planned Burn | 0.51701533 |
| | Carr Villa Flora Reserve | 15-Jan-2003 | Bushfire | Deliberate | 1.8073815400000002 |
| | Carr Villa Flora Reserve | 09-Oct-2006 | Planned Burn | Planned Burn | 0.51701533 |
| | Carr Villa Flora Reserve | 24-Oct-2007 | Planned Burn | Planned Burn | 0.27016418000000003 |
| | Carr Villa Flora Reserve | 18-Nov-2008 | Planned Burn | Planned Burn | 0.80313469 |
| | Carr Villa Flora Reserve | 18-Apr-2012 | Planned Burn | Planned Burn | 0.16890699 |
| | Carr Villa Flora Reserve | 13-Nov-2012 | Planned Burn | Planned Burn | 0.31029211 |
| | Carr Villa Flora Reserve | 06-May-2014 | Planned Burn | Planned Burn | 1.39217934 |
| | Carr Villa Flora Reserve | 29-Apr-2015 | Planned Burn | Planned Burn | 0.14579899999999998 |
| | Carr Villa Flora reserve | 18-Oct-2011 | Planned Burn | Planned Burn | 1.09698385 |
| | Carr Villa Memorial Park | 01-Mar-1996 | Bushfire | Deliberate | 0.82919046 |
| | Carr Villa Memorial Park | 21-Oct-1997 | Planned Burn | Planned Burn | 1.00388885 |
| | Carr Villa Memorial Park | 09-Nov-1998 | Planned Burn | Planned Burn | 1.63210458 |
| | Carr Villa Memorial Park | 20-Jan-2005 | Bushfire | Deliberate | 0.17641197 |
| | Carr Villa Memorial Park | 23-Jan-2005 | Bushfire | Deliberate | 0.64170165 |
| | Carr Villa Memorial Park | 15-May-2007 | Planned Burn | Planned Burn | 1.92952856 |
| | Carr Villa Memorial Park | 14-Mar-2008 | Bushfire | Deliberate | 0.4413744 |
| | Carr Villa Memorial Park | 13-May-2008 | Planned Burn | Planned Burn | 0.91521308 |
| | Carr Villa Memorial Park | 16-Oct-2008 | Bushfire | Deliberate | 0.03929495 |
| | Carr Villa Memorial Park | 27-Oct-2008 | Planned Burn | Planned Burn | 0.78412109 |
| | Carr Villa Memorial Park | 20-May-2009 | Planned Burn | Planned Burn | 1.3322515799999999 |
| | Carr Villa Memorial Park | 18-Apr-2012 | Planned Burn | Planned Burn | 2.70499593 |
| | LFB_05H | 01-Mar-2015 | Planned Burn | Planned Burn | 0.54596579 |
| | Youngtown Regional Park | 29-May-2002 | Planned Burn | Planned Burn | 1.11678007 |
| | Youngtown Regional Park | 26-Apr-2005 | Planned Burn | Planned Burn | 0.40006706000000003 |
| | Youngtown Regional Park | 02-Feb-2006 | Bushfire | Deliberate | 0.77008795 |
| | Youngtown Regional Park | 09-Oct-2006 | Bushfire | Deliberate | 0.22595756 |
| | Youngtown Regional Park | 01-Nov-2006 | Planned Burn | Planned Burn | 0.82949004 |
| | Youngtown Regional Park | 27-Jan-2008 | Bushfire | Deliberate | 0.48911833 |
| | Youngtown Regional Park | 23-Oct-2008 | Planned Burn | Planned Burn | 0.38240058 |

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

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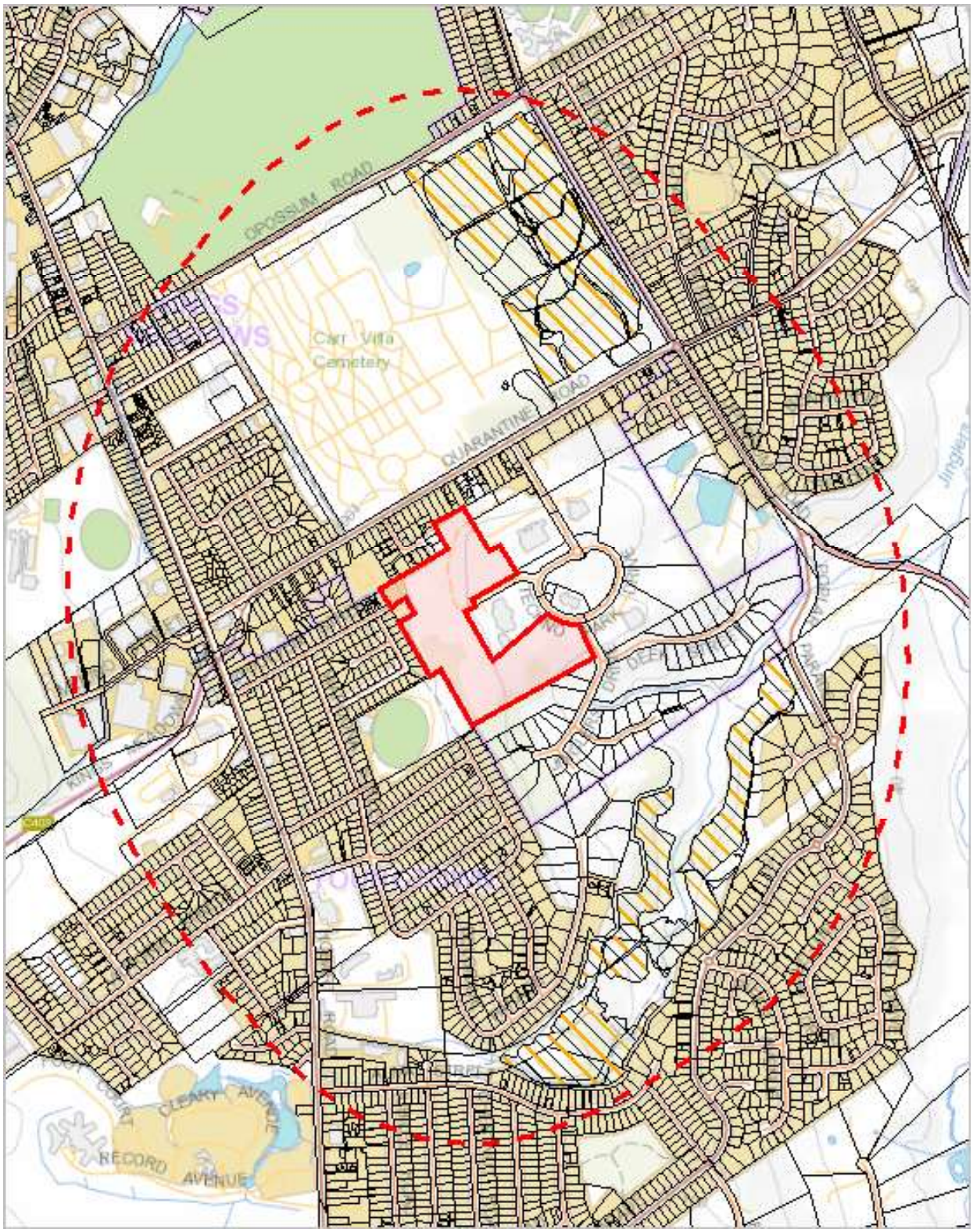
## Fire History (Last Burnt) within 1000 metres

515565, 5409959

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## Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

- Bushfire-Unknown category
- Completed Planned Burn
- Bushfire

Legend: Cadastral Parcels

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## Fire History (Last Burnt) within 1000 metres

| Incident Number | Fire Name | Ignition Date | Fire Type | Ignition Cause | Fire Area (HA) |
|---|---|---|---|---|---|
| 223799 | Oppossum Rd, Norwood | 20-Dec-2014 | Bushfire | Deliberate | 0.01391755 |
| LTZ032BU | CVFR001E Carr Villa Flora Reserve | 05-May-2017 | Planned Burn | Planned Burn | 1.32470958 |
| LTZ033BU | YRP001C Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.54245608 |
| LTZ034BU | YRP001B Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.38309848 |
| LTZ039BU | Carr Villa Memorial Park | 06-Apr-2018 | Planned Burn | Planned Burn | 1.16707966 |
| LTZ040BU | Youngtown Regional Park | 04-Apr-2018 | Planned Burn | Planned Burn | 4.25516987 |
| LTZ046BU | Youngtown Regional Park North | 15-May-2019 | Planned Burn | Planned Burn | 2.22720475 |
| LTZ052BU | Carr Villa Memorial Park North | 05-Apr-2019 | Planned Burn | Planned Burn | 2.6839531 |
| LTZ055BU | Carr Villa Memorial Park South | 01-Mar-2020 | Planned Burn | Planned Burn | 1.10978624 |
| LTZ056BU | Youngtown Regional Park North East | 05-May-2020 | Planned Burn | Planned Burn | 3.74782643 |
| | Carr Villa Flora Reserve | 01-Jan-1996 | Bushfire | Deliberate | 0.40752561 |
| | Carr Villa Flora Reserve | 21-Oct-1997 | Planned Burn | Planned Burn | 0.4511269 |
| | Carr Villa Flora Reserve | 09-Nov-1998 | Planned Burn | Planned Burn | 0.88170618 |
| | Carr Villa Flora Reserve | 02-May-2002 | Planned Burn | Planned Burn | 0.36289671 |
| | Carr Villa Flora Reserve | 15-Jan-2003 | Bushfire | Deliberate | 1.8073815400000002 |
| | Carr Villa Flora Reserve | 09-Oct-2006 | Planned Burn | Planned Burn | 0.51701533 |
| | Carr Villa Flora Reserve | 24-Oct-2007 | Planned Burn | Planned Burn | 0.27016418000000003 |
| | Carr Villa Flora Reserve | 18-Nov-2008 | Planned Burn | Planned Burn | 0.80313469 |
| | Carr Villa Flora Reserve | 18-Apr-2012 | Planned Burn | Planned Burn | 0.16890699 |
| | Carr Villa Flora Reserve | 13-Nov-2012 | Planned Burn | Planned Burn | 0.31029211 |
| | Carr Villa Flora Reserve | 06-May-2014 | Planned Burn | Planned Burn | 1.39217934 |
| | Carr Villa Flora Reserve | 29-Apr-2015 | Planned Burn | Planned Burn | 0.14579899999999998 |
| | Carr Villa Flora reserve | 18-Oct-2011 | Planned Burn | Planned Burn | 1.09698385 |
| | Carr Villa Memorial Park | 01-Mar-1996 | Bushfire | Deliberate | 0.82919046 |
| | Carr Villa Memorial Park | 21-Oct-1997 | Planned Burn | Planned Burn | 1.00388885 |
| | Carr Villa Memorial Park | 09-Nov-1998 | Planned Burn | Planned Burn | 1.63210458 |
| | Carr Villa Memorial Park | 20-Jan-2005 | Bushfire | Deliberate | 0.17641197 |
| | Carr Villa Memorial Park | 23-Jan-2005 | Bushfire | Deliberate | 0.64170165 |
| | Carr Villa Memorial Park | 15-May-2007 | Planned Burn | Planned Burn | 1.92952856 |
| | Carr Villa Memorial Park | 14-Mar-2008 | Bushfire | Deliberate | 0.4413744 |
| | Carr Villa Memorial Park | 13-May-2008 | Planned Burn | Planned Burn | 0.91521308 |
| | Carr Villa Memorial Park | 16-Oct-2008 | Bushfire | Deliberate | 0.03929495 |
| | Carr Villa Memorial Park | 27-Oct-2008 | Planned Burn | Planned Burn | 0.78412109 |
| | Carr Villa Memorial Park | 20-May-2009 | Planned Burn | Planned Burn | 1.3322515799999999 |
| | Carr Villa Memorial Park | 18-Apr-2012 | Planned Burn | Planned Burn | 2.70499593 |
| | LFB_05H | 01-Mar-2015 | Planned Burn | Planned Burn | 0.54596579 |
| | Youngtown Regional Park | 29-May-2002 | Planned Burn | Planned Burn | 1.11678007 |
| | Youngtown Regional Park | 26-Apr-2005 | Planned Burn | Planned Burn | 0.40006706000000003 |
| | Youngtown Regional Park | 02-Feb-2006 | Bushfire | Deliberate | 0.77008795 |
| | Youngtown Regional Park | 09-Oct-2006 | Bushfire | Deliberate | 0.22595756 |
| | Youngtown Regional Park | 01-Nov-2006 | Planned Burn | Planned Burn | 0.82949004 |
| | Youngtown Regional Park | 27-Jan-2008 | Bushfire | Deliberate | 0.48911833 |
| | Youngtown Regional Park | 23-Oct-2008 | Planned Burn | Planned Burn | 0.38240058 |

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

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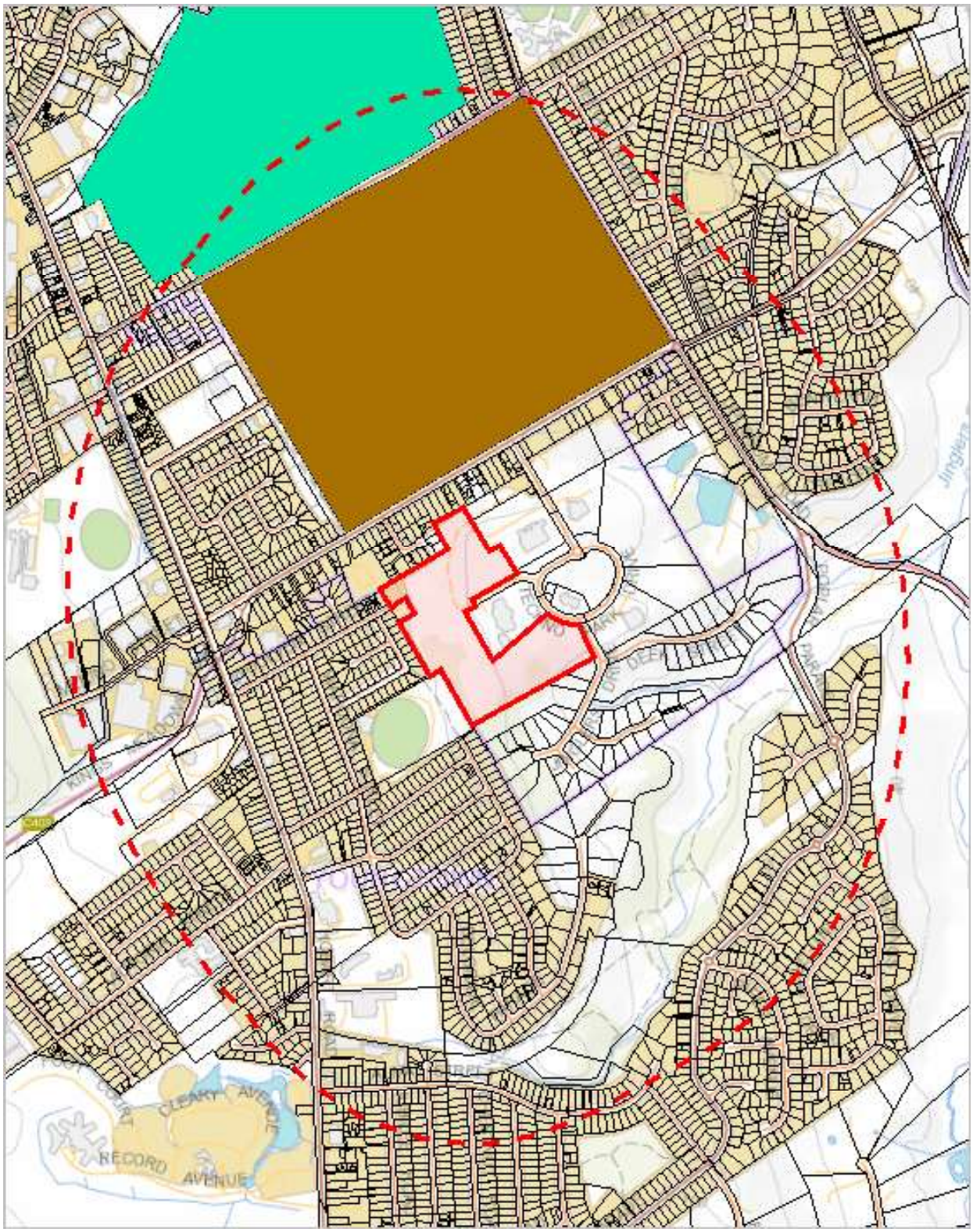
## Reserves within 1000 metres

515565, 5409959




513245, 5407035

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Department *of* Primary Industries, Parks, Water *and* Environment

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Tasmanian Government

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## Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Public authority land within WHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within WHA
- Management Agreement
- Management Agreement and Stewardship Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

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## Reserves within 1000 metres

| Name | Classification | Status | Area (HA) |
|---|---|---|---|
| | Conservation Area | Other Formal Reserve | 61.73897806 |
| | Private Sanctuary | Private Reserve (Perpetual) | 56.06347035 |

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.
Telephone: (03) 6777 2224
Email: LandManagement.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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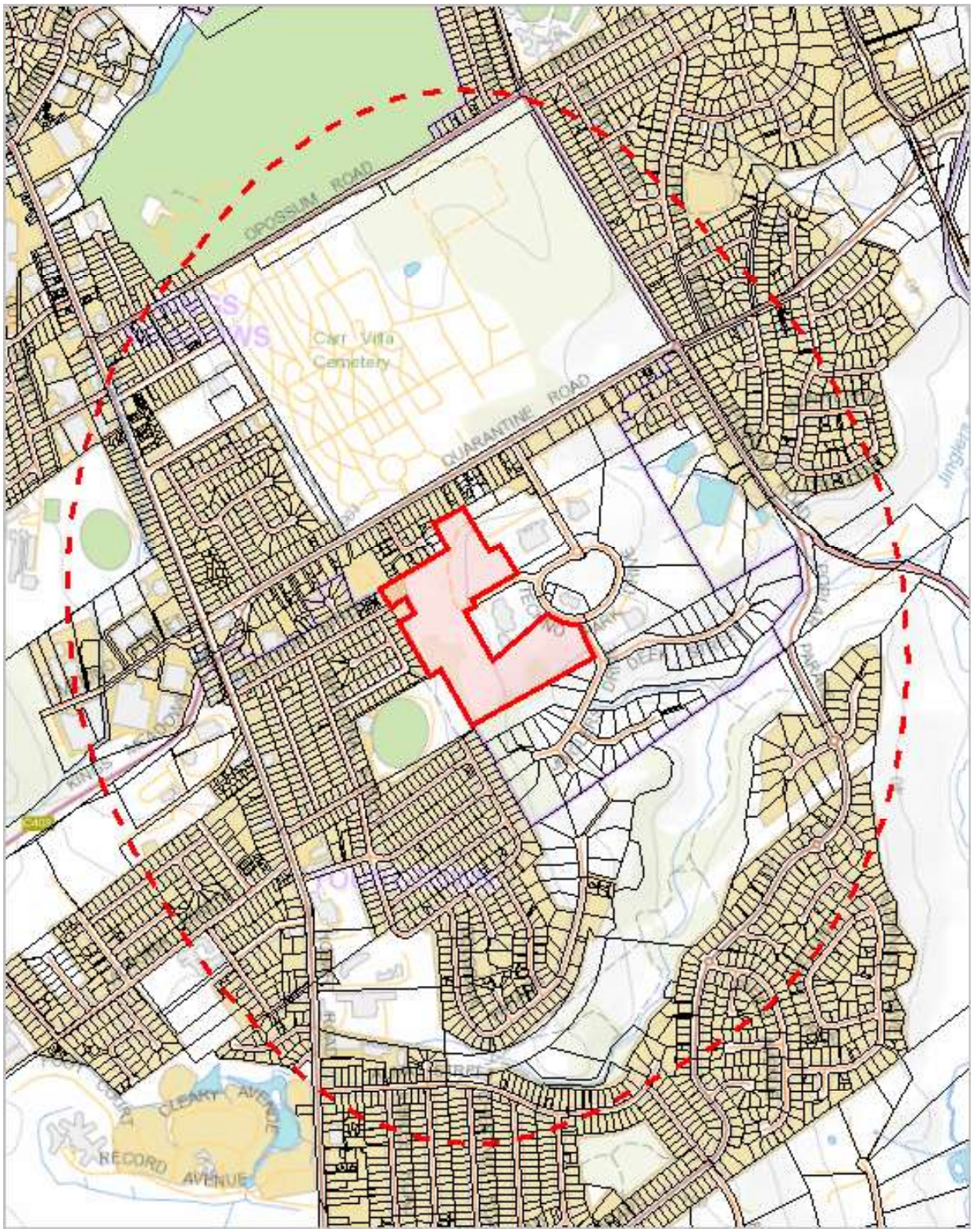
## Known biosecurity risks within 1000 meters

515565, 5409959




513245, 5407035

Please note that some layers may not display at all requested map scales

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## Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels

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# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

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# Appendix C

## Protected Matters Search Tool Report

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Australian Government
Department of Agriculture, Water and the Environment

# EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

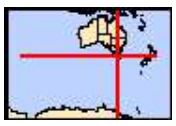
Report created: 25/08/21 10:15:08

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2015

Coordinates
Buffer: 5.0Km



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Version: 1, Version Date: 09/03/2026

# Summary

## Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

| | |
|---|---|
| World Heritage Properties: | None |
| National Heritage Places: | None |
| Wetlands of International Importance: | None |
| Great Barrier Reef Marine Park: | None |
| Commonwealth Marine Area: | None |
| Listed Threatened Ecological Communities: | 2 |
| Listed Threatened Species: | 31 |
| Listed Migratory Species: | 11 |

## Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

| | |
|---|---|
| Commonwealth Land: | 1 |
| Commonwealth Heritage Places: | None |
| Listed Marine Species: | 14 |
| Whales and Other Cetaceans: | None |
| Critical Habitats: | None |
| Commonwealth Reserves Terrestrial: | None |
| Australian Marine Parks: | None |

## Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

| | |
|---|---|
| State and Territory Reserves: | 6 |
| Regional Forest Agreements: | 1 |
| Invasive Species: | 27 |
| Nationally Important Wetlands: | None |
| Key Ecological Features (Marine) | None |

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Version: 1, Version Date: 09/01/2026

# Details

## Matters of National Environmental Significance

| Listed Threatened Ecological Communities | | [ Resource Information ] |
|---|---|---|
| For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. | | |
| Name | Status | Type of Presence |
| Lowland Native Grasslands of Tasmania | Critically Endangered | Community likely to occur within area |
| Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana) | Critically Endangered | Community likely to occur within area |

| Listed Threatened Species | | [ Resource Information ] |
|---|---|---|
| Name | Status | Type of Presence |
| Birds | | |
| Aquila audax fleayi<br>Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435] | Endangered | Breeding likely to occur within area |
| Botaurus poiciloptilus<br>Australasian Bittern [1001] | Endangered | Species or species habitat known to occur within area |
| Calidris ferruginea<br>Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Ceyx azureus diemenensis<br>Tasmanian Azure Kingfisher [25977] | Endangered | Species or species habitat likely to occur within area |
| Hirundapus caudacutus<br>White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area |
| Lathamus discolor<br>Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area |
| Limosa lapponica baueri<br>Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380] | Vulnerable | Species or species habitat may occur within area |
| Numenius madagascariensis<br>Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Pterodroma leucoptera leucoptera<br>Gould's Petrel, Australian Gould's Petrel [26033] | Endangered | Species or species habitat may occur within area |
| Tyto novaehollandiae castanops (Tasmanian population)<br>Masked Owl (Tasmanian) [67051] | Vulnerable | Breeding known to occur within area |
| Crustaceans | | |

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| Name | Status | Type of Presence |
|---|---|---|
| Engaeus orramakunna<br>Mount Arthur Burrowing Crayfish [66778] | Vulnerable | Species or species habitat may occur within area |
| **Fish** | | |
| Prototroctes maraena<br>Australian Grayling [26179] | Vulnerable | Species or species habitat known to occur within area |
| **Frogs** | | |
| Litoria raniformis<br>Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828] | Vulnerable | Species or species habitat known to occur within area |
| **Mammals** | | |
| Dasyurus maculatus maculatus (Tasmanian population)<br>Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183] | Vulnerable | Species or species habitat known to occur within area |
| Dasyurus viverrinus<br>Eastern Quoll, Luaner [333] | Endangered | Species or species habitat known to occur within area |
| Perameles gunnii gunnii<br>Eastern Barred Bandicoot (Tasmania) [66651] | Vulnerable | Species or species habitat known to occur within area |
| Sarcophilus harrisii<br>Tasmanian Devil [299] | Endangered | Species or species habitat likely to occur within area |
| **Plants** | | |
| Acacia axillaris<br>Midlands Mimosa, Midlands Wattle [13563] | Vulnerable | Species or species habitat may occur within area |
| Barbarea australis<br>Native Wintercress, Riverbed Wintercress [12540] | Endangered | Species or species habitat likely to occur within area |
| Caladenia caudata<br>Tailed Spider-orchid [17067] | Vulnerable | Species or species habitat may occur within area |
| Colobanthus curtisiae<br>Curtis' Colobanth [23961] | Vulnerable | Species or species habitat may occur within area |
| Dianella amoena<br>Matted Flax-lily [64886] | Endangered | Species or species habitat likely to occur within area |
| Epacris exserta<br>South Esk Heath [19879] | Endangered | Species or species habitat likely to occur within area |
| Glycine latrobeana<br>Clover Glycine, Purple Clover [13910] | Vulnerable | Species or species habitat likely to occur within area |
| Lepidium hyssopifolium<br>Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542] | Endangered | Species or species habitat likely to occur within area |
| Leucochrysum albicans subsp. tricolor<br>Hoary Sunray, Grassland Paper-daisy [89104] | Endangered | Species or species habitat may occur within area |
| Pterostylis commutata<br>Midland Greenhood [64535] | Critically Endangered | Species or species habitat may occur within area |

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| Name | Status | Type of Presence |
|---|---|---|
| Pterostylis ziegeleri<br>Grassland Greenhood, Cape Portland Greenhood [64971] | Vulnerable | Species or species habitat may occur within area |
| Senecio psilocarpus<br>Swamp Fireweed, Smooth-fruited Groundsel [64976] | Vulnerable | Species or species habitat likely to occur within area |
| Xanthorrhoea arenaria<br>Sand Grasstree [21603] | Vulnerable | Species or species habitat may occur within area |
| Xerochrysum palustre<br>Swamp Everlasting, Swamp Paper Daisy [76215] | Vulnerable | Species or species habitat likely to occur within area |

Listed Migratory Species [ Resource Information ]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

| Name | Threatened | Type of Presence |
|---|---|---|
| Migratory Marine Birds | | |
| Apus pacificus<br>Fork-tailed Swift [678] | | Species or species habitat likely to occur within area |
| Migratory Terrestrial Species | | |
| Hirundapus caudacutus<br>White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area |
| Myiagra cyanoleuca<br>Satin Flycatcher [612] | | Breeding known to occur within area |
| Migratory Wetlands Species | | |
| Actitis hypoleucos<br>Common Sandpiper [59309] | | Species or species habitat may occur within area |
| Calidris acuminata<br>Sharp-tailed Sandpiper [874] | | Species or species habitat may occur within area |
| Calidris ferruginea<br>Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Calidris melanotos<br>Pectoral Sandpiper [858] | | Species or species habitat may occur within area |
| Gallinago hardwickii<br>Latham's Snipe, Japanese Snipe [863] | | Species or species habitat likely to occur within area |
| Limosa lapponica<br>Bar-tailed Godwit [844] | | Species or species habitat may occur within area |
| Numenius madagascariensis<br>Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Tringa nebularia<br>Common Greenshank, Greenshank [832] | | Species or species habitat may occur within area |

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## Other Matters Protected by the EPBC Act

### Commonwealth Land [ Resource Information ]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

| Name |
|---|
| Defence - YOUNGTOWN TRAINING DEPOT |

### Listed Marine Species [ Resource Information ]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

| Name | Threatened | Type of Presence |
|---|---|---|
| Birds | | |
| Actitis hypoleucos<br>Common Sandpiper [59309] | | Species or species habitat may occur within area |
| Apus pacificus<br>Fork-tailed Swift [678] | | Species or species habitat likely to occur within area |
| Ardea ibis<br>Cattle Egret [59542] | | Species or species habitat may occur within area |
| Calidris acuminata<br>Sharp-tailed Sandpiper [874] | | Species or species habitat may occur within area |
| Calidris ferruginea<br>Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Calidris melanotos<br>Pectoral Sandpiper [858] | | Species or species habitat may occur within area |
| Gallinago hardwickii<br>Latham's Snipe, Japanese Snipe [863] | | Species or species habitat likely to occur within area |
| Haliaeetus leucogaster<br>White-bellied Sea-Eagle [943] | | Species or species habitat known to occur within area |
| Hirundapus caudacutus<br>White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area |
| Lathamus discolor<br>Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area |
| Limosa lapponica<br>Bar-tailed Godwit [844] | | Species or species habitat may occur within area |
| Myiagra cyanoleuca<br>Satin Flycatcher [612] | | Breeding known to occur within area |
| Numenius madagascariensis<br>Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Tringa nebularia<br>Common Greenshank, Greenshank [832] | | Species or species habitat may occur within area |

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## Extra Information

### State and Territory Reserves [ Resource Information ]

| Name | State |
|---|---|
| Carr Villa | TAS |
| Kate Reed | TAS |
| Launceston Golf Course | TAS |
| Punchbowl | TAS |
| Punchbowl | TAS |
| Tamar | TAS |

### Regional Forest Agreements [ Resource Information ]

Note that all areas with completed RFAs have been included.

| Name | State |
|---|---|
| Tasmania RFA | Tasmania |

### Invasive Species [ Resource Information ]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

| Name | Status | Type of Presence |
|---|---|---|
| Birds | | |
| Alauda arvensis<br>Skylark [656] | | Species or species habitat likely to occur within area |
| Anas platyrhynchos<br>Mallard [974] | | Species or species habitat likely to occur within area |
| Carduelis carduelis<br>European Goldfinch [403] | | Species or species habitat likely to occur within area |
| Carduelis chloris<br>European Greenfinch [404] | | Species or species habitat likely to occur within area |
| Columba livia<br>Rock Pigeon, Rock Dove, Domestic Pigeon [803] | | Species or species habitat likely to occur within area |
| Passer domesticus<br>House Sparrow [405] | | Species or species habitat likely to occur within area |
| Streptopelia chinensis<br>Spotted Turtle-Dove [780] | | Species or species habitat likely to occur within area |
| Sturnus vulgaris<br>Common Starling [389] | | Species or species |

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| Name | Status | Type of Presence |
|---|---|---|
| | | habitat likely to occur within area |
| Turdus merula<br>Common Blackbird, Eurasian Blackbird [596] | | Species or species habitat likely to occur within area |
| **Mammals** | | |
| Bos taurus<br>Domestic Cattle [16] | | Species or species habitat likely to occur within area |
| Canis lupus familiaris<br>Domestic Dog [82654] | | Species or species habitat likely to occur within area |
| Capra hircus<br>Goat [2] | | Species or species habitat likely to occur within area |
| Felis catus<br>Cat, House Cat, Domestic Cat [19] | | Species or species habitat likely to occur within area |
| Lepus capensis<br>Brown Hare [127] | | Species or species habitat likely to occur within area |
| Mus musculus<br>House Mouse [120] | | Species or species habitat likely to occur within area |
| Oryctolagus cuniculus<br>Rabbit, European Rabbit [128] | | Species or species habitat likely to occur within area |
| Rattus norvegicus<br>Brown Rat, Norway Rat [83] | | Species or species habitat likely to occur within area |
| Rattus rattus<br>Black Rat, Ship Rat [84] | | Species or species habitat likely to occur within area |
| Vulpes vulpes<br>Red Fox, Fox [18] | | Species or species habitat likely to occur within area |
| **Plants** | | |
| Anredera cordifolia<br>Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643] | | Species or species habitat likely to occur within area |
| Asparagus asparagoides<br>Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473] | | Species or species habitat likely to occur within area |
| Chrysanthemoides monilifera subsp. monilifera<br>Boneseed [16905] | | Species or species habitat likely to occur within area |
| Cytisus scoparius<br>Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934] | | Species or species habitat likely to occur within area |
| Genista monspessulana<br>Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126] | | Species or species habitat likely to occur within area |
| Rubus fruticosus aggregate<br>Blackberry, European Blackberry [68406] | | Species or species habitat likely to occur within area |

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| Name | Status | Type of Presence |
|---|---|---|
| Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii | | |
| Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497] | | Species or species habitat likely to occur within area |
| Ulex europaeus | | |
| Gorse, Furze [7693] | | Species or species habitat likely to occur within area |

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# Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

# Coordinates

-41.47636 147.17304

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## Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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The Power of Commitment

# Affordable Housing – Techno Park

## Masked Owl Survey

Department of Communities Tasmania

24 February 2022

→ **The Power of Commitment**

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| S4 | B | Mickey Dwyer | Simon Dunne | | Simon Dunne | | |
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# Executive summary

Department of Communities Tasmania (CT) has engaged GHD Pty Ltd (GHD) to undertake the design services for the Launceston Techno Park Subdivision, located at Lot 2, Techno Park Drive in Kings Meadows (Property ID - 3197996). This work requires GHD to assist in obtaining all relevant local, state and Commonwealth government approvals.

Baseline natural values surveys identified potential nesting habitat for the avian fauna species *Tyto novaehollandiae castanops* or the Tasmanian masked owl. Despite the overall degraded condition of the site, the presence of large hollow bearing trees has the potential represent significant habitat for the species in the low to very-low quality classification.

The Tasmanian masked owl (*T. novaehollandiae castanops*) is a subspecies which occurs only in Tasmania, presenting as larger and darker than its mainland counterpart. The Tasmanian masked owl is listed as 'Vulnerable' under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), 'Endangered' under the Tasmanian *Threatened Species Protection Act 1995* (TSP) and is a 'priority species requiring consideration' under the *Tasmanian Regional Forest Agreement 1997*. The masked owl is listed due to its small population size and ongoing habitat loss. Estimates of population size have included 200–400 breeding pairs and 1300 mature individuals.

Field surveys were conducted over two evenings; 15 & 16 February 2022 by GHD staff. In accordance with the advice received on 20 January 2022 from the Conservation Assessments and Wildlife Management (CAWM) branch at Department of Natural Resources and Environment (NRE – formerly DPIPWE), several survey methods were utilised including manual visual searching, tapping tree firmly, masked owl playback and listening and spotlighting. No physical evidence or signs of nesting by masked owls (e.g. scats whitewash, prey carcasses, regurgitated pellets or feathers at the base of the tree within the tree's dripline) were identified at any of the fourteen targeted trees within the Techno Parks site. On the second evening of the survey, six vocalisations were identified, two of which were attributed to the masked owl. No individuals were identified during spotlighting within the survey area.

Despite the results of the survey, including a lack of physical evidence at the site (e.g. scats, whitewash, prey carcasses, regurgitated pellets or feathers at the base of the tree within the tree's dripline) and no masked owls identified within any of the suitable hollow bearing trees, the species retains a low likelihood of utilising the site for nesting purposes.

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# 1. Introduction

## 1.1 Purpose of this Report

The purpose of this report is to examine the existing environment within the survey area with the aim to determine the presence or absence of masked owl individuals and identify any constraints that may affect the suitability of the site sub-division and subsequent development. Potential constraints assessed include conservation significant fauna habitat, flora species, and vegetation communities.

The scope of works of the targeted fauna survey was to:

- Undertake a field survey to:
  - Investigate the presence (or likely presence) of targeted Commonwealth and State-listed threatened flora including the Tasmanian masked owl (*T. novaehollandiae castanops)*;
  - Outline potential impacts of the proposed works on ecological values;
  - Evaluate the proposed works against relevant ecological policy and legislation; and
  - Provide recommendations to minimise impacts of the proposed works any identified ecological values.

## 1.2 Scope and Limitations

*This report: has been prepared by GHD for Department of Communities Tasmania and may only be used and relied on by Department of Communities Tasmania for the purpose agreed between GHD and Department of Communities Tasmania as set out in section 1.4 of this report.*

*GHD otherwise disclaims responsibility to any person other than Department of Communities Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report:*

- *were limited to a targeted ecological assessment for the presence or absence of masked owls and did not include a survey for vascular plant species (ferns, conifers and flowering plants), terrestrial and migratory vertebrate fauna, non-vascular flora (e.g. mosses, liverworts, lichens, and fungi), marine fauna habitat and invertebrate habitat;*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.6 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

*Due to the fact that GHD was only present at specific points within the relevant site(s) on specific dates and certain time periods, this report is only indicative (and not definitive) of flora and fauna present on the site(s). Flora and fauna (whether in type or quantity) can also change and fluctuate at different times throughout the year (due to factors including seasonal changes, external events or third-party intervention), where it is not possible to observe such changes or fluctuations where only discrete site(s) visits have taken place. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*Any reports, drawings, memos, or other deliverables produced by GHD shall be produced in a traditional and generally accepted format. Accessible reports, drawings, memos, or other deliverables can be provided by GHD at an additional cost if necessary.*

## 1.3 Assumptions

GHD has prepared this report on the basis of information provided by Department of Communities Tasmania and others who provided information to GHD (including Government authorities), which GHD has not independently

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verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

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# 2. Background

## 2.1 Project Description

In support of the strategy the State Government has developed Tasmania's Affordable Housing Action Plan 2019-2023. As cited in the Action Plan "...*new supply of affordable homes to prevent low-income Tasmanians from falling into housing stress is a key pillar of the Strategy*." Fundamental to achieving this outcome and the targets established under the Action Plan is the need to continually review and assess land in areas close to services. The Techno Park site is considered important in the context the current growth and need for affordable housing in Launceston.

GHD has been engaged by the Department of Communities Tasmania (CT) as the lead consultant to provide planning and civil design services for the rezoning of land via the *Housing Land Supply Act 2018* including development design and planning approval for the subdivision of land at Lot 2 Techno Park, Kings Meadows. (Property ID - 3197996). Through considered and sustainable design and construction practice, the nominated subdivision is to provide new supply of land release for social and affordable housing.

This work requires GHD to assist in obtaining all relevant local, state and Commonwealth government approvals. Part of this approvals process required GHD to conduct a botanical and fauna values assessment (Natural Values Survey) of the overall Techno Park site to:

- Identify any potential impacts on ecological values in undertaking vegetation clearance as part of the subdivision.
- Outline any approvals and permits that may be required to undertake the work.
- Provide recommendations on minimising impacts to threatened species values if works proceed.

## 2.2 Natural Values Surveys

GHD staff conducted the field surveys over two days on 20 and 21 August 2021, which identified potential nesting habitat for the avian fauna species *Tyto novaehollandiae castanops* or the Tasmanian masked owl. Despite the overall degraded condition of the site, the presence of large hollow bearing trees has the potential represent significant habitat for the species in the low to very-low quality classification[1]. GHD's survey report[2] recommended that follow-up targeted surveys be conducted at the site with the aim to determine the presence or absence of *T. novaehollandiae castanops* at the site. This was agreed upon by CT with advice sought from the Department of Natural Resources and Environment (NRE) on the appropriate survey scope and methods. Advice was received on 20 January 2022 from Conservation Assessments and Wildlife Management (CAWM) at NRE that survey activities should be undertaken and include, at the minimum:

- Trees should be checked for any signs of nesting (regurgitated pellets, whitewash, feathers at the base of the tree within the tree's dripline). Lack of these signs does not indicate an absence of nest but the presence of any of these signs can strongly indicate a nest hollow.
- Use of cameras, manual observation at sunset and/or song meters/vocalisation call back. Note that a lack of vocalisation from call back cannot be taken as proof of absence (as Masked Owls can be notoriously silent even when known to be present).

With additional optional methods including:

- Trees should be tapped firmly (hammer, heavy stick etc) to see if a bird is flushed from the hollow.
- Finally, as a last resort (as it is dangerous and highly disturbing) physical inspection of hollows.

Lot 2 is predominantly cleared with mapped remnant native vegetation patches surrounded by pasture and agricultural land. Lot 2 also has an eastern portion of the property located separate to the development site, approximately 220-400 meters to the east. This area of the lot is not currently included as part of the survey site.

[1] FPA 2016
[2] GHD 2021

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The property has been highly modified and degraded through historic use including development and grazing from livestock (cows). Much of the native vegetation has degraded and currently exists in 'parkland cleared' condition, with common pasture weeds and some cover from native shrubs.

### 2.2.1 The Tasmanian masked owl

The Tasmanian masked owl (*T. novaehollandiae castanops*) is a subspecies which occurs only in Tasmania, presenting as larger and darker than its mainland counterpart. The Tasmanian masked owl is listed as 'Vulnerable' under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), 'Endangered' under the Tasmanian *Threatened Species Protection Act 1995* (TSP) and is a 'priority species requiring consideration' under the *Tasmanian Regional Forest Agreement 1997*. The masked owl is listed due to its small population size and ongoing habitat loss. Estimates of population size have included 200–400 breeding pairs[3] and 1300 mature individuals[4].

The main threats to the masked owl include clearing of nesting/roosting habitat (particularly mature trees supporting hollows), secondary poisoning, and competition with other bird and mammal species for the limited number of suitable nesting hollows[5].

Masked owls can be found in a wide range of habitats across Tasmania including wet and dry sclerophyll forests, agricultural areas and urban environments. While species density and occupancy vary geographically, the highest densities are indicated to be in the east and north of Tasmania[1]. Masked owls generally roost in large hollows in old trees, but can also roost in dense understorey vegetation and in heavily foliated shrubs[6 7 8]. Potential habitat for the masked owl is defined as all areas that have trees with large hollows (≥15 cm entrance diameter)[1].

Significant habitat for the masked owl is defined as native dry forest areas containing mature trees with large hollows. However, in some landscapes native vegetation remnants and paddock trees may also constitute significant habitat for masked owls if they include large hollow-bearing trees[1]

Hollows suitable for use by masked owls are large, with an entrance diameter of ≥15 cm and deep and spacious enough to provide protection for an adult bird and potentially growing chicks[1]. According to the Tasmanian Forest Practices Authority (FPA), any tree with a large hollow (≥15 cm entrance diameter) should be considered potential habitat for masked owls, with habitat quality determined by the density of these trees. Studies have also indicated masked owls will also utilise for than one hollow bearing tree as nesting or roosting habitat[8].

## 2.3 Survey area

The proposed development footprint and survey area is outlined in Figure 1. The site is located in Kings Meadows, approximately 5 km south-east from the city centre in the Launceston municipality of northern Tasmania. The western portion of Lot 2 is covers approximately 10.7 hectares (ha) and borders the OneSchool Global Tas – Launceston campus and situated directly east of Youngtown Oval. The property is currently managed by the Department of State Growth.

The topography of the site ranges from a minimum of 60m A.S.L. to a maximum of approximately 98m A.S.L.

### 2.3.1 Climate

The nearest Bureau of Meteorology (BoM) weather station is Launceston Airport (Station ID 091311), located approximately 7.7 south of the survey area. The survey site records mean annual maximum and minimum temperatures of 18.1°C and 6.3°C (2004-2022) and a mean annual rainfall of 626.5 mm (2004-2022).

[3] Bell & Mooney 2002
[4] Garnett *et al.* 2011
[5] TSS 2014
[6] Bell & Mooney 1996
[7] Bell *et al.* 1997
[8] Todd 2012

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## 2.3.2 IRBA Region

Kings Meadows is located in the Tasmanian Northern Midlands IBRA region, described as 'dry sub-humid cool inland lowland plain underlain by Tertiary basalts, Jurassic dolerite, Permo-Triassic sandstones, and recent alluvium lying in the Tamar. Vegetation comprises grasslands and grassy woodlands on deep loams and alluvium and dry sclerophyll forest and woodland on Tertiary. Grasslands and woodlands have been reduced to remnants. Land use is primarily agriculture (grazing) with some forestry. Extensively cleared for agriculture.

## 2.3.3 Vegetation

TASVEG[9] 4.0 provides the most current and broadly detailed mapping (at a scale of 1:25 000) of the vegetation communities and assemblages across Tasmania. According to TASVEG 4.0[9], a total of two vegetation communities are mapped within the survey area. The vegetation communities mapped within the wider survey area are outlined in the table below.

***Table 1 TASVEG vegetation types mapped at the survey area***

| TASVEG community code | Description |
|---|---|
| FAG | Agricultural land |
| DAZ | *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits |

Recent field surveys conducted by GHD identified three vegetation communities at the site, shown in Figure 2 below. The field surveys did not identify any vegetation representing the DAZ community. A range of Eucalypt species were identified across the site including black peppermint (*Eucalyptus amygdalina*), southern mahogany (*Eucalyptus botryiodes*), blue gum *(Eucalyptus globulus*), swamp gum (*Eucalyptus ovata*) and white gum (*Eucalyptus viminalis*). A patch of tall sedge (*Carex appressa*) was identified in the south-western corner of the site. Also, a range of major weeds were observed across the site including Blackberry *(Rubus fruticosus*), Briar (*Rosa rubiginosa*), English Broom (*Cytisus scoparius*) and English Ivy (*Hedera helix*).

[9] Kitchener & Harris 2013

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1:3,000 @ A3

0 30 60 90 120

Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

LEGEND

Proposed Activity Area

Contours (1m)

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Department of Communities Tasmania
Affordable Housing Techno Park
Kingsmeadows

| | |
|---|---|
| Job Number | 12552740 |
| Revision | A |
| Date | 02 Nov 2021 |

Site Location

Figure 1

G:\32\12552740\GIS\Maps\Deliverables\12552740_Site_Layout_A3L_RevA.mxd

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Data source: Study Area, Contours, 2021; TheList, Aerial Imagery, Hillshade Profile, 2021; Created by:tdcoates

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1:2,500 @ A3

0 25 50 75 100

Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

LEGEND

Property boundary

Cadastral parcels

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Department of Communities Tasmania
Affordable Housing Techno Park
Kingsmeadows

| | |
|---|---|
| Job Number | 12552740 |
| Revision | B |
| Date | 04 Nov 2021 |

Natural Values

Figure 2

G:\32\12552740\GIS\Maps\Deliverables\12552740_Natural_Values_A3L_RevA.mxd

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Natural Values (Weed Species, Individual Tree Species, Vegetation Communities), 2021; TheList, Threatened Vegetation Communities, Aerial Imagery, Hillshade Profile, Cadastral Parcels, 2021. Created by:tdcoates

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Version: 1, Version Date: 09/03/2026

# 3. Methods

## 3.1 Overview

The survey involved a field survey to determine the presence or absence of the Tasmanian masked owl, as detailed below. The survey was conducted in accordance with the DPIPWE's *Guidelines for Natural Values Surveys - Terrestrial Development Proposals*[10].

## 3.2 Background Research

The primary data sources accessed during the background research included:

1. The NVA database[11] – which is the most authoritative repository of information on natural values in Tasmania. A NVA Report will identify threatened fauna and flora records within 500 m and 5000 m from the edge of the survey area. The report will also provide lists of TASVEG vegetation communities[9], geoconservation sites listed on the Tasmanian Geoconservation Database for any site or area within the State;
2. The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* PMST[12] – which provides a PMST Report that identifies any matters listed under the EPBC Act within a 5000 m buffer around the survey area;
3. The Land Information System Tasmania (LIST) database[13] – a web based repository of the State's comprehensive spatial data resources including property and land title information, satellite imagery, topographic maps, geological maps and natural values data; and
4. The DPIPWE website – which contains links to biological and ecological information on many of the State's threatened species as well as biosecurity and invasive species information.
5. The Tasmanian Threatened Species Link – contains management and conservation advice on Tasmania's threatened species, including species-specific information on survey periods, habitat, activities most likely to cause an impact, and links to DPIPWE notesheets and species recovery plans[14].

Further literature review in relation to key threatened fauna known to utilise the study site was also undertaken, and a complete reference list is provided at the end of this report.

### 3.2.1 Findings and Local Records

An NVA report identified a total of 12 *T. novaehollandiae castanops* records within 5 km of the Techno Park site. A manual review of the current NVA Threatened Fauna point data indicates a total of 32 *T. novaehollandiae castanops* records are located within a 10km radius of the Techno Park development footprint, with the closest located approximately 2.5 km west (see Figure 3). Of those 17 records, two were listed as audible observations, one nest was identified, seven were visually sighted and seven didn't record the observation type. It should be noted that the majority of those observations were recorded historically. A total of six records have been recorded since the year 2000 with the most recent from January 2019, located 2.6 km west of the site.

*Table 2 Summary of Tyto novaehollandiae subsp. castanops within 10km of the development footprint taken from a manual search of the NVA records*

| NVA Record ID | Species | Easting | Northing | Date Recorded | Observation Type | Distance from Development Footprint (km) |
|---|---|---|---|---|---|---|
| 1947986 | *Tyto novaehollandiae subsp. castanops* | 513920 | 5411273 | 25-Sep-64 | Not Recorded | 2.52 |
| 1970773 | *Tyto novaehollandiae subsp. castanops* | 513866 | 5411273 | 1-Jan-00 | Not Recorded | 2.54 |

[10] NCH 2021
[11] BCB 2012
[12] Australian Government 2020
[13] Service Tasmania 2020
[14] TSS 2021

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| NVA Record ID | Species | Easting | Northing | Date Recorded | Observation Type | Distance from Development Footprint (km) |
|---|---|---|---|---|---|---|
| 4025757 | *Tyto novaehollandiae subsp. castanops* | 512237 | 5406657 | 22-Jan-19 | Audible | 2.65 |
| 359165 | *Tyto novaehollandiae subsp. castanops* | 513476 | 5411441 | 15-Aug-84 | Sighting | 2.81 |
| 358422 | *Tyto novaehollandiae subsp. castanops* | 513476 | 5411441 | 25-Sep-64 | Sighting | 2.81 |
| 1944397 | *Tyto novaehollandiae subsp. castanops* | 513924 | 5413125 | 5-Feb-79 | Not Recorded | 4.35 |
| 1913665 | *Tyto novaehollandiae subsp. castanops* | 513924 | 5413125 | 11-Oct-82 | Not Recorded | 4.35 |
| 352265 | *Tyto novaehollandiae subsp. castanops* | 509662 | 5409608 | 26-Jun-96 | Sighting | 4.61 |
| 1913337 | *Tyto novaehollandiae subsp. castanops* | 512532 | 5413128 | 15-Aug-84 | Not Recorded | 4.72 |
| 1234900 | *Tyto novaehollandiae subsp. castanops* | 511967 | 5412838 | 1-Dec-99 | Sighting | 4.72 |
| 359201 | *Tyto novaehollandiae subsp. castanops* | 513480 | 5413661 | 5-Feb-79 | Sighting | 4.95 |
| 359169 | *Tyto novaehollandiae subsp. castanops* | 513480 | 5413661 | 11-Oct-82 | Sighting | 4.95 |
| 1944126 | *Tyto novaehollandiae subsp. castanops* | 511137 | 5413132 | 1-May-06 | Not Recorded | 5.42 |
| 1256571 | *Tyto novaehollandiae subsp. castanops* | 511113 | 5402934 | 1-Jan-85 | Nest | 6.22 |
| 1280002 | *Tyto novaehollandiae subsp. castanops* | 510785 | 5402698 | 19-Sep-12 | Sighting | 6.60 |
| 1952700 | *Tyto novaehollandiae subsp. castanops* | 507963 | 5411512 | 1-Dec-16 | Not Recorded | 6.85 |
| 1276167 | *Tyto novaehollandiae subsp. castanops* | 507934 | 5412377 | 6-Sep-12 | Audible | 7.29 |
| 1779845 | *Tyto novaehollandiae subsp. castanops* | 515360 | 5400709 | 26-Aug-19 | Nest | 7.59 |
| 1256633 | *Tyto novaehollandiae subsp. castanops* | 509382 | 5402394 | 1-Jan-85 | Nest | 7.68 |
| 1200927 | *Tyto novaehollandiae subsp. castanops* | 509382 | 5402394 | 1-Jan-82 | Sighting | 7.68 |
| 1944131 | *Tyto novaehollandiae subsp. castanops* | 506952 | 5405732 | 24-Feb-98 | Not Recorded | 7.73 |
| 1922178 | *Tyto novaehollandiae subsp. castanops* | 506952 | 5405732 | 24-Feb-98 | Not Recorded | 7.73 |
| 1913357 | *Tyto novaehollandiae subsp. castanops* | 506952 | 5405732 | 24-Feb-98 | Not Recorded | 7.73 |
| 1965719 | *Tyto novaehollandiae subsp. castanops* | 506952 | 5405732 | 24-Feb-98 | Not Recorded | 7.73 |
| 1952437 | *Tyto novaehollandiae subsp. castanops* | 506952 | 5405732 | 24-Feb-98 | Not Recorded | 7.73 |
| 608017 | *Tyto novaehollandiae subsp. castanops* | 509148 | 5401271 | 25-Jan-82 | Sighting | 8.71 |
| 1201190 | *Tyto novaehollandiae subsp. castanops* | 508012 | 5415183 | 1-Jan-50 | Sighting | 9.00 |

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| NVA Record ID | Species | Easting | Northing | Date Recorded | Observation Type | Distance from Development Footprint (km) |
|---|---|---|---|---|---|---|
| 1201191 | *Tyto novaehollandiae subsp. castanops* | 511712 | 5399083 | 1-Jan-50 | Sighting | 9.53 |
| 681534 | *Tyto novaehollandiae subsp. castanops* | 507076 | 5415150 | 31-Aug-78 | Sighting | 9.66 |
| 656191 | *Tyto novaehollandiae subsp. castanops* | 507076 | 5415150 | 6-Sep-78 | Sighting | 9.66 |
| 1335693 | *Tyto novaehollandiae subsp. castanops* | 505190 | 5404736 | 20-Apr-80 | Sighting | 9.74 |
| 1970369 | *Tyto novaehollandiae subsp. castanops* | 515286 | 5398320 | 1-Jan-77 | Not Recorded | 9.96 |

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1:140,000 @ A4

0 1 2 3 4 km

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 55

N

**LEGEND**

- NVA Masked Owl Records - 10km
- Techno Park Development Footprint
- 10 km Radius

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Department of Communities Tasmania
Affordable Housing – Techno Park
Masked Owl Survey

Masked Owl locations within 10km of Development
Footprint based on NVA data

Project No. 12552740
Revision No. A
Date: 24/3/2022

Figure 3

\\ghdnet\ghd\AU\hobart\Projects\32\12552740\GIS\Maps\PDF\Natural Values\12552740_Masked Owl locations within 10km of Development Footprint_A4L_RevA

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Data source: Data Custodian, Data Set Name/Title, Version/Date. Created by:mdwyer

Document Set ID: 5201573
Version: 1, Version Date: 09/03/2026

### 3.2.2 Weather

The temperature on 15 February 2022 was recorded at 19.5°C - 23.4°C with skies partly cloudy and winds ranging from 6.1 - 23.0 km/h from the north/north-west with an average wind speed of 11.5km/h, while for 16 February 2022 temperatures were 16.0°C - 16.7°C, with winds ranging from 2.9 – 25.2 km/h and an average wind speed of 7.9 km/h.

Although the ambient temperature was lower, the conditions were generally calmer on the second night of surveying (16 February), indicated by a lower average wind speed during the survey period. As per previous research into the detectability of the Tasmanian masked owl, wind conditions were classified using a modified Beaufort Scale[8]. Wind classifications included calm (0-1 km/h), light breeze (1-11 km/h – leaves in trees moving), gentle breeze (12-21 km/h - only small upper branches moving), moderate breeze (22-31 km/h – branches moving) and strong wind (32+ km/h - large branches in motion). Average conditions on 15 February were classed as light to gentle breeze with some moderate wind gusts, and 16 February as 'light breeze'. No rainfall was recorded on either night.

## 3.3 Limitations

Limitations are inherent with any ecological assessment. The limitations associated with the ecological assessment are outlined in the table below. The limitation assessment scale ranges from 'not', 'minor, 'moderate', 'significant'.

*Table 3 Limitations of the Assessment*

| Limitation | Assessment |
|---|---|
| Survey timing i.e. breeding season | **Not a limitation**<br>The survey was conducted during February of 2022. The Department of Natural Resources and Environment (NRE) Threatened Species Link does not provide a peak survey season and all 12 months are considered to represent the potential survey period. The Australian Museum website indicates the species breeds all year round. As such, the survey timing was not considered a limiting factor. |
| Survey methods | **Not a limitation**<br>All areas of the survey area were surveyed on foot and playback calls were broadcast using two smartphone apps. The overall objectives of the survey were met. Only areas included in the survey area were surveyed to assess their environmental values. If the areas of suitable habitat outside the survey area require clearing, an additional survey will be required. |
| Weather | **Minor limitation**<br>The weather did not limit access to any areas of within the overall survey area. The temperature on 15 February was recorded at 23.4°C – 19.5°C with skies partly cloudy and winds ranging from 6.1 - 22.3 km/h from the north/north-west, while for 16 February temperatures were 17.8°C - 17.7°C, with winds ranging from 2.9 – 25.2 km/h. Previous research[8] has indicated wind may indicate a negative correlation on detectability of masked owls. One study found wind to have a statistically significant native effect on the number of masked owl responses and related detections of the masked owl in Tasmania. As such the weather was considered as a minor limitation. |
| Remoteness and/or access problems i.e. difficulty of the terrain | **Not a limitation**<br>The survey area was located in close proximity to the City of Launceston and alongside the Techno Park Drive. The total area was able to be traversed on foot and the topography did not limit access. |
| Knowledge and experience of the survey staff | **Not a limitation**<br>Mickey Dwyer is an Environmental Scientist with 5 years' experience conducting surveys of a similar scope. |

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## 3.4 Field Survey

Field surveys were conducted over two evenings; 15 & 16 February 2022 by GHD Environmental Scientist, Mickey Dwyer. The site was accessed on 15 February 2022 during the hours of 18:30 pm to 22:00 pm and on 16 February 2022 from 19:45 pm to 23:30 pm.

As per the findings of the previous survey[15], 27 hollow bearing trees were identified across the Techno Park site[16]. After reviewing the data and findings from the previous surveys, fourteen trees were considered to be suitable to provide nesting opportunities for the masked owl, based on the width, length, depth and orientation of the identified hollows. It is noted this represents an increase from the seven trees identified as suitable for masked owls from the previous GHD survey. The number of target trees was increased so as to ensure that no potential nest sites were missed during the field survey and increase the likelihood of identifying any present masked owl individuals.

The fourteen trees were targeted for manual searching and playback calls during the survey activities. See Figure 4 for the locations of the target trees.

### 3.4.1 Manual Survey

The Techno Park site was accessed during daylight hours on 15 February 2022 to allow for visual inspection of target trees for evidence of potential roosting. Targeted trees were manually searched for visual and physical signs of masked owl presence including scratching around the hollow opening, scats, whitewash, prey carcasses, regurgitated pellets or feathers at the base of the tree within the tree's dripline. Many of the suitable hollows were located >3m from ground level, and as such, were only visually observed evidence of nesting. As per the advice from the Conservation Assessments and Wildlife Management (CAWM) at NRE, additional searching was conducted at each of the targeted trees in the form of trees being tapped firmly (hammer, heavy stick etc) to see if a bird is flushed from the hollow.

An example of masked owl pellets is shown in Figures 5 & 6 below. It is noted, based on the advice from the CAWM branch at NRE, that a lack of these signs does not indicate an absence of nest but the presence of any of these signs can strongly indicate a nest hollow.

Spotlighting for the species was conducted using a Nebo 3200lm Waterproof Powerbank Redline Blast RC Flashlight and a Ledlenser L7 battery operated torch.

[15] GHD 2021

[16] Since the delivery of the previous GHD survey report, an updated development footprint has been provided, indicating one of the hollow bearing trees previously identified was not located within the footprint. The total number of hollow bearing trees is now 27.

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1:400 @ A4

0 25 50 75 100 m

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 55

N

**LEGEND**

To be Surveyed (Tree Number)

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Department of Communities Tasmania
Affordable Housing – Techno Park
Masked Owl Survey

Survey Target Trees

Project No. 12552740
Revision No. A
Date: 24/3/2022

Figure 4

\\ghdnet\ghd\AU\hobart\Projects\32\12552740\GIS\Maps\PDF\Natural Values\12552740_Survey Target Trees_A4L_RevA

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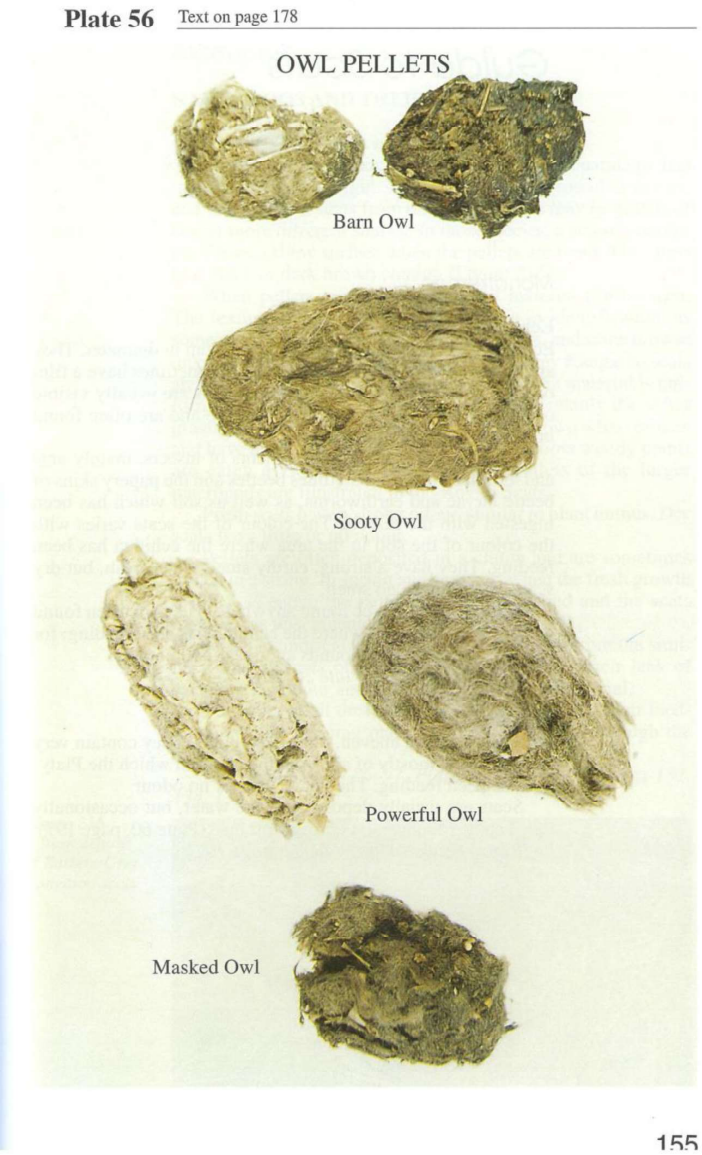


*Figure 5* *Example masked owl pellets*[17]

[17] Triggs 2004

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*Figure 6 An example of a masked owl pellet[1]*

### 3.4.2 Playback Survey

The call playback technique has proven to be particularly useful for rare species that are difficult to find by any other method[8]. In Australia, call playback has become a standard technique for detecting owls[18].

Given the approximate size of the proposed development and the location of the targeted trees, the site was traversed on foot while playback calls broadcast using the methods below. Two birding apps were utilised during the survey; including the Michael Morcombe eGuide to the Birds of Australia and the Merlin Bird ID developed by the Cornell Lab of Ornithology. This was an attempt to utilise the widest possible range of appropriate calls for the species and to limit any short-term habituation to the response calls.

A guideline[19] from the Victorian Government and Department of Sustainability and Environment provides an outline for survey design for the mainland Australian species of *T. novaehollandiae.* Although the target species of these guidelines was considered the 'nominate species'[20] of the Tasmanian sub-species, the surveys methods were considered to be applicable. The methods outlined here include:

1. Broadcast the 'screech' call of the masked owl once per 30 seconds for a total of 2 minutes
2. Listening in silence for a total of 3 minutes
3. Repeat Step 1 - broadcast the call of the masked owl once per 30 seconds for a total of 2 minutes
4. Listening in silence for a total of 2 minutes
5. Broadcast the 'chatter' call of the masked owl once per 30 seconds for a total of 1 minute
6. Listening in silence for a total of 2 minutes
7. Spotlighting search for the next 15 minutes withing the immediate 200m radius

[18] Milledge *et al*. 1991; Kavanagh & Peake 1993b; Milledge *et al.* 1993; Debus 2000; Loyn *et al.* 2001b; McIntyre & Henry 2002; Parker *et al.* 2007
[19] Victorian Government 2011
[20] The 'nominate sub-species' refers to that which was described first, as per Ride *et al.* 1999

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Distance to calls was estimated by the surveyor based on current location and the approximate distance to the identified vocalisation. The bearing to was calculated manually using a handheld compass device.

To eliminate the likelihood of a false negative (i.e. nearby birds unable to hear playback call), the calls were played across multiple locations at the site including the within close proximity (20m) of the ten targeted trees.

Masked owls can be mistaken for other avian fauna with similar appearance or calls, including the Eastern Barn Owl (*Tyto javanica*) or the Sulphur crested cockatoo (*Cacatua galerita*). Given the risk of mis-identification, the Victorian masked owl survey guidelines[19] suggest acceptable records include:

- Clear visual observations of birds by day or night, with good views of the birds showing a combination of diagnostic features
  - Masked owls are larger and more heavily built than Eastern barn owls, with stronger feet, more fully feathered tarsi and darker plumage especially on the upperparts and facial mask
- Clear aural observations of birds, including responses to playback
  - The most distinctive call is described as chattering or cackling, and is sometimes given by birds in circling flight above the forest canopy, perhaps as a display
  - The harsh shriek is louder and more intense than the similar call of Eastern barn owl, and usually given as a single call
  - Combinations of different calls, or calls and visual observations, can be regarded as diagnostic
- Collections of owl pellets or feathers
  - Pellets and feathers of masked owl have some distinctive features compared with other owls, including size and a preponderance of ground-dwelling prey items
  - A large number of pellets would need to be available to make a definitive judgement

The guidelines suggest non-acceptable records include brief glimpses of masked owls or distant detections of a single call and cannot be regarded as positive records of the species.

# 4. Results

## 4.1 Manual Survey

No physical evidence or signs of nesting by masked owls (e.g. scats whitewash, prey carcasses, regurgitated pellets or feathers at the base of the tree within the tree's dripline) were identified at any of the fourteen targeted trees within the Techno Parks site.

Of the fourteen target trees identified for manual searching, Tree's 1, 4, 6, 7, 8 & 11 indicated nesting individuals or physical evidence of common arboreal mammals including *Trichosurus vulpecula* (brushtail possum) or *Pseudocheirus peregrinus* (Eastern ringtail possum – see Figure 7). Tree No. 4 (see Appendix A) contained individuals of both species within separate hollows on the same tree (brushtail possum individuals were not able to be photographed). Across the site, >10 arboreal mammals were identified through spotlighting techniques.

Figure 8 shows a rainbow lorikeet species emerging from a nesting hollow located in a non-target tree. Other non-target species identified at the Techno Park site included many *Vanellus miles* (masked lawping) across the Techno Park site and a single *Podargus strigoides* (tawny frogmouth) individual flying overhead. The *P. strigoides* individual was identified at approximately 21:25 pm on Tuesday 15 February whilst spotlighting for masked owl individuals. Additional *P. strigoides* calls were heard within close proximity post visual detection of the species.

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*Figure 7* *T. peregrinus (Eastern ringtail possum) individual located within a hollow on tree No. 4*

*Figure 8* *T. haematodus (rainbow lorikeet) individual identified nesting within a non-target tree at the site*

## 4.2 Playback Survey

No audible masked owl responses were identified during the first night of playback surveys (15 February 2022). However, on the second night of survey (16 February 2022), six separate 'call events' were identified in response to playback at the site. See the table below for further details of identified calls. Figure 9 indicates the surveyor location at the time of the vocalisation from 16 February and the estimated potential location radius based on the audible level of the call. It should be noted that the potential location radius' are approximate and should be used to indicate the potential location of vocalisations, however the exact location could not be determined during the field surveys.

The first two vocalisation events were identified at 21:21 pm and 21:38 pm from the south-west region of the site, estimated to be >150m distance from the surveyor's location at the time at a bearing of 220º SW (± 15º). These two vocalisations were unable to be positively identified to a species given the distance of the calls and the faint audible pitch. As per the survey guidelines[19], these were not considered positive observations or acceptable records. No individuals of the masked owl were visually identified post call events 1 or 2.

The third call event was identified at 21:49 pm, <50m of the surveyor's location at the time, at a bearing of 31º NE (± 15º). This event contained three clear repeated 'screech' calls within quick succession (total <10 seconds), each lasting approx. 2-3 secs with a small gap in-between (<1 sec). Given the repeat succession of the vocalisations and relatively short distance to the identified calls and, the calls were confidently attributed to the masked owl. No masked owl individuals were visually identified through spotlighting the area post call event No. 3. Given this, the exact location of the vocalisation was unable to be determined.

Call event No. 4 was identified within 6 minutes of the previous event, at 21:55 pm, <50 from the surveyor's location at the time and at a bearing of 54º NE (± 15º). This vocalisation was identified as a clear and longer 'screech' call (>3 sec) and given the relatively short distance to the assumed call location within close proximity to the previous calls, the call was confidently attributed to the masked owl. No masked owl individuals were visually identified through spotlighting the area post call event No. 4. Given this, the exact location of the vocalisation was unable to be determined.

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At 22:22 pm, an audible call event was identified and attributed to two brushtail possum individuals. The call was distinct and indicated a more 'guttural' coughing growl and a deeper tone to the previously identified calls. Immediately after hearing the call, two brushtail possum individuals were identified through spotlighting in the closest tree and looked to be interacting with one another.

The final call event was identified at 22:27 pm, >150m from the surveyor's location at the time and a bearing of 204º SW (± 15º). This call was noted to be faint and originating from the south-west area of the Techno Park site. Given the distance to the vocalisation from the surveyor's location, no positive identification could be made and this was not considered an acceptable record. No masked owl individuals were visually identified through spotlighting the area post call event No. 6.

*Table 4 Audible vocalisation events identified on 16 February 2022 in response to masked owl call playback*

| Date | Event No. | Surveyors Location | Time | Species | Comments |
|---|---|---|---|---|---|
| 16/02/2022 | 1 | 514533 E, 5408402 N | 21:21 pm | Unknown | Distant vocalisation heard toward the south-west region of the site |
| 16/02/2022 | 2 | 514503 E, 5408370 N | 21:38 pm | Unknown | Distant vocalisation heard toward the south-west of the site |
| 16/02/2022 | 3 | 514355 E, 5408495 N | 21:49 pm | *T. novaehollandiae castanops* | 3 x repeated 'screech' vocalisations heard within 50m of the surveyors location, toward the north of the site |
| 16/02/2022 | 4 | 514332 E, 5408482 N | 21:55 pm | *T. novaehollandiae castanops* | Longer and distinct 'screech' vocalisation head toward the north of the site |
| 16/02/2022 | 5 | 514343 E, 5408436 N | 22:22 pm | *T. vulpecula* (brushtail possum) | 2 x brushtail possums were identified sparring in tree No. 7 immediately after the vocalisation was heard |
| 16/02/2022 | 6 | 514445 E, 5408366 N | 22:27 pm | Unknown | Very faint vocalisation heard toward the south-west of the site |

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1:2500 @ A4

0 20 40 60 80 m

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 55

N

**LEGEND**

- Call No. 1 (21:21 pm)
- Call No. 2 (21:38 pm)
- Call No. 3 (21:49 pm)
- Call No. 4 (21:55 pm)
- Call No. 5 (22:22 pm)
- Call No. 6 (22:27 pm)

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Department of Communities Tasmania
Affordable Housing – Techno Park
Masked Owl Survey

Project No. 12552740
Revision No. A
Date: 24/3/2022

Surveyors location at the time of call event (16 February)

Figure 9

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# 5. Discussion

The site contains many remnant old-growth trees 14 of which present potentially suitable hollows for the masked owl, and an abundance of likely prey including small avian species (i.e. common starlings), juvenile brushtail possums, rabbits, bandicoots and field rats and mice. The presence of potentially suitable hollow bearing trees indicates the potential of the site as suitable nesting habitat. The surveys targeted the suitable habitat for the species through the use of diurnal manual searching and nocturnal playback and spotlighting.

Given no masked owl individuals were visually identified during the manual searching activities and the only identifications were audible calls, definite positive identifications[19] of the species within the site cannot be established. The identification of multiple audible calls attributed to the masked owl in response to playback surveys indicates individual(s) of the species have the potential to be present within the site at the time of the survey.

Despite the results of the survey, including a lack of physical evidence at the site (e.g. scats, whitewash, prey carcasses, regurgitated pellets or feathers at the base of the tree within the tree's dripline) and no masked owls identified within any of the suitable hollow bearing trees, the species retains a low likelihood of utilising the site for nesting purposes.

Previous studies have shown increasing wind speeds may indicate a negative correlation on the detectability of masked owls during call playback surveys[8]. Studies suggest Tasmanian masked owls were significantly more likely to be heard calling and positively detected during calm conditions[8], as measured on a modified Beaufort Scale[21]. The results of the GHD masked owl survey correlate with the findings of previous research. No masked owl calls were detected during the first evening of surveys when wind conditions were classified as 'light to gentle breeze' with some moderate wind gusts. All detections of masked owl calls were identified on the second night of survey when conditions were calmer and wind speed was classified as a 'light breeze' (see section 2.2.2).

One of the most common mis-identifications of masked owl vocalisations is attributed to cockatoo species[19]. In Tasmania, Sulphur crested cockatoo's (*Cacatua galerita*) are a common species across the state and usually roosts in flocks, while nesting birds present in pairs with both male and female morphs inhabit the nest[22]. No Sulphur crested cockatoo individuals were identified at the site, limiting the risk that the masked owl calls would be mis-identified or confused with *C. galerita* species.

Pursuant to the Significant Impact Guidelines 1.1 under the EPBC Act, an 'important population' is a population that is necessary for a species' long-term survival and recovery[23]. This may include populations identified as such in recovery plans, and/or that are key source populations either for breeding or dispersal; populations that are necessary for maintaining genetic diversity; and/or populations that are near the limit of the species range. Any masked owl individuals located at the Techno Park site are unlikely to represent 'important population' under the EPBC Act, with such a label best being applied to populations that occupy large, unbroken tracts of lowland, dry sclerophyll forest.

The majority of the target trees contained nesting brushtail or ringtail possums, and some trees contained multiple individuals of each species. Many of the arboreal mammals were identified within hollows suggesting the trees are utilised for nesting purposes. However, as per FPA advice, this is not a limiting factor on the presence of masked owls, whereby individuals have been found roosting in paddock trees inhabited by other species such as brushtail possums. Given the presence of >10 arboreal mammal individuals, it is expected an increased survey scope would identify an increased number of mammalian individuals.

Based on the information above, masked owls likely access the Techno Park site in a transient nature, visiting for foraging purposes. A low probability remains that the species would nest at the site, however, the survey evidence suggests the suitable hollow bearing trees were not in use by masked owls at the time of the survey. The Tasmanian masked owl has been found to roost during the day in structurally diverse dense foliage[8], and the open paddock structure of the Techno Park site is unlikely to provide quality roosting habitat for the species. The species may utilise the site for temporary roosting purposes, however, nearby bushland areas (Youngtown

[21] Categories included: calm (0-1 km/h), light breeze (1-11 km/h – leaves in trees moving), gentle breeze (12-21 km/h - only small upper branches moving), moderate breeze (22-31 km/h – branches moving) and strong wind (32+ km/h - large branches in motion)
[22] Birdlife 2022
[23] DoE 2013

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Regional Park ~550m SW; Car Villa Memorial Park ~350m NW) are likely to provide more suitable and preferred roosting habitat.

Research[24] indicates that Tasmanian masked owls have a large home range of between 1500-2500 ha including vegetation communities described as 'small open forest patches, forest edges and riparian zones in cleared agricultural land'. It has also been suggested that Tasmanian masked owls forage where canopy structure and understorey allow prey to be more accessible[24]. This correlated to the findings of this survey whereby no nesting individuals were identified within the Techno Park site. Based on the evidence, any individuals present at the site are indicate a greater likelihood of outside the Techno Park site in nearby denser forested areas (i.e. Car Villa Memorial Park) and visiting for transient foraging purposes.

# 6. Recommendations

The identified presence of abundant arboreal mammal individuals suggests the hollow bearing trees at the site are currently in use for nesting purposes by fauna species. Under section 29(2)(a) and 29(2)(b) of the *Nature Conservation Act 2002* (NC), special permits are required for 'the taking on specified lands of specified wildlife, specified products of specified wildlife or specified protected plants'. Under the NC Act, 'wildlife' means any living creature other than (a) a dog or cat; and (b) domestic stock; and (c) fish, within the meaning of the *Living Marine Resources Management Act 1995*; and (d) an animal that – (i) is being farmed under and in accordance with the *Animal Farming (Registration) Act 1994*; or (ii) has been so farmed and is legally in the possession of any person. The 'products' of wildlife include (a) the dead bodies, and parts of the dead bodies, of that form of wildlife; and (b) any material or thing obtained from the bodies or dead bodies of that form of wildlife; and (c) any eggs of that form of wildlife; and (d) **any nests of that form of wildlife.**

Given the above it is recommended a 'Permit to Take' issued under Section 29 of the NC Act is obtained for the purposes of removing any occupied hollow bearing trees requiring removal for the development of the site. The subject of the permit should include any of the occupied hollow bearing trees identified during the survey and subsequent activities, given their nesting habitat for the native arboreal mammal species at the site.

In relation to masked owls, as per the advice from CAWM, "*a permit to take is only required if the masked owl is detected. However, it should be noted that a negative result for any of the above survey methods, apart from physical inspection, is not considered conclusive proof of lack of presence". Therefore, it is recommended that during clearing operations, smaller nearby trees should be cleared first to allow noise disturbance to flush out any birds from potential nest trees. If a bird is flushed, the tree is considered a nest site. If at any point a tree is thought to contain a nest (flushing birds or physical evidence), works should cease, and advice sought from CAWM*[25]. GHD recommends that the above recommendations are adopted during any works at the site. Where hollow bearing trees are required to be cleared within the site, it is recommended that a suitably qualified consultant is present on site to ensure that clearing activities do not adversely impact on any present fauna individuals.

[24] Young, Bell & Mooney 2020
[25] K. Beissner, personal communication, January 20, 2022

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# Appendices

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# Appendix A

## Photos of Targeted Trees

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*Figure 10 Close view of tree No. 1*

*Figure 11 Distant view of tree No. 1*

*Figure 12 Close view of tree No. 2*

*Figure 13 Distant view of tree No. 2*

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*Figure 14 Close view of tree No. 3*

*Figure 15 Distant view of tree No. 3*

*Figure 16 Close view of tree No. 4*

*Figure 17 Distant view of tree No. 4*

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*Figure 18 Close view of tree No. 5*

*Figure 19 Distant view of tree No. 5*

*Figure 20 Distant view of Tree No. 6*

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*Figure 21 Distant view of tree No. 7*

*Figure 22 Distant view of tree No. 8*

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*Figure 23 Close view of tree No. 9*

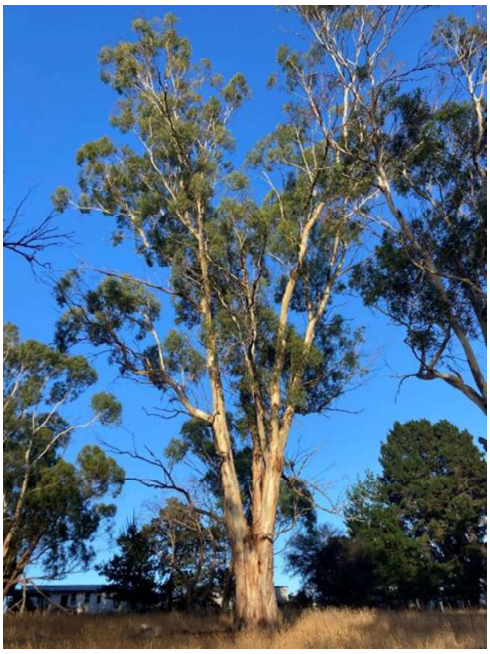

*Figure 24 Distant view of tree No. 9*

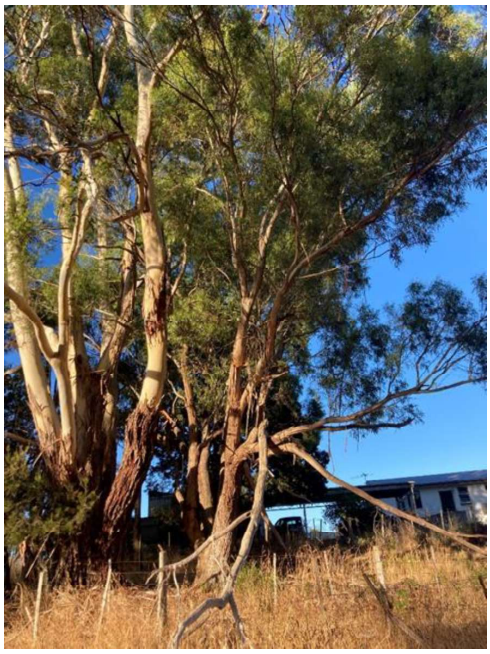

*Figure 25 Distant view of tree No. 10*

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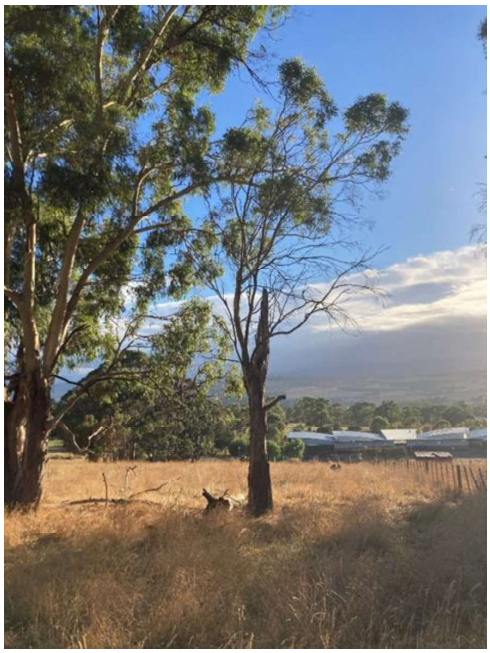

*Figure 26 Distant view of tree No. 11*

*Figure 27 Distant view of tree No. 12*

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*Figure 28 Distant view of tree No. 13 & 14*

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→ The Power of Commitment

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# Techno Park Subdivision

## Targeted Flora Survey

Homes Tasmania

16 December 2022

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Version: 1, Version Date: 09/01/2026

| | |
|---|---|
| **Project name** | Homes Tasmania, Affordable Housing Techno Park Kings Meadows |
| **Document title** | Techno Park Subdivision \| Targeted Flora Survey |
| **Project number** | 12552740 |
| **File name** | 12552740_REP_REV1_Homes Tasmania Tasmania Launceston Techno Park Flora Survey |

| Status Code | Revision | Author | Reviewer | | Approved for issue | | |
|---|---|---|---|---|---|---|---|
| | | | Name | Signature | Name | Signature | Date |
| S4 | A | Mickey Dwyer | Simon Dunne | | Don Rockliff | | 16.12.22 |
| S4 | 1 | Mickey Dwyer | Simon Dunne | | Don Rockliff | | 28.02.23 |

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Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 460

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# 1. Introduction

## 1.1 Purpose of this report

The purpose of this report is to examine the existing environment within the survey area and identify the extent of any threatened flora species that may constrain the suitability of the survey area for the Techno Park development.

The scope of works for the Targeted Flora Survey was to:

- Review the previous desktop assessment to identify threatened flora which could potentially occur within or in close proximity to the survey area.
- Undertake a field survey to:
  - Determine the presence/absence, abundance and distribution any Commonwealth and State-listed threatened flora species
  - Outline potential impacts of the proposed works on threatened flora species
  - Utilise the findings of the survey to:
    - Assess the delivery of the proposed works
    - Identify risks to project delivery
    - Identify and recommend necessary approval pathways
  - Provide recommendations to minimise impacts of the proposed works on threatened flora species

## 1.2 Scope and limitations

*This report: has been prepared by GHD for Homes Tasmania and may only be used and relied on by Homes Tasmania for the purpose agreed between GHD and Homes Tasmania as set out in section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Homes Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

*Due to the fact that GHD was only present at specific points within the relevant site(s) on specific dates and certain time periods, this report is only indicative (and not definitive) of flora present on the site(s). Flora (whether in type or quantity) can also change and fluctuate at different times throughout the year (due to factors including seasonal changes, external events or third-party intervention), where it is not possible to observe such changes or fluctuations where only discrete site(s) visits have taken place. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*Any reports, drawings, memos, or other deliverables produced by GHD shall be produced in a traditional and generally accepted format. Accessible reports, drawings, memos, or other deliverables can be provided by GHD at an additional cost if necessary*

### Accessibility of documents

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

## 1.3 Assumptions

*GHD has prepared this report on the basis of information provided by Homes Tasmania and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*

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*The services undertaken by GHD in connection with preparing this report:*

- *were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report;*
- *were limited to an ecological assessment of vascular plant species (ferns, conifers and flowering plants);*
- *did not include non-vascular flora (e.g. mosses, liverworts, lichens, and fungi) which were not formally surveyed as part of this assessment; and*
- *did not include any assessment related to fauna species or vegetation communities.*

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# 2. Background

Homes Tasmania engaged GHD Pty Ltd (GHD) to undertake the design services for the Launceston Techno Park Subdivision, located at Lot 2, Techno Park Drive in Kings Meadows (Lot 3 on Sealed Plan 184085). This work requires GHD to assist in obtaining all relevant local, state and Commonwealth government approvals. GHD conducted a baseline flora and fauna survey in August of 2021 to identify any commonwealth or state listed threatened flora and fauna species or flora communities and to map and describe vegetation present in the survey area, as well as identify the presence of weeds or invasive fauna species.

Given the previous flora survey was conducted outside of the peak flowering season for most Tasmanian flora, threatened flora species that may be present in the survey area could have been overlooked. In discussion with the proponent, it was recommended a targeted flora survey be conducted during the flowering season to identify and assess the presence or absence of any threatened flora species that may have been missed during the previous survey.

## 2.1 Survey Area

For the purposes of this report, the survey area is defined as boundary of Lot 3 on Sealed Plan 184085, as shown in Appendix A.

The survey area is located in Kings Meadows, approximately 5 km south-east from the city centre in the Launceston municipality of northern Tasmania. The western portion of Lot 2 covers approximately 10.7 hectares (ha) and borders the OneSchool Global Tas – Launceston campus and situated directly east of Youngtown Oval. The property is currently managed by the Department of State Growth.

The survey area records mean annual maximum and minimum temperatures of 18.6°C and 7.4°C (1980-2021) and a mean annual rainfall of 684.2 mm (1980-2021)[1]. The topography of the survey area ranges from a minimum of 60m to a maximum of approximately 98m. According to LISTmap[2], three soil types are mapped within the survey area and are outlined in the table below.

*Table 1 Soil types mapped at the survey area*

| Soil type | Description |
|---|---|
| Jd | Dolerite and related rocks |
| Jdi | Inferred dolerite beneath soil or Cainozoic deposits |
| Tsa | Poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils' |

[1] BOM 2022
[2] Service Tasmania 2020

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# 3. Methods

The survey involved a desktop assessment of the overall project area and a field survey to confirm results, as detailed below. The survey was conducted in accordance with the NRE's *Guidelines for Natural Values Surveys—Terrestrial Development Proposals*[3].

## 3.1 Background Research

The primary data sources accessed during the background research included:

- The Natural Values Atlas (NVA) database[4] – the most authoritative repository of information on natural values in Tasmania, an NVA Report identifies threatened flora and fauna records within 500m and 5000m from the edge of the survey area. The report also provides lists of TASVEG[5] vegetation communities, geoconservation sites listed on the Tasmanian Geoconservation Database for any site or area within the State.
- The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* Protected Matters Search Tool (PMST)[6] – which provides a report that identifies any matters listed under the EPBC Act within a 5000m buffer around the survey area.
- The Land Information System Tasmania (LIST) database[2] – a web-based repository of the State's comprehensive spatial data resources including property and land title information, satellite imagery, topographic maps, geological maps and natural values data.
- The Department of Natural Resources and Environment Tasmania (NRE) website – a source of biological and ecological information on many of the State's threatened species as well as biosecurity and invasive species information.
- The Tasmanian Threatened Species Link – contains management and conservation advice on Tasmania's threatened species, including species-specific information on survey periods, habitat, activities most likely to cause an impact, and links to NRE notesheets and species recovery plans[7].

Further literature review in relation to key threatened fauna known to utilise the survey area was also undertaken, and a complete reference list is provided at the end of this report.

## 3.2 Desktop Assessment

A review of the previous desktop assessment was undertaken to define the existing environment and any significant flora species listed under the EPBC Act and the TSP to target during the field survey. Current NVA and PMST reports were generated to ensure the currency of data was not a limitation of the survey works.

The desktop assessment was informed by publicly available government databases including those listed above in section 3.2. A buffer distance of 500m and 5000m was used for database searches flora and fauna and is considered appropriate for detecting conservation significant species in the 'Tasmanian Northern Midlands' IBRA Region. A buffer distance of 1000m was used for vegetation communities, as is the standard output from the Tasmanian Natural Values Atlas (NVA). The likelihood of occurrence was determined for all conservation significant species and communities identified, using categories outlined in the table below.

*Table 2 Categories of likelihood of occurrence for conservation significant species*

| Likelihood Category | Assessment |
|---|---|
| Present | Individuals recorded within the survey area during the field assessment or any previous assessment within the boundaries of the survey area |
| Possible | Suitable habitat occurs within the survey area |

[3] NCH 2021
[4] BCB 2012
[5] Kitchener & Harris 2013
[6] Australian Government 2020
[7] TSS 2021

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| Likelihood Category | Assessment |
|---|---|
| Unlikely | Suitable habitat unlikely to occur within the survey area, or suitable habitat substantially modified, or suitable habitat present but species not recorded for over 50 years within 5km of the survey area. |
| Highly Unlikely | No suitable habitat present within the survey area, and individuals not recorded within the survey area during current or any previous assessment. |

## 3.3 Targeted Flora Survey

The survey was conducted on 6 December by Mickey Dwyer (Environmental Scientist) and Hamish Dore (Graduate Environmental Scientist). The timing of the survey was planned to coincide with peak flowering time to allow for the most comprehensive survey of native flora.

The survey area was traversed on foot through areas of native vegetation and cleared pasture. Any observed flora species were recorded, and their significance was assessed. Where necessary, significance was determined in accordance with the TSP Act and the EPBC Act

## 3.4 Nomenclature and Assessment of Significance

All plants were identified in accordance with *A Census of the Vascular Plants of Tasmania*[8]. Flora and fauna conservation significance was determined in accordance with the TSP Act and the EPBC Act.

[8] Baker & de Salas 2021

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# 4. Results

## 4.1 Desktop Assessment

The results of the NVA (Appendix C) and PMST (Appendix D) report indicated a combined total of 73 flora species listed as threatened under State or Commonwealth legislation have been recorded within a 5km radius of the survey area. Of these species, 30 were considered to have the potential to occur within the survey area based on their known suitable habitat and location, vegetation and topography of the site.

The nearest recorded threatened species were blue grasslilly (*Caesia calliantha*) and blue pincushion (*Brunonia australis*), located more than 300 meters from the survey area. All potential flora species were recorded for reference in the field survey. The results of the desktop assessment for flora species is provided in Appendix C.

## 4.2 Field Survey

During the survey, a total of 35 native flora species were identified during the field surveys. No native flora species listed as threatened on the TSP Act and/or the EPBC Act were detected from within the survey area.

A total of 49 introduced species were recorded during the field surveys. Three Weeds of National Significance (WoNS) were recorded within the survey area: Blackberry (R*ubus fruiticosus), Gorse weed* (*Ulex europaeus*) and Scotch broom (*Cytisus scoparius*) and in some areas these species were observed in a blanket or dense coverage. As per the Tasmanian *Weed Management Act 1999,* three declared weeds and five non-declared weed species were identified during the surveys. A complete species list is provided in Appendix A.

# 5. Discussion

No flora species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSP) and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 199*9 (EPBC) were identified during the field survey.

Threatened flora listed under the Tasmanian TSP Act are managed under Section 51, whereby the 'take' without a permit is listed as an offence. Under the Commonwealth EPBC Act, an action will require approval from the minister if the action has, will have, or is likely to have, a significant impact on a Matter of National Environmental Significance (MNES). In this case, no threatened flora or fauna species were recorded, and as such, no additional approvals are required in regard to threatened flora.

As per section 4.2, many invasive flora species were identified within the survey area, indicating the heavily modified condition of the majority of the survey area. The limited abundance and heavily modified condition of the native flora is likely the result of historic and current agricultural activities including grazing, tree removal and the introduction of non-native pasture grasses. The remnant patches of vegetation, containing a number of native tree, shrub and herb species, most likely represent areas where grazing has been less intense due to slope, terrain (e.g. presence of large rocks in surface material) or other limiting factors.

# 6. Conclusion & Recommendations

Due to the high number and extensive coverage of weeds, including three Weeds of National Significance, all invasive flora species from the survey area should be managed to reduce the propagation of invasive flora throughout the survey area. To support any future development at the survey area, a Weed Hygiene and Management Plan (WHMP) should be developed and implemented to reduce the spread and limit further invasion of invasive flora.

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To avoid further introduction of weed species all vegetation clearing should be conducted in accordance with best practice flora hygiene measures so as to ensure the reduction in the spread of invasive flora species.

No additional approvals are expected in relation to threatened flora.

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# Appendices

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# Appendix A

## Flora Species List

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# **Appendix A** – Flora list

*Table 1 Summary of project details*

| Job Number | 12552740 | |
|---|---|---|
| Project | Affordable Housing – Techno Park, Kings Meadows | |
| Client | Communities Tasmania | |
| Site | Techno Park Drive, Kings Meadows | |
| Grid Reference | Midpoint of the survey area at approximately GDA94 513354E 5408447N | |
| Surveyed By | Mickey Dwyer, Environmental Scientist, GHD Hobart<br>Hamish Dore, Graduate Environmental Scientist | |
| Date of Survey | 6th December 2022 | |
| Plant Collection Permit No. | N/A | |
| Key: | | |
| | STATE LEGISLATION | |
| r | | rare – Tasmanian TSP Act |
| v | | vulnerable – Tasmanian TSP Act |
| e | | endangered – Tasmanian TSP Act |
| | COMMONWEALTH LEGISLATION | |
| VU | | vulnerable – Commonwealth EPBC Act |
| EN | | endangered – Commonwealth EPBC Act |
| CR | | critically endangered – Commonwealth EPBC Act |
| | Introduced Species | |
| i | | introduced |
| P | | planted |
| D | | declared weed – Tasmanian *Weed Management Act 1999* |
| N-D | | non-declared weed – DPIPWE non-declared weed index |
| W | | Weed of National Significance (WoNS) |

*Table 2 Vascular flora recorded within the survey area*

| Status | Species Name | Common Name |
|---|---|---|
| **Native Species** | | |
| | *Acacia dealbata* | silver wattle |
| | *Acacia mearnsii* | black wattle |
| | *Acacia melanoxylon* | blackwood |
| | *Acaena echinata* | sheeps burr |

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| Status | Species Name | Common Name |
|---|---|---|
| | *Acaena novae-zelandiae* | common buzzy |
| | *Allocasaurina littoralis* | black sheoak |
| | *Arthropodium strictum* | Chocolate lilly |
| | *Astroloma humifusum* | native cranberry |
| | *Asperula conferta* | woodruff |
| | *Austrodanthonia sp.* | wallaby grass |
| | *Austrostipa sp.* | spear grass |
| | *Banksia marginata* | silver banksia |
| | *Bursaria spinosa* | prickly box |
| | *Carex apressa* | tall sedge |
| | *Dianella revoluta* | Blue flax-lilly |
| | *Eucalyptus amygdalina* | black peppermint |
| P | *Eucalyptus globulus* | blue gum |
| | *Eucalyptus ovata* | black gum |
| | *Eucalyptus viminalis* | white gum |
| | *Exocarpus cupressiformis* | native cherry |
| | *Hypoxis hygrometrica* | Golden weather grass |
| | *Juncus sp.* | rush (broad leaf) |
| | *Juncus sp.* | rush (narrow leaf) |
| | *Leptorhynchos squamatus* | Scaly button |
| | *Lomandra longifolia* | sagg |
| | *Lythrum hyssopifolia* | Lesser loosestrife |
| | *Microtis unifolia* | Common onion-orchid |
| | *Oxalis perennans* | grassland woodsorrel |
| | *Pimelea humilis* | Common rice-flower |
| | *Pteridium esculentum* | bracken |
| P | *Poa labillardierei* | common tussock-grass |
| | *Rumex dumosus* | wiry dock |
| | *Styphelia adscendens* | golden heath |
| | *Thelymitra sp.* | Sun orchid |
| | *Themeda triandra* | kangaroo grass |
| **Introduced Species** | | |
| i | *Agapanthus praecox* | Agapanthus |
| i | *Agrostis capillaris* | browntop bent |
| i | *Allium triquetrum* | three-cornered garlic |
| i | *Anthoxanthum odoratum* | sweet vernal grass |

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| Status | Species Name | Common Name |
|---|---|---|
| i,n-d | *Arctotheca calenula* | capeweed |
| i | *Avena sp.* | wild oats |
| i | *Briza maxima* | quaking grass |
| i | *Briza minor* | shivery grass |
| i | *Bromus willdenowii* | prairie grass |
| i,n-d | *Cirsium vulgare* | spear thistle |
| i | *Cotoneaster glaucophullus* | large-leaf cotoneaster |
| i | *Crataegs monogyna* | hawthorn |
| i | *Cynosurus echinatus* | dogs tail grass |
| i,d,w | *Cytisus scoparius* | Scotch broom |
| i | *Dactylis glomerata* | cocksfoot |
| i | *Epilobium ciliatum* | glandular willow herb |
| i | *Eucalyptus botryoides* | southern mahogany |
| i | *Fumaria muralis* | fumitory |
| i | *Galium aparine* | cleavers |
| i | *Hedera helix* | English ivy |
| i | *Holcus lanatus* | Yorkshire fog grass |
| i | *Hypochaeris radicata* | rough cat's-ears |
| i | *Hypochaeris sp.* | cat's-ears |
| i | *Juncus bufonius* | toad rush |
| i | *Malva nicaeensis* | mallow |
| i | *Myosotis spp.* | forget-me-not |
| i | *Onopordum acanthium* | Scotch thistle |
| i | *Osteospermum fruticosum* | white African daisy |
| i | *Phalaris aquatica* | phalaris |
| i | *Pinus radiata* | radiata pine |
| i | *Plantago coronopus* | buck's horn plantain |
| i | *Plantago lanceolata* | ribwort |
| i | *Poa annua* | winter grass |
| i | *Prunus cerasifera* | cherry plum |
| i | *Ranunculus repens* | creeping buttercup |
| i | *Romulea rosea* | onion grass |
| i,d,w | *Rubus fruiticosus* | blackberry |
| i,n-d | *Rumex acetosella* | sheep sorrel |
| i,n-d | *Rumex obtusfolius* | broadleaf dock |
| i,n-d | *Silybum marianum* | variegated thistle |

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| Status | Species Name | Common Name |
|---|---|---|
| i | *Solanum nigrum* | black nightshade |
| i | *Sonchus hydrophyllus* | sow thistle |
| i | *Spergularia rubra* | red sand spurrey |
| i | *Stellaria media* | chickweed |
| i | *Taraxacum officinale* | dandelion |
| i | *Trifolium sp.* | clover |
| i,d,w | *Ulex europaeus* | gorse |
| i | *Vicia sativa* | common vetch |
| i | *Viola odorata* | English violet |

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# Appendix B

## Survey Maps

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1:3800 @ A4

0 30 60 90 120 m

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 55

N

**LEGEND**

Survey Area

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Department of Communities Tasmania
Affordable Housing – Techno Park
Targeted Flora Survey

Project No. 12552740
Revision No. A
Date: 14/12/2022

Survey Area

Figure 1

\\ghdnet\ghd\AU\hobart\Projects\32\12552740\GIS\Maps\PDF\Natural Values\12552740_Survey Area_A4L_RevA

2 Salamanca Square, Hobart Tasmania 7000 Australia T 61 3 6210 0600 E hbamail@ghd.com W www.ghd.com

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Version/Date. Created by:mdwyer

# Appendix C

## Desktop Assessment Results

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*Table 3 Threatened flora known or predicted to occur within 5km of the survey area*

| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Acacia axillaris*<br>Midlands wattle | Vulnerable | Vulnerable | Most stands are associated with watercourses or soaks. However, midlands Acacia is not restricted to this type of environment and extends onto surrounding slopes, such as boulder scree above riparian zones. Unlikely - no suitable habitat present. |
| *Alternanthera denticulata*<br>lesser joyweed | Endangered | Not Listed | In Tasmania, the species typically occurs in grassy woodlands and dry sclerophyll forests dominated by black peppermint (*Eucalyptus amygdalina*) or less commonly white gum (*Eucalyptus viminalis*) or stringybark (*Eucalyptus obliqua*). Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes with elevations of between 10 and 350 metres. It is most commonly found on sandy and gravelly alluvial soils with a particular preference for ironstone gravels. Populations found on dolerite are usually small. Possible - some suitable habitat present, albeit in a highly modified and degraded condition. |
| *Aphelia gracilis*<br>slender fanwort | Rare | Not Listed | *Aphelia gracilis* inhabits damp sandy ground and wet places in the Midlands and north of the State. It may readily colonise sites after fire or other disturbance. Possible - some suitable habitat present |
| *Aphelia pumilio*<br>dwarf fanwort | Rare | Not Listed | *Aphelia pumilio* is found growing on damp flats, often with impeded drainage, or temporarily moist niches in rocky areas. The main vegetation types are lowland grassland (*Themeda triandra*) and dry sclerophyll forest and woodland dominated by *Eucalyptus viminalis, E. amygdalina* or *E. ovata.* Possible - E. amygdalina woodland present |
| *Asperula subsimplex*<br>water woodruff | Rare | Not Listed | *Asperula subsimplex* occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of dams). Unlikely - no suitable habitat present |
| *Barbarea australis*<br>native windcress/riverbed windcress | Endangered | Endangered | Known from 23 populations associated with 10 locations (rivers and creeks) extending from northern Tasmania to rivers flowing south from the Central Highlands. Native wintercress is found near river margins, creek beds and along flood channels in shallow alluvial silt on rock slabs, rocky ledges, or between large cobbles. Unlikely - no suitable habitat present. |
| *Bolboschoenus caldwellii*<br>sea clubsedge | Rare | Not Listed | *Bolboschoenus caldwellii* is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud. Highly unlikely - No suitable habitat present |
| *Boronia gunnii*<br>river boronia | Vulnerable | Vulnerable | Gunn's Boronia is known from two populations occurring in Tasmania's |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | Eastern Tiers. This species grows in a riparian habitat, occurring in the flood zone of rivers in rock crevices or in the shelter of boulders, and on a substrate of Jurassic dolerite. Unlikely - no suitable habitat. |
| *Brunonia australis* blue pincushion | Rare | Not Listed | In Tasmania, the species typically occurs in grassy woodlands and dry sclerophyll forests dominated by black peppermint (*Eucalyptus amygdalina*) or less commonly white gum (*Eucalyptus viminalis*) or stringybark (*Eucalyptus obliqua*). Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes with elevations of between 10 and 350 metres. It is most commonly found on sandy and gravelly alluvial soils with a particular preference for ironstone gravels. Populations found on dolerite are usually small. Possible - some suitable habitat present within the site, albeit highly modified and degraded. |
| *Caesia calliantha* blue grasslily | Rare | Not Listed | The species is found predominantly throughout the Midlands in grassland or grassy woodland habitat and has also been recorded from grassy roadsides. Unlikely - no suitable habitat present. |
| *Caladenia caudata* tailed spider-orchid | Vulnerable | Vulnerable | The species occurs in heathy and open eucalypt forest and woodland, often with sheoaks, and in heathland on sandy and loamy soils. It is most often found on sunny north-facing sites. Unlikely - no suitable habitat present. |
| *Caladenia filamentosa* daddy longlegs | Rare | Not Listed | *Caladenia filamentosa* occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils. Possible - some suitable habitat present, albeit in a highly modified and degraded condition. |
| *Caladenia patersonii* patersons spider-orchid | Vulnerable | Not Listed | *Caladenia patersonii* favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam. Unlikely - no suitable habitat present |
| *Caladenia tonellii* robust fingers | Endangered | Critically Endangered | The species occurs in *Eucalyptus amygdalina* dominated forest with a shrubby understorey on shallow clay loam and shallow gravelly loam over clay. Topography varies from flats to slopes up to about 80 m elevation. Possible - some suitable habitat exists, however in a highly modified and degraded condition. Was not identified during the field survey. |
| *Callitris oblonga subsp. oblonga* south esk pine | Vulnerable | Endangered | *Callitris oblonga* subsp. *oblonga* is restricted to riparian scrub and woodland in areas with low precipitation and usually sandy soil. Unlikely - no suitable habitat exists. |
| *Calocephalus lacteus* milky beautyheads | Rare | Not Listed | *Calocephalus lacteus* occurs in open, dry sites in lowland areas of eastern and |

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Version: 1, Version Date: 09/01/2026

| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | northern Tasmania and on lower altitudes of the Central Plateau. It requires bare ground for recruitment, and may benefit from disturbance. It is often found on roadsides and beside tracks. Possible - some suitable habitat present within the site, albeit highly modified and degraded. |
| *Calystegia sepium* subsp. *sepium*<br>swamp bindweed | Rare | Not Listed | *Calystegia sepium* subsp. *sepium* has been recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in *Melaleuca ericifolia* swamp forest and amongst *Phragmites australis* swampland. Highly unlikely - no suitable habitat present within study area |
| *Carex longebrachiata*<br>drooping sedge | Rare | Not Listed | *Carex longebrachiata* grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by *Eucalyptus viminalis, E. ovata* or *E. rodwayi*. Possible - some suitable habitat present within the site, albeit highly modified and degraded. |
| *Chiloglottis trapeziformis*<br>broadlip bird-orchid | Endangered | Not Listed | *Chiloglottis trapeziformis* is known from near Wynyard on sandy soil in damp sclerophyll forest. There is a historical record from dry open forest near Legana. It has also been recorded from *Leptospermum* (teatree) and *Allocasuarina* (sheoak) scrub on sandy humus overlying granite on Great Dog Island (Furneaux group). Unlikely - given the highly modified and degraded condition of the site. |
| *Colobanthus curtisiae*<br>Curtis' colobanth | Rare | Vulnerable | It is a grassland to grassy woodland plant, often found on rocky knolls, and can be found in areas subject to a wide variety of environmental conditions. The species responds to some disturbance. Possible - some suitable habitat present |
| *Corunastylis nuda*<br>tiny midge-orchid | Rare | Not Listed | *Corunastylis nuda* occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest. Possible - some suitable habitat present within the site, albeit highly modified and degraded. |
| *Cryptandra amara*<br>pretty pearlflower | Endangered | Not Listed | *Cryptandra amara* grows in some of the driest areas of the State and is typically associated with fertile rocky substrates (e.g. basalt). Its habitat ranges from near-riparian rockplates to grasslands or grassy woodlands. Possible - some suitable habitat present within the site, albeit highly modified and degraded. |
| *Damasonium minus*<br>starfruit | Rare | Not Listed | *Damasonium minus* occupies swampy habitat and farm dams and prefers slow-flowing or stationary water. Highly unlikely - no suitable habitat present |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Dianella amoena*<br>mattex flax-lilly | Rare | Endangered | In Tasmania, the species occurs mainly in the Midlands, where it grows in native grasslands and grassy woodlands. Unlikely - given the highly modified and degraded condition of the site. |
| *Diuris palustris*<br>swamp doubletail | Endangered | Not Listed | *Diuris palustris* occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with *Leptospermum* (teatree) and *Melaleuca* (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter. Unlikely - no suitable habitat present |
| *Epacris exserta*<br>south esk heath | Endangered | Endangered | *Epacris exserta* occurs along the lower reaches of three rivers: the South Esk, North Esk and Supply Rivers. It is a strictly riparian species that occurs in areas subject to periodic inundation. It grows on alluvium amongst Jurassic dolerite boulders within dense riparian scrub, or occasionally in open rocky sites and has been recorded from 10 to 310 m above sea level. Highly unlikely - no suitable habitat present. |
| *Epilobium pallidiflorum*<br>showy willowherb | Rare | Not Listed | *Epilobium pallidiflorum* occurs in wet places (e.g. natural wetlands amongst forest, margins of *Melaleuca ericifolia* swamp forest, scrubby-sedgy *E. ovata* woodland on heavy soils, etc.) mostly in the north and north-west of the State. Unlikley - no suitable habitat present |
| *Euphrasia collina* subsp. *Deflexifolia*<br>eastern eyebright | Rare | Not Listed | *Euphrasia collina subsp. deflexifolia* occurs in open woodland or heath, often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring. Unlikely - no suitable habitat present |
| *Euphrasia scabra*<br>yellow eyebright | Endangered | Not Listed | *Euphrasia scabra* occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks. Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart. However, it is considered to be extinct from many of these sites, and populations are low and transient in areas (Eastern Tiers and Hobart) with the greatest probability of still supporting the species. Unlikely - no suitable habitat present |
| *Glycine latrobeana*<br>clover glycine | Vulnerable | Vulnerable | In Tasmania, *Glycine latrobeana* occurs in dry sclerophyll forest, native grassland and woodland, usually on flat sites with loose, sandy soil. Unlikely - no suitable habitat present. |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Gynatrix pulchella*<br>fragrant hempbush | Rare | Not Listed | *Gynatrix pulchella* occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State. Unikely - no suitable habitat present |
| *Haloragis heterophylla*<br>variable raspwort | Rare | Not Listed | *Haloragis heterophylla* occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of *Themeda triandra* (kangaroo grass). It also occurs in grassy/sedgy *Eucalyptus ovata* forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Hovea tasmanica*<br>rockfield purplepea | Rare | Not Listed | *Hovea tasmanica* occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub. Unikely - no suitable habitat present |
| *Hypolepis muelleri*<br>harsh groundfern | Rare | Not Listed | *Hypolepis muelleri* occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120 m elevation in northern Tasmania (including King and Flinders islands). It has also been recorded from forest dominated by *Acacia melanoxylon* (blackwood), *Melaleuca* (paperbark) or *Eucalyptus* species. Unlikley - no suitable habitat present |
| *Lepidium hyssopifolium*<br>basalt pepper-cress | Endangered | Endangered | The native habitat of *Lepidium hyssopifolium* is the growth suppression zone beneath large trees in grassy woodlands and grasslands. In Tasmania, the species is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania at an altitude of 40 to 500 metres in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. Possible - some suitable habitat present, although large areas of the site are sloped. |
| *Leucochrysum albicans* subsp. *tricolor*<br>hoary sunray, grassland pepper-daisy | Endangered | Endangered | In Tasmania, *Leucochrysum albicans subsp. tricolor* occurs in the west and on the Central Plateau and the Midlands, mostly on basalt soils. This species would have originally occupied *Eucalyptus pauciflora* (cabbage gum) woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland. Unlikely - no suitable habitat present. |
| *Leucopogon virgatus* var. *brevifolius*<br>shortleaf beardheath | Rare | Not Listed | *Leucopogon virgatus* var. *brevifolius* occurs mainly on low undulating terrain in the drier parts of the State (e.g. Northern Midlands) in heathy forest and woodland extending to open grassland and grassy woodland in |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | disturbed habitats, often associated with rock outcrops (e.g. sandstone patches). Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Lythrum salicaria* purple loosestrife | Vulnerable | Not Listed | *Lythrum salicaria* inhabits swamps, stream banks and rivers mainly in the north and northeast of the State. It can also occur between gaps in *Melaleuca ericifolia* forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation, some occurrences may not be native. Unlinkely - no suitable habitat present |
| *Mentha australis* river mint | Endangered | Not Listed | *Mentha australis* is known from riparian habitats along the lower reaches of the South Esk River, Lake Trevallyn and the Rubicon River, where it occurs along the rocky (dolerite) margins of rivers and lakes. Unlikely - no suitable habitat present |
| *Parietaria debilis* shade pellitory | Rare | Not Listed | *Parietaria debilis* occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies. Unlikley - no suitable habitat present |
| *Persicaria decipiens* slender waterpepper | Vulnerable | Not Listed | *Persicaria decipiens* occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams. Unlikely - no suitable habitat present |
| *Persicaria subsessilis* bristly waterpepper | Endangered | Not Listed | *Persicaria subsessilis* is found in a variety of habitats, including rocky (dolerite) river margins, disturbed *Melaleuca ericifolia* (coast paperbark) swamp forest and lagoon margins, *Cyperus lucidus* (leafy flatsedge) sedgeland and within openings in riparian scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn Dam, and the West Tamar near Launceston. Unlikely - suitable habitat not present |
| *Pimelea flava* subsp. *flava* yellow riceflower | Rare | Not Listed | *Pimelea flava* subsp. *flava* occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Poa mollis* soft tussockgrass | Rare | Not Listed | *Poa mollis* is relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by *Eucalyptus amygdalina, E. viminalis* or *Allocasuarina verticillata*). Sites are often steep and rocky (e.g. Cataract Gorge). Possible - suitable habitat present within the site, albeit highly modified and degraded. |

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Version: 1, Version Date: 09/01/2026

| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Pomaderris intermedia* lemon dogwood | Rare | Not Listed | *Pomaderris intermedia* occurs in heathland and heathy woodland on eastern Bass Strait islands but extends to mainly dry sclerophyll forest on mainland Tasmania, most often associated with rock outcrops (dolerite), riparian areas and open forest. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Prasophyllum robustum* robust leek-orchid | Endangered | Critically Endangered | *Prasophyllum robustum* is now known only from one small site in grassy and shrubby *Eucalyptus amygdalina* forest on well-drained brown loam derived from basalt. Unlikely - some suitable habitat present, but unlikely given the highly degraded and modified condition. |
| *Prostanthera cuneata* alpine mintbush | Extinct | Not Listed | On the mainland *Prostanthera cuneata* occurs in the alpine and subalpine heaths of Victoria and New South Wales. Apart from planted specimens, this species appears to be extinct in Tasmania, but was collected from a lowland site (but flood debris in the sample suggests it could have been washed down from higher elevations). Unlikely - no suitable habitat present |
| *Prostanthera rotundifolia* roundleaf mintbush | Vulnerable | Not Listed | *Prostanthera rotundifolia* mainly occurs along flood-prone rocky riverbeds as a component of the dense riparian shrubbery but also extends to adjacent rocky slopes. Unlikley - no suitable habitat present |
| *Pterostylis commutata* midland greenhood | Endangered | Critically Endangered | *Pterostylis commutata* is restricted to Tasmania's Midlands, where it occurs in native grassland and *Eucalyptus pauciflora* grassy woodland on well-drained sandy soils and basalt loams. Unlikely - no suitable habitat present. |
| *Pterostylis grandiflora* superb greenhood | Rare | Not Listed | *Pterostylis grandiflora* occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal *Allocasuarina* (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests. Unlikely - no suitable habitat present |
| *Pterostylis ziegeleri* grassland greenhood | Vulnerable | Vulnerable | *Pterostylis ziegeleri* is restricted to the east and north of Tasmania. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in *Themeda triandra* native grassland or grassy woodland on well-drained clay loams derived from basalt. Unlikely - no suitable habitat present. |
| *Pultenaea prostrata* silky bushpea | Vulnerable | Not Listed | Pultenaea prostrata occurs in grassy woodlands or grasslands, mostly on Tertiary basalt or Quaternary alluvium. Possible - suitable habitat present within the site, albeit highly modified and degraded. |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| *Ranunculus pumilio* var. *pumilio*<br>ferny buttercup | Rare | Not Listed | *Ranunculus pumilio* var. *pumilio* occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m above sea level. Unlikely - no suitable habitat present |
| *Schenkia australis*<br>spike centaury | Rare | Not Listed | *Schenkia australis* has been recorded from rainforest, wet sclerophyll forest, dry sclerophyll forest and heathland in the east and north of the State. It has also been recorded from forest sites which were cleared for pasture. Several recent sites are from windswept coastal heathland/scrub. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Schoenoplectus tabernaemontani*<br>river clubsedge | Rare | Not Listed | *Schoenoplectus tabernaemontani* inhabits the margins of lagoons on King Island, Flinders Island and on some riverbanks in the Midlands, with an outlying population in western Tasmania and historical records elsewhere. Unlikley - no suitable habitat present |
| *Scleranthus fasciculatus*<br>spreading knawel | Vulnerable | Not Listed | *Scleranthus fasciculatus* is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is *Poa* grassland/grassy woodland. *Scleranthus fasciculatus* appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Scutellaria humilis*<br>dwarf skullcap | Rare | Not Listed | *Scutellaria humilis* is found in moist, shady places in the north-east and south-east of the State. Recent sites have been associated with rocky slopes and rises. Unlikley - no suitable habitat present |
| *Senecio campylocarpus*<br>bulging fireweed | Vulnerable | Not Listed | *Senecio campylocarpus* occurs on grassy margins of permanent rivers in the Midlands and on broad floodplains. Unlikely - no suitable habitat present |
| *Senecio macrocarpus*<br>largefruit fireweed | Extinct | Vulnerable | *Senecio macrocarpus* is presumed extinct in Tasmania, having been collected from the north of the State including the South Esk River. In Victoria, the species occurs in basalt grasslands and grassy woodlands. Highly unlikely - presumed extinct. |
| *Senecio psilocarpus*<br>swamp fireweed | Endangered | Vulnerable | Species occurs in swampy habitats including broad valley floors associated with the Midlands river systems (Cressy area), edges of farm dams amongst low-lying grazing/cropping ground (Forth area), herb-rich native grassland in a broad swale between stable sand dunes (Nook Swamps, King Island), adjacent to wetlands in native grassland (Mount William), herbaceous marshland (Dukes Marshes), |

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|---|---|---|---|
| | | | and low-lying lagoon systems (Flinders Island). Unlikely - no suitable habitat. |
| *Senecio squarrosus* leafy fireweed | Rare | Not Listed | *Senecio squarrosus* occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. Unlikely - any suitable habitat has been highly modified and degraded. |
| *Siloxerus multiflorus* small wrinklewort | Rare | Not Listed | *Siloxerus multiflorus* occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Spyridium vexilliferum* var. *vexilliferum* helicopter bush | Rare | Not Listed | *Spyridium vexilliferum* occurs in a range of vegetation types, including sandy heaths, rock plates and dry sclerophyll forest and woodland (mainly dominated by *Eucalyptus amygdalina*). It is found on a range of substrates (e.g. mudstone, granite, laterite gravels) from near-coastal areas in the east, north and west of the State, to the Midlands and lower Derwent Valley. It is most abundant in open or disturbed areas, as it can proliferate from soil-stored seed after disturbance. Possible - *E. amygdalina* woodland present |
| *Tetratheca ciliata* northern pinkbells | Rare | Not Listed | *Tetratheca ciliata* occurs from near-coastal areas in the State's north at elevations below 70 m, ranging from Rocky Cape in the west to Tomahawk/Boobyalla in the east, and an outlying site near Liffey about 60 km inland and 320 m above sea level. It has been recorded from heathlands and heathy woodlands on sandy well-drained soils, the woodland dominated by *Eucalyptus amygdalina*. Possible - *E. amygdalina* woodland on sandy soil present |
| *Teucrium corymbosum* forest germander | Rare | Not Listed | *Teucrium corymbosum* occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and *Allocasuarina* (sheoak) woodland, riparian flats and forest. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Triptilodiscus pygmaeus* dwarf sunray | Vulnerable | Not Listed | *Triptilodiscus pygmaeus* grows within grasslands, grassy woodlands or rockplates, with the underlying substrate being mostly Tertiary basalt or Jurassic dolerite. The elevation range of recorded sites in Tasmania is 30-470 m above sea level, with an annual rainfall of about 450-600 mm. The species occurs within native grassland dominated by *Themeda triandra* |

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| Species | Tasmanian Status - TSP Act | Commonwealth Status – EPBC Act | Brief habitat description & Likelihood of occurrence within survey area |
|---|---|---|---|
| | | | (kangaroo grass). Possible - *Themeda triandra* grasslands present |
| *Velleia paradoxa* spur velleia | Vulnerable | Not Listed | *Velleia paradoxa* is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m above sea level at sites with an annual rainfall range of 450-750 mm. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Veronica plebeia* trailing speedwell | Rare | Not Listed | *Veronica plebeia* typically occurs in dry to damp sclerophyll forest dominated by *Eucalyptus amygdalina* on dolerite or Tertiary sediments, but can also occur in *Eucalyptus ovata* grassy woodland/forest and *Melaleuca ericifolia* swamp forest. Possible - *Eucalptus amigdalina* woodland on tertiary sediment present |
| *Vittadinia gracilis* woolly new-holland-daisy | Rare | Not Listed | *Vittadinia gracilis* occurs in native grassland and grassy woodland. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Vittadinia muelleri* (broad sense) narrow leaf new holland daisy | Rare | Not Listed | *Vittadinia muelleri* occurs in native grassland and grassy woodland. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Westringia angustifolia* narrowleaf westringia | Rare | Not Listed | *Westringia angustifolia* occurs mainly in mid elevations, always on dolerite (but can be close to dolerite-sediment contact zones), in dry to wet sclerophyll forest on broad ridges, slopes and dense riparian shrubberies. Possible - suitable habitat present within the site, albeit highly modified and degraded. |
| *Xanthorrhoea arenaria* sand grasstree | Vulnerable | Vulnerable | *Xanthorrhoea arenaria* is restricted to coastal areas from Bridport in the north-east to Coles Bay on the East Coast, where it occurs in coastal sandy heath. Highly unlikely - no suitbable habitat present. |
| *Xerochrysum palustre* swamp everlasting, swamp pepper daisy | Vulnerable | Vulnerable | Within Tasmania, *Xerochrysum palustre* occurs in sedge- and rush-rich wetlands, grassy to sedgy wet heathlands and heathy open *Eucalyptus ovata* woodlands, *Eleocharis sphacelata* wetland, usually in sites inundated for part of the year. Highly unlikely - no suitable habitat present. |

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# Appendix D

## NVA Report

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Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 489

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

**Reference:** Techno Park Drive, Kings Meadow
**Requested For:** Dean Heinze (GHD)
**Report Type:** Summary Report
**Timestamp:** 09:58:55 AM Friday 28 May 2021

**Threatened Flora:** buffers Min: 500m Max: 5000m
**Threatened Fauna:** buffers Min: 500m Max: 5000m
**Raptors:** buffers Min: 500m Max: 5000m
**Tasmanian Weed Management Act Weeds:** buffers Min: 500m Max: 5000m
**Priority Weeds:** buffers Min: 500m Max: 5000m
**Geoconservation:** buffer 1000m
**Acid Sulfate Soils:** buffer 1000m
**TASVEG:** buffer 1000m
**Threatened Communities:** buffer 1000m
**Fire History:** buffer 1000m
**Tasmanian Reserve Estate:** buffer 1000m
**Biosecurity Risks:** buffer 1000m

The centroid for this query GDA94: **514384.0, 5408476.0** falls within:

**Property:** 1850082

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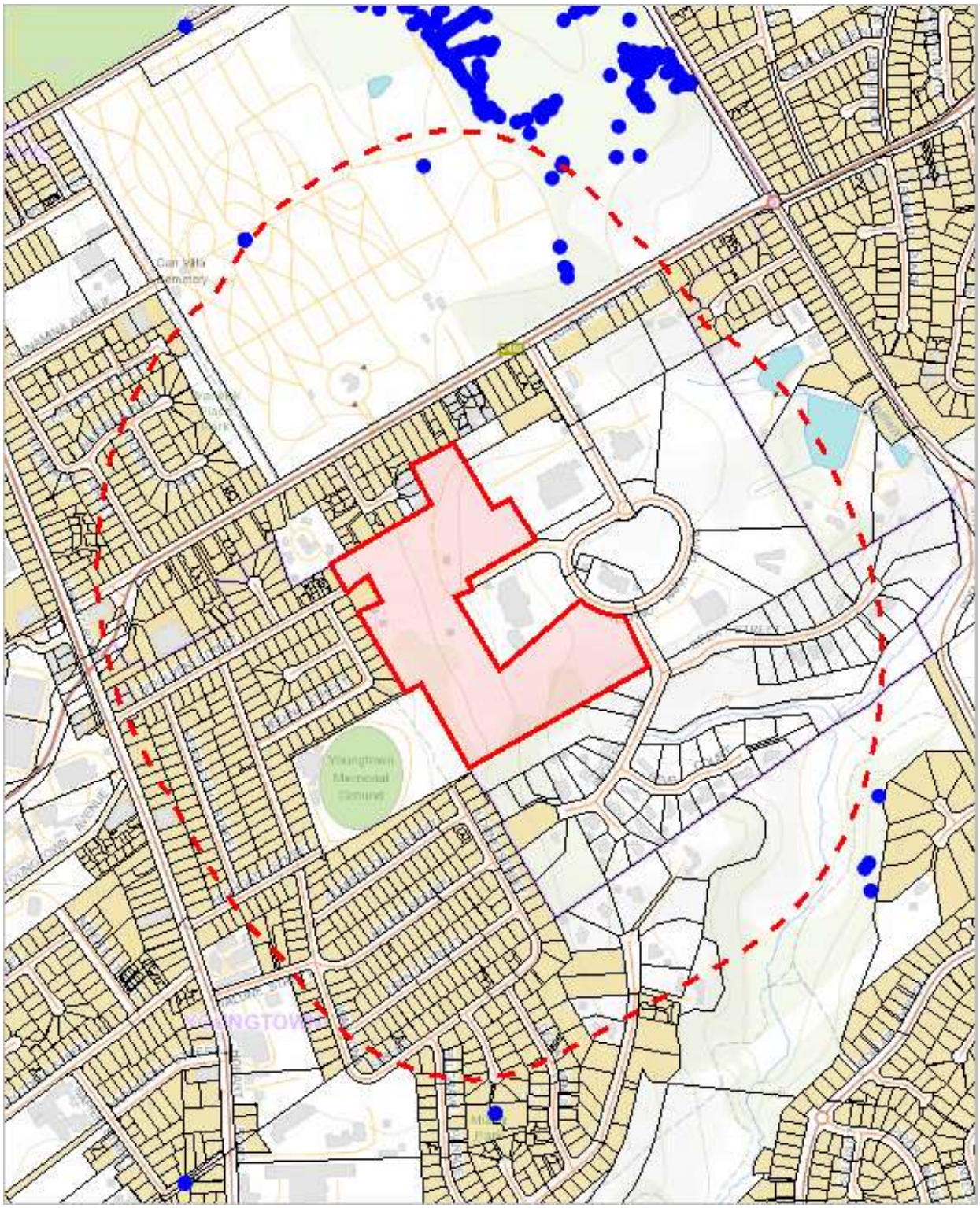
## Threatened flora within 500 metres

515188, 5409459



513622, 5407536

Please note that some layers may not display at all requested map scales

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## Threatened flora within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened flora within 500 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Brunonia australis | blue pincushion | r | | n | 12 | 19-Sep-2017 |
| Caesia calliantha | blue grasslily | r | | n | 1 | 14-Nov-2020 |
| Euphrasia collina subsp. deflexifolia | eastern eyebright | r | | e | 1 | 31-Aug-1892 |
| Senecio squarrosus | leafy fireweed | r | | n | 1 | 01-Oct-1943 |

## Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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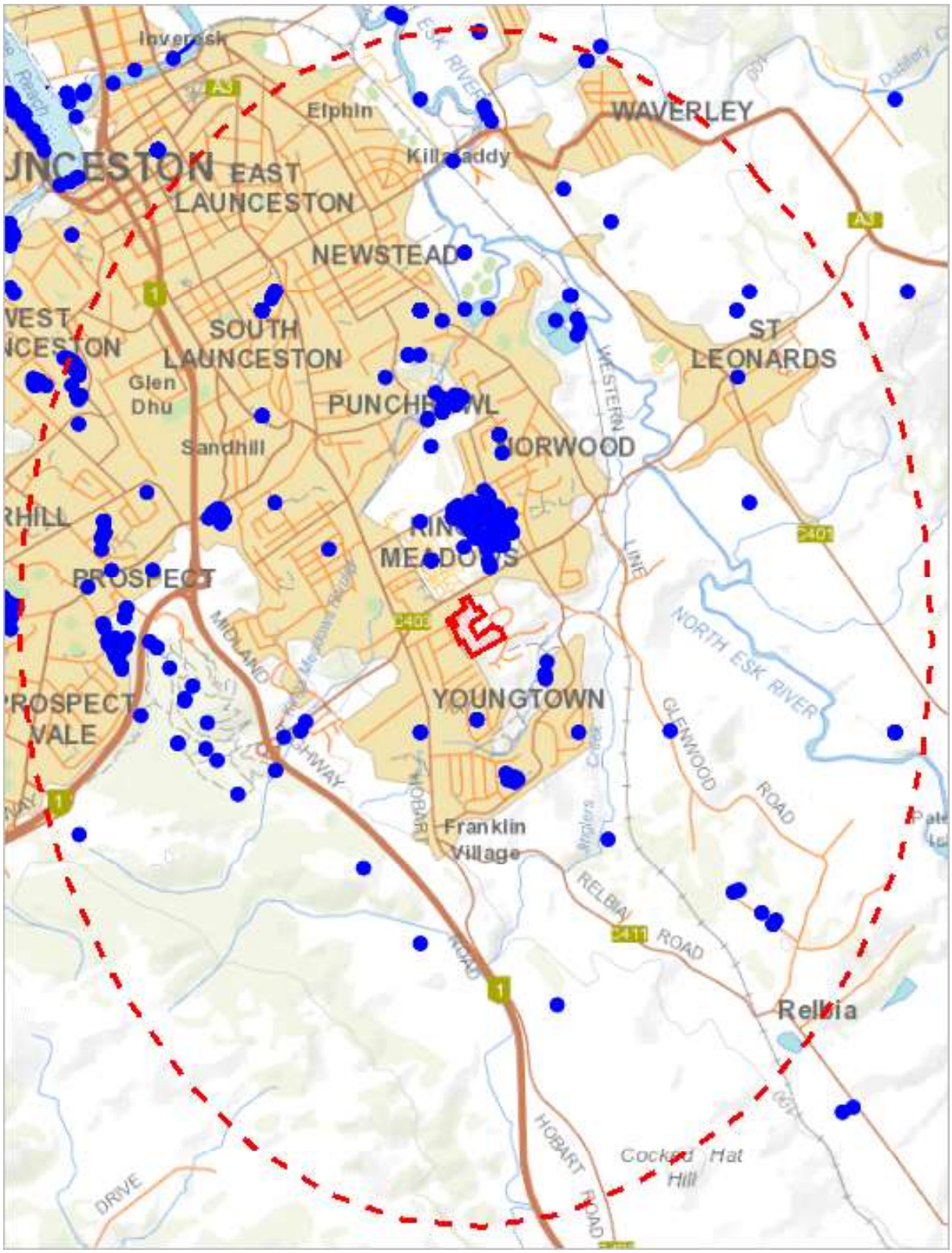
## Threatened flora within 5000 metres

518583, 5413961




510238, 5403031

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## Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened flora within 5000 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Alternanthera denticulata | lesser joyweed | e | | n | 18 | 30-Apr-2010 |
| Aphelia gracilis | slender fanwort | r | | n | 1 | 01-Oct-2004 |
| Aphelia pumilio | dwarf fanwort | r | | n | 5 | 12-Nov-2020 |
| Asperula subsimplex | water woodruff | r | | n | 1 | 30-Mar-2000 |
| Bolboschoenus caldwellii | sea clubsedge | r | | n | 17 | 10-Dec-2020 |
| Boronia gunnii | river boronia | v | VU | e | 2 | 14-Jan-1937 |
| Brunonia australis | blue pincushion | r | | n | 374 | 19-Oct-2020 |
| Caesia callantha | blue grasslily | r | | n | 97 | 06-Jan-2021 |
| Caladenia filamentosa | daddy longlegs | r | | n | 4 | 29-Oct-1893 |
| Caladenia patersonii | patersons spider-orchid | v | | n | 4 | 03-Oct-2007 |
| Caladenia tonellii | robust fingers | e | CR | e | 1 | 14-Nov-2017 |
| Callitris oblonga subsp. oblonga | south esk pine | v | EN | e | 1 | 11-Nov-1844 |
| Calocephalus lacteus | milky beautyheads | r | | n | 1 | 24-Dec-1844 |
| Calystegia sepium subsp. sepium | swamp bindweed | r | | n | 5 | 01-Jan-1912 |
| Carex longebrachiata | drooping sedge | r | | n | 3 | 01-Nov-1995 |
| Chiloglottis trapeziformis | broadlip bird-orchid | e | | n | 1 | 27-Oct-1974 |
| Corunastylis nuda | tiny midge-orchid | r | | n | 1 | 01-Mar-1945 |
| Cryptandra amara | pretty pearlflower | e | | n | 5 | 13-Sep-1979 |
| Damasonium minus | starfruit | r | | n | 1 | 10-Apr-2000 |
| Deyeuxia lawrencei | lawrences bentgrass | x | EX | e | 1 | 01-Jan-1831 |
| Diuris palustris | swamp doubletail | e | | n | 2 | 01-Oct-1942 |
| Epacris exserta | south esk heath | e | PEN | e | 11 | 20-Jan-2010 |
| Epilobium pallidiflorum | showy willowherb | r- | | n | 2 | 01-Nov-1892 |
| Euphrasia collina subsp. deflexifolia | eastern eyebright | r | | e | 1 | 31-Aug-1892 |
| Euphrasia scabra | yellow eyebright | e | | n | 2 | 21-Nov-1887 |
| Gynatrix pulchella | fragrant hempbush | r | | n | 1 | 01-Oct-1994 |
| Haloragis heterophylla | variable raspwort | r | | n | 3 | 16-Oct-2013 |
| Hovea tasmanica | rockfield purplepea | r | | e | 5 | 13-Nov-2020 |
| Hypolepis muelleri | harsh groundfern | r | | n | 1 | 10-Mar-1981 |
| Leucopogon virgatus var. brevifolius | shortleaf beardheath | r | | n | 1 | 14-Oct-2013 |
| Lythrum salicaria | purple loosestrife | v | | n | 15 | 15-Apr-2010 |
| Mentha australis | river mint | e | | n | 9 | 15-Apr-2010 |
| Parietaria debilis | shade pellitory | r | | n | 2 | 01-Jan-1896 |
| Persicaria decipiens | slender waterpepper | v | | n | 13 | 30-Apr-2010 |
| Persicaria subsessilis | bristly waterpepper | e | | n | 16 | 15-Apr-2010 |
| Pimelea flava subsp. flava | yellow riceflower | r | | n | 2 | 19-Dec-1955 |
| Poa mollis | soft tussockgrass | r | | e | 99 | 23-Nov-2018 |
| Pomaderris intermedia | lemon dogwood | r | | n | 1 | 02-Apr-1950 |
| Prasophyllum robustum | robust leek-orchid | e | CR | e | 4 | 04-Nov-2020 |
| Prostanthera cuneata | alpine mintbush | x | | n | 1 | 03-Feb-1840 |
| Prostanthera rotundifolia | roundleaf mintbush | v | | n | 8 | 08-Oct-2009 |
| Pterostylis grandiflora | superb greenhood | r | | n | 2 | 01-Jun-1951 |
| Pterostylis ziegeleri | grassland greenhood | v | VU | e | 3 | 01-Jan-1889 |
| Pultenaea prostrata | silky bushpea | v | | n | 2 | 01-Nov-1984 |
| Ranunculus pumilio var. pumilio | ferny buttercup | r | | n | 2 | 01-Jan-2000 |
| Schenkia australis | spike centaury | r | | n | 1 | 01-Nov-1943 |
| Schoenoplectus tabernaemontani | river clubsedge | r | | n | 1 | 06-Jan-1894 |
| Scleranthus fasciculatus | spreading knawel | v | | n | 3 | 11-Sep-2017 |
| Scutellaria humilis | dwarf skullcap | r | | n | 1 | 28-Dec-1937 |
| Senecio campylocarpus | bulging fireweed | v | | n | 5 | 21-Mar-2011 |
| Senecio macrocarpus | largefruit fireweed | x | VU | n | 1 | 01-Jan-1837 |
| Senecio squarrosus | leafy fireweed | r | | n | 33 | 19-Oct-2020 |
| Siloxerus multiflorus | small wrinklewort | r | | n | 2 | 15-Oct-2007 |
| Spyridium vexilliferum var. vexilliferum | helicopter bush | r | | n | 3 | 27-Nov-1938 |
| Tetratheca ciliata | northern pinkbells | r | | n | 1 | 01-Jan-1896 |
| Teucrium corymbosum | forest germander | r | | n | 3 | 08-Dec-2011 |
| Triptilodiscus pygmaeus | dwarf sunray | v | | n | 2 | 20-Nov-2007 |
| Velleia paradoxa | spur velleia | v | | n | 4 | 01-Sep-1992 |
| Veronica plebeia | trailing speedwell | r | | n | 1 | 17-May-2011 |
| Vittadinia gracilis | [illegible]w-holland-daisy | r | | n | 2 | 01-Jan-1868 |
| Vittadinia muelleri (broad sense) | narrow leaf new holland daisy | p | | n | 1 | 24-Dec-1946 |
| Westringia angustifolia | narrowleaf westringia | r | | e | 1 | 20-Nov-2003 |

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## Threatened flora within 5000 metres

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Xerochrysum bicolor | eastcoast paperdaisy | r | | n | 2 | 19-Nov-1946 |

### Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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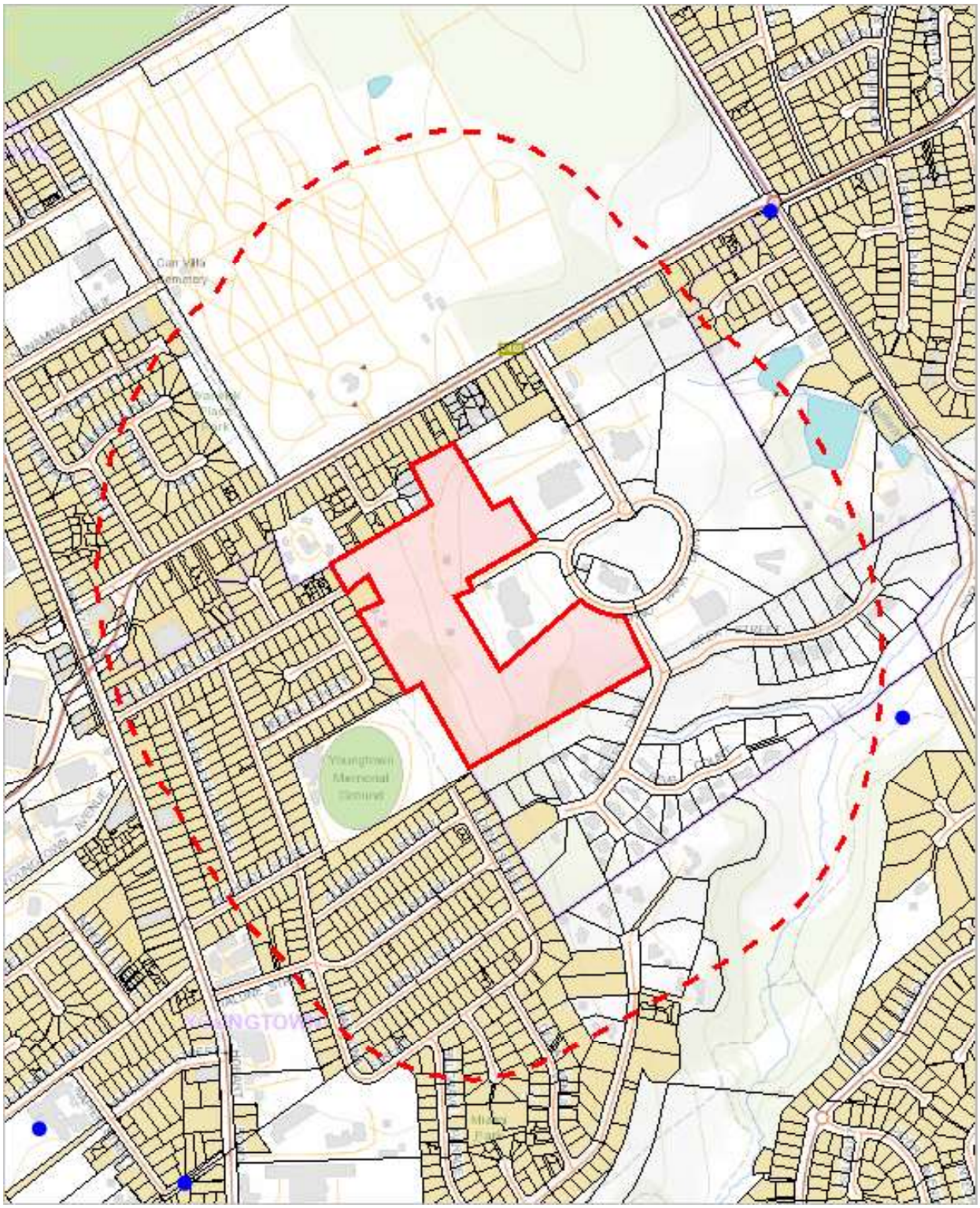
## Threatened fauna within 500 metres

515188, 5409459




513622, 5407536

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## Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened fauna within 500 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 26-Feb-2019 |

## Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres

(based on Range Boundaries)

| Species | Common Name | SS | NS | BO | Potential | Known | Core |
|---|---|---|---|---|---|---|---|
| Pasmaditta jungermanniae | Cataract Gorge Pinhead Snail | v | | e | 1 | 0 | 0 |
| Dasyurus maculatus subsp. maculatus | spotted-tail quoll | r | VU | n | 1 | 0 | 0 |
| Litoria raniformis | green and gold frog | v | VU | n | 1 | 0 | 1 |
| Prototroctes maraena | australian grayling | v | VU | ae | 1 | 0 | 0 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 0 | 0 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 0 | 1 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 1 | 0 | 0 |
| Limnodynastes peroni | striped marsh frog | e | | n | 1 | 0 | 0 |
| Catadromus lacordairei | Green-lined ground beetle | v | | n | 1 | 0 | 0 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | n | 1 | 0 | 0 |
| Perameles gunnii | eastern barred bandicoot | | VU | n | 1 | 0 | 1 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 1 | 0 | 0 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 0 | 0 | 1 |

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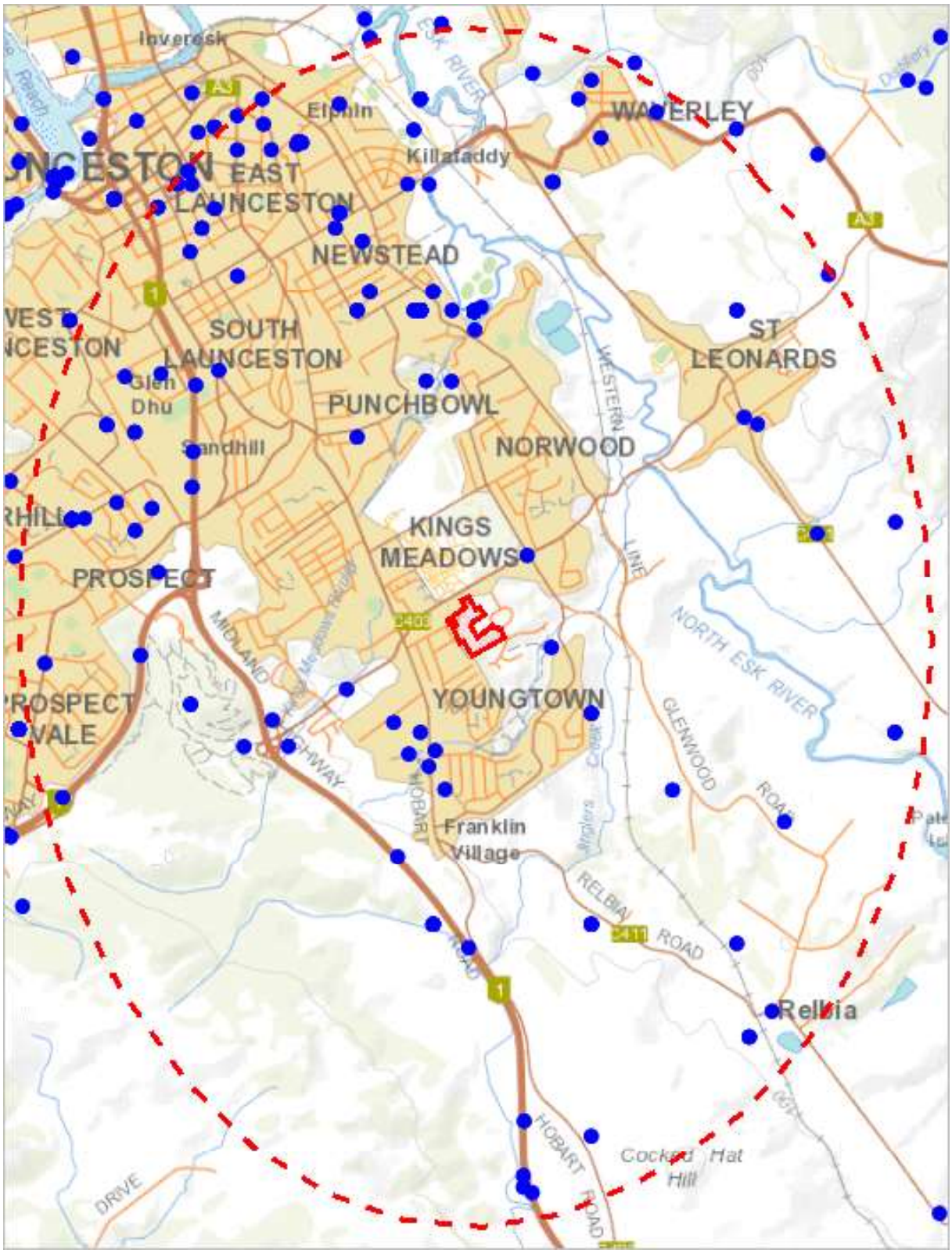
## Threatened fauna within 5000 metres

518583, 5413961




510238, 5403031

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## Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Threatened fauna within 5000 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Accipiter novaehollandiae | grey goshawk | e | | n | 41 | 09-May-2021 |
| Alcedo azurea subsp. diemenensis | azure kingfisher or azure kingfisher (tasmanian) | e | EN | e | 1 | 01-Jan-1910 |
| Aquila audax | wedge-tailed eagle | pe | PEN | n | 10 | 25-Jul-2017 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 7 | 22-Feb-2021 |
| Botaurus poiciloptilus | australasian bittern | | EN | n | 2 | 31-Mar-2010 |
| Dasyurus maculatus | spotted-tail quoll | r | VU | n | 5 | 18-Jan-2020 |
| Dasyurus maculatus subsp. maculatus | spotted-tail quoll | r | VU | n | 8 | 09-Nov-2019 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 9 | 07-Apr-2017 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 36 | 10-Sep-2018 |
| Hirundapus caudacutus | white-throated needletail | | VU | n | 12 | 07-Mar-2015 |
| Lathamus discolor | swift parrot | e | CR | mbe | 13 | 10-Sep-2011 |
| Litoria raniformis | green and gold frog | v | VU | n | 12 | 25-Sep-2020 |
| Oxyethira mienica | caddis fly (ouse river) | r | | e | 1 | 06-Jan-2001 |
| Pasmaditta jungermanniae | Cataract Gorge Pinhead Snail | v | | e | 3 | 05-Dec-1963 |
| Perameles gunnii | eastern barred bandicoot | | VU | n | 23 | 13-Aug-2020 |
| Perameles gunnii subsp. gunnii | eastern barred bandicoot | | VU | | 1 | 21-Mar-2015 |
| Prototroctes maraena | australian grayling | v | VU | ae | 3 | 02-Feb-1976 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 2 | 26-Feb-2019 |
| Pseudemoia rawlinsoni | glossy grass skink | r | | n | 1 | 19-Dec-1988 |
| Pteropus poliocephalus | grey-headed flying-fox | | VU | n | 1 | 05-May-2010 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 57 | 18-Feb-2019 |
| Thylacinus cynocephalus | thylacine | x | EX | ex | 2 | 02-Jun-1972 |
| Tyto novaehollandiae | masked owl | pe | PVU | n | 11 | 01-Dec-1999 |

## Unverified Records

No unverified records were found!

# Threatened fauna within 5000 metres

(based on Range Boundaries)

| Species | Common Name | SS | NS | BO | Potential | Known | Core |
|---|---|---|---|---|---|---|---|
| Pasmaditta jungermanniae | Cataract Gorge Pinhead Snail | v | | e | 1 | 1 | 0 |
| Dasyurus maculatus subsp. maculatus | spotted-tail quoll | r | VU | n | 1 | 0 | 0 |
| Litoria raniformis | green and gold frog | v | VU | n | 1 | 0 | 1 |
| Prototroctes maraena | australian grayling | v | VU | ae | 1 | 0 | 0 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 0 | 1 |
| Pseudemoia rawlinsoni | glossy grass skink | r | | n | 0 | 0 | 1 |
| Galaxias fontanus | swan galaxias | e | EN | e | 1 | 0 | 0 |
| Oxyethira mienica | caddis fly (ouse river) | r | | e | 1 | 0 | 0 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 0 | 1 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 2 | 0 | 0 |
| Limnodynastes peroni | striped marsh frog | e | | n | 1 | 0 | 0 |
| Migas plomleyi | Plomley's trapdoor spider or spider (cataract gorge) | e | | e | 1 | 0 | 0 |
| Beddomeia launcestonensis | hydrobiid snail (cataract gorge) | e | | eH | 0 | 1 | 0 |
| Catadromus lacordairei | Green-lined ground beetle | v | | n | 1 | 0 | 0 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | n | 1 | 0 | 0 |
| Perameles gunnii | eastern barred bandicoot | | VU | n | 1 | 0 | 1 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 1 | 0 | 0 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 0 | 0 | 1 |

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
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***** No Raptor nests or sightings found within 500 metres. *****

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## Raptor nests and sightings within 500 metres

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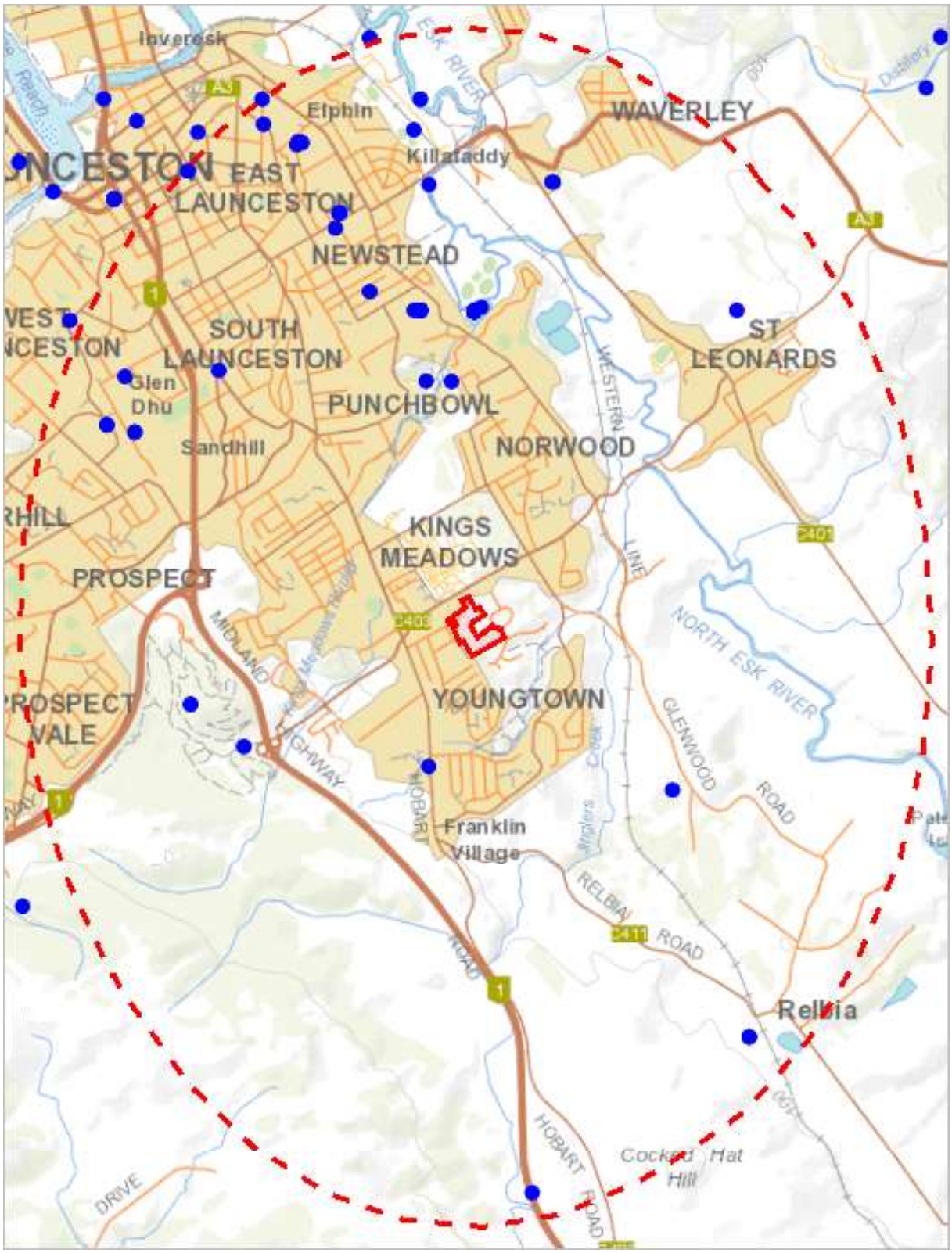
## Raptor nests and sightings within 5000 metres

518583, 5413961




510238, 5403031

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## Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Raptor nests and sightings within 5000 metres

## Verified Records

| Nest Id/Location Foreign Id | Species | Common Name | Obs Type | Observation Count | Last Recorded |
|---|---|---|---|---|---|
| 2845 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 1 | 22-Feb-2021 |
| | Accipiter novaehollandiae | grey goshawk | Carcass | 1 | 29-Jul-2008 |
| | Accipiter novaehollandiae | grey goshawk | HumanObservation | 1 | 09-May-2021 |
| | Accipiter novaehollandiae | grey goshawk | Image | 3 | 16-May-2020 |
| | Accipiter novaehollandiae | grey goshawk | NotRecorded | 31 | 15-Sep-2017 |
| | Accipiter novaehollandiae | grey goshawk | Sighting | 6 | 01-Aug-2020 |
| | Aquila audax | wedge-tailed eagle | Carcass | 1 | 06-Dec-2012 |
| | Aquila audax | wedge-tailed eagle | NotRecorded | 8 | 25-Jul-2017 |
| | Aquila audax | wedge-tailed eagle | Sighting | 1 | 06-Dec-2012 |
| | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Sighting | 6 | 20-Oct-2020 |
| | Falco peregrinus | peregrine falcon | NotRecorded | 5 | 04-Feb-2017 |
| | Haliaeetus leucogaster | white-bellied sea-eagle | NotRecorded | 32 | 04-Nov-2017 |
| | Haliaeetus leucogaster | white-bellied sea-eagle | Sighting | 4 | 10-Sep-2018 |
| | Tyto novaehollandiae | masked owl | NotRecorded | 5 | 15-Aug-1984 |
| | Tyto novaehollandiae | masked owl | Sighting | 6 | 01-Dec-1999 |

## Unverified Records

No unverified records were found!

# Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

| Species | Common Name | SS | NS | Potential | Known | Core |
|---|---|---|---|---|---|---|
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | 1 | 0 | 0 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | 2 | 0 | 0 |

For more information about raptor nests, please contact Threatened Species Enquiries.
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Email: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au
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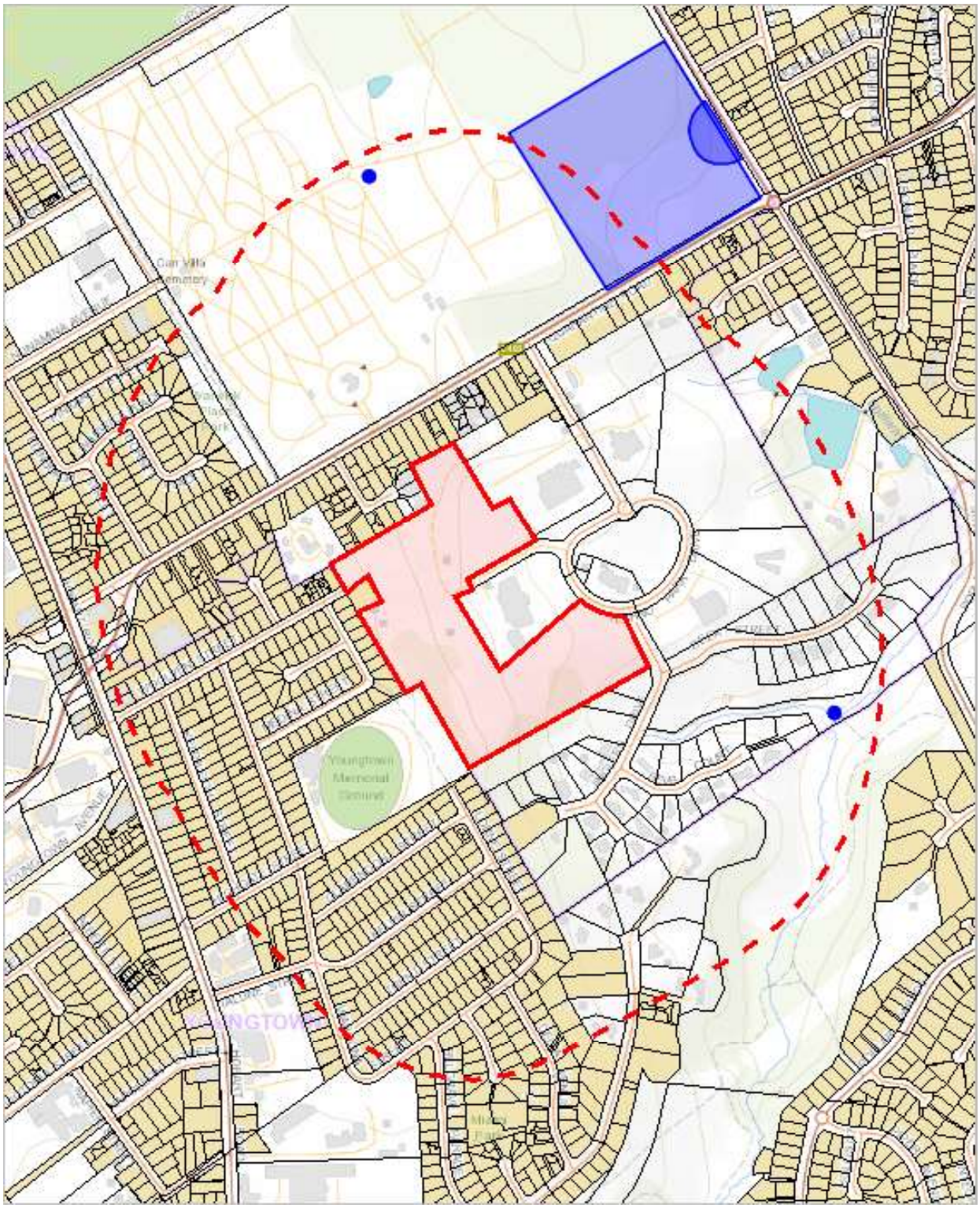
## Tas Management Act Weeds within 500 m

515188, 5409459




513622, 5407536

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## Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Tas Management Act Weeds within 500 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Chrysanthemoides monilifera subsp. monilifera | boneseed | 1 | 09-Oct-2007 |
| Cytisus scoparius | english broom | 1 | 01-Oct-1942 |
| Echium plantagineum | patersons curse | 1 | 04-Nov-2016 |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

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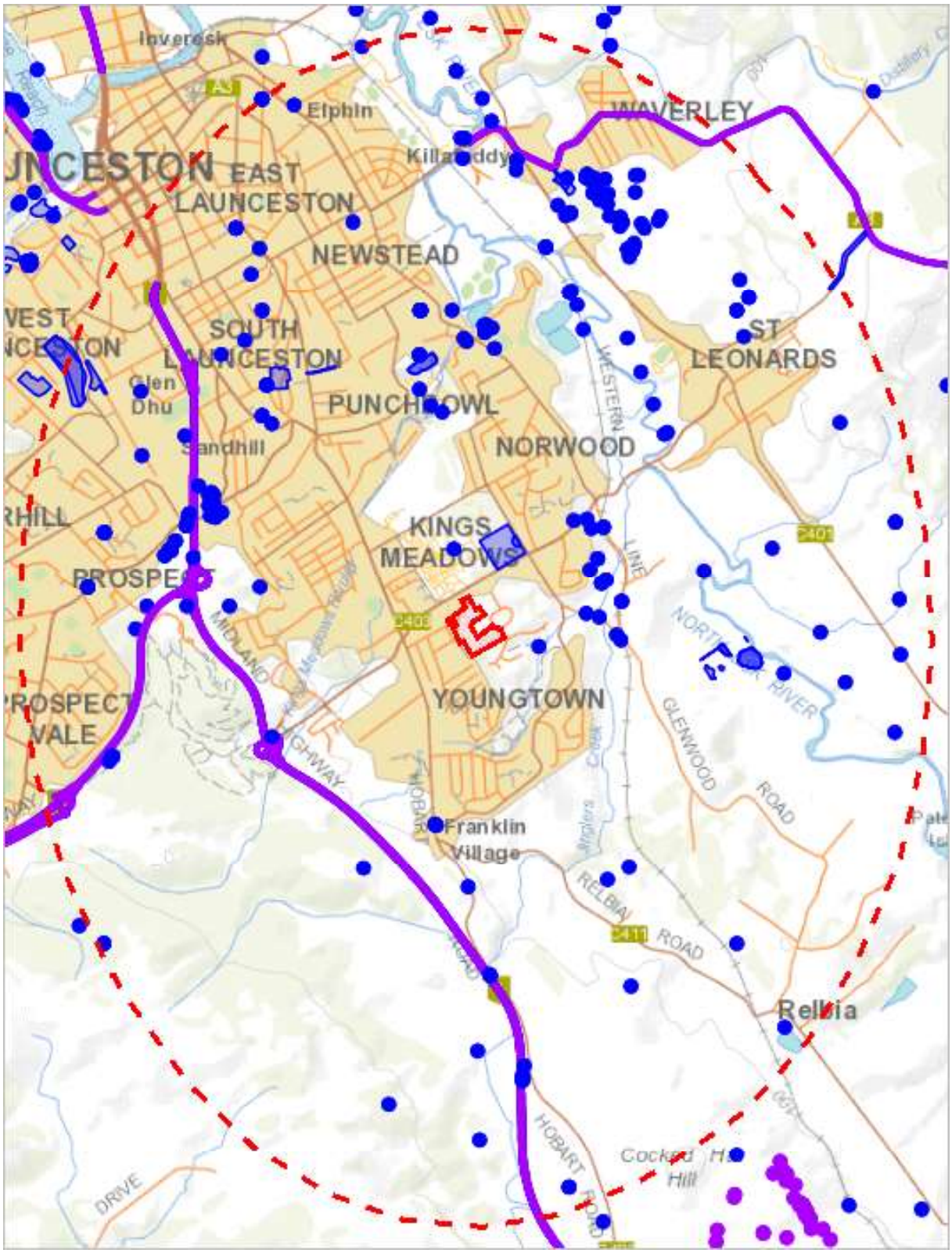
## Tas Management Act Weeds within 5000 m

518583, 5413961




510238, 5403031

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## Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Tas Management Act Weeds within 5000 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Anthemis cotula | stinking chamomile | 5 | 30-Apr-2010 |
| Asparagus asparagoides | bridal creeper | 5 | 23-Jul-2015 |
| Asphodelus fistulosus | onion weed | 5 | 26-Feb-2008 |
| Calluna vulgaris | heather | 1 | 23-Dec-1947 |
| Carduus tenuiflorus | winged thistle | 6 | 01-Sep-1992 |
| Carthamus lanatus | saffron thistle | 1 | 01-Jan-1993 |
| Cenchrus longisetus | feathertop | 2 | 13-Feb-2009 |
| Centaurea calcitrapa | star thistle | 1 | 24-Mar-1981 |
| Chrysanthemoides monilifera subsp. monilifera | boneseed | 39 | 13-Oct-2016 |
| Cirsium arvense var. arvense | creeping thistle | 2 | 15-Mar-1924 |
| Cortaderia jubata | pink pampasgrass | 1 | 08-Jan-1995 |
| Cortaderia sp. | pampas grass | 29 | 14-Feb-2021 |
| Cytisus scoparius | english broom | 7 | 04-Oct-2020 |
| Datura stramonium | common thornapple | 2 | 06-Mar-2015 |
| Echium plantagineum | patersons curse | 58 | 27-Nov-2018 |
| Echium vulgare | vipers bugloss | 1 | 01-Jan-1878 |
| Erica lusitanica | spanish heath | 19 | 08-Aug-2020 |
| Erica scoparia | twig heath | 5 | 23-Jul-2015 |
| Foeniculum vulgare | fennel | 2 | 14-Jan-2010 |
| Genista monspessulana | montpellier broom | 7 | 10-Nov-2015 |
| Lepidium draba | hoary cress | 3 | 28-Oct-1978 |
| Lycium ferocissimum | african boxthorn | 2 | 08-Apr-2016 |
| Myriophyllum aquaticum | parrotfeather | 1 | 29-Nov-1978 |
| Oenanthe pimpinelloides | dropwort | 1 | 16-Dec-2015 |
| Onopordum acanthium | scotch thistle | 3 | 01-Jan-1993 |
| Rubus anglocandicans | blackberry | 1 | 23-Jan-1997 |
| Rubus fruticosus | blackberry | 62 | 08-Oct-2020 |
| Rubus leucostachys | blackberry | 2 | 11-Jan-1977 |
| Salix alba var. caerulea | | 1 | 01-Nov-2003 |
| Salix alba var. vitellina | golden willow | 1 | 20-Oct-1953 |
| Salix x fragilis nothovar. fragilis | crack willow | 6 | 25-Nov-2008 |
| Senecio jacobaea | ragwort | 10 | 18-Nov-2016 |
| Solanum marginatum | white-edged nightshade | 1 | 21-Apr-1977 |
| Ulex europaeus | gorse | 53 | 08-Oct-2020 |
| Xanthium spinosum | bathurst burr | 2 | 01-Jan-1962 |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

***** No Priority Weeds found within 500 metres *****

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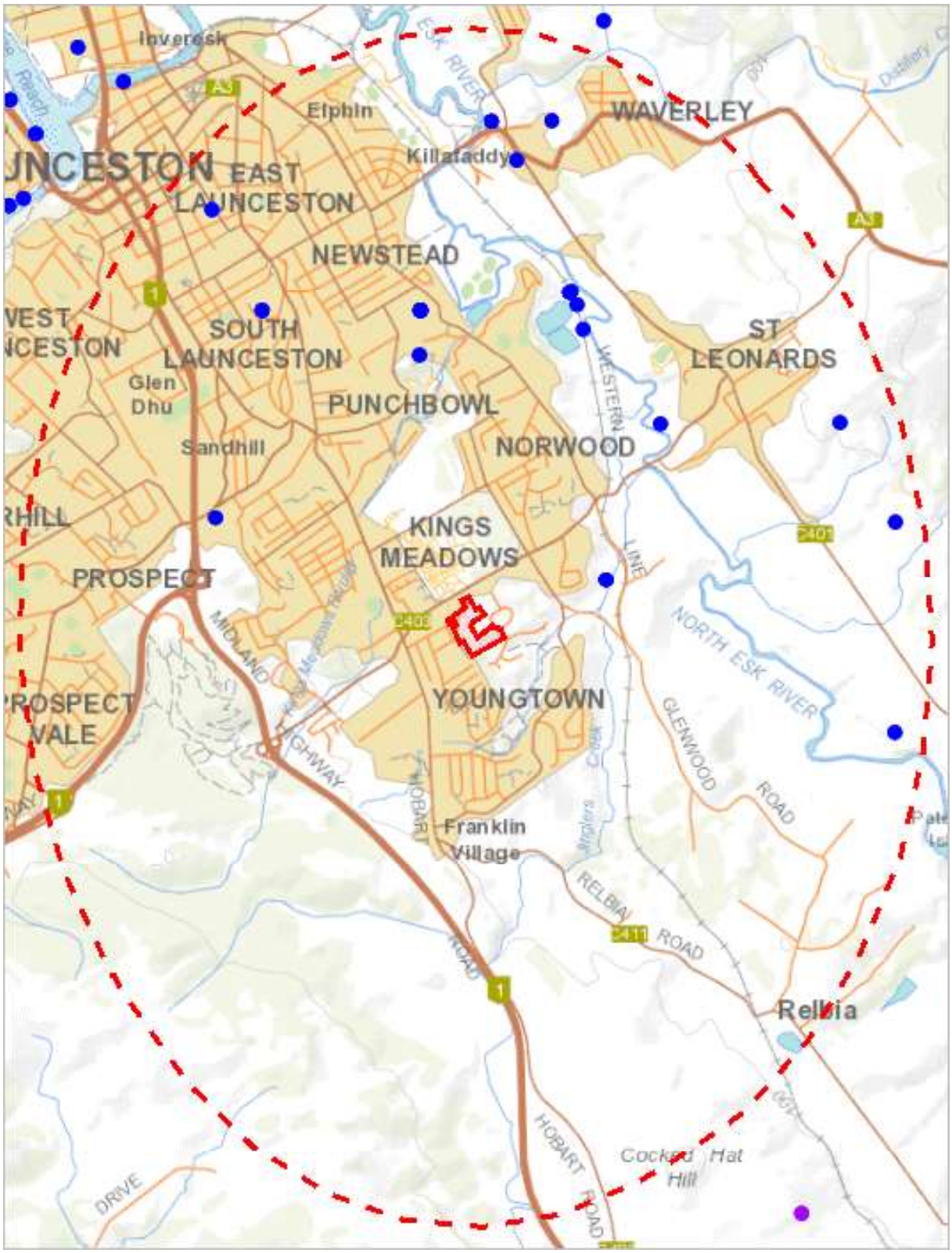
## Priority Weeds within 5000 m

518583, 5413961




510238, 5403031

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## Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

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# Priority Weeds within 5000 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Acacia baileyana | cootamundra wattle | 4 | 14-Jan-2010 |
| Anredera cordifolia | madeira vine | 1 | 03-May-1965 |
| Dipsacus fullonum | wild teasel | 6 | 30-Jul-2020 |
| Dipsacus fullonum subsp. fullonum | wild teasel | 2 | 01-Jan-1900 |
| Grevillea rosmarinifolia | rosemary grevillea | 1 | 16-Oct-1972 |
| Pittosporum undulatum | sweet pittosporum | 2 | 10-Nov-2015 |
| Reseda luteola | weld | 4 | 11-Jun-2010 |
| Rumex obtusifolius | broadleaf dock | 3 | 05-Jun-2020 |
| Salix x pendulina var. pendulina | weeping willow | 1 | 01-Jan-1993 |
| Tradescantia fluminensis | wandering creeper | 2 | 17-Nov-1975 |
| Verbascum thapsus | great mullein | 1 | 11-Jun-2010 |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.dpipwe.tas.gov.au/invasive-species/weeds

***** No Geoconservation sites found within 1000 metres. *****

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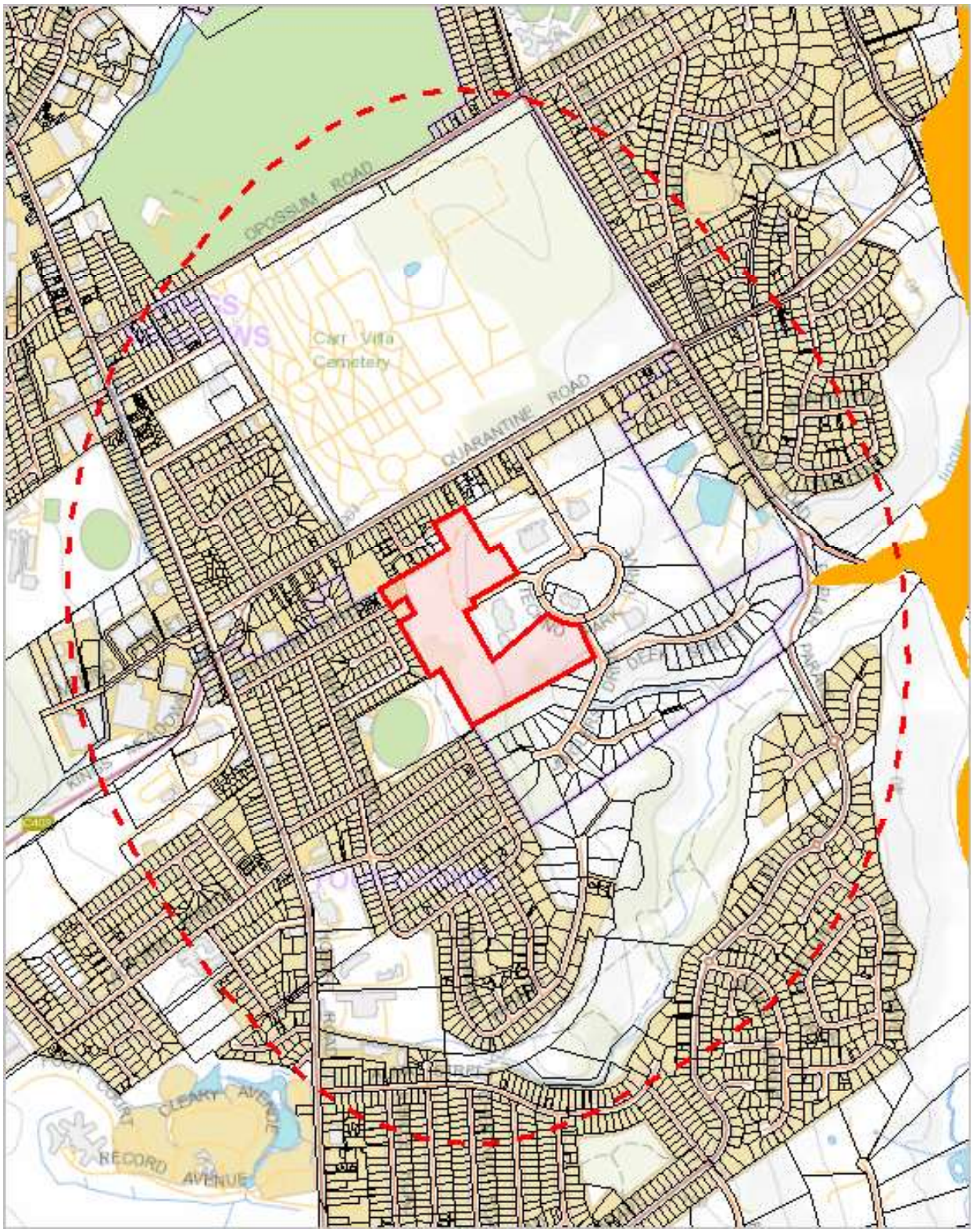
## Acid Sulfate Soils within 1000 metres

515565, 5409959




513245, 5407035

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## Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

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## Acid Sulfate Soils within 1000 metres

| Dataset Name | Acid Sulfate Soil Probability | Acid Sulfate Soil Atlas | Description |
|---|---|---|---|
| Coastal Acid Sulfate Soils | Low | Bg(p3) | Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains >4m AHD, ASS generally below 3m from the surface.generally forests. Includes plains and levees. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments. |

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

Fax: (03) 6336 5111

Email: LandManagement.Enquiries@dpipwe.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

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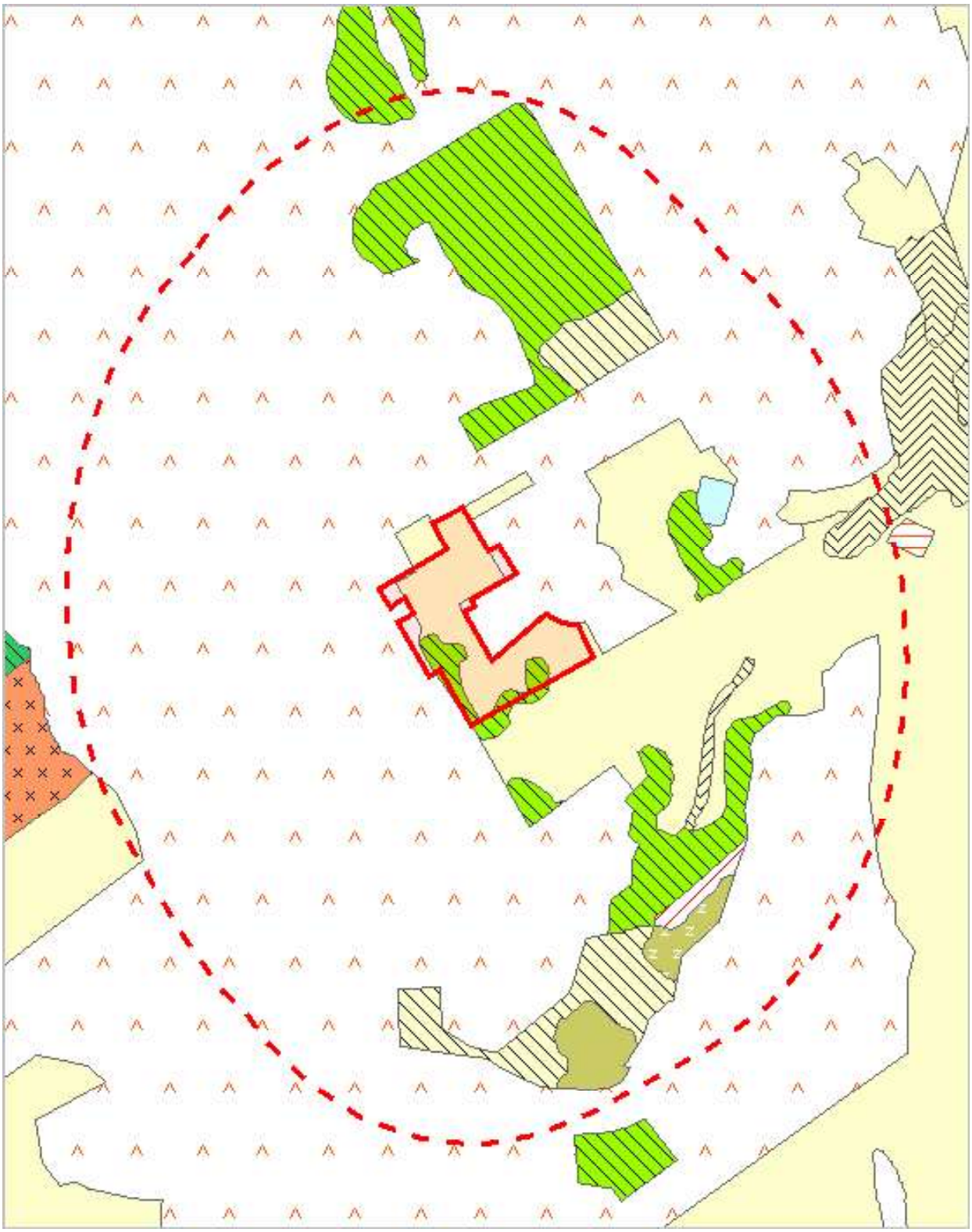
## TASVEG 4.0 Communities within 1000 metres

515565, 5409959



513245, 5407035

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Department of Primary Industries, Parks, Water and Environment

Tasmanian Government

## TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

- (AAP) Alkaline pans
- (AHF) Freshwater aquatic herbland
- (AHL) Lacustrine herbland
- (AHS) Saline aquatic herbland
- (ARS) Saline sedgeland / rushland
- (ASF) Fresh water aquatic sedgeland and rushland
- (ASP) Sphagnum peatland
- (ASS) Succulent saline herbland
- (AUS) Saltmarsh (undifferentiated)
- (AWU) Wetland (undifferentiated)
- (DAC) Eucalyptus amygdalina coastal forest and woodland
- (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus delegatensis dry forest and woodland
- (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- (DMW) Midlands woodland complex
- (DNF) Eucalyptus nitida Furneaux forest
- (DNI) Eucalyptus nitida dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- (DPE) Eucalyptus perriniana forest and woodland
- (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- (DPU) Eucalyptus pulchella forest and woodland
- (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- (DSG) Eucalyptus sieberi forest and woodland on granite
- (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- (DVF) Eucalyptus viminalis Furneaux forest and woodland
- (DVG) Eucalyptus viminalis grassy forest and woodland
- (FAC) Improved pasture with native tree canopy
- (FAG) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture - hardwood
- (FPS) Plantations for silviculture - softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (GCL) Lowland grassland complex

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## TASVEG 4.0 Communities within 1000 metres

(GHC) Coastal grass and herbfield
(GPH) Highland Poa grassland
(GPL) Lowland Poa labillardierei grassland
(GRP) Rockplate grassland
(GSL) Lowland grassy sedgeland
(GTL) Lowland Themeda triandra grassland
(HCH) Alpine coniferous heathland
(HCM) Cushion moorland
(HHE) Eastern alpine heathland
(HHW) Western alpine heathland
(HSE) Eastern alpine sedgeland
(HSW) Western alpine sedgeland/herbland
(HUE) Eastern alpine vegetation (undifferentiated)
(MBE) Eastern buttongrass moorland
(MBP) Pure buttongrass moorland
(MBR) Sparse buttongrass moorland on slopes
(MBS) Buttongrass moorland with emergent shrubs
(MBU) Buttongrass moorland (undifferentiated)
(MBW) Western buttongrass moorland
(MDS) Subalpine Diplarrena latifolia rushland
(MGH) Highland grassy sedgeland
(MRR) Restionaceae rushland
(MSW) Western lowland sedgeland
(NAD) Acacia dealbata forest
(NAF) Acacia melanoxylon swamp forest
(NAL) Allocasuarina littoralis forest
(NAR) Acacia melanoxylon forest on rises
(NAV) Allocasuarina verticillata forest
(NBA) Bursaria - Acacia woodland
(NBS) Banksia serrata woodland
(NCR) Callitris rhomboidea forest
(NLA) Leptospermum scoparium - Acacia mucronata forest
(NLE) Leptospermum forest
(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest
(NLN) Subalpine Leptospermum nitidum woodland
(NME) Melaleuca ericifolia swamp forest
(OAQ) Water, sea
(ORO) Lichen lithosere
(OSM) Sand, mud
(RCO) Coastal rainforest
(RFE) Rainforest fernland
(RFS) Nothofagus gunnii rainforest scrub
(RHP) Lagarostrobos franklinii rainforest and scrub
(RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest
(RKP) Athrotaxis selaginoides rainforest
(RKS) Athrotaxis selaginoides subalpine scrub
(RKX) Highland rainforest scrub with dead Athrotaxis selaginoides
(RML) Nothofagus - Leptospermum short rainforest
(RMS) Nothofagus - Phyllocladus short rainforest
(RMT) Nothofagus - Atherosperma rainforest
(RMU) Nothofagus rainforest (undifferentiated)
(RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest
(RPP) Athrotaxis cupressoides rainforest
(RPW) Athrotaxis cupressoides open woodland
(RSH) Highland low rainforest and scrub
(SAL) Acacia longifolia coastal scrub
(SBM) Banksia marginata wet scrub
(SBR) Broad-leaf scrub
(SCA) Coastal scrub on alkaline sands
(SCH) Coastal heathland
(SCL) Heathland on calcareous substrates

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## TASVEG 4.0 Communities within 1000 metres

- (SED) Eastern scrub on dolerite
- (SHS) Subalpine heathland
- (SHW) Wet heathland
- (SKA) Kunzea ambigua regrowth scrub
- (SLG) Leptospermum glaucescens heathland and scrub
- (SLL) Leptospermum lanigerum scrub
- (SLS) Leptospermum scoparium heathland and scrub
- (SMM) Melaleuca squamea heathland
- (SMP) Melaleuca pustulata scrub
- (SMR) Melaleuca squarrosa scrub
- (SRE) Eastern riparian scrub
- (SRF) Leptospermum with rainforest scrub
- (SRH) Rookery halophytic herbland
- (SSC) Coastal scrub
- (SSK) Scrub complex on King Island
- (SSW) Western subalpine scrub
- (SSZ) Spray zone coastal complex
- (SWR) Western regrowth complex
- (SWW) Western wet scrub
- (WBR) Eucalyptus brookeriana wet forest
- (WDA) Eucalyptus dalrympleana forest
- (WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
- (WDL) Eucalyptus delegatensis forest over Leptospermum
- (WDR) Eucalyptus delegatensis forest over rainforest
- (WDU) Eucalyptus delegatensis wet forest (undifferentiated)
- (WGK) Eucalyptus globulus King Island forest
- (WGL) Eucalyptus globulus wet forest
- (WNL) Eucalyptus nitida forest over Leptospermum
- (WNR) Eucalyptus nitida forest over rainforest
- (WNU) Eucalyptus nitida wet forest (undifferentiated)
- (WOB) Eucalyptus obliqua forest with broad-leaf shrubs
- (WOL) Eucalyptus obliqua forest over Leptospermum
- (WOR) Eucalyptus obliqua forest over rainforest
- (WOU) Eucalyptus obliqua wet forest (undifferentiated)
- (WRE) Eucalyptus regnans forest
- (WSU) Eucalyptus subcrenulata forest and woodland
- (WVI) Eucalyptus viminalis wet forest

Legend: Cadastral Parcels

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## TASVEG 4.0 Communities within 1000 metres

| Code | Community | Canopy Tree |
|---|---|---|
| DAZ | (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits | |
| FAG | (FAG) Agricultural land | |
| FPE | (FPE) Permanent easements | |
| FRG | (FRG) Regenerating cleared land | EA |
| FRG | (FRG) Regenerating cleared land | |
| FUM | (FUM) Extra-urban miscellaneous | |
| FUR | (FUR) Urban areas | |
| FWU | (FWU) Weed infestation | |
| NAD | (NAD) Acacia dealbata forest | |
| NBA | (NBA) Bursaria - Acacia woodland | |
| OAQ | (OAQ) Water, sea | |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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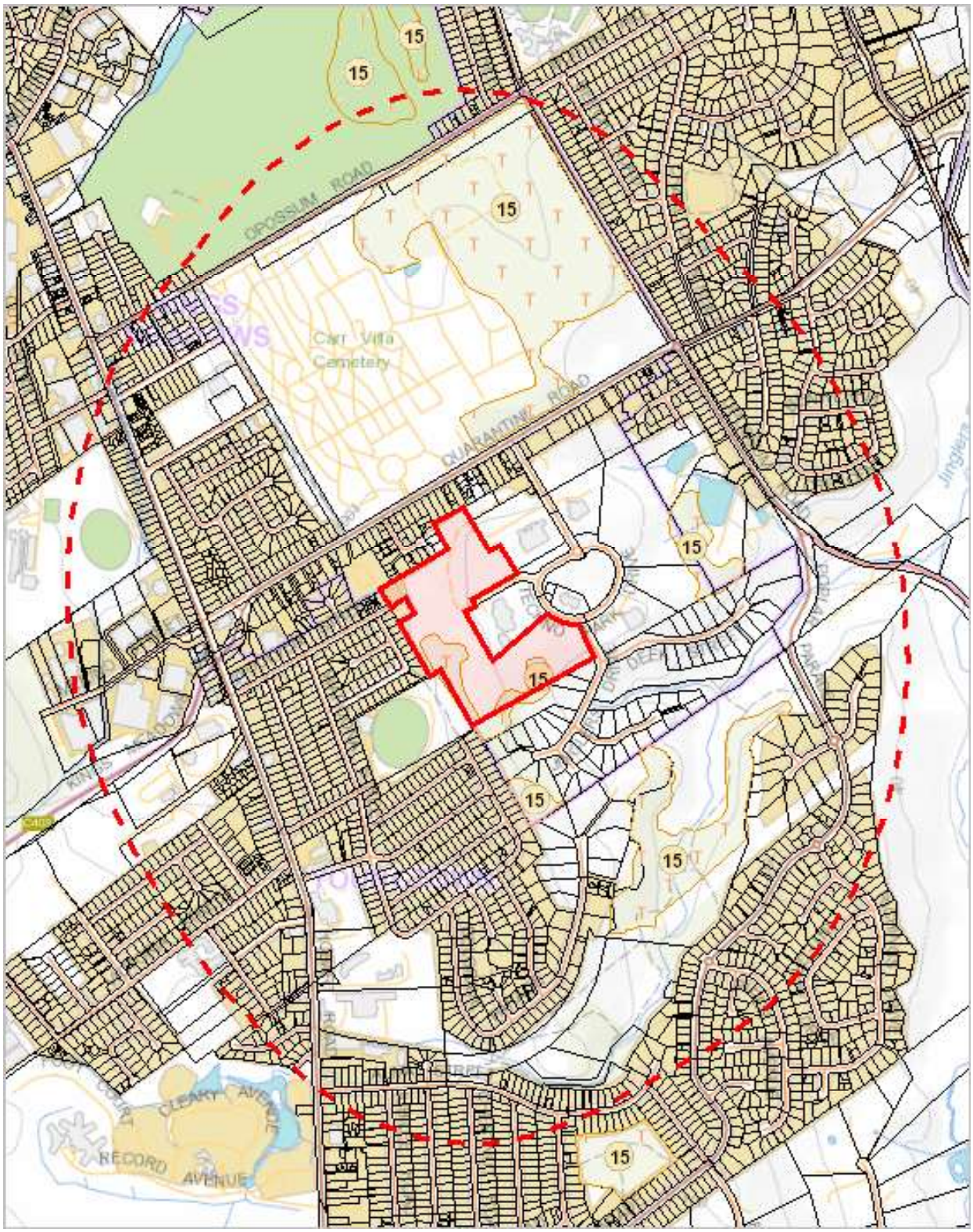
## Threatened Communities (TNVC 2020) within 1000 metres

515565, 5409959




513245, 5407035

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## Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

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## Threatened Communities (TNVC 2020) within 1000 metres

| Scheduled Community Id | Scheduled Community Name |
|---|---|
| 15 | Eucalyptus amygdalina inland forest and woodland on cainozoic deposits |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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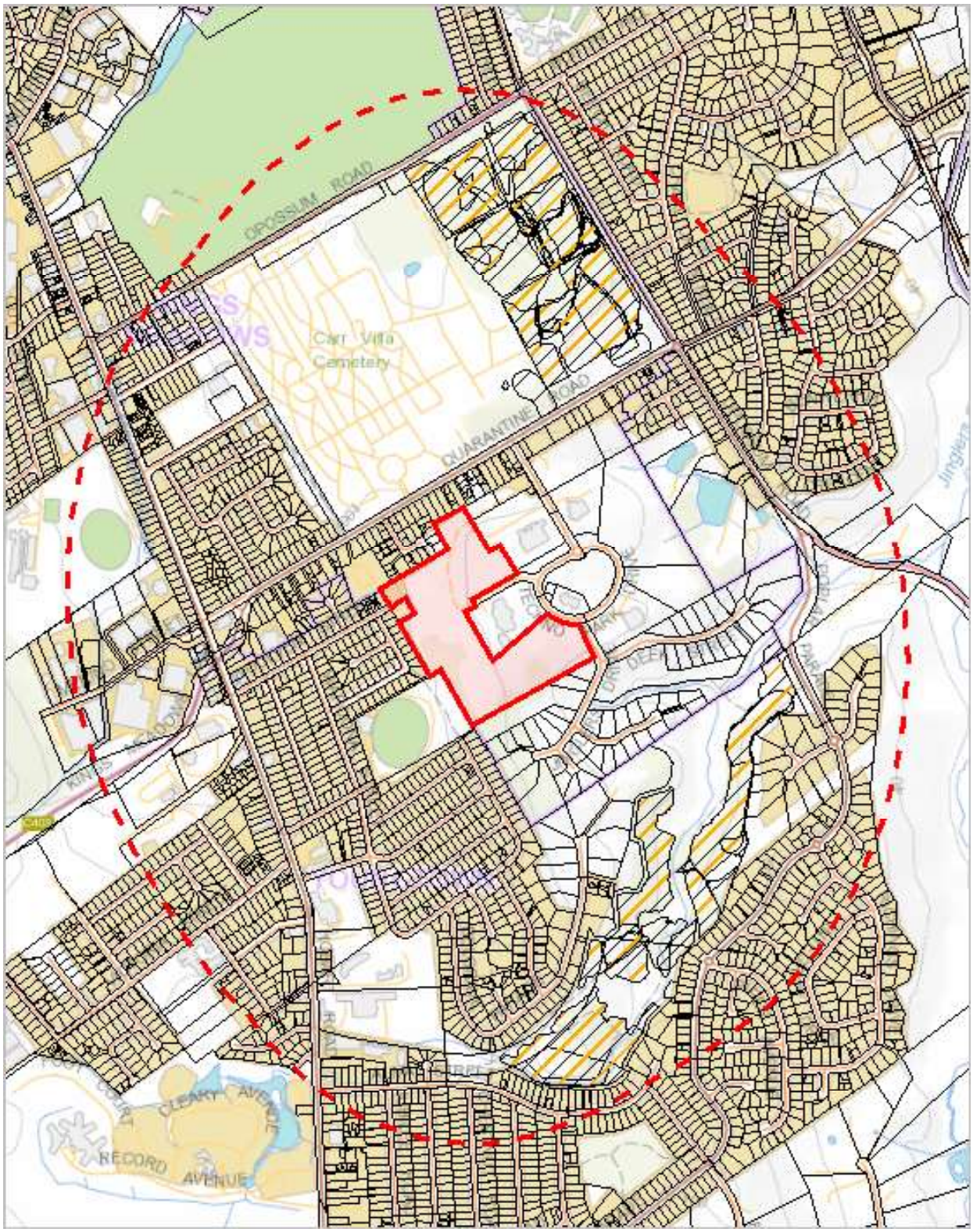
## Fire History (All) within 1000 metres

515565, 5409959

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## Fire History (All) within 1000 metres

Legend: Fire History All

- Bushfire-Unknown Category
- Completed Planned Burn
- Bushfire

Legend: Cadastral Parcels

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## Fire History (All) within 1000 metres

| Incident Number | Fire Name | Ignition Date | Fire Type | Ignition Cause | Fire Area (HA) |
|---|---|---|---|---|---|
| 223799 | Oppossum Rd, Norwood | 20-Dec-2014 | Bushfire | Deliberate | 0.01391755 |
| 233778 | Nunamina Avenue | 18-Nov-2015 | Bushfire | Deliberate | 0.22007158000000002 |
| LTZ032BU | CVFR001E Carr Villa Flora Reserve | 05-May-2017 | Planned Burn | Planned Burn | 1.32470958 |
| LTZ033BU | YRP001C Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.54245608 |
| LTZ034BU | YRP001B Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.38309848 |
| LTZ039BU | Carr Villa Memorial Park | 06-Apr-2018 | Planned Burn | Planned Burn | 1.16707966 |
| LTZ040BU | Youngtown Regional Park | 04-Apr-2018 | Planned Burn | Planned Burn | 4.25516987 |
| LTZ046BU | Youngtown Regional Park North | 15-May-2019 | Planned Burn | Planned Burn | 2.22720475 |
| LTZ052BU | Carr Villa Memorial Park North | 05-Apr-2019 | Planned Burn | Planned Burn | 2.6839531 |
| LTZ055BU | Carr Villa Memorial Park South | 01-Mar-2020 | Planned Burn | Planned Burn | 1.10978624 |
| LTZ056BU | Youngtown Regional Park North East | 05-May-2020 | Planned Burn | Planned Burn | 3.74782643 |
| | Carr Villa Flora Reserve | 01-Jan-1996 | Bushfire | Deliberate | 0.40752561 |
| | Carr Villa Flora Reserve | 21-Oct-1997 | Planned Burn | Planned Burn | 0.4511269 |
| | Carr Villa Flora Reserve | 09-Nov-1998 | Planned Burn | Planned Burn | 0.88170618 |
| | Carr Villa Flora Reserve | 02-May-2002 | Planned Burn | Planned Burn | 0.36289671 |
| | Carr Villa Flora Reserve | 27-Nov-2002 | Planned Burn | Planned Burn | 0.51701533 |
| | Carr Villa Flora Reserve | 15-Jan-2003 | Bushfire | Deliberate | 1.8073815400000002 |
| | Carr Villa Flora Reserve | 09-Oct-2006 | Planned Burn | Planned Burn | 0.51701533 |
| | Carr Villa Flora Reserve | 24-Oct-2007 | Planned Burn | Planned Burn | 0.27016418000000003 |
| | Carr Villa Flora Reserve | 18-Nov-2008 | Planned Burn | Planned Burn | 0.80313469 |
| | Carr Villa Flora Reserve | 18-Apr-2012 | Planned Burn | Planned Burn | 0.16890699 |
| | Carr Villa Flora Reserve | 13-Nov-2012 | Planned Burn | Planned Burn | 0.31029211 |
| | Carr Villa Flora Reserve | 06-May-2014 | Planned Burn | Planned Burn | 1.39217934 |
| | Carr Villa Flora Reserve | 29-Apr-2015 | Planned Burn | Planned Burn | 0.14579899999999998 |
| | Carr Villa Flora reserve | 18-Oct-2011 | Planned Burn | Planned Burn | 1.09698385 |
| | Carr Villa Memorial Park | 01-Mar-1996 | Bushfire | Deliberate | 0.82919046 |
| | Carr Villa Memorial Park | 21-Oct-1997 | Planned Burn | Planned Burn | 1.00388885 |
| | Carr Villa Memorial Park | 09-Nov-1998 | Planned Burn | Planned Burn | 1.63210458 |
| | Carr Villa Memorial Park | 20-Jan-2005 | Bushfire | Deliberate | 0.17641197 |
| | Carr Villa Memorial Park | 23-Jan-2005 | Bushfire | Deliberate | 0.64170165 |
| | Carr Villa Memorial Park | 15-May-2007 | Planned Burn | Planned Burn | 1.92952856 |
| | Carr Villa Memorial Park | 14-Mar-2008 | Bushfire | Deliberate | 0.4413744 |
| | Carr Villa Memorial Park | 13-May-2008 | Planned Burn | Planned Burn | 0.91521308 |
| | Carr Villa Memorial Park | 16-Oct-2008 | Bushfire | Deliberate | 0.03929495 |
| | Carr Villa Memorial Park | 27-Oct-2008 | Planned Burn | Planned Burn | 0.78412109 |
| | Carr Villa Memorial Park | 20-May-2009 | Planned Burn | Planned Burn | 1.3322515799999999 |
| | Carr Villa Memorial Park | 18-Apr-2012 | Planned Burn | Planned Burn | 2.70499593 |
| | LFB_05H | 01-Mar-2015 | Planned Burn | Planned Burn | 0.54596579 |
| | Youngtown Regional Park | 29-May-2002 | Planned Burn | Planned Burn | 1.11678007 |
| | Youngtown Regional Park | 26-Apr-2005 | Planned Burn | Planned Burn | 0.40006706000000003 |
| | Youngtown Regional Park | 02-Feb-2006 | Bushfire | Deliberate | 0.77008795 |
| | Youngtown Regional Park | 09-Oct-2006 | Bushfire | Deliberate | 0.22595756 |
| | Youngtown Regional Park | 01-Nov-2006 | Planned Burn | Planned Burn | 0.82949004 |
| | Youngtown Regional Park | 27-Jan-2008 | Bushfire | Deliberate | 0.48911833 |
| | Youngtown Regional Park | 23-Oct-2008 | Planned Burn | Planned Burn | 0.38240058 |

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

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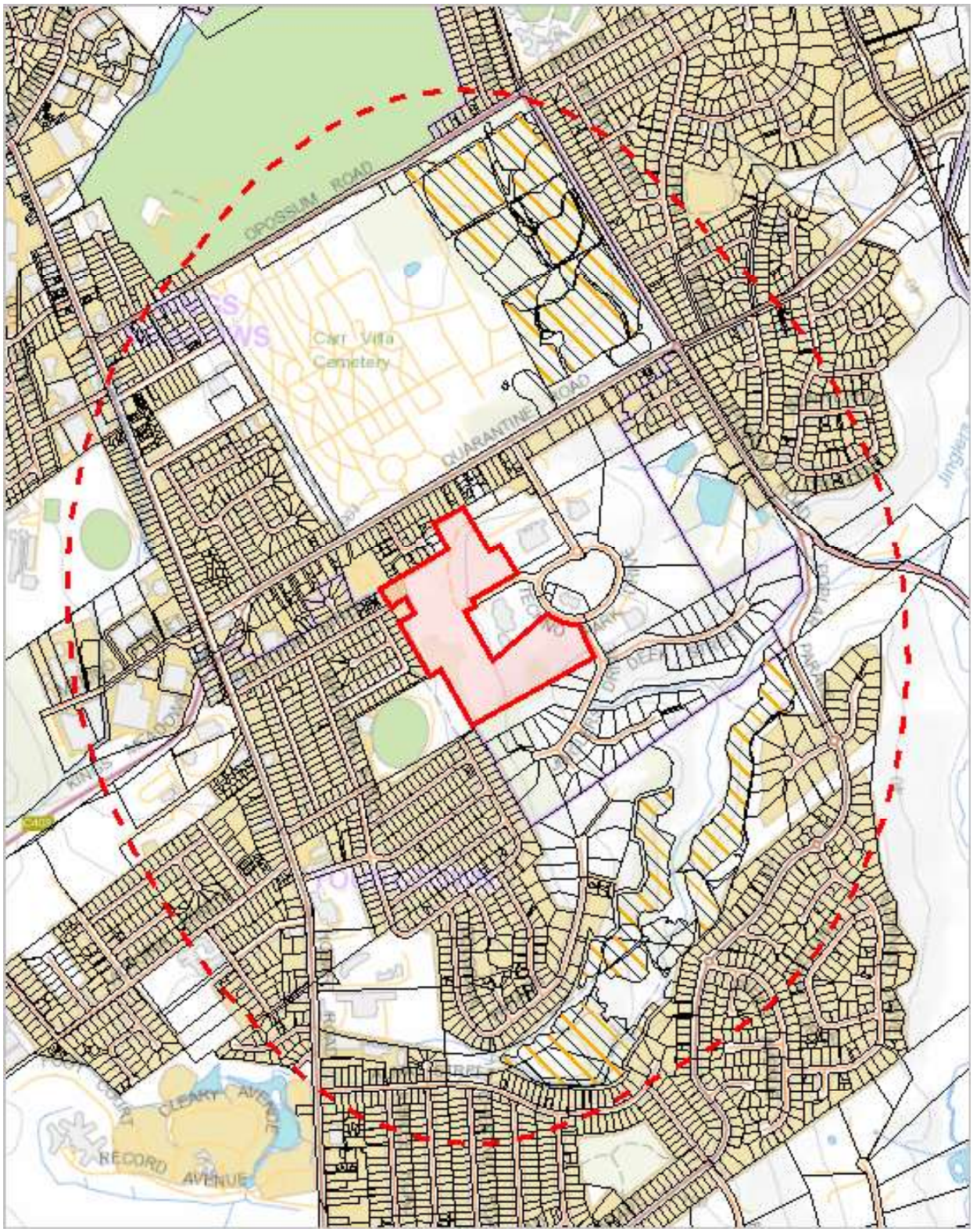
## Fire History (Last Burnt) within 1000 metres

515565, 5409959

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## Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

- Bushfire-Unknown category
- Completed Planned Burn
- Bushfire

Legend: Cadastral Parcels

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## Fire History (Last Burnt) within 1000 metres

| Incident Number | Fire Name | Ignition Date | Fire Type | Ignition Cause | Fire Area (HA) |
|---|---|---|---|---|---|
| 223799 | Oppossum Rd, Norwood | 20-Dec-2014 | Bushfire | Deliberate | 0.01391755 |
| LTZ032BU | CVFR001E Carr Villa Flora Reserve | 05-May-2017 | Planned Burn | Planned Burn | 1.32470958 |
| LTZ033BU | YRP001C Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.54245608 |
| LTZ034BU | YRP001B Youngtown Regional Park | 04-May-2017 | Planned Burn | Planned Burn | 0.38309848 |
| LTZ039BU | Carr Villa Memorial Park | 06-Apr-2018 | Planned Burn | Planned Burn | 1.16707966 |
| LTZ040BU | Youngtown Regional Park | 04-Apr-2018 | Planned Burn | Planned Burn | 4.25516987 |
| LTZ046BU | Youngtown Regional Park North | 15-May-2019 | Planned Burn | Planned Burn | 2.22720475 |
| LTZ052BU | Carr Villa Memorial Park North | 05-Apr-2019 | Planned Burn | Planned Burn | 2.6839531 |
| LTZ055BU | Carr Villa Memorial Park South | 01-Mar-2020 | Planned Burn | Planned Burn | 1.10978624 |
| LTZ056BU | Youngtown Regional Park North East | 05-May-2020 | Planned Burn | Planned Burn | 3.74782643 |
| | Carr Villa Flora Reserve | 01-Jan-1996 | Bushfire | Deliberate | 0.40752561 |
| | Carr Villa Flora Reserve | 21-Oct-1997 | Planned Burn | Planned Burn | 0.4511269 |
| | Carr Villa Flora Reserve | 09-Nov-1998 | Planned Burn | Planned Burn | 0.88170618 |
| | Carr Villa Flora Reserve | 02-May-2002 | Planned Burn | Planned Burn | 0.36289671 |
| | Carr Villa Flora Reserve | 15-Jan-2003 | Bushfire | Deliberate | 1.8073815400000002 |
| | Carr Villa Flora Reserve | 09-Oct-2006 | Planned Burn | Planned Burn | 0.51701533 |
| | Carr Villa Flora Reserve | 24-Oct-2007 | Planned Burn | Planned Burn | 0.27016418000000003 |
| | Carr Villa Flora Reserve | 18-Nov-2008 | Planned Burn | Planned Burn | 0.80313469 |
| | Carr Villa Flora Reserve | 18-Apr-2012 | Planned Burn | Planned Burn | 0.16890699 |
| | Carr Villa Flora Reserve | 13-Nov-2012 | Planned Burn | Planned Burn | 0.31029211 |
| | Carr Villa Flora Reserve | 06-May-2014 | Planned Burn | Planned Burn | 1.39217934 |
| | Carr Villa Flora Reserve | 29-Apr-2015 | Planned Burn | Planned Burn | 0.14579899999999998 |
| | Carr Villa Flora reserve | 18-Oct-2011 | Planned Burn | Planned Burn | 1.09698385 |
| | Carr Villa Memorial Park | 01-Mar-1996 | Bushfire | Deliberate | 0.82919046 |
| | Carr Villa Memorial Park | 21-Oct-1997 | Planned Burn | Planned Burn | 1.00388885 |
| | Carr Villa Memorial Park | 09-Nov-1998 | Planned Burn | Planned Burn | 1.63210458 |
| | Carr Villa Memorial Park | 20-Jan-2005 | Bushfire | Deliberate | 0.17641197 |
| | Carr Villa Memorial Park | 23-Jan-2005 | Bushfire | Deliberate | 0.64170165 |
| | Carr Villa Memorial Park | 15-May-2007 | Planned Burn | Planned Burn | 1.92952856 |
| | Carr Villa Memorial Park | 14-Mar-2008 | Bushfire | Deliberate | 0.4413744 |
| | Carr Villa Memorial Park | 13-May-2008 | Planned Burn | Planned Burn | 0.91521308 |
| | Carr Villa Memorial Park | 16-Oct-2008 | Bushfire | Deliberate | 0.03929495 |
| | Carr Villa Memorial Park | 27-Oct-2008 | Planned Burn | Planned Burn | 0.78412109 |
| | Carr Villa Memorial Park | 20-May-2009 | Planned Burn | Planned Burn | 1.3322515799999999 |
| | Carr Villa Memorial Park | 18-Apr-2012 | Planned Burn | Planned Burn | 2.70499593 |
| | LFB_05H | 01-Mar-2015 | Planned Burn | Planned Burn | 0.54596579 |
| | Youngtown Regional Park | 29-May-2002 | Planned Burn | Planned Burn | 1.11678007 |
| | Youngtown Regional Park | 26-Apr-2005 | Planned Burn | Planned Burn | 0.40006706000000003 |
| | Youngtown Regional Park | 02-Feb-2006 | Bushfire | Deliberate | 0.77008795 |
| | Youngtown Regional Park | 09-Oct-2006 | Bushfire | Deliberate | 0.22595756 |
| | Youngtown Regional Park | 01-Nov-2006 | Planned Burn | Planned Burn | 0.82949004 |
| | Youngtown Regional Park | 27-Jan-2008 | Bushfire | Deliberate | 0.48911833 |
| | Youngtown Regional Park | 23-Oct-2008 | Planned Burn | Planned Burn | 0.38240058 |

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

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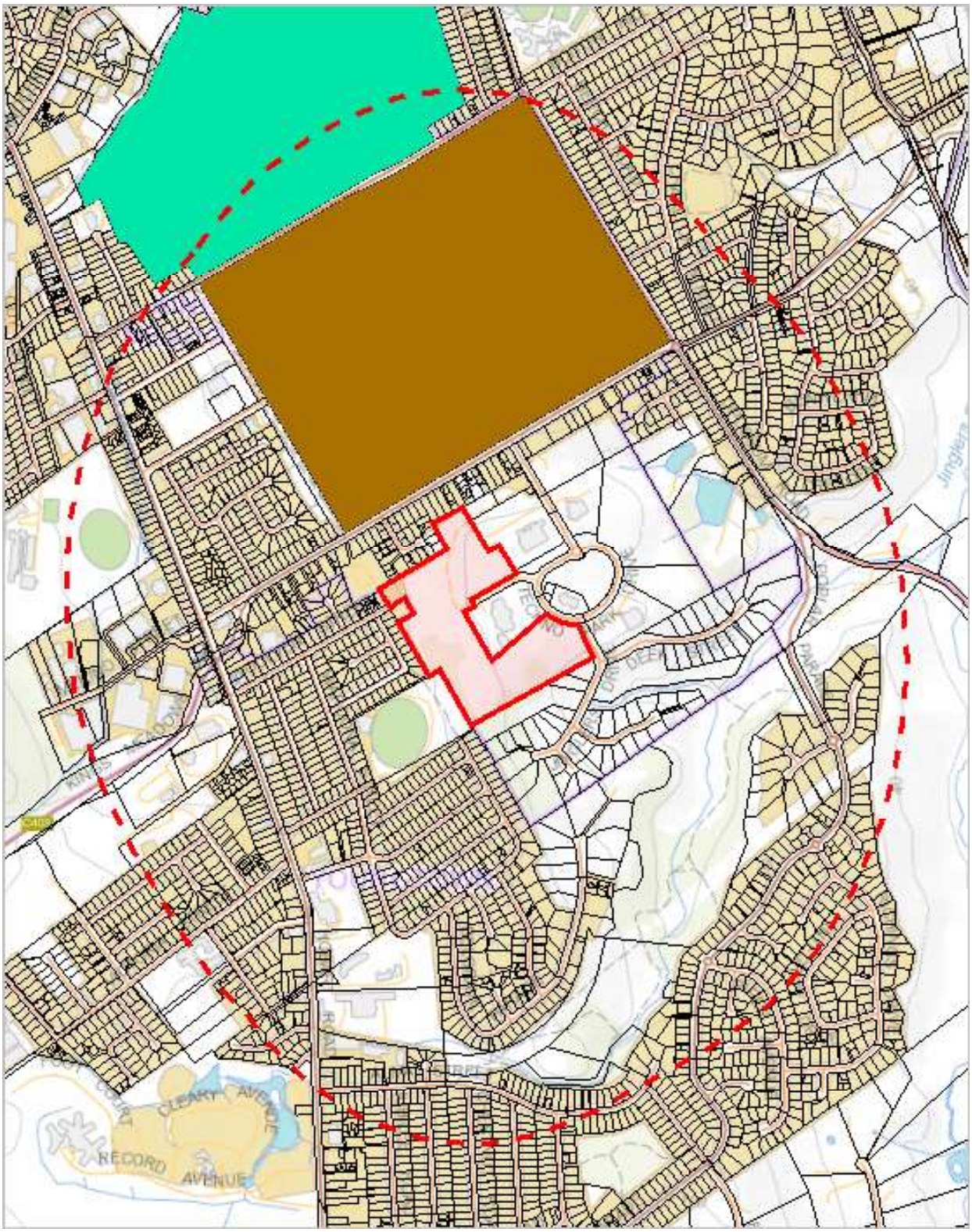
## Reserves within 1000 metres

515565, 5409959




513245, 5407035

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Department *of* Primary Industries, Parks, Water *and* Environment

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Tasmanian Government

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## Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Public authority land within WHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within WHA
- Management Agreement
- Management Agreement and Stewardship Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

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Tasmanian Government

Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 535

## Reserves within 1000 metres

| Name | Classification | Status | Area (HA) |
|---|---|---|---|
| | Conservation Area | Other Formal Reserve | 61.73897806 |
| | Private Sanctuary | Private Reserve (Perpetual) | 56.06347035 |

For more information about the Tasmanian Reserve Estate, please contact the Sustainable Land Use and Information Management Branch.
Telephone: (03) 6777 2224
Email: LandManagement.Enquiries@dpipwe.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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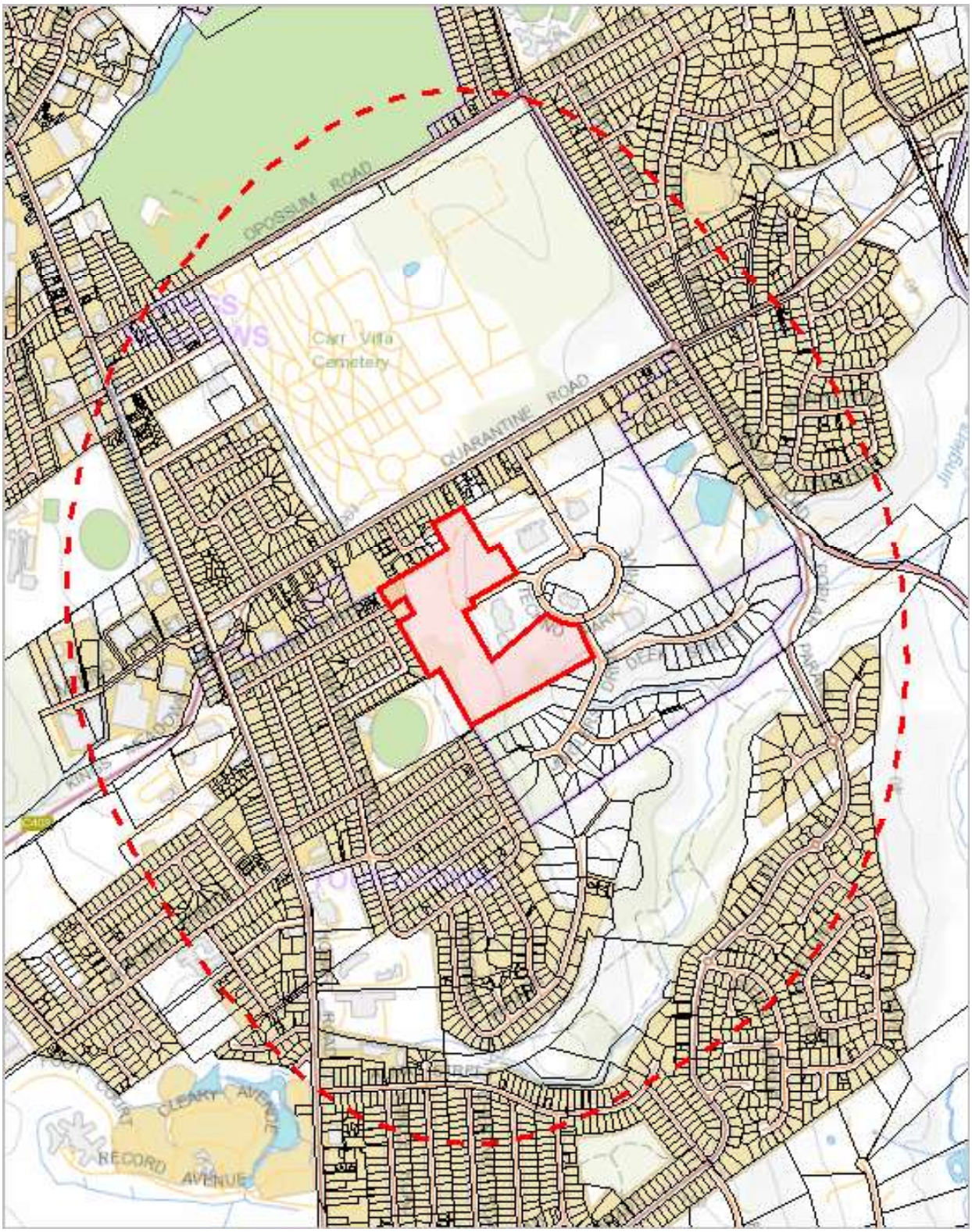
## Known biosecurity risks within 1000 meters

515565, 5409959




513245, 5407035

Please note that some layers may not display at all requested map scales

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## Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels

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# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.dpipwe.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

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# Appendix E

## PMST Report

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Document Set ID: 5201533
Version: 1, Version Date: 09/01/2026

Australian Government
Department of Agriculture, Water and the Environment

# EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 25/08/21 10:15:08

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2015

Coordinates
Buffer: 5.0Km

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Document Set ID: 5201573
Version: 1, Version Date: 09/01/2026

# Summary

## Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

| | |
|---|---|
| World Heritage Properties: | None |
| National Heritage Places: | None |
| Wetlands of International Importance: | None |
| Great Barrier Reef Marine Park: | None |
| Commonwealth Marine Area: | None |
| Listed Threatened Ecological Communities: | 2 |
| Listed Threatened Species: | 31 |
| Listed Migratory Species: | 11 |

## Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

| | |
|---|---|
| Commonwealth Land: | 1 |
| Commonwealth Heritage Places: | None |
| Listed Marine Species: | 14 |
| Whales and Other Cetaceans: | None |
| Critical Habitats: | None |
| Commonwealth Reserves Terrestrial: | None |
| Australian Marine Parks: | None |

## Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

| | |
|---|---|
| State and Territory Reserves: | 6 |
| Regional Forest Agreements: | 1 |
| Invasive Species: | 27 |
| Nationally Important Wetlands: | None |
| Key Ecological Features (Marine) | None |

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# Details

## Matters of National Environmental Significance

| Listed Threatened Ecological Communities | | [ Resource Information ] |
|---|---|---|
| For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. | | |
| Name | Status | Type of Presence |
| Lowland Native Grasslands of Tasmania | Critically Endangered | Community likely to occur within area |
| Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana) | Critically Endangered | Community likely to occur within area |

| Listed Threatened Species | | [ Resource Information ] |
|---|---|---|
| Name | Status | Type of Presence |
| Birds | | |
| Aquila audax fleayi<br>Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435] | Endangered | Breeding likely to occur within area |
| Botaurus poiciloptilus<br>Australasian Bittern [1001] | Endangered | Species or species habitat known to occur within area |
| Calidris ferruginea<br>Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Ceyx azureus diemenensis<br>Tasmanian Azure Kingfisher [25977] | Endangered | Species or species habitat likely to occur within area |
| Hirundapus caudacutus<br>White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area |
| Lathamus discolor<br>Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area |
| Limosa lapponica baueri<br>Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380] | Vulnerable | Species or species habitat may occur within area |
| Numenius madagascariensis<br>Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Pterodroma leucoptera leucoptera<br>Gould's Petrel, Australian Gould's Petrel [26033] | Endangered | Species or species habitat may occur within area |
| Tyto novaehollandiae castanops (Tasmanian population)<br>Masked Owl (Tasmanian) [67051] | Vulnerable | Breeding known to occur within area |
| Crustaceans | | |

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| Name | Status | Type of Presence |
|---|---|---|
| Engaeus orramakunna<br>Mount Arthur Burrowing Crayfish [66778] | Vulnerable | Species or species habitat may occur within area |
| **Fish** | | |
| Prototroctes maraena<br>Australian Grayling [26179] | Vulnerable | Species or species habitat known to occur within area |
| **Frogs** | | |
| Litoria raniformis<br>Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828] | Vulnerable | Species or species habitat known to occur within area |
| **Mammals** | | |
| Dasyurus maculatus maculatus (Tasmanian population)<br>Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183] | Vulnerable | Species or species habitat known to occur within area |
| Dasyurus viverrinus<br>Eastern Quoll, Luaner [333] | Endangered | Species or species habitat known to occur within area |
| Perameles gunnii gunnii<br>Eastern Barred Bandicoot (Tasmania) [66651] | Vulnerable | Species or species habitat known to occur within area |
| Sarcophilus harrisii<br>Tasmanian Devil [299] | Endangered | Species or species habitat likely to occur within area |
| **Plants** | | |
| Acacia axillaris<br>Midlands Mimosa, Midlands Wattle [13563] | Vulnerable | Species or species habitat may occur within area |
| Barbarea australis<br>Native Wintercress, Riverbed Wintercress [12540] | Endangered | Species or species habitat likely to occur within area |
| Caladenia caudata<br>Tailed Spider-orchid [17067] | Vulnerable | Species or species habitat may occur within area |
| Colobanthus curtisiae<br>Curtis' Colobanth [23961] | Vulnerable | Species or species habitat may occur within area |
| Dianella amoena<br>Matted Flax-lily [64886] | Endangered | Species or species habitat likely to occur within area |
| Epacris exserta<br>South Esk Heath [19879] | Endangered | Species or species habitat likely to occur within area |
| Glycine latrobeana<br>Clover Glycine, Purple Clover [13910] | Vulnerable | Species or species habitat likely to occur within area |
| Lepidium hyssopifolium<br>Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542] | Endangered | Species or species habitat likely to occur within area |
| Leucochrysum albicans subsp. tricolor<br>Hoary Sunray, Grassland Paper-daisy [89104] | Endangered | Species or species habitat may occur within area |
| Pterostylis commutata<br>Midland Greenhood [64535] | Critically Endangered | Species or species habitat may occur within area |

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| Name | Status | Type of Presence |
|---|---|---|
| Pterostylis ziegeleri<br>Grassland Greenhood, Cape Portland Greenhood [64971] | Vulnerable | Species or species habitat may occur within area |
| Senecio psilocarpus<br>Swamp Fireweed, Smooth-fruited Groundsel [64976] | Vulnerable | Species or species habitat likely to occur within area |
| Xanthorrhoea arenaria<br>Sand Grasstree [21603] | Vulnerable | Species or species habitat may occur within area |
| Xerochrysum palustre<br>Swamp Everlasting, Swamp Paper Daisy [76215] | Vulnerable | Species or species habitat likely to occur within area |

Listed Migratory Species [ Resource Information ]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

| Name | Threatened | Type of Presence |
|---|---|---|
| Migratory Marine Birds | | |
| Apus pacificus<br>Fork-tailed Swift [678] | | Species or species habitat likely to occur within area |
| Migratory Terrestrial Species | | |
| Hirundapus caudacutus<br>White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area |
| Myiagra cyanoleuca<br>Satin Flycatcher [612] | | Breeding known to occur within area |
| Migratory Wetlands Species | | |
| Actitis hypoleucos<br>Common Sandpiper [59309] | | Species or species habitat may occur within area |
| Calidris acuminata<br>Sharp-tailed Sandpiper [874] | | Species or species habitat may occur within area |
| Calidris ferruginea<br>Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Calidris melanotos<br>Pectoral Sandpiper [858] | | Species or species habitat may occur within area |
| Gallinago hardwickii<br>Latham's Snipe, Japanese Snipe [863] | | Species or species habitat likely to occur within area |
| Limosa lapponica<br>Bar-tailed Godwit [844] | | Species or species habitat may occur within area |
| Numenius madagascariensis<br>Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Tringa nebularia<br>Common Greenshank, Greenshank [832] | | Species or species habitat may occur within area |

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## Other Matters Protected by the EPBC Act

### Commonwealth Land [ Resource Information ]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

| Name |
|---|
| Defence - YOUNGTOWN TRAINING DEPOT |

### Listed Marine Species [ Resource Information ]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

| Name | Threatened | Type of Presence |
|---|---|---|
| Birds | | |
| Actitis hypoleucos<br>Common Sandpiper [59309] | | Species or species habitat may occur within area |
| Apus pacificus<br>Fork-tailed Swift [678] | | Species or species habitat likely to occur within area |
| Ardea ibis<br>Cattle Egret [59542] | | Species or species habitat may occur within area |
| Calidris acuminata<br>Sharp-tailed Sandpiper [874] | | Species or species habitat may occur within area |
| Calidris ferruginea<br>Curlew Sandpiper [856] | Critically Endangered | Species or species habitat may occur within area |
| Calidris melanotos<br>Pectoral Sandpiper [858] | | Species or species habitat may occur within area |
| Gallinago hardwickii<br>Latham's Snipe, Japanese Snipe [863] | | Species or species habitat likely to occur within area |
| Haliaeetus leucogaster<br>White-bellied Sea-Eagle [943] | | Species or species habitat known to occur within area |
| Hirundapus caudacutus<br>White-throated Needletail [682] | Vulnerable | Species or species habitat known to occur within area |
| Lathamus discolor<br>Swift Parrot [744] | Critically Endangered | Species or species habitat known to occur within area |
| Limosa lapponica<br>Bar-tailed Godwit [844] | | Species or species habitat may occur within area |
| Myiagra cyanoleuca<br>Satin Flycatcher [612] | | Breeding known to occur within area |
| Numenius madagascariensis<br>Eastern Curlew, Far Eastern Curlew [847] | Critically Endangered | Species or species habitat may occur within area |
| Tringa nebularia<br>Common Greenshank, Greenshank [832] | | Species or species habitat may occur within area |

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## Extra Information

### State and Territory Reserves [ Resource Information ]

| Name | State |
|---|---|
| Carr Villa | TAS |
| Kate Reed | TAS |
| Launceston Golf Course | TAS |
| Punchbowl | TAS |
| Punchbowl | TAS |
| Tamar | TAS |

### Regional Forest Agreements [ Resource Information ]

Note that all areas with completed RFAs have been included.

| Name | State |
|---|---|
| Tasmania RFA | Tasmania |

### Invasive Species [ Resource Information ]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

| Name | Status | Type of Presence |
|---|---|---|
| Birds | | |
| Alauda arvensis<br>Skylark [656] | | Species or species habitat likely to occur within area |
| Anas platyrhynchos<br>Mallard [974] | | Species or species habitat likely to occur within area |
| Carduelis carduelis<br>European Goldfinch [403] | | Species or species habitat likely to occur within area |
| Carduelis chloris<br>European Greenfinch [404] | | Species or species habitat likely to occur within area |
| Columba livia<br>Rock Pigeon, Rock Dove, Domestic Pigeon [803] | | Species or species habitat likely to occur within area |
| Passer domesticus<br>House Sparrow [405] | | Species or species habitat likely to occur within area |
| Streptopelia chinensis<br>Spotted Turtle-Dove [780] | | Species or species habitat likely to occur within area |
| Sturnus vulgaris<br>Common Starling [389] | | Species or species |

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| Name | Status | Type of Presence |
|---|---|---|
| | | habitat likely to occur within area |
| Turdus merula<br>Common Blackbird, Eurasian Blackbird [596] | | Species or species habitat likely to occur within area |
| **Mammals** | | |
| Bos taurus<br>Domestic Cattle [16] | | Species or species habitat likely to occur within area |
| Canis lupus familiaris<br>Domestic Dog [82654] | | Species or species habitat likely to occur within area |
| Capra hircus<br>Goat [2] | | Species or species habitat likely to occur within area |
| Felis catus<br>Cat, House Cat, Domestic Cat [19] | | Species or species habitat likely to occur within area |
| Lepus capensis<br>Brown Hare [127] | | Species or species habitat likely to occur within area |
| Mus musculus<br>House Mouse [120] | | Species or species habitat likely to occur within area |
| Oryctolagus cuniculus<br>Rabbit, European Rabbit [128] | | Species or species habitat likely to occur within area |
| Rattus norvegicus<br>Brown Rat, Norway Rat [83] | | Species or species habitat likely to occur within area |
| Rattus rattus<br>Black Rat, Ship Rat [84] | | Species or species habitat likely to occur within area |
| Vulpes vulpes<br>Red Fox, Fox [18] | | Species or species habitat likely to occur within area |
| **Plants** | | |
| Anredera cordifolia<br>Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643] | | Species or species habitat likely to occur within area |
| Asparagus asparagoides<br>Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473] | | Species or species habitat likely to occur within area |
| Chrysanthemoides monilifera subsp. monilifera<br>Boneseed [16905] | | Species or species habitat likely to occur within area |
| Cytisus scoparius<br>Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934] | | Species or species habitat likely to occur within area |
| Genista monspessulana<br>Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126] | | Species or species habitat likely to occur within area |
| Rubus fruticosus aggregate<br>Blackberry, European Blackberry [68406] | | Species or species habitat likely to occur within area |

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| Name | Status | Type of Presence |
|---|---|---|
| Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii | | |
| Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497] | | Species or species habitat likely to occur within area |
| Ulex europaeus | | |
| Gorse, Furze [7693] | | Species or species habitat likely to occur within area |

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# Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

# Coordinates

-41.47636 147.17304

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## Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

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# Significant Impact Assessment

**06 March 2025**

| | | | |
|---|---|---|---|
| **To** | Edwina Hughes | **Contact No.** | - |
| **Copy to** | | **Email** | Edwina.hughes@homes.tas.gov.au |
| **From** | Nicholas Priest | **Project No.** | 12552740 |
| **Project Name** | Homes Tasmania, Affordable Housing Techno Park Kings meadows | | |
| **Subject** | Eastern barred bandicoot Significant Impact Assessment | | |

Dear Edwina

## 1. Introduction

Homes Tasmania (HT) has engaged GHD Pty Ltd (GHD) to undertake the design services for the Launceston Techno Park Subdivision. This work required GHD to assist in obtaining all relevant local, state and Commonwealth government approvals. Part of this approvals process required GHD to conduct a natural value survey of the overall Techno Park site.

As part of the natural values survey, consideration of Eastern barred bandicoot (*Perameles gunnii gunnii*) was applied, and it was deemed a low likelihood of occurrence at the site. A subsequent observation of the species by a member of the public has demonstrated species presence at the site. Homes Tasmania re-engaged GHD to conduct a Significant Impact Assessment (SIA) under the Commonwealth Significant Impact Guidelines to assess whether a significant impact to the species is likely as a result of the proposed action.

### 1.1 Purpose of this report

The purpose of this report is to outline the results of an SIA conducted by GHD on Eastern barred bandicoot (*Perameles gunnii gunnii*) at the Techno Park subdivision site.

## 2. Scope and limitations

### 2.1 Limitations

*This report has been prepared by GHD for Homes Tasmania and may only be used and relied on by Homes Tasmania for the purpose agreed between GHD and Homes Tasmania as set out in section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Homes Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

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*The opinions, conclusions and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the site may be different from the site conditions found at the specific sample points.*

*Investigations undertaken in respect of this memorandum are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and conditions may have been identified in this memorandum.*

*GHD has prepared this report on the basis of information provided by Homes Tasmania and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*

*The photographs/videos of Eastern barred bandicoot at the subject site have not been verified and it is assumed the location of the observation is accurate.*

**Accessibility of documents**

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

# 1. Significant Impact Assessment

### 2.1.1 Eastern barred bandicoot (*Perameles gunnii gunnii*)

The Tasmanian sub-species of the Eastern barred bandicoot (EBB) is a yellowish-brown marsupial with three to four distinctive pale bars on its hindquarters. It grows up to 35cm long and can weigh up to 1450g. This bandicoot has large, pointed ears and a tail that grows 9.5cm long. EBB occurs in open habitats including woodlands and open forests with a grassy understorey, and native and exotic grasslands. It needs understorey plants to provide shelter, nest sites and food (DAWE 2008). The species is listed as vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), qualifying it as a matter of national environmental significance (MNES).

According to the Commonwealth Significant Impact Guidelines, an action is likely to have a significant impact on a vulnerable species if there is a real chance or possibility that it will impact on a range of criteria (Column 1, Table 1). Any actions that are likely to have a significant impact on an MNES must be referred to the Commonwealth Minister for the Environment for a determination as to whether assessment and approval is required under the EPBC Act. The criteria are intended to provide general guidance on the types of actions that will require approval and the types of actions that will not require approval. They are not intended to be exhaustive or definitive.

The following table summarises an SIA for EBB against the criteria outlined in the commonwealth guidelines at the Techno Park Drive subdivision, Kings Meadows (the subject site).

The outcome of the SIA for Eastern barred bandicoot at the site is that there is a **low likelihood of significant impact to the species.**

It should be noted that it is recommended that Homes Tasmania employ domestic cat (*Felis catus*) control measures to limit the increased pressure related to further predation on EBB and increased risk of toxoplasmosis transmission (Table 1).

***Table 1*** ***Significant Impact Assessment for Eastern barred bandicoot (Perameles gunnii gunnii) at Techno Park Drive, Kings Meadows.***

| Significant Impact Criteria | Self-Assessment Comment | Likelihood of Significant Impact |
|---|---|---|
| *Lead to a long-term decrease in the size of an important population of a species* | The conservation advice for the species does not provide a definition for what constitutes an important population for the species (DAWE, 2008).<br>The significant impact guidelines state that a 'important population' is a population that is necessary for a species' long-term survival and recovery (DoE, 2013). This may include populations identified as such in recovery | There is no defined important population for the species in Tasmania.<br>It is unlikely species presence at the site satisfies any of the criteria for an important population outlined in the significant impact guidelines.<br>The carrying capacity of the subject site is considered relatively low and restricted due to pressures from likely |

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| Significant Impact Criteria | Self-Assessment Comment | Likelihood of Significant Impact |
|---|---|---|
| | plans, and/or that are:<br>• key source populations either for breeding or dispersal<br>• populations that are necessary for maintaining genetic diversity, and/or<br>populations that are near the limit of the species range.<br>Natural values surveys at the site noted that native vegetation understory was absent throughout the majority of the site, with small patches of ground cover and scrub vegetation contained in the south-west corner of the subject site. Surveys did note that areas that were covered with dense weeds such as blackberry (*Rubus fruticosus*) would provide sheltering habitat for EBB however very few signs associated with the species' presence, such as diggings and scratching's were observed The natural values report noted that if the species was present, it would likely be in low abundance. It is noted that a member of the public has recorded the species on the subject site.<br>The subject site is located in a largely urbanised area and is significantly modified. Urbanisation is often associated with increased predation and disease transmission by invasive predators, notably roaming domestic cats and/or feral cats (*Felis catus*) (Herrera *et al,* 2022).<br>Due to these factors, the carrying capacity for the site is likely to be very small, reducing the chance for any long-term decrease in an important population following the above criteria. | feral/domestic cat predation.<br>Therefore it is considered that the proposed development has a low likelihood of resulting in a decrease the size of an important population of Eastern barred bandicoot (EBB). |
| *Reduce the area of occupancy of an important population* | The conservation advice for the species does not provide a definition for what constitutes an important population for the species (DAWE, 2008).<br>The significant impact guidelines state that a 'important population' is a population that is necessary for a species' long-term survival and recovery (DoE, 2013). This may include populations identified as such in recovery plans, and/or that are:<br>• key source populations either for breeding or dispersal<br>• populations that are necessary for maintaining genetic diversity, and/or<br>• populations that are near the limit of the species range.<br>The survey area is highly unlikely to provide significant habitat given the highly urbanised area, and anthropogenically modified vegetation structure of the site (e.g. degraded agricultural land with sporadic paddock trees). Natural values surveys at the site noted that native vegetation understory was absent through the majority of the site, with small patches of ground cover and scrub vegetation contained in the south-west corner of the subject site.<br>Surveys did note that areas that were covered with dense weeds such as blackberry (*Rubus fruticosus*) would provide sheltering habitat for EBB however very few signs associated with the | There is a low likelihood the proposed development will reduce the AOO for an important population of EBB. |

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| Significant Impact Criteria | Self-Assessment Comment | Likelihood of Significant Impact |
|---|---|---|
| | species' presence, such as diggings and scratching's were observed. The natural values report noted that if the species was present, it would likely be in low abundance and likely on an opportunistic basis.<br>The removal of approximately 10ha of low-quality habitat that is likely impacted by regular feral predator presence is unlikely to result in a<br>reduction of area of occupancy of an important There is a low likelihood the proposed development will reduce the AOO for an important population of EBB. | |
| *Fragment an existing important population into two or more populations* | Due to factors discussed above, it is unlikely that an existing important population is present at the subject site. The species is also often patchily distributed, further decreasing the likelihood of an important population being present (NRE, 2024).<br>Being largely surrounded by existing urban expansion, the species presence on the subject site is largely restricted already and the development of the site is unlikely to further fragment any existing population as no habitat persists to the north and west of the subject site, with the east and the southern aspects largely modified as well. | The proposed development is unlikely to fragment an existing population given the lack of important populations within the subject site. |
| *Adversely affect habitat critical to the survival of a species* | The Forest Practices Association of Tasmanian outlines significant habitat for this species as dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs within the core range of the species (FPA 2022).<br>Additionally, research has suggested the optimal habitat of the Eastern barred bandicoot is deep soils with high moisture content, in habitat with open grassy areas for foraging and available ground cover for refugia (Driessen *et al*, 1996).<br>The highly modified and degraded condition of the subject site and surrounding urban context does not match the characteristics of the above definitions of optimal habitat, and as such, the subject site is unlikely to represent significant/critical habitat for the species.<br>The survey area may provide some foraging and limited breeding habitat, however for reasons discussed above, this is likely to be limited.<br>Therefore it is unlikely the development will affect habitat critical to the survival of the species. | The proposed development is unlikely to affect any habitat critical to the survival of the species. |
| *Disrupt the breeding cycle of an important population* | As discussed above, it is unlikely an important population of the species persists on the subject site and therefore not possible for the breeding cycle to be disrupted. As discussed in sections 5.3 of the natural values report for the project, the subject site is unlikely to represent significant habitat and is limited in potential habitat that may facilitate breeding opportunities. It is likely that the subject site is used for foraging on an opportunistic basis. | The proposed development is unlikely to disrupt the breeding cycle of an important population as the survey area is unlikely to support significant habitat for breeding opportunities. |
| *Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline* | As discussed in section 5.3 of the natural values report for the project while there is some potential suitable foraging habitat present at the site, this is likely to be used on an opportunistic basis and is not considered | There is a low likelihood that the removal of low-quality habitat at the subject site will result in species decline. |

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| Significant Impact Criteria | Self-Assessment Comment | Likelihood of Significant Impact |
|---|---|---|
| | significant and/or critical habitat as outlined above. Habitat present on the site is considered limited in the potential for breeding opportunities. Therefore, the removal of approximately 10ha of low-quality habitat at the site is unlikely to cause a decline in the species overall. | |
| *Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat* | As stated above, it is likely that free roaming domestic cats are already present on the subject site, so the proposed action is unlikely to result in the establishment of any new invasive species. These processes are likely already underway on the site.<br>While any future urban development on the subject site may lead to an increase in roaming domestic cats, the development will likely result in the removal of any potential EBB habitat on the site, limiting cat impacts to the species to areas outside the subject site. This intensified pressure of feral predators as a result of the proposed action should be regulated by Homes Tasmania to limit impacts to EBB persisting to the south and east of the subject site. If controls such as limiting domestic cat roaming are employed on the project, pressures on EBB may be reduced. | It is likely roaming domestic cats already persist on and adjacent to the subject site. Whilst the proposed action may result in increased pressure from roaming domestic cats, the limited EBB habitat present at the site will be entirely removed, limiting potential impacts of domestic cats on the species to outside the subject site. Controls employed by Homes Tasmania to limit the impact of domestic cats will likely result in a low likelihood of further impacts. |
| *Introduce disease that may cause the species to decline* | The proposed development has the potential to increase the abundance of free roaming domestic cats, which are the primary host of *Toxoplasma gondii,* a highly contagious parasitic protozoan that EBB are particularly susceptible to and usually results in mortality within 2-3 weeks of exposure (Fancourt, 2014).<br>As discussed above, it is likely that free roaming domestic and potentially feral cats are already present on the subject site.<br>The proposed action may result in the increased presence of free roaming domestic cats in area outside the subject site. It is recommended that Homes Tasmania act to limit free roaming domestic cats. | As stated, it is likely that both domestic and feral cats are already present at the subject site and immediately adjacent areas. This species is the primary vector *Toxoplasma gondii.* The proposed development is unlikely to introduce other diseases that may cause the species to decline.<br>If Homes Tasmania employ controls to limit roaming domestic cats, the risk of spreading *Toxoplasma gondii* will be reduced. |
| *Interfere substantially with the recovery of the species* | Whilst EBB have been detected on the subject site, their use of the area is likely to be limited to opportunistic foraging in a transient nature. The subject site is limited in both foraging and breeding habitat and is unlikely to be considered significant and/or critical habitat for the species.<br>The subject site is unlikely to facilitate any significant opportunities for an important population of the species as outlined by the significant impact guidelines. Therefore, it is considered unlikely the proposed action will substantially interfere with the recovery of the species. | The proposed development is considered a low likelihood to interfere with the recovery of the species. |

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|---|---|---|---|---|---|---|---|
| **Project name** | | Homes Tasmania, Affordable Housing Techno Park Kings meadows | | | | | |
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# Appendix D

## Traffic impact assessment

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pitt&sherry

# Launceston Techno Park

## Traffic Impact Assessment

Prepared for
**Homes Tasmania**

Client representative
**Edwina Hughes**

Date
**28 July 2025**

Rev01

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**Appendix B —** SIDRA Traffic Modelling Results

| | | |
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# Executive Summary

A residential subdivision is proposed at Lot 3 Techno Park, Kings Meadows. The development proposes establishment of 104 lots for residential houses, along with new roads and paths on the site.

This Traffic Impact Assessment (TIA) considers the impacts to the greater road network as a result of the development. The TIA has been prepared with reference to the Department of State Growth (State Growth) publication *Traffic Impact Assessment (TIA) Guidelines* and will address relevant parts of the *Tasmanian Interim Planning Scheme – Launceston.*

The following findings were determined from an existing conditions assessment:

- Possible access points to the site are from Woolven Street and Techno Park Drive (accessed from Quarantine Road)
- The surrounding road network generally operates with an acceptable level of service
- The right turn from Woolven Street to Hobart Road has significant delays and safety issues that were observed on site. It is not considered suitable to have additional traffic turn right from Woolven Street onto Hobart Road and therefore the subdivision has been designed with entry only at Woolven Street
- There are available bus services that can be utilised by the subdivision
- Footpaths are located on at least one side of the road in the vicinity of the subdivision
- There are cycling facilities on some roads and parks nearby; and
- There is no significant crash history of concern on the immediate surrounding road network.

The layout of the site is assessed to have suitable road connectivity, sufficient road widths and road reserves that comply with the Local Government Association of Tasmania standards, sufficient and suitable pedestrian and cycling connectivity.

The sight distance at the proposed Road 4 access point to Techno Park Drive was assessed. Sight distances are suitable in both directions on Techno Park Drive. It was noted that vehicles exiting the Goodstart Early Learning Centre on the opposite side of Techno Park Drive are obstructed by trees both from Techno Park Drive and from the proposed Road 4.

The following findings were determined from an assessment of expected conditions post development:

- Immediately post development the surrounding road network is expected to operate with acceptable levels of service similar to that prior to the development
- The operation of the surrounding road network was estimated for 2035 (10 years post development) with the following findings:
  - Should growth be experienced on Hobart Road and Kings Meadows Road, there is the potential for congestion at the Hobart Road/ Kings Meadows Road intersection. This growth is largely expected to be a result of the growth on the network from outside the development given the comparatively low traffic generation of the proposed Techno Park subdivision
  - The intersection of Techno Park Drive with Quarantine Road would be expected to operate with satisfactory queues and delays on all approaches 10 years post development; and
  - Delays at the right turn from Woolven Street to Hobart Road are expected to worsen, the proposed Techno Park subdivision does not contribute to this movement.

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# 1. Introduction

## 1.1 Background

A residential subdivision is proposed at Lot 3 Techno Park, Kings Meadows. The development proposes establishment of 104 lots for residential houses, along with new roads and paths on the site.

This Traffic Impact Assessment (TIA) considers the impacts to the greater road network as a result of the development.

## 1.2 Traffic Impact Assessment (TIA) scope

Homes Tasmania has engaged pitt&sherry to prepare a TIA to investigate the impacts from the proposed development in Techno Park, Kings Meadows.

This report has been prepared with reference to the *Department of State Growth (State Growth)'s Publication Traffic Impact Assessments (TIA) Guidelines* and the *Tasmanian Interim Planning Scheme - Launceston* (Planning Scheme).

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# 2. Existing conditions

## 2.1 Site location

The proposed development site is located in Kings Meadows, Launceston. The site is located approximately 5km southeast of the Launceston CBD.

The site has a land use classification as 31.0 Particular Purpose under the *Tasmanian Planning Scheme - Launceston*. The site is also subject to the Housing Land Supply Order to rezone to General Residential.

The site is currently vacant and rezoning is required for the land to be used for housing. Surrounding properties of the site have the uses 8.0 General Residential, 10.0 Low Density Residential, 28.0 Recreation and 29.0 Open Space.

The site is bordered to the east by Techno Park Drive. A site wraps around OneSchool and a Goodstart Early Learning Centre is located to the east along with other commercial developments. To the north and northwest there are general residential developments, to the southwest is the Youngtown Memorial Ground and to the south is open space and low density residential developments. The study area extends to include the connecting road network.

The location of the site in the local context is shown in Figure 1.

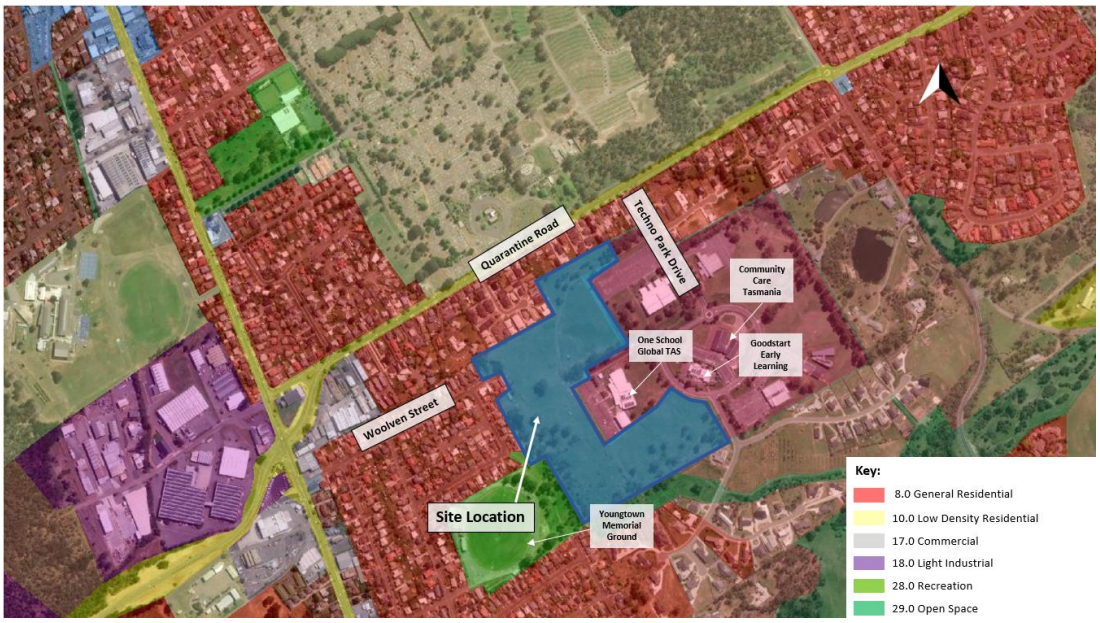


*Figure 1: Site Location (Basemap source: https://maps.thelist.tas.gov.au)*

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## 2.2 Surrounding road network

### 2.2.1 Hobart Road

Hobart Road is a sub-arterial road connecting Wellington Street, Normanstone Road and Meredith Crescent to the north with the Midland Highway and Evandale Road to the south. It provides access to numerous residential and commercial properties. In the vicinity of the study area Hobart Road is a two-way two-lane sealed road with a posted speed limit of 60km/h.

Footpaths have been provided along both sides of the road as well as on-street parallel parking in some sections. Hobart Road services numerous Metro Tasmania bus routes, including routes 145, 146, 792, 794 and 796 and there are a number of bus stops along its length.

### 2.2.2 Techno Park Drive

Techno Park Drive is a local road connecting Quarantine Road with the Techno Park development. It provides access to several commercial, educational, and residential properties. It is a two-way two-lane sealed road with a default speed limit of 50km/h. Footpaths are provided along one side of the road.

### 2.2.3 Woolven Street

Woolven Street is a local road providing access to primarily residential properties and other local roads Keithleigh Street, Waroona Street, Wayne Place and Medina Street from Hobart Road. It is a two-way two-lane sealed road with a default speed limit of 50km/h.

Footpaths have been provided along both sides of the road as well as on-street parallel parking. Woolven Street forms part of the Metro Tasmania bus route 146 between Hobart Road and Waroona Street. There is a bus stop on Woolven Street between its intersections with Keithleigh Street and Waroona Street.

### 2.2.4 Quarantine Road

Quarantine Road is an arterial road connecting Hobart Road and Kings Meadows Link in the southwest with Penquite Road, Johnston Road and Glenwood Road in the northeast. It provides access to various residential and commercial properties and Carrile-Nunamina-Kings Meadows Memorial Cemetery, as well as local roads Techno Park Drive, Gilmont Close and Edinburgh Street. It is a two-way two-lane sealed road with a posted speed limit of 60km/h. Footpaths are provided along both sides of the road.

## 2.3 Surrounding intersections

The following intersections are located in the vicinity of the study area:

- Quarantine Road/ Techno Park Drive
- Hobart Road/ Woolven Street
- Hobart Road/ Kings Meadows Link (four-leg signalised intersection); and
- One School Access/ Techno Park Drive.

Traffic modelling of these intersections is detailed in this report.

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## 2.4 Site access

The site can currently be accessed from Techno Park Drive via Quarantine Road or from Woolven Street via Hobart Road.

## 2.5 Traffic volumes

### 2.5.1 Traffic data

Sydney Coordinated Adaptive Traffic System (SCATS) traffic data was collected from the Department of State Growth at the Quarantine Road/ Kings Meadows Link/ Hobart Road intersection. Based on this data, the peak hours on the surrounding road network were determined to be as follows:

- AM Peak Hour 8:00am-9:00am; and
- PM Peak Hour 4:00pm-5:00pm.

Traffic surveys were undertaken on 7 March 2023 during the AM and PM peak hours at the following intersections:

- Quarantine Road/ Techno Park Drive
- Hobart Road/ Woolven Street; and
- Hobart Road/ Kings Meadows Link.

In addition to this, traffic surveys were undertaken on 7 March 2023 during the AM and PM peak hours at the intersection of Techno Park Drive with the OneSchool access which is a proposed access point to the subdivision and likely to be the busiest access point from Techno Park Drive.

It has been two years since the original data was collected. As such, updated SCATS data has been sourced for Hobart Road/ Kings Meadow Link intersection (June 2025) and this was compared against SCATS data collected in July 2022. The annual growth rate determined from the AM peak hour volumes; PM peak hour volumes and overall daily volumes is shown in Table 1 below.

*Table 1: Growth rates at the Quarantine Road/ Kings Meadows Link / Hobart Road intersection*

| | AM Peak Hour | PM Peak Hour | Daily |
|---|---|---|---|
| 2022-2025 | 1.69% | 3.28% | 1.93% |

From the determined growth values above, a 2% per annum growth rate for the AM peak hour and a 3.3% per annum growth rate for the PM peak hour has been applied to the 2023 counts.

The existing 2025 traffic volumes are shown in Figure 2 and Figure 3.

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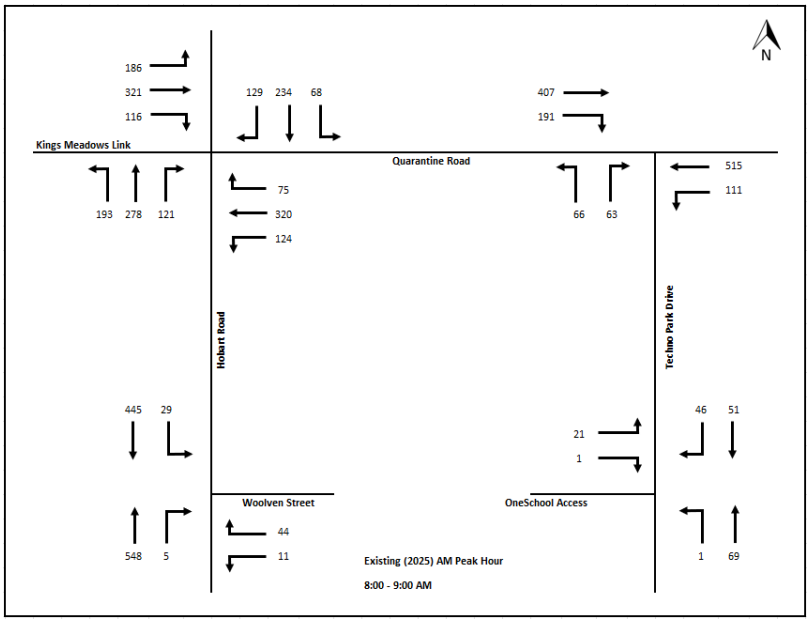


*Figure 2: Traffic volumes - existing am peak hour*

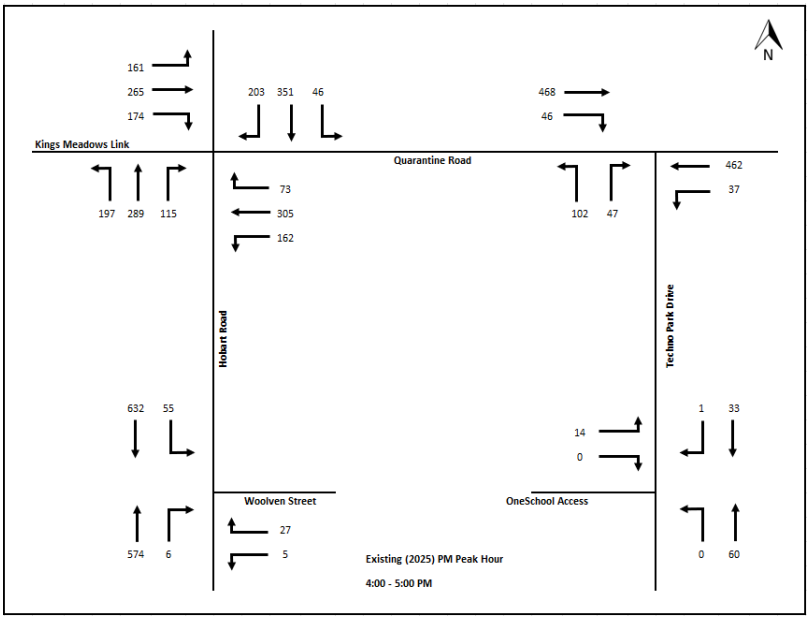


*Figure 3: Traffic volumes - existing pm peak hour*

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## 2.6 Existing intersection performance

### 2.6.1 Traffic modelling software

The operation of the study intersections has been modelled using SIDRA Intersection 9.1 traffic modelling software. SIDRA Intersection rates the performance of the intersections based on the vehicle delay and the corresponding Level of Service (LOS). It is generally accepted that LOS D or better is an acceptable level of operation. Table 2 shows the criteria that SIDRA Intersection adopts in assessing the LOS.

*Table 2: SIDRA Intersection Level of Service (LOS) criteria*

| LOS | Delay per Vehicle (secs) | | |
|---|---|---|---|
| | Signals | Roundabout | Sign Control |
| A | 10 or less | 10 or less | 10 or less |
| B | 10 to 20 | 10 to 20 | 10 to 15 |
| C | 20 to 35 | 20 to 35 | 15 to 25 |
| D | 35 to 55 | 35 to 50 | 25 to 35 |
| E | 55 to 80 | 50 to 70 | 35 to 50 |
| F | Greater than 80 | Greater than 70 | Greater than 50 |

### 2.6.2 Intersection layouts

The geometry of the intersections used for SIDRA Intersection Traffic Models was developed with reference to aerial photography obtained from LISTmap and observations made during the site visit. The aerial photography combined with the site visit informed the number, width and length of trafficable lanes and speed limits.

### 2.6.3 Traffic modelling results

#### 2.6.3.1 Quarantine Road / Techno Park Drive intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 3. Full results are presented in Appendix B.

*Table 3: Quarantine Road / Techno Park Drive 2025 operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Techno Park Drive | AM | 0.149 | 10.7 | B | 3.4 |
| East: Quarantine Road | | 0.287 | 1.1 | A | 0.0 |
| West: Quarantine Road | | 0.346 | 4.5 | A | 16.7 |
| All Vehicles | | 0.346 | 3.5 | A | 16.7 |
| South: Techno Park Drive | PM | 0.142 | 9.1 | A | 3.6 |
| East: Quarantine Road | | 0.257 | 0.5 | A | 0.0 |
| West: Quarantine Road | | 0.235 | 1.3 | A | 3.9 |
| All Vehicles | | 0.257 | 2.0 | A | 3.9 |

Based on the above, the intersection of Quarantine Road/ Techno Park Drive currently operates well with minimal queues and delays and a LOS A.

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### 2.6.3.2 Hobart Road / Woolven Street intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 4. Full results are presented in Appendix B.

*Table 4: Hobart Road / Woolven Street 2025 operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Hobart Road | AM | 0.305 | 0.2 | A | 0.2 |
| East: Woolven Street | | 0.343 | 29.8 | D | 8.6 |
| North: Hobart Road | | 0.221 | 0.3 | A | 0.0 |
| **All Vehicles** | | **0.343** | **1.7** | **A** | **1.2** |
| South: Hobart Road | PM | 0.320 | 0.2 | A | 0.3 |
| East: Woolven Street | | 0.318 | 43.6 | E | 7.0 |
| North: Hobart Road | | 0.320 | 0.4 | A | 0.0 |
| **All Vehicles** | | **0.320** | **1.4** | **A** | **7.0** |

Based on the above, the intersection of Hobart Road/ Woolven Street currently operates well overall with a LOS A. The right turn from Woolven Street to Hobart Road operates at an unacceptable LOS D in the AM peak hour and LOS E in the PM peak hour.

During the 2023 PM peak hour traffic counts, pitt&sherry staff made the following observations at the Hobart Road/ Woolven Street Intersection:

- The two-way traffic volumes on Hobart Road are very high, which limits opportunities to turn onto Hobart Road from Woolven Street
- The signals to the north of Woolven Street, which create gaps in traffic, assist with vehicles turning left from Woolven Street onto Hobart Road and turning right from Hobart Road into Woolven Street
- To the south there are no signals, so vehicles arrive randomly and there are limited gaps in the traffic during the peak periods. For intersections, a large enough gap for a vehicle to safely turn into the road is the “gap acceptance”. It was noted on site that there were few gaps in the northbound traffic at Hobart Road to give sufficient gap acceptance for vehicles turning right from Woolven Street
- Approximately one-third of vehicles turning right from Woolven Street into Hobart Road during the PM peak hour did so using unsuitable gaps, with one resulting in a near miss, several others resulted in instances of road rage. It is noted that there is an intersection cross traffic crash recorded at the intersection of Hobart Road/ Woolven Street
- Further to this, some vehicles would turn right into the Channelised Right Turn (CHR) lane, which is intended for vehicles turning right into Woolven Street and is not considered a safe manoeuvre
- Some vehicles chose to turn left from Woolven Street into Hobart Road and then complete a U-turn at a nearby T-junction as there were limited opportunities to turn right onto Hobart Road; and
- Even with these unsafe manoeuvres, delays of up to 70 seconds were experienced by drivers turning right from Woolven Street into Hobart Road, which is considered an unacceptable delay.

Based on the findings above, it is not considered suitable to have additional traffic turn right from Woolven Street onto Hobart Road and therefore the subdivision has been designed with entry only at Woolven Street.

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#### 2.6.3.3 Hobart Road / Kings Meadows Link intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 5. Full results are presented in Appendix B.

*Table 5: Hobart Road / Kings Meadows Link 2025 operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Hobart Road | AM | 0.689 | 27.5 | C | 80.2 |
| East: Kings Meadows Link | | 0.679 | 32.3 | C | 89.2 |
| North: Hobart Road | | 0.673 | 31.9 | C | 45.3 |
| West: Kings Meadows Link | | 0.681 | 32.3 | C | 59.7 |
| **All Vehicles** | | **0.689** | **30.9** | **C** | **89.2** |
| South: Hobart Road | PM | 0.760 | 34.9 | C | 97.9 |
| East: Kings Meadows Link | | 0.765 | 40.4 | D | 103.6 |
| North: Hobart Road | | 0.766 | 35.6 | D | 74.0 |
| West: Kings Meadows Link | | 0.766 | 37.6 | D | 62.2 |
| **All Vehicles** | | **0.766** | **37.0** | **D** | **103.6** |

Based on the above, the intersection of Hobart Road/ Kings Meadows link currently operates with acceptable queues and delays and an overall LOS C in the AM Peak Hour. However, during the PM Peak Hour the intersection is operating with and overall LOS D which can indicate that an intersection is approaching capacity. The degree of saturation is well under 1 (i.e. all queued vehicles clear during a green signal) which indicated that the delays are generally due to the signalised intersection having some long green phases on opposing movements and is not concerning.

#### 2.6.3.4 Techno Park Drive access points

Techno Park Drive was observed on site to carry very low traffic volumes and minimal queues and delays in the vicinity of the site with operation consistent with LOS A.

## 2.7 Road safety

The Department of State Growth has provided crash data relating to crashes in the area surrounding the site during the last 10 years to June 2025. The data is summarised in Table 6 below.

*Table 6: Crash history summary*

| Location | Crash Severity | Count | Prominent crash types |
|---|---|---|---|
| Midblock | | | |
| Hobart Road | Property Damage Only - 18 | 21 | 130 – Vehicles in same lane (9)<br>140 –U-turn (2) |
| | Minor - 2 | | |
| | Not known - 1 | | |

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| Location | Crash Severity | Count | Prominent crash types |
|---|---|---|---|
| Quarantine Road | Minor - 3<br>First Aid - 2<br>Property Damage Only - 15 | 20 | 149 – Other Manoeuvring (2)<br>160 – Parked (3)<br>169 – Other on Path (3)<br>189 – Other Curve (2) |
| Woolven Street | Property Damage Only - 2 | 2 | No trends |
| Kings Meadows Link | Property Damage Only - 9 | 9 | 130 – Vehicles in same lane/ rear end (2)<br>139 – Other same directions (including vehicle rolling backwards) (3) |
| Medina Street | Property Damage Only – 1 | 1 | No trends |
| Intersections | | | |
| Hobart Road/ Woolven Street | First Aid - 1<br>Property Damage Only - 2 | 3 | No trends |
| Hobart Road/ Kings Meadows Link | Minor - 2<br>First Aid - 4<br>Property Damage Only - 14 | 20 | 110 – Cross Traffic (2)<br>130 – Vehicles in same lane/ rear end (4)<br>131 – Vehicles in same lane/ left rear (2)<br>132 – Vehicles in same lane/ right rear (3)<br>139 – Other same directions (including vehicle rolling backwards) (2)<br>189 – Other curve (2) |
| Edinburgh Street/ Quarantine Road | Minor - 1<br>First Aid - 1<br>Property Damage Only - 1 | 3 | 110 – Cross Traffic (2) |
| Gilmont Close/ Quarantine Road | Minor - 1 | 1 | No trends |
| Hobart Road/ Merino Street | Minor – 2<br>Property Damage Only - 4 | 6 | 113 – Right Near (2) |
| Hobart Road/ Quarantine Road | Minor – 1<br>Property Damage Only – 5 | 6 | 130 – Vehicles in same lane/ rear end (4) |
| Quarantine Road/ Techno Park Drive | Minor – 1<br>Property Damage Only – 2 | 3 | 132 – Vehicles in same lane/ right rear (2) |

The crash history is consistent with what would be expected on busy arterial/ collector roads and the Hobart Road/ Kings Meadows Link crash history is consistent with that expected at an urban signalised intersection. The vast majority of crashes are of low severity and there are no serious crashes. Based on this, there are considered to be no crashes of concern.

It was noted at the Quarantine Road/ Techno Park Drive Intersection 2 rear-end crashes occurred in September 2024 and October 2024 between vehicles turning right into Techno Park Drive and vehicles travelling westbound on Quarantine Road. In March 2025 a channelised right turn facility was constructed at this intersection. This upgraded intersection is expected to decrease the likelihood of rear-end collisions involved with right turning vehicles, increasing the overall safety of the Quarantine Road/ Techno Park Road intersection.

Figure 4 shows a detailed design of the recently constructed channelised right turn facility at the Quarantine Road/ Techno Park Drive Intersection.

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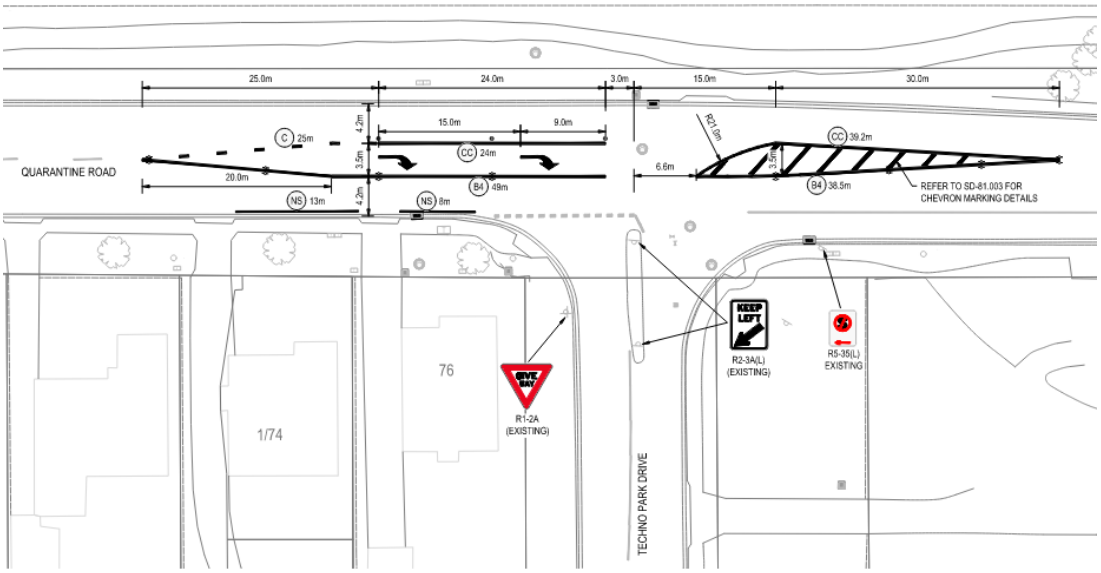


*Figure 4: Detailed design of upgraded Quarantine Road/ Techno Park Road Intersection*

## 2.8 Public transport

### 2.8.1 Bus services

Public transport available in the study area comprises of bus services. From Techno Park it takes approximately 25 minutes travel time to the city by walking to Hobart Road just north of the Hobart Road/ Quarantine Road intersection (10 mins) and taking Metro Route 140 to Launceston CBD. Metro Tasmania also operate routes 145, 146, 792, 794 and 796 which have components of their routes in the study area. Collectively these routes service Launceston, Youngtown, Perth, Longford, Cressy and Evandale. The services Metro Tasmania supplies are shown in Figure 5.

*Figure 5: Metro Tasmania bus routes in the vicinity of the site*

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In addition to the public services, Metro Tasmania also operates five school bus services that travel in the study area. These are as follows:

- Route 817 operates in the morning and services Kings Meadows High School, Norwood Primary School and Queechy High School
- Route 824 operates in the afternoon and services Norwood Primary School and Queechy High School
- Route 830 operates in the afternoon and services Youngtown Primary School
- Route 833 operates in the morning and services St Patrick's College and King's Meadows High School
- Route 842 operates in the afternoon and services St Patricks College; and
- Route 848 operates in the afternoon and services St Patricks College.

### 2.8.2 Bus stops

The following bus stops are located within the vicinity of the site, accessed via Woolven Street:

- Bus Stop Number 11 (Woolven Street): Approximately 300m - 850m walk from the proposed site (Route 146)
- Bus Stop Number 17 (202 Hobart Road): Approximately 760m – 1.4km walk from proposed site (Route 145, 146, 792, 794 and 796)
- Bus Stop Number 17 (233 Hobart Road): Approximately 690m – 1.3km walk from proposed site (Route 145, 146, 792, 794 and 796)
- Bus Stop Number 18 (269 Hobart Road): Approximately 540m – 1.2km walk from the proposed site (Route 145, 792, 794 and 796); and
- Bus Stop Number 18 (244 Hobart Road): Approximately 460m – 950m walk from the proposed site (Route 145, 792, 794 and 796).

The following bus stops are located within the vicinity of the site, accessed via the Youngtown Oval pedestrian path:

- Bus Stop Number 4 (Clarendon Street): Approximately 310m – 920m walk from the proposed site (Route 146)
- Bus Stop Number 19 (294 Hobart Road): Approximately 520m – 1.1km walk from the proposed site (Route 145, 146, 792, 794 and 796)
- Bus Stop Number 19 (297-299 Hobart Road): Approximately 530m – 1.2km walk from the proposed site (Route 145, 792, 794 and 796); and
- Bus Stop Number 31 (Waroona Street): Approximately 340m – 910m walk from the proposed site (Route 146).

It is noted that Bus Stops 17, 18 and 19 have high frequency services, whereas stops 4, 11 and 31 are only serviced by Route 146, which has a very low frequency, with only one inbound service and three outbound services per day.

Figure 6 shows the location of the above bus stops in the vicinity of the site.

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*Figure 6: Location of Bus Stops within the vicinity of the site*

## 2.9 Pedestrian and cycling infrastructure

Footpaths are provided along Techno Park Drive, the OneSchool access road, Woolven Street, Quarantine Road and Hobart Road. There are several informal walking trails through and on the outskirts of the site.

There is no dedicated cycling infrastructure in the study area, however Hobart Road has on-road cycle lanes in both directions to the south of the site (from Victoria Street) to Franklin Village. Hobart Road, Quarantine Road and Opossum Road are displayed as “Bike friendly roads” in Google Maps in the vicinity of Techno Park due to wide lanes and/or sealed shoulders suitable for cycling (in some parts linemarked as short sporadic cycle lanes).

Cycling infrastructure in the surrounding area is shown in Figure 7, below.

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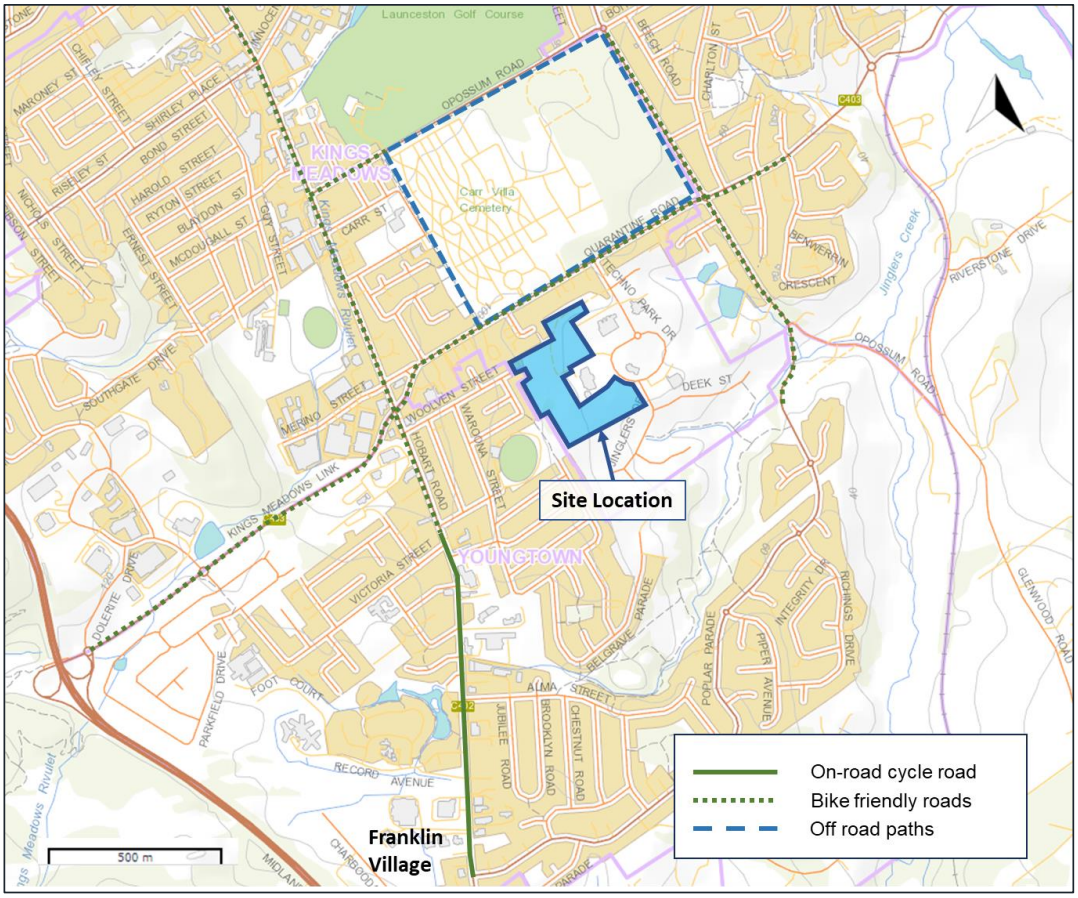


*Figure 7: Cycling facilities in the surrounding area*

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# 3. Proposed development

## 3.1 Overview

The proposed development at Techno Park, Kings Meadows is a residential subdivision on 10.5ha of land and includes 104 lots for residential houses, four new access roads and open spaces.

The proposed subdivision concept plan is shown in Figure 8 with original plans included in Appendix A.

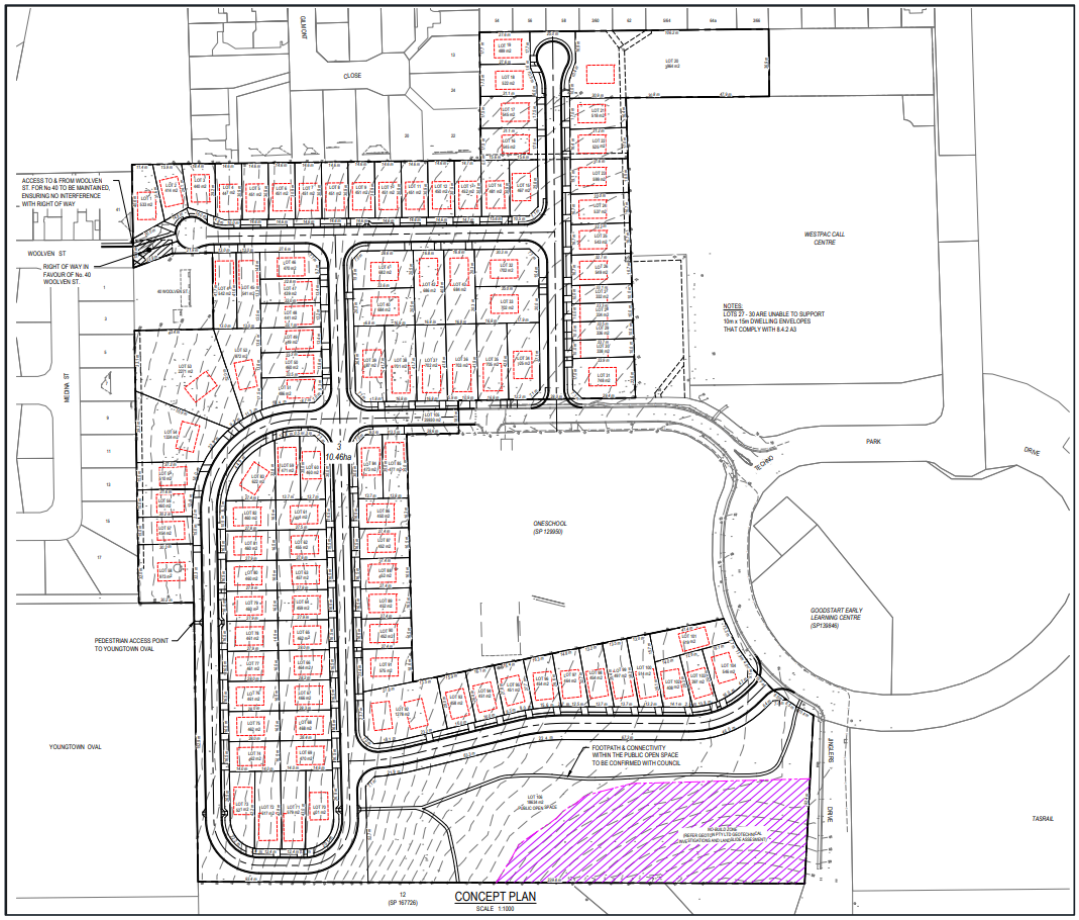


*Figure 8: Schematic design of proposed subdivision*

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## 3.2 Proposed operation

Internal to the proposed development, the road network is proposed to be comprised of four new roads, as shown in Figure 9. For the purpose of this assessment, these four new roads have been considered as Road 1, Road 2, Road 3, and Road 4.

Based on the findings discussed in Section 2.6.3.2 regarding congestion at the Hobart Road/ Woolven Street intersection, the Woolven Street access will be modified to provide entry into the site only (emergency vehicles will be able to exit the site from this location). The road geometry, signage and linemarking will be installed to discourage vehicles from exiting the subdivision onto Woolven Street. The traffic assessment in this report assumes only entry movements into the subdivision from Woolven Street.

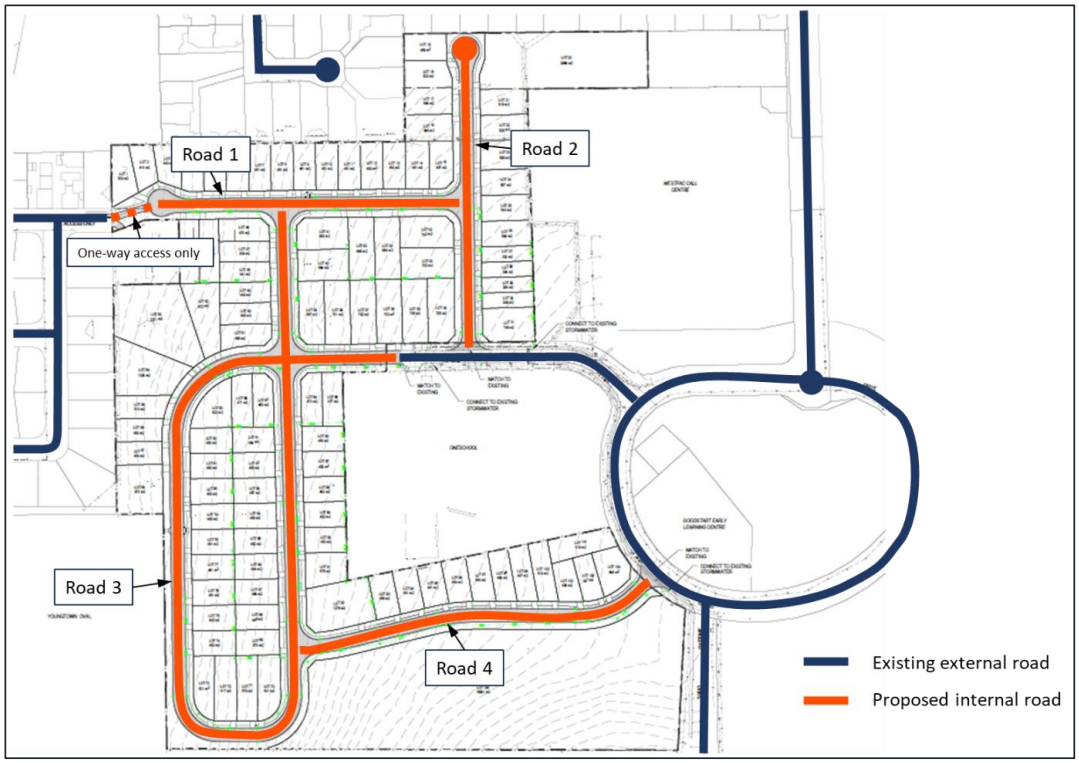


*Figure 9: Proposed internal road network*

There are three access points proposed to the site from the existing local road network as follows:

- Western access from Woolven Street (and Hobart Road) to Road 1
- Eastern access from Techno Park Drive (and Quarantine Road) to the existing OneSchool access road; and
- Eastern access from Techno Park Drive (and Quarantine Road) to Road 4.

Road 2 and Road 3 are accessed from the existing OneSchool access road.

Woolven Street currently terminates at its eastern end at a gated private property access. It is proposed that the gate will be removed and a one-way entrance only will access Road 1 of the development. Road 1 will include a cul-de-sac termination and the geometry will ensure traffic does not exit out to Woolven Street.

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Although the attached plans show footpaths on one side of the road, it is understood that these will be amended to include footpaths on both sides of the internal roads throughout the development. Kerb ramps will be installed to facilitate pedestrians crossing Road 3 at the west of the site. This will connect with existing informal paths through the open space to the west and south of the site, to allow pedestrian and cyclist access to Medina Street, Lorne Street and Jinglers Drive. In the south-eastern corner of the site there is a proposed park which will have a path running through it providing off-road pedestrian and cyclist access from the Road 3/ Road 4 intersection to Techno Park Drive near the Goodstart Early Learning childcare centre.

## 3.3 Parking

The Planning Scheme car parking space requirements for a residential development in the General Residential Zone (*extract from Table C2.1, Tasmanian Planning Scheme – Launceston*) are shown in Table 7.

*Table 7: Extract from Table C2.1 Parking Space Requirements*

| Use | | Parking Space Requirements | |
|---|---|---|---|
| | | Car | Bicycle |
| Residential | If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom) | 2 spaces per dwelling | No requirement |

If the development consists of entirely of dwellings with 2 or more bedrooms, each lot will be required to accommodate 2 off-street car park spaces. The concept plan provided indicates sufficient space to satisfy this requirement based on the size of the proposed lots.

## 3.4 Deliveries and rubbish collection

Rubbish collection will be completed using the standard Council kerbside service.

## 3.5 Pedestrian paths

Footpaths will be located on both sides of each of the new access roads.

Pedestrian access to Quarantine Road will be via existing footpaths on Techno Park Drive. Pedestrian access to Woolven Street will be a footpath located adjacent to the vehicle access point. Pedestrian access will also be provided to Lorne Street which will then give access to Hobart Road via existing footpaths.

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# 4. Transport assessment

## 4.1 Traffic generation

### 4.1.1 Traffic generation rates

Traffic generation rates for the proposed retirement village has been sourced from the TfNSW Guide to Transport Impact Assessment (TfNSW Guide). The subdivision has 104 blocks of land which would accommodate general density residential developments. For general density, a low density traffic generation rate from the TfNSW Guide is suitable.

The expected traffic generation of the subdivision is shown in Table 8.

*Table 8: Traffic generation*

| Peak Hour | Traffic Generation Rate | Traffic Generation |
|---|---|---|
| AM | 0.83 trips per dwelling | 87 |
| PM | 0.84 trips per dwelling | 88 |
| Daily | 7.53 trips per dwelling | 783 |

### 4.1.2 Directional split of traffic

The directional split of the traffic (the ratio between inbound and outbound movements) adopted for this study was determined from the *ITE Trip Generation Manual.* The adopted directional split is as follows:

- AM Peak Hour 30% in/ 70% out; and
- PM Peak Hour 70% in/ 30% out.

### 4.1.3 Traffic distribution and assignment

The distribution of the traffic generated by the site is based on several factors including:

- The location of major traffic distribution roads around the site
- The location of traffic generating developments; and
- Existing traffic patterns.

Based on the above, the expected traffic distribution and assignment of movements to and from the proposed development is shown in Figure 10 and Figure 11.

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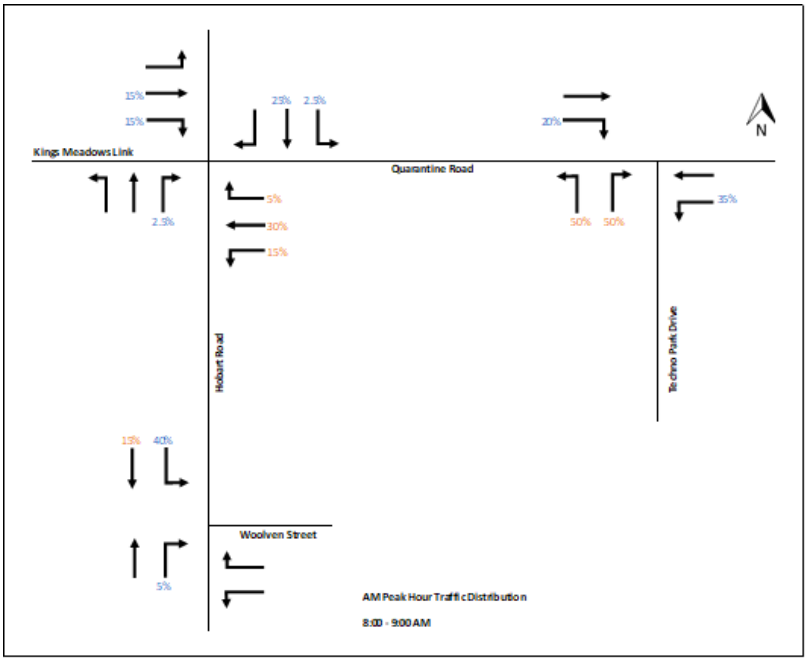


*Figure 10: AM peak hour traffic distribution*

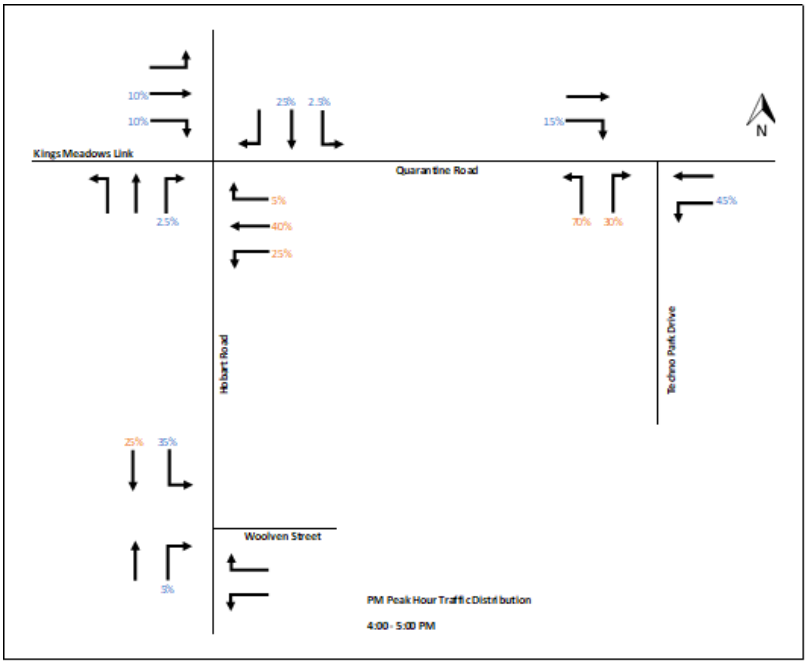


*Figure 11: PM peak hour traffic distribution*

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### 4.1.4 Additional traffic summary

The expected traffic movements to and from the proposed development is shown in Figure 12 and Figure 13.

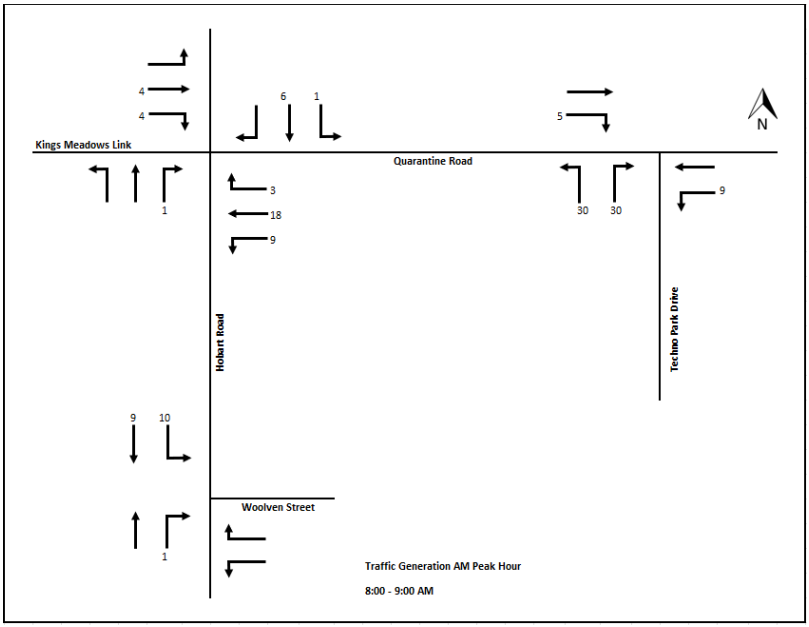


*Figure 12: Traffic generation – AM peak hour*

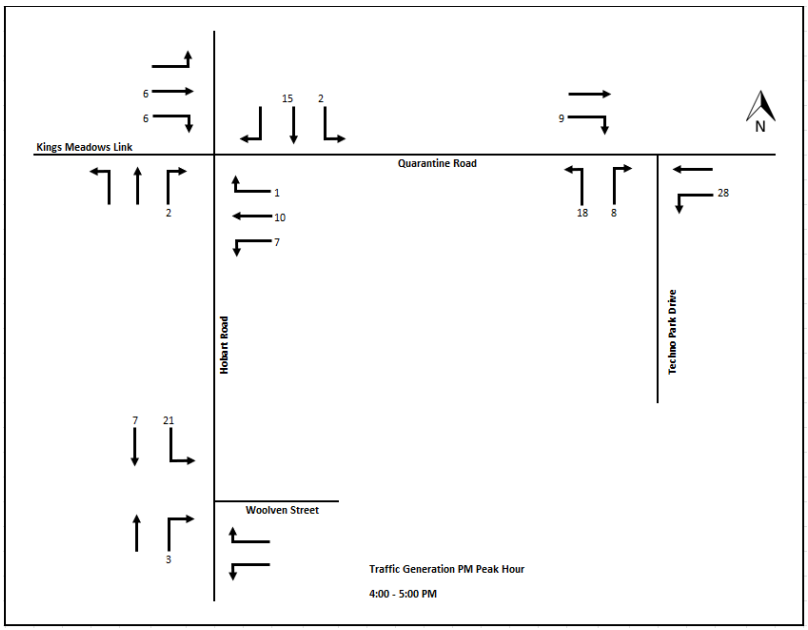


*Figure 13: Traffic generation - AM peak hour*

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## 4.2 Traffic impact – post development (2025)

### 4.2.1 Post development traffic volumes

Considering the expected traffic generation from the proposed subdivision, and the estimated distribution, the additional traffic on the local network during weekday AM and PM peak hours is shown in Figure 14 and Figure 15 respectively.

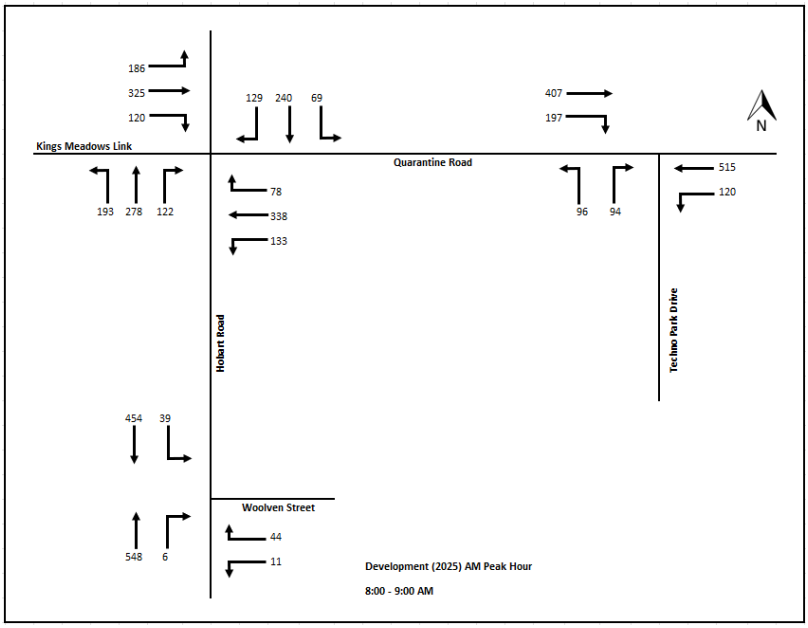


*Figure 14: Post development 2024 AM peak hour volumes*

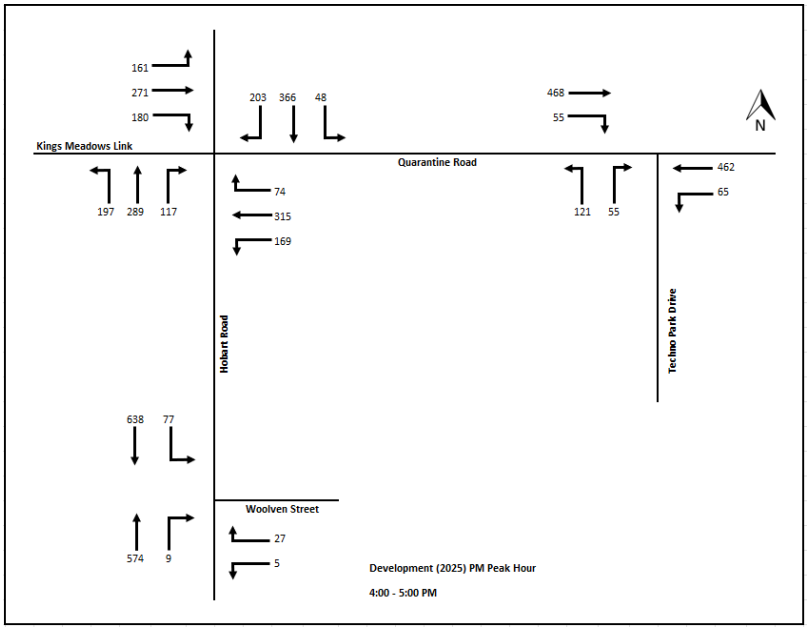


*Figure 15: Post development 2024 PM peak hour volumes*

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### 4.2.2 Post development intersection performance

Applying the calculated traffic volumes to the SIDRA Intersection models of each intersection, an assessment of the impact the additional traffic generated by the proposed development will have on the local network is presented below.

#### 4.2.2.1 Quarantine Road / Techno Park Drive intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 9. Full results are presented in Appendix B.

*Table 9: Quarantine Road / Techno Park Drive post-development operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Techno Park Drive | AM | 0.226 | 11.2 | B | 5.6 |
| East: Quarantine Road | | 0.287 | 1.1 | A | 0.0 |
| West: Quarantine Road | | 0.353 | 4.7 | A | 17.5 |
| **All Vehicles** | | **0.353** | **4.0** | **A** | **17.5** |
| South: Techno Park Drive | PM | 0.168 | 9.3 | A | 4.3 |
| East: Quarantine Road | | 0.257 | 0.8 | A | 0.0 |
| West: Quarantine Road | | 0.243 | 1.6 | A | 4.8 |
| **All Vehicles** | | **0.257** | **2.3** | **A** | **4.8** |

#### 4.2.2.2 Hobart Road / Woolven Street intersection

A summary of the SIDRA intersection results for degree of saturation, average delay, and 95th percentile queue is provided in Table 10. Full results are presented in Appendix B.

*Table 10: Hobart Road / Woolven Street post-development operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Hobart Road | AM | 0.305 | 0.2 | A | 0.2 |
| East: Woolven Street | | 0.352 | 30.7 | D | 8.8 |
| North: Hobart Road | | 0.230 | 0.4 | A | 0.0 |
| **All Vehicles** | | **0.352** | **1.8** | **A** | **8.8** |
| South: Hobart Road | PM | 0.320 | 0.3 | A | 0.5 |
| East: Woolven Street | | 0.337 | 46.4 | E | 7.4 |
| North: Hobart Road | | 0.333 | 0.6 | A | 0.0 |
| **All Vehicles** | | **0.337** | **1.5** | **A** | **7.4** |

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#### 4.2.2.3 Hobart Road / Kings Meadows Link intersection

A summary of the SIDRA intersection results for degree of saturation, average delay, and 95th percentile queue is provided in Table 11. Full results are presented in Appendix B.

*Table 11: Hobart Road / Kings Meadows Link post-development operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Hobart Road | AM | 0.689 | 27.7 | C | 80.2 |
| East: Kings Meadows Link | | 0.718 | 33.0 | C | 96.9 |
| North: Hobart Road | | 0.673 | 31.9 | C | 46.6 |
| West: Kings Meadows Link | | 0.704 | 32.4 | C | 60.6 |
| **All Vehicles** | | **0.718** | **31.2** | **C** | **96.9** |
| South: Hobart Road | PM | 0.761 | 35.1 | D | 98.0 |
| East: Kings Meadows Link | | 0.790 | 41.1 | D | 109.3 |
| North: Hobart Road | | 0.766 | 35.5 | D | 77.7 |
| West: Kings Meadows Link | | 0.792 | 38.0 | D | 65.3 |
| **All Vehicles** | | **0.792** | **37.3** | **D** | **109.3** |

#### 4.2.2.4 Techno Park Drive access points

Based on the volumes of traffic generated by the development compared with the existing traffic volumes. The access points to the site from Techno Park Drive are expected to continue to carry low traffic volumes and minimal queues and delays in the vicinity of the site with operation consistent with LOS A.

#### 4.2.2.5 Traffic impact post development – discussion

Based on the modelling results presented above, the development has a minor impact to the 2025 operation of the surrounding road network with all intersections expected to operate at a satisfactory LOS post development.

The Quarantine Road/ Techno Park Drive intersection experiences little change compared with the existing operation.

The addition of movements into the development at Woolven Street (accesss only), result in negligible change to the overall operation of the Hobart Road/ Woolven Street intersection.

## 4.3 Traffic impact – 10-years post development (2035)

### 4.3.1 10 years post development traffic volumes

In order to represent future growth on the road network, the following compounding growth rates determined in Section 2.5.1 have been applied to the road network:

- AM Peak Hour – 2% per annum; and
- PM Peak Hour – 3.3% per annum.

The expected traffic volumes 10 years' post development on the local network during weekday AM and PM peak hours is shown in Figure 16 and Figure 17.

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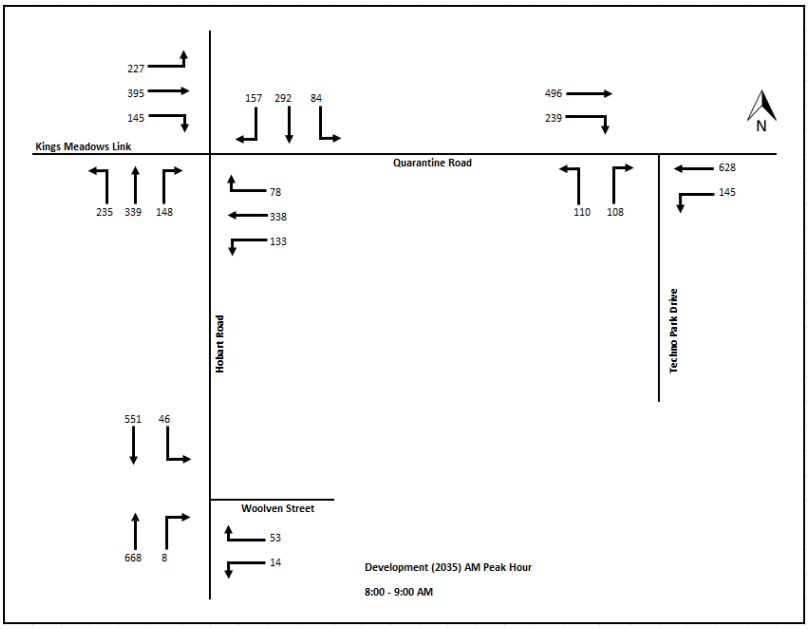


*Figure 16: Post development 2035 AM peak hour volumes*

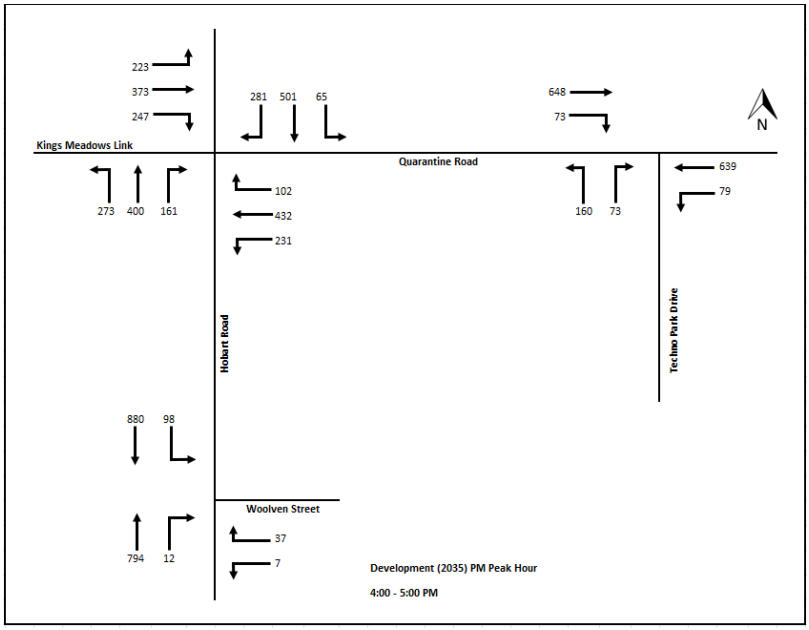


*Figure 17: Post development 2035 PM peak hour volumes*

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### 4.3.2 10 years post development intersection performance

#### 4.3.2.1 Quarantine Road / Techno Park Drive intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 12. Full results are presented in Appendix B.

*Table 12: Quarantine Road / Techno Park Drive 10-years post-development operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Techno Park Drive | AM | 0.380 | 15.1 | C | 9.7 |
| East: Quarantine Road | | 0.350 | 1.1 | A | 0.0 |
| West: Quarantine Road | | 0.480 | 6.8 | A | 31.6 |
| **All Vehicles** | | 0.480 | 5.3 | A | 31.6 |
| South: Techno Park Drive | PM | 0.298 | 13.3 | B | 8.5 |
| East: Quarantine Road | | 0.356 | 0.7 | A | 0.0 |
| West: Quarantine Road | | 0.353 | 2.4 | A | 9.9 |
| **All Vehicles** | | 0.356 | **3.2** | A | **9.9** |

#### 4.3.2.2 Hobart Road / Woolven Street intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 13. Full results are presented in Appendix B.

*Table 13: Hobart Road / Woolven Street 10-years post-development operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Hobart Road | AM | 0.372 | 0.2 | A | 0.4 |
| East: Woolven Street | | 0.727 | 70.5 | F | 20.8 |
| North: Hobart Road | | 0.278 | 0.4 | A | 0.0 |
| **All Vehicles** | | **0.727** | **3.8** | **A** | **20.8** |
| South: Hobart Road | PM | 0.443 | 0.4 | A | 0.9 |
| East: Woolven Street | | 1.627 | 725.5 | F | 98.3 |
| North: Hobart Road | | 0.456 | 0.5 | A | 0.0 |
| **All Vehicles** | | **1.627** | **17.9** | **C** | **98.3** |

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#### 4.3.2.3 Hobart Road / Kings Meadows Link intersection

A summary of the SIDRA Intersection results for degree of saturation, average delay and 95th percentile queue is provided in Table 14. Full results are presented in Appendix B.

*Table 14: Hobart Road / Kings Meadows Link 10-years post-development operation*

| Leg | Peak Hour | Degree of Saturation | Average Delay (sec) | Level of Service | 95th Percentile Queue |
|---|---|---|---|---|---|
| South: Hobart Road | AM | 0.793 | 28.5 | C | 93.5 |
| East: Kings Meadows Link | | 0.879 | 37.6 | D | 104.9 |
| North: Hobart Road | | 0.922 | 31.6 | C | 52.2 |
| West: Kings Meadows Link | | 0.851 | 32.7 | C | 72.5 |
| **All Vehicles** | | **0.922** | **32.3** | **C** | **104.9** |
| South: Hobart Road | PM | 1.106 | 111.9 | F | 282.5 |
| East: Kings Meadows Link | | 1.103 | 146.1 | F | 390.0 |
| North: Hobart Road | | 1.125 | 177.0 | F | 322.9 |
| West: Kings Meadows Link | | 1.128 | 112.2 | F | 232.2 |
| **All Vehicles** | | **1.128** | **136.7** | **F** | **390.0** |

#### 4.3.2.4 Techno Park Drive access points

Based on the expected traffic growth on Techno Park Drive, the access points to the site from Techno Park Drive are expected to continue to carry low traffic volumes and minimal queues and delays 10 years post development in the vicinity of the site with operation consistent with LOS A.

### 4.3.3 Traffic impact 10-years post development – discussion

In 2035 there is expected to be congestion experienced at the Hobart Road/ Woolven Street intersection and the Hobart Road/ Kings Meadows Link intersection. Based on the traffic modelling and traffic volumes, this is largely expected to be a result of the growth on the network from outside the development given the comparatively low traffic generation of the proposed Techno Park subdivision.

Based on the SIDRA traffic modelling results, the intersection of Techno Park Drive with Quarantine Road would be expected to operate with satisfactorily on all approaches 10 years post development.

It is understood that it can be difficult to turn right out of Techno Park Drive at times, based on the SIDRA results this shows that although this may occur the queues and delays are not sustained within the peak hours.

Upgrading the Quarantine Road/ Techno Park Drive intersection to signals has been considered in the past. Based on the traffic modelling results and updated information in 2025, the results do not indicate a sustained traffic demand over a peak hour or considerable crash history that warrants the installation of traffic signals.

Any future upgrade of this intersection should be considered within overall wider network planning based on the proposed future function of Quarantine Road and more necessary upgrades required at the Hobart Road/ Kings Meadows Link intersection as a result of network wide demands.

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## 4.4 Road safety impacts

The crashes recorded in the vicinity of the site in the most recent 10 years are considered to be isolated incidents and do not indicate any crash patterns of concern.

The expected traffic generation of the proposed development both immediately post development and 10-years post development is not expected to increase the risk or severity of crashes in the vicinity of the site.

## 4.5 Site access suitability assessment

Due to existing traffic access issues to Hobart Road via Woolven Street, exit from the site is restricted to the Quarantine Road/ Techno Park Drive intersection. Based on the traffic modelling results, the intersection is deemed to be able to accommodate the development traffic volumes in the peak hour 10 years post development. This arrangement is therefore deemed suitable.

A vehicle access point at Lorne Street is not required based on the traffic modelling completed. Any access into the road network from this location in the future should be considered within overall wider network planning if the need arises.

## 4.6 Site layout assessment

The concept designs show a minimum road width of 8.9m and a road reserve width of 18m. This is consistent with the Local Government Association of Tasmania (LGAT) Standard Drawings which specify a minimum road width of 8.9m and a minimum road reserve width of 18m for a local through road.

Road 3, separated into components 3A, 3B 3C and 3D is proposed to intersect in the form of a four way give-way intersection. It is recommended that give-way signage linemarking is applied to the 3B and 3D approaches.

## 4.7 Sight distance assessment

### 4.7.1 Approach sight distance

Road 3D approaches the four-way intersection with a 90 degree direction change around a bend. The Approach Sight Distance (ASD) has been assessed for this bend to ensure that a driver has enough time to observe a vehicle travelling on the 3A and 3C road with right-of-way.

The ASD has been measured from the design drawings has been assessed in accordance with the *Austroads Guide to Road Design Part 4A*. The speed limit on Techno Park Drive is 50km/h resulting in a required ASD of 55m.

The ASD was measured as approximately 80m. As such, the sight distances comply with the Austroads Guide requirement.

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### 4.7.2 Safe intersection sight distance

Sight distances were observed by pitt&sherry staff at the proposed Road 4 access point to Techno Park Drive. The Safe Intersection Sight Distance (SISD) has been assessed in accordance with the *Austroads Guide to Road Design Part 4A*. The speed limit on Techno Park Drive is 50km/h resulting in a required sight distance of 97m.

The sight distance to the south-east of the access was measured as 110m and the sight distance to the north-west was measured as 120m. As such, the sight distances comply with the Austroads Guide requirement. Photos of the sight distance are shown in Figure 18 and Figure 19.

It was noted on site that vehicles exiting the Goodstart Early Learning Centre are obstructed by trees both from Techno Park Drive and from the proposed Road 4 due to their proximity to the exit driveway as shown in Figure 20.

*Figure 18: Sight distance from Road 4 to south-east*

*Figure 19: Sight distance from Road 4 to north-west*

*Figure 20: Trees blocking sight distance at Goodstart Early Learning*

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# 5. Planning Scheme assessment

## 5.1 Summary

The proposed development has been assessed against the relevant Planning Scheme requirements. A summary of the relevant Planning Scheme clauses is shown in

*Table 15: Planning Scheme clauses summary*

| Clause | Description | Compliance | Comment Location Reference |
|---|---|---|---|
| *C2.5 Parking and Sustainable Transport Code – Use Standards* | | | |
| C2.5.1 | Car parking numbers | Complies with Acceptable Solution A1 | Section 3.4 |
| C2.5.2 | Bicycle parking numbers | Not Applicable | - |
| C2.5.3 | Motorcycle parking numbers | Not Applicable | - |
| C2.5.4 | Loading bays | Not Applicable | - |
| C2.5.5 | Number of car parking spaces within the General Residential Zone and Inner Residential Zone | Not applicable | - |
| *C2.6 Parking and Sustainable Transport Code – Development Standards* | | | |
| C2.6.1 | Construction of parking areas | Not Applicable | - |
| C2.6.2 | Design and layout of parking areas | Not Applicable | - |
| C2.6.3 | Number of accesses for vehicles | Complies with Acceptable Solution A1 | Section 3.2 |
| C2.6.4 | Lighting of parking areas within the General Business Zone and Central Business Zone | Not Applicable | - |
| C2.6.5 | Pedestrian access | Not Applicable | - |
| C2.6.6 | Loading bays | Not Applicable | - |
| C2.6.7 | Bicycle parking and storage facilities within the General Business Zone and Central Business Zone | Not Applicable | - |
| C2.6.8 | Siting of parking and turning areas | Not Applicable | - |
| *C3.5 Road and Railway Assets Code – Use Standards* | | | |
| C3.5.1 | Traffic generation at a vehicle crossing, level crossing or new junction | Satisfies Performance Criteria P1 | Section 4.1.1 |

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## 5.2 C2.5 Parking and Sustainable Transport Code – Use Standards

| C2.5.1 Car Parking Numbers | |
|---|---|
| **Objective:**<br>That an appropriate level of car parking spaces are provided to meet the needs of the use. | |
| **Acceptable Solution / Performance Criteria** | **Comment** |
| **Acceptable Solution A1**<br>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:<br>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;<br>b) the site is contained within a parking precinct plan and subject to Clause C2.7;<br>c) the site is subject to Clause C2.5.5; or<br>d) it relates to an intensification of an existing use or development or a change of use where:<br>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<br>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>N = A + (C- B)<br><br>N = Number of on-site car parking spaces required<br><br>A = Number of existing on site car parking spaces<br><br>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1<br><br>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1. | **Complies with Acceptable Solution A1**<br>The lot sizes are sufficient to provide two off-street car parking spaces on each lot as specified in Table C2.1. |

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## 5.3 C2.6 Parking and Sustainable Transport Code – Development Standards

| C2.6.3 Number of Accesses for Vehicles | |
|---|---|
| **Objective:**<br>That:<br>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;<br>b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and<br>c) the number of accesses minimise impacts on the streetscape. | |
| **Acceptable Solution / Performance Criteria** | **Comment** |
| **Acceptable Solution A1**<br>The number of accesses provided for each frontage must:<br>a) be no more than 1; or<br>b) no more than the existing number of accesses, whichever is the greater. | **Complies with Acceptable Solution A1**<br>There is one access point for each lot, as such the acceptable solution is met. |

## 5.4 C3.5 Road and Railway Assets Code – Use Standards

| C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction | |
|---|---|
| **Objective:**<br>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. | |
| **Acceptable Solution/ Performance Criteria** | **Comment** |
| **Acceptable Solution A1.1**<br>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:<br>a) a new junction;<br>b) a new vehicle crossing; or<br>c) a new level crossing.<br><br>**Acceptable Solution A1.2**<br>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.<br><br>**Acceptable Solution A1.3**<br>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. | **Satisfies Performance Criteria P1**<br>The A1 criteria are addressed below.<br>1.1. Techno Park Drive is not a Category 1 or limited access road – Complies with Acceptable Solution A1.<br>1.2. The development proposes to create one new junction on Techno Park Drive. Written consent is required from the road authority (Launceston City Council).<br>1.3. No rail in the vicinity – Complies with Acceptable Solution A1.<br>1.4. The subdivision is expected to generate more than 40 vehicles per day and therefore does not comply with the A1 Acceptable Solution. The Performance Criteria P1 have been addressed.<br>1.5. The proposed access roads for the subdivision are two-way roads to allow vehicles to enter and leave the subdivision in a forward direction – Complies with Acceptable Solution A1. |

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| C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction | |
|---|---|
| **Objective:**<br>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. | |
| **Acceptable Solution/ Performance Criteria** | **Comment** |
| **Acceptable Solution A1.4**<br>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:<br>a) the amounts in Table C3.1; or<br>b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.<br><br>**Acceptable Solution A1.5**<br>Vehicular traffic must be able to enter and leave a major road in a forward direction.<br><br>**Performance Criteria P1**<br>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:<br>a) any increase in traffic caused by the use;<br>b) the nature of the traffic generated by the use;<br>c) the nature of the road;<br>d) the speed limit and traffic flow of the road;<br>e) any alternative access to a road;<br>f) the need for the use;<br>g) any traffic impact assessment; and<br>h) any advice received from the rail or road authority. | **Performance Criteria P1 Assessment:**<br>a) The proposed subdivision has the potential to generate up to 783 vehicle movements per day. Traffic modelling was completed at nearby intersections for the weekday AM and PM peak hours. The traffic modelling results indicate that the development is not expected to have a substantial impact to the safety and function of the surrounding road network<br>b) The subdivision is expected to generate light vehicles and garbage trucks for weekly residential garbage collection. These vehicle types are consistent with what is currently present on the surrounding road network<br>c) As discussed, traffic modelling results indicate that the development is not expected to have a noticeable impact to the safety and function of the surrounding road network. The intersections of the subdivision access roads to Techno Park Drive would be expected to operate efficiently as traffic volumes are expected to be low during peak periods<br>d) The development will generate light vehicle traffic to Techno Park Drive which has a 50km/h speed limit and low traffic volumes which are suitable for vehicle access. Traffic will also be generated to Hobart Road and Quarantine Road using existing intersections with the traffic volume generated to be low compared with existing traffic on these roads<br>e) The subdivision is proposed to have entry points from Techno Park Road and Woolven Street and an exit point to Techno Park Road (as Woolven Street is not suitable based on existing congestion and safety issues).<br>f) There is a substantial shortage of housing in Tasmania, this subdivision would provide much needed housing for the general market and for vulnerable people<br>g) This Traffic Impact Assessment has been prepared for the proposed development and identifies that the proposed subdivision is not expected to have a substantial impact to the safety and function of the surrounding road network; and<br>h) Launceston City Council own and maintain the local road network in the vicinity. They have indicated that they agree with the findings and recommendations for the use of Woolven Street to access the site only. |

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# 6. Conclusion

The proposed subdivision at the Launceston Techno Park site has been assessed in accordance with the Department of State Growth's publication *Traffic Impact Assessment (TIA) Guidelines, 2020*. The analysis and discussions presented in this report are summarised below.

- The additional traffic volumes expected to be generated by the subdivision are not expected to have a substantial impact to the safety and function of the surrounding road network
- The Traffic Impact Assessment has determined that delays at the Quarantine Road/ Techno Park Drive intersection are acceptable without upgrade of the intersection
- Due to existing traffic congestion at the Hobart Road/ Woolven Street intersection, the subdivision has been designed to allow entry only movements from Woolven Street
- Congestion is possible at Hobart Road in 10 years time due to growth on the network not associated with the proposed subdivision
- The proposed access points to the subdivision from Techno Park Drive are considered suitable
- The proposed site layout including road widths complies with the LGAT Standard Drawings and is considered suitable from a transport perspective
- There is sufficient space for parking within the proposed subdivision; and
- Road and access layouts are suitable for the development traffic and meet the requirements of the Planning Scheme.

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# Site Plans

## Appendix A

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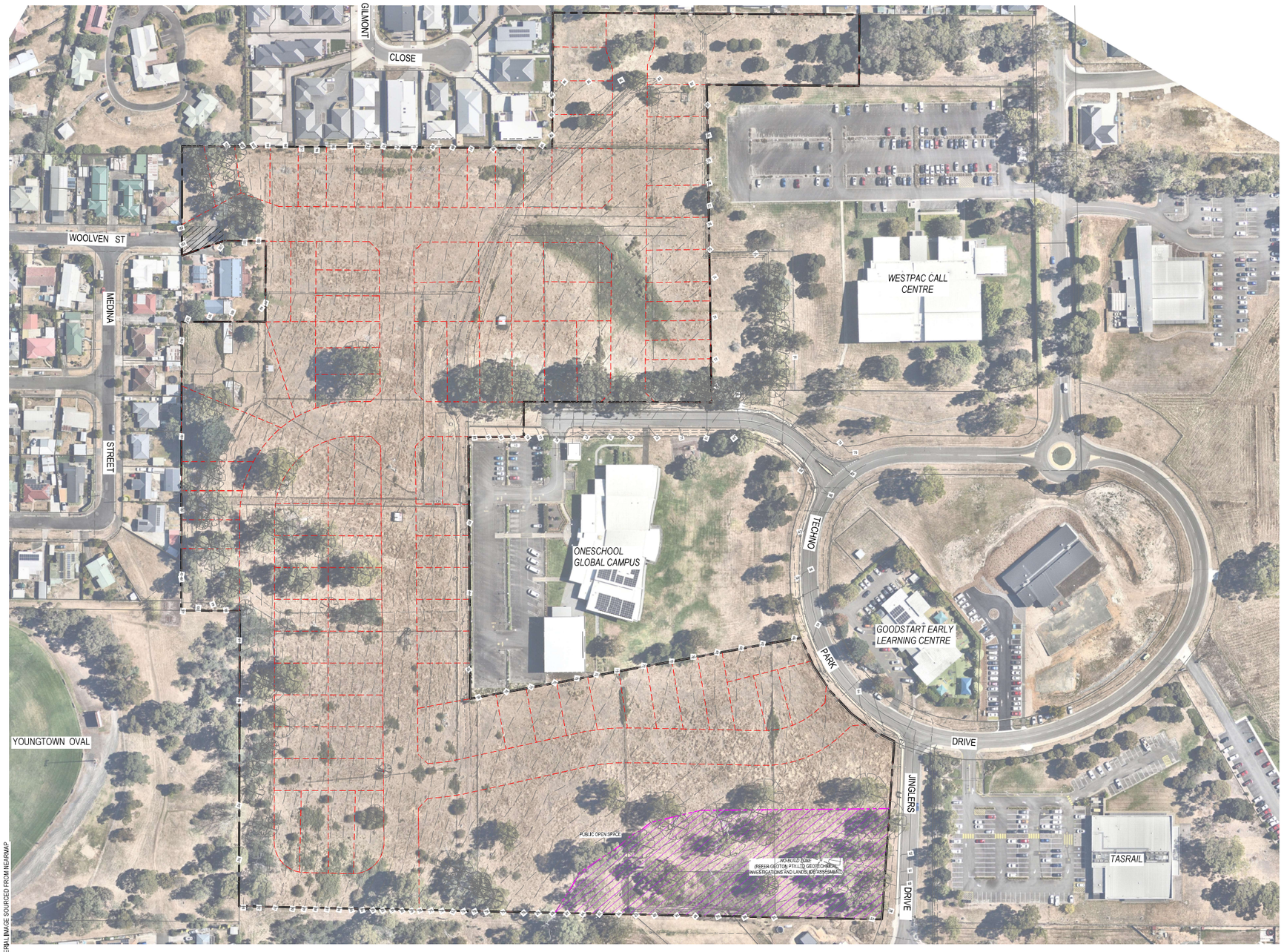


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10. COORDINATES ARE PLANE AND BASED ON MGA.

11. STORMWATER MAINS THAT HAVE BEEN MEASURED TO THE INVERT OF THE PIPE HAVE THE DIAMETER AND MATERIAL IN THE DESCRIPTION BESIDE THE OBJECT.

12. SEWER MAINS THAT HAVE BEEN MEASURED TO THE INVERT OF THE PIPE HAVE THE DIAMETER AND MATERIAL IN THE DESCRIPTION BESIDE THE OBJECT.

13. STORMWATER AND SEWER MANHOLES THAT WERE NOT ABLE TO BE CONNECTED TO EXISTING MAINS ARE SHOWN WITH THE DIRECTION OF PIPE LEAVING THE MANHOLE AT A HEIGHT OF 0.3m.

14. UNDERGROUND WATER HAS BEEN MEASURED AT SURFACE LEVEL AS LOCATED BY AJ WATER AND LEAK (IN LAYER WATER_DETECTED_SURFACE) WITH A DEPTH TO THE LINE SHOWN IN LAYER WATER_DETECTED_UNDERGROUND.

15. UNDERGROUND TELSTRA LINES HAVE BEEN MEASURED AT SURFACE LEVEL AS LOCATED BY AJ WATER AND LEAK (IN LAYER TELSTRA_DETECTED_SURFACE) WITH A DEPTH TO THE LINE SHOWN IN LAYER TELSTRA_DETECTED_UNDERGROUND.

16. TELSTRA LINE RUNNING THROUGH SITE WAS NOT MARKED ON PLANS PROVIDED BY TELSTRA, AND APPEARS TO STOP AT THE TELSTRA MARKERS. THE LINE APPEARS TO BE ABANDONED.

17. WATER PIPES FROM THE WATER TANK WERE FOUND TO BE BROKEN. AS SUCH THE LINE WAS NOT ABLE TO BE COMPLETELY DETECTED.

| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

Author G. SCOLYER Drafting Check
Designer E. GRUBER Design Check

0 10 20 30 40 50m
SCALE 1:1000 AT ORIGINAL SIZE

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Project No. 12552740

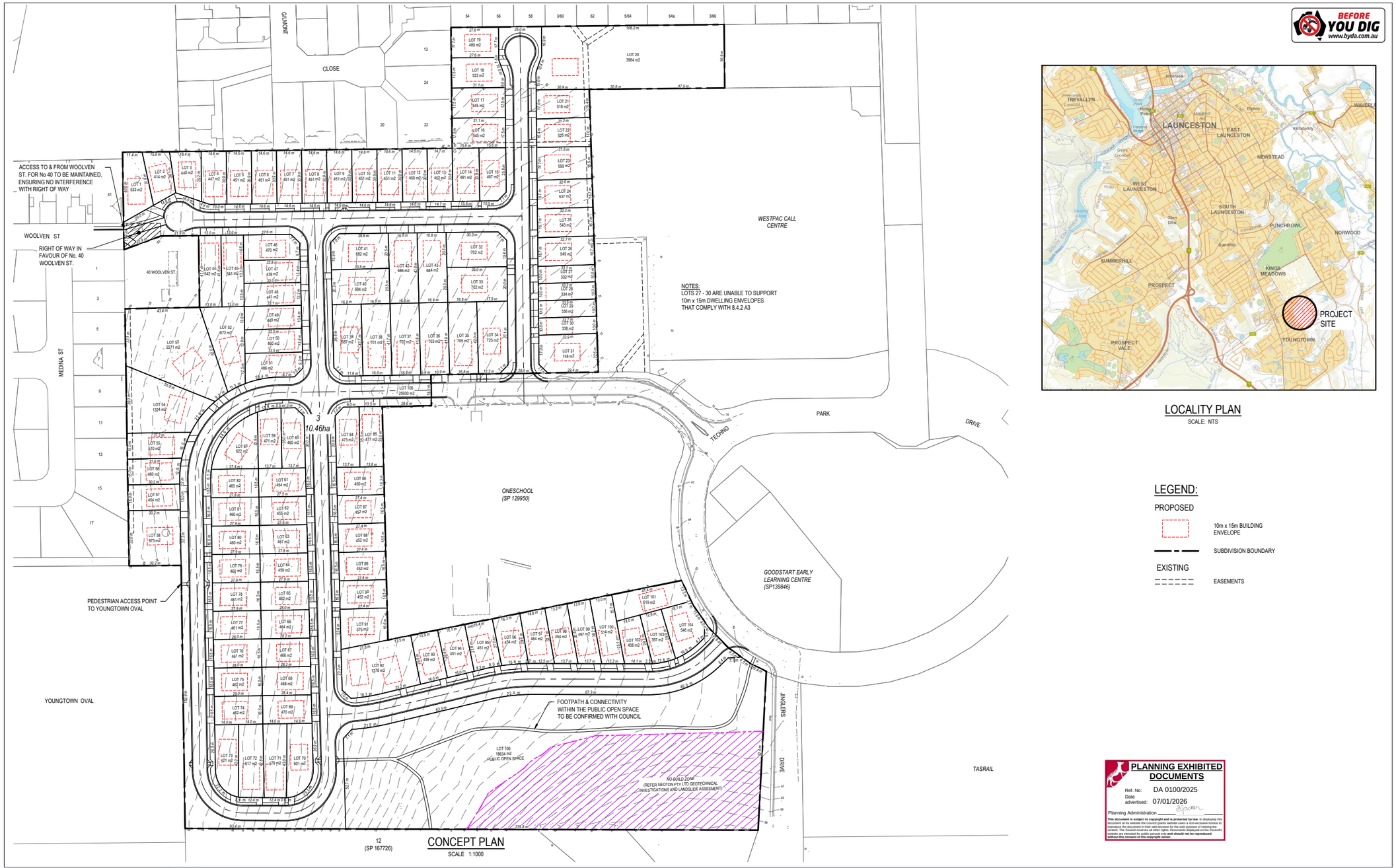
Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status PRELIMINARY

Drawing Title SITE PLAN
EXISTING SITE SURVEY

Size A1
Drawing No. 12552740-GHD-00-00-DRG-CI-00001
Rev P01

Plot Date: 30 April 2024 - 4:40 PM Plotted by: Greg Scolyer
File Name: C:\Users\gscolyer\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00001.dwg

Document Set ID: 5321633
Version: 1, Version Date: 09/02/2026




CONCEPT PLAN
SCALE 1:1000

| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

Author: G. SCOLYER — Drawing Check
Designer: E. GRUBER — Design Check

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Project No. 12552740

Client: HOMES TASMANIA
Project: TECHNO PARK SUBDIVISION
Status: PRELIMINARY
Drawing Title: SITE PLAN
CONCEPT SUBDIVISION LAYOUT
Size: A1
Drawing No. 12552740-GHD-00-00-DRG-CI-00010
Rev: P01

Plot Date: 30 April 2024 - 4:40 PM  Plotted by: Greg Scolyer
File Name: C:\Users\gscolyer\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00010.dwg



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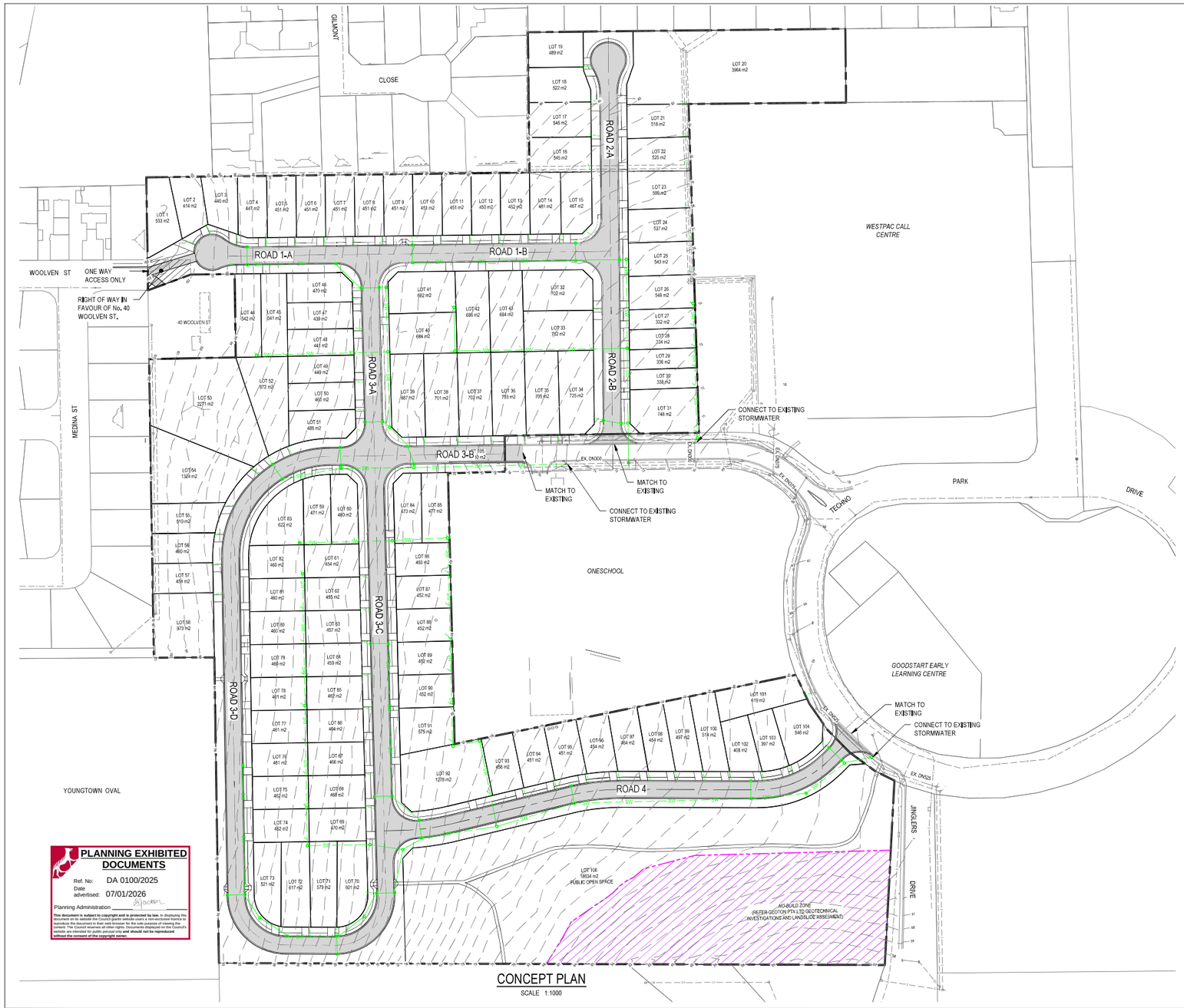


CONCEPT PLAN
SCALE 1:1000

## LEGEND:

PROPOSED

- S — SEWER
- SW — STORMWATER
- W — WATER
- FH — FIRE HYDRANT
- IV — ISOLATION VALVE

EXISTING

- S — SEWER
- W — WATER
- SW — STORMWATER
- T — TELSTRA
- E(OH) — ELECTRICAL (OVERHEAD)
- E — ELECTRICAL (UNDERGROUND)

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| TABLE R1 - ROADWORKS | | |
|---|---|---|
| PARAMETER | DESIGN STANDARD | STANDARD DRAWING REQUIREMENT |
| ROAD | | |
| ROAD TYPE | LOCAL – FOR ROAD 1, ROAD 2, ROAD 3 AND ROAD 4 | |
| ROAD WIDTH MINIMUM | 8·9m FACE OF KERB TO FACE OF KERB, 18·0m MINIMUM RESERVATION WIDTH | DRAWING TSD - R06 - v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| MINIMUM CUL DE SAC TURNING HEAD DIAMETER | 18m FACE OF KERB TO FACE OF KERB | DRAWING TSD - R07 - v 3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| CROSSFALL OF ROAD | 3·0% min. | DRAWING TSD - R06 - v 3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| DESIGN SPEED | 50 km/h | |
| PAVEMENT | | |
| DESIGN LIFE | 20 YEARS | |
| TYPE | FLEXIBLE GRANULAR PAVEMENT | |
| WEARING COURSE | 40mm TYPE N ASPHALT SEAL C320 BINDER AC10 | |
| BASE COURSE | 10mm BITUMEN EMULSION WATERPROOFING SEAL<br>150mm THICK CLASS 2 CRUSHED ROCK BASE<br>150mm THICK CLASS 3 CRUSHED ROCK SUB - BASE | |
| SUBGRADE | 300mmTHICK LIME STABILISED - SUBGRADE (MIN CBR 5%) | |
| DESIGN | AUSTROADS GUIDE TO PAVEMENT TECHNOLOGY PART 2 – PAVEMENT STRUCTURAL DESIGN<br>- VICROADS CODE OF PRACTICE RC500.22<br>- VICROADS CODE OF PRACTICE STATE GROWTH SUPPLEMENT (PAVEMENTS AND SURFACINGS) 2017. | |
| PARKING | | |
| REQUIREMENTS | | |
| RESIDENTIAL IF A 2 OR MORE BEDROOM DWELLING IN THE GENERAL RESIDENTIAL ZONE | 2 CAR PARKING SPACES PER DWELLING | PLANNING TABLE C2.1, TASMANIAN SCHEME – LAUNCESTON |
| FOOTPATHS | | |
| REQUIREMENTS | ONE SIDE OF ROAD ONLY OR BOTH SIDES OF ROAD SUBJECT TO COUNCIL APPROVAL | TABLE 1 DRAWING TSD-R06-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| WIDTH | 1·5m MINIMUM | DRAWING TSD-R11-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| CROSSFALL | 2·0 % MAXIMUM (FALLING TOWARDS KERB) | DRAWING TSD-R11-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| MATERIAL | 100mm THICK REINFORCED CONCRETE | DRAWING TSD-R11-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| DRIVEWAY CROSSOVERS | | |
| WIDTH | 3·6m MINIMUM | DRAWING TSD-R09-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| MATERIAL | 150mm THICK REINFORCED CONCRETE | DRAWING TSD-R09-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| KERB AND CHANNEL AND ACCESS RAMP | | |
| KERB AND CHANNEL | KERB AND CHANNEL TYPE 'KC' ( ) WITH TYPE 'KC' VEHICLE CROSSING | DRAWING TSD-R14-v 3 AND TSD-R16-v3 OF LGAT TASMANIAN STANDARD |
| ACCESS RAMPS | AS PER LGAT STANDARD DRAWING TYPE A AND TYPE B AS APPROPRIATE | DRAWINGS SET DRAWING TSD-R18-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| THRESHOLDS, ROUNDABOUT AND CENTRAL MEDIAN | | |
| THRESHOLDS | N.A. | DRAWING TSD-R21-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| ROUNDABOUT | N.A. | DRAWING TSD-R21-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |
| CENTRAL MEDIAN | N.A. | DRAWING TSD-R20-v3 OF LGAT TASMANIAN STANDARD DRAWINGS SET |

NOTE:
ALL EASEMENTS TO BE CARRIED FORWARDS AS NECCESSARY.
ALL STORMWATER INFRASTRUCTURE LOCATED OUTSIDE ROAD RESERVES TO BE PROVIDED WITH EASEMENTS WITH WIDTH AND DESCRIPTION TO COUNCIL'S SATISFACTION AND TO BE RESOLVED AT THE ENGINEERING DESIGN STAGE.

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| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | D.R. | 01.05.24 |

Author G. SCOLYER — Drafting Check
Designer E. GRUBER — Design Check

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Project No. 12552740

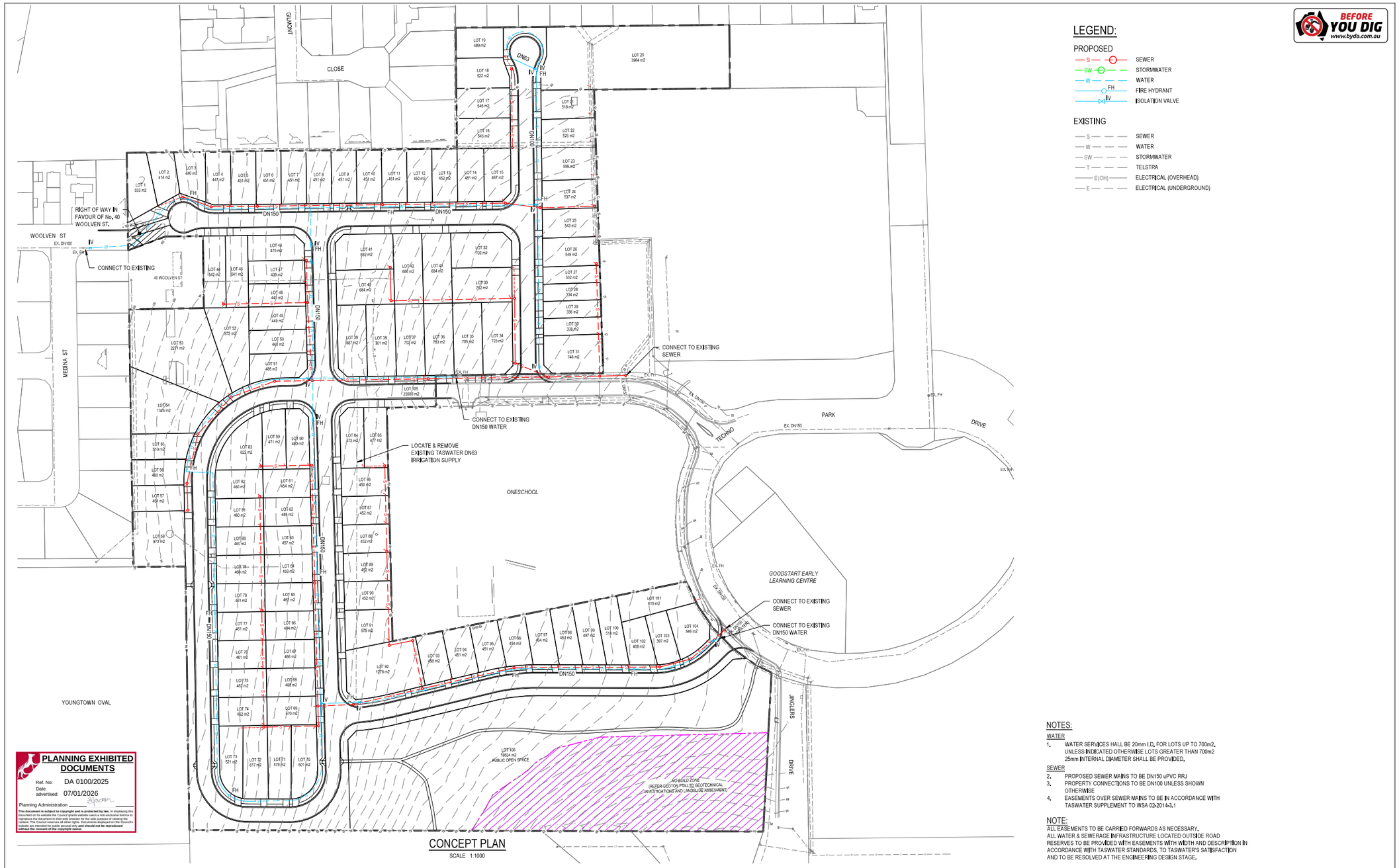
Client: HOMES TASMANIA
Project: TECHNO PARK SUBDIVISION
Status: PRELIMINARY

Drawing Title: SITE PLAN
CONCEPT ROADS, FOOTPATHS AND STORMWATER DRAINAGE

Size: A1
Drawing No.: 12552740-GHD-00-00-DRG-CI-00020
Rev: P01

Plot Date: 30 April 2024 - 4:41 PM Plotted by: Greg Scolyer
File Name: C:\Users\gscolyer\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00020.dwg

Document Set ID: 5324633
Version: 1, Version Date: 09/02/2026




CONCEPT PLAN
SCALE 1:1000

NOTES:

WATER

1. WATER SERVICES HALL BE 20mm I.D. FOR LOTS UP TO 700m2. UNLESS INDICATED OTHERWISE LOTS GREATER THAN 700m2 25mm INTERNAL DIAMETER SHALL BE PROVIDED.

SEWER

2. PROPOSED SEWER MAINS TO BE DN150 uPVC RRJ
3. PROPERTY CONNECTIONS TO BE DN100 UNLESS SHOWN OTHERWISE
4. EASEMENTS OVER SEWER MAINS TO BE IN ACCORDANCE WITH TASWATER SUPPLEMENT TO WSA 02-2014-3.1

NOTE:
ALL EASEMENTS TO BE CARRIED FORWARDS AS NECESSARY.
ALL WATER & SEWERAGE INFRASTRUCTURE LOCATED OUTSIDE ROAD RESERVES TO BE PROVIDED WITH EASEMENTS WITH WIDTH AND DESCRIPTION IN ACCORDANCE WITH TASWATER STANDARDS. TO TASWATER'S SATISFACTION AND TO BE RESOLVED AT THE ENGINEERING DESIGN STAGE.

| Rev | Description | | Checked | Approved | Date |
|---|---|---|---|---|---|
| P01 | DEVELOPMENT APPLICATION ISSUE | S.D. | | D.R. | 01.05.24 |

Author G. SCOLYER — Drafting Check — Reg No.
Designer E. GRUBER — Design Check — Date

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SCALE 1:1000 AT ORIGINAL SIZE

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Project No. 12552740

Client: HOMES TASMANIA
Project: TECHNO PARK SUBDIVISION
Status: PRELIMINARY
Drawing Title: SITE PLAN CONCEPT WATER AND SEWERAGE RETICULATION
Size: A1
Drawing No.: 12552740-GHD-00-00-DRG-CI-00030
Rev: P01

Plot Date: 30 April 2024 - 4:43 PM Plotted by: Greg Scolyer
File Name: C:\Users\gscolyer\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Civil\Drawings\12552740-GHD-00-00-DRG-CI-00030.dwg

Document Set ID: 5324633
Version: 1, Version Date: 09/02/2026

| CODE | BOTANICAL NAME | COMMON NAME | MATURE SIZE (Height x Width m) | POT SIZE | PLANTS/PER SQ.M |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| ACE RUB | *Acer rubrum 'PNI 0268'* | OCTOBER GLORY LIPSTICK TREE | 7.0 x 4.0 | 100L | AS SHOWN |
| EUC LEU | *Eucalyptus leucoxylon* | EUKY DWARF | 6.0 x 2.0 | 75L | AS SHOWN |

| CODE | BOTANICAL NAME | COMMON NAME | MATURE SIZE (Height x Width m) | POT SIZE | PLANTS/PER SQ.M |
|---|---|---|---|---|---|
| **GRASS - HYDROMULCH (HM)** | | | | | |
| | *N/A* | KERBSIDE BLEND (Perennial ryegrass +Chewings fescue + Browntop) | N/A | SEEDMIX | AS SHOWN |

VE01 — **SEMI MATURE TREE PLANTING:** EUCALYPTUS LEUCOXYLON

VE02 — **SEMI MATURE TREE PLANTING:** ACER RUBRUM

VE03 — **HYDROMULCH GRASS AREAS:** MIN.100mm CULTIVATED ON SITE TOPSOIL

**EXISTING TREES:** TO BE RETAINED & PROTECTED

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| P01 | DEVELOPMENT APPLICATION | | | 30.04.24 |

Drawing Status

Author A.CHOW Checked

Designer S.HANSEN Design Check

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Project No. 12552740

Client HOMES TASMANIA

Project TECHNO PARK SUBDIVISION

Status PRELIMINARY

Drawing Title PLANTING SCHEDULE & DRAWING LEGEND

Size A1

Drawing No. 12552740-GHD-00-00-DRG-LA-00001

Rev P01

Plot Date: 1 May 2024 - 1:34 PM Plotted by: Adeline Chow File Name: C:\Users\achow\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Landscape\12552740-GHD-00-00-DRG-LA-00001.dwg



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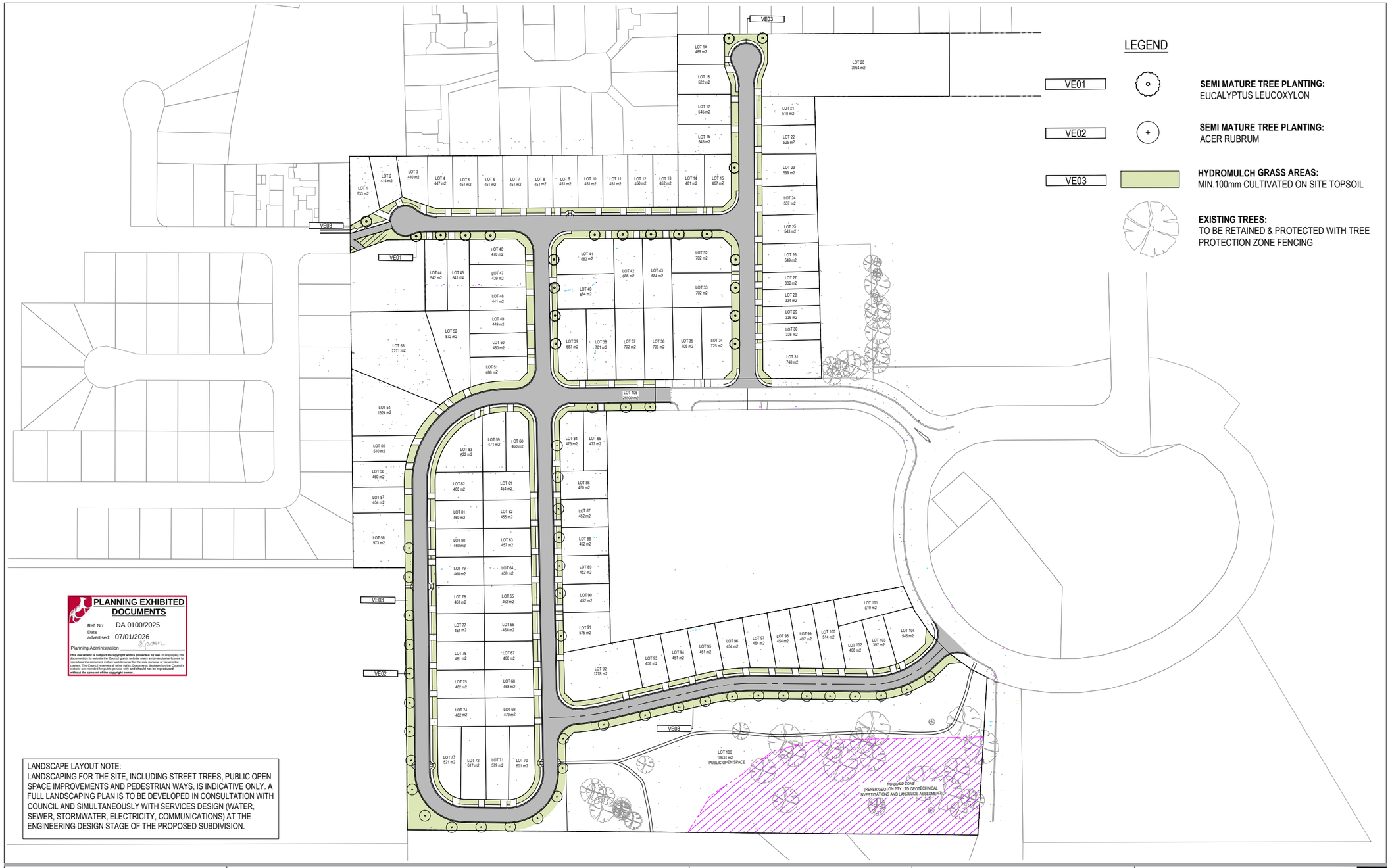


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LANDSCAPE LAYOUT NOTE:
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| Rev | Description | Checked | Approved | Date |
|---|---|---|---|---|
| P01 | DEVELOPMENT APPLICATION | | | 29.04.24 |

Author A.CHOW Drafting Check
Designer S.HANSEN Design Check

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Project No. 12552740

Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status PRELIMINARY
Drawing Title LANDSCAPE GENERAL ARRANGEMENT PLAN
Size A1
Drawing No. 12552740-GHD-00-00-DRG-LA-00002
Rev P01

Plot Date: 1 May 2024 - 2:17 PM Plotted by: Adeline Chow
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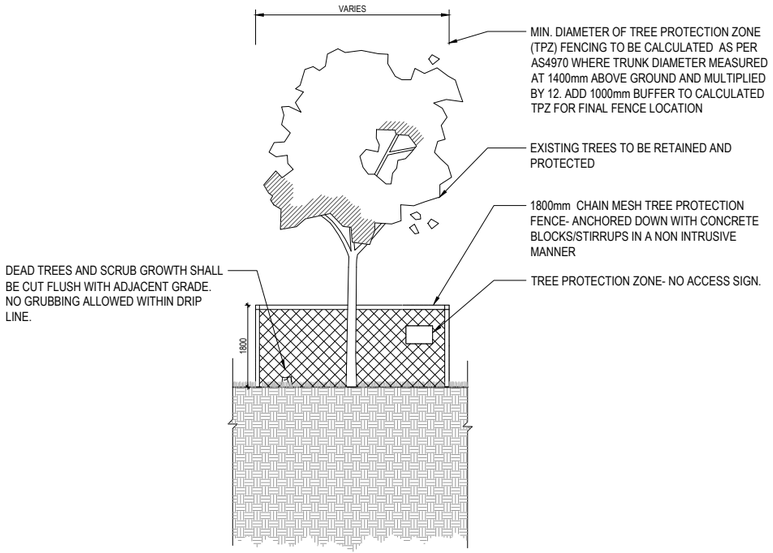
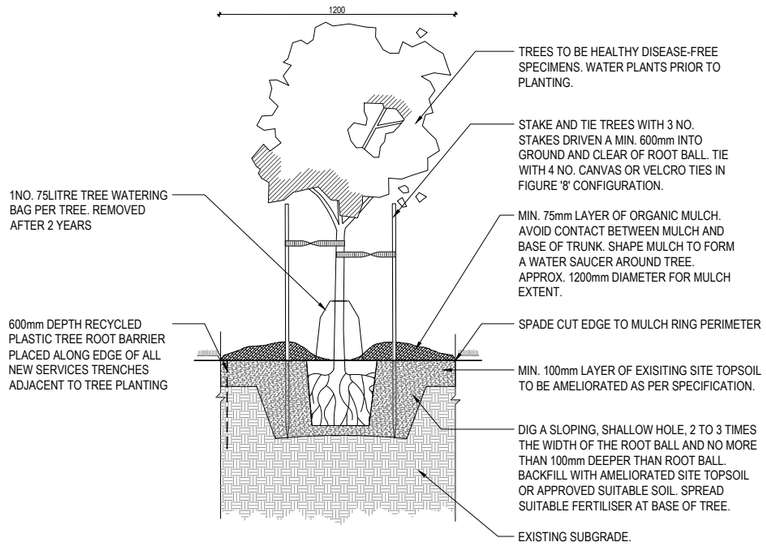
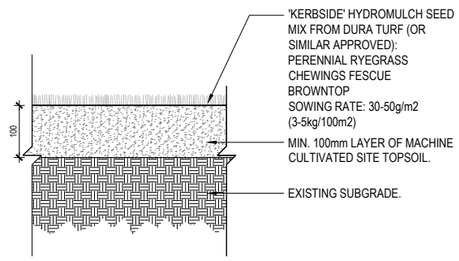


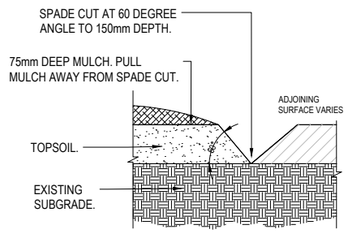

1 DETAIL TYPICAL TREE PROTECTION DETAIL
SCALE 1 : 20




3 DETAIL TYPICAL STREET TREE PLANTING DETAIL
SCALE 1 : 20




2 DETAIL HYDROMULCH
SCALE 1 : 10




4 DETAIL TYPICAL SPADE EDGE DETAIL
SCALE 1 : 10

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| P01 | DEVELOPMENT APPLICATION | | | 30.04.24 |

Author A.CHOW Drafting Check
Designer S.HANSEN Design Check

0 0.1 0.2 0.3 0.4 0.5m SCALE 1:10 AT ORIGINAL SIZE
0 0.2 0.4 0.6 0.8 1.0m SCALE 1:20 AT ORIGINAL SIZE

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Project No. 12552740

Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status PRELIMINARY

Drawing Title LANDSCAPE DETAILS
Size A1
Drawing No. 12552740-GHD-00-00-DRG-LA-00003
Rev P01

Plot Date: 1 May 2024 - 1:35 PM Plotted by: Adeline Chow
File Name: C:\Users\achow\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Landscape\12552740-GHD-00-00-DRG-LA-00003.dwg



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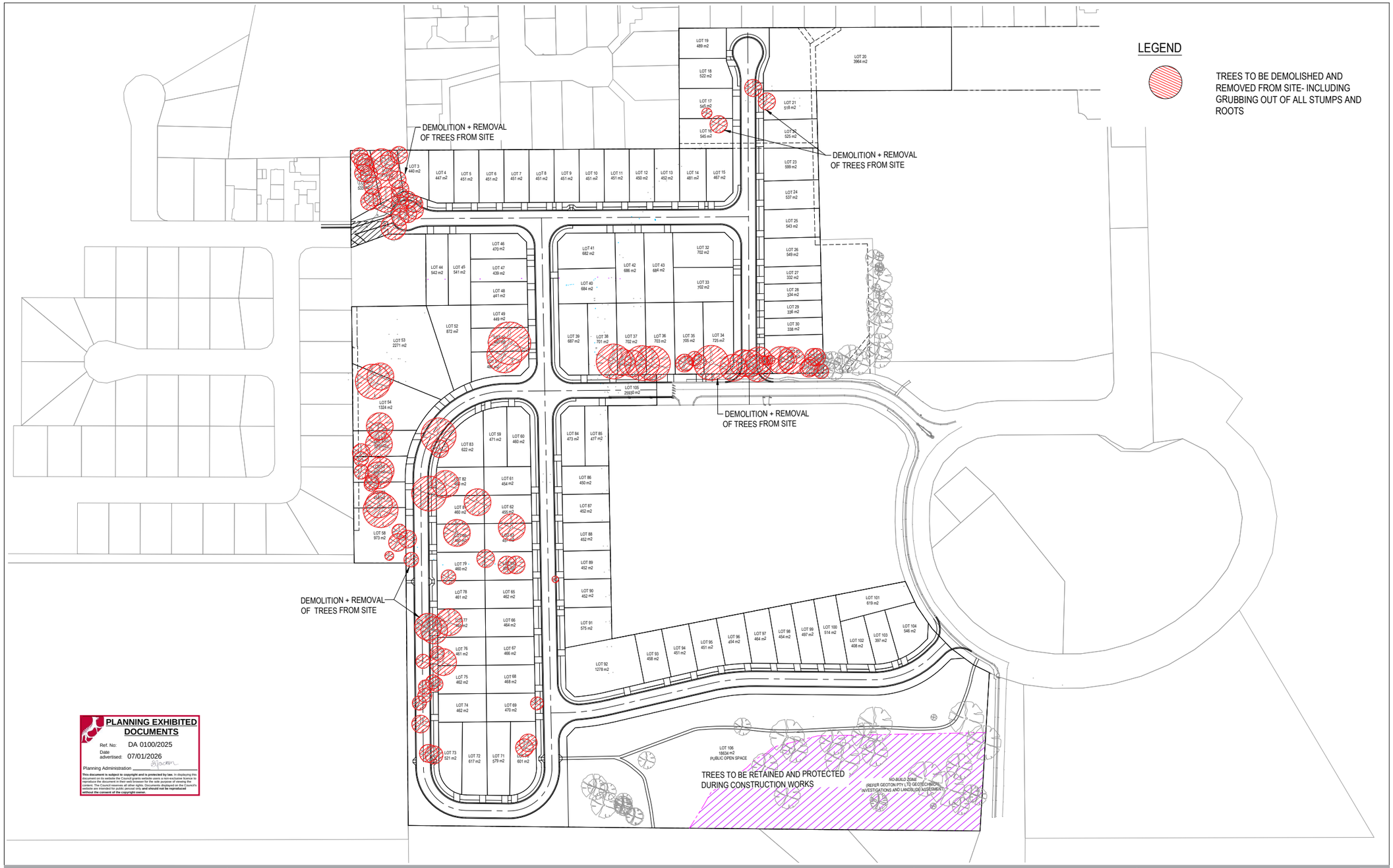
Version: 1, Version Date: 09/02/2026

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|---|---|---|---|---|
| P01 | DEVELOPMENT APPLICATION | | | 29.04.24 |

Author A.CHOW Drafting Check
Designer S.HANSEN Design Check

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Project No. 12552740

Client HOMES TASMANIA
Project TECHNO PARK SUBDIVISION
Status PRELIMINARY

Drawing Title LANDSCAPE TREE REMOVAL PLAN
Size A1
Drawing No. 12552740-GHD-00-00-DRG-LA-00004
Rev P01

Plot Date: 1 May 2024 - 1:36 PM Plotted by: Adeline Chow
File Name: C:\Users\achow\DC\ACCDocs\GHD Services Pty Ltd\12552740 - Techno Park Subdivision\Project Files\01 WIP\01 WIP - Landscape\12552740-GHD-00-00-DRG-LA-00004.dwg



Document Set ID: 5321633
Version: 1, Version Date: 09/02/2026

# SIDRA Traffic Modelling Results

## Appendix B

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pitt&sherry

Document Set ID: 5324633
Version: 1, Version Date: 09/02/2026

# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Kings Meadows Link - 2025 Existing AM (Site Folder: Hobart Road/ Kings Meadows Link)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated  Cycle Time = 80 seconds (Site Practical Cycle Time)
Variable Sequence Analysis applied. The results are given for the selected output sequence.

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 203 | 5.0 | 203 | 5.0 | 0.184 | 11.6 | LOS B | 2.8 | 20.3 | 0.45 | 0.67 | 0.45 | 49.5 |
| 2 | T1 | All MCs | 293 | 5.0 | 293 | 5.0 | * 0.689 | 32.3 | LOS C | 11.0 | 80.2 | 0.97 | 0.85 | 1.02 | 39.4 |
| 3 | R2 | All MCs | 127 | 5.0 | 127 | 5.0 | 0.517 | 41.9 | LOS D | 4.9 | 35.4 | 0.97 | 0.79 | 0.97 | 34.8 |
| Approach | | | 623 | 5.0 | 623 | 5.0 | 0.689 | 27.5 | LOS C | 11.0 | 80.2 | 0.80 | 0.78 | 0.82 | 41.0 |
| East: Kings Meadows Link | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 131 | 5.0 | 131 | 5.0 | 0.277 | 31.9 | LOS C | 4.1 | 30.1 | 0.84 | 0.77 | 0.84 | 38.5 |
| 5 | T1 | All MCs | 337 | 5.0 | 337 | 5.0 | * 0.679 | 29.6 | LOS C | 12.2 | 89.2 | 0.95 | 0.83 | 0.98 | 40.5 |
| 6 | R2 | All MCs | 79 | 5.0 | 79 | 5.0 | 0.440 | 44.5 | LOS D | 3.1 | 22.6 | 0.98 | 0.76 | 0.98 | 34.0 |
| Approach | | | 546 | 5.0 | 546 | 5.0 | 0.679 | 32.3 | LOS C | 12.2 | 89.2 | 0.93 | 0.80 | 0.94 | 38.9 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 72 | 5.0 | 72 | 5.0 | 0.064 | 9.3 | LOS A | 0.7 | 5.2 | 0.34 | 0.63 | 0.34 | 50.8 |
| 8 | T1 | All MCs | 246 | 5.0 | 246 | 5.0 | 0.463 | 30.9 | LOS C | 6.2 | 45.3 | 0.91 | 0.73 | 0.91 | 40.0 |
| 9 | R2 | All MCs | 136 | 5.0 | 136 | 5.0 | * 0.673 | 45.6 | LOS D | 5.5 | 40.3 | 1.00 | 0.85 | 1.11 | 33.6 |
| Approach | | | 454 | 5.0 | 454 | 5.0 | 0.673 | 31.9 | LOS C | 6.2 | 45.3 | 0.85 | 0.75 | 0.88 | 39.1 |
| West: Kings Meadows Link | | | | | | | | | | | | | | | |
| 10 | L2 | All MCs | 196 | 5.0 | 196 | 5.0 | 0.416 | 32.4 | LOS C | 6.5 | 47.2 | 0.87 | 0.79 | 0.87 | 38.0 |
| 11 | T1 | All MCs | 338 | 5.0 | 338 | 5.0 | 0.490 | 27.0 | LOS C | 8.2 | 59.7 | 0.87 | 0.72 | 0.87 | 41.8 |
| 12 | R2 | All MCs | 122 | 5.0 | 122 | 5.0 | * 0.681 | 46.8 | LOS D | 5.0 | 36.7 | 1.00 | 0.85 | 1.13 | 33.3 |
| Approach | | | 656 | 5.0 | 656 | 5.0 | 0.681 | 32.3 | LOS C | 8.2 | 59.7 | 0.90 | 0.77 | 0.92 | 38.8 |
| All Vehicles | | | 2279 | 5.0 | 2279 | 5.0 | 0.689 | 30.9 | LOS C | 12.2 | 89.2 | 0.87 | 0.78 | 0.89 | 39.5 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

**Pedestrian Movement Performance**

| Mov ID | Crossing | Input Vol. ped/h | Dem. Flow ped/h | Aver. Delay sec | Level of Service | AVERAGE BACK OF QUEUE [ Ped ped | Dist ] m | Prop. Que | Eff. Stop Rate | Travel Time sec | Travel Dist. m | Aver. Speed m/sec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | |
| P1 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| East: Kings Meadows Link | | | | | | | | | | | | |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| P2 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| North: Hobart Road | | | | | | | | | | | | |
| P3 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| West: Kings Meadows Link | | | | | | | | | | | | |
| P4 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| All Pedestrians | | 200 | 211 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Kings Meadows Link - 2025 Existing PM (Site Folder: Hobart Road/ Kings Meadows Link)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

16:00-17:00
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated  Cycle Time = 90 seconds (Site Practical Cycle Time)
Variable Sequence Analysis applied. The results are given for the selected output sequence.

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 207 | 5.0 | 207 | 5.0 | 0.194 | 13.6 | LOS B | 3.6 | 26.1 | 0.48 | 0.68 | 0.48 | 48.3 |
| 2 | T1 | All MCs | 304 | 5.0 | 304 | 5.0 | * 0.760 | 42.6 | LOS D | 13.4 | 97.9 | 0.99 | 0.90 | 1.10 | 36.9 |
| 3 | R2 | All MCs | 121 | 5.0 | 121 | 5.0 | 0.552 | 51.8 | LOS D | 5.3 | 38.4 | 0.99 | 0.79 | 0.99 | 33.0 |
| Approach | | | 633 | 5.0 | 633 | 5.0 | 0.760 | 34.9 | LOS C | 13.4 | 97.9 | 0.82 | 0.81 | 0.87 | 37.9 |
| East: Kings Meadows Link | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 171 | 5.0 | 171 | 5.0 | 0.428 | 39.8 | LOS D | 6.6 | 48.0 | 0.91 | 0.80 | 0.91 | 35.7 |
| 5 | T1 | All MCs | 321 | 5.0 | 321 | 5.0 | * 0.765 | 38.6 | LOS D | 14.2 | 103.6 | 1.00 | 0.91 | 1.10 | 36.8 |
| 6 | R2 | All MCs | 77 | 5.0 | 77 | 5.0 | 0.429 | 49.0 | LOS D | 3.4 | 24.5 | 0.98 | 0.76 | 0.98 | 32.7 |
| Approach | | | 568 | 5.0 | 568 | 5.0 | 0.765 | 40.4 | LOS D | 14.2 | 103.6 | 0.97 | 0.86 | 1.03 | 35.9 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 48 | 5.0 | 48 | 5.0 | 0.041 | 8.8 | LOS A | 0.5 | 3.4 | 0.30 | 0.61 | 0.30 | 51.1 |
| 8 | T1 | All MCs | 369 | 5.0 | 369 | 5.0 | 0.544 | 31.2 | LOS C | 10.1 | 74.0 | 0.89 | 0.74 | 0.89 | 40.0 |
| 9 | R2 | All MCs | 214 | 5.0 | 214 | 5.0 | * 0.766 | 49.2 | LOS D | 9.8 | 71.7 | 1.00 | 0.91 | 1.16 | 32.6 |
| Approach | | | 632 | 5.0 | 632 | 5.0 | 0.766 | 35.6 | LOS D | 10.1 | 74.0 | 0.88 | 0.79 | 0.94 | 37.7 |
| West: Kings Meadows Link | | | | | | | | | | | | | | | |
| 10 | L2 | All MCs | 169 | 5.0 | 169 | 5.0 | 0.370 | 35.7 | LOS D | 6.2 | 45.4 | 0.87 | 0.79 | 0.87 | 36.7 |
| 11 | T1 | All MCs | 279 | 5.0 | 279 | 5.0 | 0.415 | 30.0 | LOS C | 7.4 | 54.3 | 0.86 | 0.70 | 0.86 | 40.4 |
| 12 | R2 | All MCs | 183 | 5.0 | 183 | 5.0 | * 0.766 | 50.8 | LOS D | 8.5 | 62.2 | 1.00 | 0.91 | 1.18 | 32.1 |
| Approach | | | 632 | 5.0 | 632 | 5.0 | 0.766 | 37.6 | LOS D | 8.5 | 62.2 | 0.90 | 0.78 | 0.95 | 36.6 |
| All Vehicles | | | 2464 | 5.0 | 2464 | 5.0 | 0.766 | 37.0 | LOS D | 14.2 | 103.6 | 0.89 | 0.81 | 0.95 | 37.0 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

**Pedestrian Movement Performance**

| Mov ID | Crossing | Input Vol. ped/h | Dem. Flow ped/h | Aver. Delay sec | Level of Service | AVERAGE BACK OF QUEUE [ Ped ped | Dist ] m | Prop. Que | Eff. Stop Rate | Travel Time sec | Travel Dist. m | Aver. Speed m/sec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | |
| P1 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| East: Kings Meadows Link | | | | | | | | | | | | |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| P2 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| North: Hobart Road | | | | | | | | | | | | |
| P3 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| West: Kings Meadows Link | | | | | | | | | | | | |
| P4 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| All Pedestrians | | 200 | 211 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Kings Meadows Link - 2025 Development AM (Site Folder: Hobart Road/ Kings Meadows Link)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated  Cycle Time = 80 seconds (Site Practical Cycle Time)
Variable Sequence Analysis applied. The results are given for the selected output sequence.

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 203 | 5.0 | 203 | 5.0 | 0.186 | 12.1 | LOS B | 2.9 | 21.1 | 0.46 | 0.68 | 0.46 | 49.2 |
| 2 | T1 | All MCs | 293 | 5.0 | 293 | 5.0 | * 0.689 | 32.3 | LOS C | 11.0 | 80.2 | 0.97 | 0.85 | 1.02 | 39.4 |
| 3 | R2 | All MCs | 128 | 5.0 | 128 | 5.0 | 0.521 | 41.9 | LOS D | 4.9 | 35.7 | 0.97 | 0.79 | 0.97 | 34.8 |
| Approach | | | 624 | 5.0 | 624 | 5.0 | 0.689 | 27.7 | LOS C | 11.0 | 80.2 | 0.81 | 0.78 | 0.83 | 40.9 |
| East: Kings Meadows Link | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 140 | 5.0 | 140 | 5.0 | 0.297 | 32.1 | LOS C | 4.5 | 32.5 | 0.84 | 0.77 | 0.84 | 38.4 |
| 5 | T1 | All MCs | 356 | 5.0 | 356 | 5.0 | * 0.718 | 30.7 | LOS C | 13.3 | 96.9 | 0.97 | 0.86 | 1.02 | 40.0 |
| 6 | R2 | All MCs | 82 | 5.0 | 82 | 5.0 | 0.458 | 44.6 | LOS D | 3.2 | 23.5 | 0.98 | 0.77 | 0.98 | 34.0 |
| Approach | | | 578 | 5.0 | 578 | 5.0 | 0.718 | 33.0 | LOS C | 13.3 | 96.9 | 0.94 | 0.83 | 0.97 | 38.6 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 73 | 5.0 | 73 | 5.0 | 0.066 | 9.6 | LOS A | 0.8 | 5.5 | 0.36 | 0.63 | 0.36 | 50.6 |
| 8 | T1 | All MCs | 253 | 5.0 | 253 | 5.0 | 0.475 | 31.0 | LOS C | 6.4 | 46.6 | 0.91 | 0.73 | 0.91 | 40.0 |
| 9 | R2 | All MCs | 136 | 5.0 | 136 | 5.0 | * 0.673 | 45.6 | LOS D | 5.5 | 40.3 | 1.00 | 0.85 | 1.11 | 33.6 |
| Approach | | | 461 | 5.0 | 461 | 5.0 | 0.673 | 31.9 | LOS C | 6.4 | 46.6 | 0.85 | 0.75 | 0.88 | 39.1 |
| West: Kings Meadows Link | | | | | | | | | | | | | | | |
| 10 | L2 | All MCs | 196 | 5.0 | 196 | 5.0 | 0.416 | 32.4 | LOS C | 6.5 | 47.2 | 0.87 | 0.79 | 0.87 | 38.0 |
| 11 | T1 | All MCs | 342 | 5.0 | 342 | 5.0 | 0.496 | 27.0 | LOS C | 8.3 | 60.6 | 0.87 | 0.72 | 0.87 | 41.8 |
| 12 | R2 | All MCs | 126 | 5.0 | 126 | 5.0 | * 0.704 | 47.2 | LOS D | 5.2 | 38.3 | 1.00 | 0.87 | 1.16 | 33.1 |
| Approach | | | 664 | 5.0 | 664 | 5.0 | 0.704 | 32.4 | LOS C | 8.3 | 60.6 | 0.90 | 0.77 | 0.93 | 38.7 |
| All Vehicles | | | 2327 | 5.0 | 2327 | 5.0 | 0.718 | 31.2 | LOS C | 13.3 | 96.9 | 0.87 | 0.78 | 0.90 | 39.3 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

**Pedestrian Movement Performance**

| Mov ID | Crossing | Input Vol. ped/h | Dem. Flow ped/h | Aver. Delay sec | Level of Service | AVERAGE BACK OF QUEUE [ Ped ped | Dist ] m | Prop. Que | Eff. Stop Rate | Travel Time sec | Travel Dist. m | Aver. Speed m/sec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | |
| P1 | Full | 50 | 50 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| East: Kings Meadows Link | | | | | | | | | | | | |
| P2 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| North: Hobart Road | | | | | | | | | | | | |
| P3 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| West: Kings Meadows Link | | | | | | | | | | | | |
| P4 | Full | 50 | 53 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |
| All Pedestrians | | 200 | 211 | 34.3 | LOS D | 0.1 | 0.1 | 0.93 | 0.93 | 188.1 | 200.0 | 1.06 |

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Kings Meadows Link - 2025 Development PM (Site Folder: Hobart Road/ Kings Meadows Link)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

16:00-17:00
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated  Cycle Time = 90 seconds (Site Practical Cycle Time)
Variable Sequence Analysis applied. The results are given for the selected output sequence.

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 207 | 5.0 | 207 | 5.0 | 0.196 | 14.1 | LOS B | 3.7 | 26.9 | 0.49 | 0.68 | 0.49 | 48.1 |
| 2 | T1 | All MCs | 304 | 5.0 | 304 | 5.0 | * 0.761 | 42.7 | LOS D | 13.4 | 98.0 | 0.99 | 0.91 | 1.10 | 36.9 |
| 3 | R2 | All MCs | 123 | 5.0 | 123 | 5.0 | 0.562 | 51.9 | LOS D | 5.4 | 39.1 | 0.99 | 0.79 | 0.99 | 33.0 |
| Approach | | | 635 | 5.0 | 635 | 5.0 | 0.761 | 35.1 | LOS D | 13.4 | 98.0 | 0.83 | 0.81 | 0.88 | 37.8 |
| East: Kings Meadows Link | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 178 | 5.0 | 178 | 5.0 | 0.446 | 40.1 | LOS D | 6.9 | 50.3 | 0.91 | 0.80 | 0.91 | 35.6 |
| 5 | T1 | All MCs | 332 | 5.0 | 332 | 5.0 | * 0.790 | 39.8 | LOS D | 15.0 | 109.3 | 1.00 | 0.94 | 1.13 | 36.4 |
| 6 | R2 | All MCs | 78 | 5.0 | 78 | 5.0 | 0.434 | 49.0 | LOS D | 3.4 | 24.8 | 0.98 | 0.76 | 0.98 | 32.7 |
| Approach | | | 587 | 5.0 | 587 | 5.0 | 0.790 | 41.1 | LOS D | 15.0 | 109.3 | 0.97 | 0.87 | 1.05 | 35.6 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 51 | 5.0 | 51 | 5.0 | 0.043 | 8.8 | LOS A | 0.5 | 3.6 | 0.30 | 0.62 | 0.30 | 51.1 |
| 8 | T1 | All MCs | 385 | 5.0 | 385 | 5.0 | 0.567 | 31.4 | LOS C | 10.7 | 77.7 | 0.90 | 0.75 | 0.90 | 39.9 |
| 9 | R2 | All MCs | 214 | 5.0 | 214 | 5.0 | * 0.766 | 49.2 | LOS D | 9.8 | 71.7 | 1.00 | 0.91 | 1.16 | 32.6 |
| Approach | | | 649 | 5.0 | 649 | 5.0 | 0.766 | 35.5 | LOS D | 10.7 | 77.7 | 0.88 | 0.79 | 0.94 | 37.7 |
| West: Kings Meadows Link | | | | | | | | | | | | | | | |
| 10 | L2 | All MCs | 169 | 5.0 | 169 | 5.0 | 0.370 | 35.7 | LOS D | 6.2 | 45.4 | 0.87 | 0.79 | 0.87 | 36.7 |
| 11 | T1 | All MCs | 285 | 5.0 | 285 | 5.0 | 0.425 | 30.1 | LOS C | 7.6 | 55.7 | 0.86 | 0.70 | 0.86 | 40.3 |
| 12 | R2 | All MCs | 189 | 5.0 | 189 | 5.0 | * 0.792 | 51.8 | LOS D | 9.0 | 65.3 | 1.00 | 0.93 | 1.21 | 31.8 |
| Approach | | | 644 | 5.0 | 644 | 5.0 | 0.792 | 38.0 | LOS D | 9.0 | 65.3 | 0.90 | 0.79 | 0.97 | 36.5 |
| All Vehicles | | | 2516 | 5.0 | 2516 | 5.0 | 0.792 | 37.3 | LOS D | 15.0 | 109.3 | 0.90 | 0.81 | 0.96 | 36.9 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

**Pedestrian Movement Performance**

| Mov ID | Crossing | Input Vol. ped/h | Dem. Flow ped/h | Aver. Delay sec | Level of Service | AVERAGE BACK OF QUEUE [ Ped ped | Dist ] m | Prop. Que | Eff. Stop Rate | Travel Time sec | Travel Dist. m | Aver. Speed m/sec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | |
| P1 | Full | 50 | [illegible] | [illegible] | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| East: Kings Meadows Link | | | | | | | | | | | | |
| P2 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| North: Hobart Road | | | | | | | | | | | | |
| P3 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| West: Kings Meadows Link | | | | | | | | | | | | |
| P4 | Full | 50 | 53 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |
| All Pedestrians | | 200 | 211 | 39.3 | LOS D | 0.1 | 0.1 | 0.94 | 0.94 | 193.1 | 200.0 | 1.04 |

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Kings Meadows Link - 2035 Development AM (Site Folder: Hobart Road/ Kings Meadows Link)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated  Cycle Time = 70 seconds (Site Practical Cycle Time)
Variable Sequence Analysis applied. The results are given for the selected output sequence.

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 247 | 5.0 | 247 | 5.0 | 0.239 | 13.1 | LOS B | 3.6 | 26.5 | 0.53 | 0.69 | 0.53 | 48.6 |
| 2 | T1 | All MCs | 357 | 5.0 | 357 | 5.0 | * 0.793 | 32.4 | LOS C | 12.8 | 93.5 | 1.00 | 0.95 | 1.17 | 39.8 |
| 3 | R2 | All MCs | 156 | 5.0 | 156 | 5.0 | 0.760 | 43.9 | LOS D | 5.8 | 42.4 | 1.00 | 0.91 | 1.24 | 34.5 |
| Approach | | | 760 | 5.0 | 760 | 5.0 | 0.793 | 28.5 | LOS C | 12.8 | 93.5 | 0.85 | 0.86 | 0.98 | 40.6 |
| East: Kings Meadows Link | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 140 | 5.0 | 140 | 5.0 | 0.364 | 32.6 | LOS C | 4.2 | 30.8 | 0.90 | 0.78 | 0.90 | 38.3 |
| 5 | T1 | All MCs | 356 | 5.0 | 356 | 5.0 | * 0.879 | 38.6 | LOS D | 14.4 | 104.9 | 1.00 | 1.08 | 1.37 | 36.8 |
| 6 | R2 | All MCs | 82 | 5.0 | 82 | 5.0 | 0.534 | 41.6 | LOS D | 2.9 | 21.4 | 1.00 | 0.78 | 1.03 | 35.0 |
| Approach | | | 578 | 5.0 | 578 | 5.0 | 0.879 | 37.6 | LOS D | 14.4 | 104.9 | 0.97 | 0.96 | 1.20 | 36.9 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 88 | 5.0 | 88 | 5.0 | 0.084 | 11.1 | LOS B | 1.0 | 7.6 | 0.44 | 0.65 | 0.44 | 49.8 |
| 8 | T1 | All MCs | 307 | 5.0 | 307 | 5.0 | 0.506 | 25.8 | LOS C | 6.7 | 49.1 | 0.90 | 0.73 | 0.90 | 42.4 |
| 9 | R2 | All MCs | 165 | 5.0 | 165 | 5.0 | * 0.922 | 53.4 | LOS D | 7.2 | 52.2 | 1.00 | 1.11 | 1.69 | 31.4 |
| Approach | | | 561 | 5.0 | 561 | 5.0 | 0.922 | 31.6 | LOS C | 7.2 | 52.2 | 0.86 | 0.83 | 1.06 | 39.3 |
| West: Kings Meadows Link | | | | | | | | | | | | | | | |
| 10 | L2 | All MCs | 239 | 5.0 | 239 | 5.0 | 0.583 | 32.4 | LOS C | 7.5 | 55.0 | 0.94 | 0.82 | 0.94 | 38.0 |
| 11 | T1 | All MCs | 416 | 5.0 | 416 | 5.0 | 0.692 | 27.7 | LOS C | 9.9 | 72.5 | 0.94 | 0.81 | 0.99 | 41.5 |
| 12 | R2 | All MCs | 153 | 5.0 | 153 | 5.0 | * 0.851 | 47.0 | LOS D | 6.1 | 44.3 | 1.00 | 1.00 | 1.45 | 33.2 |
| Approach | | | 807 | 5.0 | 807 | 5.0 | 0.851 | 32.7 | LOS C | 9.9 | 72.5 | 0.95 | 0.85 | 1.06 | 38.6 |
| All Vehicles | | | 2706 | 5.0 | 2706 | 5.0 | 0.922 | 32.3 | LOS C | 14.4 | 104.9 | 0.91 | 0.87 | 1.07 | 38.9 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

**Pedestrian Movement Performance**

| Mov ID | Crossing | Input Vol. ped/h | Dem. Flow ped/h | Aver. Delay sec | Level of Service | AVERAGE BACK OF QUEUE [ Ped ped | Dist ] m | Prop. Que | Eff. Stop Rate | Travel Time sec | Travel Dist. m | Aver. Speed m/sec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | |
| P1 | Full | 50 | 50 | 43.8 | LOS C | 0.1 | 0.1 | 0.92 | 0.92 | 183.2 | 200.0 | 1.09 |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| East: Kings Meadows Link | | | | | | | | | | | | |
| P2 | Full | 50 | 53 | 29.3 | LOS C | 0.1 | 0.1 | 0.92 | 0.92 | 183.2 | 200.0 | 1.09 |
| North: Hobart Road | | | | | | | | | | | | |
| P3 | Full | 50 | 53 | 29.3 | LOS C | 0.1 | 0.1 | 0.92 | 0.92 | 183.2 | 200.0 | 1.09 |
| West: Kings Meadows Link | | | | | | | | | | | | |
| P4 | Full | 50 | 53 | 29.3 | LOS C | 0.1 | 0.1 | 0.92 | 0.92 | 183.2 | 200.0 | 1.09 |
| All Pedestrians | | 200 | 211 | 29.3 | LOS C | 0.1 | 0.1 | 0.92 | 0.92 | 183.2 | 200.0 | 1.09 |

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Kings Meadows Link - 2035 Development PM (Site Folder: Hobart Road/ Kings Meadows Link)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

16:00-17:00
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated  Cycle Time = 150 seconds (Site Practical Cycle Time)
Variable Sequence Analysis applied. The results are given for the selected output sequence.

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 287 | 5.0 | 287 | 5.0 | 0.297 | 37.3 | LOS D | 10.6 | 77.6 | 0.60 | 0.73 | 0.60 | 42.1 |
| 2 | T1 | All MCs | 421 | 5.0 | 421 | 5.0 | * 1.106 | 180.8 | LOS F | 38.7 | 282.5 | 1.00 | 1.45 | 1.81 | 15.2 |
| 3 | R2 | All MCs | 169 | 5.0 | 169 | 5.0 | 0.567 | 67.3 | LOS E | 7.3 | 53.6 | 0.97 | 0.80 | 0.97 | 35.5 |
| Approach | | | 878 | 5.0 | 878 | 5.0 | 1.106 | 111.9 | LOS F | 38.7 | 282.5 | 0.86 | 1.09 | 1.25 | 19.7 |
| East: Kings Meadows Link | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 243 | 5.0 | 243 | 5.0 | 0.550 | 60.5 | LOS E | 15.5 | 113.2 | 0.93 | 0.83 | 0.93 | 29.9 |
| 5 | T1 | All MCs | 455 | 5.0 | 455 | 5.0 | * 1.103 | 208.2 | LOS F | 53.4 | 390.0 | 1.00 | 1.55 | 1.79 | 15.5 |
| 6 | R2 | All MCs | 107 | 5.0 | 107 | 5.0 | 0.599 | 77.1 | LOS E | 5.0 | 36.7 | 1.00 | 0.78 | 1.00 | 33.8 |
| Approach | | | 805 | 5.0 | 805 | 5.0 | 1.103 | 146.1 | LOS F | 53.4 | 390.0 | 0.98 | 1.23 | 1.42 | 17.7 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 68 | 5.0 | 68 | 5.0 | 0.061 | 39.0 | LOS D | 1.4 | 10.2 | 0.34 | 0.63 | 0.34 | 48.5 |
| 8 | T1 | All MCs | 527 | 5.0 | 527 | 5.0 | * 1.125 | 179.9 | LOS F | 44.2 | 322.9 | 0.97 | 1.31 | 1.59 | 17.4 |
| 9 | R2 | All MCs | 296 | 5.0 | 296 | 5.0 | * 1.125 | 203.6 | LOS F | 28.0 | 204.6 | 1.00 | 1.41 | 1.92 | 13.6 |
| Approach | | | 892 | 5.0 | 892 | 5.0 | 1.125 | 177.0 | LOS F | 44.2 | 322.9 | 0.93 | 1.29 | 1.60 | 14.8 |
| West: Kings Meadows Link | | | | | | | | | | | | | | | |
| 10 | L2 | All MCs | 235 | 5.0 | 235 | 5.0 | 0.531 | 65.5 | LOS E | 14.8 | 108.1 | 0.92 | 0.82 | 0.92 | 30.1 |
| 11 | T1 | All MCs | 393 | 5.0 | 393 | 5.0 | 0.657 | 65.3 | LOS E | 17.6 | 128.6 | 0.92 | 0.77 | 0.92 | 32.5 |
| 12 | R2 | All MCs | 260 | 5.0 | 260 | 5.0 | * 1.128 | 225.1 | LOS F | 31.8 | 232.2 | 1.00 | 1.32 | 1.95 | 13.4 |
| Approach | | | 887 | 5.0 | 887 | 5.0 | 1.128 | 112.2 | LOS F | 31.8 | 232.2 | 0.94 | 0.95 | 1.22 | 21.0 |
| All Vehicles | | | 3462 | 5.0 | 3462 | 5.0 | 1.128 | 136.7 | LOS F | 53.4 | 390.0 | 0.93 | 1.14 | 1.37 | 17.9 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

**Pedestrian Movement Performance**

| Mov ID | Crossing | Input Vol. ped/h | Dem. Flow ped/h | Aver. Delay sec | Level of Service | AVERAGE BACK OF QUEUE [ Ped ped | Dist ] m | Prop. Que | Eff. Stop Rate | Travel Time sec | Travel Dist. m | Aver. Speed m/sec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | |
| P1 | Full | 50 | 50 | 48.3 | LOS F | 0.2 | 0.2 | 0.96 | 0.96 | 223.1 | 200.0 | 0.90 |

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| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| East: Kings Meadows Link | | | | | | | | | | | | |
| P2 | Full | 50 | 53 | 69.3 | LOS F | 0.2 | 0.2 | 0.96 | 0.96 | 223.1 | 200.0 | 0.90 |
| North: Hobart Road | | | | | | | | | | | | |
| P3 | Full | 50 | 53 | 69.3 | LOS F | 0.2 | 0.2 | 0.96 | 0.96 | 223.1 | 200.0 | 0.90 |
| West: Kings Meadows Link | | | | | | | | | | | | |
| P4 | Full | 50 | 53 | 43.6 | LOS E | 0.2 | 0.2 | 0.92 | 0.92 | 197.4 | 200.0 | 1.01 |
| All Pedestrians | | 200 | 211 | 62.9 | LOS F | 0.2 | 0.2 | 0.95 | 0.95 | 216.7 | 200.0 | 0.92 |

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Woolven Street - 2025 Existing AM (Site Folder: Hobart Road/ Woolven Street)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total HV ] veh/h | % | Arrival Flows [ Total HV ] veh/h | % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 2 | T1 | All MCs | 577 | 5.0 | 577 | 5.0 | 0.305 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| 3 | R2 | All MCs | 5 | 2.0 | 5 | 2.0 | 0.007 | 8.1 | LOS A | 0.0 | 0.2 | 0.47 | 0.62 | 0.47 | 50.7 |
| Approach | | | 582 | 5.0 | 582 | 5.0 | 0.305 | 0.2 | NA | 0.0 | 0.2 | 0.00 | 0.01 | 0.00 | 59.7 |
| East: Woolven Street | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 12 | 2.0 | 12 | 2.0 | 0.343 | 11.0 | LOS B | 1.2 | 8.6 | 0.84 | 0.99 | 1.04 | 39.1 |
| 6 | R2 | All MCs | 46 | 2.0 | 46 | 2.0 | 0.343 | 34.5 | LOS D | 1.2 | 8.6 | 0.84 | 0.99 | 1.04 | 26.3 |
| Approach | | | 58 | 2.0 | 58 | 2.0 | 0.343 | 29.8 | LOS D | 1.2 | 8.6 | 0.84 | 0.99 | 1.04 | 29.1 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 31 | 2.0 | 31 | 2.0 | 0.044 | 5.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.22 | 0.00 | 53.0 |
| 8 | T1 | All MCs | 468 | 5.0 | 468 | 5.0 | 0.221 | 0.0 | LOS A | 0.0 | 0.0 | 0.00 | 0.02 | 0.00 | 59.5 |
| Approach | | | 499 | 4.8 | 499 | 4.8 | 0.221 | 0.3 | NA | 0.0 | 0.0 | 0.00 | 0.04 | 0.00 | 59.1 |
| All Vehicles | | | 1139 | 4.8 | 1139 | 4.8 | 0.343 | 1.7 | NA | 1.2 | 8.6 | 0.04 | 0.07 | 0.05 | 56.0 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Woolven Street - 2025 Existing PM (Site Folder: Hobart Road/ Woolven Street)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 2 | T1 | All MCs | 604 | 5.0 | 604 | 5.0 | 0.320 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| 3 | R2 | All MCs | 6 | 2.0 | 6 | 2.0 | 0.012 | 10.1 | LOS B | 0.0 | 0.3 | 0.56 | 0.70 | 0.56 | 49.3 |
| Approach | | | 611 | 5.0 | 611 | 5.0 | 0.320 | 0.2 | NA | 0.0 | 0.3 | 0.01 | 0.01 | 0.01 | 59.6 |
| East: Woolven Street | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 5 | 2.0 | 5 | 2.0 | 0.318 | 14.1 | LOS B | 1.0 | 7.0 | 0.90 | 1.00 | 1.05 | 34.1 |
| 6 | R2 | All MCs | 28 | 2.0 | 28 | 2.0 | 0.318 | 49.0 | LOS E | 1.0 | 7.0 | 0.90 | 1.00 | 1.05 | 22.5 |
| Approach | | | 34 | 2.0 | 34 | 2.0 | 0.318 | 43.6 | LOS E | 1.0 | 7.0 | 0.90 | 1.00 | 1.05 | 24.5 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 58 | 2.0 | 58 | 2.0 | 0.064 | 5.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.29 | 0.00 | 52.2 |
| 8 | T1 | All MCs | 665 | 5.0 | 665 | 5.0 | 0.320 | 0.0 | LOS A | 0.0 | 0.0 | 0.00 | 0.03 | 0.00 | 59.4 |
| Approach | | | 723 | 4.8 | 723 | 4.8 | 0.320 | 0.4 | NA | 0.0 | 0.0 | 0.00 | 0.05 | 0.00 | 58.8 |
| All Vehicles | | | 1367 | 4.8 | 1367 | 4.8 | 0.320 | 1.4 | NA | 1.0 | 7.0 | 0.02 | 0.05 | 0.03 | 56.9 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Woolven Street - 2025 Development AM (Site Folder: Hobart Road/ Woolven Street)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 2 | T1 | All MCs | 577 | 5.0 | 577 | 5.0 | 0.305 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| 3 | R2 | All MCs | 6 | 2.0 | 6 | 2.0 | 0.009 | 8.2 | LOS A | 0.0 | 0.2 | 0.48 | 0.63 | 0.48 | 50.6 |
| Approach | | | 583 | 5.0 | 583 | 5.0 | 0.305 | 0.2 | NA | 0.0 | 0.2 | 0.01 | 0.01 | 0.01 | 59.6 |
| East: Woolven Street | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 12 | 2.0 | 12 | 2.0 | 0.352 | 11.4 | LOS B | 1.2 | 8.8 | 0.85 | 0.99 | 1.05 | 38.7 |
| 6 | R2 | All MCs | 46 | 2.0 | 46 | 2.0 | 0.352 | 35.5 | LOS E | 1.2 | 8.8 | 0.85 | 0.99 | 1.05 | 26.0 |
| Approach | | | 58 | 2.0 | 58 | 2.0 | 0.352 | 30.7 | LOS D | 1.2 | 8.8 | 0.85 | 0.99 | 1.05 | 28.8 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 41 | 2.0 | 41 | 2.0 | 0.046 | 5.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.28 | 0.00 | 52.2 |
| 8 | T1 | All MCs | 478 | 5.0 | 478 | 5.0 | 0.230 | 0.0 | LOS A | 0.0 | 0.0 | 0.00 | 0.03 | 0.00 | 59.5 |
| Approach | | | 519 | 4.8 | 519 | 4.8 | 0.230 | 0.4 | NA | 0.0 | 0.0 | 0.00 | 0.05 | 0.00 | 58.8 |
| All Vehicles | | | 1160 | 4.7 | 1160 | 4.7 | 0.352 | 1.8 | NA | 1.2 | 8.8 | 0.04 | 0.07 | 0.06 | 55.9 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Woolven Street - 2025 Development PM (Site Folder: Hobart Road/ Woolven Street)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total HV ] veh/h | % | Arrival Flows [ Total HV ] veh/h | % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 2 | T1 | All MCs | 604 | 5.0 | 604 | 5.0 | 0.320 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| 3 | R2 | All MCs | 9 | 2.0 | 9 | 2.0 | 0.018 | 10.5 | LOS B | 0.1 | 0.5 | 0.57 | 0.72 | 0.57 | 49.0 |
| Approach | | | 614 | 5.0 | 614 | 5.0 | 0.320 | 0.3 | NA | 0.1 | 0.5 | 0.01 | 0.01 | 0.01 | 59.5 |
| East: Woolven Street | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 5 | 2.0 | 5 | 2.0 | 0.337 | 14.9 | LOS B | 1.0 | 7.4 | 0.91 | 1.00 | 1.07 | 33.2 |
| 6 | R2 | All MCs | 28 | 2.0 | 28 | 2.0 | 0.337 | 52.3 | LOS F | 1.0 | 7.4 | 0.91 | 1.00 | 1.07 | 21.8 |
| Approach | | | 34 | 2.0 | 34 | 2.0 | 0.337 | 46.4 | LOS E | 1.0 | 7.4 | 0.91 | 1.00 | 1.07 | 23.8 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 81 | 2.0 | 81 | 2.0 | 0.067 | 5.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.38 | 0.00 | 51.1 |
| 8 | T1 | All MCs | 672 | 5.0 | 672 | 5.0 | 0.333 | 0.0 | LOS A | 0.0 | 0.0 | 0.00 | 0.02 | 0.00 | 59.4 |
| Approach | | | 753 | 4.7 | 753 | 4.7 | 0.333 | 0.6 | NA | 0.0 | 0.0 | 0.00 | 0.06 | 0.00 | 58.4 |
| All Vehicles | | | 1400 | 4.7 | 1400 | 4.7 | 0.337 | 1.5 | NA | 1.0 | 7.4 | 0.03 | 0.06 | 0.03 | 56.7 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Woolven Street - 2035 Development AM (Site Folder: Hobart Road/ Woolven Street)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total HV ] veh/h | % | Arrival Flows [ Total HV ] veh/h | % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 2 | T1 | All MCs | 703 | 5.0 | 703 | 5.0 | 0.372 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| 3 | R2 | All MCs | 8 | 2.0 | 8 | 2.0 | 0.014 | 9.2 | LOS A | 0.0 | 0.4 | 0.53 | 0.67 | 0.53 | 49.9 |
| Approach | | | 712 | 5.0 | 712 | 5.0 | 0.372 | 0.2 | NA | 0.0 | 0.4 | 0.01 | 0.01 | 0.01 | 59.5 |
| East: Woolven Street | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 15 | 2.0 | 15 | 2.0 | 0.727 | 34.5 | LOS D | 2.9 | 20.8 | 0.96 | 1.17 | 1.69 | 27.2 |
| 6 | R2 | All MCs | 56 | 2.0 | 56 | 2.0 | 0.727 | 80.0 | LOS F | 2.9 | 20.8 | 0.96 | 1.17 | 1.69 | 17.5 |
| Approach | | | 71 | 2.0 | 71 | 2.0 | 0.727 | 70.5 | LOS F | 2.9 | 20.8 | 0.96 | 1.17 | 1.69 | 19.7 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 48 | 2.0 | 48 | 2.0 | 0.056 | 5.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.27 | 0.00 | 52.3 |
| 8 | T1 | All MCs | 580 | 5.0 | 580 | 5.0 | 0.278 | 0.0 | LOS A | 0.0 | 0.0 | 0.00 | 0.03 | 0.00 | 59.5 |
| Approach | | | 628 | 4.8 | 628 | 4.8 | 0.278 | 0.4 | NA | 0.0 | 0.0 | 0.00 | 0.05 | 0.00 | 58.8 |
| All Vehicles | | | 1411 | 4.7 | 1411 | 4.7 | 0.727 | 3.8 | NA | 2.9 | 20.8 | 0.05 | 0.08 | 0.09 | 53.1 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Hobart Road/ Woolven Street - 2035 Development PM (Site Folder: Hobart Road/ Woolven Street)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total HV ] veh/h | % | Arrival Flows [ Total HV ] veh/h | % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Hobart Road | | | | | | | | | | | | | | | |
| 2 | T1 | All MCs | 836 | 5.0 | 836 | 5.0 | 0.443 | 0.2 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.7 |
| 3 | R2 | All MCs | 13 | 2.0 | 13 | 2.0 | 0.038 | 14.9 | LOS B | 0.1 | 0.9 | 0.72 | 0.88 | 0.72 | 46.3 |
| Approach | | | 848 | 5.0 | 848 | 5.0 | 0.443 | 0.4 | NA | 0.1 | 0.9 | 0.01 | 0.01 | 0.01 | 59.2 |
| East: Woolven Street | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 7 | 2.0 | 7 | 2.0 | 1.627 | 622.5 | LOS F | 13.8 | 98.3 | 1.00 | 1.79 | 4.47 | 4.6 |
| 6 | R2 | All MCs | 39 | 2.0 | 39 | 2.0 | 1.627 | 745.0 | LOS F | 13.8 | 98.3 | 1.00 | 1.79 | 4.47 | 2.7 |
| Approach | | | 46 | 2.0 | 46 | 2.0 | 1.627 | 725.5 | LOS F | 13.8 | 98.3 | 1.00 | 1.79 | 4.47 | 3.1 |
| North: Hobart Road | | | | | | | | | | | | | | | |
| 7 | L2 | All MCs | 103 | 2.0 | 103 | 2.0 | 0.091 | 5.2 | LOS A | 0.0 | 0.0 | 0.00 | 0.36 | 0.00 | 51.4 |
| 8 | T1 | All MCs | 926 | 5.0 | 926 | 5.0 | 0.456 | 0.0 | LOS A | 0.0 | 0.0 | 0.00 | 0.03 | 0.00 | 59.3 |
| Approach | | | 1029 | 4.7 | 1029 | 4.7 | 0.456 | 0.5 | NA | 0.0 | 0.0 | 0.00 | 0.06 | 0.00 | 58.4 |
| All Vehicles | | | 1924 | 4.7 | 1924 | 4.7 | 1.627 | 17.9 | NA | 13.8 | 98.3 | 0.03 | 0.08 | 0.11 | 39.5 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Quarantine Road/ Techno Park Drive - 2025 Existing AM (Site Folder: Quarantine Road/ Techno Park Drive)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Techno Park Drive | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 69 | 2.0 | 69 | 2.0 | 0.099 | 8.8 | LOS A | 0.3 | 2.4 | 0.52 | 0.76 | 0.52 | 50.5 |
| 3 | R2 | All MCs | 66 | 2.0 | 66 | 2.0 | 0.149 | 12.7 | LOS B | 0.5 | 3.4 | 0.74 | 0.89 | 0.74 | 47.7 |
| Approach | | | 136 | 2.0 | 136 | 2.0 | 0.149 | 10.7 | LOS B | 0.5 | 3.4 | 0.63 | 0.82 | 0.63 | 49.1 |
| East: Quarantine Road | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 117 | 2.0 | 117 | 2.0 | 0.064 | 5.6 | LOS A | 0.0 | 0.0 | 0.00 | 0.58 | 0.00 | 52.8 |
| 5 | T1 | All MCs | 542 | 5.0 | 542 | 5.0 | 0.287 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| Approach | | | 659 | 4.5 | 659 | 4.5 | 0.287 | 1.1 | NA | 0.0 | 0.0 | 0.00 | 0.10 | 0.00 | 58.4 |
| West: Quarantine Road | | | | | | | | | | | | | | | |
| 11 | T1 | All MCs | 428 | 5.0 | 428 | 5.0 | 0.346 | 2.1 | LOS A | 2.3 | 16.7 | 0.30 | 0.36 | 0.35 | 56.8 |
| 12 | R2 | All MCs | 201 | 2.0 | 201 | 2.0 | 0.346 | 9.7 | LOS A | 2.3 | 16.7 | 0.58 | 0.68 | 0.68 | 52.0 |
| Approach | | | 629 | 4.0 | 629 | 4.0 | 0.346 | 4.5 | NA | 2.3 | 16.7 | 0.39 | 0.46 | 0.46 | 55.2 |
| All Vehicles | | | 1424 | 4.0 | 1424 | 4.0 | 0.346 | 3.5 | NA | 2.3 | 16.7 | 0.23 | 0.33 | 0.26 | 56.0 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Quarantine Road/ Techno Park Drive - 2025 Existing PM (Site Folder: Quarantine Road/ Techno Park Drive)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

16:00-17:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Techno Park Drive | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 107 | 2.0 | 107 | 2.0 | 0.142 | 8.4 | LOS A | 0.5 | 3.6 | 0.50 | 0.75 | 0.50 | 50.7 |
| 3 | R2 | All MCs | 49 | 2.0 | 49 | 2.0 | 0.089 | 10.7 | LOS B | 0.3 | 2.1 | 0.66 | 0.86 | 0.66 | 49.0 |
| Approach | | | 157 | 2.0 | 157 | 2.0 | 0.142 | 9.1 | LOS A | 0.5 | 3.6 | 0.55 | 0.78 | 0.55 | 50.2 |
| East: Quarantine Road | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 39 | 2.0 | 39 | 2.0 | 0.021 | 5.6 | LOS A | 0.0 | 0.0 | 0.00 | 0.58 | 0.00 | 52.8 |
| 5 | T1 | All MCs | 486 | 5.0 | 486 | 5.0 | 0.257 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.9 |
| Approach | | | 525 | 4.8 | 525 | 4.8 | 0.257 | 0.5 | NA | 0.0 | 0.0 | 0.00 | 0.04 | 0.00 | 59.3 |
| West: Quarantine Road | | | | | | | | | | | | | | | |
| 11 | T1 | All MCs | 493 | 5.0 | 493 | 5.0 | 0.235 | 0.6 | LOS A | 0.5 | 3.9 | 0.13 | 0.15 | 0.13 | 59.0 |
| 12 | R2 | All MCs | 48 | 2.0 | 48 | 2.0 | 0.235 | 8.1 | LOS A | 0.5 | 3.9 | 0.17 | 0.21 | 0.17 | 56.0 |
| Approach | | | 541 | 4.7 | 541 | 4.7 | 0.235 | 1.3 | NA | 0.5 | 3.9 | 0.13 | 0.16 | 0.13 | 58.7 |
| All Vehicles | | | 1223 | 4.4 | 1223 | 4.4 | 0.257 | 2.0 | NA | 0.5 | 3.9 | 0.13 | 0.19 | 0.13 | 57.7 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Quarantine Road/ Techno Park Drive - 2025 Development AM (Site Folder: Quarantine Road/ Techno Park Drive)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Techno Park Drive | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 101 | 2.0 | 101 | 2.0 | 0.145 | 8.9 | LOS A | 0.5 | 3.6 | 0.53 | 0.78 | 0.53 | 50.4 |
| 3 | R2 | All MCs | 99 | 2.0 | 99 | 2.0 | 0.226 | 13.5 | LOS B | 0.8 | 5.6 | 0.76 | 0.92 | 0.83 | 47.3 |
| Approach | | | 200 | 2.0 | 200 | 2.0 | 0.226 | 11.2 | LOS B | 0.8 | 5.6 | 0.64 | 0.85 | 0.68 | 48.8 |
| East: Quarantine Road | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 126 | 2.0 | 126 | 2.0 | 0.069 | 5.6 | LOS A | 0.0 | 0.0 | 0.00 | 0.58 | 0.00 | 52.8 |
| 5 | T1 | All MCs | 542 | 5.0 | 542 | 5.0 | 0.287 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| Approach | | | 668 | 4.4 | 668 | 4.4 | 0.287 | 1.1 | NA | 0.0 | 0.0 | 0.00 | 0.11 | 0.00 | 58.4 |
| West: Quarantine Road | | | | | | | | | | | | | | | |
| 11 | T1 | All MCs | 428 | 5.0 | 428 | 5.0 | 0.353 | 2.2 | LOS A | 2.4 | 17.5 | 0.30 | 0.36 | 0.36 | 56.8 |
| 12 | R2 | All MCs | 207 | 2.0 | 207 | 2.0 | 0.353 | 9.8 | LOS A | 2.4 | 17.5 | 0.59 | 0.70 | 0.71 | 51.8 |
| Approach | | | 636 | 4.0 | 636 | 4.0 | 0.353 | 4.7 | NA | 2.4 | 17.5 | 0.40 | 0.47 | 0.47 | 55.1 |
| All Vehicles | | | 1504 | 3.9 | 1504 | 3.9 | 0.353 | 4.0 | NA | 2.4 | 17.5 | 0.25 | 0.36 | 0.29 | 55.5 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Quarantine Road/ Techno Park Drive - 2025 Development PM (Site Folder: Quarantine Road/ Techno Park Drive)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

16:00-17:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Techno Park Drive | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 127 | 2.0 | 127 | 2.0 | 0.168 | 8.5 | LOS A | 0.6 | 4.3 | 0.51 | 0.75 | 0.51 | 50.7 |
| 3 | R2 | All MCs | 58 | 2.0 | 58 | 2.0 | 0.107 | 11.0 | LOS B | 0.4 | 2.5 | 0.67 | 0.86 | 0.67 | 48.9 |
| Approach | | | 185 | 2.0 | 185 | 2.0 | 0.168 | 9.3 | LOS A | 0.6 | 4.3 | 0.56 | 0.79 | 0.56 | 50.1 |
| East: Quarantine Road | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 68 | 2.0 | 68 | 2.0 | 0.037 | 5.6 | LOS A | 0.0 | 0.0 | 0.00 | 0.58 | 0.00 | 52.8 |
| 5 | T1 | All MCs | 486 | 5.0 | 486 | 5.0 | 0.257 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.9 |
| Approach | | | 555 | 4.6 | 555 | 4.6 | 0.257 | 0.8 | NA | 0.0 | 0.0 | 0.00 | 0.07 | 0.00 | 58.9 |
| West: Quarantine Road | | | | | | | | | | | | | | | |
| 11 | T1 | All MCs | 493 | 5.0 | 493 | 5.0 | 0.243 | 0.8 | LOS A | 0.7 | 4.8 | 0.15 | 0.18 | 0.15 | 58.8 |
| 12 | R2 | All MCs | 58 | 2.0 | 58 | 2.0 | 0.243 | 8.3 | LOS A | 0.7 | 4.8 | 0.21 | 0.25 | 0.21 | 55.7 |
| Approach | | | 551 | 4.7 | 551 | 4.7 | 0.243 | 1.6 | NA | 0.7 | 4.8 | 0.16 | 0.19 | 0.16 | 58.4 |
| All Vehicles | | | 1291 | 4.3 | 1291 | 4.3 | 0.257 | 2.3 | NA | 0.7 | 4.8 | 0.15 | 0.22 | 0.15 | 57.2 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Quarantine Road/ Techno Park Drive - 2035 Development AM (Site Folder: Quarantine Road/ Techno Park Drive)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

08:00-09:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Techno Park Drive | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 116 | 2.0 | 116 | 2.0 | 0.201 | 10.4 | LOS B | 0.7 | 5.0 | 0.61 | 0.84 | 0.62 | 49.4 |
| 3 | R2 | All MCs | 114 | 2.0 | 114 | 2.0 | 0.380 | 19.8 | LOS C | 1.4 | 9.7 | 0.87 | 1.00 | 1.09 | 43.7 |
| Approach | | | 229 | 2.0 | 229 | 2.0 | 0.380 | 15.1 | LOS C | 1.4 | 9.7 | 0.74 | 0.92 | 0.85 | 46.4 |
| East: Quarantine Road | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 153 | 2.0 | 153 | 2.0 | 0.083 | 5.6 | LOS A | 0.0 | 0.0 | 0.00 | 0.58 | 0.00 | 52.8 |
| 5 | T1 | All MCs | 661 | 5.0 | 661 | 5.0 | 0.350 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| Approach | | | 814 | 4.4 | 814 | 4.4 | 0.350 | 1.1 | NA | 0.0 | 0.0 | 0.00 | 0.11 | 0.00 | 58.3 |
| West: Quarantine Road | | | | | | | | | | | | | | | |
| 11 | T1 | All MCs | 522 | 5.0 | 522 | 5.0 | 0.480 | 3.6 | LOS A | 4.4 | 31.6 | 0.32 | 0.39 | 0.51 | 55.7 |
| 12 | R2 | All MCs | 252 | 2.0 | 252 | 2.0 | 0.480 | 13.2 | LOS B | 4.4 | 31.6 | 0.70 | 0.86 | 1.12 | 49.4 |
| Approach | | | 774 | 4.0 | 774 | 4.0 | 0.480 | 6.8 | NA | 4.4 | 31.6 | 0.44 | 0.55 | 0.71 | 53.5 |
| All Vehicles | | | 1817 | 4.0 | 1817 | 4.0 | 0.480 | 5.3 | NA | 4.4 | 31.6 | 0.28 | 0.40 | 0.41 | 54.4 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# MOVEMENT SUMMARY

## Site: 101 [Quarantine Road/ Techno Park Drive - 2035 Development PM (Site Folder: Quarantine Road/ Techno Park Drive)]

**Output produced by SIDRA INTERSECTION Version: 9.1.6.228**

16:00-17:00
Site Category: (None)
Give-Way (Two-Way)

**Vehicle Movement Performance**

| Mov ID | Turn | Mov Class | Demand Flows [ Total veh/h | HV ] % | Arrival Flows [ Total veh/h | HV ] % | Deg. Satn v/c | Aver. Delay sec | Level of Service | 95% Back Of Queue [ Veh. veh | Dist ] m | Prop. Que | Eff. Stop Rate | Aver. No. of Cycles | Aver. Speed km/h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| South: Techno Park Drive | | | | | | | | | | | | | | | |
| 1 | L2 | All MCs | 168 | 2.0 | 168 | 2.0 | 0.298 | 11.3 | LOS B | 1.2 | 8.5 | 0.65 | 0.89 | 0.77 | 48.7 |
| 3 | R2 | All MCs | 77 | 2.0 | 77 | 2.0 | 0.248 | 17.6 | LOS C | 0.8 | 5.8 | 0.84 | 0.96 | 0.93 | 44.9 |
| Approach | | | 245 | 2.0 | 245 | 2.0 | 0.298 | 13.3 | LOS B | 1.2 | 8.5 | 0.71 | 0.91 | 0.82 | 47.5 |
| East: Quarantine Road | | | | | | | | | | | | | | | |
| 4 | L2 | All MCs | 83 | 2.0 | 83 | 2.0 | 0.045 | 5.6 | LOS A | 0.0 | 0.0 | 0.00 | 0.58 | 0.00 | 52.8 |
| 5 | T1 | All MCs | 673 | 5.0 | 673 | 5.0 | 0.356 | 0.1 | LOS A | 0.0 | 0.0 | 0.00 | 0.00 | 0.00 | 59.8 |
| Approach | | | 756 | 4.7 | 756 | 4.7 | 0.356 | 0.7 | NA | 0.0 | 0.0 | 0.00 | 0.06 | 0.00 | 58.9 |
| West: Quarantine Road | | | | | | | | | | | | | | | |
| 11 | T1 | All MCs | 682 | 5.0 | 682 | 5.0 | 0.353 | 1.5 | LOS A | 1.4 | 9.9 | 0.18 | 0.23 | 0.20 | 58.1 |
| 12 | R2 | All MCs | 77 | 2.0 | 77 | 2.0 | 0.353 | 10.4 | LOS B | 1.4 | 9.9 | 0.26 | 0.33 | 0.29 | 54.9 |
| Approach | | | 759 | 4.7 | 759 | 4.7 | 0.353 | 2.4 | NA | 1.4 | 9.9 | 0.19 | 0.24 | 0.21 | 57.8 |
| All Vehicles | | | 1760 | 4.3 | 1760 | 4.3 | 0.356 | 3.2 | NA | 1.4 | 9.9 | 0.18 | 0.26 | 0.21 | 56.5 |

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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# Launceston Techno Park - TIA

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# Appendix E

## Subdivision plans

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# Appendix F

## Bushfire Hazard Report

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Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 634

RMCG

19 DECEMBER 2023

# Bushfire Hazard Management Report: Lot 3 Techno Park Drive

Report for: Homes Tasmania

Property location: Lot 3 Techno Park Dr, Kings Meadows

Prepared by: Michael Tempest
RMCG
Level 2, 102-104 Cameron Street
Launceston, TAS 7250

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250
(03) 6334 1033 — rm@rmcg.com.au
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
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Document Set ID: 5201533
Version: 1, Version Date: 09/01/2026

# Executive summary

| SUMMARY | |
|---|---|
| **Client:** | Homes Tasmania |
| **Property identification:** | Lot 3 Techno Park Dr, Kings Meadows<br>Current zoning: General Residential<br>CT 184085/3 |
| **Proposal:** | A 105-lot subdivision is proposed. |
| **Assessment comments:** | A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level. |
| **Conclusion:** | The area is mapped as bushfire-prone under the *Tasmanian Planning Scheme - Launceston*. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19, BAL 12.5, or BAL Low standards. All land within the subdivision area must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. The exception is Lot 105, which will be utilised for Open Space. Currently there is no management agreement with Council for Lot 5 beyond occasional slashing, hence, it is assumed this lot will continue to be managed as woodland vegetation for the foreseeable future.<br>Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the *Bushfire-Prone Areas Code* of the Planning Scheme. The only lot this is likely to affect is Lot 20. All roads within the subdivision that service Lots with a BAL rating of 12.5 or 19 or are within 100m of bushfire-prone vegetation must be constructed to the standards set out in Table C13.1.<br>A reticulated water supply that is compliant with all elements of Table C13.4 of the *Bushfire-Prone Areas Code* of the Planning Scheme must be installed to service each lot with a BAL 12.5 or BL 19 rating before dwellings are constructed. |
| **Assessment by:** | <br>Michael Tempest<br>Senior Consultant<br>Accredited Person under Part 4A of the Fire Service Act 1979,<br>Accreditation # BFP-153 |

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# 1 Introduction

It is a requirement under the *Land Use Planning and Approval Act* that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

## 1.1 SCOPE

This report has been commissioned to provide a Bushfire Attack Level (BAL) for all proposed lots within the proposed subdivision. All advice is compliant with the *Bushfire-Prone Areas Code* of the *Tasmanian Planning Scheme – Launceston* (the Planning Scheme) and the Australian Standard, AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*.

## 1.2 PROPOSAL

The proposal is to complete a 105-lot subdivision from an existing title (CT 184085/3) Lot 3 Techno Park Dr, Kings Meadows. The land is zoned as General Residential[1] and is mapped as bushfire-prone under the Planning Scheme. 104 lots will be for residential development and 1 lot will be undeveloped to allow for 'open space'.

## 1.3 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory, building, or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development outside of the assessed area.

[1] At the time of writing this report the land was shown as being zoned 'Particular Purpose' but was subject to a Rezoning Application through the state's Housing Supply Order process as per the Tasmania Land Supply Act 2018. This report assumes the application has been approved.

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# 2 Site description

The subject land is 10.7ha in area and is currently managed as unimproved to semi-improved pasture, which from a bushfire perspective has been classed as grassland vegetation. Along the south western and southern section of the title is an area where there is retained remnant vegetation with eucalyptus trees. This area is approximately 1.8ha in area and from a bushfire perspective has been classed as woodland. TASVEG 4.0 (available on LIST) maps the majority of the subject land as agricultural land (FAG). There is also approximately 1.6ha along the southwest and southern boundary mapped as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ). DAZ is listed as a threatened native vegetation community under the *Nature Conservation Act 2002* and is mapped as a priority vegetation area under the Planning Scheme. The mapped vegetation communities loosely align with the defined grassland and woodland areas.

The site has a long history of grazing, with the land previously being part of the old Quarantine Station.

The proposal will see the existing title subdivided into 105 lots (see Figure A3-1). 104 lots will be residential lots, while a single lot, Lot 105, will be an 'open space', balance lot. Lot 105 will include the majority of the existing woodland vegetation in the southern section of the subject title.

## 2.1 SURROUNDING AREA

Surrounding land use and zoning is mixed. To the west, north, and northeast is land that is zoned General Residential. From these directions there are 34 directly adjacent titles, all with existing dwellings. All land associated with these residential titles has been classed as low threat vegetation. In the western section of this area there is access to the subject site via Woolven Street.

Further north east of the existing dwellings, is existing forest vegetation that is located on the Carr Villa Cemetery land. The forest vegetation on this site, is approximately 100m from the most north eastern corner of the subject title and so does not affect the site's bushfire assessment.

To the east of the most north eastern section of the subject site is 4 Techno Park Drive. This title is zoned Techno Park Particular Purpose Zone, is 0.3ha in area, and is currently undeveloped. The vegetation on this title is best described as woodland vegetation. While this site is currently classed as woodland, if it is developed to a low threat state in the future, then this would influence the bushfire requirements on the subject title.

Also adjacent land to the east is 6 Techno Park Dr and Lot 1 Techno Park Dr. 6 Techno Park Dr is 2.4ha in area and has the Westpac Call Centre located on it. All vegetation on this site is maintained in a low fuel state (grass mown to less than 100mm). Lot 1 Techno Park Drive is 0.2ha in area and is undeveloped, although appears to be maintained in a low fuel state. The Westpac Call Centre title wraps around this title to the north and east, while Council maintained grass verges associated with the Techno Park Drive road corridor is adjacent to this title to the south. This area of the road corridor also provides access to the subject site.

In the southern section of the subject site, the land wraps around the northern, western and southern boundaries of 10 Techno Park Drive. This title is 2ha in area and has Oakwood School located on it. All land associated with this title is maintained in a low fuel state.

To the southeast are two titles zoned Low-Density Residential. The most eastern title has an existing dwelling and is classed as low threat vegetation while the western title is undeveloped and is best described as grassland vegetation. Directly to the south is council owned land that is zoned as Open Space and would currently be best described as unmanaged grassland and woodland. To the southwest is more council owned land that is associated with the South Launceston Football Ground. This land is zoned Recreation and the vegetation adjacent to the subject title would best be described as woodland. Further south of the woodland is further residential development that is also classed as low threat vegetation.

Bushfire threat occurs from the north east, south west, and south. The prevailing wind is from the north west.

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# 3 Bushfire site assessment

The land is considered to be within a bushfire-prone area under the Planning Scheme. A Bushfire Attack Level assessment has been conducted using Method 1 of AS 3959-2018.

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of speed, intensity, and the difficulty of suppression; this is according to combinations of air temperature, relative humidity, wind speed, and both the long and short-term effects of drought. The FDI for Tasmania is **50** (Clause 2.2.2).

Because of the size and zoning of the proposed lots, the new lots will be managed as low threat vegetation. Because of this, the adjacent vegetation and slope was assessed for the entire development as one, rather than for individual lots (see Table 3-1). Existing vegetation within the subdivision has been assessed as grassland and woodland but will be required to be managed in a low fuel state when the subdivision occurs. The exception to this is Lot 105, which is proposed to be utilised for open space. The intention is for this land to be developed as parkland, however, it is the author's understanding that Council have not agreed to maintain this area beyond occasionally slashing. Hence, for the purpose of this assessment, the vegetation on Lot 105 has been classed as woodland and this lot has been incorporated into the vegetation classification of land to the south of the residential development aspect of the proposal.

**Table 3-1: Vegetation and slope assessments from residential development site boundary**

| | NORTHWEST | NORTH | NORTHEAST | EAST | SOUTHEAST | SOUTH | SOUTHWEST | WEST |
|---|---|---|---|---|---|---|---|---|
| Slope | Upslope | Flat/Upslope | Flat/Upslope | Downslope >0-5° | Downslope >0-5° | Downslope >0-5° | Upslope | Upslope |
| Vegetation Type | Low Threat | Low Threat | Woodland | Low Threat | Low Threat | Woodland | Woodland | Low Threat |
| Distance to Bushfire-Prone Vegetation | NA | NA | 0m | NA | NA | 0m | 0m | NA |

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# 4 Bushfire protection measures

## 4.1 BAL REQUIREMENTS FOR CONSTRUCTION

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*. The applicable BAL ratings for the proposed subdivision are **BAL 19, BAL 12.5,** and **BAL Low**.

**Table 4-1: BAL levels**

| BUSHFIRE ATTACK LEVEL (BAL) | PREDICTED BUSHFIRE ATTACK & EXPOSURE LEVEL |
|---|---|
| BAL-Low | Insufficient risk to warrant specific construction requirements. |
| BAL-12.5 | Ember attack, radiant heat below 12.5kW/m². |
| BAL-19 | Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m². |
| BAL-29 | Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m². |
| BAL-40 | Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m². |
| BAL-FZ | Direct exposure to flames radiant heat and embers from the fire front. |

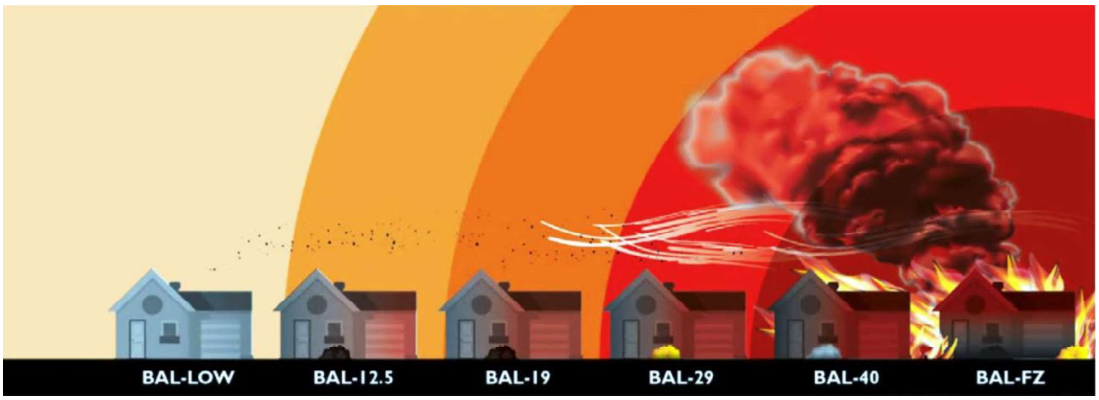


**Figure 4-1: BAL diagram**

The minimum construction requirement for future dwellings within the proposed subdivision is either **BAL 19**, **BAL 12.5,** or **BAL Low**, depending on the lot.

A Class 10a structure (such as a shed or carport) can be constructed outside of the defined BAL building areas if it is greater than 6m from any habitable buildings and associated buildings (within 6m) on a lot. BAL Construction areas are displayed in Figure 4-2.

## 4.2 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) are the areas between a habitable building, associated buildings (within 6m), and bushfire-prone vegetation which provide access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times.

At the time of the site visit, the subject title was classed as grassland and woodland. Before the subdivision is approved, this vegetation must be managed in a low fuel state (grass maintained below 100mm), excluding

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Lot 105. This will ensure that there are no setback requirements from undeveloped lots within the subdivision. This means the entirety of the development area is the Hazard Management Area for all lots. Maintaining the HMA is the responsibility of the proponent until each Lot is sold. The responsibility then passes to the new lot owner. It is noted that Lot 20 is a large lot to maintain in a low fuel state (0.4ha), however, maintaining this lot in a low fuel state is integral to ensuring nearby lots have the lowest possible BAL rating (BAL Low)

Setback distances to bushfire-prone vegetation for the specified BAL Ratings (BAL 19, 12.5, & Low) have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients. Distances are in accordance with AS 3959-2018 Table 2.6.

Where no setback is required for bushfire protection, other Planning Scheme setbacks may need to be applied.

BAL Rating: **BAL 19, BAL 12.5** & **BAL Low**

**Table 4-2: BAL setbacks**

| BAL | SETBACK | GRASSLAND | WOODLAND |
|---|---|---|---|
| BAL 19 | Upslope and flat | 10m | 15m |
| | Downslope >0-5° | 11m | 18m |
| BAL 12.5 | Upslope and flat | 14m | 22m |
| | Downslope >0-5° | 16m | 26m |
| BAL Low | Upslope and flat | 50m | >100m |
| | Downslope >0-5° | 50m | >100m |

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**Table 4-3: BAL hazard management setbacks for future dwellings from bushfire-prone vegetation**

| LOT | BAL | SETBACKS |
|---|---|---|
| **1-19** | Low | No Setback Requirements |
| **20** | 19 | 15m from eastern boundary |
| | 12.5 | 22m from eastern boundary |
| | Low | 100m from eastern boundary |
| **21 & 22** | 12.5 | No Setback Requirements |
| | Low | 21m from eastern boundary |
| **23** | 12.5 | No Setback Requirements |
| | Low | 17m from eastern boundary |
| **24** | 12.5 | No Setback Requirements |
| | Low | 8m from eastern boundary |
| **25-53** | Low | No Setback Requirements |
| **54-57** | 12.5 | No Setback Requirements |
| **58** | 19 | 15m from southern boundary |
| **59-69** | 12.5 | No Setback Requirements |
| **70** | 19 | No Setback Requirements |
| **71 & 72** | 19 | No Setback Requirements |
| | 12.5 | 8m southern boundary |
| **73** | 19 | No Setback Requirements |
| **74-80** | 19 | No Setbacks Requirements |
| | 12.5 | 4m from western boundary |
| **81-83** | 12.5 | No Setback Requirements |
| **84-86** | Low | No Setback Requirements |
| **87** | 12.5 | No Setback Requirements |
| | Low | 5m from western boundary |
| **88** | 12.5 | No Setback Requirements |
| | Low | 8m from western boundary |
| **89-91** | 12.5 | No Setbacks Required |
| **92-100** | 19 | No Setbacks Required |
| | 12.5 | 8m from southern boundary |
| **101** | 12.5 | No Setbacks Required |
| **101-104** | 19 | No Setbacks Required |
| | 12.5 | 8m from southern boundary |
| **105** | NA | Proposed Open space area. |

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**Figure 4-2: BAL 19, BAL 12.5, and BAL Low construction areas**

A dwelling can be located anywhere within the BAL 19, BAL 12.5, or BAL Low areas identified on Figure 4-2. For Lots, that have both a BAL 12.5 and BAL Low building area, if part of a future dwelling or building within 6m of the dwelling is located within the BAL 12.5 area, then the entire dwelling and buildings within 6m must be constructed to BAL 12.5 standards. For Lots that have both a BAL 19 and BAL 12.5 building area, if part of a future dwelling or building within 6m of the dwelling is located within the BAL 19 area, then the entire dwelling and buildings within 6m must be constructed to BAL 19 standards. For Lot 20 that has BAL 19, BAL 12.5 or BAL Low, the highest BAL rating that part of a dwelling or building within 6m is located in is the BAL that all buildings must be constructed too.

Lot 105 is proposed to be an open space area and so has no requirements.

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**All lots (excluding Lot 105) must be managed in a low fuel condition by the lot owner:**

- Lawns maintained to a height of <100mm
- Occasional trees with no canopy connection
- Trees must not overhang the dwelling
- Remove tree branches <2m above the ground
- Minimise fuel on the ground.

**Landscaping advice for bushfire prone lots:**

- Maintain a clear area of low-cut lawn or pavement adjacent to the house
- Keep areas under fences, fence posts, gates, and trees raked and cleared of fuel
- Utilise non-combustible fencing and retaining walls
- Break up the canopy of trees and shrubs with defined garden beds
- Organic mulch should not be used in bushfire-prone areas and non-flammable material should be used as ground cover e.g., scoria, pebbles, recycled crushed bricks
- Plant trees and shrubs where there is a wind break in the direction from which fires are likely to approach.

**Maintenance Schedule for Hazard Management Area:**

- Cut lawns to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of flammable liquids
- Maintain road access to the dwelling and water connection point
- Remove fallen limbs, leaf, & bark, including from roofs, gutters, and around buildings.

## 4.3 ACCESS

Unless the development standards in the zone require a higher standard, the following applies to roads within the proposed subdivision that service Lots that have a BAL 19 and/or BAL 12.5 rating and are within 100m of adjacent bushfire prone vegetation:

a) Two-wheel drive, all-weather construction
b) Load capacity of at least 20t, including bridges and culverts
c) Minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac
d) Minimum vertical clearance of 4m
e) Minimum horizontal clearance of 2m from edge of the carriage way
f) Cross falls of less than 3 degrees (1:20 or 5%)
g) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads
h) Curves have a minimum inner radius of 10m
i) Dead-end or cul-de-sac roads are not more than 200m in length unless carriageway length is 7m in width
j) Dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
k) Carriageways less than 7m wide have 'No parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743–2001 Road Signs Specifications*.

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There is sufficient area within the proposed roadway to provide roads to the above standards. For the cul-de-sac that will be near Lot 20, this is greater than 100m from bushfire-prone vegetation and there is no access to any lots with a BAL 19 or BAL 12.5 rating located on the turning head. Furthermore, if internal access to Lot 20 is greater than 30m and a dwelling is proposed to be constructed to BAL 19 or BAL 12.5 standards, its internal access will need to comply with the below access standards.

It is noted that the proposed access from Woolven St is a one-way into the site only. This access point is greater than 100m from bushfire prone vegetation and does not service any lots with a BAL 12.5 or BAL 19 rating, so does not need to comply with bushfire standards.

If access to a future dwelling on any lot is proposed to be greater than 30m, then it must be constructed to the following standards:

a) All-weather construction
b) Load capacity of at least 20 tonnes, including for bridges and culverts
c) Minimum carriageway width of 4m
d) Minimum vertical clearance of 4m
e) Minimum horizontal clearance of 0.5m
f) Cross falls of <3°
g) Dips <7°
h) Curves with a minimum inner radius of 10m
i) Maximum gradient of 15° for sealed roads and 10° for unsealed road; and
j) Terminate with a turning area for fire appliances provided by one of the following
    i. A turning circle with a minimum outer radius of 10m
    ii. A property access encircling the building; or
    iii. A hammerhead “T” or “Y” turning 4m wide and 8m long.

The final location of dwellings on the lots will determine if the above access requirements are needed, however, it is considered unlikely that any lots, except for Lot 20, will have an access length of greater than 30m.

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## 4.4 WATER SUPPLY

The lots are required to be connected to a reticulated water supply as part of the Planning Scheme requirements for the General Residential zone. As part of this installation, fire hydrants must be installed that are within 120m as the hose lays of all building areas of each lot with a BAL 19 or BAL 12.5 rating, as a minimum. See (Figure 4-3) for proposed locations of hydrants. These may be moved at the discretion of the developer, as long as they are still within 120m of the entire building area of each lot that has a BAL rating of 19 or 12.5.

**Figure 4-3: Water and Access Requirements.**

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# 5 Statutory compliance

The applicable bushfire requirements are specified in the *Bushfire-Prone Areas Code* of the *Tasmanian Planning Scheme – Launceston.*

**Table 5-1: Compliance schedule**

| C13.6 DEVELOPMENT STANDARDS | ACCEPTABLE SOLUTION | COMPLIANCE |
|---|---|---|
| C13.6.1 Provision of Hazard Management Area | A1.b | ▪ BAL 19, BAL 12.5 & BAL Low Setback Standards (AS 3959-2018) from future dwellings and associated buildings.<br>▪ The Bushfire Hazard Management Plan (BHMP) and this compliance table (Table 5-1) must be attached to future subdivision titles to show the available building areas and HMA requirements.<br>▪ Lot 105 is proposed to be an undeveloped 'open space area' with no development proposed. This lot is exempt from bushfire requirements |
| C13.6.2 Public and firefighting access | A1.b | ▪ Compliant with Element B of Table C13.2 where lot access is greater than 30m<br>▪ The roads that service lots with a BAL rating of BAL 19 or BAL 12.5 must be compliant with Table C13.1. |
| C13.6.3. Provisions for water supply for firefighting | A2.b | ▪ A reticulated water supply must be installed that is compliant with all elements of Table C13.4 . |

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# 6 Conclusions

The area is mapped as bushfire-prone under the *Tasmanian Planning Scheme - Launceston*. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19, BAL 12.5, or BAL Low standards. All land within the subdivision area must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. The exception is Lot 105, which will be utilised for Open Space. Currently there is no management agreement with Council for Lot 5 beyond occasional slashing, hence, it is assumed this lot will continue to be managed as woodland vegetation for the foreseeable future.

Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the *Bushfire-Prone Areas Code* of the Planning Scheme. The only lot this is likely to affect is Lot 20. All roads within the subdivision that service Lots with a BAL rating of 12.5 or 19 or are within 100m of bushfire-prone vegetation must be constructed to the standards set out in Table C13.1.

A reticulated water supply that is compliant with all elements of Table C13.4 of the *Bushfire-Prone Areas Code* of the Planning Scheme must be installed to service each lot with a BAL 12.5 or BL 19 rating before dwellings are constructed.

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# 7 References

City of Launceston (2022). *Tasmanian Planning Scheme - Launceston.*

Standards Australia (2009). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas.*

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# Appendix 1: Photos

All photos taken by Michael Tempest on the 11/10/2021 or 21/11/2023.

**Figure A1-1: Woodland Vegetation to east of Lot 20**

**Figure A1-2: Example of managed land to the north and west**

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**Figure A1-3: Example of grassland vegetation on the subject site**

**Figure A1-4: Woodland vegetation located on Lot 105**

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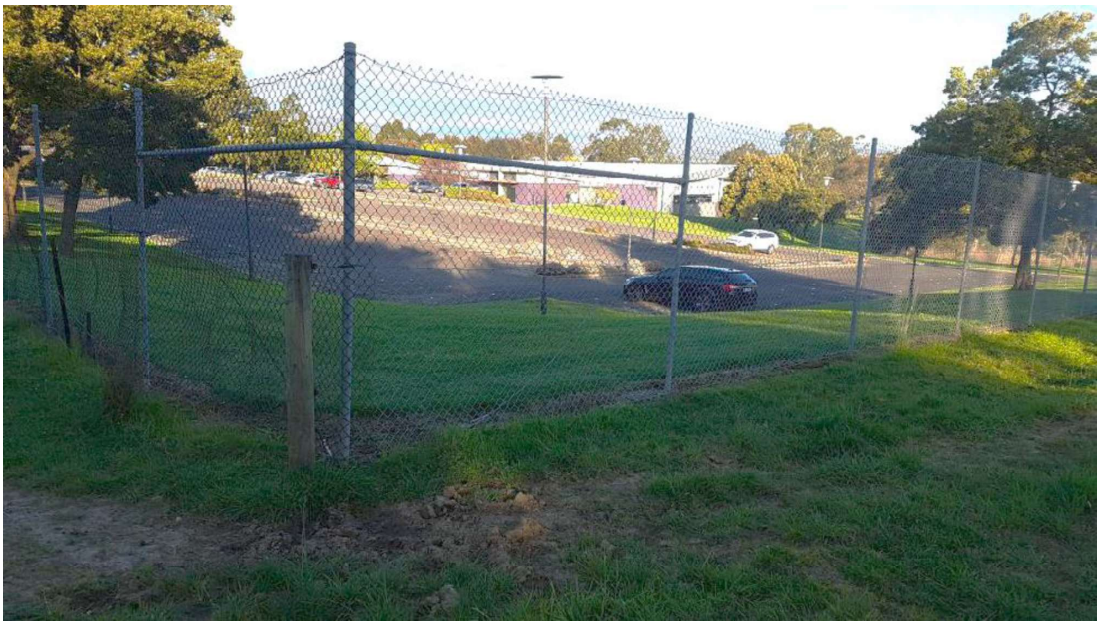

**Figure A1-5: Managed Land to the east**

**Figure A1-6: Woodland vegetation on adjacent land to the south**

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**Figure A1-7: Woodland vegetation to the south west**

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# Appendix 2: Maps

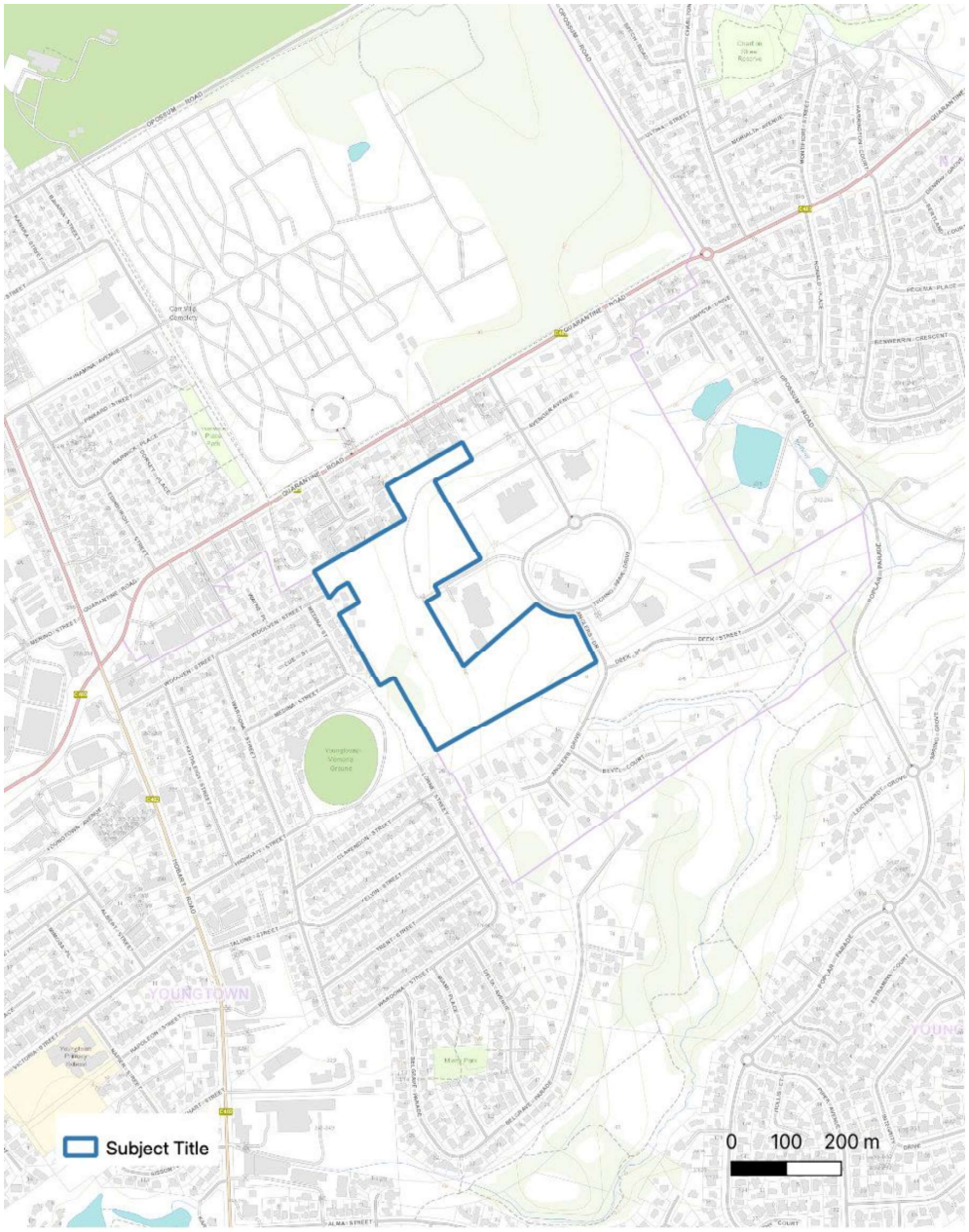


**Figure A2-1: Location**

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Version: 1, Version Date: 09/01/2026

Map Name: Aerial Image
Project: Bushfire Assessment
Client: Homes Tasmania
Date: 18/12/2023

BaseMap image by LIST Ortho
Cadastre from LIST (C) State of Tas

RMCG

**Figure A2-2: Aerial image**

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# Appendix 3: Site Plan

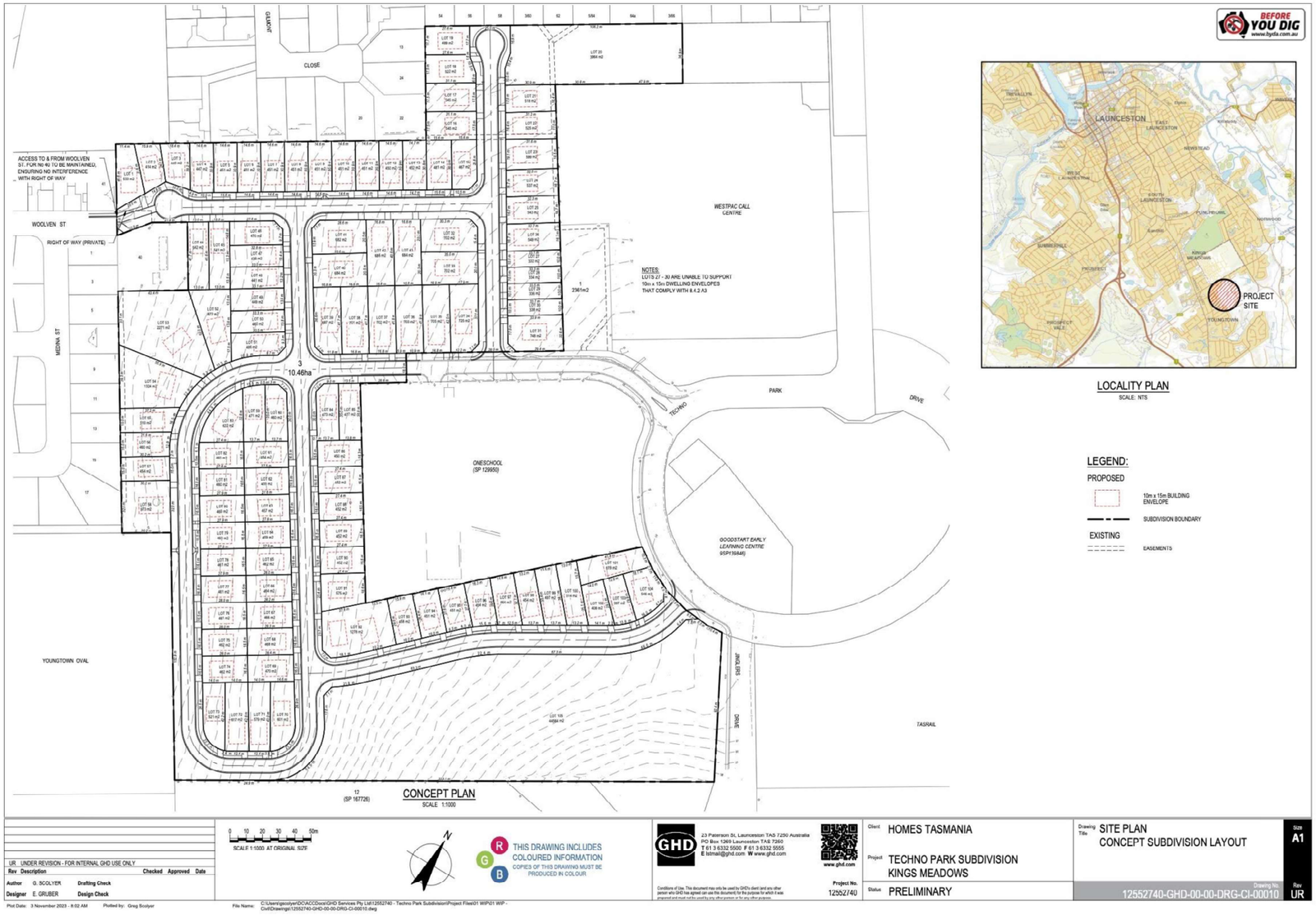


**Figure A3-1: Site plan**

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# Appendix 4: Bushfire Hazard Management Plan

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Version: 1, Version Date: 09/01/2026

# Bushfire Hazard Management Plan: Lot 3 Techno Park Drive, Kings Meadows (CT 184085/3, PID 9355075)

## 1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. All residential lots within the proposed subdivision (Lots 1 to 104) must be maintained in a low fuel state to act as the HMA for the entire site. Refer to Table 5-1 of the Bushfire Hazard Management Report for HMA requirements.

HMA Maintenance Schedule:

- Remove fallen limbs and leaf and bark litter, including from roofs, gutters, and around buildings
- Cut grass to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation.

## 2.0 ACCESS

Refer to Table 5-1 of the Bushfire Hazard Management Report where proposed site access is described. The proposed access will support firefighter access to buildings and water points.

## 3.0 WATER SUPPLY

Refer to Table 5-1 of the Bushfire Hazard Management Report for water supply requirements. The map to the right shows potential locations for water supply for each lot. These locations can be altered at the proponent's discretion, as long as the final location is still complaint with Table 5-1.

## 4.0 CONSTRUCTION: BAL 19, BAL 12.5 & BAL LOW

Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939. See the table below for minimum setback requirements for the applicable BAL rating on each lot. See the map to the left, that visually represents the BAL building areas.

| LOT | BAL | SETBACKS | LOT | BAL | SETBACKS |
|---|---|---|---|---|---|
| **1-19** | Low | No Setback Requirements | **73** | 19 | No Setback Requirements |
| **20** | 19 | 15m from eastern boundary | **74-80** | 19 | No Setbacks Requirements |
| | 12.5 | 22m from eastern boundary | | 12.5 | 4m from western boundary |
| | Low | 100m from eastern boundary | **81-83** | 12.5 | No Setback Requirements |
| **21 & 22** | 12.5 | No Setback Requirements | **84-86** | Low | No Setback Requirements |
| | Low | 21m from eastern boundary | **87** | 12.5 | No Setback Requirements |
| **23** | 12.5 | No Setback Requirements | | Low | 5m from western boundary |
| | Low | 17m from eastern boundary | **88** | 12.5 | No Setback Requirements |
| **24** | 12.5 | No Setback Requirements | | Low | 8m from western boundary |
| | Low | 8m from eastern boundary | **89-91** | 12.5 | No Setbacks Required |
| **25-53** | Low | No Setback Requirements | **92-100** | 19 | No Setbacks Required |
| **54-57** | 12.5 | No Setback Requirements | | 12.5 | 8m from southern boundary |
| **58** | 19 | 15m from southern boundary | **101** | 12.5 | No Setbacks Required |
| **59-69** | 12.5 | No Setback Requirements | **101-104** | 19 | No Setbacks Required |
| **70** | 19 | No Setback Requirements | | 12.5 | 8m from southern boundary |
| **71 & 72** | 19 | No Setback Requirements | **105** | NA | Proposed Open space area. |
| | 12.5 | 8m southern boundary | | | |

NOTE: It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions

It is important to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

- The Subdivision is a 105 Lot Subdivision. See Appendix 3 of Bushfire Report for Site Plans.
- This BHMP must be read in conjunction with the Bushfire Hazard Management Report: Lot 3 Techno Park Drive, Michael Tempest, 19/12/2023.
- This BHMP has been prepared to satisfy the requirements of the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme – Launceston.

Michael Tempest
Accreditation: BFP – 153 : 1, 2, 3A, 3B, 3C
Plan No: MT23/132S Date 19/12/2023

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# BUSHFIRE-PRONE AREAS CODE

## CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

| | |
|---|---|
| **Street address:** | Lot 3 Techno Park Drive, Kings Meadows |
| **Certificate of Title / PID:** | CT 184085/3, PID 9355075 |

### 2. Proposed Use or Development

| | |
|---|---|
| **Description of proposed Use and Development:** | 105 Lot Subdivision |
| **Applicable Planning Scheme:** | Tasmanian Planning Scheme - Launceston |

### 3. Documents relied upon

This certificate relates to the following documents:

| Title | Author | Date | Version |
|---|---|---|---|
| Bushfire Hazard Management Report: Lot 3 Techno Park Dr, MT23/132S | M. Tempest, RMCG | 19/12/2023 | 1 |
| Bushfire Hazard Management Plan: Lot 3 Techno Park Dr, MT23/132S | M. Tempest, RMCG | 19/12/2023 | 1 |
| | | | |
| | | | |

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.



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## 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

| ☐ | E1.4 / C13.4 – Use or development exempt from this Code | |
|---|---|---|
| | **Compliance test** | **Compliance Requirement** |
| ☐ | E1.4(a) / C13.4.1(a) | Insufficient increase in risk |

| ☐ | E1.5.1 / C13.5.1 – Vulnerable Uses | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.5.1 P1 / C13.5.1 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.5.1 A2 / C13.5.1 A2 | Emergency management strategy |
| ☐ | E1.5.1 A3 / C13.5.1 A2 | Bushfire hazard management plan |

| ☐ | E1.5.2 / C13.5.2 – Hazardous Uses | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.5.2 P1 / C13.5.2 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.5.2 A2 / C13.5.2 A2 | Emergency management strategy |
| ☐ | E1.5.2 A3 / C13.5.2 A3 | Bushfire hazard management plan |

| ☒ | E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.6.1 P1 / C13.6.1 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.6.1 A1 (a) / C13.6.1 A1(a) | Insufficient increase in risk |
| ☒ | E1.6.1 A1 (b) / C13.6.1 A1(b) | Provides BAL-19 for all lots (including any lot designated as 'balance') |
| ☐ | E1.6.1 A1(c) / C13.6.1 A1(c) | Consent for Part 5 Agreement |

*Planning Certificate from a Bushfire Hazard Practitioner v5.0*

Page **2** of **4**

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| ☒ | **E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.6.2 P1 / C13.6.2 P1 | ***Planning authority discretion required. A proposal cannot be certified as compliant with P1.*** |
| ☐ | E1.6.2 A1 (a) / C13.6.2 A1 (a) | Insufficient increase in risk |
| ☒ | E1.6.2 A1 (b) / C13.6.2 A1 (b) | Access complies with relevant Tables |

| ☒ | **E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes** | |
|---|---|---|
| | **Acceptable Solution** | **Compliance Requirement** |
| ☐ | E1.6.3 A1 (a) / C13.6.3 A1 (a) | Insufficient increase in risk |
| ☒ | E1.6.3 A1 (b) / C13.6.3 A1 (b) | Reticulated water supply complies with relevant Table |
| ☐ | E1.6.3 A1 (c) / C13.6.3 A1 (c) | Water supply consistent with the objective |
| ☐ | E1.6.3 A2 (a) / C13.6.3 A2 (a) | Insufficient increase in risk |
| ☐ | E1.6.3 A2 (b) / C13.6.3 A2 (b) | Static water supply complies with relevant Table |
| ☐ | E1.6.3 A2 (c) / C13.6.3 A2 (c) | Static water supply consistent with the objective |



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## 5. Bushfire Hazard Practitioner

| | | | |
|---|---|---|---|
| **Name:** | Michael Tempest | **Phone No:** | 0467 452 155 |
| **Postal Address:** | Level 2, 102-104 Cameron Street<br>Launceston<br>TAS 7250 | **Email Address:** | michaelt@rmcg.com.au |
| **Accreditation No:** | BFP – 153 | **Scope:** | 1, 2, 3A, 3B, 3C |

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**
*certifier*

| | | | |
|---|---|---|---|
| **Name:** | Michael Tempest | **Date:** | 19/12/2023 |

**Certificate Number:** MT23/132S

(for Practitioner Use only)



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# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

**Section 321**

Form **55**

| | | | |
|---|---|---|---|
| To: | Homes Tasmania | | *Owner /Agent* |
| | GPO Box 65 | | *Address* |
| | HOBART TAS | 7001 | *Suburb/postcode* |

## Qualified person details:

| | | | |
|---|---|---|---|
| Qualified person: | Michael Tempest | | |
| Address: | Level 2, 102-104 Cameron Street | Phone No: | 0467 452 155 |
| | Launceston TAS | Fax No: | |
| Licence No: | BFP - 153 | Email address: | michaelt@rmcg.com.au |

Qualifications and Insurance details: Accredited Bushfire Assessor BFP – 153: 1, 2, 3A, 3B, 3C

*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: Bushfire Assessment

*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

| | | | |
|---|---|---|---|
| Address: | Lot 3 Techno Park Dr | Lot No: | 3 |
| | Kings Meadows 7249 | Certificate of title No: | 184085 |

The assessable item related to this certificate: Bushfire Attack Level (BAL) Assessment

*(description of the assessable item being certified)*
*Assessable item includes –*
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

## Certificate details:

Certificate type: Bushfire Hazard

*(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

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In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan: Lot 3 Techno Park Drive, Kings Meadows, MT23/132S, 19/12/2023

Relevant calculations:

| LOT | BAL | SETBACKS | LOT | BAL | SETBACKS |
|---|---|---|---|---|---|
| **1-19** | Low | No Setback Requirements | **73** | 19 | No Setback Requirements |
| **20** | 19 | 15m from eastern boundary | **74-80** | 19 | No Setbacks Requirements |
| | 12.5 | 22m from eastern boundary | | 12.5 | 4m from western boundary |
| | Low | 100m from eastern boundary | **81-83** | 12.5 | No Setback Requirements |
| **21 & 22** | 12.5 | No Setback Requirements | **84-86** | Low | No Setback Requirements |
| | Low | 21m from eastern boundary | **87** | 12.5 | No Setback Requirements |
| **23** | 12.5 | No Setback Requirements | | Low | 5m from western boundary |
| | Low | 17m from eastern boundary | **88** | 12.5 | No Setback Requirements |
| **24** | 12.5 | No Setback Requirements | | Low | 8m from western boundary |
| | Low | 8m from eastern boundary | **89-91** | 12.5 | No Setbacks Required |
| **25-53** | Low | No Setback Requirements | **92-100** | 19 | No Setbacks Required |
| **54-57** | 12.5 | No Setback Requirements | | 12.5 | 8m from southern boundary |
| **58** | 19 | 15m from southern boundary | **101** | 12.5 | No Setbacks Required |
| **59-69** | 12.5 | No Setback Requirements | **101 - 104** | 19 | No Setbacks Required |
| **70** | 19 | No Setback Requirements | | 12.5 | 8m from southern boundary |
| **71 & 72** | 19 | No Setback Requirements | **105** | NA | Proposed Open space area. |
| | 12.5 | 8m southern boundary | | | |

References:

- Australian Standard 3959:2018
- Building Regulations 2016
- Director of Building Control, Director's Determination - Bushfire Hazard Areas
- Guidelines for development in bushfire-prone areas of Tasmania

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Version: 1, Version Date: 09/01/2026

*Substance of Certificate: (what it is that is being certified)*

- Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
- Bushfire Hazard Management Plan

The BAL rating has been assessed to BAL 19, BAL 12.5, & BAL Low. The proposal is compliant with DTS requirements Clauses 2.3.1, 2.3.2, 2.3.3, and 2.3.4 of the Director's Determination - Bushfire Hazard Areas.

*Scope and/or Limitations*

**Scope:**

This report was commissioned to identify the Bushfire Attack Level for a new dwelling on the lots with the proposed subdivision of Lot 3 Techno Park Drive. All comment, advice and fire suppression measures are in relation to compliance with Directors Determination – Bushfire Hazard Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

**Limitations:**
The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume, and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

| | *Signed:* | *Certificate No:* | *Date:* |
|---|---|---|---|
| Qualified person: | M.J. | MT23/132S | 19/12/2023 |

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Signature Delegated:
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This report has been prepared by:

**RM Consulting Group Pty Ltd trading as RMCG**

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

**Key RMCG contact**

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au

**Document review and authorisation**

**Project Number: #1396**

| Doc Version | Final/Draft | Date | Author | Project Director review | BST QA review | Release approved by | Issued to |
|---|---|---|---|---|---|---|---|
| 1.0 | Final | 19/12/2023 | M. Tempest | A. Ketelaar | B. Gravenor | A. Ketelaar | GHD |

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# Appendix G

## Geotechnical Investigation and Landslide Risk Assessment

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Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 668

GEOTON Pty Ltd
Geotechnical Consultants

# GEOTECHNICAL INVESTIGATION AND LANDSLIDE RISK ASSESSMENT

Homes Tasmania

Lot 3 Techno Park Drive, Kings Meadows

GL21707B
10 April 2024

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GEOTON Pty Ltd
**Geotechnical Consultants**

**Geoton Pty Ltd** ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
**www.geoton.com.au**

10 April 2024

Reference No. GL21707B

Homes Tasmania
GPO Box 65
Hobart TAS 7001

**Attention:** Ms Edwina Hughes

Dear Madam

**RE: Geotechnical Investigation and Landslide Risk Assessment**
**Lot 3 Techno Park Drive, Kings Meadows**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Sean Shahandeh on (03) 6326 5001.

For and on behalf of Geoton Pty Ltd

**Tony Barriera**

Director – Principal Geotechnical Engineer

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Geotechnical Investigation and Landslide Risk Assessment

## Document History and Status

| Rev | Date | Written By | Reviewed By | Revision Details |
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| Ab | 03 March 2022 | S Shahandeh | T Barriera | Original Version |
| Bc | 10 April 2024 | S Shahandeh | T Barriera | Refer to Note* |
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* *Rev. Bc Changes Note:*

- Updated the client name
- Updated Lot name
- Updated all the figures with the new lot layout
- Referenced and reviewed the newly issued subdivision plans by GHD
- Updated the report based on the new Tasmanian Planning Scheme – Launceston which came into effect after the original report issued
- Updated slope stability analysis to incorporate the safety map
- Updated report based on the minor comments provided by the client
- Updated report certificates



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Geotechnical Investigation and Landslide Risk Assessment

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# 1 INTRODUCTION

At the request of Homes Tasmania, Geoton Pty Ltd has carried out a geotechnical investigation for the proposed subdivision development at Lot 3 Techno Park Drive, Kings Meadows.

A review of the Land Information System Tasmania (LIST) website shows that areas within southeast and middle to north-western portions of the site are mapped as being within a low to medium landslide hazard band, and hence an area of doubtful stability (Refer to Figure 1).

As such a landslide risk assessment is required in accordance with Section C15.7.1 (Subdivision within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme – Launceston.

The investigation has been conducted to provide the following:

- The findings of the desk study, fieldwork and laboratory testing;
- The landslide risk assessment;
- Setbacks required from identified landslide risks; and
- Recommendations for good hillside practices to maintain or possibly lower the potential landslide risks.

To aid in the preparation of this report, a preliminary landslide Hazard Assessment of the subdivision was provided, prepared by GHD, Project No. 12552740, dated 1/11/2021.

The GHD report included a desktop review of previous MRT reports and available information, geomorphological features, surface conditions and historical aerial photographs. The assessment includes a recommendation for future work including subsurface investigation and a Landslide Risk Assessment in accordance with the AGS (2007).

## 1.1 Proposed Development

Preliminary site plans of the proposed subdivision layout were provided, prepared by GHD, Project No. 12552740, Rev. UR and A, dated 10/11/2023 and 14/11/2023.

The plan shows the site is subdivided into general residential lots with internal access roads connecting to Techno Park Drive to the east. The southeastern portion of the site is shown as being undeveloped at this stage.

The extent of the proposed development area is shown in Figure 1.

# 2 ASSESSMENT METHODOLOGY

The assessment presented herein is based on the methodology promoted by the Australian Geomechanics Society, AGS (2007) Landslide Risk Management.

By way of an extract from AGS (2007a) “Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning”:



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> ***"Landslide Risk Zoning*** *takes the outcomes of hazard mapping and assesses the potential damage to persons (annual probability the person most at risk loses his or her life) and to property (annual value of property loss) for the elements at risk, accounting for probability and vulnerability."*

The methodology adopted for this assessment was to:

- Develop a landslide inventory for the site, employing the publicly available landslide mapping carried out by the Mineral Resources Tasmania (MRT);
- Undertake assessments of the landslides relating to the site in terms of historical likelihood; and
- Undertake risk assessments, in terms of both risk-to-property and risk-to-life for critical structures within the site and relevant surrounding areas.

# 3 BACKGROUND

## 3.1 Geology

The Mineral Resources Tasmania (MRT) Geology Map, 1:25,000 Scale, indicates that the site is predominately located on Cretaceous – Quaternary period sediments comprising poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils, with upper southwestern portions of the site mapped on Jurassic period dolerite. A Magnetic Lineament has been mapped trending NNW through the site. A NNW trending concealed normal fault is mapped to the southeast of the site.

An extract of the Geology sheet is provided as Figure 2.

## 3.2 Landslide Hazards

Examination of the LIST Landslide Planning Map indicates that the steeper slopes within the southeast and middle to north-western portions of the site are mapped as being within a medium landslide hazard band, with the areas immediately upslope (regression areas) and downslope (runout areas) mapped as being within a low landslide hazard band.

### 3.2.1 Landslide Inventory

Examination of the MRT Tasmanian Landslide Map Series, Launceston – Landslide Inventory Map, 1:25,000 scale, indicates that there are no landslide features within the site. An active landslide feature, ID No. 1003, is mapped approximately 400m to the east of the site. Further to the east, there are multiple recent and ancient landslides mapped primarily within the same geological group (Launceston Group sediments).

An extract of the Landslide Inventory map is provided as Figure 3.



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### 3.2.2 Geomorphology

Examination of the MRT Tasmanian Landslide Hazard series, Launceston – Geomorphology sheet, 1:25,000 scale, indicates that the site is mapped with slope angles of between 2° and 13°.

The westmost portion of the site is mapped as a residual surface with a very narrow band immediately to the east of it mapped as being underlain by slope deposits.

An extract of the Geomorphology map is provided as Figure 4.

### 3.2.3 Landslide Susceptibility

Examination of the MRT Tasmanian Landslide Hazard series, Launceston – Slide Susceptibility sheet, 1:25,000 scale, indicates that the southeast and middle to north-western portions of the site are mapped within a source area, i.e. an area of a hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology. Areas immediately upslope of the source areas are mapped as a regression area, i.e. “an area up-slope of a source area that could fail following a landslide movement (a.k.a. retrogression or set-back area)”, and slopes immediately down-slope of the source areas are mapped as a runout area i.e. “An area down-slope of a source area where the moving earth, debris or rock can potentially travel”.

No areas inside or within the immediate surroundings of the site are mapped as a susceptibility zone for landslide reactivation.

An extract of the Landslide Susceptibility map is provided as Figure 5.

## 4 FIELD INVESTIGATION

The field investigation was carried out on 03 February 2022 with a 12-tonne excavator and involved the excavation of 10 test pits to the investigated or refusal depths of 2.4m to 5.0m.

The locations of the test pits are shown on Figure 6, with the excavation logs provided in Appendix A.

Insitu vane shear strength tests and pocket penetrometer tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing.

The GPS coordinates of the test pits are shown on the excavation logs.

CPT testing was carried out on 24 February 2022 with a 10-tonne rig and involved probing 5 locations to the refusal depths of 7.5m to 25.2m.

The locations of the CPTs are shown on Figure 6 with the raw results of the CPT tests presented as plots in Appendix B.



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# 5 SITE CONDITIONS

## 5.1 Surface Conditions

The site is approximately 10.46 hectares in size and is located generally on gently to moderately easterly sloping land on the western side of Techno Park Drive. The ground surface generally has a grass and weed cover with scattered mature trees across the site with a greater concentration of trees along the western, north-eastern, and southern boundaries (Plates 1 and 2).

There are multiple old small sheds located within the northern half of the site. It is understood that the site is currently used only for grazing by a small number of livestock (Plate 3).

The hill slopes on the site predominantly have a smooth convex shape and do not show any distinct signs of recent active landslide activity. Many exposed dolerite boulders were observed within the southwestern portion of the site (Plate 4).

There is a spring identified on the south-easterly dipping slopes within the south-eastern portion of the site and to the south of the mature tree line. There is a break in slope just above the spring with a bowl shape feature within this area being interpreted as a possible ancient landslide (Plates 5 and 6).

Terrain analysis and slope angle classification of the site based on 1.0m LiDAR data is presented in Figure 7. A moderately steep section within the western portion of the site is inferred to be a cut batter of a previous development and not related to the natural ground slopes within the site.

Photographs of the site are provided in Appendix C.

## 5.2 Subsurface Conditions

The investigation indicated that the soil profile varies slightly across the site.

Test Pits TP1 and TP5 encountered silty sand topsoil to depths of 0.3m, overlying gravelly sand to depths of 0.7m to 0.8m, overlying medium to high plasticity silty clay to depths of 2.0m to 4.0m, underlain by extremely weathered materials to the investigated or refusal depths of 2.4m to 4.8m.

Test Pit TP2 encountered silty sand topsoil to a depth of 0.3m, overlying gravelly sand to a depth of 0.7m, overlying high plasticity silty clay to a depth of 2.4m, overlying dense clayey sand to a depth of 3.3m, underlain by silty clay to the investigated depth of 4.7m.

Test Pits TP3, TP4 and TP6 encountered silty sand topsoil to depths of 0.3m, overlying gravelly sand to depths of 0.6m to 0.7m, underlain by medium to high plasticity silty to sandy clay to the investigated depths of 4.3m to 4.7m.

Test Pit TP7 encountered silty sand topsoil to depths of 0.3m, overlying high plasticity silty clay to a depth of 4.0m, underlain by extremely weathered materials to the investigated depth of 4.9m.

Test Pits TP8, TP9 and TP10 encountered silty sand topsoil to depths of 0.3m, underlain by medium to high plasticity silty to sandy clay to the investigated depths of 4.6m to 5.0m.



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Auger refusal within Test Pit TP5 was inferred to be on highly weathered dolerite rock.

The test pits did not encounter any signs of seepage over the investigated depths, however, the groundwater table measured from two existing piezometers (standpipes) just downslope of the spring within the south-eastern portion of the site; were 900mm within W1 and 650mm within W2 (refer Site Plan – Figure 6).

Full details of soil conditions encountered are presented on the excavation logs.

## 6 LABORATORY RESULTS

The results of laboratory tests conducted on soil samples are summarised in Table 1 as follows:

**Table 1: Laboratory Test Results**

| Sample I.D. | Liquid Limit (%) | Plasticity Limit (%) | Plasticity Index (%) | Linear Shrinkage (%) | Classification |
|---|---|---|---|---|---|
| **TP2 1.6m to 1.8m** | 67 | 25 | 42 | 14.5 | CH |
| **TP3 1.0m to 1.2m** | 74 | 27 | 47 | 13 | CH |
| **TP4 2.8m to 3.0m** | 49 | 21 | 28 | 11.5 | CI |
| **TP5 0.8 to 1.0m** | 88 | 37 | 51 | 16 | CH |
| **TP6 1.8 to 2.4m** | 80 | 23 | 57 | 16 | CH |
| **TP9 1.2m to 1.5m** | 76 | 27 | 49 | 15.5 | CH |
| **TP10 1.0m to 1.2m** | 75 | 27 | 48 | 15 | CH |

Laboratory Atterberg Limits and Linear Shrinkage tests conducted on the majority of the samples taken from various depths across the site indicate that the clay soils at this site possess a very high shrink/swell potential and are classified as high plasticity silty clay. One sample (Test Pit TP4 2.8 – 3.0m) showed a high shrink/swell potential and was classified as medium plasticity sandy clay.

Empirical correlations sourced from Figure D1 of AS 4678 – 2002 Earth-retaining Structures indicate that the consolidated sedimentary silty clay soils at the site would generally have effective internal friction angle ($\Phi'$) values of between 19° and 26° (for undisturbed clays).

The laboratory test result sheet is presented in Appendix D.

## 7 CONE PENETRATION TESTING (CPT)

A summary of the CPT locations is summarised in Table 2 as follows:



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**Table 2: Summary of CPTs**

| CPT ID | Easting | Northing | Surface Elevation (RL - m) | Depth Drilled (m) | Termination |
|---|---|---|---|---|---|
| **CPT01** | 514214 | 5408553 | 98 | 25.2 | Refusal (Equipment at Risk) |
| **CPT02** | 514408 | 5408612 | 73.5 | 7.5 | Refusal (Equipment at Risk) |
| **CPT03** | 514375 | 5408459 | 82 | 15.0 | Refusal (Equipment at Risk) |
| **CPTu04** | 514542 | 5408466 | 67 | 15.5 | Refusal (Lifted Rig) |
| **CPTu05** | 514588 | 5408388 | 61 | 13.7 | Refusal (Equipment at Risk) |

## 7.1 CPT Interpretation

CPT results were interpreted and correlated using NovoCPT processing software and empirical correlations sourced from publications by P.K Robertson (1986) and Jefferies & Davies (1993).

The results of the CPT probes indicate that:

- Soil profile within the Launceston Group sediments generally comprises silty clay or clay and sandy silts, interbedded with pockets of dense sand.
- Refusal within all the probes was inferred to be on highly weathered or better dolerite rock.
- Empirical correlations between CPT and equivalent SPT blows ($N_{60}$) show the majority of the Launceston Group sediments generally have a stiff to a very stiff consistency with pockets of very stiff to hard sandy clays or dense clayey sand, in line with our field investigation.
- The result of CPT02 shows a layer of just stiff clay ($N_{60}$ equivalent of 5 to 7 blows) to a depth of about 5m, which is located within the northeast portion of the site on a very gentle slope.
- The result of CPT05 also shows a layer of just stiff clay to a depth of about 10.5m. This probe was carried out in close proximity to the spring within the southeast portion of the site.
- Pore water pressure was encountered within CPT04 at a depth of 2.8m, which is located upslope of the spring within the southeast portion of the site.
- Pore water pressure was encountered within CPT05 at a depth of 10.5m, with minor seepage at a depth of 3.0m which is located just to the west of the spring within the southeast portion of the site. This tends to indicate that groundwater flow is likely to come from the upper northern and western slopes relative to the spring area, then continues seeping downslope to the south and towards Jinglers Drive.

Correlations between CPT results and equivalent SPT blows ($N_{60}$) and soil behaviour type are presented in Appendix E.



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## 8 GEOLOGICAL MODEL

From a review of available reports, geological maps and information collected during the investigation, a general geological model of the site has been inferred. Generally, the site comprises Cretaceous - Quaternary sediments mostly consisting of silty clay soils interbedded with clayey sand layers, overlying extremely weathered materials (residual soils from dolerite rock), underlain by Jurassic Period dolerite.

## 9 LANDSLIDE RISK ASSESSMENT

A Landslide Risk Assessment in accordance with the AGS (2007) guidelines was used to understand the risks associated with the landslide hazards for the medium hazard band within the middle to north-western portions of the site, whilst for slopes within the southeast portion of the site (area with sensitive features, spring and uneven hummocky surfaces), we used Slope Stability Analysis to determine a Factor of Safety map and appropriate setback from identified risks, which is presented in Section 11 of this report.

It is deemed that for landslides or slumping to occur within the existing Cretaceous - Quaternary sediments (Launceston Group sediments), the soils would need to become saturated, over-steepened or the high plasticity-sensitive clay soils be subjected to a significant loss in strength when disturbed (residual states).

Saturation would require extreme weather events greater and more frequent than those recorded in modern history or continuous water flow (such as leaking pipes) over an extended period.

Based on the geological and geomorphological settings of the site, the following possible landslide scenarios are identified:

- Deep-seated/large-scale landslide occurs on Cretaceous - Quaternary sediments or Jurassic Period dolerite affecting the proposed development;
- Shallow/small-scale landslide occurs on Cretaceous - Quaternary sediments affecting the proposed development; and
- Runout failure occurs on Cretaceous - Quaternary sediments affecting the proposed development.

## 10 MIDDLE TO NORTHWEST OF THE SITE

The findings of the investigation relevant to assessing the above landslide scenarios are as follows:

- This portion of the site did not contain any recent or ancient landslide features;
- The soils were typically stiff to very stiff;
- The soils in the area are either sedimentary or residual soils (i.e. not landslide deposits);
- The moisture content of the sedimentary silty clayey soils were typically well below the plastic limit;



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- No springs or seeps were observed in this area of the site;
- No groundwater was encountered in the subsurface investigation (i.e. water table >5m in depth or not present in this area);
- There was no observation in the subsurface investigation that indicates clay soils within the site are in residual states; and
- The average slopes within this area (approximately 8° - 12°) are well below the determined peak strength angle of internal friction value of the Launceston Group sediments (approximately 19° to 26°).

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix F. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables, terms and the comments in response to risk in Appendix F are intended to help explain the risk assessment and management process.

Accordingly, the likelihoods estimated for the possible landslide scenarios for the site are summarised in Table 3 as follows:

**Table 3: Summary of Estimated Pre-existing Landslide Hazard**

| Possible Landslide Scenarios | Indicative Annual Probability (pa) | Indicative Recurrence Interval (yrs) | Descriptor (AGS 2007c) |
|---|---|---|---|
| Deep-seated/large-scale landslide occurs on Cretaceous - Quaternary sediments or Jurassic period dolerite affecting the proposed development | $10^{-5}$ to $10^{-6}$ | 100,000 to 1,000,000 | Rare to Barely Credible |
| Shallow/small-scale landslide occurs on Cretaceous - Quaternary sediments affecting the proposed development | $10^{-4}$ | 10,000 | Unlikely |
| Runout failure occurrs on Cretaceous - Quaternary sediments affecting the proposed development | $10^{-4}$ | 10,000 | Unlikely |

## 10.1 Incremental Landslide Hazards

The alterations to the site as a result of the proposed development can generally be classified into two categories:

- Disturbance to the site due to the proposed development; and
- Introduction of additional water into the ground affecting the groundwater regime.

It is considered that the proposed development would not adversely impact on the site and immediate surrounds nor significantly increase the pre-existing landslide hazard, provided that the development adheres to the principles of good hillside practice and the recommendations provided below.



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The site is within a fully serviced suburb and as such, no additional water will be introduced into the ground at the site.

## 10.2 Landslide Consequences

The proposed development is the element at risk for this assessment. The landslide consequences for different scenarios are summarised in Table 4 as follows.

**Table 4: Summary of Consequences for Different Landslide Scenarios**

| Possible Landslide Scenarios | Assessed Landslide Consequences | Descriptor (AGS 2007c) |
|---|---|---|
| Deep-seated/large-scale landslide occurs on Cretaceous - Quaternary sediments or Jurassic period dolerite affecting the proposed development | The landslide may significantly displace the footing system of the proposed development causing major damage | Major |
| Shallow/small-scale landslide occurs on Cretaceous - Quaternary sediments affecting the proposed development | The landslide may displace the footing system of the proposed development causing minor to medium damage | Minor to Medium |
| Runout failure occurs on Cretaceous - Quaternary sediments affecting the proposed development | The landslide may displace the footing system of the proposed development causing insignificant to minor damage | Insignificant to Minor |

## 10.3 Landslide Risk to Infrastructure

Based on the outcomes of the landslide hazard and landslide consequence assessments detailed above, the assessed landslide risks to Infrastructure are summarised in Table 5 as follows.

**Table 5: Summary of Assessed Landslide Risks to Property (AGS 2007c)**

| Possible Landslide Scenarios | Assessed Landslide Hazards | Assessed Landslide Consequences | Qualitative Landslide Risk to Property |
|---|---|---|---|
| Deep-seated/large-scale landslide occurs on Cretaceous - Quaternary sediments or Jurassic period dolerite affecting the proposed development | Rare to Barely Credible | Major | **Low to Very Low** |
| Shallow/small-scale landslide occurs on Cretaceous - Quaternary sediments affecting the proposed development | Unlikely | Minor to Medium | **Low** |
| Runout failure occurs on Cretaceous - Quaternary sediments affecting the proposed development | Unlikely | Minor to Insignificant | **Low to Very Low** |

The **acceptable** qualitative risk to property criteria suggested by AGS is **LOW**.



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## 10.4 Landslide Risk to Life

The person most at risk is considered to be one living in the proposed development.

The landslide risk to life for the identified person most at risk is calculated in Table 6 as follows.

**Table 6: Landslide Risk to Life for Person Most at Risk**

| Possible Landslide Scenarios | Adopted Annual Landslide Probability, P(H) | Spatial Probability of Landslide Impacting Buildings at Risk, P(S:H) | Temporal Spatial Probability of Person Most at Risk at Buildings at Risk, P(T:S) | Vulnerability of Person Most at Risk, V(D:T) | Risk to Life, R(LoL) |
|---|---|---|---|---|---|
| Deep-seated/large-scale landslide occurs on Cretaceous - Quaternary sediments or Jurassic period dolerite affecting the proposed development | $10^{-5}$ to $10^{-6}$ | 1.0 (Spatial Probability has been considered in the landslide hazards) | 0.67 (16hrs/day) | 0.5 (Building suffers major damage but is unlikely to collapse; may cause injury but death is unlikely) | $3.3 \times 10^{-6}$ to $3.3 \times 10^{-7}$ |
| Shallow/small-scale landslide occurs on Cretaceous - Quaternary sediments affecting the proposed development | $10^{-4}$ | | | 0.005 to 0.05 (Building suffers minor to medium damage but is highly unlikely to collapse; may cause injury but death is highly unlikely) | $3.3 \times 10^{-6}$ to $3.3 \times 10^{-7}$ |
| Runout failure occurs on Cretaceous - Quaternary sediments affecting the proposed development | $10^{-4}$ | | | 0.0005 to 0.005 (Building suffers insignificant to minor damage but is highly unlikely to collapse; may cause injury but death is highly unlikely) | $3.3 \times 10^{-7}$ to $3.3 \times 10^{-8}$ |
| | | | | | **Total: $1.0 \times 10^{-6}$ to $6.9 \times 10^{-6}$** |

The acceptable risk to life criteria for the person most at risk suggested by AGS is $10^{-6}$, given that the development is a new development located on an existing slope. Tolerable risks are



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usually considered to be one order of magnitude lower than the acceptable risks, which in this case is $10^{-5}$.

Therefore, subject to compliance with the recommendations within Section 12 of this report, the landslide risks to life are assessed as **Tolerable** for the identified person most at risk.

# 11 SOUTHEAST OF THE SITE SLOPE STABILITY ANALYSES

## 11.1 General

Slope stability analysis gives a numerical value for the Factor of Safety (FOS) against failure of a nominated failure surface. In simple terms, the FOS is a ratio of activating (sliding) forces to resisting forces along the failure surface. Activating forces are generally the weight of the soil at the high end of a slope, while resisting forces derive from the shear strength of the materials intersected by the failure surface. A FOS of 1.0 represents a condition of incipient failure or limiting equilibrium. A FOS of greater than 1.0 indicates that the slope should not fail, while a FOS of less than 1.0 indicates that failure could occur.

The acceptable *design* value for the FOS of any failure surface is not a fixed number and depends on the type of theoretical analysis and the perceived acceptable risk. For example, a FOS of around 1.1 is often acceptable in an analysis that includes earthquake loading, while an analysis based upon assumed values, not backed up by material testing, may require a FOS of 1.5 or greater. It is important to note that the models adopted for analysis seldom accurately reflect the actual conditions of a site. They are an approximation of conditions that allow for comparisons of results when key parameters and geometries of a site are altered (e.g., groundwater, shear strength, slope angle, structural loading).

Slope stability analyses were undertaken using the 2D, limit equilibrium-based computer program SLOPE/W, utilising Morgenstern-Price method and circular slip surface auto refine search method based on introduced entry and exit surfaces.

## 11.2 Development of Geotechnical Models

The development of a geotechnical model for slope stability analyses has been achieved by means of the following steps:

- Cross-sections through the inferred critical geometry (i.e. sections with steeper slope angles) have been extracted from LiDAR digital elevation model;
- The strength parameters of the materials within the cross-sections were determined using published correlations between Atterberg limits (cohesive soils) and CPT results to the angle of internal friction and cohesion for the encountered soils; and
- Based on the results of the CPT results and readings from existing piezometers, the groundwater table was defined in the effective area of the model as a piezometric level.

The geotechnical parameters are summarised in the following table:



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**Table 7: Geotechnical Parameters Adopted in Analyses**

| Material | Unit Weight, (kN/m$^3$) | Effective Strength Parameters | |
|---|---|---|---|
| | | Cohesion, c′ (kPa) | Friction Angle Ø′ |
| Silty to Sandy CLAY (Launceston Group sediments) | 18.5 | 2 | 19° |
| Extremely Weathered materials (Residual Soils) | 19.5 | 10 | 28° |
| Dolerite (Highly Weathered or Better) | Considered Impenetrable* | | |

* Default bedrock parameters assigned by SLOPE/W.

## 11.3 Acceptance Criteria

Given that the element at risk is a proposed low-rise residential development located on an existing slope considered for long-term stability, the design acceptance criteria will be for permanent slopes.

The corresponding minimum acceptable factors of safety (FOS) as acceptance criteria are adopted as $\boldsymbol{FoS_{min} = 1.5}$.

## 11.4 Analysis and Design

The analysis was carried out using a cross-section A-B through CPTu04 and CPTu05 and Test Pits TP8 and TP9 shown on Figure 6 with natural ground slopes extracted from LiDAR data.

## 11.5 Results of Analysis and Safety Map

The graphical output of the stability analyses is provided in Figure 8, with the FOS summarised in the following table.

**Table 8: Minimum Factors of Safety from Stability Analysis**

| Conditions | FOS |
|---|---|
| Cross Section A-B | 1.36 |

The FOS values in the above table indicate that the slope stability analyses have returned a below-acceptable FOS for the analysed long-term criteria conditions.

A slope safety map has been created as a result of the slope stability analysis. Failure surfaces where their entry or exit points are outside the red area shown in the slope safety map have a FOS of at least 1.5 (Figure 9).

**Based on the results of slope stability analysis, we recommend all buildings should be located outside of the "No Build Zone" shown in Figure 9 (as proposed).**

**Any future development inside of this No Build Zone will require additional, more detailed geotechnical investigation and treatment options to reduce the risk to low.**



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# 12 DISCUSSION AND RECOMMENDATIONS

## 12.1 General

***The outcomes of the assessments for landslide risk to property and landslide risk to life above only apply if the principles of good hillside practice and the recommendations provided herein are adhered to.***

An information sheet entitled "Some Guidelines for Hillside Construction" adapted from the Journal of the Australian Geomechanics Society, volume 42, Number 1, dated March 2007, is presented in Appendix G.

Therefore, provided the development of the site is in accordance with the recommendations within our report, we consider that a tolerable level of risk can be achieved in accordance with Section C15.7.1 (Subdivision within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme – Launceston with the following Performance Criteria:

- **C15.7.1 - P1** - Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, **a tolerable level of risk can be achieved for the proposed lots including infrastructure and roadworks within the subdivision, provided the works of the site is in accordance to the principles of good hillside practice and the recommendations provided below;**

An Engineering Certificate addressing the Landslide Code is provided in Appendix H.

## 12.2 Proposed Lots Within Low and Medium Landslide Hazard Bands

### 12.2.1 Buildings

- **No buildings or rigid structures are allowed within the No Build Zone as shown on Figure 9 (as proposed), any future development inside of this area will require additional, more detailed geotechnical investigation;**
- Further geotechnical investigation shall be carried out for each lot to determine a Site Classification in accordance with AS 2870 - 2011 Residential Slabs and Footings, and provide parameters and recommendations for footings design;
- Buildings should adhere to good hillside practices; and
- Footings shall be designed by suitably qualified structural engineers with consideration of the possible lateral loading of moving soil and the structure.

### 12.2.2 Cuts and Fills

- Cuts and fills where less than 1.5m in height may be battered at slope angles no steeper than 1 vertical to 3 horizontal (1V:3H) for fill and 1V:2.5H for cuts, or alternatively, these should be retained;
- Proposed cuts and fills greater than 1.5m in height should be reviewed by a qualified geotechnical engineer;



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- Surface water cut-off drains shall be provided uphill of any cut/fill batters;
- All retaining walls shall be designed by a suitably qualified structural engineer;
- Adequate subsurface and surface drainage should be provided behind all retaining walls; and
- Excavations for the construction of retaining walls may result in a temporary reduction in the stability of the adjacent area particularly during wet weather until the wall is complete. This increased risk can be managed or reduced by appropriate construction planning, using temporary support, staged excavation and control of drainage.

#### 12.2.3 Drainage

- Collected stormwater should be piped to the Council stormwater or street drainage system;
- Wastewater shall be discharged to the council sewerage system;
- Should any seepage or groundwater be encountered during site or footing excavations, it is recommended that subsoil drainage be provided discharging to the council stormwater or street drainage system; and
- No uncontrolled discharge of water onto the ground surface or through absorption trenches is permitted.

#### 12.2.4 Erosion control

- Vegetation should be maintained on the steeper slopes within the southeastern portion of the site (i.e., no build zone) to minimise erosion.

## 12.3 The Remainder of The Site

- There are no landslide restrictions for residential and infrastructural developments within the remainder of the site that are not within a mapped landslide hazard band; and
- Further geotechnical investigation shall be carried out for each lot to determine the Site Classification in accordance with AS 2870 - 2011 Residential Slabs and Footings and provide parameters and recommendations for footings design.



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## 13 REFERENCES

Australian Geomechanics Society (2007) – Practice note guidelines for landslide risk management 2007, Australian Geomechanics Journal, Vol 42, No. 1

AS 1726 - 2017 Geotechnical Site Investigation

AS 4678 - 2002 Earth-retaining Structure

AS 2870 - 2011 Residential Slabs and Footings

AS3798 - 2007, Guidelines on Earthworks for Commercial and Residential Developments

Land Information System Tasmania (LIST). https://maps.thelist.tas.gov.au/listmap/app/list/map

Mineral Resources Tasmania (2013) – Tasmanian Information on Geoscience and Exploration Resources (TIGER) System. http://www.mrt.tas.gov.au/portal/database-searches

ELVIS - Elevation and Depth - Foundation Spatial Data http://elevation.fsdf.org.au/



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# Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

**Project specific criteria**

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

**Subsurface variations with time**

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

**Interpretation of factual data**

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

**Report Recommendations**

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

**Specific purposes**

This report should not be applied to any project other than that originally specified at the time the report was issued.

**Interpretation by others**

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

**Report integrity**

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

**Geoenvironmental issues**

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

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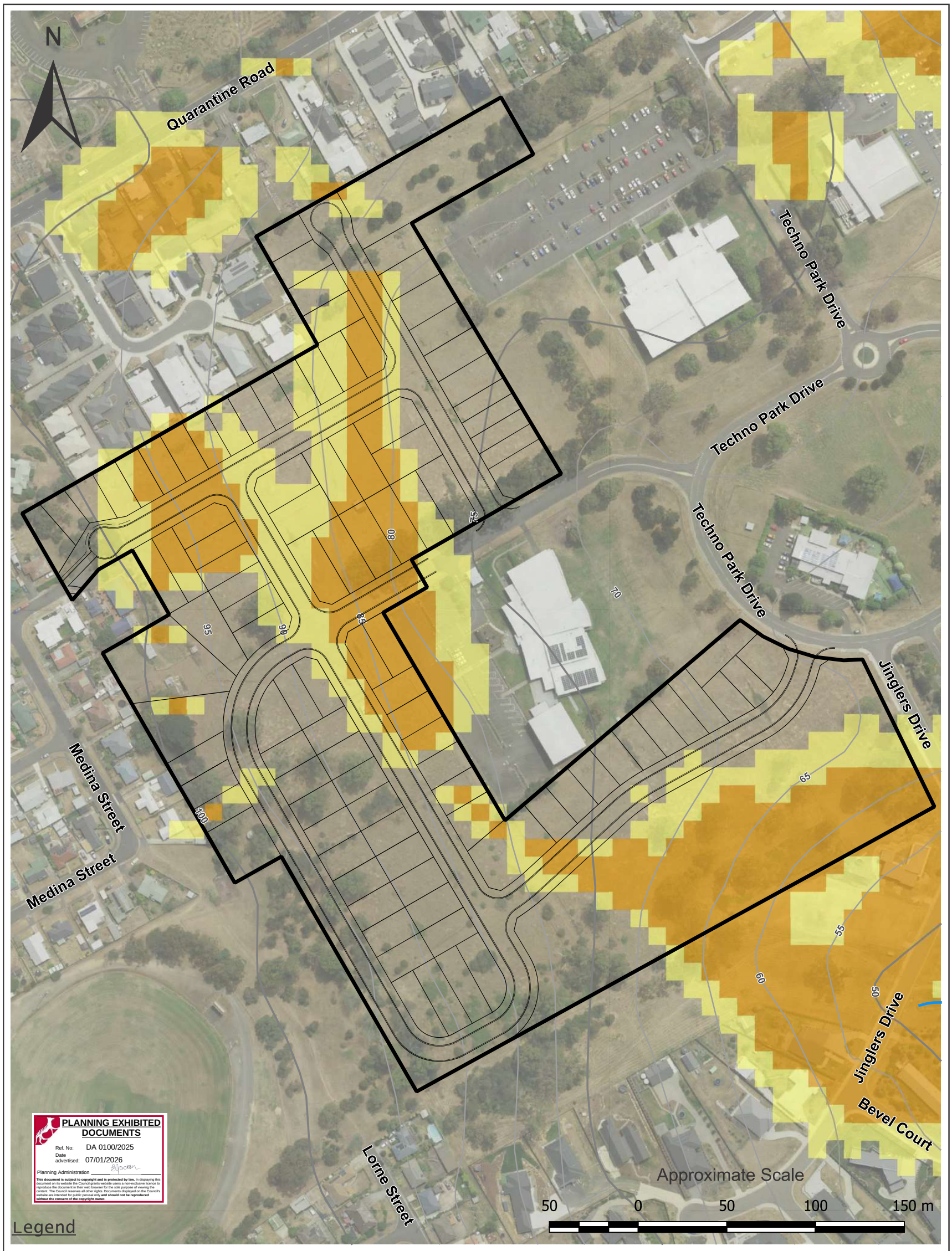


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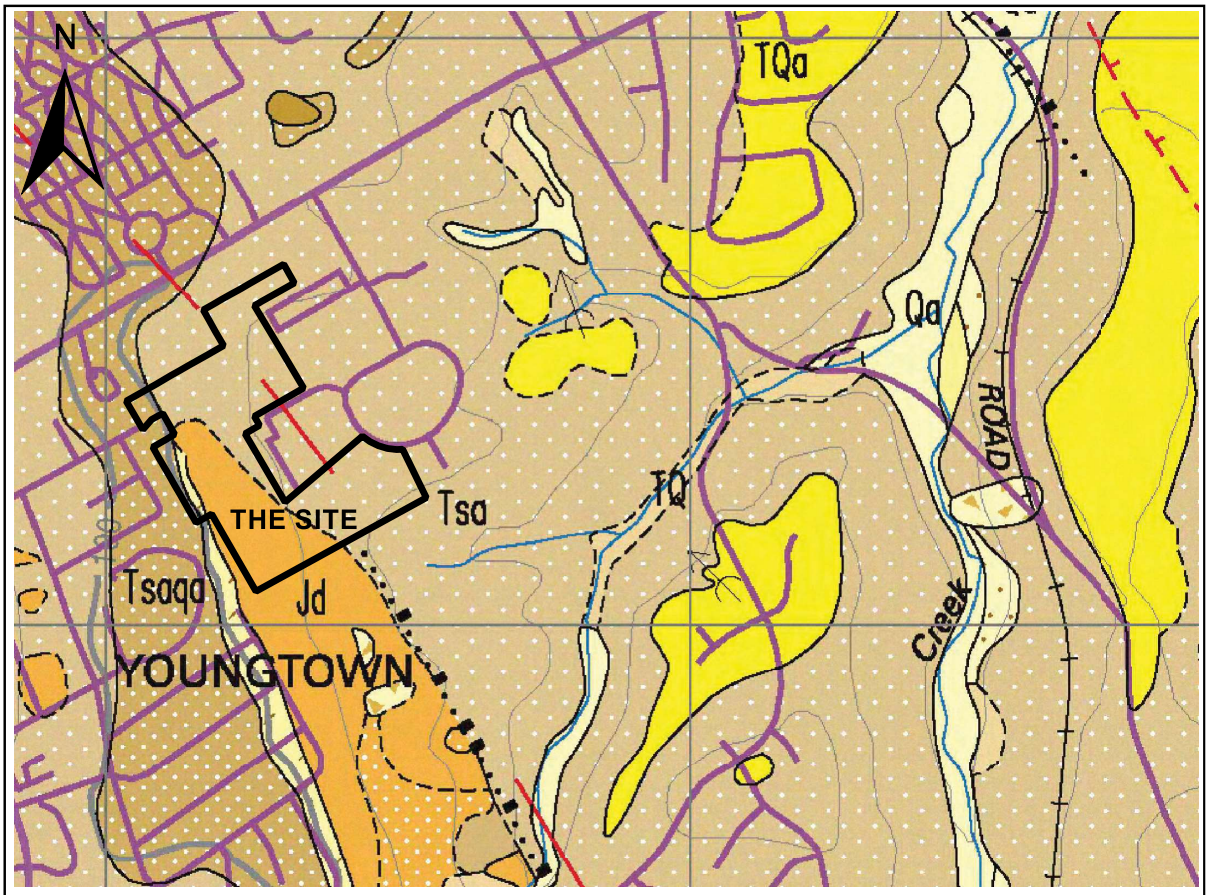


Approximate Scale (m)

150 0 150 300 450 m

**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : LAUNCESTON - GEOLOGY**

## Legend

| | |
|---|---|
| Tsa | Tsa - Tertiary aged partly consolidated clay, silt and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concentrations; some leaf fossils. |
| Jd | Dolerite, intrusive into older sedimentary rocks, of 0.7-6mm grainsize, locally deeply-weathered (Jd) |
| Tsaqa | Poorly consolidated quartz rich micaceous sandstone and conglomerate interbedded with siltstone and mudstone, commonly with some ferruginous and rarely siliceous cement (Tsaqa) |
| TQa | Tqa - Late Cainozoic terrace deposits of siliceous and delorite-derived gravel and sand, cemented by iron oxides in place |
| TQ | TQ - Undifferentiated Cenozoic sediments. |
| Qa | Alluvial gravel, sand and clay (Qa) |

Fault - Normal - Concealed

Magnetic Lineament

Geological boundary - position approximate

Geological boundary - boundary inferred and position approximate

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| scale | As Shown | approved | TB | title: | GEOLOGY SHEET |
| original size | A4 | rev | | project no: GL21707B | figure no. 2 |

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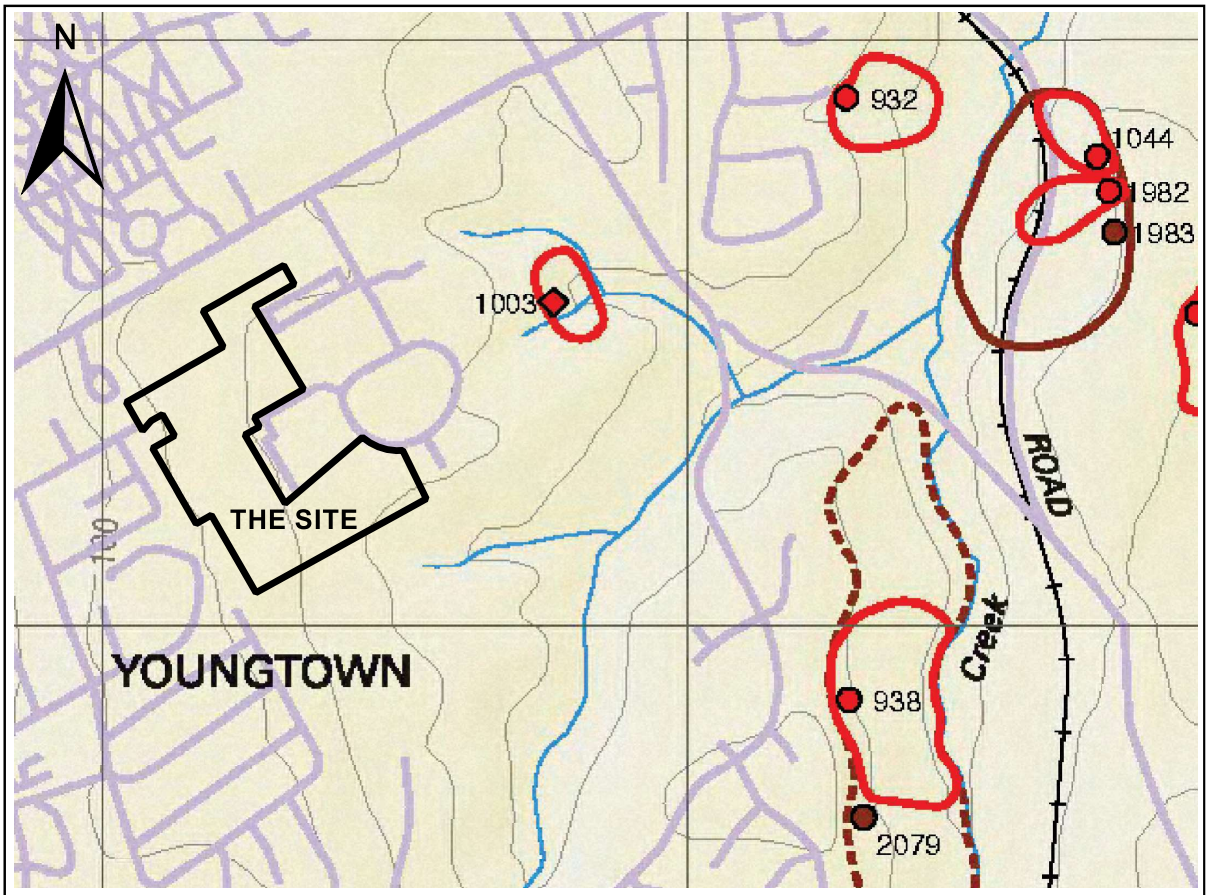


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MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : LAUNCESTON - LANDSLIDE INVENTORY

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## Landslide Features

| | | | | | |
|---|---|---|---|---|---|
| | Landslide, recent or active | ■ | Recent or active earth or debris flow. | ■ | Earth or debris flow, activity unknown. |
| | Landslide, activity unknown | ● | Recent or active rock or soil slide. | ● | Rock or soil slide, activity unknown |
| | Possible landslide | ▲ | Recent or active rock fall. | ▲ | Rock fall, activity unknown. |
| | | ◇ | Recent or active unclassified. | ◇ | Unclassified type, activity unknown. |
| | | □ | Possible landslide, activity not specified. | ○ | Block or complex spread, activity unknown. |

| | | | | | |
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| original size | A4 | rev | | project no: GL21707B | figure no. 3 |

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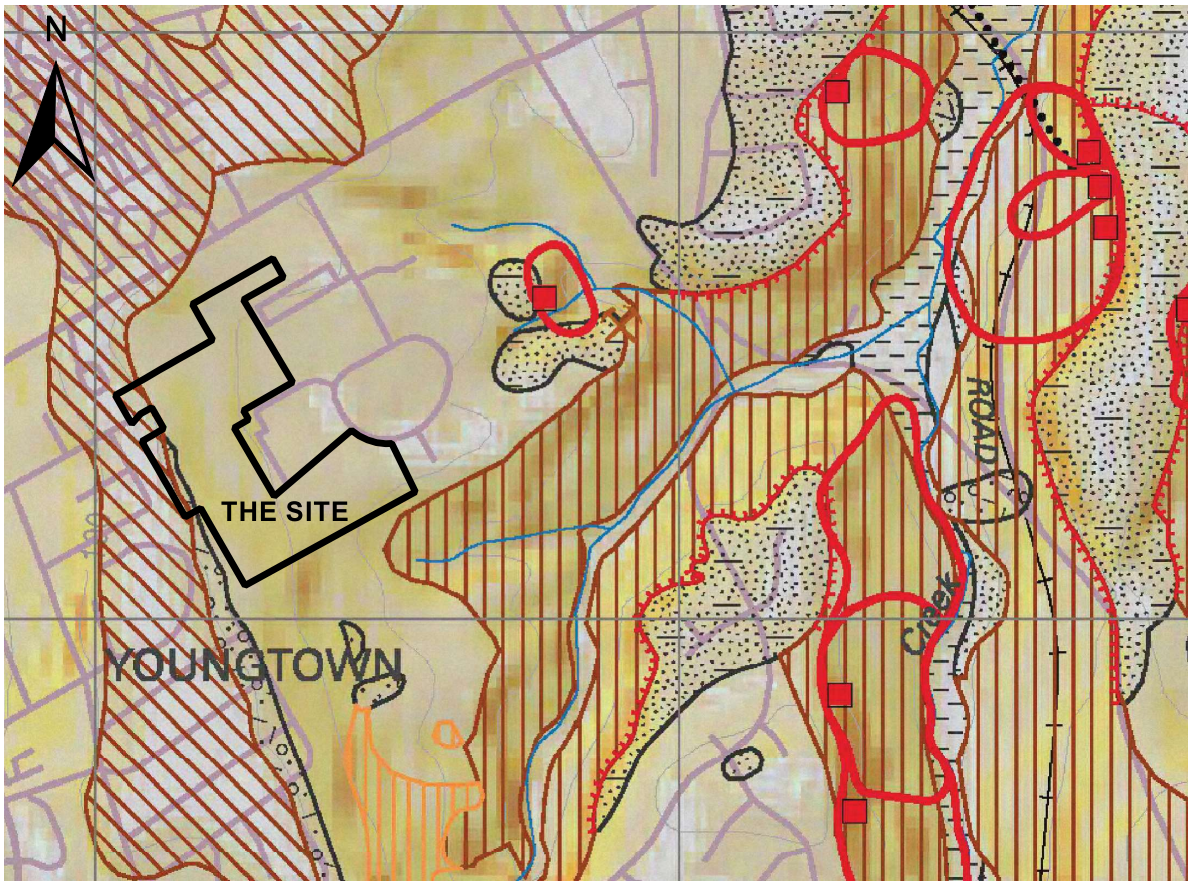


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**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : LAUNCESTON - GEOMORPHOLOGY**

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**Selected Geomorphic Components**

- Alluvial fan
- Artificial deposit
- Dune
- Floodplain
- Slope deposit
- Terrace
- Structural surface, horizontal or dipping
- Residual surface
- Surface, type uncertain
- Perched valley floor
- Strath terrace
- Talus / colluvium covered Tertiary sediments
- Younger slopes on Tertiary sediments
- Deeply weathered dolerite
- Landslide

**Slope Data**

- 0 - 2 degrees
- 2 - 7 degrees
- 7 - 13 degrees
- 13 - 35 degrees
- 35 - 42 degrees
- > 42 degrees

- Escarpment
- Inner gorge escarpment of the Cataract Gorge
- Terrace edge
- Fault - position approximate
- Fault - inferred and position approximate
- Fault - concealed.

Note: The techniques used to create the slope layer tends to underestimate values along cliffs.

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| original size | A4 | rev | | project no: | GL21707B | figure no. 4 |

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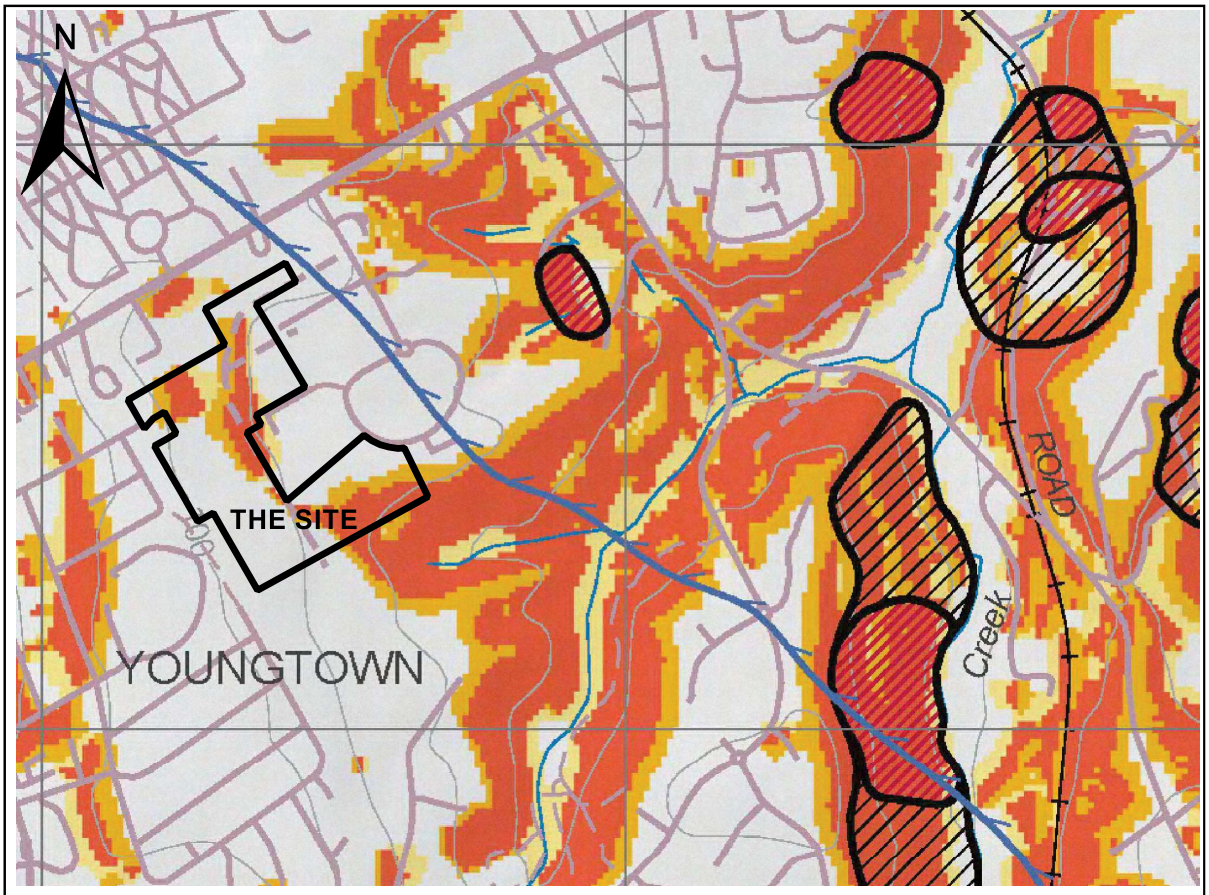


Approximate Scale (m)

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**MAP EXTRACT FROM - MRT TASMANIAN LANDSLIDE MAP SERIES : LAUNCESTON - SLIDE SUSCEPTIBILITY**

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## Susceptibility Zones for First Time Failure

- **Regression area**
- **Source area**
- **Runout area**

**Regression area: An area up-slope of a source area that could fail following a deep-seated landslide movement (a.k.a retrogression or set-back area)**

**Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology**

**Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel**

## Susceptibility Zones for Landslide Reactivation

- **Landslide, recent or active**
- **Landslide, activity unknown**
- **Possible landslide, activity unknown**

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| scale | As Shown | approved | TB | title: | SLIDE SUSCEPTIBILITY | |
| original size | A4 | rev | | project no: | GL21707B | figure no. 5 |

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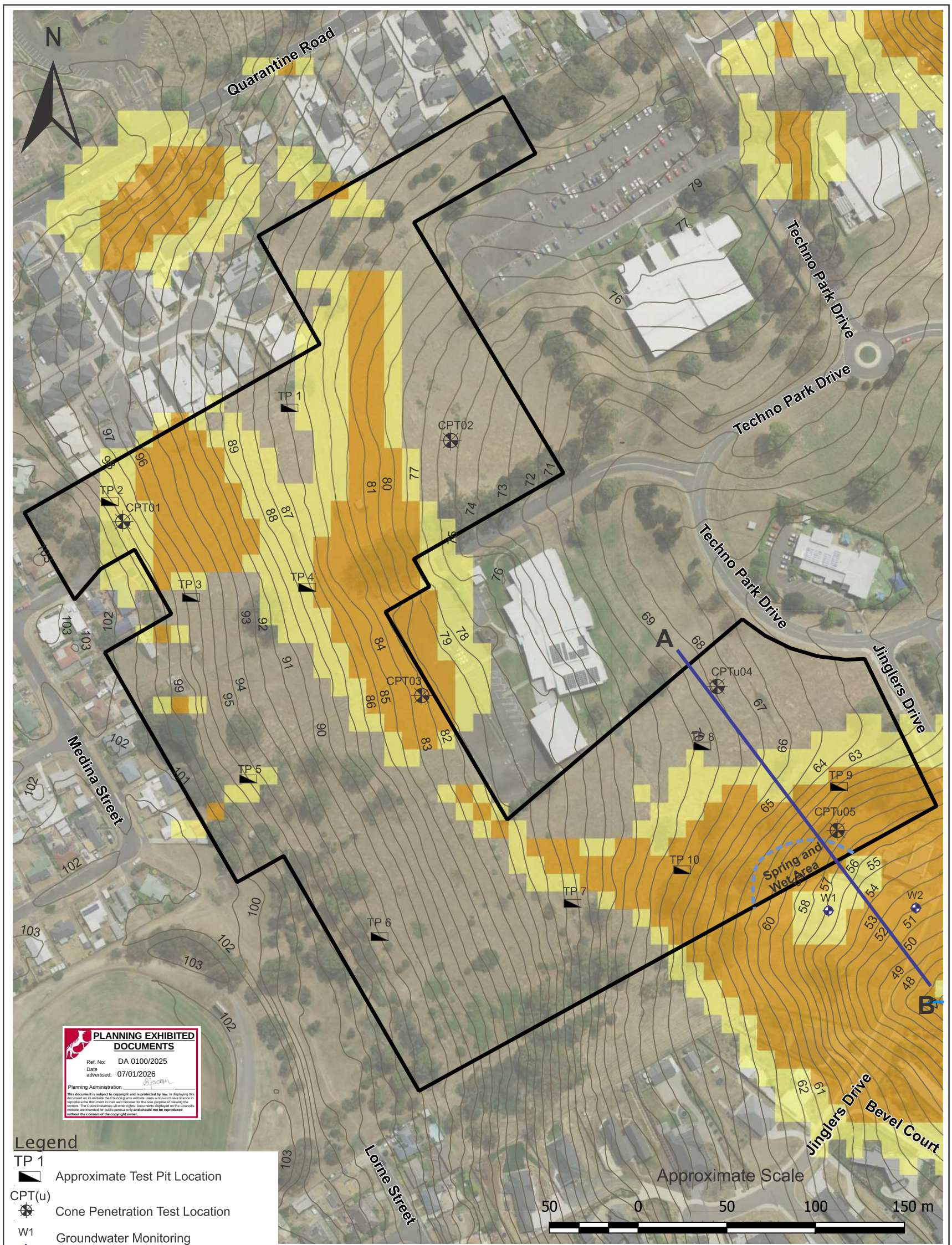
Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 695

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| Original size | A3 | Rev | | Project no: GL21707B | | Figure no. 6 |

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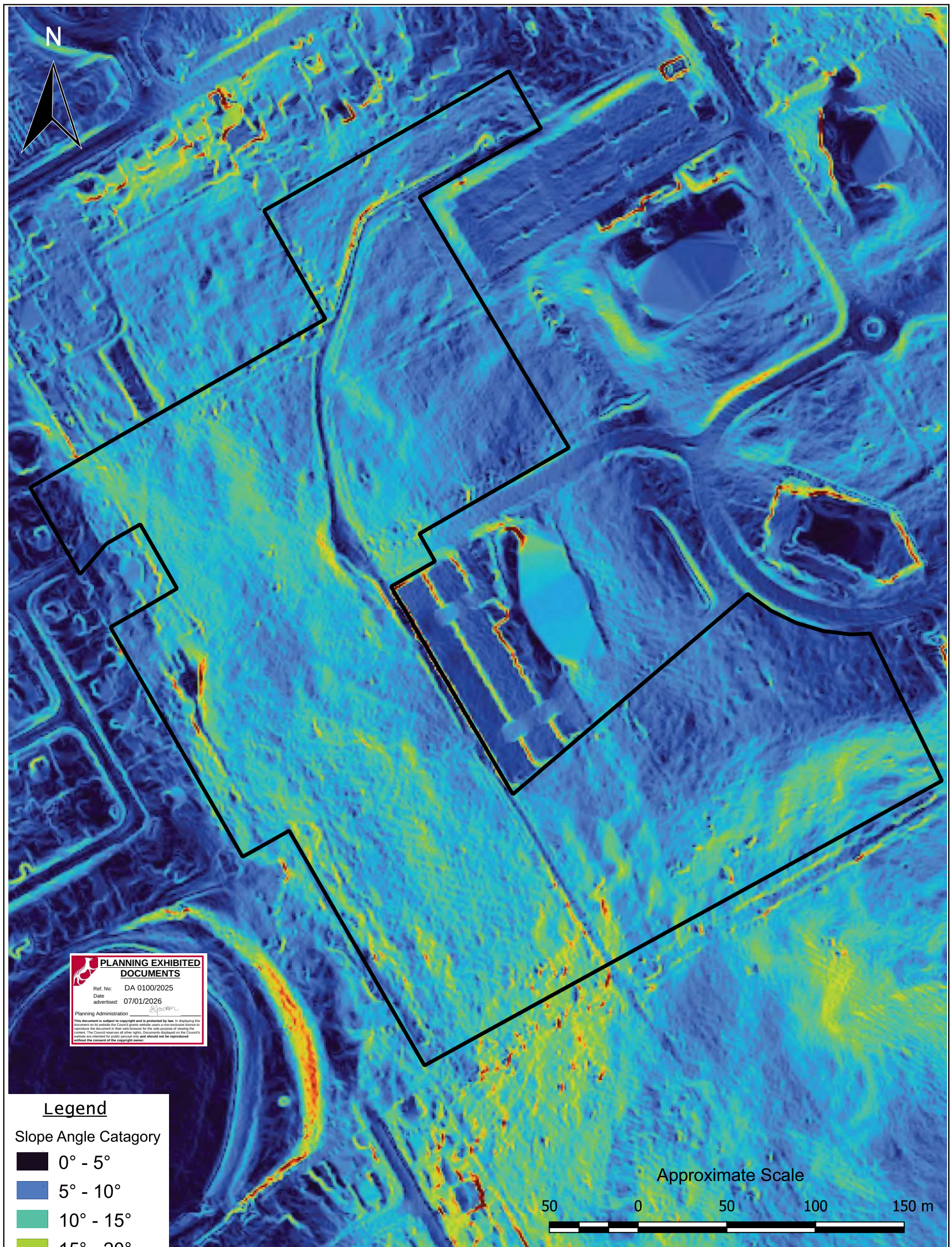
Version: 1, Version Date: 09/03/2026




| | | | | | |
|---|---|---|---|---|---|
| GEOTON Pty Ltd | | | | Client: | HOMES TASMANIA |
| | | | | Project: | LOT 3 TECHNO PARK DRIVE KINGS MEADOWS |
| Date | 10/04/2024 | Drawn | SS | | |
| Scale | As Shown | Approved | TB | Title: | TERRAIN ANALYSIS |
| Original size | A3 | Rev | | Project no: GL21707B | Figure no. 7 |

Document Set ID: 5301533
Version: 1, Version Date: 09/03/2026

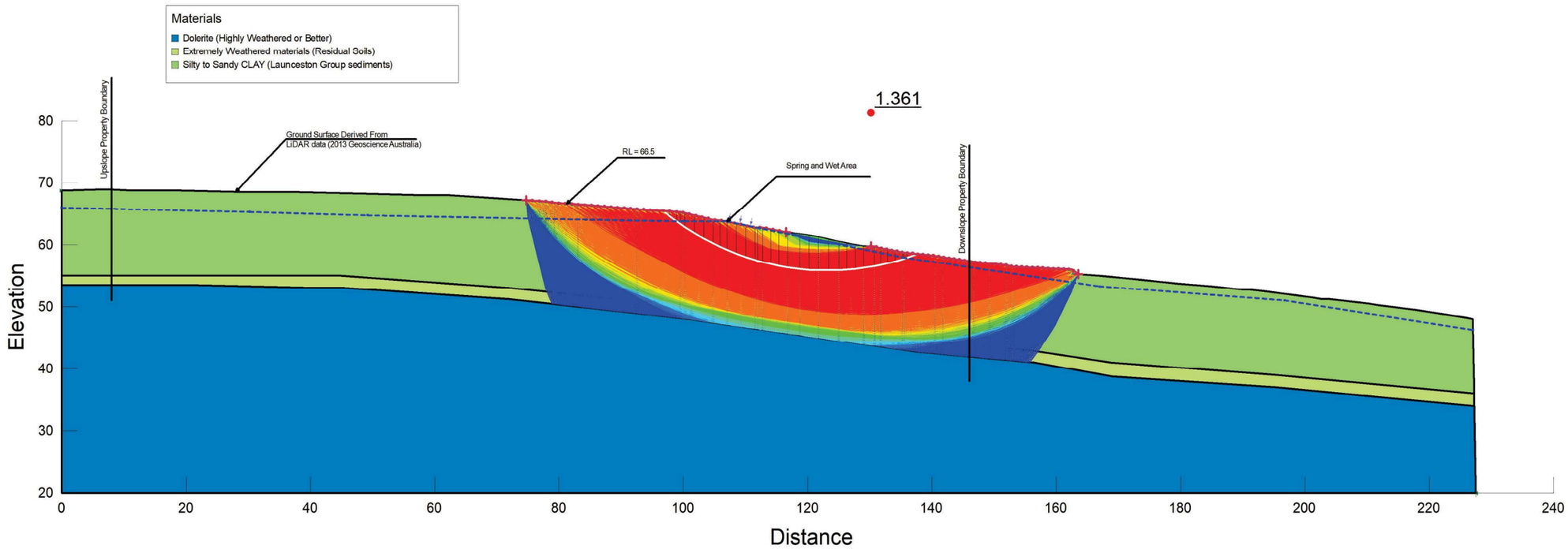



**FIGURE 8 - Slope Stability Analysis and Safety Map**

Legend

Phreatic Surface

1.214 Factor of Safety (FoS)

Slipe Surfaces with FoS less than 1.5

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| | | | | | |
|---|---|---|---|---|---|
| GEOTON Pty Ltd | | | | Client: | HOMES TASMANIA |
| | | | | Project: | LOT 3 TECHNO PARK DRIVE KINGS MEADOWS |
| Date | 10/04/2024 | Drawn | SS | | |
| Scale | As Shown | Approved | TB | Title: | SLOPE STABILITY ANALYSIS |
| Original size | A3 | Rev | | Project no: GL21707B | Figure no. 8 |

Document Set ID: 5201535
Version: 1, Version Date: 09/01/2026

Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed

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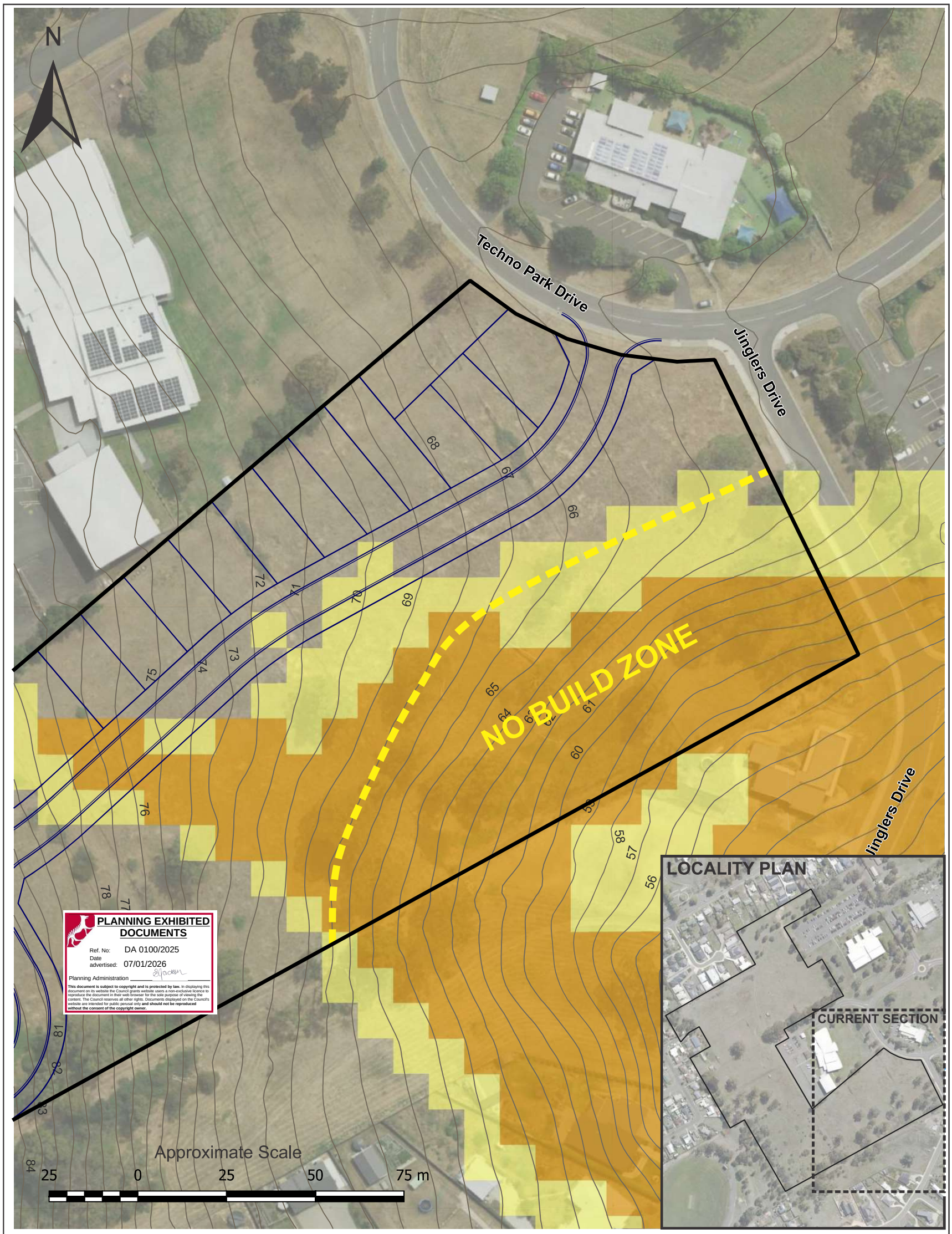


Legend

- Contour in Metres (LiDAR Derived)
- Approx. No Build Zone
- Proposed Subdivision Boundaries
- Low Landslide Hazard Band (LIST)
- Medium Landslide Hazard Band (LIST)

| GEOTON Pty Ltd | | | | Client: | HOMES TASMANIA | |
|---|---|---|---|---|---|---|
| | | | | Project: | LOT 3 TECHNO PARK DRIVE KINGS MEADOWS | |
| Date | 10/04/2024 | Drawn | SS | | | |
| Scale | As Shown | Approved | TB | Title: | SUBDIVISION PLAN | |
| Original size | A3 | Rev | | Project no: | GL21707B | Figure no. 9 |

Document Set ID: 5201533
Version: 1, Version Date: 09/03/2026

# Appendix A

**Excavation Logs & Explanation Sheets**

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Tel (03) 6326 5001

# ENGINEERING EXCAVATION LOG

Test Pit no. TP1
Sheet no. 1 of 1
Job no. GL21707A

| | | | |
|---|---|---|---|
| Client : | Department of Communities Tasmania | | Date : 03/02/2022 |
| Project : | Geotechnical Investigation and Landslide Risk Assessment | | Logged By : SS |
| Location : | Lot 2 Techno Park, Kings Meadows | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Excavator: | 12 Tonne | Bucket: | 0.8m | Easting: | 514269 | RL Surface : | |
| | | Length: | | Northing: | 5408607 | Datum : | |

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, trace fine to medium gravel | M/D | L | |
| | | | | | 0.50 | | SP | Gravelly SAND, fine to medium grained grey, fine to medium grained gravel | M/D | MD | |
| | | | | | 1.00 | | CH | Silty CLAY, high plasticity, brown mottled dark grey, trace fine to medium grained sand | M | St | W < PL<br>V = 70kPa |
| | | | | | 1.50 | | | | | | |
| | | | | | 2.00 | | | | | | |
| | | | | | 2.50 | | | Becoming light grey mottled brown | M | St | V = 90kPa |
| | | | | | 3.00 | | | | | | |
| | | | | | 3.50 | | | Becoming light orange with seams of dark grey | M | VSt/H | |
| | | | | | 4.00 | | XW | Extremely Weathered materials, clayey silt properties, with fine to medium grained sand | M/D | H/Fr | Weathered dolerite profile |
| | | | | | 4.50 | | | | | | |
| | | | | | 5.00 | | | Test Pit TP1 terminated @ 4.8m | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP2
Sheet no. 1 of 1
Job no. GL21707A

| | | | |
|---|---|---|---|
| Client : | Department of Communities Tasmania | | Date : 03/02/2022 |
| Project : | Geotechnical Investigation and Landslide Risk Assessment | | Logged By : SS |
| Location : | Lot 2 Techno Park, Kings Meadows | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Excavator: | 12 Tonne | Bucket: | 0.8m | Easting: | 514214 | RL Surface : | |
| | | Length: | | Northing: | 5408575 | Datum : | |

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, trace fine to medium gravel | D | L | |
| | | | | | 0.50 | | SP | Gravelly SAND, fine to medium grained pale grey, fine to medium grained gravel | D | MD | |
| | | | | | 1.00 | | CH | Silty CLAY, high plasticity, brown trace fine to medium grained sand | M/D | VSt/ Fr | V = 130kPa |
| | | | | | 1.50 | | | Becoming orange/red mottled pale grey with fine to medium grained sand | M | VSt/ Fr | |
| | | | | | 2.00 | | | | | | |
| | | | | | 2.50 | | SC | Clayey SAND - fine to medium grained, pale orange/pale grey | M | D | |
| | | | | | 3.00 | | | | | | |
| | | | | | 3.50 | | CI | Silty CLAY - medium plasticity, pale grey mottled pale brown, with fine to medium grained sand | M | VSt/ H | PP = 450 - 500kPa |
| | | | | | 4.00 | | | | | | |
| | | | | | 4.50 | | CH | Silty CLAY - high plasticity, pale orange/pale grey with seams of dark grey, with fine to medium grained sand, trace fine gravel | | VSt | PP = 220 - 260kPa |
| | | | | | 5.00 | | | Test Pit TP3 terminated @ 4.7m | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP3
Sheet no. 1 of 1
Job no. GL21707A

| | | | |
|---|---|---|---|
| Client : | Department of Communities Tasmania | | Date : 03/02/2022 |
| Project : | Geotechnical Investigation and Landslide Risk Assessment | | Logged By : SS |
| Location : | Lot 2 Techno Park, Kings Meadows | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Excavator: | 12 Tonne | Bucket: | 0.8m | Easting: | 514243 | RL Surface : |
| | | Length: | | Northing: | 5408521 | Datum : |

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, trace fine to medium gravel | D | L | |
| | | | | | 0.50 | | SP | Gravelly SAND, fine to medium grained pale grey, fine to medium grained gravel | D | MD | |
| | | | | | 1.00 | | CH | Silty CLAY, high plasticity, brown/red mottled pale grey, with fine to medium grained sand | M/D | VSt | V = 130kPa |
| | | | | | 1.50 | | | | | | |
| | | | | | 2.00 | | CI | Silty CLAY - medium plasticity, pale orange mottled pale brown, with fine to medium grained sand | M | VSt/ Fr | W < PL<br>V > 140kPa<br>PP = 380 - 400kPa |
| | | | | | 2.50 | | | | | | |
| | | | | | 3.00 | | | Becoming pale brown, with fine to medium grained sand | | | |
| | | | | | 3.50 | | | | | | |
| | | | | | 4.00 | | | | | | |
| | | | | | 4.50 | | | Trace rock fabric | | | PP > 450kPa |
| | | | | | | | | Test Pit TP3 terminated @ 4.6m | | | |
| | | | | | 5.00 | | | | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP4
Sheet no. 1 of 1
Job no. GL21707A

Client : Department of Communities Tasmania — Date : 03/02/2022
Project : Geotechnical Investigation and Landslide Risk Assessment — Logged By : SS
Location : Lot 2 Techno Park, Kings Meadows

Excavator: 12 Tonne — Bucket: 0.8m — Easting: 541292 — RL Surface :
Length: — Northing: 5408518 — Datum :

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, trace fine to medium gravel | D | L | |
| | | | | | 0.50 | | SP | Gravelly SAND, fine to medium grained pale grey, fine to medium grained gravel | D | MD | |
| | | | | | 1.00 | | CH | Silty CLAY, high plasticity, brown trace fine to medium grained sand | M/D | VSt/H | V = Refusal |
| | | | | | 1.50 | | | | | | |
| E | N | | | | 2.00 | | CI | Sandy CLAY - medium plasticity, pale orange mottled pale brown, fine to medium grained sand | M | H/Fr | PP > 450kPa |
| | | | | | 2.50 | | | | | | PP > 450kPa |
| | | | | | 3.00 | | | | M/D | H/Fr | PP > 450kPa |
| | | | | | 3.50 | | | Becoming pale grey mottled pale orange/red | | | |
| | | | | | 4.00 | | | | | | PP > 450kPa |
| | | | | | 4.50 | | | | | | |
| | | | | | 5.00 | | | Test Pit TP4 terminated @ 4.7m | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP5
Sheet no. 1 of 1
Job no. GL21707A

Client : Department of Communities Tasmania — Date : 03/02/2022
Project : Geotechnical Investigation and Landslide Risk Assessment — Logged By : SS
Location : Lot 2 Techno Park, Kings Meadows

Excavator: 12 Tonne — Bucket: 0.8m — Easting: 514269 — RL Surface :
Length: — Northing: 5408607 — Datum :

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, trace fine to medium gravel | D | L | |
| | | | | | 0.50 | | SP | Gravelly SAND, fine to medium grained pale grey, fine to medium grained gravel | M/D | D | |
| | | | | | 1.00 | | CH | Silty CLAY, high plasticity, pale brown/orange with fine to medium grained sand | M | VSt/H | PP > 450kPa V > 140kPa |
| | | | | | 1.50 | | | | | | |
| | | | | | 2.00 | | | | M/D | VSt/H | PP>450kPa |
| | | | | | | | XW | Extremely Weathered materials, clayey/sandy silt properties, pale orange mottled pale grey with seams of dark blue, very low strength | D | H/Fr | PP > 450kPa |
| | | | | | 2.50 | | | Test Pit TP5 refusal on inferred highly weathered rock (dolerite) | | | |
| | | | | | 3.00 | | | | | | |
| | | | | | 3.50 | | | | | | |
| | | | | | 4.00 | | | | | | |
| | | | | | 4.50 | | | | | | |
| | | | | | 5.00 | | | | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP6
Sheet no. 1 of 1
Job no. GL21707A

Client : Department of Communities Tasmania
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Lot 2 Techno Park, Kings Meadows

Date : 03/02/2022
Logged By : SS

Excavator: 12 Tonne
Bucket: 0.8m
Length:
Easting: 514347
Northing: 5408437
RL Surface :
Datum :

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, trace fine to medium gravel | D | L | |
| | | | | | 0.50 | | SP | Gravelly SAND, fine to medium grained pale grey, fine to medium grained gravel | M/D | D | |
| | | | | | | | CH | Silty CLAY, high plasticity, pale brown mottled pale orange, trace fine to medium grained sand | M/D | VSt/H | PP > 450kPa |
| | | | | | 1.00 | | | | | | V > 140kPa |
| | | | | | 1.50 | | | | M | VSt | PP = 300 - 320kPa |
| | | | | | 2.00 | | | | | | V = 120kPa |
| | | | | | | | | Becoming pale grey mottled pale brown | M | VSt | |
| | | | | | 2.50 | | | | | | PP = 280 - 300kPa |
| | | | | | 3.00 | | | | M | VSt/H | PP = 400 - 450kPa |
| | | | | | 3.50 | | | | | | |
| | | | | | 4.00 | | | | | | PP > 450kPa |
| | | | | | | | | Test Pit TP6 terminated @ 4.3m | | | |
| | | | | | 4.50 | | | | | | |
| | | | | | 5.00 | | | | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP7
Sheet no. 1 of 1
Job no. GL21707A

| | | | |
|---|---|---|---|
| Client : | Department of Communities Tasmania | | Date : 03/02/2022 |
| Project : | Geotechnical Investigation and Landslide Risk Assessment | | Logged By : SS |
| Location : | Lot 2 Techno Park, Kings Meadows | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Excavator: | 12 Tonne | Bucket: | 0.8m | Easting: | 514269 | RL Surface : | |
| | | Length: | | Northing: | 5408607 | Datum : | |

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey | D | L | |
| | | | | | 0.50 | | CH | Silty CLAY, high plasticity, brown, with cobbles and boulders, trace fine to medium grained sand | M | VSt | V = 130kPa |
| | | | | | 1.00 | | | Becoming orange mottled pale grey | M | VSt/H | V > 140kPa |
| | | | | | 1.50 | | | | | | |
| | | | | | 2.00 | | | | | | |
| | | | | | 2.50 | | | | | | |
| | | | | | 3.00 | | | | M/D | H | |
| | | | | | 3.50 | | | | | | |
| | | | | | 4.00 | | XW | Extremely Weathered materials, clayey silt properties, pale orange/dark blue, with fine to medium grained sand | M/D | H/Fr | Weathered dolerite profile PP > 450kPa |
| | | | | | 4.50 | | | | | | |
| | | | | | 5.00 | | | Test Pit TP7 terminated @ 4.9m | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP8
Sheet no. 1 of 1
Job no. GL21707A

| | | | |
|---|---|---|---|
| Client : | Department of Communities Tasmania | | Date : 03/02/2022 |
| Project : | Geotechnical Investigation and Landslide Risk Assessment | | Logged By : SS |
| Location : | Lot 2 Techno Park, Kings Meadows | | |

| | | | | | |
|---|---|---|---|---|---|
| Excavator: | 12 Tonne | Bucket: | 0.8m | Easting: 514269 | RL Surface : |
| | | Length: | | Northing: 5408607 | Datum : |

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey | D | L | |
| | | | | | | | CH | Silty CLAY, high plasticity, brown, with cobbles and boulders, trace fine to medium grained sand | M | VSt | |
| | | | | | 0.50 | | | | | | V > 140kPa |
| | | | | | 1.00 | | | Becoming orange mottled pale grey, with fine to medium grained sand | M | H/ Fr | PP > 450kPa |
| | | | | | 1.50 | | | | | | |
| | | | | | 2.00 | | | | | | |
| | | | | | 2.50 | | | | | | |
| | | | | | 3.00 | | | Consistent profile | | | PP > 450kPa |
| | | | | | 3.50 | | | | | | |
| | | | | | 4.00 | | | | | | |
| | | | | | 4.50 | | | | | | |
| | | | | | | | | Test Pit TP8 terminated @ 4.7m | | | |
| | | | | | 5.00 | | | | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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# ENGINEERING EXCAVATION LOG

Test Pit no. TP9
Sheet no. 1 of 1
Job no. GL21707A

Client : Department of Communities Tasmania
Project : Geotechnical Investigation and Landslide Risk Assessment
Location : Lot 2 Techno Park, Kings Meadows

Date : 03/02/2022
Logged By : SS

Excavator: 12 Tonne
Bucket: 0.8m
Length:
Easting: 514614
Northing: 5408409
RL Surface :
Datum :

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, grey, root fibres | D | L | |
| | | | | | 0.50 | | CH | Silty CLAY, medium to high plasticity brown, trace fine to medium grained sand | M | VSt | |
| | | | | | 1.00 | | | | | | V = 120kPa |
| | | | | | | | | Becoming pale orange/pale grey, with fine to medium grained sand | M | St | |
| | | | | | 1.50 | | | | | | PP = 150 - 200kPa |
| | | | | | 2.00 | | | | | | |
| | | | | | 2.50 | | CH | Sandy CLAY - high plasticity, pale orange pale brown, fine to medium grained sand | M | St | W > PL<br>PP = 120 - 150kPa |
| | | | | | 3.00 | | | | | | |
| | | | | | 3.50 | | | | | | PP = 240 - 260kPa |
| | | | | | 4.00 | | | Silty CLAY - high plasticity, grey mottled red trace fine to medium grained sand | M | St | PP = 180 - 200kPa |
| | | | | | 4.50 | | | | | | |
| | | | | | 5.00 | | | | | | |
| | | | | | | | | Test Pit TP9 terminated @ 5.0m | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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GEOTON Pty Ltd
**Geotechnical Consultants**
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

# ENGINEERING EXCAVATION LOG

Test Pit no. TP10
Sheet no. 1 of 1
Job no. GL21707A

Client : Department of Communities Tasmania — Date : 03/02/2022
Project : Geotechnical Investigation and Landslide Risk Assessment — Logged By : SS
Location : Lot 2 Techno Park, Kings Meadows

Excavator: 12 Tonne — Bucket: 0.8m — Easting: 514515 — RL Surface :
Length: — Northing: 5408366 — Datum :

| Method | Support | Penetration | Water | Notes Samples Tests | Depth (m) | Graphic log | Classification Symbol | Material Description | Moisture condition | Consistency density, index | Structure, additional observations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E | N | | | | | | | TOPSOIL - Silty SAND, fine to medium grained, pale grey, root fibres | D | L | |
| | | | | | 0.50 | | CH | Silty CLAY, medium to high plasticity, red brown, trace fine to medium grained sand | M | VSt | |
| | | | | | 1.00 | | | Trace cobbles | | | |
| | | | | | | | | | M/D | VSt/H | PP > 450kPa |
| | | | | | 1.50 | | | Becoming pale brown/orange, with fine to medium grained sand | | | |
| | | | | | 2.00 | | | | | | |
| | | | | | 2.50 | | | | | | |
| | | | | | 3.00 | | CL/CI | Sandy CLAY - low to medium plasticity, pale grey mottled pale orange | M | VSt | PP = 250 - 300kPa |
| | | | | | 3.50 | | | | M | VSt/H | |
| | | | | | 4.00 | | | | | | PP = 400 - 450kPa |
| | | | | | 4.50 | | | | | | |
| | | | | | | | | Test Pit TP10 terminated @ 4.6m | | | |
| | | | | | 5.00 | | | | | | |
| | | | | | 5.50 | | | | | | |
| | | | | | 6.00 | | | | | | |

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## Investigation Log Explanation Sheet

### METHOD – BOREHOLE

| TERM | Description |
|---|---|
| AS | Auger Screwing* |
| AD | Auger Drilling* |
| RR | Roller / Tricone |
| W | Washbore |
| CT | Cable Tool |
| HA | Hand Auger |
| DT | Diatube |
| B | Blank Bit |
| V | V Bit |
| T | TC Bit |

* Bit shown by suffix e.g. ADT

### METHOD – EXCAVATION

| TERM | Description |
|---|---|
| N | Natural exposure |
| X | Existing excavation |
| H | Backhoe bucket |
| B | Bulldozer blade |
| R | Ripper |
| E | Excavator |

### SUPPORT

| TERM | Description |
|---|---|
| M | Mud |
| N | Nil |
| C | Casing |
| S | Shoring |

### PENETRATION

| 1 | 2 | 3 | 4 | |
|---|---|---|---|---|
| | | | | No resistance ranging to Refusal |

### WATER

| Symbol | Description |
|---|---|
| ▶— | Water inflow |
| —◀ | Water outflow |
| ▼ | 17/3/08 water on date shown |

### NOTES, SAMPLES, TESTS

| TERM | Description |
|---|---|
| $U_{50}$ | Undisturbed sample 50 mm diameter |
| $U_{63}$ | Undisturbed sample 63 mm diameter |
| D | Disturbed sample |
| N | Standard Penetration Test (SPT) |
| N* | SPT – sample recovered |
| $N_C$ | SPT with solid cone |
| V | Vane Shear |
| PP | Pocket Penetrometer |
| P | Pressumeter |
| $B_S$ | Bulk sample |
| E | Environmental Sample |
| R | Refusal |
| DCP | Dynamic Cone Penetrometer (blows/100mm) |
| PL | Plastic Limit |
| LL | Liquid Limit |
| LS | Linear Shrinkage |

### CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

### MOISTURE

| TERM | Description |
|---|---|
| D | Dry |
| M | Moist |
| W | Wet |

### CONSISTENCY/DENSITY INDEX

| TERM | Description |
|---|---|
| VS | very soft |
| S | soft |
| F | firm |
| St | stiff |
| VSt | very stiff |
| H | hard |
| Fr | friable |
| VL | very loose |
| L | loose |
| MD | medium dense |
| D | dense |
| VD | Very dense |

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## **Soil Description** Explanation Sheet (1of 2)

### DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

### CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

### PARTICLE SIZE DEFINITIONS

| NAME | SUBDIVISION | SIZE (mm) |
|---|---|---|
| BOULDERS | | >200 |
| COBBLES | | 63 to 200 |
| GRAVEL | Coarse | 19 to 63 |
| | Medium | 6.7 to 19 |
| | Fine | 2.36 to 6.7 |
| SAND | Coarse | 0.6 to 2.36 |
| | Medium | 0.21 to 0.6 |
| | Fine | 0.075 to 0.21 |
| SILT | | 0.002 to 0.075 |
| CLAY | | <0.002 |

### MOISTURE CONDITION

**Coarse Grained Soils**

**Dry** Non-cohesive and free running.

**Moist** Soil feels cool, darkened in colour. Soil tends to stick together.

**Wet** As for moist but with free water forming when handling.

**Fine Grained Soils**

**Moist, dry of Plastic Limited – w < PL**
Hard and friable or powdery.

**Moist, near Plastic Limit – w ≈ PL**
Soils can be moulded at a moisture content approximately equal to the plastic limit.

**Moist, wet of Plastic Limit – w > PL**
Soils usually weakened and free water forms on hands when handling.

**Wet, near Liquid Limit - w ≈ LL**

**Wet, wet of Liquid Limit - w > LL**

### CONSISTENCY TERMS FOR COHESIVE SOILS

| TERM | UNDRAINED STRENGTH $s_u$ (kPa) | FIELD GUIDE |
|---|---|---|
| Very Soft | ≤12 | Exudes between the fingers when squeezed in hand |
| Soft | 12 to 25 | Can be moulded by light finger pressure |
| Firm | 25 to 50 | Can be moulded by strong finger pressure |
| Stiff | 50 to 100 | Cannot be moulded by fingers |
| Very Stiff | 100 to 200 | Can be indented by thumb nail |
| Hard | >200 | Can be indented with difficulty by thumb nail |
| Friable | – | Can be easily crumbled or broken into small pieces by hand |

### RELATIVE DENSITY OF NON-COHESIVE SOILS

| TERM | DENSITY INDEX (%) |
|---|---|
| Very Loose | ≤15 |
| Loose | 15 to 35 |
| Medium Dense | 35 to 65 |
| Dense | 65 to 85 |
| Very Dense | > 85 |

### DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

| DESIGNATION OF COMPONENT | IN COARSE GRAINED SOILS | | IN FINE GRAINED SOILS | TERM |
|---|---|---|---|---|
| | % Fines | % Accessory coarse fraction | % Sand/ gravel | |
| Minor | ≤5 | ≤15 | ≤15 | Trace |
| | >5, ≤12 | >15, ≤30 | >15, ≤30 | With |
| Secondary | >12 | >30 | >30 | Prefix |

### SOIL STRUCTURE

| ZONING | | CEMENTING | |
|---|---|---|---|
| Layer | Continuous across the exposure or sample. | Weakly cemented | Easily disaggregated by hand in air or water. |
| Lens | Discontinuous layer of different material, with lenticular shape. | Moderately cemented | Effort is required to disaggregate the soil by hand in air or water. |
| Pocket | An irregular inclusion of different material. | | |

### GEOLOGICAL ORIGIN

### WEATHERED IN PLACE SOILS

| | |
|---|---|
| Extremely Weathered material | Material is weathered to such an extent that it has soil properties. Structure and/or fabric of parent rock material retained and visible. |
| Residual soil | Structure and/or fabric of parent rock material not retained and visible. |

### TRANSPORTED SOILS

| | |
|---|---|
| Aeolian soil | Carried and deposited by wind. |
| Alluvial soil | Deposited by streams and rivers. |
| Colluvial soil | Soil and rock debris transported downslope by gravity. |
| Estuarine soil | Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents. |
| Fill | Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils. |
| Lacustrine soil | Deposited in freshwater lakes. |
| Marine soil | Deposited in a marine environment. |

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## **Soil Description** Explanation Sheet (2 of 2)

**SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION**

| FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass) | | | | | | GROUP SYMBOL | PRIMARY NAME |
|---|---|---|---|---|---|---|---|
| COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm | (A 0.075 mm particle is about the smallest particle visible to naked eyes) | GRAVEL More than half of coarse fraction is larger than 2.36 mm | CLEAN GRAVEL (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate particle sizes | | GW | GRAVEL |
| | | | | Predominantly one size or a range of sizes with some intermediate sizes missing | | GP | GRAVEL |
| | | | GRAVEL WITH FINES (Appreciable amount of fines) | Non-plastic fines (for identification procedures see ML and MH below) | | GM | Silty GRAVEL |
| | | | | Plastic fines (for identification procedures see CL, CI and CH below) | | GC | Clayey GRAVEL |
| | | SAND More than half of coarse fraction is smaller than 2.36 mm | CLEAN SAND (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate sizes | | SW | SAND |
| | | | | Predominantly one size or a range of sizes with some intermediate sizes missing | | SP | SAND |
| | | | SAND WITH FINES (Appreciable amount of fines) | Non-plastic fines (for identification procedures see ML and MH below) | | SM | Silty SAND |
| | | | | Plastic fines (for identification procedures see CL, CI and CH below) | | SC | Clayey SAND |
| FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm | | IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm | | | | | |
| | | | **DRY STRENGTH** | **DILATANCY** | **TOUGHNESS** | | |
| | | SILT & CLAY (low to medium plasticity, LL ≤ 50) | None to Low | Slow to Rapid | Low | ML | SILT |
| | | | Medium to High | None to Slow | Medium | CL, CI | CLAY |
| | | | Low to Medium | Slow | Low | OL | ORGANIC SILT |
| | | SILT & CLAY (high plasticity, LL > 50) | Low to Medium | None to Slow | Low to Medium | MH | SILT |
| | | | High to Very High | None | High | CH | CLAY |
| | | | Medium to High | None to Very Slow | Low to Medium | OH | ORGANIC CLAY |
| | | Highly Organic Soil | Readily identified by colour, odour, spongy feel and frequently by fibrous texture. | | | Pt | PEAT |

● LL – Liquid Limit.

**COMMON DEFECTS IN SOILS**

| TERM | DEFINITION | DIAGRAM |
|---|---|---|
| PARTING | A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed. | |
| FISSURE | A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks. | |
| SHEARED SEAM | Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks. | |
| SHEARED SURFACE | A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect. | |

| TERM | DEFINITION | DIAGRAM |
|---|---|---|
| SOFTENED ZONE | A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere. | |
| TUBE | Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter. | |
| TUBE CAST | An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties. | |
| INFILLED SEAM | Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects. | |

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# Appendix B

**Raw CPT Results**

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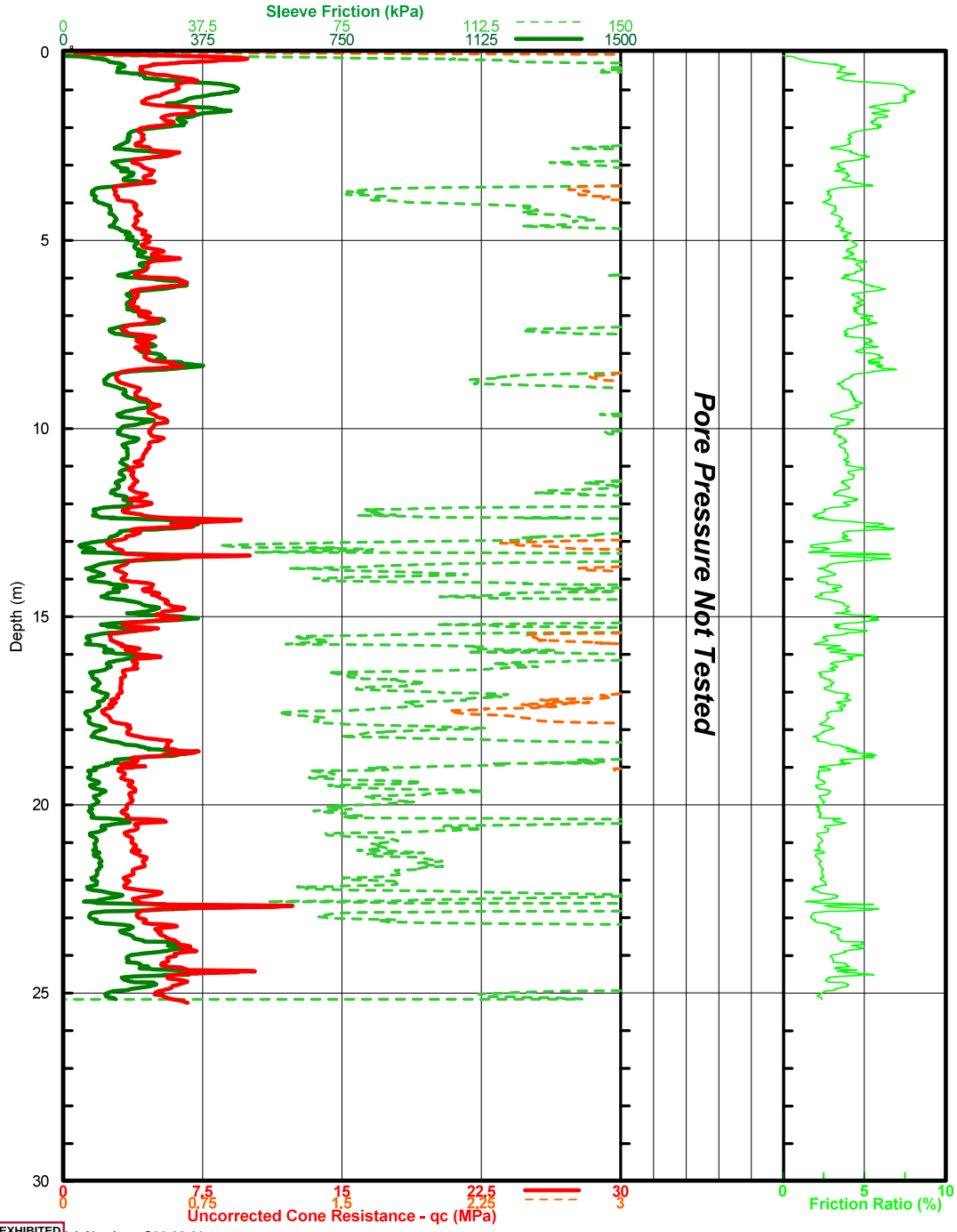
## CONE PENETROMETER TEST RESULT

**Geoton**
**Techno Park Drive**
**Kings Meadows TAS**

# CPT01

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Job Number : G22-02-09
Test Date : 24/02/2022
GPS Position : 55 G 514214, 5408553
GPS Format : WGS 84
Rig : Eileen
Test Category : IGS-2S
Predrill Depth : 0.00m
Cone Stabilisation @ : N/A
Dissipation Tests @ : N/A
Terminated Due To : Equipment at Risk (on slope & close to lifting)

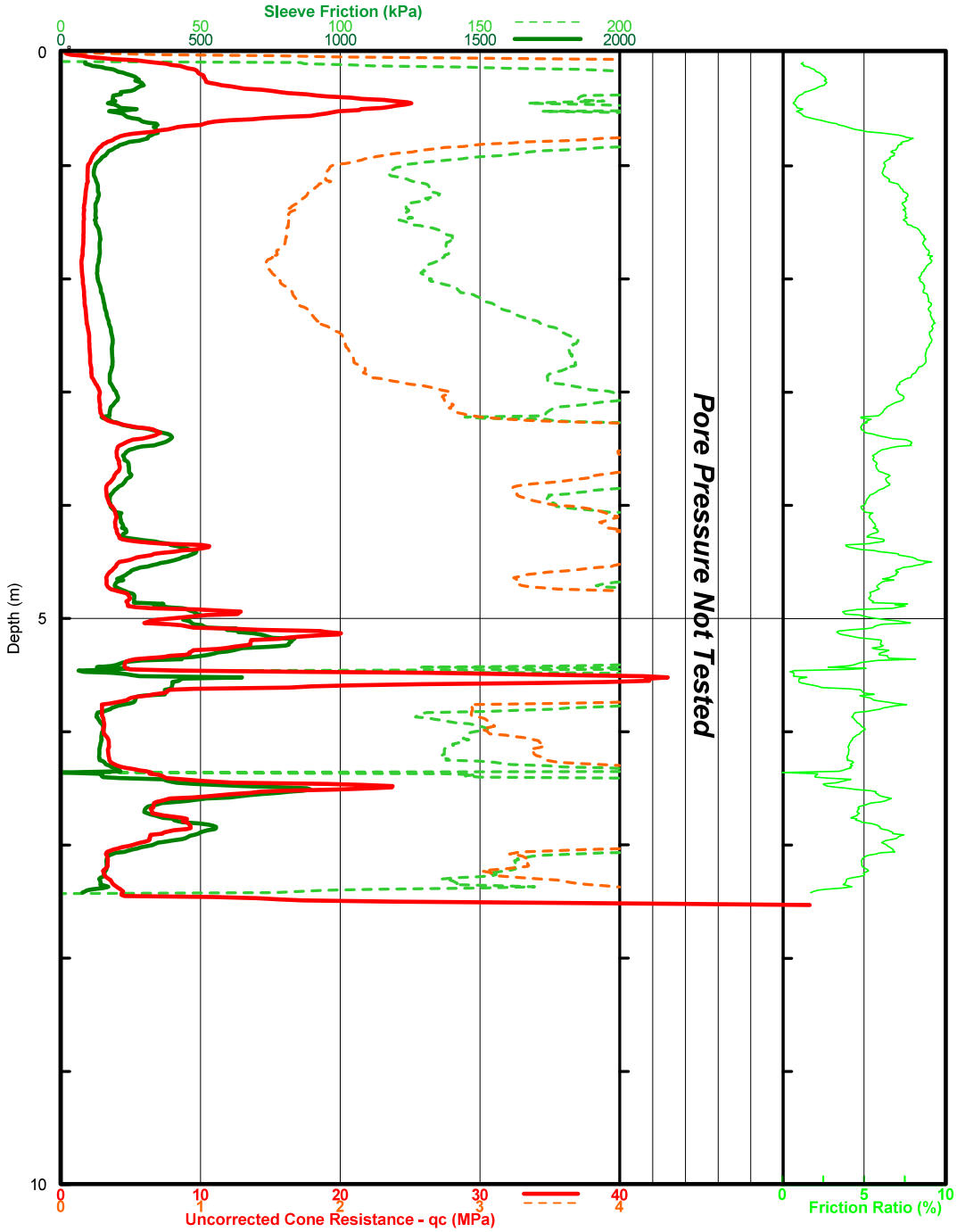
Cone Number : S15CFIIP.S16296
Calibration Date : 14/01/2022
Cone Capacity : 100MPa
Cone Diameter : 43.46mm
Cone NAR : 1
Tested By : Glen Beaven
Checked By : Justian Russell

Document Set ID: 5201535
Version: 1, Version Date: 09/01/2026

## CONE PENETROMETER TEST RESULT

**Geoton**
**Techno Park Drive**
**Kings Meadows TAS**

# CPT02




Job Number : G22-02-09
Test Date : 24/02/2022
GPS Position : 55 G 514408, 5408612
GPS Format : WGS 84
Rig : Eileen
Test Category : IGS-2S
Predrill Depth : 0.00m
Cone Stabilisation @ : N/A
Dissipation Tests @ : N/A
Terminated Due To : Equipment at Risk

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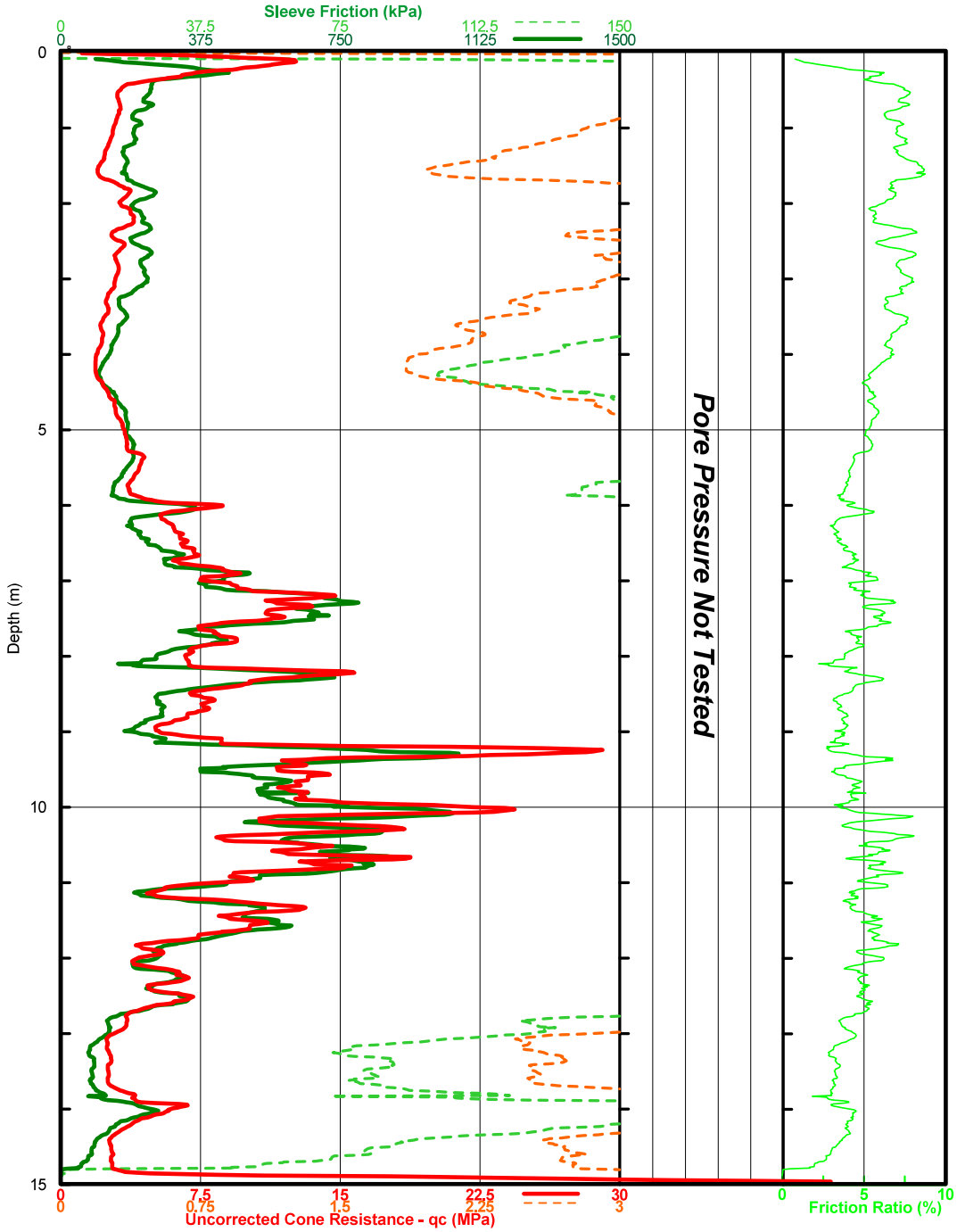
Cone Number : S15CFIIP.S16296
Calibration Date : 14/01/2022
Cone Capacity : 100MPa
Cone Diameter : 43.46mm
Cone NAR : 1
Tested By : Glen Beaven
Checked By : Justian Russell

## CONE PENETROMETER TEST RESULT

**Geoton**
**Techno Park Drive**
**Kings Meadows TAS**

# CPT03




Job Number : G22-02-09
Test Date : 24/02/2022
GPS Position : 55 G 514375, 5408459
GPS Format : WGS 84
Rig : Eileen
Test Category : IGS-2S
Predrill Depth : 0.00m
Cone Stabilisation @ : N/A
Dissipation Tests @ : N/A
Terminated Due To : Equipment at Risk

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Cone Number : S15CFIIP.S16296
Calibration Date : 14/01/2022
Cone Capacity : 100MPa
Cone Diameter : 43.46mm
Cone NAR : 1
Tested By : Glen Beaven
Checked By : Justian Russell

Document Set ID: 5201135
Version: 1, Version Date: 09/03/2026

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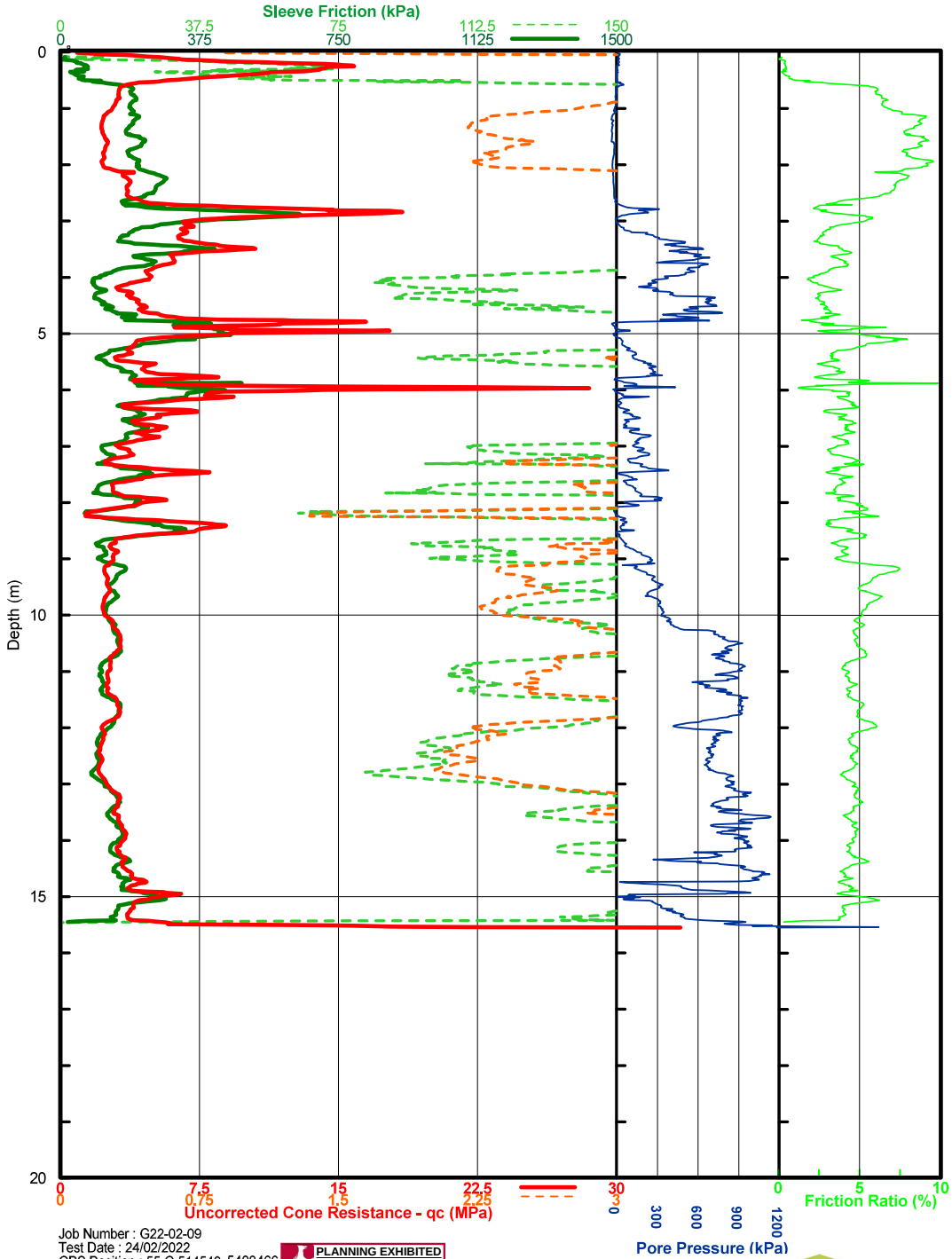
## CONE PENETROMETER TEST RESULT

**Geoton**
**Techno Park Drive**
**Kings Meadows TAS**

# CPTu04




Job Number : G22-02-09
Test Date : 24/02/2022
GPS Position : 55 G 514542, 5408466
GPS Format : WGS 84
Rig : Eileen
Test Category : IGS-3S
Predrill Depth : 0.00m
Cone Stabilisation @ : N/A
Dissipation Tests @ : N/A
Terminated Due To : Lifted Rig

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Cone Number : S15CFIIPT.S21214
Calibration Date : 17/01/2022
Cone Capacity : 100MPa
Cone Diameter : 44.04mm
Cone NAR : 0.793
Tested By : Glen Beaven
Checked By : Justian Russell

Document Set ID: 5201135
Version: 1, Version Date: 09/01/2026

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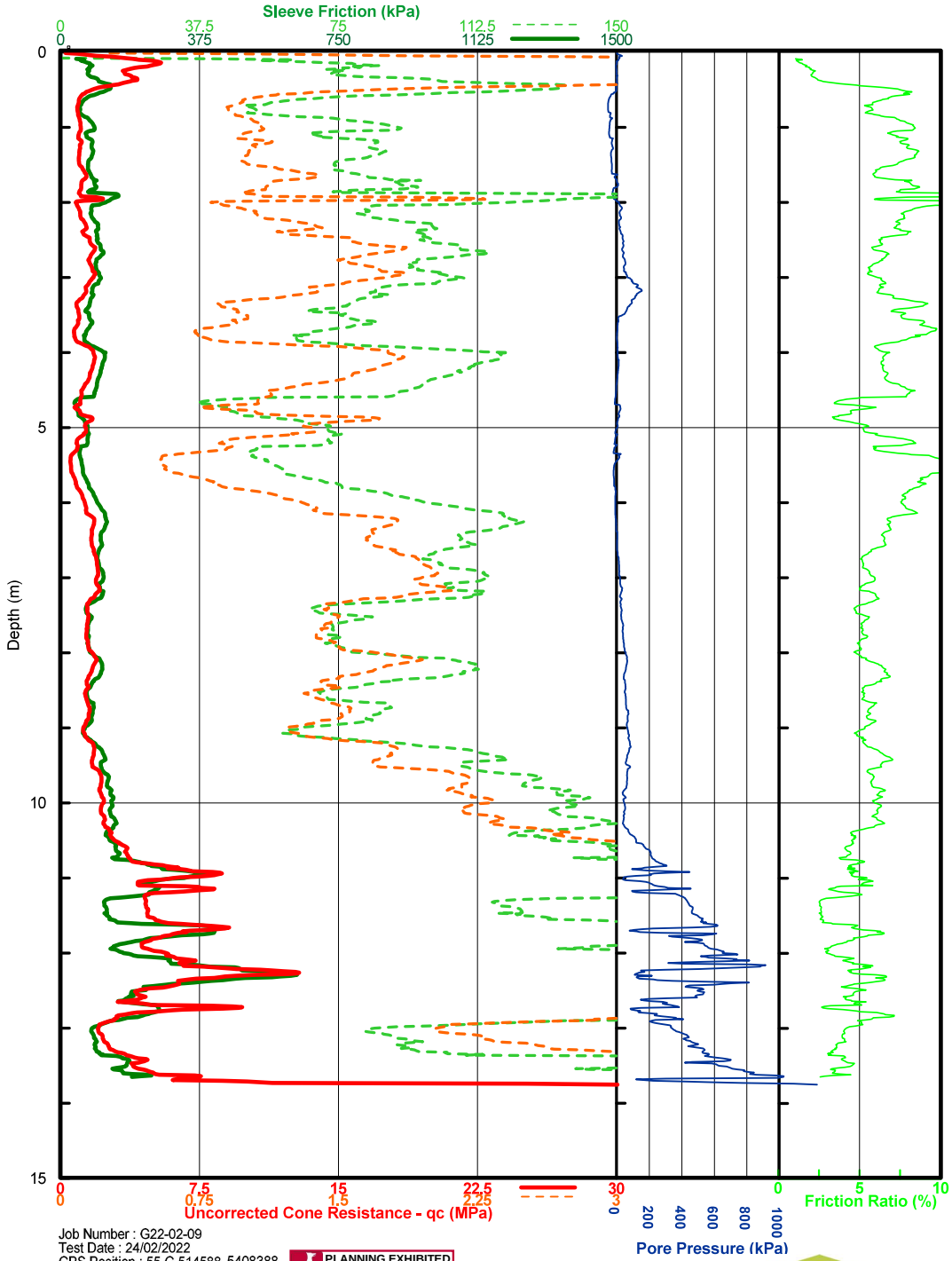
## CONE PENETROMETER TEST RESULT

**Geoton**
**Techno Park Drive**
**Kings Meadows TAS**

# CPTu05




Job Number : G22-02-09
Test Date : 24/02/2022
GPS Position : 55 G 514588, 5408388
GPS Format : WGS 84
Rig : Eileen
Test Category : IGS-3S
Predrill Depth : 0.00m
Cone Stabilisation @ : N/A
Dissipation Tests @ : N/A
Terminated Due To : Equipment at Risk

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Cone Number : S15CFIIP.S16296
Calibration Date : 14/01/2022
Cone Capacity : 100MPa
Cone Diameter : 43.46mm
Cone NAR : 0.805
Tested By : Glen Beaven
Checked By : Justian Russell

Document Set ID: 5201135
Version: 1, Version Date: 09/01/2026

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# Appendix C

**Site Photographs**

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PLATE 1 - View of the northen portion of the site looking to the east

PLATE 2 - View of the southern portion of the site looking to the east

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: | HOMES TASMANIA |
| | | project: | LOT 3 TECHNO PARK DRIVE<br>KINGS MEADOWS |
| title: | PHOTOGRAPH | | |
| date: | Feb 2022 | A4 | project no: GL21707B |
| | | | figure no. PLATES 1 & 2 |

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Document Set ID: 5201573
Version: 1, Version Date: 09/01/2026

PLATE 3 - View of the northeastern portion of the site looking to the northeast

PLATE 4 - Exposed dolerite boulders were observed within the south-western portion of the site

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: | HOMES TASMANIA |
| | | project: | LOT 3 TECHNO PARK DRIVE KINGS MEADOWS |
| title: | PHOTOGRAPH | | |
| date: | Feb 2022 | A4 | project no: GL21707B |
| | | figure no. | PLATES 3 & 4 |

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PLATE 5 - View of the spring and wet area within the south-eastern portion of the site looking to the northwest

PLATE 6 - Seepage from the ground and soft spots observed within the south-eastern portion of the site

| | | | |
|---|---|---|---|
| GEOTON Pty Ltd | | client: HOMES TASMANIA | |
| | | project: LOT 3 TECHNO PARK DRIVE KINGS MEADOWS | |
| title: PHOTOGRAPH | | | |
| date: Feb 2022 | A4 | project no: GL21707B | figure no. PLATES 5 & 6 |

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Attachment 11.2.2 DA0100/2025 - 12 Techno Park Drive Kings Meadows - Documents to be endorsed Page 723

# Appendix D

**Laboratory Results**

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rareearth.

# TEST RESULTS

AS 1289 3.1.2, 3.2.1, 3.3.1, 3.4.1, 3.8.1

23/16-18 Goodman Court, Invermay, Tas, 7248 Ph (03) 6334 0834 ACN 623 420 226

| | | | |
|---|---|---|---|
| Client | Geoton | Job No | RE001/22/21L |
| Project | GL21707A | Report No | RE001/22/21L/AA |
| Location | Techno Park | | |
| Sampled By | Client - Tested As Received | Date Received 04/02/2022 | Date Tested 08,09/02/2022 |

| Sample Number L22/107 | Sample Description & Client Sample ID | Emerson Class No. | Liquid Limit % | Plastic Limit % | Plasticity Index % | Linear Shrinkage % | Cracking / Curling / Crumbling |
|---|---|---|---|---|---|---|---|
| | Air Dried, Dry Sieved | | | | | | |
| a | TP 2 1.6-1.8m Red / Brown Silty Clay | Not Tested | 67 | 25 | 42 | 14.5 | Curling |
| b | TP 3 1.0-1.2m Red / Brown Silty Clay | Not Tested | 74 | 27 | 47 | 13 | Curling |
| c | TP 4 2.8-3.0m Light Brown Silty Clay | Not Tested | 49 | 21 | 28 | 11.5 | Curling |
| d | TP 5 0.8-1.0m Light Brown Silty Clay | Not Tested | 88 | 37 | 51 | 16 | Curling |
| e | TP 6 1.8-2.4m Light Brown Silty Clay | Not Tested | 80 | 23 | 57 | 16 | Curling |
| f | TP 9 1.2-1.5m Light Brown Silty Clay | Not Tested | 76 | 27 | 49 | 15.5 | Curling |
| g | TP 10 1.0-1.2m Light Brown Silty Clay | Not Tested | 75 | 27 | 48 | 15 | Curling |

NATA WORLD RECOGNISED ACCREDITATION

Accredited for compliance with ISO/IEC 17025 - Testing

Laboratory Accreditation No 20328

Approved Signatory A Thompson

Date of Issue 11/02/2022

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21-RR-01-18

*Results relate only to the items tested/sampled.*

# Appendix E

**CPTu Correlations**

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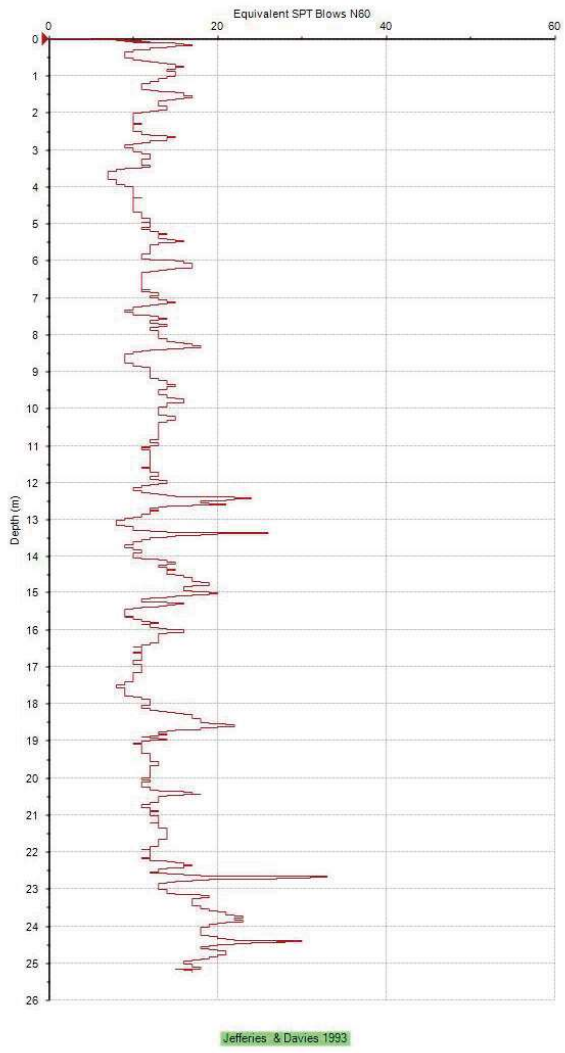
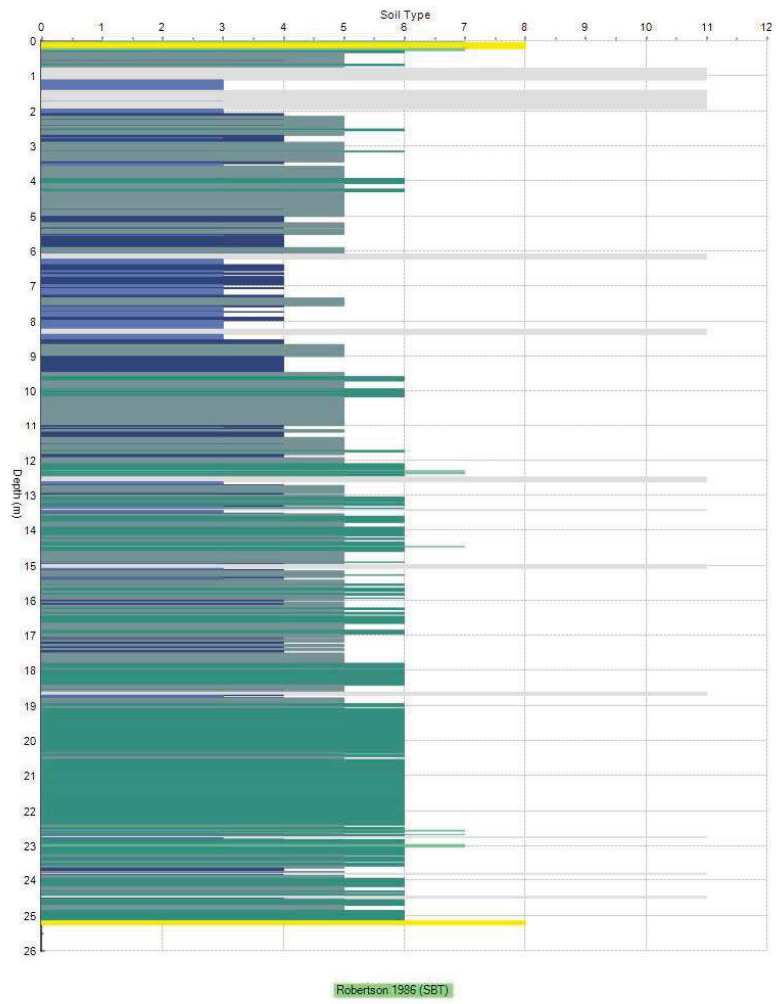
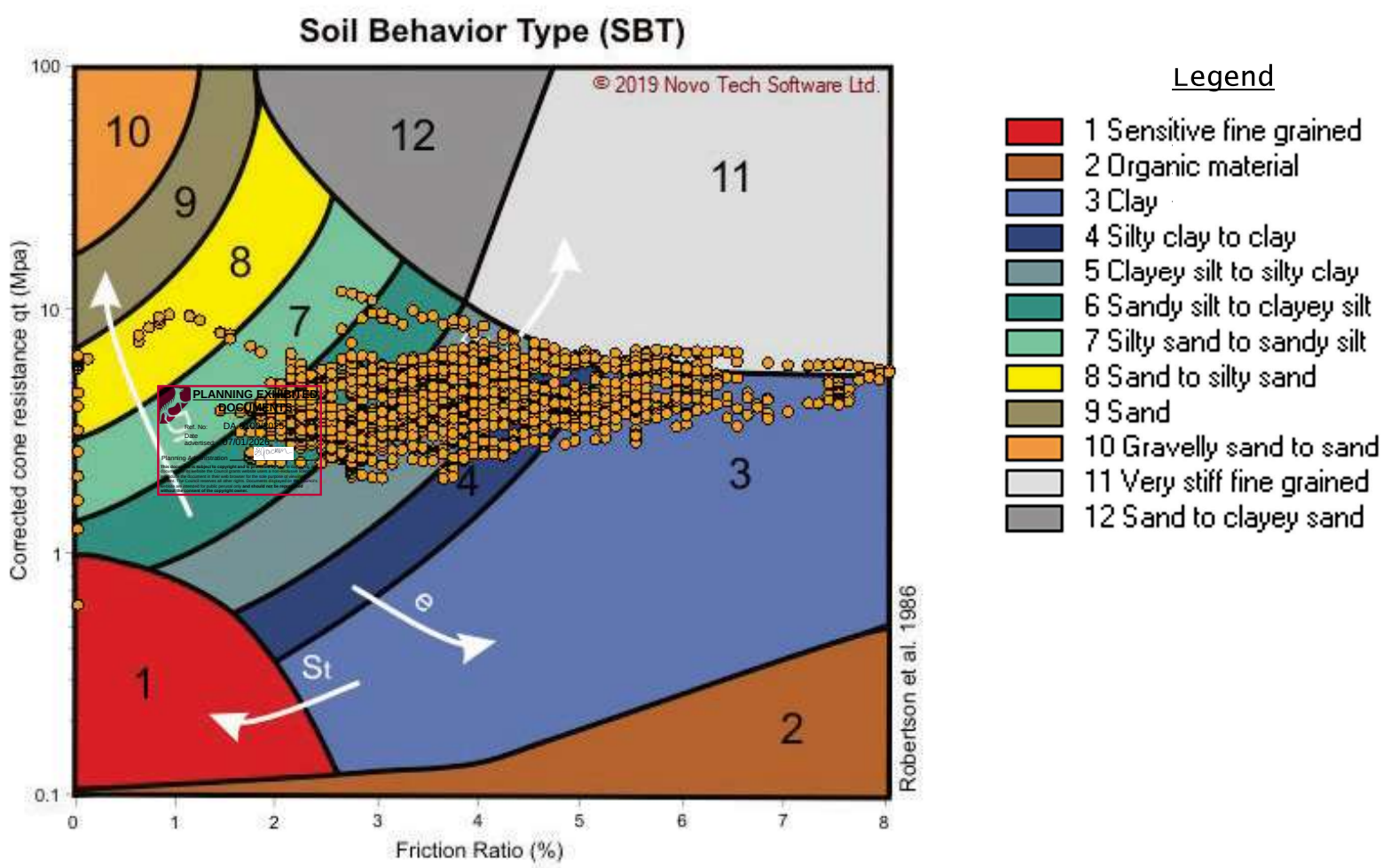



EQUIVALENT SPT BLOWS ($N_{60}$) AGAINST DEPTH




SOIL BEHAVIOR TYPE AGAINST DEPTH

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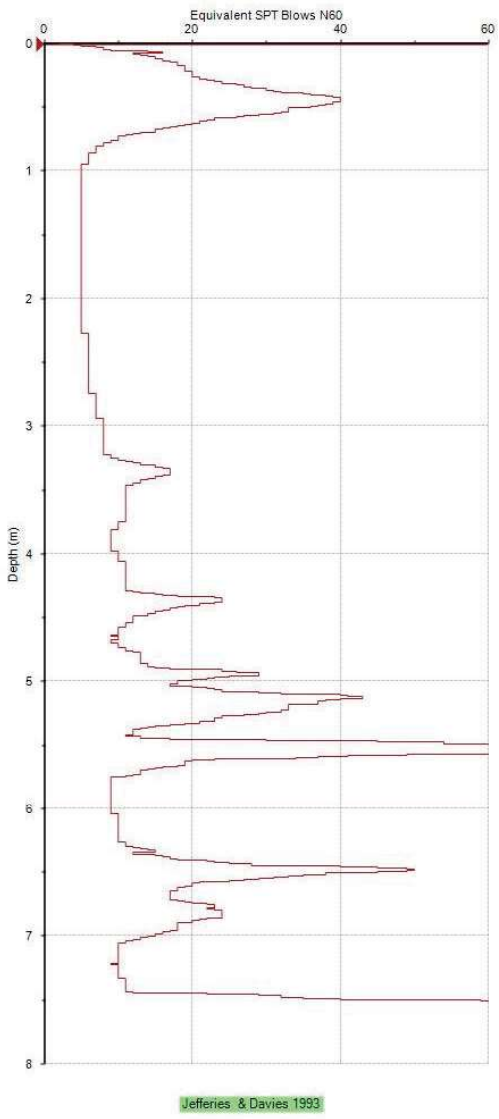
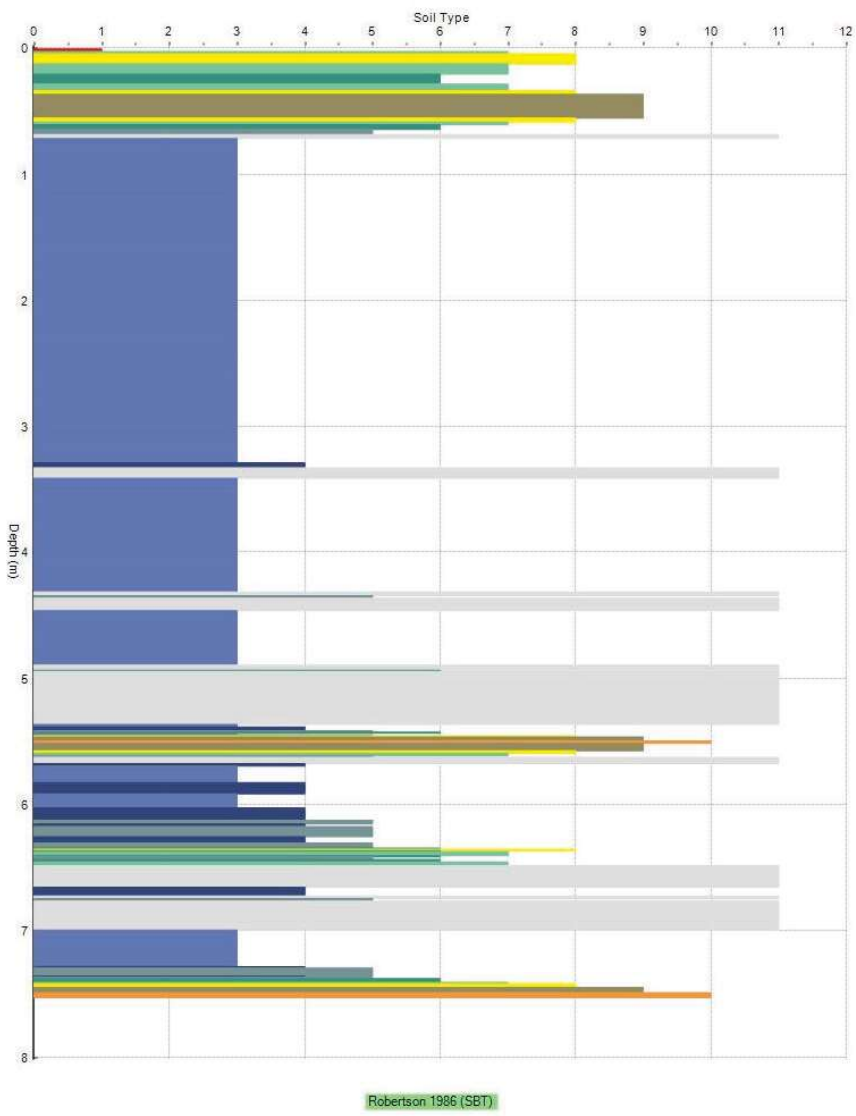
| | | | | project: | LOT 3 TECHNO PARK DRIVE KINGS MEADOWS | |
| date | 10/04/2024 | drawn | SS | | | |
| scale | N/A | approved | TB | title: | CPT01 Correlations | |
| original size | A3 | rev | | project no: GL21707B | | figure no. E-1 |

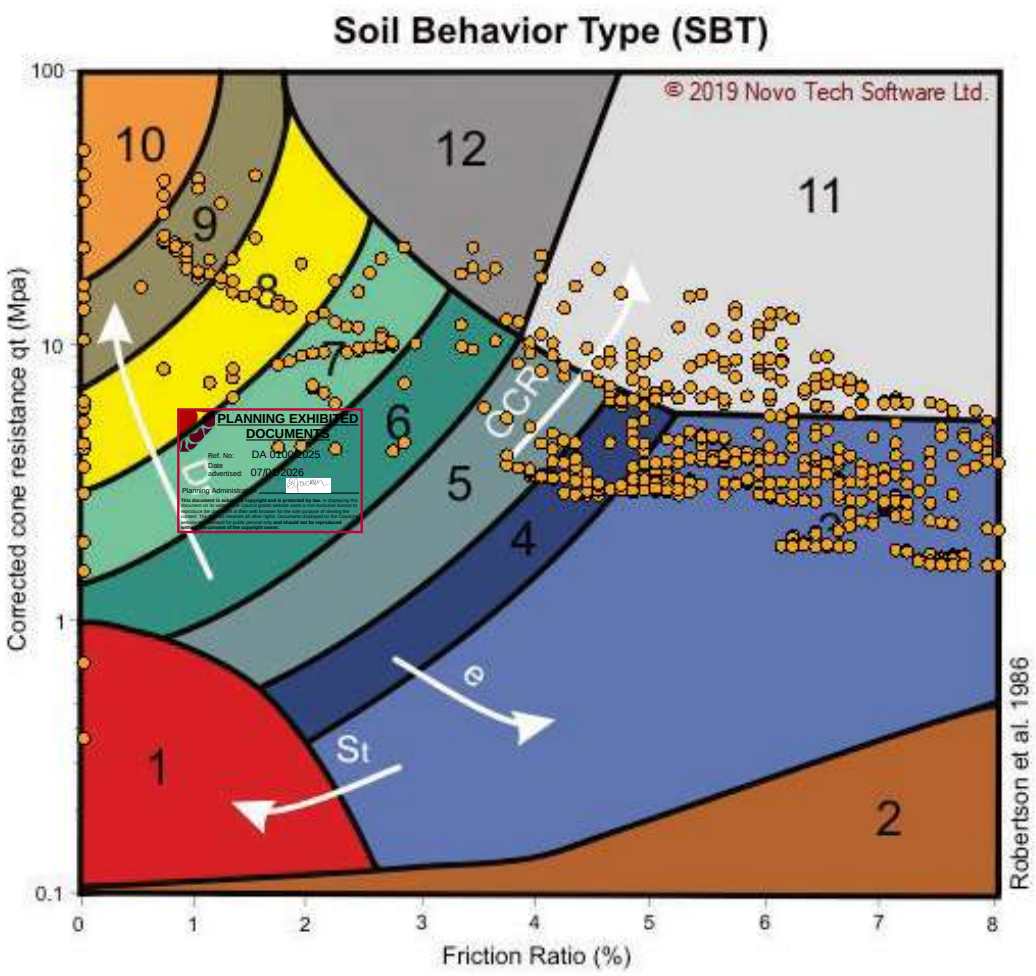
Document Set ID: 5201533
Version: 1, Version Date: 09/03/2026




EQUIVALENT SPT BLOWS ($N_{60}$) AGAINST DEPTH




SOIL BEHAVIOR TYPE AGAINST DEPTH




Legend

1 Sensitive fine grained
2 Organic material
3 Clay
4 Silty clay to clay
5 Clayey silt to silty clay
6 Sandy silt to clayey silt
7 Silty sand to sandy silt
8 Sand to silty sand
9 Sand
10 Gravelly sand to sand
11 Very stiff fine grained
12 Sand to clayey sand

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| date | 10/04/2024 | drawn | SS | | |
| scale | N/A | approved | TB | title: CPT02 Correlations | |
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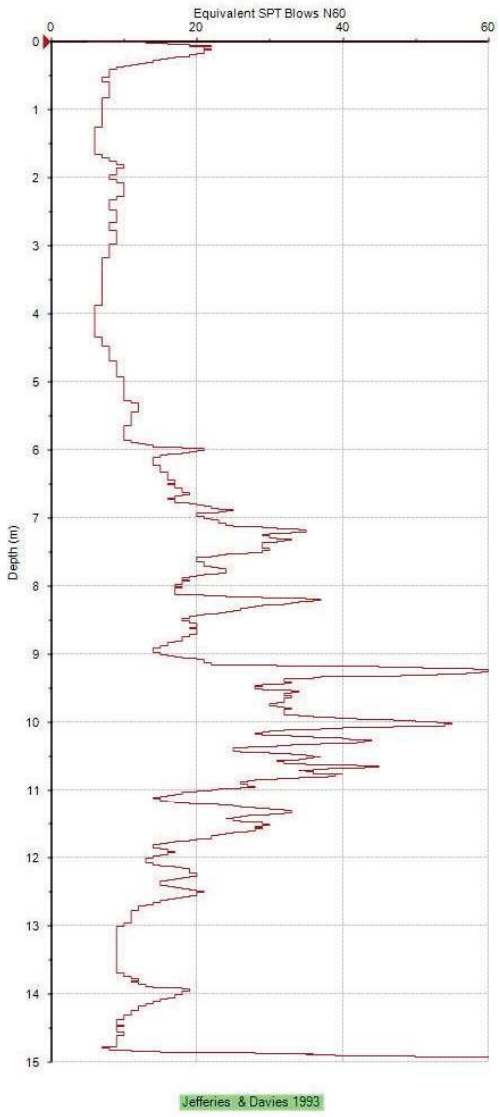
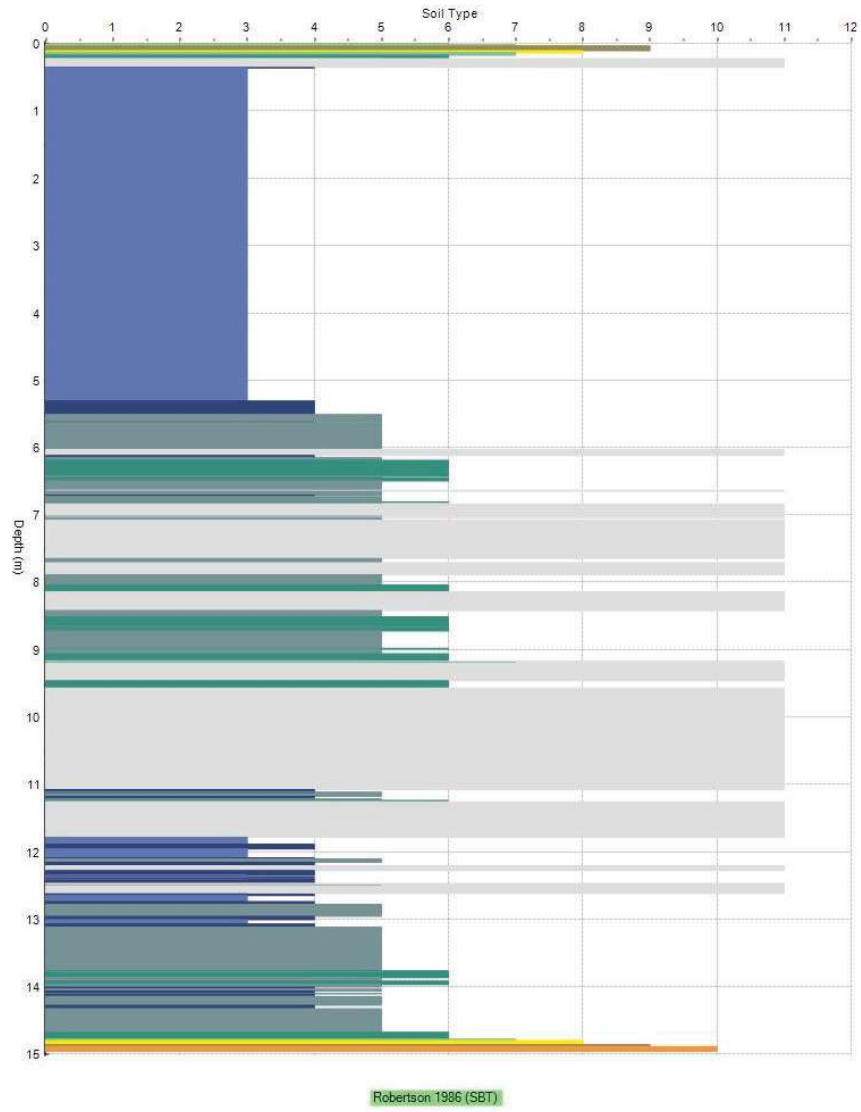
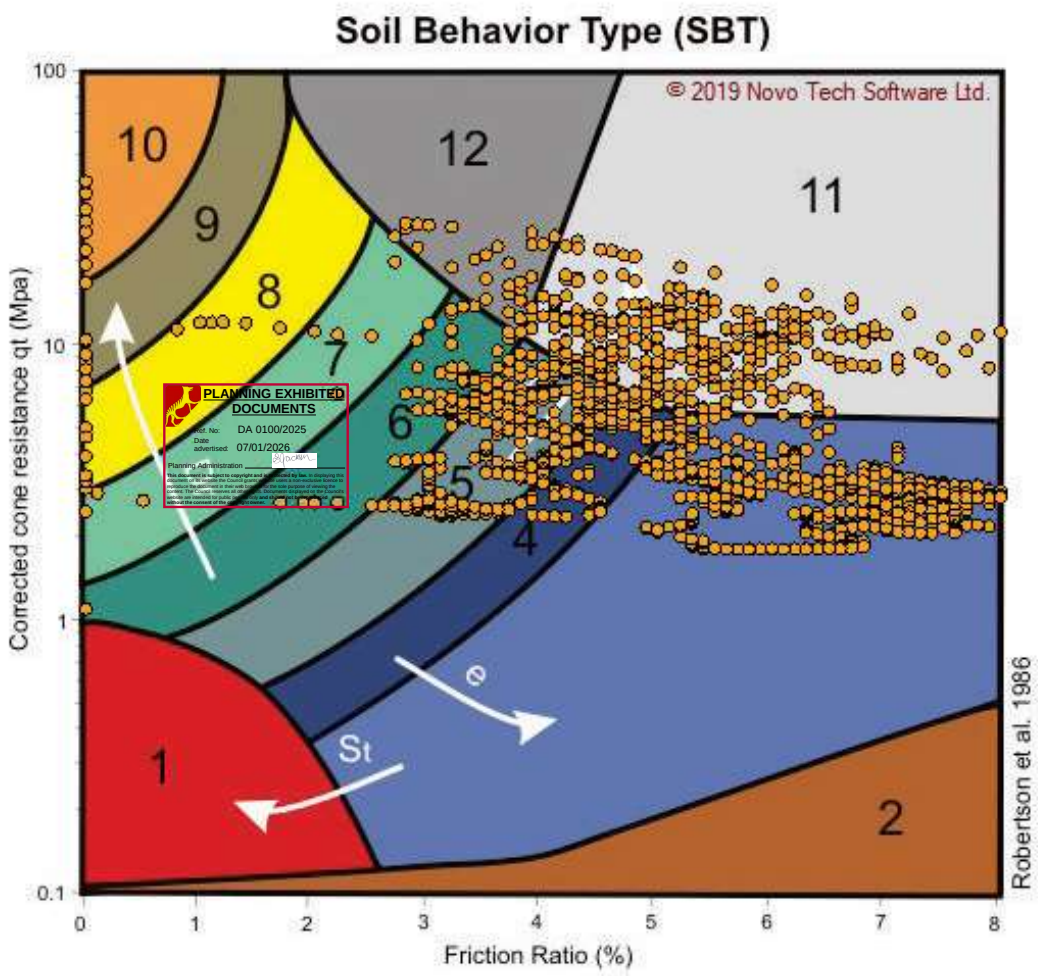
Document Set ID: 5201533
Version: 1, Version Date: 09/01/2026




EQUIVALENT SPT BLOWS ($N_{60}$) AGAINST DEPTH




SOIL BEHAVIOR TYPE AGAINST DEPTH




Legend

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8 Sand to silty sand
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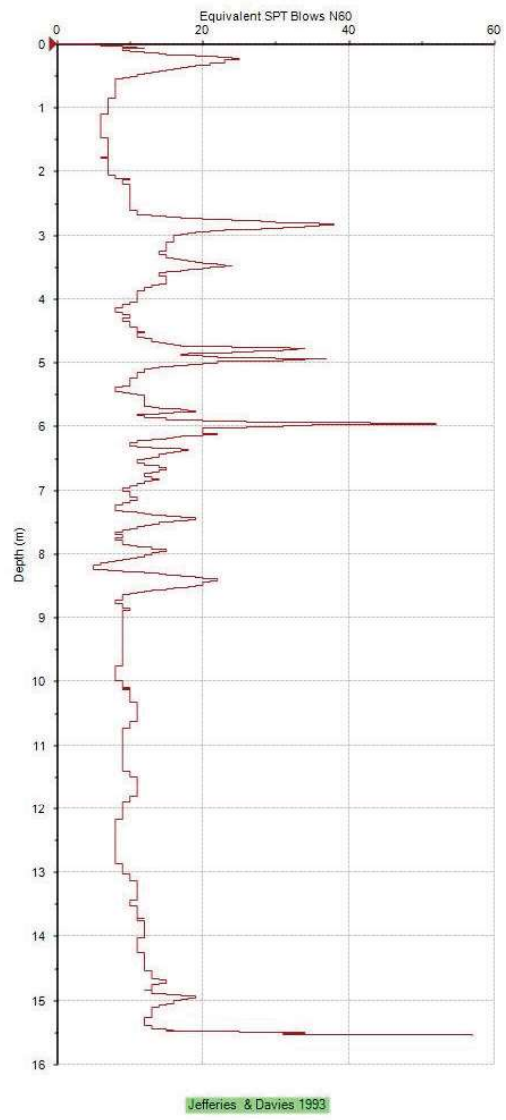
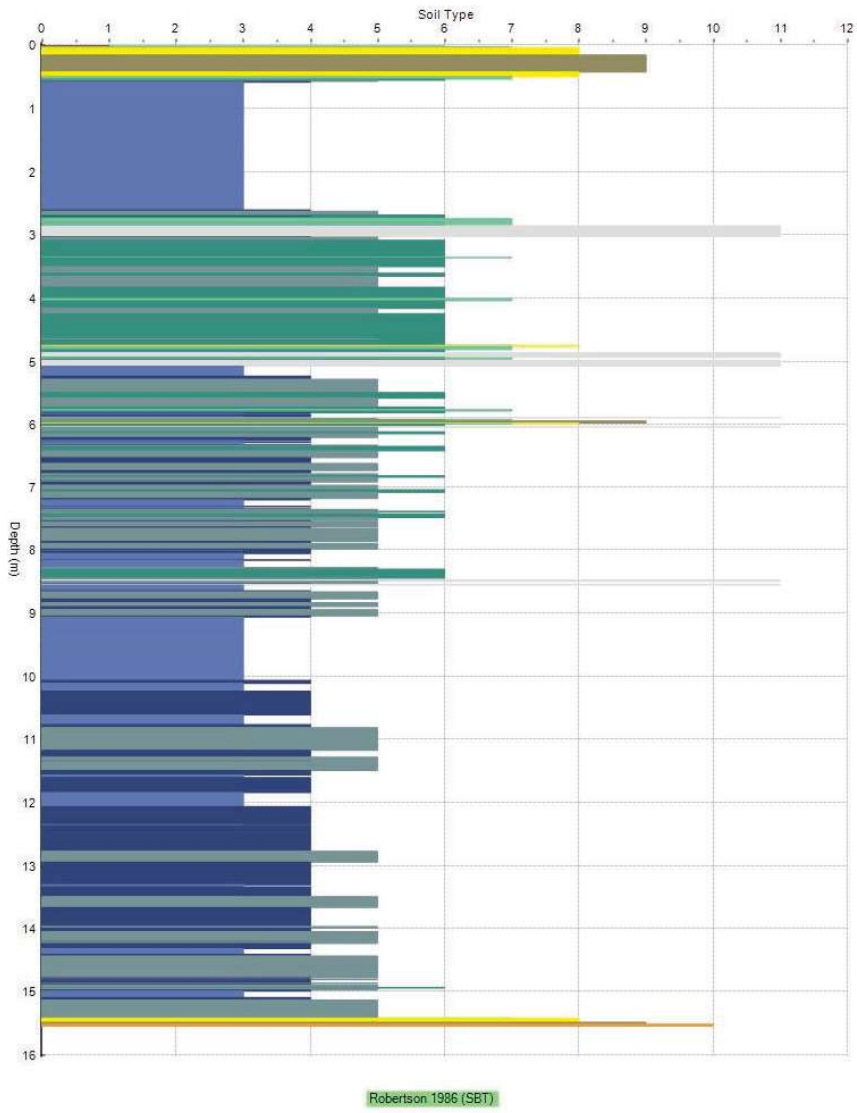
| date | 10/04/2024 | drawn | SS | | | |
| scale | N/A | approved | TB | title: | CPT03 Correlations | |
| original size | A3 | rev | | project no: GL21707B | | figure no. E-3 |

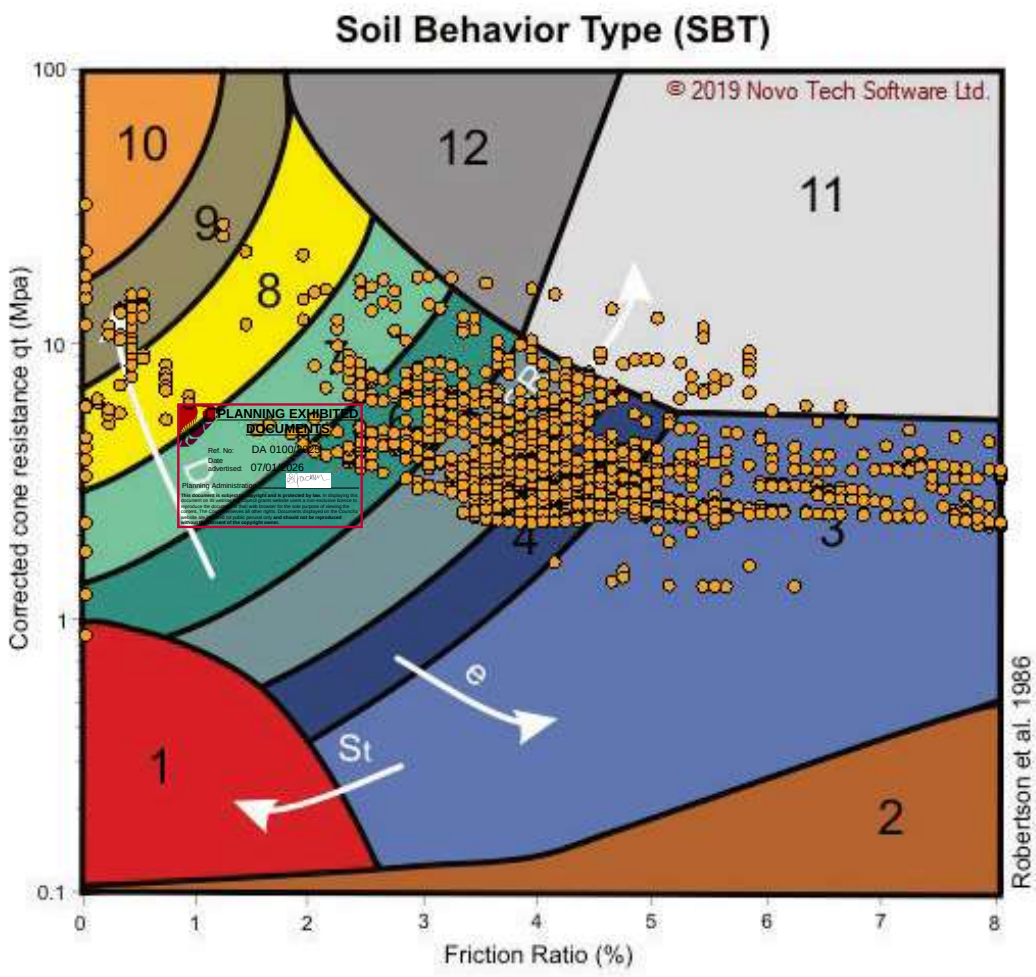
Document Set ID: 5301533
Version: 1, Version Date: 09/03/2026




EQUIVALENT SPT BLOWS ($N_{60}$) AGAINST DEPTH




SOIL BEHAVIOR TYPE AGAINST DEPTH




Legend

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| date | 10/04/2024 | drawn | SS | | |
| scale | N/A | approved | TB | title: CPT04 Correlations | |
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Document Set ID: 5201533
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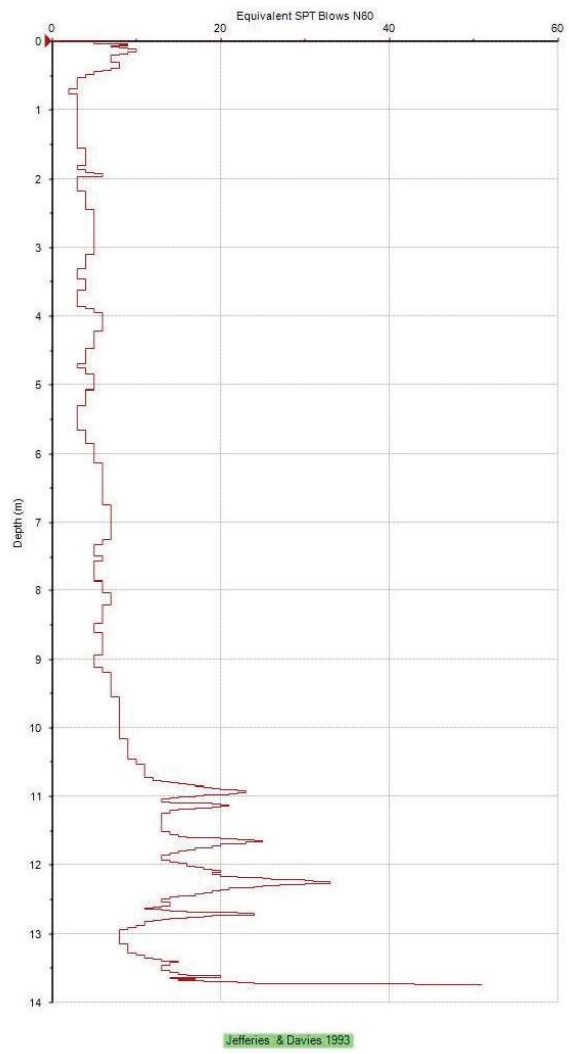
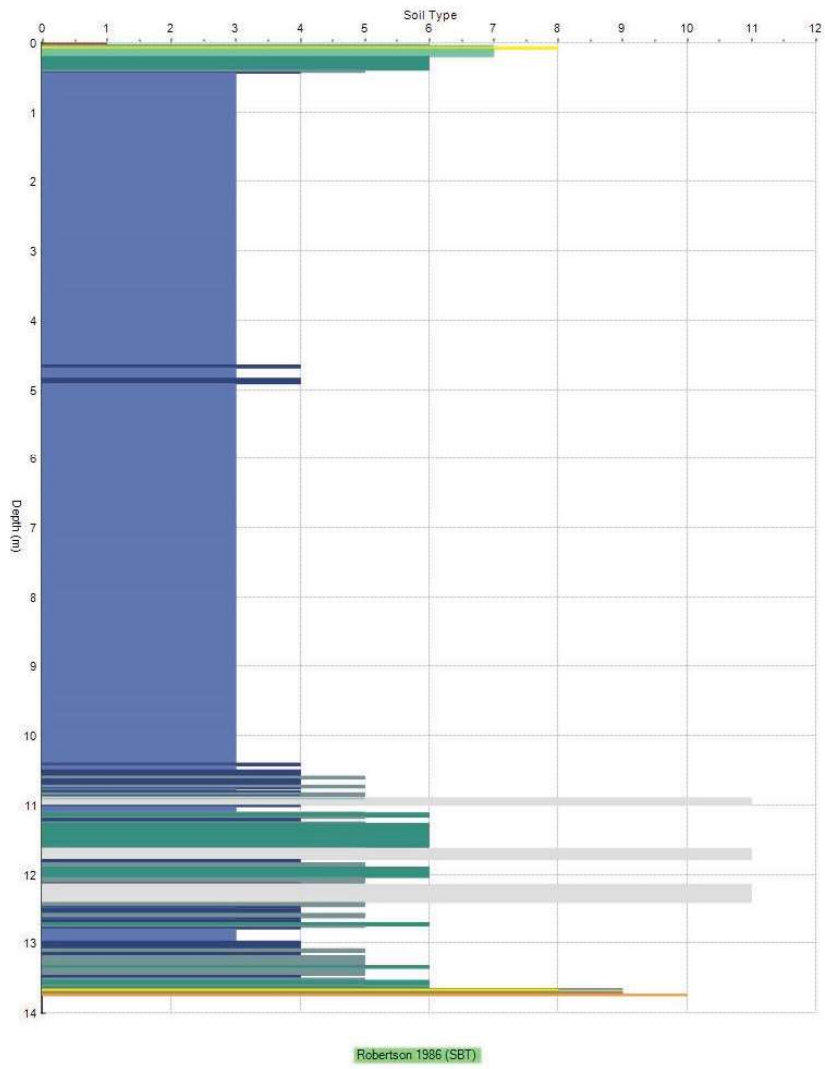
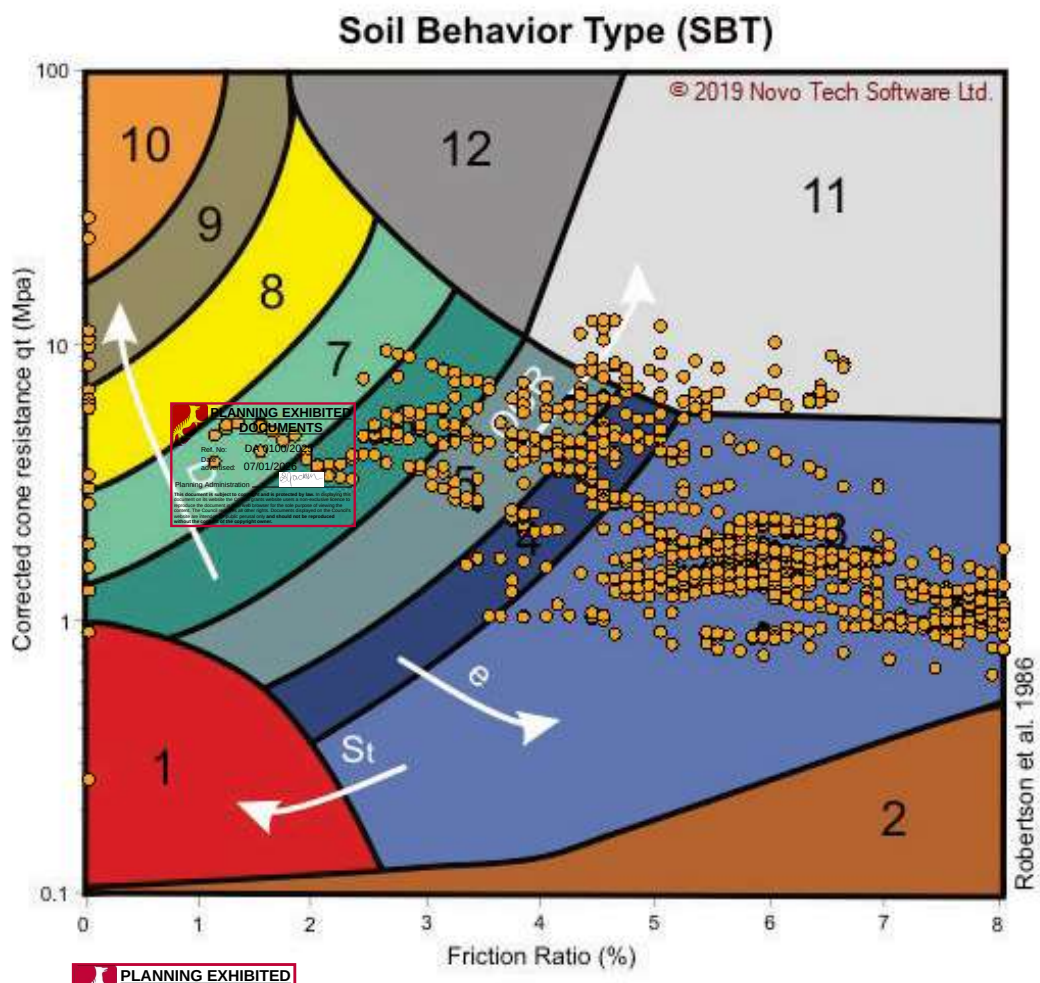



EQUIVALENT SPT BLOWS ($N_{60}$) AGANIST DEPTH




SOIL BEHAVIOR TYPE AGAINST DEPTH




Legend

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| date | 10/04/2024 | drawn | SS | | | |
| scale | N/A | approved | TB | title: | CPT05 Correlations | |
| original size | A3 | rev | | project no: GL21707B | | figure no. E-5 |

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# Appendix F

**Qualitative Terminology for Use in Assessing Risk to Property**

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# QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

## *QUALITATIVE MEASURES OF LIKELIHOOD*

| Approximate Annual Probability | | Implied Indicative Landslide Recurrence Interval | | Description | Descriptor | Level |
|---|---|---|---|---|---|---|
| Indicative Value | Notional Boundary | | | | | |
| $10^{-1}$ | 5x10-2 | 10 years | 20 years | The event is expected to occur over the design life. | ALMOST CERTAIN | A |
| 10-2 | 5x10-3 | 100 years | 200 years | The event will probably occur under adverse conditions over the design life. | LIKELY | B |
| 10-3 | 5x10-4 | 1000 years | 2000 years | The event could occur under adverse conditions over the design life. | POSSIBLE | C |
| 10-4 | 5x10-5 | 10,000 years | 20,000 years | The event might occur under very adverse circumstances over the design life. | UNLIKELY | D |
| 10-5 | 5x10-6 | 100,000 years | 200,000 years | The event is conceivable but only under exceptional circumstances over the design life. | RARE | E |
| 10-6 | | 1,000,000 years | | The event is inconceivable or fanciful over the design life. | BARELY CREDIBLE | F |

**Note:** (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

## *QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY*

| Approximate Cost of Damage | | Description | Descriptor | Level |
|---|---|---|---|---|
| Indicative Value | Notional Boundary | | | |
| 200% | 100% | Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage. | CATASTROPHIC | 1 |
| 60% | 40% | Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage. | MAJOR | 2 |
| 20% | 10% | Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage. | MEDIUM | 3 |
| 5% | 1% | Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works. | MINOR | 4 |
| 0.5% | | Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.) | INSIGNIFICANT | 5 |

**Notes:**
(2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilization works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

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# QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

## *QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY*

| LIKELIHOOD | | CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage) | | | | |
|---|---|---|---|---|---|---|
| | Indicative Value of Approximate Annual Probability | 1: CATASTROPHIC 200% | 2: MAJOR 60% | 3: MEDIUM 20% | 4: MINOR 5% | 5: INSIGNIFICANT 0.5% |
| A – ALMOST CERTAIN | $10^{-1}$ | VH | VH | VH | H | M or L (5) |
| B - LIKELY | $10^{-2}$ | VH | VH | H | M | L |
| C - POSSIBLE | $10^{-3}$ | VH | H | M | M | VL |
| D - UNLIKELY | $10^{-4}$ | H | M | L | L | VL |
| E - RARE | $10^{-5}$ | M | L | L | VL | VL |
| F - BARELY CREDIBLE | $10^{-6}$ | L | VL | VL | VL | VL |

**Notes:** (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

## *RISK LEVEL IMPLICATIONS*

| Risk Level | | Example Implications (7) |
|---|---|---|
| VH | VERY HIGH RISK | Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property. |
| H | HIGH RISK | Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property. |
| M | MODERATE RISK | May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable. |
| L | LOW RISK | Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required. |
| VL | VERY LOW RISK | Acceptable. Manage by normal slope maintenance procedures. |

**Note:** (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

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# Appendix G

**Some Guidelines for Hillside Construction**

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## PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

### APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

| | *GOOD ENGINEERING PRACTICE* | *POOR ENGINEERING PRACTICE* |
|---|---|---|
| ***ADVICE*** | | |
| GEOTECHNICAL ASSESSMENT | Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works. | Prepare detailed plan and start site works before geotechnical advice. |
| ***PLANNING*** | | |
| SITE PLANNING | Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind. | Plan development without regard for the Risk. |
| ***DESIGN AND CONSTRUCTION*** | | |
| HOUSE DESIGN | Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding.<br>Consider use of split levels.<br>Use decks for recreational areas where appropriate. | Floor plans which require extensive cutting and filling.<br>Movement intolerant structures. |
| SITE CLEARING | Retain natural vegetation wherever practicable. | Indiscriminately clear the site. |
| EARTHWORKS | Retain natural contours wherever possible. | Indiscriminatory bulk earthworks. |
| CUTS | Minimise depth.<br>Support with engineered retaining walls or batter to appropriate slope.<br>Provide drainage measures and erosion control. | Large scale cuts and benching.<br>Unsupported cuts.<br>Ignore drainage requirements |
| FILLS | Minimise height.<br>Strip vegetation and topsoil and key into natural slopes prior to filling.<br>Use clean fill materials and compact to engineering standards.<br>Batter to appropriate slope or support with engineered retaining wall.<br>Provide surface drainage and appropriate subsurface drainage. | Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below.<br>Block natural drainage lines.<br>Fill over existing vegetation and topsoil.<br>Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill. |
| ROCK OUTCROPS & BOULDERS | Remove or stabilise boulders which may have unacceptable risk.<br>Support rock faces where necessary. | Disturb or undercut detached blocks or boulders. |
| RETAINING WALLS | Found on rock where practicable.<br>Provide subsurface drainage within wall backfill and surface drainage on slope above.<br>Construct wall as soon as possible after cut/fill operation. | Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork.<br>Lack of subsurface drains and weepholes. |
| FOOTINGS | Found within rock where practicable.<br>Use rows of piers or strip footings oriented up and down slope.<br>Design for lateral creep pressures if necessary.<br>Backfill footing excavations to exclude ingress of surface water. | Found on topsoil, loose fill, detached boulders or undercut cliffs. |
| SWIMMING POOLS | Engineer designed.<br>Support on piers to rock where practicable.<br>Provide with under-drainage and gravity drain outlet where practicable.<br>Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side. | |
| DRAINAGE<br>SURFACE | Provide at tops of cut and fill slopes.<br>Discharge to street drainage or natural water courses.<br>Provide general falls to prevent blockage by siltation and incorporate silt traps.<br>Line to minimise infiltration and make flexible where possible.<br>Special structures to dissipate energy at changes of slope and/or direction. | Discharge at top of fills and cuts.<br>Allow water to pond on bench areas. |
| SUBSURFACE | Provide filter around subsurface drain.<br>Provide drain behind retaining walls.<br>Use flexible pipelines with access for maintenance.<br>Prevent inflow of surface water. | Discharge roof runoff into absorption trenches. |
| SEPTIC & SULLAGE | Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable.<br>Storage tanks should be water-tight and adequately founded. | Discharge sullage directly onto and into slopes.<br>Use absorption trenches without consideration of landslide risk. |
| EROSION CONTROL & LANDSCAPING | Control erosion as this may lead to instability.<br>Revegetate cleared area. | Failure to observe earthworks and drainage recommendations when landscaping. |
| ***DRAWINGS AND SITE VISITS DURING CONSTRUCTION*** | | |
| DRAWINGS | Building Application drawings should be viewed by geotechnical consultant | |
| SITE VISITS | Site Visits by consultant may be appropriate during construction/ | |
| ***INSPECTION AND MAINTENANCE BY OWNER*** | | |
| OWNER'S RESPONSIBILITY | Clean drainage systems; repair broken joints in drains and leaks in supply pipes.<br>Where structural distress is evident see advice.<br>If seepage observed, determine causes or seek advice on consequences. | |

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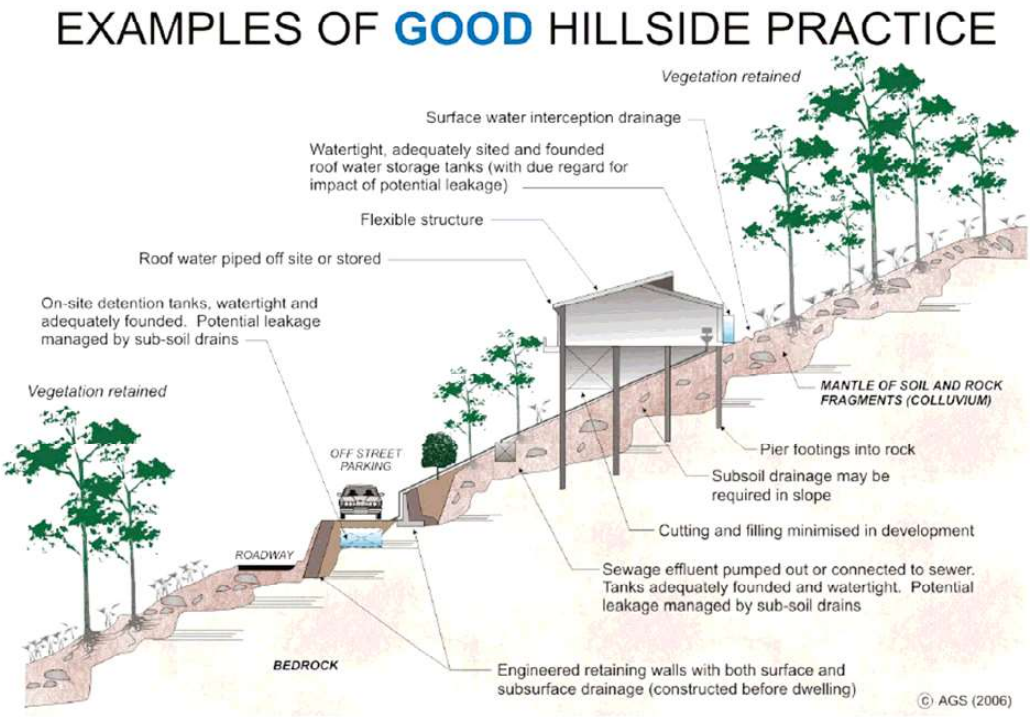
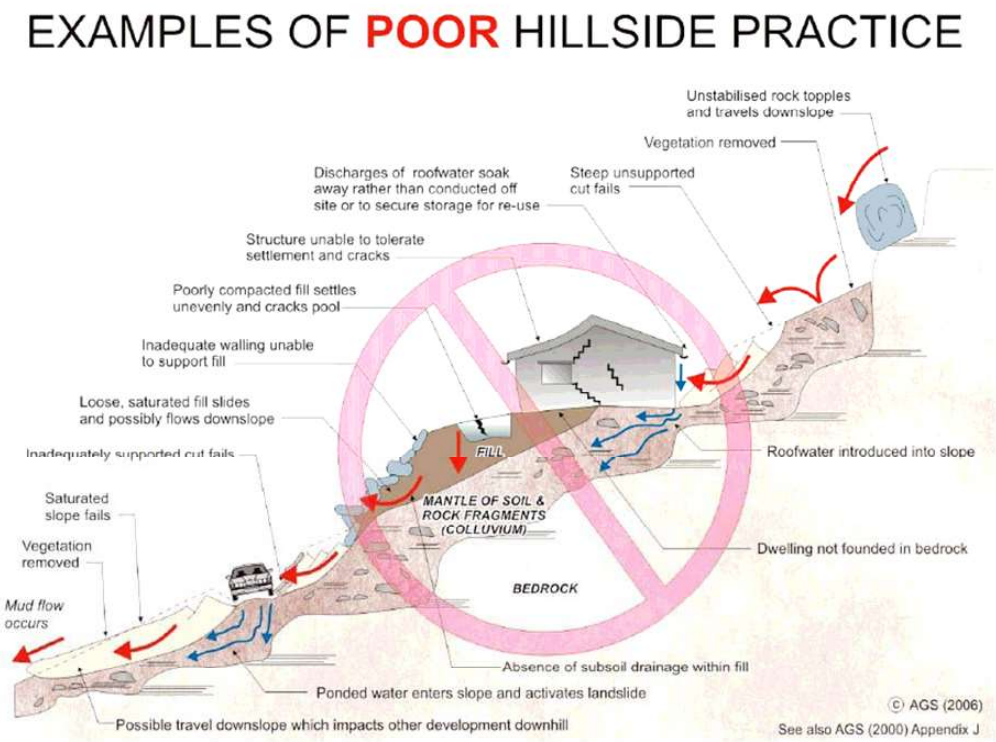
Australian Geomechanics Vol 42 No 1 March 2007

**PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007**

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# Appendix H

**Certificate Forms**

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**PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007**



| FORM | C | Geotechnical Declaration<br>Subdivision Application |
|---|---|---|

| Office Use Only | | Regulator: Launceston City Council |
|---|---|---|
| | | |
| | | |

**To be submitted with an application for an engineering <*construction certificate*> for subdivision of land. This form must be attached to the application for the <*construction certificate*>.**
This form is essential to verify that the geotechnical report has been prepared in accordance with <*Regulator's geotechnical DCP*> and that the author of the geotechnical report is a geotechnical engineer or engineering geologist as defined by <*Regulator's geotechnical DCP*>. Alternatively, where a geotechnical report has been prepared by a professional person not recognised by the <*Regulator's geotechnical DCP*>, then this form may be used as technical verification of the geotechnical report if signed by a geotechnical engineer or engineering geologist as defined by <*Regulator's geotechnical DCP*>.

## Section 1 Related Application

| | |
|---|---|
| *Reference* | What is the Regulator's Development Application Number? |
| *DA Site Address* | Lot 3 Techno Park Drive, Kings Meadows |
| *DA Applicant* | Homes Tasmania |

## Section 2 Geotechnical Report

| | | |
|---|---|---|
| *Details* | Title: Landslide Risk Assessment | |
| | Author's Company/<br>Organisation Name: Geoton Pty Ltd | Report Reference No: GL21707Bc |
| | Author: Tony Barriera/Sean Shahandeh | Dated: 10 / 04 / 2024 |

## Section 3 Declaration

| Declaration (Tick all that apply) Yes | No | **I am a geotechnical engineer or engineering geologist as defined by the** <*Regulator's geotechnical DCP*> **and on behalf of the company below:** |
|---|---|---|
| ☒ | ☐ | I prepared the geotechnical report referenced above in accordance with the AGS (2007c) as amended and Tasmanian Planning Scheme – Launceston City Council. |
| ☒ | ☐ | I am willing to technically verify that the geotechnical report referenced above has been prepared in accordance with the AGS (2007c) as amended and Tasmanian Planning Scheme – Launceston City Council. |
| ☒ | ☐ | I have professional indemnity insurance in accordance with Tasmanian Planning Scheme of not less than $5 million, being in force for the year in which the report is dated, with retroactive cover under this insurance policy extending back to the engineer's first submission to Launceston City Council. |
| ☒ | ☐ | I aware that the geotechnical report I have either prepared or am technically verifying (referenced above) is to be submitted in a support of a development application for the proposed development site (referenced above) and its findings will be relied upon by Launceston City Council in determining the development application. |

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Document Set ID: 5201573
Version: 1, Version Date: 09/01/2026

**PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007**



FORM **C**

# Geotechnical Declaration Subdivision Application

## Section 4 Checklist

Geotechnical Requirements (Tick as appropriate, either Yes or No)

**The following checklist covers the minimum requirements to be addressed in a geotechnical report in accordance with C15.7.1 Subdivision within a landslip hazard area. This checklist is to accompany the report.**

| Yes | No | | |
|---|---|---|---|
| ☐ | N/A ☒ | The extent and stability of proposed embankments including those acting as retarding basins. |
| ☐ | ☒ | Recommended Geotechnical testing requirements. |
| ☐ | ☒ | Required level of geotechnical supervision for each part of the works as defined under AS3798 – Guidelines on Earthworks for Commercial and Residential Developments. |
| ☐ | ☒ | Compaction specification for all fill within private subdivisions |
| ☐ | N/A ☒ | The level of risk to existing adjacent dwellings as a result of a construction contractor using vibratory rollers anywhere within the site the subject of these works. In the event that vibratory rollers could affect adjacent dwellings, 'high risk' areas shall be identified on a plan and the engineering plans shall be amended to indicate that no vibratory roller shall be used within that zone. |
| ☒ | ☐ | The impact of the installation of services on overall site stability and recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation. |
| ☐ | N/A ☒ | The preferred treatment of any areas of unacceptable risk within privately owned allotments. |
| ☐ | N/A ☒ | Requirement for subsurface drainage lines. |
| ☒ | ☐ | Overall suitability of the engineering plans for the proposed development (preliminary plans only). |
| ☐ | N/A ☒ | Risk mitigation plan defined. |

## Section 5 Geotechnical Engineer or Engineering Geologist Details

| | | |
|---|---|---|
| *Company/ Organisation Name* | Geoton Pty Ltd | |
| Name (Company Representative) | Surname: Barriera | Mr /Mrs /Other: Mr |
| | Given Names: Antonio Jose | |
| | Chartered Professional Status: CPEng, NER | Registration No: 471929 |
| Signature | | Dated: 10 / 04 / 2024 |

Reference: AGS (2007c) *"Practice Note Guidelines for Landslide Risk Management"*. Australian Geomechanics Society, Australian Geomechanics, V42, .N1, March 2007.

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# Submission to Planning Authority Notice

## Application details

| | |
|---|---|
| Council Planning Permit No. | DA0100/2025 |
| Council notice date | 28/03/2025 |
| TasWater Reference No. | TWDA 2025/00303-LCC |
| Date of response | 11/04/2025 |
| TasWater Contact | Shaun Verdouw |
| Phone No. | 0467 901 425 |

## Response issued to

| | |
|---|---|
| Council name | CITY OF LAUNCESTON |
| Contact details | Planning.Admin@launceston.tas.gov.au |
| Development details | |
| Address | LOT 3 TECHNO PARK DR, KINGS MEADOWS |
| Property ID (PID) | 9355075 |
| Description of development | Subdivision - Subdivide one lot into 106 lots (104 + 1 X POS & 1 X ROAD) |

## Schedule of drawings/documents

| Prepared by | Drawing/document No. | Revision No. | Issue date |
|---|---|---|---|
| GHD | APPENDIX E 12552740-GHD-00-00-DRG-CI-00001, 00010, 00020, 00030, | P01 | 01/06/2024 |

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

**ASSET CREATION & INFRASTRUCTURE WORKS**

4. Prior to applying for Engineering Design Approval, 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 Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

6. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater, include an amended Landscaping Plan showing how vegetation in the vicinity of TasWater water and sewer infrastructure will adequately protect the infrastructure from long term detrimental effects, and provide clear and easy access.

7. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

8. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

9. 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.

10. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

11. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

12. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

13. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

    a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.

    b. A request for a joint on-site inspection with TasWater's authorised representative must be made.

    c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

    d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.



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Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

14. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

15. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

16. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

17. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

**FINAL PLANS, EASEMENTS & ENDORSEMENTS**

18. 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.*

19. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

20. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

    a. the exact location of the existing water & sewerage infrastructure,

    b. the easement protecting that infrastructure.

    The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

**DEVELOPER CHARGES**

21. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling $361,942.00 to TasWater for water and sewerage infrastructure for 103 additional Equivalent Tenements, 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.



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22. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

**DEVELOPMENT ASSESSMENT FEES**

23. The applicant or landowner as the case may be, must pay a development assessment fee of $1,307.93, and a Consent to Register a Legal Document fee of $256.99 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.**

    In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

## 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/development-application-form

**Developer Charges**

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

**Boundary Conditions**

Modelling indicates that the network downstream From the Benvenue Reservoir has sufficient capacity to supply the proposed development at Techno Park Drive without the emergence of adverse effects on existing customers. Pressure and heads at the points of connection are tabulated below.

| Location | H.G.L. Peak Hour (m) | H.G.L. Peak Day + 10 l/s fire flow (m) | Pressure Peak Day + 10 l/s fire flow (kPa) |
|---|---|---|---|
| A472575 | 141 | 141 | 570 |
| A472432 | 141 | 141 | 760 |

Calculations allow for the reservoir at St Leonards to be 1/3 full. These are heads within the TasWater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions in the field and those who use this information should allow an appropriate margin of error in their design.

**Redundant Sewer Opportunity**

Please consider connecting MH A500208 to the proposed end of line arrangement for Lot 26. This would allow the sewer mains within the title known as Lot 1 Techno Park Drive CT 183085/1 to be rendered redundant, allowing for a more efficient sewerage system.



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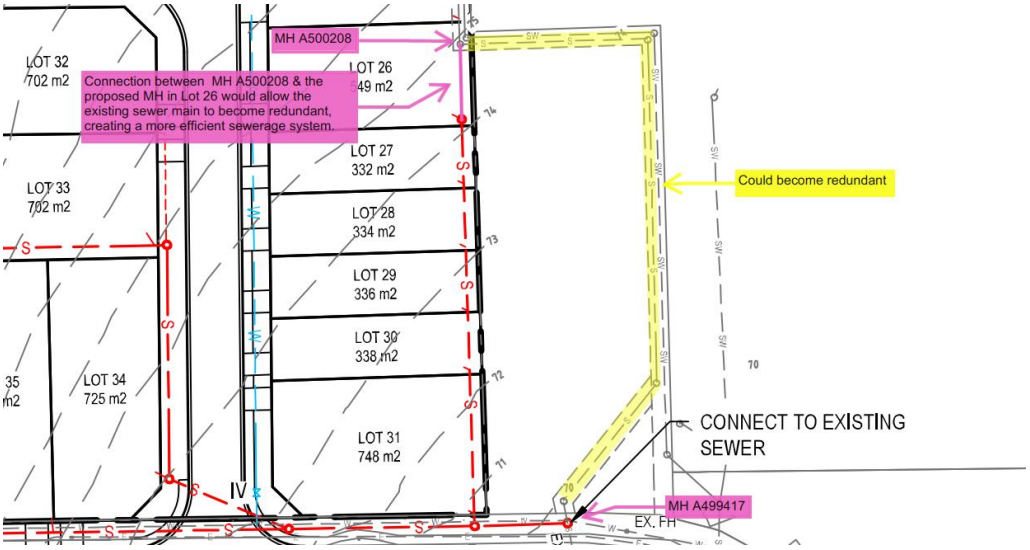


**Water Submetering**

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

**Service Locations**

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

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.

(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

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

# Cultural Advisory Committee Meeting Minutes

**Date:** Wednesday, 3 December 2025
**Start time:** 3:24pm
**End time:** 5:00pm
**Location:** Town Hall Committee Room, 18-28 St John St, Launceston TAS 7250

| Time | Agenda item | Presenter |
|---|---|---|
| 3:24pm | **1. STATEMENT OF ACKNOWLEDGEMENT** | Chairperson |
| | **2. ATTENDEES**<br><br>**Committee:**<br><br>Clementine Blackman — Worlds End<br>Helene Boyer — Educator and practicing artist<br>Dr Kim Lehman — Arts and cultural researcher<br>Judith Ridge — Writer and educator<br>Amanda Shepherd — Arts administrator<br><br>**City of Launceston:**<br><br>Councillor Tim Walker — Councillor City of Launceston<br>Councillor Alex Britton — Councillor City of Launceston (left 4:20pm)<br>Henry Watson — Arts and Culture Officer<br>Hannah Koch — Arts and Culture Officer<br>Jess Horton — Heritage Officer<br>Sam Johnson — Chief Executive Officer | Chairperson |
| | **3. APOLOGIES**<br><br>Ariel Chanko — Arts practitioner<br><br>Marcus Grantham — Team Leader Placemaking<br>Michelle Ogulin — Senior Leader Liveable Communities<br>Ali Kemp — Executive Leader, Connections and Liveability | Chairperson |
| | **4. DECLARATIONS OF INTEREST**<br><br>No interests to declare. | Chairperson |
| | **5. CONFIRMATION OF MINUTES – 1 October 2025**<br><br>Minutes taken as read and accepted.<br>Moved by C.Blackman, seconded by Cr. A.Britton | Chairperson |

| | | |
|---|---|---|
| | **6. CORRESPONDENCE**<br><br>- Correspondence received from multiple members noting that timing of meetings have been challenging.<br>- Correspondence from K.Lehman to Cr.Walker regarding Northern Gateway noted.<br>- Noted that a thank you letter to Dr Abbey has been sent and a response received as noted in previous minutes. | |
| 3:26pm | **7. PLACEMAKING REPORTS**<br><br><u>7.1 Public Art Projects Update</u><br>A general update on delivery expectations.<br><br>*Seaport Mural*<br>Booked for installation in January 2026, on track for this timeline.<br><br>*Howick Street*<br>Kreamart has injured his back and will be having surgery early in 2026. Kream has informed Officers that he will be able to complete this commission to timeline. We do have an alternative artist from the initial artist EOI who ranked second. Kreamart's concept design is complete and paid for.<br><br>Cr. A.Britton queried road change plans that may impact the mural. At this stage the retaining wall that will act as a canvas for the mural will not be changed.<br><br>Significant discussion was had around delaying the project. Considerations were heard as the second artist had given a long timeline for installation which would impact traffic. The Committee will meet in February 2026 and discuss options once Kream can provide information on his recovery status post surgery.<br><br>*Tatler Lane*<br>A small direct commission on Tatler Parade prior to Thoroughfare. It is an exercise in agility to see how we can respond to the needs of the public with a short turnaround. We intend to use this commission as branding as part of Thoroughfare.<br><br><u>7.2 Thoroughfare Update</u><br>Significant update was provided on multiple elements of Thoroughfare planning.<br><br>*Wall and Artist selection*<br>Curation has concluded, Officers will begin engaging selected artists for concept design. | Arts & Culture Officers |

| | | |
|---|---|---|
| | A quick overview of selected artists was provided to the Committee. Discussion around artists is still confidential. The Committee spoke about local and mainland artists as well as gender and indigenous representation.<br><br>*Paste-Up Project*<br>The Paste-Up Project will be an open call out to all ages and all locations for people to submit artwork. Although the project is inclusive to young people it is not specifically targeting youth. There are workshops aimed at young people running in January at QVMAG.<br><br>Text based work is allowed and the social media campaign will highlight this.<br><br>At the event itself we will have a crafting table setup for attendees to create work and paste it themselves.<br><br>*SKATE*<br>A showing of professional skaters and rolling workshops though the event. Very close to an agreement signed and workshop locations progressing.<br><br>*stART*<br>Officers intend to run another version of stART as part of Thoroughfare. In 2025 we ran it with Kreamart. It may be a different lead artist/facilitator or possibly just a emerging artist commission with supervision.<br><br>H.Boyer raised concerns that public art is broader than just murals and perhaps there could be a facilitator who worked sculpturaly or through verbal work.<br><br>C.Blackman suggested that a facilitator could come from the mainland to expand opportunities of local residents. H. Watson confirmed that the program doesn't need to be facilitated by a local, but budgetary constraints are a factor.<br><br>Cr. T. Walker suggested that a future program might involve sculptural pieces or poles that would speak a poem or similar.<br><br>Concerns were raised that with resources constraints on Officers there are limits to what can be achieved. H.Koch informed the Committee that a budget bid is planned for a recurring Arts & Culture Grant program which will support community members to facilitate projects with support from council.<br><br>*Festival Hub*<br>A draft line up of musicians was shared with a highly positive response. | |

| | | |
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| | Acquittal of the event was discussed. Suggestions included surveys, Spendmapp and crowd counting. The Committee was interested in supporting this process. Members are encouraged to attend within their capacity, even just to experience the activation and provide feedback to Officers in the following weeks.<br><br>Thoroughfare may become a bi-annual event however it was noted that nationally a lot of events are taking place every 4 years.<br><br>Thoroughfare as a brand was specifically chosen so that it would be appealing to external grant programs for future years.<br><br>Future planning for Thoroughfare will consider the Public Art Strategy and the Cultural Strategy. A festival that focuses on street art will inherently change each iteration as new artists will be engaged. Cr. T.Walker raised the concern that council should also work to ensure we are including broader arts, such as theatre and sculpture.<br><br>Discussion was had around the opportunity for an artistic director role that could assess the event and target specific funding applications. This would need appropriate data gathered. C.Blackman queried opportunities to work with Tourism Tas, Visitor Tasmania and Culture Counts as opportunities to collect data.<br><br>It was noted by the Committee that the Thoroughfare event is a significant workload for Officers.<br><br><u>7.3 Launceston Arts and Creatives Hub (LAACH)</u><br><br>H.Watson presented on Launceston Arts and Creatives project.<br><br>LAACH began in 2023 and has been a collaborative project between the Committee and Council Officers. Interviews took place in 2024 with local creatives to gauge the need for a hub within the community.<br><br>An arts and community hub has been discussed as a priority in strategic planning for a 4-year delivery plan. As strategic planning develops the 2026-2027 annual plan, Officers will have more guidance for a timeline and current priorities.<br><br>H.Boyer queried how the Committee can support LAACH development ongoing. Committee members also queried where the cultural strategy sat in relation to the 10-year strategic plan.<br><br>Some concerns were raised that Launceston is the only council of its size in Tasmania without an arts hub. Artists have always needed a space and will continue to need a hub. | |

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| | **8. GENERAL BUSINESS**<br><br>A. Shepherd will be retiring from her role at Theatre North in February 2026 but will continue her role on the Cultural Advisory Committee.<br><br>C.Blackman raised a concern within the creative community for more funding for arts projects. A group of creatives are writing an open letter to Council to request a recurring budget for arts grants. The letter has nearly 60 signatories at this stage. Cr. T.Walker offered that the conversation around grant funding had been discussed in executive meetings.<br><br>A change to meeting time was discussed for 2026 in response to members struggling to be available at the current scheduled time. 2026 Cultural Advisory Committee meetings will take place from 2:00pm on Wednesday the second week of the month. | Arts & Culture Officers |
| | **9. ACTION ITEMS**<br><br>• Officers to investigate data collection options for Thoroughfare, including culture counts and Spend map.<br>• Officers to distribute City of Launceston's 10-year Strategic plan to the Committee. | Arts & Culture Officers |
| | **12. MEETING DATES**<br><br>**Date** **Day** **Time** **Location**<br>11/02/26 Wednesday 2:00pm - 3:30pm Town Hall Committee Room<br>08/04/26 Wednesday 2:00pm - 3:30pm Town Hall Committee Room<br>10/06/26 Wednesday 2:00pm - 3:30pm Town Hall Committee Room<br>12/08/26 Wednesday 2:00pm - 3:30pm Town Hall Committee Room<br>14/10/26 Wednesday 2:00pm - 3:30pm Town Hall Committee Room<br>09/12/26 Wednesday 2:00pm - 3:30pm Town Hall Committee Room | Chairperson |

**Action summary:**
**Action list - Cultural Advisory Committee**

| Action | Source meeting | Responsibility | Expected |
|---|---|---|---|
| Investigate Culture Counts for Thoroughfare | 03/12/2025 | H.Koch | 01/02/2026 |
| Distribute the City of Launceston's 10-year Strategic Plan to the Committee. | 03/12/2025 | H.Koch | 12/01/2026 |
| Prepare a report on LAACH including examples of creative hubs. | 01/10/2025 | H.Watson | Completed |
| Speak to Communications team around additional media opportunities for N.Gateway Program | 01/10/2025 | H.Koch | Completed |
| Relevant Howick Street residents will be contacted via letter regarding upcoming mural delivery. The letter will be written by artist (James Cowan) and sited by CoL Officers prior to distribution. | 06/08/2025 | H. Watson | ON HOLD |
| A letter of thanks will be sent to Abbey McDonald to acknowledge her contributions.<br><br>All members of CAC will be noted on letter. | 06/08/2025 | H. Koch | Completed |
| Minutes from previous meetings will be attached to the agenda for ease of confirmation. | 06/08/2025 | H. Koch | Completed |
| Officers to investigate if funded Arts & Culture grant projects can be publicised on council's website | 06/08/2025 | H. Koch | Completed |
| Officers to convey design elements to KreamArt for the Howick St mural | 06/08/2025 | H. Watson | Completed |
| A version of the Seaport concept will be shared with the committee, and any further feedback from the committee should be sent to Henry via email. Henry.Watson@launceston.tas.gov.au | 06/08/2025 | H. Watson | Completed |
| Officers to seek final approval for Seaport mural | 06/08/2025 | M. Ogulin<br>M. Grantham | Completed |
| Electric boxes (botany) program will be investigated to see if it could be added to the Laneway festival lineup. | 06/08/2025 | H. Watson | Completed |
| Incomplete meting items will be addressed in October meeting and added to the agenda accordingly.<br>– 7.5 General Committee Administration<br>– 7.6 Thoroughfare Update<br>– 8.1 Action Items Update | 06/08/2025 | H. Koch | Completed |
| Arts and Culture Officer to provide an overview of how public art mural locations are selected | 04/06/2025 | H. Watson | 01/10/2025 |

# Cultural Advisory Committee Meeting Minutes

**Date:** Wednesday, 1 October 2025
**Start time:** 3:24pm
**End time:** 5:00pm
**Location:** Town Hall Committee Room, 18-28 St John St, Launceston TAS 7250

| Time | Agenda item | Presenter |
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| 3:24pm | **1. STATEMENT OF ACKNOWLEDGEMENT** | Chairperson |
| | **2. ATTENDEES**<br><br>**Committee:**<br>Amanda Shepherd — Arts administrator<br>Clementine Blackman — Worlds End<br>Dr Kim Lehman — Arts and cultural researcher<br><br>**City of Launceston:**<br><br>Councillor Tim Walker — Councillor City of Launceston<br>Councillor Alex Britton — Councillor City of Launceston<br>Henry Watson — Arts and Culture Officer<br>Hannah Koch — Arts and Culture Officer<br>Michelle Ogulin — Senior Leader Liveable Communities | Chairperson |
| | **3. APOLOGIES**<br><br>Ariel Chanko — Arts practitioner<br>Judith Ridge — Writer and educator<br><br>Marcus Grantham — Team Leader Placemaking<br>Ali Kemp — Executive Leader, Connections and Liveability | Chairperson |
| | **4. DECLARATIONS OF INTEREST**<br><br>No interests to declare. | Chairperson |
| | **5. CONFIRMATION OF MINUTES – 6 August 2025**<br><br>Minutes taken as read and accepted.<br>Moved by A.Shepherd, Seconded by C.Blackman | Chairperson |
| | **6. CORRESPONDENCE**<br><br>A letter of thanks was sent to Dr Abbey McDonald, her response conveyed gratitude and respect to fellow committee members. | |

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| 3:26pm | **7. PLACEMAKING REPORTS**<br><br>7.1 Northern Gateway Project<br>Public vote has commenced for the Northen Gateway Project with voting live from 15 September to 12 October 2025. The two concepts listed for voting are; Kanamaluka Kanalaritja and Sky Vessels. The initial response from community was high with over 600 votes. With a 48%-52% split. Strong support for both concepts speaks to the quality of the artists work.<br><br>The preferred concept will be taken to council meeting on 23 October for council endorsement.<br><br>All community members are encouraged to vote, including members of the Cultural Advisory Committee.<br><br>C.Blackman queried the process to date.<br><br>Over 40 artists applied for shortlisting, and three were selected by the assessment panel at a meeting on 23 June 2025 to proceed to paid concept design ($5000 fee). On completion of the concept design stage, the assessment panel convened on Tuesday, 5 August, and two concepts were selected as a recommendation to proceed to a public vote. All three concepts were presented by Urban Art Projects (UAP) at a Council workshop on 28 August 2025, with the recommendation to proceed with two to vote.<br><br>H.Boyer suggested that community needs to be reminded of the voting opportunity as school holidays are a busy period. H.Koch informed the committee that a second social media campaign would be going live in the coming days and two pop-up voting events are planned at Door of Hope/Festival of Dance and Launceston Aquatic Centre. The goal of these pop-ups is to target young members of the community who may not be exposed to the Tomorrow Together page.<br><br>A.Shepherd noted that online commentary has been quite critical, although this is expected is council concerned or addressing it in anyway?<br><br>H.Koch shared that although there have been significant numbers of 'keyboard warriors on social media, the formal complaints/calls have been very low. Once the communication team share the engagement information and trends it will be something for the councillors to note. A significant number of | Arts & Culture Officers |

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| | negative commentary online is a lack of education around the source of funding. As the project continues there is an opportunity to reiterate the source of funding from Tasmanian State Government.<br><br>T.Walker queried what mainstream media the campaign had received. H.Koch noted that the project was featured in an article in The Examiner and on Channel 7 News. H.Koch will follow-up with City of Launceston Communications team to see if further media coverage would be supported.<br><br>C.Blackman queried if the metallic effect on the internal of Sky Vessels had been through any safety considerations regarding driver distraction. H.Koch confirmed that a technical design period will take place after council's endorsement of the commissioned piece. This technical design period will include Department of State Growth (DSG) approval of the design, including safety measures as DSG is the road owner.<br><br>It was noted that the decision for the vote to be anonymous was a conscious one, and that any marketing will not inform the public who is in the lead as it can cause an 'underdog effect' which can skew the results. It was noted that less than 25 votes are between the two concepts.<br><br>H.Koch noted that the technical design period will also confirm the final materials for the construction phase.<br><br>The Committee noted that whoever wins the commission, it has been an open process.<br><br>H.Boyer noted that as a submitting artist the application process was not clear, and she was not aware of who to ask for further information. The application itself was limiting as artists could not submit concept ideas or designs. It was also alleged by the committee that some artists did not submit because they did not have a concept.<br><br>H.Koch explained that City of Launceston strives to ensure all artistic concept development is treated as paid work, so the application purposefully didn't welcome realised concepts. All three shortlisted artists were paid $5000 for their concept development. | |

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| | H.Koch explained that the structure of the fee is in line with NAVA rates as a 'design only' commission due to the level of risk and work that UAP are undertaking.<br><br>H.Boyer advocated that given the work is a site-specific piece, the unsuccessful concept wouldn't need to be placed somewhere else as a 'second prize'. If another location was targeted for a welcome artwork commission, a second callout should be managed.<br><br>7.2 Howick Street Mural<br><br>H.Waston presented the final concept design by J.Cowan for the committee's feedback. H.Watson explained how the committee's feedback from the august meeting had been taken onboard.<br><br>The committee appreciated the featuring of a forty-spotted pardalote and received H.Watson's note that the orange banding in the work was an additional safety measure given the location.<br><br>H.Watson noted that cost of traffic management is increasing and becoming a barrier for mural development. The artistic fee for the project is $17,500 but a significant budget cost on top of that is for traffic management.<br><br>Cultural Advisory Committee endorsed the design to go to next stage of commissioning.<br><br>7.3 Seaport Wall Mural<br><br>Similarly to Howick Street Mural, Seaport has a significant cost associated to traffic management. The artist fee is $63,000.<br><br>Th concept has been endorsed and artist is contracted with the work likely to be delivered in December/January. Officers are investigating the possibility of artist workshops while Georgis Hill is present in Tasmania. C.Blackman suggested there could be two tiers of workshops, one at Sawtooth ARI and one at Royal Park.<br><br>H.Boyer queried whether the artist had taken any feedback on board.<br><br>H.Watson explained that the focus going forward was to get the work ready for delivery on time. | |

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| | 7.4 Thoroughfare Update<br><br>H.Watson provided an overview of the branding developed for the inaugural City of Launceston Street Art Festival in 2026. The event title will be Thoroughfare, an exploration in to urban cultural expression. Attendees will be able to walk through Launceston's laneways and observe several graffiti artists working on large scale commissions. There will be music programming and interactive art installations.<br><br>Street Art festivals vary across the country and around the world, this is Launceston's chance to make our own version. There will be an online program to allow for flexibility and limit costings compared to a printed offering.<br><br>The committee received the branding with positivity as an opportunity for public to move through a space and pause to take in different activations. H.Boyer specifically noted that this project is taking up a significant portion of officers time.<br><br>H.Watson noted that the team will be applying for some grant opportunities as a value add to the program. This will possibly fund some programs targeting early career artists.<br><br>The main actvation will be on 28th March 2026 surrounding Brisbane Street Mall, Quadrant Mall and St John street. Maps of the target areas were shown to the committee. Noting that with budget limitations approx. 10 walls are aiming to be commissioned.<br><br>The artist EOI received a very positive response with our largest response ever, over 70 submissions.<br><br>Selected artists will be given the opportunity to research and take inspiration form local resources through partnerships with QVMAG and Libraries Tasmania. The hope is that this will allow all artists to connect there work in the place and culture of Launceston.<br><br>H.Boyer noted that given this work wasn't strategically linked at conception, it has potential to support ongoing cultural development in the future.<br><br>The committee expressed interest in further programming in the target areas going forward, officers spoke to plans for music programming to target dicky whites laneway in the future. Committee suggested that invigorating the space would allow Junction to use the spaces in future years too. | |

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| | H.Koch spoke about a plan to engage Big Hart to facilitate skate and art workshops with schools and in community spaces in the lead up to the festival. On the Saturday activation Big Hart will perform a SKATE show performed by Olympic skaters with digital art projected on to a temporary half-pipe. This will represent a culmination of urban culture as part of Thoroughfare<br><br>H.Koch outlined the plan to engage an external festival producer to assist officers with the workload of festival planning. Officers will lead the artistic programming but will seek assistance on operational event coordination and music programming.<br><br>7.5 Electric Botany (Thoroughfare)<br><br>The original Electric Botany project was led by QVMAG, with most electrical boxes painted offsite for safety and cost efficiency. Repeating the project would be more expensive due to on-site painting and traffic management requirements.<br><br>Future iterations could focus on specific precincts such as Kings Way to manage costs and logistics, by being able to support with a singular traffic management plan to target multiple utility boxes.<br><br>The project supports emerging artists, many past participants were university students.<br><br>Safety concerns were raised about community members painting boxes in risky locations, without appropriate permissions.<br><br>The original project was in 2020 and the artist fee per box was approx. $500. In 2025 the pricing and budget costs would be significantly different.<br><br>H.Watson is exploring potential partnerships with TasWater to paint their assets, this investigation may lead to a similar program in the future.<br><br>7.6 Public Art Selection Overview<br><br>In the Cultural Advisory Committee June meeting a query was raised by the committee for officers to present on how public art projects are selected. | |

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| | H.Watson spoke to the three ways that public art is commissioned.<br><br>• Servicing of council assets/graffiti mitigation. e.g. Criterion place, Patterson Street Carpark<br>• Cultural strategy and developing community capacity. e.g. stART program, supporting emerging artists in suburbs<br>• City Heart, Strategic Plan & Notice of Motions. E.g. Street Art Festival, temporary art installations.<br><br>H.Watson noted that after Throughfare 2026, officers will need to look in to how we commission public art moving forward. | |
| | **8. GENERAL BUSINESS**<br><br>8.1 Cultural Strategy and Launceston Arts and Creatives Hub (LAACH)<br><br>K.Lehmann and H.Boyer raised concerns for a lack of focus on delivering the Cultural Strategy, particularly the LAACH project. H.Boyer observed that officers are working in a narrow sphere of murals.<br><br>H.Watson informed the committee that with such a small time frame in CAC meetings there is a lot of work not captured in these meeting. Officers prioritise bringing projects that we need advice or feedback on.<br><br>T.Walker offered to take an item from the committee as a Notice of Motion to Council meeting. The committee requested a report presented at the next meeting on LAACH.<br><br>8.2 Role of Cultural Advisory Commitee<br><br>A broader discussion around the role of the committee took place. T.Walker spoke to a plan for only three committees under the 10 year strategic plan. C.Blackman noted that the role of the committee is to advice not direct.<br><br>M.Ogulin shared that officers priority is City Heart, Annual Plan and Strategic Plan | Arts & Culture Officers |
| | **9. ACTION ITEMS**<br><br>• Officers to prepare a report on LAACH including examples of creative hubs. | Arts & Culture Officers |

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| | **12. MEETING DATES** | | | Chairperson |
| | **Date** | **Time** | **Location** | |
| | 03/12/2025 | 3:15pm - 4:45pm | Town Hall Committee Room | |

**Action summary:**
**Action list - Cultural Advisory Committee**

| Action | Source meeting | Responsibility | Expected |
|---|---|---|---|
| Prepare a report on LAACH including examples of creative hubs. | 01/10/2025 | H.Watson | 01/12/2025 |
| Speak to Communications team around additional media opportunities for N.Gateway Program | 01/10/2025 | H.Koch | 03/10/2025 |
| Relevant Howick Street residents will be contacted via letter regarding upcoming mural delivery. The letter will be written by artist (James Cowan) and sited by CoL officers prior to distribution. | 06/08/2025 | H. Watson | 23/10/2025 |
| A letter of thanks will be sent to Abbey McDonald to acknowledge her contributions.<br><br>All members of CAC will be noted on letter. | 06/08/2025 | H. Koch | Completed |
| Minutes from previous meetings will be attached to the agenda for ease of confirmation. | 06/08/2025 | H. Koch | Completed |
| Officers to investigate if funded Arts & Culture grant projects can be publicised on council's website | 06/08/2025 | H. Koch | Completed |
| Officers to convey design elements to KreamArt for the Howick St mural | 06/08/2025 | H. Watson | Completed |
| A version of the Seaport concept will be shared with the committee, and any further feedback from the committee should be sent to Henry via email. Henry.Watson@launceston.tas.gov.au | 06/08/2025 | H. Watson | Completed |
| Officers to seek final approval for Seaport mural | 06/08/2025 | M. Ogulin<br>M. Grantham | Completed |
| Electric boxes (botany) program will be investigated to see if it could be added to the Laneway festival lineup. | 06/08/2025 | H. Watson | Completed |
| Incomplete meting items will be addressed in October meeting and added to the agenda accordingly.<br>– 7.5 General Committee Administration<br>– 7.6 Thoroughfare Update<br>– 8.1 Action Items Update | 06/08/2025 | H. Koch | Completed |
| Arts and Culture officer to provide an overview of how public art mural locations are selected | 04/06/2025 | H. Watson | 01/10/2025 |

File No: SF7872
Your Ref: CoL Submission to State Government Housing Land Supply Act Amendment Bill 2026_Community Consultation

State Planning Office
Department of State Growth
GPO Box 536
Hobart TAS 7001

19 February 2026

CC: haveyoursay@stateplanning.tas.gov.au

Dear Sir/Madam,

**Submission – Draft *Housing Land Supply (Miscellaneous Amendments) Bill 2026***

Council welcomes the opportunity to provide feedback on the *Housing Land Supply (Miscellaneous Amendments) Bill 2026* (Amendment Bill 2026). Council supports the Tasmanian Government's continued efforts to address the housing crisis and to expand the supply of social and affordable housing across the State.

Council acknowledges that the *Housing Land Supply (HLS) Act 2018* provides a mechanism for the accelerated release of eligible government land for housing. This is achieved through a Housing Land Supply Order (Order), which may rezone the land or introduce site specific planning controls. Council further notes that the Amendment Bill 2026 intends to streamline the existing Land Supply Order process.

It should be noted that three of the fifteen Orders made statewide to date have been within the Launceston municipal area (Newnham 2019, Ravenswood 2023 and Kings Meadows 2024), with a further proposal at Rocherlea currently under discussion. Within the context of this experience, Council is well placed to provide feedback on the current Land Supply Order process, local implications and best practice strategic land use planning for local communities.

The comments below address the Amendment Bill 2026 and the Land Supply Order process more broadly.

**1. Council's Role as Planning Authority and Strategic Partner**

While the HLS Act assigns rezoning decisions to the Minister, councils remain critical partners in housing delivery. Councils administer local planning schemes, deliver infrastructure, and ensure proposals align with the Tasmanian Planning Policies, regional land use strategies and the Resource Management and Planning System on a whole. This local knowledge provides essential insight into infrastructure capacity, servicing constraints and local conditions. Early collaboration is therefore key to achieving well-integrated, high-quality outcomes.

Council has taken a proactive step by adopting the Launceston Housing Plan 2025–2040 to guide future housing development across the municipality over the next 15 years. The Housing Plan is based on key principles, including collaborating with partners to facilitate a diverse and adequate supply of housing, and aligning investment with development to create vibrant and sustainable neighbourhoods. The Plan also includes actions to investigate housing opportunities through both growth and infill development.

Council notes that the exhibition period remains the sole formal opportunity for local government input. Under Section 12 (1) of the HLS Act, this period is just 28 days (excluding any days on which the Council office is closed during normal business hours, such as public holidays). Given the potential complexity of proposals - particularly where servicing, transport, infrastructure provision or development sequencing issues arise - this limited timeframe further emphasises the importance of early engagement.

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City of LAUNCESTON

Council appreciates Homes Tasmania's recent engagement on the Rocherlea proposal and supports continued collaboration to ensure the emerging concept reflects local feedback provided to date and the broader strategic land use planning aspirations that Council has for Launceston.

**Recommendation 1:** That Homes Tasmania continues to engage with Council during early scoping stages of preparing Housing Land Supply Orders to ensure alignment with local strategy.

**2. Comments on proposed changes**

Council raises no objections to the technical amendments, including removal of redundant references and alignment with the State Planning Provisions (SPPs). These changes are supported as they improve clarity and consistency within the planning framework.

Regarding the process for making Orders, Council understands that if the proposed changes were to proceed:

- Mandatory public exhibition remains unchanged and continues to occur before an Order is made.
- The Minister may now make an Order immediately after considering submissions, rather than waiting for Parliamentary sitting cycles.
- An Order would take effect within 14 days and could be acted on by Homes Tasmania and implemented by the Tasmanian Planning Commission.
- Parliamentary oversight will occur after the Order is made, through the disallowance process under Section 47 of the *Acts Interpretation Act 1931*, which allows an Order to be reversed.

**Recommendation 2:** Council supports the technical amendments as they improve clarity and consistency and raises no objection to the Amendment Bill 2026 on the basis that it does not give rise to additional planning implications. Council notes that responsibility for the legislative process, including Parliamentary disallowance of Orders, rests with Parliament.

**3. Importance of Structure (Neighbourhood) Planning and Strategic Alignment**

Council supports the HLS Act amendments to ensure that Specific Area Plans (SAPs) and Site-Specific Qualifications (SSQs) used in Housing Land Supply Orders are drafted in accordance with the prescribed format and structure required under the State Planning Provisions (SPPs) where an Order involves more than rezoning. While these technical drafting requirements are important, the broader statutory context in which Housing Land Supply Orders are assessed is equally critical. Under Section 6(1)(a)(iii) of the *Housing Land Supply Act 2018*, the Minister must be satisfied that any intended zoning complies with the Tasmanian Planning Policies (TPPs), including the Settlement Policy strategy 1.1.3(6), which promotes the preparation of structure plans to support the effective planning and management of land use and development within settlements.

Further, under Section 6(1)(c) of the Housing Land Supply Act 2018, the Minister must be satisfied that an Order furthers the objectives in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, which include public involvement (Sch. 1, Part 1, cl. 1(c)), shared responsibility across government, community and industry (cl. 1(e)), and sound strategic planning and coordinated action (Part 2, cl. (a)).

These legislative requirements clearly support a collaborative approach with Council in preparing structure plans that enable meaningful community participation and deliver sustainable, strategically aligned settlement outcomes. Without structure planning, land release risks non-compliance with the Minister's statutory obligations under ss 5–7 of the HLS Act, including the need for consistency with State Policies, TPPs and the applicable regional land use strategy.

While a SAP can manage site-specific controls, only a structure plan can provide the broader spatial and infrastructure context necessary for responsible, staged development and the coordination of transport and utilities, sequencing land release, ensuring equitable access to services, supporting high-quality neighbourhood outcomes and avoiding the concentration or perpetuation of disadvantage. Through this approach, Council and the State can work together to shape well-planned, resilient and socially equitable communities.

**Recommendation 3:** That structure planning be recognised as a key mechanism and strategic foundation for implementing Housing Land Supply Orders in a way that aligns with the Tasmanian Planning Policy (Settlement).

**4. Launceston's Neighbourhood Planning Work**

Council has recently adopted the St Leonards and Waverley Neighbourhood Plan (structure plan and infrastructure funding framework), a forward-looking approach that will guide future housing delivery while balancing growth with community needs, infrastructure capacity and equitable access.

Supported by a Federal Grant, this work was completed rapidly and achieved broad community engagement, demonstrating Council's preferred model for delivering high quality housing outcomes. The framework provides a strong foundation for sequencing and coordinating growth in line with community priorities, and this neighbourhood planning approach delivers the level of spatial, servicing and sequencing detail needed to support responsible HLS related land release.

The Launceston Housing Plan commits to continued neighbourhood planning in identified areas, with short-term projects underway for Alanvale and South Prospect, and infill opportunities to be explored around the key activity centres of Mowbray and Kings Meadows. Neighbourhood planning for Launceston's northern suburbs is currently identified as a medium-term project; however, recent and proposed Homes Tasmania land releases in Rocherlea and Ravenswood, together with significant State land ownership in the area, may justify bringing this work forward to ensure a sound strategic land use planning foundation is in place to guide future use and development.

**Recommendation 4:** That Housing Land Supply Orders are prepared in alignment with existing or emerging structure plans (neighbourhood plans), to ensure land release occurs within a coordinated and strategically informed framework. Where such plans do not exist, Homes Tasmania should work collaboratively with councils to develop them alongside major land release proposals, ensuring a wholistic and integrated approach rather than progressing with masterplans for sites in isolation.

Council welcomes continued collaboration with the State Government to achieve high-quality, well-serviced, inclusive neighbourhoods. Council encourages the integration of structure planning as a strategic foundation for the HLS pathway, particularly in areas with significant Homes Tasmania holdings.

We look forward to ongoing partnership with the State Planning Office and Homes Tasmania on shared housing and planning objectives.

Yours sincerely,

**Chelsea van Riet**
**Executive Leader Community Assets and Design**

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City of LAUNCESTON

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

Level 10, 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Email: Minister.Vincent@dpac.tas.gov.au

_8 DEC 2025

Dear Mayors and General Managers

As part of our *Local Government Priority Reform Program 2024-26*, the Tasmanian Government has today published an exposure draft Local Government Electoral Bill.

This draft Bill is an important step in establishing a standalone statutory framework for the conduct of local government elections.

The new Bill will introduce several important reforms, including:

- creating a more flexible format for future local government elections;
- strengthening the donations disclosure and electoral advertising requirements;
- improving the quality of public information at elections; and
- making changes to the eligibility to run for office, alongside a suite of changes intended to improve the integrity of elections

The Electoral Bill is also supported by a supplementary Local Government (Amendment) Bill which delivers supporting changes to the *Local Government Act 1993*, including:

- repealing existing electoral provisions from the Act;
- introducing reforms to better manage councillor interests; and
- introducing caretaker provisions for council conduct during an election.

The draft legislation, along with a supporting paper and an overview of provisions of both bills, is available on the Department of Premier and Cabinet's website at www.dpac.tas.gov.au/divisions/local_government.

We are inviting feedback from the sector and the community until midnight on Saturday 28 February 2026. Feedback can be provided by email to LG.Consultation@dpac.tas.gov.au.

It is important to note that due to the technical complexity of moving to a new electoral framework, the new Local Government Electoral Act is expected to have a phased implementation. A crucial focus of this consultation will be identifying the highest priority reforms for implementation prior to the next elections.

This will inform which provisions the Government will seek to 'turn on' with sufficient lead time to allow for education, system updates, and readiness ahead of the October 2026 local government elections.

I encourage this to be a focus of your council's consideration and feedback of the Bill.

Your feedback on the draft Electoral Bill will help us ensure the Tasmanian community can make an informed and meaningful choice at voting time.

Yours sincerely

Hon Kerry Vincent MLC
**Minister for Local Government**

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# Local Government Electoral Reforms

## Consultation draft legislation overview

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# *Local Government Electoral Bill 2025*

## Overview of key reforms by Part

| Part | Key Reform |
|---|---|
| 2 - ELECTION OF MAYORS, DEPUTY MAYORS AND COUNCILLORS | Provides for the election of the Deputy Mayor 'around the table' by councillors, rather than by direct elector ballot.<br><br>This must be done by vote of the council (simple majority), and within the first two general meetings of council.<br><br>The Bill allows councils to determine the term of deputy mayor to be either the term of council or a lesser period. |
| 4 - ELECTORS AND ELECTORAL ROLLS | Amends the definition of "occupier" for enrolment purposes, to refer to actual occupation and use, and clarify that tenants and licensees are occupiers for the purposes of the Act. |
| | Preserves a supplementary roll ('general manager's roll') for electors not entitled to be on the House of Assembly (HoA) Roll in respect of an electoral area, as well as clear and consistent criteria for applying to be on this roll.<br><br>This supplementary roll is now named the Local Government Electoral Roll.<br><br>This roll is for persons with property-based entitlements (landowners/occupiers, corporate bodies) and non-citizen electors *who have lived in the electoral area for a continued period of at least 12 months.*<br><br>Provides that responsibility for keeping and maintaining the supplementary rolls for electoral areas is to transfer to the TEC (currently council General Managers must maintain their council's supplementary rolls). |
| | Tightens the criteria for who can nominate to vote on behalf of corporate bodies, including that they:<br><br>• Must not be a director or the secretary of the corporate body<br>• Must not be already enrolled on the HoA roll for the electoral area<br>• Not be the corporate body nominee for another corporate body in the same area. |
| | Provides for 'one vote, one value' by providing that each elector is entitled to one vote in an election for an electoral area. |

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| Part | Key Reform |
|---|---|
| | This changes the current situation where a person may have up to two votes (e.g. one in their own right, and one on behalf of a body corporate). |
| 5 – COMPULSORY VOTING | Preserves compulsory voting for those on the HoA roll (status quo).<br><br>Voting remains optional for electors on the supplementary Local Government Electoral Roll. |
| 6 – ISSUING AND RECEIVING PLACES, POLLING PLACES AND ELECTION OFFICIALS | Reduces prescription and introduces flexibility to 'future proof' elections, allowing the Electoral Commissioner to determine the method of voting at an election. This can include one or more methods, including attendance voting at a polling place and/or postal voting (including provision and receipt of ballots in person and by mail).<br><br>These provisions provide flexibility for the Commissioner to determine multiple methods of voting, supporting the position of moving to a hybrid postal electoral format, allowing for continued mail voting, with provision of pre-polling and polling places for in-person completion of ballots.<br><br>The provides for the postal method (allowing for and encouraging for hand returns) as the default election method and allows for an attendance ballot only where the Commissioner is satisfied available postal services are inadequate to ensure the reliable conduct of the election by postal ballot, a postal ballot would be more expensive to conduct than an attendance ballot.<br><br>The Commissioner will be required to issue a notice as to the chosen method of election at least six months in advance of the notice of an election. |
| | Preserves issuing and receiving places, which allow for issue and return of ballots during mail (or hybrid) elections.<br><br>Provisions from the *Local Government Act 1993* are expanded for accessibility, including allowing the Electoral Commissioner to appoint a hospital, convalescent home, nursing home or other similar place at which a mobile facility may be operated as an issuing and receiving place – similar to polling place provisions in the *Electoral Act 2004*. |
| | Allows for appointment of polling places, pre-poll polling places and mobile polling places in the event of an attendance ballot.<br><br>Accessibility provisions mirror those for issuing and receiving places. There is also an additional clause (35) which provides for |

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| Part | Key Reform |
|---|---|
| | assistance to vote at a polling place to be provided for those who need it. |
| PART 7 – NOTICES OF ELECTIONS AND NOMINATIONS | Provides that a local government election or by-election may not be held such that the polling period overlaps the date of a Tasmanian or Australian Government parliamentary election. |
| | Provides for continuation of non-citizen voting via the supplementary roll, while requiring candidates for council to be Australian citizens eligible to vote in parliamentary elections. |
| | Retains a single-phase nomination process, with additional requirements in the notice of nomination – including:<br><br>• A statement as to whether or not the candidate is formally endorsed by a registered party or is running under a group name not associated with a party.<br>• An attestation that a candidate has completed the proposed mandatory pre-election training module. (does not apply to incumbent councillors).<br><br>A notice of nomination must also be signed by at least 30 electors or 1% of electors in the municipal area (whichever is smaller). Currently a notice of nomination must be signed by only two electors. |
| | Requires the TEC to publish and distribute a candidate information package. This is currently done as a matter of convention and is the primary way electors become aware of the range of candidates, their reasons for seeking election, views and propositions. However, this is currently not a part of the formal legislative framework.<br><br>At a minimum, this will include for each candidate - the candidate's name, a personal statement (if provided), and whether the candidate is endorsed by a registered party, running under a group name or is an independent candidate. This information is gathered as part of the notice of nomination. |
| PART 8 - BALLOTS | Provides guidance around ballot material, and provisions on issuing, completing and returning ballots based on various election methods enabled under Part 6. |
| PART 10 – ALTERNATIVE VOTING PROCEDURES | This is a broad Part which allows the Electoral Commission to approve and deliver alternative voting procedures for classes of electors who face barriers to traditional means of voting.<br>This includes, but is not limited to electronic voting methods such as online voting or voting by telephone. |

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| Part | Key Reform |
|---|---|
| | This supports universal franchise principles, consistent with recent reforms to the State *Electoral Act 2004*. |
| | Requires the TEC to approve procedures which enable and support accessible voting practices for electors with additional barriers to participation.<br><br>The TEC is also required to publish after each election a statement on the implementation of the accessibility principles. |
| PART 13 – OFFENCES RELATING TO ELECTIONS | Introduces a range of offences related to polling and conduct at polling places consistent with the *Electoral Act 2004*, while also retaining offences relating to elections under the LG Act.<br><br>It also contains offences relating to electoral bribery and treating and intimidation. |
| PART 14 – INVESTIGATORY POWERS | Provides standard investigatory powers for the Electoral Commissioner (or authorised officers) – consistent again with the *Electoral Act 2004.* This includes:<br>• Power to enter and inspect places<br>• Power to require production of documents or information<br>• Power to seize and detain<br>• Power to require attendance and questioning |
| PART 15 – ELECTORAL ADVERTISING AND PUBLICATION OF ELECTORAL MATTER | Introduces new prohibitions on the dissemination of misleading and deceptive statements (corresponding to the Electoral Act Review Final Report and the amended section 197 of the *Electoral Act 2004*). |
| | Repeals an existing provision that prohibits the publication of a candidate's name or image without their consent. This aligns local government elections with state and federal practices where no such restriction applies. |
| | Updates and clarifies what constitutes "electoral advertising" to ensure consistency and legal certainty.<br><br>Seeks to align definitions with the *Electoral Act 2004* and reduce ambiguity for candidates and regulators. |
| | Requires electoral advertising to include information identifying who authorised the material.<br><br>Aims to promote transparency and accountability in campaign communications. |

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| Part | Key Reform |
|---|---|
| PART 16 – ELECTORAL EXPENDITURE | Limits electoral expenditure to the candidate, intending candidate, or their formally nominated agent.<br><br>Aims to prevent unregulated third-party campaigning and increase transparency. |
| | Replaces current advertising-specific limits with an overall cap on total electoral expenditure.<br><br>Aligns local government elections with Legislative Council spending rules.<br><br>Expenditure caps are as follows:<br><br>• for a candidate for election to the Hobart City Council, Clarence City Council, Glenorchy City Council, Kingborough Council or Launceston City Council – $16 000 plus the applicable annual increment for that financial year.<br>• for a candidate for election to any other council – $10 000 plus the applicable annual increment for that financial year.<br><br>The annual increment is a cumulative increase to this limit of $500 every year for the councils referred to in the first bullet point, and $300 for all other councils, applying annually from 1 July 2027. |
| | Requires candidates to report not only their own spending but also any expenditure made on their behalf.<br><br>Confirms that shared advertising must be fully attributed to each candidate featured. |
| | Prevents third parties from incurring expenditure on behalf of a registered party to influence election outcomes (strengthens transparency and restricts indirect or unregulated campaign spending). |
| PART 17 – GIFTS AND DONATIONS | Extends gift and donation disclosure obligations to all candidates. Maintains the $50 threshold and introduces disclosure via the TEC website during the election period. |
| | Prohibits indirect donations through intermediaries or third parties (ensuring all electoral donations are transparent and reported through candidates). |

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# *Local Government Amendment (Electoral Reforms) Bill 2025*

## Overview of key reforms by Part

| Part | Key Reform |
|---|---|
| 5 – PECUNIARY INTERESTS | Expands the definition of a close associate to a councillor to include:<br>• a person who has provided a gift or donation (as defined in the *Local Government Electoral Act 2025*);<br>• a relative of the councillor or member who resides with that councillor or member on a regular basis. |
| | Establishes defence provisions for a councillor where they believe a pecuniary interest (where they receive or expect to receive a pecuniary benefit) is one held with a substantial proportion of electors in the municipality (meaning at least 5% or 1 000 electors, whichever is the lesser).<br><br>This defence also applies to an application or request for approval, authorisation, licence, permit, exemption or other right, or beneficial interest in shares of a company or other body. |
| | Requires that the existing register of pecuniary interests kept by the general manager to be published on a council's website. |
| 5B – PERSONAL INTEREST RETURNS | This is an entirely new Part which requires a councillor to lodge a personal interest return (PIR) with the general manager, within 28 days after a certificate of election is issued. |
| | A PIR is to be made by Ministerial Order – and may specify a range of matters including:<br>• the assets and classes of assets to be disclosed, including real property and financial interests;<br>• the liabilities and classes of liabilities to be disclosed;<br>• the associated persons and classes of persons whose interests are to be disclosed, including individuals, bodies corporate and trustees;<br>• employment, offices and other sources of income to be disclosed;<br>• gifts, donations or contributions to other entities, and the classes of such gifts, donations or contributions, to be disclosed;<br>• memberships of associations, including trade or professional associations, political parties and other organisations to be disclosed; |

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| Part | Key Reform |
|---|---|
| | • thresholds for disclosure and time periods to which the disclosures relate;<br>• management strategies to be documented by councillors for managing actual, potential or perceived pecuniary interests or non-pecuniary interests arising from the matters disclosed.<br><br>As with all Orders pertaining to councils, the Minister must consult with councils before amending, revoking or substituting the PIR.<br><br>*Note: a draft PIR has been released alongside the consultation draft legislation package.* |
| | The general manager must publish each personal interest return, and any revised personal interest return, on the council's official website as soon as practicable after it's lodgement. |
| | The general manager must not provide to a councillor any information, other than information included on a public agenda or otherwise available to members of the public, if it is reasonably apparent to the general manager, from a personal interest return or other information known to the general manager, that the councillor has a pecuniary interest in the matter.<br><br>Likewise, a councillor must not seek to obtain any information on the above grounds. |
| | The council must retain each personal interest return, and each revised personal interest return, until 2 years after the expiration of the term of the council during which the return was lodged. |
| | Offence provisions are included for providing false information, omitting known information, or refusal to lodge a PIR. |
| PART 5C - Conduct of Council During Election Period | This Part introduces 'caretaker' provisions related to the conduct of councils during election periods. During an election period a council cannot make any decision defined as a 'prohibited decision'. This includes a decision:<br>• that relates to the appointment, reappointment or the remuneration of a general manager, other than the appointment, reappointment or remuneration of an acting general manager<br>• that relates to the termination of a general manager<br>• to enter into a contract, arrangement or agreement the total value of which exceeds whichever is the greater of –<br>  ○ $100 000; or |

| Part | Key Reform |
|---|---|
| | ○ 1% of the council's revenue from general and service rating and fees and charges in the preceding financial year<br>• that would enable the use of council resources in a way that is intended to influence, or is likely to influence, voting at a council election.<br><br>A council may, if they determine it is necessary and in the public interest for a prohibited decision to be made during an election period, make an application to the Minister for an exemption.<br><br>Prohibited decisions do not apply to decisions or actions required by councils under statutory timeframes. |
| | This Part also prohibits the use of any council resources or publication of information promoting or advantaging a particular candidate or group of candidates.<br><br>It also prohibits councils from making resources available that advantage a candidate which are not equally available to all candidates.<br><br>Information in relation to an election can only be published if it has been published by the Electoral Commission. |
| PART 6 – PETITIONS, POLLS AND PUBLIC MEETINGS | The threshold for petitions requesting elector polls or public meetings has been raised to 20% of electors (from 5% or 1,000 electors, whichever is lesser). |
| GENERAL CHANGES | Electoral parts are repealed and replaced by the new standalone *Electoral Bill* – including:<br>• Part 4 – Elections<br>• Part 15 – Council elections. |

# Lease and License Policy

***PURPOSE***

To provide a consistent and equitable framework for the leasing and licensing of land and buildings ("facilities") owned and managed by City of Launceston ("Council").

***SCOPE***

This policy applies to:

- all Council officers involved in the negotiation and preparation of leases and licences relating to Council owned facilities
- all customers who intend to lease or licence Council owned facilities on more than an informal, occasional basis. Customers will be provided with a copy of this policy prior to signing their lease or licence

This policy does not apply to:

- hire of Council owned facilities that are routinely booked or hired for occasional uses with a standard City of Launceston venue hire agreement or booking arrangement
- occasional general community uses (for example, informal uses of open spaces, or non-exclusive gatherings)
- encroachments onto Council land (refer to the Private Use of Council Land Policy 23-Pl-003)

The information contained in this policy is not advice, and should not replace seeking legal advice on proposed Council agreements.

Special considerations and procedures apply to the leasing of public land. Officers intending to lease public land are encouraged to seek legal advice.

***POLICY***

**Policy objectives**

- To optimise the use of Council facilities to the mutual benefit of the community and Council
- To achieve fair and equitable access to facilities
- To achieve a transparent system
- For community leases, to achieve a cost management model whereby the cost of operation of the asset for community groups are not prohibitive, nor an unreasonable financial cost to Council
- For commercial leases, to ensure that Council operates in accordance with contemporary commercial practices

**Optimising the benefits to be obtained from Council land facilities**

The Council will ensure suitable usage arrangements are in place for its land and facilities. Use of Council facilities will support community needs in a manner that is consistent with Council's strategic plans and values.

Where Council facilities are provided for the use of the community Council must strike an appropriate balance between meeting growing needs for community assistance and endeavouring to manage limited Council resources.

The Council may consider the following strategies in order to support Community uses:

- requiring lessees and licensees to pay for the expenses arising from their use of facilities, except where specifically exempted
- the promotion of multi-use arrangements where appropriate
- offering use of alternative, more cost effective facilities
- disposing of facilities that no longer meet modern standards

**Fair and equitable access**

The Council will provide fair and equitable access to its facilities for all users.

For non-public land, although Council will ordinarily permit a renewal of tenancy where no breaches of the lease or licence have occurred, Council is not obligated to do so unless required by the existing lease or licence.

For public land that has a commercial use, Council will ordinarily offer a maximum term of 20 years inclusive of all options. Shorter terms are preferred to ensure equitable access to publicly owned assets which are often in premium locations.

If a renewal is not offered and instead the Council intends to grant an entirely new lease or licence, Council will publicly advertise the facility including any desired uses or particular requirements. An Expression of Interest (EOI) process will be utilised for all new leases and licences, including in circumstances where a current tenancy is not being renewed.

As part of the EOI process, the following steps are required:

- preparation of description, selection criteria, and required forms
- a public notice is to be placed in a public newspaper, inviting interested parties to provide submissions of their intended use of the facility
- a panel of not less than three Council employees will be appointed to assess the submissions and select the most suitable applicant
- A recommendation will be put to a Council meeting in support of the preferred user group (where appropriate)

For non-commercial use leases and licences, relevant factors when considering the use of a facility may include:

- the demonstrated need for the service
- the user history, financial and income capacity of the user
- the suitability of the facility
- existing and surrounding users
- any relevant environmental impact and sustainability considerations
- capital contributions made or proposed by the user
- whether co-location of the group with another user, or head leasing to representative peak bodies, is more appropriate

**A transparent system**

The Council must use, and be able to demonstrate its ability to meet the objective criteria and equitable processes set out in this policy.

Standardised lease and licence agreement templates will be used wherever possible.

Lessees and licensees will be provided with a clear summary of the value of any support or concessions granted by Council. **This information may be reported publicly.**

**Valuation**

The *Local Government Act 1993* (Tas) requires that for land that is not public land, a valuation must be obtained before disposal of facilities. The cost of such valuations will be met by Council.

Rent for commercial leases and licences will be at the market rate, based upon an independent valuation of the relevant facility, conducted within the preceding 12 months. This applies whether or not the land is public land or not.

For the purpose of calculating the effective subsidy for community use leases and licences, the rental valuation will be assessed using the property's latest available AAV figure, adjusted for CPI and any shared or part use of the land. That valuation will accompany any officer report as part of Council's decision making process on disposal.

**Determining a fair contribution for non-commercial uses**

Only commercial users are required to pay rent at a market rate.

Community users are required to pay a yearly fee of 182 fee units as set pursuant to the Fee Units Act 1997 (Tas) (equating to $300.30 as at 1 July 2021). This fee is in order to cover administrative costs. Any additional service charges that arise are the responsibility of the user. Community users are not required to pay for rates or land tax.

The Council will be responsible for maintenance unless otherwise agreed between the parties. Lessees remain responsible for the cleaning and other day-to-day operations.

Further details on rental and other charges are at Table 1 on page 4.

**Table 1: Cost recovery summary**

| Category | Financial contributions | Eligibility criteria |
|---|---|---|
| **1. Community user groups**<br>Examples:<br>• Recreational group<br>• Benevolent group<br>• Community association, club or garden | Annual rental charge of $300.30<br>Users must pay all costs:<br>• utilities - consumption and fixed charges<br>• operational maintenance (e.g. cleaning, security, pest control) bin service charges and State Fire Service Levy Fee<br>• other costs (e.g. replacement, signage)<br>• costs of specialised sporting equipment | • must provide proof of benevolent or charitable activity/service, community service or be a sporting club<br>• has limited revenue-raising ability<br>• provides optimal multiple use opportunities |
| **2. Commercial user, private user, government or grant funded user** | Full market rent<br>All associated costs | Service is provided on standard commercial terms |
| **3. Mixed/partially assisted user group or group with limited public benefit (semi-private museums, office for partly funded program)** | Rent is determined in accordance with the percentage that the user is deemed to be commercial, community, benevolent, or self-funded calculated in accordance with relevant procedures as applicable.<br><br>The financial contribution outlined for Community Groups (Table) is also applied to the category. | Has a mix of community and commercial activities |

**Capital contributions**

All proposed capital contributions or improvements to Council assets of any kind must be approved by the Council prior to being undertaken. Council strongly encourages users to proactively engage with Council on grant funding and other sources of financial support.

Any applications to undertake capital contributions or improvements and their subsequent ownership, financial compensation or any other form of compensation will be considered by the General Manager Infrastructure and Assets. Any agreements will be specified in the lease or associated documentation.

The Council retains ownership of fixed improvements on its land, unless the contrary is approved by Council, in which case this will also be specified in the lease.

When assessing users' capital contributions and improvements, the Council will give consideration to the assets management (including ongoing maintenance requirements), the strategic direction and use of the asset, Council's resources, alignment to Council's strategic plans and values.

**Insurance**

The Council will insure its buildings against property damage. Users are required to reimburse Council for their share of the cover. A user may elect to take out their own building cover with the approval of Council, in which case the user will be obliged to provide certificates of currency on a yearly basis.

If ownership of capital improvements sits with the user (see **Capital Contributions** above), building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements. This is because Council maintains a high excess ($50,000): in insuring a capital improvement, Council assumes responsibility for under excess claims which is not appropriate if Council is not the asset owner.

Any user may take out other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, player injury cover, additional plate glass and business interruption insurance.

The user must insure themselves against personal injury claims at a level suited to their likely risk exposure and in all cases at least $20 million in minimum cover.

**Legislative compliance**

Council officers must comply with relevant laws relating to disposals of land. These obligations are mainly set out in Part 12 of the *Local Government Act 1993* (Tas). Special provisions apply to public land such as public parks and gardens, and sporting facilities for public use.

Council must also comply with the *Local Government (Building & Miscellaneous Provisions) Act 1993* (Tas) relating to subdivisions when considering offers of lease terms of more than 10 years.

Council must comply with the *Residential Tenancy Act 1997* (Tas) for residential properties.

Any property being used as retail shop premises (such as cafes) must be dealt with in a manner that complies with the *Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998.*

***PRINCIPLES***

The principles underpinning this policy are transparency, equity and public access.

All of Council's Organisational Values apply to this policy.

***RELATED POLICIES & PROCEDURES***

19-PI-001 Legal Services Policy
24-PI-003 Council Property Management Policy
24-PI-002 Disposal or Alienation of Council Assets Policy
17-Rf-007 Legals Index Document Information Sheet

***RELATED LEGISLATION***

*Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998*
*Local Government Act 1993* (Tas)
*Local Government (Building & Miscellaneous Provisions) Act 1993* (Tas)
*Residential Tenancies Act 1997* (Tas)

*Competition and Consumer Act 2010* (Cth)

***REFERENCES***

N/A

***DEFINITIONS***

"Benevolent" means an organisation or association that has objects and activities of a charitable nature that holds an Australian Tax Office certificate granting "benevolent" status.

"Community Association" means an incorporated or unincorporated association of members that has objects and activities of a social or recreational nature and openly offers membership to any member of the community reasonably able to participate in that activity.

"Commercial" means any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward, and for the purposes of rental rebate assessment, an entity that cannot clearly fit into any other rental rebate assessment category.

"Lease" - an agreement by which the Lessor grants to the Lessee exclusive possession of a property for an agreed period in exchange for rent or fee.

"Licence" - a formal authority or permission to enter and occupy a person's land for an agreed purpose. A licence does not usually confer a right of exclusive possession of the property, or any estate or interest in it.

"Public Land" - as defined in section 177A of the *Local Government Act 1993* (Tas).

***REVIEW***

This policy will be reviewed no more than 2 years after the date of approval or more frequently, if dictated by operational demands and with Council's approval.

CITY OF LAUNCESTON - **Lease** and License Policy

## *DOCUMENT INFORMATION*

| | |
|---|---|
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|---|---|
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# EFFICIENCY DIVIDENDS

*Second Quarter 2025/2026*

City of LAUNCESTON

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City of LAUNCESTON

# Introduction

After the release of the first Efficiency Dividend Report earlier this financial year, which covered quarter one 2025/2026, the City of Launceston continues its commitment to delivering high quality services to our community while ensuring responsible and sustainable management. In an environment with rising costs, evolving community expectations and the need for ongoing financial sustainability, Council remains focused on identifying and implementing efficiency dividends across all areas of operation.

A key change from the first report is the separation of operational examples from capital examples, providing clearer insight into the nature of the efficiencies achieved.

This second Efficiency Dividend Report highlights activities that reduce budgets or avoid costs, generate savings, or increase revenue. It showcases the tangible cost savings and operational improvements achieved during the second quarter of the 2025/26 financial year. Council has delivered significant savings through strategic reviews, innovative thinking, and a willingness to challenge established practices.

# Purpose and Scope

This report provides a transparent account of the City of Launceston's efficiency dividends for the second quarter of financial year 2025/26. It is designed to inform Council and the community about the tangible cost savings and operational improvements achieved across Council's networks and teams. Each efficiency measure is presented with clear reference to its origin, the relevant Council decision or minute, and the implications for service delivery and financial sustainability.

The report is not a forecast or projection, it captures only actual, realised savings and cost reductions. Where increases in costs have occurred, these are explained and linked to the relevant Council resolutions where relevant, ensuring a balanced and accountable approach to reporting. All amounts reported are GST exclusive.

**What's Included**

- Actual savings delivered, not estimates or future projections.
- Details of each initiative, including the responsible network and team and references to Council decisions.
- Explanations of the implications of each saving or cost increase, with input from relevant team leaders.
- Unbudgeted Expenses.

**What's Not Included**

- Forecast or anticipated savings that have not yet been realised.
- Unsubstantiated claims or savings.

Efficiency savings that do not result in a direct financial saving, such as time savings, productivity gains or process improvements that cannot be clearly quantified in monetary terms.

## Inputs

In the first efficiency dividends report, the examples of cost savings were identified from initiatives and outcomes that the project team was made aware of through regular business operations and reporting.

Since that report, work has been done on creating a steering group, with key representation from across Council's business units, as well as the Senior Leadership Team being encouraged to provide input. This approach will enable subject matter experts from all relevant areas to contribute and provide a comprehensive list of initiatives.

## Risks

- Staff Reluctance to Share Examples: There is a risk that staff members may be hesitant to provide examples of efficiency dividends, due to concerns that any identified savings will result in a permanent reduction of their team's budget, rather than those funds being repurposed for other priorities within the organisation. This can limit the breadth and accuracy of reporting and may discourage proactive identification of further efficiencies.
- Unintended Service Impacts: Efficiency measures, if not carefully assessed, may inadvertently impact service quality or community outcomes. It is important to ensure that cost savings do not compromise the delivery of essential services or the achievement of strategic objectives.
- Data and Reporting Limitations: The accuracy of efficiency reporting relies on timely and comprehensive input from all business units. Incomplete or delayed information can affect the reliability of reported savings and hinder transparent decision-making.

# Delivered Efficiencies

All savings identified through these processes will not be reallocated to other projects but will instead be applied to offset the deficit budget position adopted for the 2025/2026 financial year.

## Property Asset Insurance Adjustments - UTAS Stadium

**Network: Delivery and Performance**

**Team: Governance**

The situation involved the transfer of the UTAS precinct, buildings, and equipment from the City of Launceston to Stadiums Tasmania, which legally occurred on 15 July 2025. Because Council's insurance year runs from 30 June to 30 June, the UTAS assets were covered for only 15 days in the 2025/26 period. Normally, no premium refund is provided for asset disposals, but Council requested a goodwill adjustment from the insurer. This resulted in a $113,000 refund being paid to the City of Launceston.

**Realised Annual Amount: $113,000**

## PDF Editing Software Transition Saving

**Network: Delivery and Performance**

**Team: Governance**

Following the expiry of a three-year licensing arrangement for the organisation's PDF editing capability, subscription costs were forecast to increase significantly under a renewed agreement. To avoid this cost escalation, a review was undertaken to assess licensing arrangements and identify cost effective options that maintained capability.

As a result of the review, an alternative licensing model was implemented that meets operational requirements at a much lower cost per user. For 73 users, the first year cost under the new arrangement was $11,808, compared to the previously budgeted cost of $17,520, delivering a first year saving of $7,786.91. In subsequent years, the annual costs still remain significantly lower than the projected increase under the previous arrangement, delivering as ongoing recurrent saving.

**Realised Annual Amount: $7,786**

## Returned NTRLUS project contribution

**Network: Community Assets and Design**

**Team: Strategic Land Use Planning**

City of Launceston contributed $69,625 to the Northern Tasmanian Regional Land Use Strategy (NTRLUS) project managed by the Northern Tasmanian Development Corporation (NTDC). These funds were retained by NTDC and unexpended, so City of Launceston requested return of the funds. An invoice was issued in October 2025 and paid during this quarter. These funds have been credited back to the Strategic Land Use Planning team to support their work program, which helps to offset team budget losses due to them being newly established within the organisation.

**Realised Annual Amount: $69,625**

# Additional Incurred Expenses

## Council Decision: 23 October 2025 - 20.4 - Remission of Rates and Maintenance Support - Northern Suburbs Community Recreation Hub

The situation involved the Northern Suburbs Community Recreation Hub requesting a remission of $21,745.50 in rates for the 2025/26 financial year and ongoing rate remissions until June 2028, as well as maintenance support upon completion of construction. The initial officer recommendation was to refuse all requests; however, on 23 October 2025, Council voted unanimously (9:0) to approve the remission for 2025/26 only and to refuse the maintenance support request. The forgone revenue to Council for this decision is $21,745.50.

**Foregone Revenue: ($-21,745)**

## Wellington Street Social Housing Fee Waiver

The Council approved a request to waive and refund planning application fees for a six-storey social and affordable housing project at 103-109 Wellington Street. This resulted in an unbudgeted loss of $39,368 in revenue. The officer's recommendation had originally been to refuse the waiver because there was no existing organisational policy to support it.

**Foregone Revenue: ($-39,368)**

## Nunamara Memorial Hall Rate Remission

**Network: Delivery and Performance**

A request for remission of rates was received by Community of the St Patricks River District (Tas) Inc. Remission of rates for the 2025/26 financial year was approved at a cost of $1,030.79

**Foregone Revenue: ($-1,031)**

# Summary

| Surplus | | | | Expenditure | |
|---|---|---|---|---|---|
| Savings / Operational | UTAS Stadium Insurance - adjustment | $113,000 | | Remission of Rates - Northern Suburbs Community Recreation Hub | $21,745 |
| | PDF Editing Software Transition | $7,786 | | Wellington Street Social Housing Fee Waiver | $39,368 |
| | NTDC refund – NTRLUS funds | $69, 625 | | | |
| | | | | | |
| Efficiencies / Capital | | | | Nunamara Memorial Hall Rate Remission | $1,031 |
| | | | | | |
| Additional Revenue | | | | | |
| | | | | | |
| | Total | $190,411 | | Total | $62,144 |

City of
LAUNCESTON

# City of Launceston
# Annual Plan 2025/2026 Quarter 2 Progress Report

*For period 1 October 2025 - 31 December 2025*

# City of Launceston Annual Plan 2025/2026 Quarterly Progress Report

## Quarter 2: 1 October 2025 to 31 December 2025

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City of LAUNCESTON

# Report Introduction

Welcome to the City of Launceston's Quarterly Progress Report for the Quarter 2 (October to December 2025) period. This report provides an update on the City of Launceston's progress towards delivering the Action Items set out in our Annual Plan 2025/2026.

Progress against our Annual Plan will be provided quarterly following the financial year quarters:

| | |
|---|---|
| Quarter 1 | 1 July 2025 - 30 September 2025 |
| Quarter 2 | 1 October 2025 - 31 December 2025 |
| Quarter 3 | 1 January 2026 - 31 March 2026 |
| Quarter 4 | 1 April 2026 - 30 June 2026 |

### Strategic Alignment

The Action Items reflected in the Annual Plan are directly linked to our 3 Strategic Pillars - Prosperity, Place, People, as outlined in our Strategic Plan 2025 - 2035. The alignment to these Pillars and the Annual Plan's connection can be found detailed within the Annual Plan 2025/2026.

### Accessing a copy of the Annual Plan

The Annual Plan 2025/2026 is available publicly on the City of Launceston website (https://www.launceston.tas.gov.au/Council-Region/Reports-Plans-and-Strategies/Annual-Plan-and-Budget) or a printed copy can be requested through our Customer Service Centre.

### Accessing a copy of the Strategic Plan

The Strategic Plan 2025 - 2035 is available publicly on the City of Launceston website (https://www.launceston.tas.gov.au/Council-Region/Reports-Plans-and-Strategies/Strategic-Plan) or a printed copy can be requested through our Customer Service Centre.

## How to read this report

| Term | Definition |
|---|---|
| **Action ID** | This is the corresponding reference number that is allocated to an Action Item in the Annual Plan 2025/2026. |
| **Action Item** | This is the overall outcome the City of Launceston aims to achieve. These projects might be due for completion by the end of the plan period (financial year 2025/2026 / by 30 June 2026) or contribute to multi-year projects that will take several years to be completed. |
| **Status** | This status is representative of tasks to be completed within this plan period (financial year) only.<br>*For Actions that form part of a multi-year project, it is important to note that the status stated in this report refers to the project's progress within this plan period only, not the full lifespan of the project.*<br>**The following matrix has been used to determine the status:** |
| **Output** | Outputs are the tasks or activities that the City of Launceston will aim to complete by the end of the plan period (financial year 2025/2026 / by 30 June 2026) to achieve the overarching Action Item. |
| **Progress Comment** | These comments provide an update on the progress of *Outputs*, focusing on the work completed during the applicable reporting quarter. The previous quarter's comments will be left in the report as the plan period progresses to show the full progress throughout the year. |

| Area | On Schedule | Behind Schedule | Delayed or On Hold | Complete | Deferred or cancelled |
|---|---|---|---|---|---|
| ***Schedule*** | Up to 15% over schedule | 15% - 30% over schedule | More than 30% over schedule | 100% of the Outputs listed in the Annual Plan have been completed | Actions that were initially scheduled for delivery in 2025/2026 but have either been cancelled or deferred to a later year |
| ***Issues*** | No technical issues outstanding | Technical issues outstanding and being resolved or on-critical technical issue outstanding with no resolution identified | Critical technical issues(s) outstanding with no resolution identified | No technical issues outstanding | Issues that cannot be resolved for completion in 2025/2026 |
| ***Risk*** | Project is travelling well with risks managed | Project has risk issues that could impact completion date, budget and/or project quality | Project has critical risk issues that will impact completion date, budget and/or project quality | Outputs from Annual Plan Action has been completed with risks managed | Risks may be a contributing factor to non-completion in 2025/2026 |

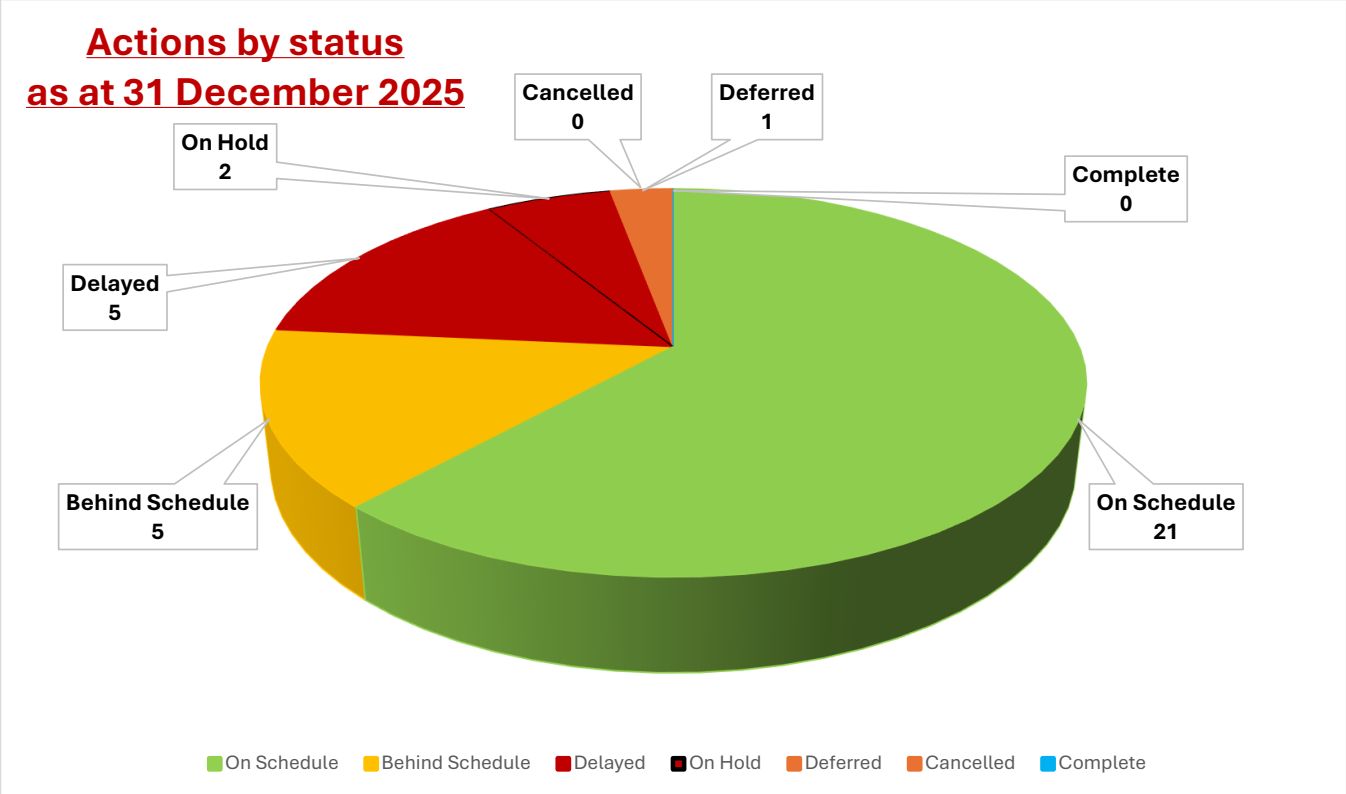
# Action Item Progress Reporting

This section provides details on the progress of each Action Item from the Annual Plan 2025/2026 as at the end of each quarter.

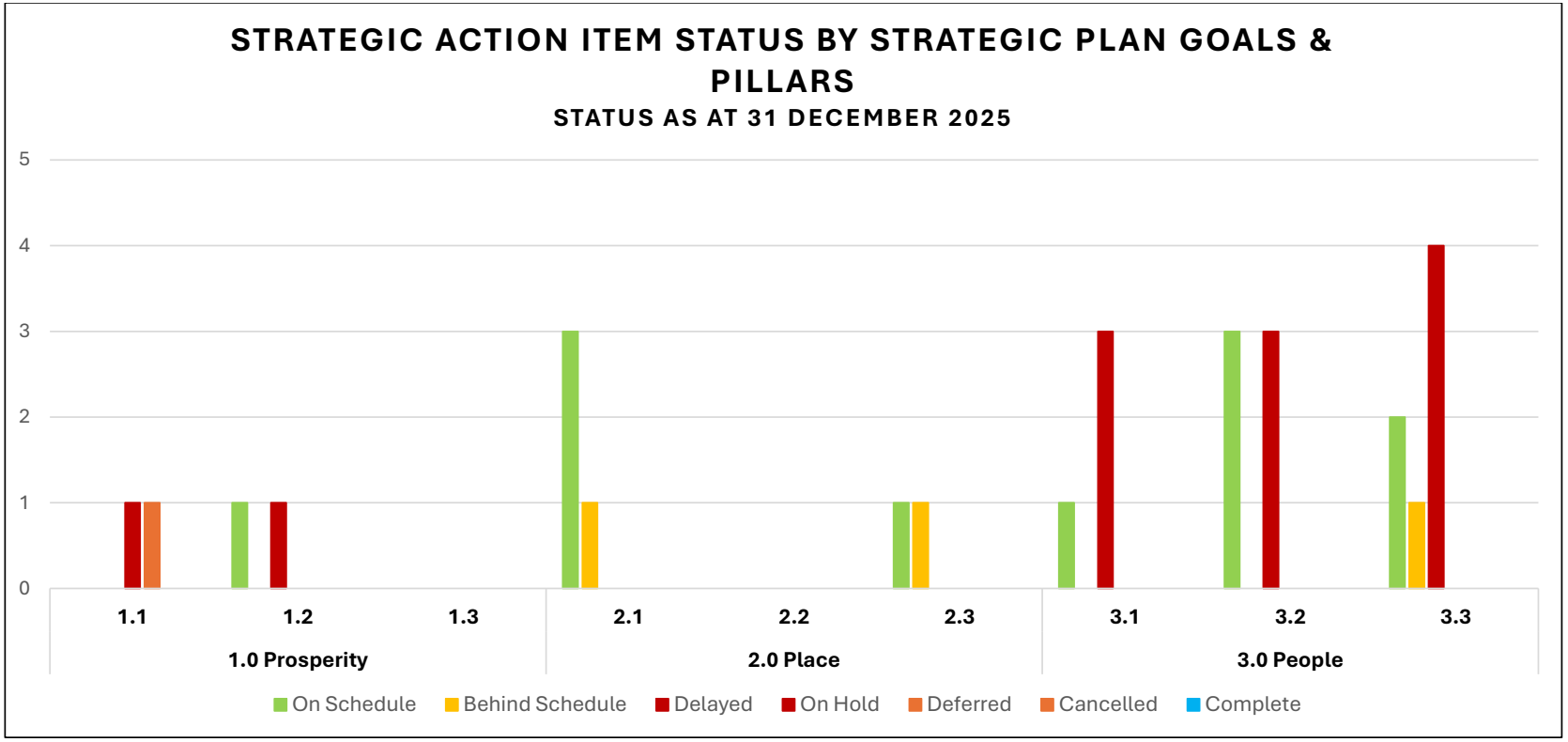
## Performance Summary

There are 34 Action Items included in the Annual Plan for the 2025/2026 financial year - 17 Strategic Actions and 17 Key Service Actions.
The following graphs provide a summary of the performance of these Action Items at the end of quarter 2 (31 December 2025).

*Graph 1: shows the number of action items in each status category at the end of the reporting quarter - collective totals incorporating both Strategic and Key Services Actions.*



*Graph 2: shows the status of the Strategic Action Items grouped by the Goals and Pillars from the overarching Strategic Plan 2025 - 2035.*
*Our Strategic Actions contribute to our delivery of goals and objectives from our overarching 10-year Strategic Plan. This graph shows the Strategic Actions from our Annual Plan grouped against the strategic objectives to demonstrate their contribution to the 3 guiding Pillars.*




***Note: One action item contributes to more than one Goal resulting in a total displayed in this graph that differs from the total number of Strategic Action Items. Not all Goals will have an Action Item allocated in the financial year; however, all Goals will be addressed over the 10-year Strategic Plan period.***

## Status Overview

This section shows the status of the Action Items at the end of each quarter. Comments to support the status and provide a detailed progress update can be found in the next section of the report titled *'Detailed Progress'*.

Refer to the matrix provided on page 2 under section *'How to read this report'* for details on how the status has been determined.

**Strategic Annual Plan Actions**

| Action ID | Action Item | Lead Delivery Team | Quarter 1 status | Quarter 2 status | Quarter 3 status | Quarter 4 status |
|---|---|---|---|---|---|---|
| S1 | Implement recommendations of the Queen Victoria Museum and Art Gallery Futures Plan. | QVMAG | Deferred | Deferred | | |
| S2 | Queen Victoria Museum Inveresk Precinct and Collection Discovery Centre Development. | QVMAG | Delayed or On Hold | On Hold | | |
| S3 | Deliver identified actions in the Northern Tasmania Sports Facility Plan. | Connections and Liveability | On Schedule | On Schedule | | |
| S4 | St Leonards and Waverley Neighbourhood Plan - Planning Scheme Amendment. | Community Assets and Design | On Schedule | On Schedule | | |
| S5 | Deliver identified actions from the City of Launceston Urban Greening Implementation Plan. | Connections and Liveability | On Schedule | On Schedule | | |
| S6 | Finalise Alanvale Neighbourhood Plan and Planning Scheme Amendment. | Community Assets and Design | On Schedule | On Schedule | | |
| S7 | Housing Plan Implementation Projects. | Community Assets and Design | On Schedule | On Schedule | | |
| S8 | Implement Council commitments from the My Place My Future Plan. | Connections and Liveability | On Schedule | On Schedule | | |
| S9 | Implement actions from the Launceston City Heart Place Plan in accordance with the 5-year Implementation Plan. | Strategy and Innovation<br>Connections and Liveability<br>Community Assets and Design<br>Chief Executive Office | Delayed or On Hold | Delayed | | |

| Action ID | Action Item | Lead Delivery Team | Quarter 1 status | Quarter 2 status | Quarter 3 status | Quarter 4 status |
|---|---|---|---|---|---|---|
| S10 | Progress the Princess Theatre and Earl Arts Centre upgrade. | Community Assets and Design | On Schedule | On Schedule | | |
| S11 | South Prospect Neighbourhood Plan Development and Infrastructure Funding Framework. | Community Assets and Design | Behind Schedule | Behind Schedule | | |
| S12 | Redevelopment of 118-124 Brisbane Street. | Chief Executive Office | On Schedule | On Schedule | | |
| S13 | Explore opportunities for Russells Plains relative to Council's future needs for the site. | Connections and Liveability | On Schedule | On Schedule | | |
| S14 | Brisbane Street Mall Activation. | Connections and Liveability | Behind Schedule | Behind Schedule | | |
| S15 | Building Heights and Massing Project - Planning Scheme Amendment. | Community Assets and Design | Behind Schedule | Behind Schedule | | |
| S16 | Participate in the 2025 Night-Time Economy Research. | Strategy and Innovation | Behind Schedule | Delayed | | |
| S17 | Partner with key stakeholders to deliver programs that build workforce capacity in Launceston's emerging industries. | Strategy and Innovation | Behind Schedule | Delayed | | |

## Key Service Annual Plan Actions

| Action ID | Action Item | Lead Delivery Team | Quarter 1 status | Quarter 2 status | Quarter 3 status | Quarter 4 status |
|---|---|---|---|---|---|---|
| K1 | Develop a new Integrated Planning and Reporting Framework. | Strategy and Innovation | Behind Schedule | On Hold | | |
| K2 | Deliver the Service Management Project. | Strategy and Innovation | On Schedule | On Schedule | | |
| K3 | Improve asset management governance, practices and processes. | Community Assets and Design | On Schedule | On Schedule | | |
| K4 | Core Applications Transformation Program (Project Ignite phase). | Delivery and Performance | On Schedule | On Schedule | | |

| Action ID | Action Item | Lead Delivery Team | Quarter 1 status | Quarter 2 status | Quarter 3 status | Quarter 4 status |
|---|---|---|---|---|---|---|
| K5 | Finalise new City of Launceston Enterprise Agreement. | Chief Executive Office<br>Delivery and Performance | On Schedule | On Schedule | | |
| K6 | Enhance flood intelligence capabilities and communications. | Community Assets and Design | Behind Schedule | On Schedule | | |
| K7 | Participate in the Northern Tasmanian Regional Land Use Strategy Review. | Community Assets and Design | On Schedule | On Schedule | | |
| K8 | Embed the Child and Youth Safe Organisations Framework as required by the Child and Youth Safe Organisations Act 2023. | Connections and Liveability | On Schedule | On Schedule | | |
| K9 | Review the Economic Development Strategy 2022-2026. | Strategy and Innovation | Behind Schedule | Delayed | | |
| K10 | Commence development of the Flood Mitigation Plan. | Community Assets and Design | Behind Schedule | On Schedule | | |
| K11 | Develop the Waste and Resource Recovery Plan. | Connections and Liveability | Behind Schedule | Behind Schedule | | |
| K12 | Northern Tasmania Cricket Association (NTCA) Sports Complex redevelopment. | Community Assets and Design | On Schedule | On Schedule | | |
| K13 | Implement the Northern Regional Gateway Project. | Connections and Liveability | On Schedule | On Schedule | | |
| K14 | Develop an Equity and Inclusion Plan. | Connections and Liveability | Behind Schedule | Delayed | | |
| K15 | Identify a partner with a sustainable business model for electric vehicle chargers. | Strategy and Innovation | Behind Schedule | On Schedule | | |
| K16 | Review Youth Engagement Framework 2025 - 2028 and the 2025 - 2026 Youth Plan. | Connections and Liveability | On Schedule | On Schedule | | |
| K17 | Flood recovery focused emergency management planning. | Delivery and Performance | Behind Schedule | Behind Schedule | | |

# Detailed Progress Report

## Strategic Annual Plan Actions

The projects within this category of work are projects that deliver on the long-term strategic goals set out in our 10-Year Strategic Plan 2025 - 2035. These projects are transformational in nature with a focus on growth, innovation and emerging challenges. The alignment to our long-term objectives from our Strategic Plan 2025 - 2035 is shown against each Action Item in this category.

*Figure 1: shows a summary of our Strategic Plan 2025 - 2035 showing the Pillars, Goals, and Objectives.*

**OUR VISION:** ***Launceston: A city of history, innovation and opportunity.***

SHAPING FUTURES

| | | | |
|---|---|---|---|
| PILLAR 1 PROSPERITY | **Goal 1.1. Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.**<br>• *1.1(a)* Grow and celebrate our identity as a UNESCO Creative City of Gastronomy.<br>• *1.1(b)* Enhance Launceston's reputation nationally and internationally as a leading host city for events and festivals, while leveraging our history and natural beauty to encourage extended and expanded stays.<br>• *1.1(c)* Expand Launceston's position as an arts and cultural hub by providing an environment for creative industries to thrive. | **Goal 1.2. Launceston's economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.**<br>• *1.2(a)* Capitalise on our competitive advantages by focusing on key sectors including food and agricultural innovation, research & development, advanced manufacturing, healthcare and circular economy initiatives.<br>• *1.2(b)* Position Launceston as a business-friendly city that attracts & nurtures entrepreneurs, startups, and microbusinesses.<br>• *1.2(c)* Advocate and collaborate with the State Government, education institutions, industry partners and non-profits to support improvements in adult literacy (including digital literacy) and to support skills development in key sectors. | **Goal 1.3. Launceston's attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.**<br>• *1.3(a)* Position Launceston as a national testbed for urban innovation (e.g., pilot smart city projects, future mobility solutions, and climate-adaptive urbanism).<br>• *1.3(b)* Attract and retain young professionals (25–34 year-olds) to Launceston.<br>• *1.3(c)* Establish Launceston as a national leader in sustainability through our achievements in circular economy innovation and reducing greenhouse gas emissions. |
| PILLAR 2 PLACE | **Goal 2.1. Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.**<br>• *2.1(a)* Facilitate an increase in housing supply to meet current demand and align with planned growth, aiming and planning for 4,300 new homes in priority development and infill areas by 2035.<br>• *2.1(b)* Enable and encourage delivery of medium density houses in and around activity centres and transport corridors, and more diverse, sustainable and energy efficient housing.<br>• *2.1(c)* Proactively address affordability, homelessness and housing insecurity. | **Goal 2.2 Launceston's transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transport options.**<br>• *2.2(a)* Partner with the state government and local councils to expand access to reliable and frequent public transport services in and around Launceston.<br>• *2.2(b)* Work with partners to enable convenient daily travel by supporting public transport and investing in key road infrastructure between Launceston and rural and regional communities and surrounding facilities (e.g. Launceston Airport, Bell Bay).<br>• *2.2(c)* Develop a safe, pleasant and connected walking and active transportation network that is integrated with the transport system, across Launceston's urban footprint. | **Goal 2.3 Launceston's community is connected to our Aboriginal and built heritage, while growing a city of the future.**<br>• *2.3(a)* Encourage and facilitate recognition of Aboriginal cultural heritage as a means of retaining a sense of place and connection to Country.<br>• *2.3(b)* Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.<br>• *2.3(c)* Implement planning guidelines (particularly within the CBD) to encourage adaptive reuse of heritage buildings, and infill development that promotes our city's built-heritage character. |
| PILLAR 3 PEOPLE | **Goal 3.1. Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.**<br>• *3.1(a)* Enhance community members' access to climate-change resilient leady, well-maintained, inclusive public open spaces, prioritising areas with low wellbeing measures.<br>• *3.1(b)* Leverage Launceston's network of waterways by rehabilitating and connecting riparian corridors, connecting them with the public open spaces network and supporting improvements to the Kanamaluka/Tamar Estuary and surrounding precinct.<br>• *3.1(c)* Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups. | **Goal 3.2. Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.**<br>• *3.2(a)* Achieve an improvement in health and wellbeing through addressing barriers to inclusion and promotion of physical and social activity such as community arts, sports and recreation.<br>• *3.2(b)* Broaden and increase participation in arts, cultural, and community events to foster community identity, leadership and capacity building, resilience, pride & a sense of belonging.<br>• *3.2(c)* Leverage the City of Gastronomy designation to foster a sense of shared identity, enhance understanding of cultural diversity, promote grassroots food culture, and enhance food security. | **Goal 3.3. As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.**<br>• *3.3(a)* Intensify baseline activity in the city centre by facilitating an increase in inner-city living and working.<br>• *3.3(b)* Implement bold initiatives that increase nighttime activity, optimise dwell time, maximise appeal to locals and visitors, and add to the City's vibrancy and safety.<br>• *3.3(c)* Create a walkable centre and optimise the use of public space by reducing car dominance and expanding opportunities for greening and alternative forms of transport. |

*City of Launceston Strategic Plan: 2025-2035 on a page*

City of LAUNCESTON

| Action ID: S1 | Action Item: Implement recommendations of the Queen Victoria Museum and Art Gallery Futures Plan. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 5 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Queen Victoria Museum and Art Gallery Team | **Strategic Alignment:** | 1.1 (c) | | |

**Status:**
Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 (by quarter)

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| **Deferred** | **Deferred** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Major initiatives to advance planning towards the Priority Projects of the Queen Victoria Museum and Art Gallery (QVMAG) Futures Plan, including:
1. Expanded Art Gallery at Royal Park
2. Centre for Aboriginal Science and Education

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Deferred: projects not scoped or budgeted for. | Deferred: No changes since the first quarter. Project actions not scoped or budgeted for. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Complete QVMAG's transition in governance to a Company Limited by Guarantee by December 2025 through completion of the following stages:
1. Drafting of a company constitution.
2. Endorsement of the constitution by Council.
3. Establishment of interim Board of Directors.
4. Submission of constitution and Board to Australian Securities and Investments Commission.
5. Application for tax concession status to ATO.
6. Establish a long-term skills-based Board and negotiate a Service Level Agreement with the City of Launceston.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Delayed due to staff vacancies. Work on this output will commence again in quarter 2. | Project has not commenced. Postponed pending further legal and industry advice. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: S2 | Action Item: Queen Victoria Museum Inveresk Precinct and Collection Discovery Centre Development. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 5-10 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Queen Victoria Museum and Art Gallery Team | | | **Strategic Alignment:** | 1.1(c) |

**Status:**
Overall status of this Action for the plan period 1 July 2025 - 30 June 2026

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| **Delayed or On Hold** | **On Hold** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Submissions by mid to late 2025 of a major grant application to the Federal Regional Precincts and Partnerships Program (rPPP) for funds to support scoping and master planning of the Inveresk Precinct and Collection Discover Centre.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Regional Precincts and Partnerships Program (RPPP) grant application currently being prepared by consultant. | Regional Precincts and Partnerships Program (rPPP) grant funding is on pause. Awaiting reopening for submission. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Project Plan to have 3 interlinked elements:
1. Master planning for the heritage listed Inveresk Precinct adjacent to the QV Museum and University Tasmania (UTAS).
2. Master planning for a new Collection Discovery Centre (CDC) that will house Queen Victoria Museum and Art Gallery (QVMAG) collection in museum-standard conditions in a non-flood prone location.

| 3. Planning for audit and relocation of the extensive QVMAG collection to the CDC. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress on this output this quarter. The progress of this output is pending the grant outcome from output 1 above. | Regional Precincts and Partnerships Program (rPPP) grant funding is on pause. Awaiting reopening for submission. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>If grant is successful, begin scoping and master planning in late 2025 to early 2026. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress on this output this quarter. The progress of this output is pending the grant outcome from output 1 above. | Regional Precincts and Partnerships Program (rPPP) grant funding is on pause. Awaiting reopening for submission. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:**<br>**S3** | **Action Item:**<br>**Deliver identified actions in the Northern Tasmania Sports Facility Plan.** | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 10 years | **Current year of project:** | Year 3 |
| **Lead Delivery Team:** | Connections and Liveability | | | **Strategic Alignment:** | 3.2(a) |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |

| **Output 1:**<br>Identify recommendations from the Northern Tasmania Sports Facility Plan that require short and medium term (5-10 years) action and work with Councillors to prioritise. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Master planning of the NTCA is complete.<br>The St Leonards Sports Complex has been recognised as the next opportunity for a master plan and alignment with the St Leonards / Waverley Neighborhood Growth Plan. | At the October Council meeting the next stage of work was endorsed for the Northern Tasmania Cricket Association (NTCA) Sports Complex redevelopment.<br>Councillors voted to proceed with detailed design, the submission of a Development Application, and continued advocacy for funding to deliver a modern, accessible, and inclusive NTCA sporting precinct. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:**<br>Develop an implementation plan and allocate resources. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Implementation Plan has been completed. | Complete as per the previous quarter. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Implement the plan. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The Recreation & Parks Team have been working with clubs to prioritise needs, aligning with both the Northern Sports Plan and Council priorities. | The Recreation and Parks Team have been prioritising actions to implement actions that align with Council priorities and relevance to the broader Northern Tasmania Sports Plan including supporting clubs with priority and manageable day-to-day upgrades and in prioritising future works through | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| | recent budget bids and grant applications (where applicable). | | |

| Action ID: S4 | Action Item: St Leonards and Waverly Neighbourhood Plan - Planning Scheme Amendment. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 3 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Community Assets and Design | | | **Strategic Alignment:** | 2.1(a) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Prepare required planning scheme amendment application to implement the St Leonards and Waverly Neighbourhood Plan and Infrastructure Funding Framework. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The Neighbourhood Plan and Infrastructure Funding Framework project deliverables have been finalised as of the end of September. The Council report is being prepared with a recommendation for adoption of the Neighbourhood Plan and Infrastructure Funding Framework at the Council Meeting on 23 October 2025. | The St Leonards and Waverley Neighborhood Plan and Infrastructure Funding Framework was adopted by Council at its Meeting on 23 October 2025.<br><br>A website has been created to promote the St Leonards and Waverley area – www.stleonardsandwaverley.com.au. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| Planning scheme amendment documentation will be prepared following Council adoption and will then be brought to Council for initiation in sequence. | A post-completion report has been sent to the Federal Government to confirm finalisation of the co-funded project.<br>Planning scheme amendment documentation is being prepared. | | |

| Action ID: S5 | Action Item: Deliver identified actions from the City of Launceston Urban Greening Implementation Plan. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 17 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Connections and Liveability | | | **Strategic Alignment:** | 3.1(a) |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Progress Comments by Action Item Outputs: | | | |
|---|---|---|---|
| **Output 1:** Deliver the Street Tree Masterplan. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On schedule.<br>Stage 2 of Street Tree Masterplan-Precinct Research and Development has been completed. | On schedule.<br>50% of the draft Masterplan is complete, including preliminary tree selections.<br>Internal engagement and feedback on the draft is underway. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Output 2:**<br>Resource and begin implementation of the Street Tree Masterplan. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On schedule.<br>1. Implementation of Greening underway in Priority Suburb One (Mayfield), including street tree plantings and greening of Urban Open Spaces.<br>2. Greening of Torrens Street Park is complete.<br>3. Urban Greening Precinct Plan is currently in the research stage for Priority Suburb 2 (Newnham).<br>4. Urban Greening Implementation Plan item action item 'O-16: Complete Newnham plantings (vicinity of Vermeer, Goya, Monet, Picasso, Van Gogh etc.) is complete. | On schedule.<br>The second year of greening in Priority Suburb One (Mayfield) has been completed, delivering 380 new street trees.<br><br>The Urban Greening Precinct Plan for Priority Suburb Two (Newnham) is now 70% complete, with planning underway for the planting of 1,000 trees in Newnham in the 2026/2027 financial year. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Output 3:**<br>Continue implementation of specialised asset management software for tree assets. | | | |
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| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold.<br><br>Research into options is complete, with a preferred application identified. Progress is now on hold until Project Ignite* is finalised. | On schedule.<br><br>A Forestree (a tree management software) subscription has been | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| *(*refer to the section on action item K4 in this report for progress on the Project Ignite action).* | purchased, and initial training is completed.<br><br>Trialing is now underway to use the software for planning and managing street tree planting in Newnham. | | |

| Action ID S6: | Action Item: Finalise Alanvale Neighbourhood Plan and Planning Scheme Amendment. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 3 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Community Assets and Design | | | **Strategic Alignment:** | 2.1(a) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Finalise Alanvale Neighbourhood Plan and seek endorsement from Councillors. | | | |
| **Quarter 1 Progress Comment:** | ***Quarter 2 Progress Comment:*** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Several consultants have been engaged to prepare technical inputs to assist with guiding the direction of the Alanvale Neighbourhood Plan.<br>After a competitive tender process MESH Planning have been formally | Key technical inputs, including economic needs, social infrastructure needs, visual impact analysis, and heritage impact assessments have been completed and integrated into the draft Neighbourhood Plan. Further | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| engaged to consolidate the findings of the technical inputs and prepare the overall Alanvale Neighbourhood Plan.<br>Anticipated delivery of a draft Neighbourhood Plan for community consultation is December 2025. | technical inputs are being progressed and will be integrated into the draft Plan in early 2026.<br><br>A draft Alanvale Neighbourhood Plan was prepared and delivered by MESH Planning in December 2025 for early internal consultation with key landowners and State agencies.<br><br>Broader community consultation is anticipated to be undertaken in early 2026. | | |
| **Output 2:**<br>Prepare Planning Scheme Amendment to implement Neighbourhood Plan into Launceston Local Provisions Schedule. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress has been made on this output as a finalised Alanvale Neighbourhood Plan is required before further work can commence.<br>A Planning Scheme Amendment will be prepared in the 2026/27 financial year, following finalisation of the Neighbourhood Plan in 2025/26 financial year. | No change since the last quarter. No progress has been made on this output as a finalised Alanvale Neighbourhood Plan is required before further work can commence.<br><br>A Planning Scheme Amendment will be prepared in the 2026/2027 financial year, following finalisation of the Neighbourhood Plan in 2025/2026 financial year. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: S7 | Action Item: Housing Plan Implementation Projects. | | | | |
|---|---|---|---|---|---|
| Is this Action a multi-year project? | Yes | Duration of project: | 15 years | Current year of project: | Year 1 |
| Lead Delivery Team: | Community Assets and Design | Strategic Alignment: | 2.1(a) | | |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
| On Schedule | On Schedule | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Finalise and implement Alanvale Neighbourhood Plan and commence planning scheme amendment.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Formal commencement of the project has begun with the engagement of several consultants to prepare technical inputs, with consultant MESH Planning to consolidate and deliver the overall Alanvale Neighbourhood Plan. Anticipated delivery of the draft Neighbourhood Plan by end of December 2025. Community consultation to follow in early 2026. | Several technical inputs have been completed and recommendations integrated into the Neighbourhood Plan. The draft Alanvale Neighbourhood Plan was prepared and delivered in December 2025.<br><br>Community consultation is anticipated to commence in early 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Prepare a Launceston Retail Strategy for Launceston's CBD and activity centres.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
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| Output not progressing this Plan period.<br>Reason: Funding to commence the project for this output was not granted for the 2025/26 financial year and has been deferred. Project funding will be sought for this project to commence in the 2026/27 financial year. | As per previous quarter comment, this output is not progressing this Plan period. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Finalise and implement St Leonards and Waverley Neighbourhood Plan and associated Infrastructure Funding Framework. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The St Leonards and Waverley Neighbourhood Plan and Infrastructure Funding Framework is in the final phase of completion with some minor changes to be made to the consultation draft.<br><br>Adoption of the Neighbourhood Plan will be sought by Council in October 2025. Following adoption, a planning scheme amendment will be prepared to implement the recommendations of the Neighbourhood Plan. | The St Leonards and Waverley Neighbourhood Plan and Infrastructure Funding Framework were adopted by Council at its meeting on 23 October 2025. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Commence preparation of South Prospect Neighbourhood Plan and associated Infrastructure Funding Framework. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Investigations to reconcile key issues at a State and Federal level are progressing. The commencement of the South Prospect Neighbourhood Plan | The procurement process for a lead consultant and sub-consultant team to prepare a Neighbourhood Plan and Infrastructure Funding Framework for South Prospect has | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| project cannot commence until key issues are reconciled.<br><br>Working group meetings with Council and State Government have been organised throughout 2025.<br><br>The Strategic Land Use Planning Team was created in quarter 4 of the 2024/25 financial year. Once the team is appropriately resourced, additional strategic land use capacity will be allocated. | not commenced pending reconciliation of the key issues at a State and Federal level. Conversations are ongoing.<br><br>Recruitment has been successful, and a new Senior Strategic Land Use Planner will commence in January 2026. Resources will be allocated to ensure projects are delivered in sequence. | | |
| **Output 5:**<br>Prepare 'key sites' review of the Launceston CBD and activity centres. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Initial identification of key sites has begun internally and will be used to investigate opportunities for residential and mixed-use developments.<br><br>Property owner consultation and feasibility analysis will form part of this project and will be undertaken over the remaining quarters of this financial year. This work will provide some background input into future neighbourhood and corridor plans. | Key sites within the Margaret Street and Wellington Street Corridors will be used to investigate barriers to residential development.<br><br>Project scopes have been prepared, with further property owner consultation and feasibility analysis work to be undertaken in the first half of 2026. This work will provide background input into zoning investigations and corridor plans to commence in the 2026/2027 financial year. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 6:**<br>Establish half-yearly Housing Forums with developers, key landowners and community housing providers. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |

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| The first Housing Forum is proposed to be undertaken in November 2025, and will include a presentation to developers, key landowners and community housing providers with opportunities for a robust Q&A session. The next forum will take place in the first half of 2026. | The Housing Forum was held on 19 November 2025 at the Albert Hall. More than 60 developers, State agency representatives, community housing providers, and industry professionals attended. Direct feedback on Council's strategic direction and services and the Launceston development housing market was received on the day.<br>The next forum is anticipated to be undertaken in 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 7:**<br>Establish quarterly internal Council Housing Delivery Committee to discuss and address delivery of new dwellings in Launceston. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The first quarterly Council Housing Delivery Committee meeting took place on the 29 September 2025, with key internal stakeholders in attendance seeking opportunities and constraints for housing delivery in Launceston. This first meeting considered Council owned sites in and around the Launceston CBD within the context of providing social/affordable housing opportunities.<br>The next meeting will be undertaken in December 2025. | The second quarterly Council Housing Delivery Committee meeting took place on 23 December 2025, with key internal stakeholders in attendance.<br>This meeting explored user-maintained roads and the opportunities and constraints for increased dwelling densities in appropriate areas. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: S8 | Action Item: Implement Council commitments from the My Place My Future Plan. | | | | |
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| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 17 years | **Current year of project:** | Year 7 |
| **Lead Delivery Team:** | Connections and Liveability | | | **Strategic Alignment:** | 1.2(b), 3.2(b), and 3.2(c) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
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| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Work with community action groups to facilitate at least 4-5 community-led events with a total participation of 1000 people.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
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| The Northern Suburbs Community Action Groups met in July, August and September. Progressing with events to be held in quarter 2.<br><br>Officers participated in the Torrens Park Mayfield community planting day on 20 August (12 community members + 20 school children from East Tamar Primary School).<br><br>Officers also helped facilitate Hargrave Crescent Reserve community celebration BBQ on 25 September (approximately 40 people in attendance including TasTafe students, community | • *Let's Fly Together*, a community-led event held on 12 October with approximately 350 people attending.<br><br>• *Children's Week Event* at East Tamar Primary School which was attended by 250 children and parents.<br><br>• *Children's Week in Civic Square* attended by the 4 primary schools, as well as the Commissioner for Children & Young People. There were approximately 100 children and teachers in attendance. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| members and East Tamar Primary students). | • *Spring Clean Ravenswood* held on 31 October was an overwhelming success with over 150 vehicle deliveries, 13.6 tonnes of general waste, 646 tyres, 58 mattresses, 2.2 tonnes of scrap metal and a full trailer of e-waste.<br>• *Christmas in Waverley* was scheduled for 28 November but unfortunately did not take place due to poor weather.<br>• *Christmas in Rocherlea* held on 5 December (for the fourth consecutive year) with approximately 300 people in attendance featured Vanuatu Singers, Ukulele Jamboree, free BBQ, children's activities, and Santa! | | |
| **Output 2:**<br>Facilitate:<br>1. at least 3 small business workshops or events in the Northern Suburbs.<br>2. the Digital Inclusion Working Group and aim to have 3 collaborative projects.<br>3. activities supporting National Road Safety Week 2025, with schools in the Norther Suburbs. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| 1. Collaborating with Business Tasmania to hold 2 small business workshops in quarter 2. | 1. *Creating Stores Customers Love* – Small Business Workshops held on 21 October at Town Hall (35 in attendance) and 28 October at the Mowbray Golf Club (17 in attendance). | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| 2. Digital Inclusion Working Group progressing with bi-monthly meetings.<br>3. Road Safety Working Group progressing with bi-monthly meetings.<br>Hosted the Commissioner for Children & Young People with 4 primary schools in the Northern Suburbs in September. | 2. Briefing Paper prepared for the Executive Leadership Team in relation to the *Tech4Kids Project* where City of Launceston end of life laptops could be donated.<br>3. Road Safety Working Group meetings progressing into 2026. | | |
| **Output 3:**<br>Secure grant funding to facilitate "Community Champions" capacity-building program in partnership with City Mission. Aim for 30 participants year one. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The Community Champions program of capacity-building workshops began this quarter and included two elements:<br>The ***Healthy & Connected Communities*** program (Aug/Sept) guided participants through identifying local needs, building partnerships, securing and sustaining funding, applying evidence, and sharing successes to foster stronger, healthier communities. Twelve participants successfully completed the six-week program.<br>The ***Amplify Your Impact*** workshop, held on 23 September, equipped 25 participants with the tools, confidence, and language to craft | The Community Champions program of capacity-building workshops continued with *Create Your Story*, a 5-week program on developing a story and creating a podcast delivered in October-November 2025 (10 participants). | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| compelling community stories that capture attention, change perspectives, and inspire action. | | | |
| **Output 4:**<br>Implement and monitor food security projects in collaboration with the FaRM community group. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Working closely with the FaRM (food and resilience movement) project as they progress to have water connected on site. Fence is currently being completed. Planting to start early September.<br><br>Also working with the social supermarket project in Launceston. | Attended the National Food Forum on 9 December 2025.<br><br>Continued to support the FaRM project with plans for a community event to be held in early 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| **Action ID:**<br>**S9** | **Action Item:**<br>**Implement actions from the Launceston City Heart Place Plan in accordance with the 5-year Implementation Plan.** | | | | |
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 5 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Connections and Liveability, Chief Executive Office, Strategy and Innovation, and Community Assets and Design. | | | **Strategic Alignment:** | 3.1(a), 3.1(b), 3.1(c), 3.2(a), 3.2(b), 3.2(c), 3.3(a), 3.3(b), and 3.3(c) |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **Delayed or On Hold** | **Delayed** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |

**Output 1:**
Key Activities from the City Heart Place Plan for this year include:

1. Two-way streets: Re-route A3; initiate Two-way Streets Strategy; Planning for trial lane narrowing on Paterson (St John to George) and George (Paterson to Brisbane), Planning for Brisbane Street bus stop temporary improvements.
2. Charles Street South of York: Planning for streetscape improvements towards Launceston General Hospital.
3. Princess Theatre public realm: Commence construction of external improvements; planning stage for streetscape improvements west to the Avenue.
4. Retail Mix Study: Commence planning for study.
5. Business Improvement Districts: Planning phase.
6. Intuitive wayfinding (includes amenity lighting): Planning, concept and detailed design phases.
7. On-street events space (Cameron Street): Feasibility study, infrastructure needs analysis
8. Greening (street trees): Wellington Street tree pits engagement, design and construction phases; Cameron Street Stage 2 planning phase.
9. City of Gastronomy: Explore opportunities to partner, advocate or lead initiatives which support Launceston's identity as a City of Gastronomy.
10. Elizabeth Street food trucks trial: Engagement and investigation phase.
11. Parking: Engage with key stakeholders to finalise an approach to parking management within the City Heart to align with the strategic objectives.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Project planning on 5 out of the 11 sub-projects has been delayed due to staff vacancies. | Substantial progress has been made on projects where staff resources are available. Recruitment for key roles is underway. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **1. Two-way streets: Re-route A3; initiate Two-way Streets Strategy; Planning for trial lane narrowing on Paterson (St John to George) and George (Paterson to Brisbane), Planning for Brisbane Street bus stop temporary improvements.**<br>On track: | 1. On schedule:<br>Planning for the Two-way Streets project has commenced, with consultant GHD updating traffic modelling with the criticality/staging of each stage of the project to be advised before the end of the year.<br>Pitt & Sherry have been engaged to undertake an options assessment for the bus interchange, with | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| Planning for the Two-way Streets project has commenced, with consultant GHD updating traffic modelling, while Pitt & Sherry have been engaged to undertake an options assessment for the bus interchange, which will guide the street design. Additional tasks to support the bus interchange planning are being scoped currently.<br>Design work is planned for the Paterson and George Street trial narrowing and Brisbane Street bus stop upgrades, with this project likely to be completed in quarter 4. | stakeholder engagement being completed prior to the provision of the final report before the end of the year. Geografia has been engaged to undertake an economic assessment of the existing bus interchange with the report expected by early March 2026.<br><br>Design work is planned for the Paterson and George Street trial narrowing and Brisbane Street bus stop upgrades, with this project likely to be completed in quarter 4. | | |
| 2. **Charles Street South of York: Planning for streetscape improvements towards Launceston General Hospital.**<br><br>Deferred:<br>S9-2 Charles Street South of York - The Planning Stage will be deferred to a future year to allow another more urgent City Heart project relating to redevelopment of the city centre bus interchange to be brought forward to this financial year. | 2. Deferred:<br>Charles Street South of York - The Planning Stage will be deferred to a future year to allow another more urgent City Heart project relating to redevelopment of the city centre bus interchange to be brought forward to this financial year. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| 3. **Princess Theatre public realm: Commence construction of external improvements; planning stage for streetscape** | 3. On schedule:<br>Planning for the Princess Theatre public realm works has begun with a design brief provided to the lead designer. We are now in the final | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| **improvements west to the Avenue.**<br>On track:<br>Planning for the public realm works has begun with a design brief provided to the lead designer. | stages of procurement for the design services. | | |
| **4. Retail Mix Study: Commence planning for study.**<br>Delayed:<br>On hold pending recruitment of Economic Development Officer. | 4. Delayed:<br>The Retail Mix Study is on hold pending recruitment of an Economic Development Officer. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **5. Business Improvement Districts: Planning phase.**<br>Delayed:<br>On hold pending recruitment of Economic Development Officer. | 5. Delayed:<br>On hold pending recruitment of Economic Development Officer. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **6. Intuitive wayfinding (includes amenity lighting): Planning, concept and detailed design phases.**<br>Delayed:<br>Delayed due to resource constraints as a result of the vacant urban designer role. | 6. Delayed:<br>Intuitive wayfinding output is delayed due to resource constraints as a result of the vacant Urban Designer role.<br>'Princess to Princes Night-Time Gallery' is at delivery stage with installation expected March 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| 7. **On-street events space (Cameron Street): Feasibility study, infrastructure needs analysis.**<br>On schedule: | 7. On schedule:<br>On-street events space (Cameron Street) - A project team has been established and has commenced the initial stage of the project which includes internal consultation with the Infrastructure and Engineering | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| Draft Events Framework is out for final consultation before Council endorsement.<br><br>Consultation has commenced and a consultant has been engaged to progress the feasibility and infrastructure needs analysis. | Team, Project Design and Delivery Team and Livability Communities Teams with the Strategy and Innovation Team as project managers. | | |
| **8. Greening (street trees): Wellington Street tree pits engagement, design and construction phases; Cameron Street Stage 2 planning phase.**<br><br>On schedule:<br>A project plan has been completed to scope the Wellington Street Tree Pits, and initial research commenced.<br>Project plan complete for Cameron Street planning phase, with internal stakeholder engagement in progress. | 8. Greening (street trees):<br><br>Delayed:<br>**Wellington Street:** Project delayed while seeking clarification from Department of State Growth (DSG) regarding replacement of trees in existing pits. DSG has indicated they will not support tree planting in this location.<br><br>On schedule:<br>**Cameron Street:** The Request for Tender for Cameron Street greening is complete and will be released in January to engage a consultant team for design works. Design works are estimated to be completed by December 2026 and will include Civic Spine placemaking objectives and coordinate with the Intuitive Wayfinding Plan. The design package will include:<br>• Street tree avenue<br>• Tactical greening<br>• Footpath widening | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| | • Gateway treatment<br>• Mid-block crossings<br>• Heritage interpretation<br>• Cycleway design. | | |
| 9. **City of Gastronomy: Explore opportunities to partner, advocate or lead initiatives which support Launceston's identity as a City of Gastronomy.**<br><br>On schedule:<br>Recruitment for a gastronomy officer to help elevate the gastronomy designation in Launceston to partner, advocate and lead initiatives to support our designation is in progress.<br><br>Liaison with various community partners has commenced including FaRM, NTG, Social Supermarket, and OzHarvest. Gastronomy is included as a key pillar in the new Events Framework. | 9. On Schedule:<br>A National Food Policy Forum organised by the National Food Network (Sustain) was held in Launceston on December 9 2025.<br><br>Meeting held with Gastronomy Northern Tasmania.<br><br>Executive Leader Connections and Liveability will be on an organising committee. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| 10. **Elizabeth Street food trucks trial: Engagement and investigation phase**.<br><br>Delayed:<br>Delayed due to resource constraints as a result of the vacant urban designer role.<br>Project is currently being scoped. | 10. Delayed:<br>The Elizabeth Street food truck trial is delayed due to resource constraints as a result of the vacant Urban Designer role and extenuating circumstances.<br>Project is currently being scoped. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| **11. Parking: Engage with key stakeholders to finalise an approach to parking management within the City Heart to align with the strategic objectives.**<br>On schedule.<br>• Stakeholder engagement complete.<br>• Next steps identified.<br>• Finalise approach to parking management in summary report. | 11. On schedule:<br>Internal engagement between the Parking Team and Transport Team has been conducted to identify enforcement constraints and potential future capital works required from the Parking Team to support City Heart. Parking utilisation data (% occupancy) shared with Transport Team by Parking Team. Project identified as a major operational bid. The next step is a literature review of parking policies and best practices. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID: S10** | **Action Item: Progress the Princess Theatre and Earl Arts Centre upgrade.** | | | | |
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| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 2 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Community Assets and Design | | | **Strategic Alignment:** | 3.3(a) |

| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:**<br>Building construction timeframe confirmed for both sites. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |

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| The documentation to enable the Main Works Proposal was completed on 10 September 2025. We are expecting the Main Works Proposal to be considered by Council at the 13 November 2025 meeting, this will clearly identify construction timeframes. | Construction timeframes have been defined through the Main Works Proposal submission. The schedule identifies the project completion and handover to occur mid-August 2027. Please note, this date is not the expected reopening date, there will be other works required to have the theatres ready for reopening. The reopening is scheduled for late 2027 to early 2028. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:**<br>Construction commenced across the sites. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Construction has not commenced. Construction is scheduled to start January 2026. This start date is contingent on the award of the construction contract at the 13 November 2025 Council meeting. | Construction has not commenced. Construction is scheduled to start January 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| **Action ID:**<br>**S11** | **Action Item:**<br>**South Prospect Neighbourhood Plan Development and Infrastructure Funding Framework.** | | | | |
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 4+ years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Community Assets and Design | | | **Strategic Alignment:** | 2.1(a) |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| **Behind Schedule** | **Behind Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Progress Comments by Action Item Outputs:** | | | |
| **Output 1:** Procure and engage lead consultant and sub-consultant team. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Investigations to reconcile key issues at a State and Federal level are progressing. The commencement of the South Prospect Neighbourhood Plan project cannot commence until key issues are reconciled.<br>Working group meetings with Council and State Government have been organised throughout 2025.<br>The procurement process for a lead consultant and sub-consultant team has not commenced. | The procurement process for a lead consultant and sub-consultant team has not commenced pending reconciliation of the key issues at a State and Federal level. Conversations are ongoing. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:** Prepare South Prospect Neighbourhood Plan and Infrastructure Funding Framework. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The Strategic Land Use Planning Team was created in quarter 4 2025.<br>Once the team is appropriately resourced, additional strategic land use capacity will be allocated to ensure Housing Plan | Recruitment has been successful, and a new Senior Strategic Land Use Planner will commence in January 2026. Resourcing will be allocated to ensure projects are delivered in sequence. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| Implementation Projects and neighbourhood planning can be delivered. | It is anticipated that the project will recommence in quarter 3. | | |

| Action ID: S12 | Action Item: Redevelopment of 118-124 Brisbane Street. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 5 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Chief Executive Office | | | **Strategic Alignment:** | 3.3(a) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Output 1:** Finalise stage 3 – pre-design. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Developers have presented their proposals; these were then shortlisted and from that S Group and Tas City Build Consortium have been selected as the preferred developer. | Output completed in quarter 1. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Output 2:** Complete stage 4 – design development and approvals. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |

| | | | |
|---|---|---|---|
| The Term Sheet has been negotiated with the preferred developer. This is now waiting to be signed so that work can progress. | The Term Sheet was signed off in September and contract negotiations were undertaken through October and November. The contract was signed by the Chief Executive Officer and developer BBC in December 2025. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Initiate stage 5 – project construction and contract management. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| This stage has not yet commenced and is not expected to commence until 2026. | This stage has not yet commenced and is not expected to commence until 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:**<br>**S13** | **Action Item:**<br>**Explore opportunities for Russells Plains relative to Council's future needs for the site.** | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 2 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Connections and Liveability | | | **Strategic Alignment:** | 2.3(a) |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |
| **Output 1:**<br>Ascertain if land is required for future City of Launceston landfilling operations. | | | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** | | |

| | | | |
|---|---|---|---|
| Received external report that has indicated that the site is problematic for landfilling.<br><br>Have held workshop with Councillors. Will proceed to general council meeting to approve strategic land use investigation for the site. | Officers held a workshop with Councillors this quarter. The item will proceed to a general council meeting in quarter 3 to seek approval of the strategic land use investigation for the site. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:**<br>Assess what the land is suitable for under current planning scheme criteria. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Future work in collaboration with Strategy and Innovation Team. | No progress since last quarter.<br><br>This output is still planned for future work in collaboration with the Strategy and Innovation Team. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Establish current market value of the land. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Completed – received independent land evaluation $4.5M. | Completed in quarter 1. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Create buffer areas for current landfill. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Future work in collaboration with Strategy and Innovation Team. | No progress since last quarter.<br><br>This output is still planned for future work in collaboration with the Strategy and Innovation Team. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Output 5: Protect natural values and wildlife habitats. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Future work in collaboration with Strategy and Innovation Team. | This will be determined as land use options become clear. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:** S14 | **Action Item:** Brisbane Street Mall Activation. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Connections and Liveability | | | **Strategic Alignment:** | 3.3(b) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **Behind Schedule** | **Behind Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Calendar of events scheduled. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Brisbane Street Mall is one of several planned locations for the City of Launceston's inaugural street art festival. An additional music series is being scoped to expand the current Music in the Park series into 'music in the malls'. | The lighting of the Christmas Tree event was a success on 29 November.<br><br>The *Love Local Festive Fun Day* on 13 December was run by Launceston Central. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| | Brisbane Street Mall is a planned site for upcoming *Thoroughfare* (Street Art Festival) to be held on 28 March 2026. | | |
| **Output 2:**<br>Equipment roster and storage space assigned for Activation events. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Delayed due to staff vacancies. Work on this output will commence again in quarter 2. | Investigations are underway to procure and install a storage space in the Civic Square vicinity to provide internal and external access to event equipment to be used within the municipality, specifically the CBD. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Expressions of interest process for winter festival or similar. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| A Draft Events Framework is out for final consultation before Council endorsement.<br>Work is underway to develop a two-step expression of interest process to identify a new winter festival, inviting creative proposals that activate the city at night, celebrate Launceston's brand, and drive winter visitation and economic uplift.<br>Shortlisted proponents will then be asked to provide detailed costed proposals. | In October, Council endorsed funding for Island Escape through the Special Event Sponsorship Program. Island Escape is a new winter festival, scheduled to be delivered in July 2026, aimed at strengthening Launceston's off-season events calendar and supporting increased winter visitation.<br><br>Since endorsement, Council officers have continued to work closely with the event organisers through event facilitation support, including early planning | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| | discussions, site considerations and operational guidance. The Visitation Team is also actively working to uplift the event's broader impact, with a focus on identifying opportunities to expand the local and visitor offerings beyond the planned core event program. | | |
| **Output 4:**<br>Art box or display case installed. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Research has been undertaken with other organisations and municipalities to inform best practice for an outdoor gallery space. A request for quote has been developed and is currently advertised for contractors to design and construct 2 art boxes. Due to infrastructure constraints within Brisbane Street Mall, we expect a pilot series of exhibitions to be installed in quarter 4 within Civic Square. | A contractor has been engaged to design City of Launceston Art Boxes. We are expecting the technical drawings to be received in late quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: S15 | Action Item: Building Heights and Massing Project - Planning Scheme Amendment. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 3 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Community Assets and Design | | | **Strategic Alignment:** | 2.3(a) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **Behind Schedule** | **Behind Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Prepare draft Planning Scheme Amendment to introduce new Central Area Specific Plan into the Launceston Local Provisions Schedule. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Draft Specific Area Plan has been prepared. The Strategic Land Use Planning Team was created in quarter 4 of 2025. Once the team is appropriately resourced, this project will progress to informal community and stakeholder engagement prior to initiation of the planning scheme amendment. | Internal engagement with the project working group took place this quarter.<br><br>Additionally, recruitment has been successful for a new Senior Strategic Land Use Planner who will commence in January 2026. Resourcing will be allocated to ensure projects are delivered in sequence. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: S16 | Action Item: Participate in the 2025 Night-Time Economy Research. | | | | |
|---|---|---|---|---|---|
| Is this Action a multi-year project? | No | Duration of project: | 1 year | Current year of project: | Year 1 |
| Lead Delivery Team: | Strategy and Innovation | Strategic Alignment: | 3.3(a) | | |

**Status:**
Overall status of this Action for the plan period 1 July 2025 - 30 June 2026

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| Behind Schedule | Delayed | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Completion of the 2025 Night-Time Economy Research.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| The 2025 Night-Time Economy Research is complete. | The 2025 Night-Time Economy Research is complete. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Presentation of findings to council and stakeholders.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Analysis of the findings and presentations to Council and stakeholders is on hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Recruitment commenced at the end of quarter 2 for economic development resources. Analysis of the findings will commence in quarter 3 with presentations to Council and stakeholders to follow. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 3:**
Integration of insights into Launceston's operational plans to enhance the city's night-time vibrancy and economic growth.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|

| | | | |
|---|---|---|---|
| On hold due to economic development resource constraints. Consideration will be given to insights during the development of the Four Year Delivery Plan. | Insights will be incorporated into operational planning and associated actions during quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID: S17** | **Action Item: Partner with key stakeholders to deliver programs that build workforce capacity in Launceston's emerging industries.** | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Strategy and Innovation | | | **Strategic Alignment:** | 1.2(c) |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **Behind Schedule** | **Delayed** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Develop training program resources and schedule. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Recruitment commenced at the end of quarter 2. Action will resume when recruitment is complete and onboarding commenced. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:** Delivery of 2 industry-specific training programs with several participants. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |

| | | | |
|---|---|---|---|
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Recruitment commenced at the end of quarter 2. Action will resume when recruitment is complete and onboarding commenced. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:** Hosting of a careers forum engaging participants and industry representatives. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Recruitment commenced at the end of quarter 2. Action will resume when recruitment is complete and onboarding commenced. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:** Published report on workforce needs and skills gaps in emerging industries by Quarter 4 2025. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | The output is scheduled for completion in quarter 4. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

## Key Service Annual Plan Actions

The projects within this category of work are projects that deliver key services to our community that focus on operational activities such as maintenance, community events and services, and the internal processes required to carry out these activities.

*Figure 2: shows the City of Launceston organisational vision and purpose.*

City of LAUNCESTON

**OUR VISION:**

*Inspired people, working together to create the best outcomes for our community.*

**OUR PURPOSE:**

*We are a progressive organisation, working with our community to create a positive future for Launceston.*

| Action ID: K1 | Action Item: Develop a new Integrated Planning and Reporting Framework. | | | | |
|---|---|---|---|---|---|
| Is this Action a multi-year project? | Yes | Duration of project: | 2 years | Current year of project: | Year 1 |
| Lead Delivery Team: | Strategy and Innovation | | | | |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
| Behind Schedule | On Hold | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Undertake a review and analysis of existing Integrated Corporate Planning Framework to align with the new Strategic Plan.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Initial scoping has commenced to develop a project plan and allocate resources to undertake this task<br><br>Recruitment for a Team Leader Performance & Planning and a second Corporate Planning Officer will commence in quarter 2. | Initial scoping is complete.<br><br>Works to progress the development of the project plan are on hold pending the recruitment of a Team Leader and additional Corporate Planning staff. Recruitment of these roles has opened. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Establish organisational needs and available solutions.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Initial scoping has commenced to develop a project plan and allocate resources to undertake this task. | Initial scoping is complete.<br><br>Works to progress the development of the project plan are on hold pending the | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| Action K1 aligns with reform priority 2 in the Tasmanian Government Local Government Priority Reform Program 2024-2026. The Action will progress as per Councils needs and adjusted (if needed) when the Tasmanian Government guidelines are released. | recruitment of a Team Leader and additional Corporate Planning staff. Recruitment of these roles has opened. | | |
| **Output 3:**<br>New Integrated Planning and Reporting Framework endorsed by leadership teams. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress on this output this quarter as this task is scheduled to occur in quarter 3 or 4. | No progress on this output this quarter as this task is scheduled to occur in quarter 3 or 4. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Initial setup and integration of software, processes and training. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Interim solutions are being investigated as part of the initial scoping that has commenced this quarter.<br>Software solutions, processes and training will be influenced by the progression of the corporate applications transformation program (Project Ignite).<br>Integration with this project, along with other allied projects, will be considered during the scoping and planning phase. | As detailed in the quarter 1 comment, software solutions are being aligned with the corporate applications transformation program (Project Ignite). The Corporate Planning Team will continue to work with the Project Ignite Team to develop and embed corporate planning solutions and processes into our software for future planning cycles. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: K2 | Action Item: Deliver the Service Management Project. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Strategy and Innovation | | | | |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Establish Project Reference Group. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The project reference group has been established with a representative from each Network. | The Project Reference Group remains active and meets as required to support the Project Team and Sponsor in making well-informed decisions. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:** Develop a new Service Management Framework. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| A draft service management framework has been prepared and will be refined alongside the development of the service | The Service Management Framework is being refined to suit organisational needs. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| catalogue to enable the supply of essential data that the framework will rely on. | | | |
| **Output 3:**<br>Establish the service catalogue structure for data collection. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The structure and template for collecting data to develop the service profiles and ultimately the service catalogue has been developed. The data collection is scheduled to occur in quarter 2. | Data collection has been completed. The Service Catalogue and Profile templates will be refined in quarter 3 to suit organisational needs. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Define services using a consistent format. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Internal workshops are scheduled with 'Service Managers' for quarter 2 to capture data that will enable services to be defined. | Services have been defined using a consistent template.<br>Standardisation of language and other refinements are to occur in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 5:**<br>Complete at least 60% of service profiles for the defined services, including service levels. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress on this output as work is scheduled to occur in quarter 2. | Service Profiles have been completed for 100% of the defined services. These will be updated on completion of refinement works for outputs 3 and 4, where we are | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| | expecting to measure at least 60% of service levels. | | |
| **Output 6:**<br>Understand the costs associated with each of the defined services. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress on this output as work is scheduled to occur in quarters 2 and 3. | The costs for each defined service have been completed.<br>Work to refine the data collection process will be completed in quarters 3 and 4. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | | | |
|---|---|---|---|---|---|
| **Action ID:**<br>**K3** | **Action Item:**<br>**Improve asset management governance, practices and processes.** | | | | |
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Community Assets and Design | | | | |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |
| **Output 1:**<br>Create Asset Management Framework (AMF) and establish governance structures in line with ISO 55000. | | | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** | | |

| | | | |
|---|---|---|---|
| Asset Management Steering Committee reestablished.<br>Asset Management Governance Framework Updated and approved.<br>Requirements for additional documentation being scoped. | Asset Management Governance Framework noted by Audit Panel.<br>Requirements for additional documentation are still being considered. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:**<br>Define roles and responsibilities for all aspects of the asset lifecycle (renewal, upgrade, operations, maintenance, and disposal) and information management. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress against this output for this quarter as the tasks for this output are scheduled to commence in quarter 2. | No progress against this output for this quarter.<br>As a result of Project Shape all asset management roles and responsibilities will be remapped to the new structure in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Consider resourcing and update position descriptions accordingly. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress against this output for this quarter as the tasks for this output are scheduled to commence in quarter 3. | No progress against this output for this quarter as the tasks for this output are scheduled to commence in quarter 3 and are now linked to Project Shape. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Create revised Asset Management Plan template. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Information gathering has commenced. The majority of the tasks are scheduled to commence in quarter 2. | Creation of a revised template has commenced and will be finalised in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Output 5: Develop Asset Data and Information Standards and create an Asset Information Improvement Plan. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Information gathering has commenced. The majority of the tasks are scheduled to commence in quarters 2 and 3. | Information gathering is continuing. The majority of this output will be dictated by the requirements for Project Ignite and will progress in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Output 6: Implement training for relevant personnel. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Discussions commenced with potential training partners.<br><br>Training to be scheduled for quarter 2. | Discussions with training partners and the Organisational Development Team have suggested a different approach to initially planned.<br>Training needs will be mapped against roles and responsibilities (Output 2) with consideration of Project Shape and further developed and delivered in quarters 3 and 4. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:** K4 | **Action Item:** Core Applications Transformation Program (Project Ignite phase). | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 6 years | **Current year of project:** | Year 3 |
| **Lead Delivery Team:** | Delivery and Performance | | | | |
| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| On Schedule | On Schedule | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Progress Comments by Action Item Outputs:** | | | |
| **Output 1:** Undertake procurement process. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Project Ignite began the procurement process in July 2025, issuing a non-public tender to pre-selected vendors with a demonstrated Local Government ERP (Enterprise Resource Planning) solution. Conforming responses were received by all invited Tenderers. The evaluation of written submissions was completed by the Tender Panel in August. | On consideration and evaluation of the Tender criteria, a tender report recommendation was presented to the Council for decision in December 2025.<br>Council approved the tender report at the 11 December 2025 meeting, therefore completing the procurement process. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:** Receive and assess demonstrations from vendors. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| In September, Tenderers presented solutions over 3 days. Feedback from key stakeholders was gathered to guide the Tender Panel's final evaluation before reference checks and due diligence begins next quarter. | Tenderer demonstrations were completed in September. Assessment of the Tender submissions was completed during quarter 2, with reference checking and due diligence completed as part of tender process. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:** Begin implementation with successful vendor. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |

| | | | |
|---|---|---|---|
| Not started.<br>Dependency – outcome of procurement process. | Not started.<br>Dependency – outcome of procurement process. Will commence in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:**<br>**K5** | **Action Item:**<br>**Finalise new City of Launceston Enterprise Agreement.** | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Chief Executive Office, and Delivery and Performance | | | | |

**Status:**
Overall status of this Action for the plan period 1 July 2025 - 30 June 2026

| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) |
|---|---|---|---|
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Finalise preparation ready to commence negotiations by 30 July 2025 including:

1. Employee engagement and consultation through meetings with teams and online survey.
2. Engagement with Executive Leadership Team, Senior Leadership Team and the JCC (Joint Consultative Committee) regarding new Classification Structure.
3. Draft combined Agreement prepared.
4. Draft "What's New, What's Changed" document prepared.
5. Agenda and meeting minutes templates prepared.
6. Meetings scheduled.

| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
|---|---|---|---|
| Complete – All listed activities for this output have been completed. | Complete – All listed activities for this output have been completed. In quarter 1. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Output 2:** Bargaining commencement by 30 August 2025. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Complete – This output has been completed. | Complete – This output has been completed in quarter 1. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:** Development of Agreement by 28 February 2026. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On Schedule – Bargaining meetings are progressing as planned and on schedule. | On Schedule – bargaining meetings are progressing as planned and on schedule. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:** Employees to vote on the Agreement by 28 April 2026. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On Schedule – process is progressing as planned and on schedule. | On Schedule – process is progressing as planned and on schedule. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 5:** Fair Work approval of the Agreement by 20 May 2026. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On Schedule – process is progressing as planned and on schedule. | On Schedule – process is progressing as planned and on schedule. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 6:** Implement the Agreement including new processes, policies, procedures, classification structure. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| No progress on this output this quarter. This will occur once the above outputs are complete. | No progress on this output this quarter. This will occur once the above outputs are complete. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: K6 | Action Item: Enhance flood intelligence capabilities and communications. | | | | |
|---|---|---|---|---|---|
| Is this Action a multi-year project? | Yes | Duration of project: | 2 Years | Current year of project: | Year 2 |
| Lead Delivery Team: | Community Assets and Design | | | | |

**Status:**
Overall status of this Action for the plan period 1 July 2025 - 30 June 2026

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| **Behind Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Commission a new intelligence system for flood emergency management use.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Peer review assessment of the North Esk catchment has been completed. Installation of CCTV stationary cameras (1) and pan-tilt-zoom cameras (6) have been installed. The Corra Linn rating curve review is currently underway with the consultant appointed. | The North Esk rating curve review continues – with the aim of finalising the review by the end of February 2026.<br><br>The procurement process for a Flood Intelligence system is in its final stages with the preferred supplier to be announced over coming weeks.<br>Project is currently on track. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Scope the design and features of an external dashboard, considering community needs and the City of Launceston's role in emergencies.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| The scoping phase is nearing completion, with a preferred forecasting system soon to be | Consultant about to be appointed. On track. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| appointed. The application will have an external facing element supporting community resilience. | | | |
| **Output 3:**<br>Launch the external dashboard, ensuring it provides accessible and accurate flood-related information. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The scoping phase is nearing completion, with a preferred forecasting system soon to be appointed. The application will have an external facing element supporting community resilience. | Consultant about to be appointed. On track. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | | | |
|---|---|---|---|---|---|
| **Action ID:**<br>**K7** | **Action Item:**<br>**Participate in the Northern Tasmanian Regional Land Use Strategy Review.** | | | | |
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 3 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Community Assets and Design | | | | |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |
| **Output 1:**<br>Active participation on the regional planning group to position Launceston to be a successful regional city. | | | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** | | |

| | | | |
|---|---|---|---|
| Regional Strategic Directions approved by Steering Committee. Community engagement on State of Play Report and Regional Strategic Directions is scheduled for quarter 2.<br><br>The City of Launceston is now the Chair of the Regional Planners Group (RPG). The role is to support collaborative decision-making, reporting to the Northern Tasmanian Regional Land Use Strategy (NTRLUS) Steering Committee on behalf of the RPG and work closely with Northern Tasmania Development Corporation (NTDC) to ensure effective governance of the NTRLUS Project. | Community engagement on State of Play Report and Regional Strategic Directions underway on Shaping Tasmania website - Northern Region \| Shaping Tasmania \| Regional Land Use Strategies Reviews.<br><br>Funding confirmed from the State Government on 3 December 2025 for northern region to prepare the NTRLUS by 30 June 2026.<br><br>Request for Quote has been released by NTDC to engage a lead consultant. Engagement of preferred consultant to occur in January 2026.<br><br>Regional Planners Group meetings will occur fortnightly between January and June 2026 to meet the Minister's timeframe. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:**<br>**K8** | **Action Item:**<br>**Embed the Child and Youth Safe Organisations Framework as required by the *Child and Youth Safe Organisations Act 2023*.** | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 5 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Connections and Liveability | | | | |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |

| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
|---|---|---|---|
| On Schedule | On Schedule | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Progress Comments by Action Item Outputs:** | | | |
| **Output 1:** Adoption of Child Safe Policy for the City of Launceston Council. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The Policy has been to Council workshop for discussion and feedback. The Policy will go to Council meeting in quarter 2. | Complete. Policy was adopted at 13 November 2025 meeting. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:** Undertake advocacy and information program to support sporting and cultural organisations to become child and youth safe. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Officers have completed a survey of organisations involved with children and young people to understand gaps and information needs around the child and youth safe organisations framework. The findings will inform future information sharing with these organisations. | No further progress. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:** Establish reference group and design process for a Victim Survivor Memorial. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Not yet commenced. Scheduled to commence following adoption of the Child and Youth Safe Policy. | No further progress. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: K9 | Action Item: Review the Economic Development Strategy 2022-2026. | | | | |
|---|---|---|---|---|---|
| Is this Action a multi-year project? | No | Duration of project: | 1 year | Current year of project: | Year 1 |
| Lead Delivery Team: | Strategy and Innovation | | | | |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
| Behind Schedule | Delayed | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Complete review of existing Economic Development Strategy 2022-2026.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Economic development recruitment commenced at the end of quarter 2. Timelines and deliverables will be reassessed in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Conduct stakeholder workshops and community survey, with findings document.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Economic development recruitment commenced at the end of quarter 2. Timelines and deliverables will be reassessed in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 3:**
Develop an Economic Development Plan aligned with Launceston's Strategic Plan.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Economic development recruitment commenced at the end of quarter 2. Timelines and deliverables will be reassessed in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:** Identify and engage with regional and state-level partners to support economic development initiatives, formalizing collaborative efforts. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Economic development recruitment commenced at the end of quarter 2. Timelines and deliverables will be reassessed in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 5:** Establish measurable key performance indicators to track the success of the plan and report initial performance. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold due to resource constraints as a result of the vacant economic development role. Recruitment will commence in quarter 2. | Economic development recruitment commenced at the end of quarter 2. Timelines and deliverables will be reassessed in quarter 3. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:** K10 | **Action Item:** Commence development of the Flood Mitigation Plan. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 3 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Community Assets and Design | | | | |

| Status:<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) |
| **Behind Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Progress Comments by Action Item Outputs:** | | | |
| **Output 1:**<br>Develop a detailed project plan. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Recruitment is currently being finalised. Once this is completed the project will formally commence. | The Flood Mitigation Advisor commenced in September 2025. The draft project plan is expected in early 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:**<br>Design and finalise a community engagement scope and program. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Recruitment is currently being finalised. Once this is completed the project will formally commence. | The community engagement scope and program will form part of the project plan (output 1). | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Commence baseline studies including confirmation of climate impacts, and determine risk tolerance, providing a solid foundation for informed decision-making future planning. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Recruitment is currently being finalised. Once this is completed the project will formally commence. | Will form part of the scoping once the project plan is completed (output 1). | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: K11 | Action Item: Develop the Waste and Resource Recovery Plan. | | | | |
|---|---|---|---|---|---|
| Is this Action a multi-year project? | Yes | Duration of project: | 2 years | Current year of project: | Year 1 |
| Lead Delivery Team: | Connections and Liveability | | | | |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| Quarter 1 (July - September) | Quarter 2 (October - December) | Quarter 3 (January - March) | Quarter 4 (April - June) |
| Behind Schedule | Behind Schedule | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Develop draft Waste and Resource Recovery Plan.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Draft Plan in progress. The themes have been agreed at team level. These are:<br>1. Education<br>2. Expand FOGO<br>3. Compulsory FOGO<br>4. Kerbside waste bin frequency<br>5. Diversion facility. | Team exploring options for delivery internal vs external. Continuing to workshop options as a team. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Output 2:**
Community engagement carried out on draft plan.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| To be done when draft plan is completed. | There has been some community feedback via our Tomorrow | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| | Together platform on themes within draft plan. | | |
| **Output 3:**<br>Finalise plan for endorsement. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Future work before July 2026. | Future work before July 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:**<br>**K12** | **Action Item:**<br>**Northern Tasmania Cricket Association (NTCA) Sports Complex redevelopment.** | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 5-20 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Community Assets and Design | | | | |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |
| **Output 1:**<br>Stage 2A: Production of a project management plan including stakeholder identification, governance framework, communications plan and risk management plan by 15 February 2025. | | | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** | | |
| Output completed. | Output completed. In quarter 1. | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |

| **Output 2:**<br>Stage 2B: Architectural design, professional services assessments and construction staging, programme and forecast costings; DA lodgement by 30 September 2025. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Report scheduled to go to Council seeking approval to submit Development Application on 2 October 2025. | Development Application lodged, staging approved at the Council meeting held on 2 October 2025. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Stage 2C: Funding advocacy and attraction by 30 September 2025. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Funding attempts via recent state and federal elections were unsuccessful. With Development Application materials and business case documentation set for completion in late 2025, funding advocacy efforts via grants will begin. | With Development Application materials and business case documentation complete, funding advocacy efforts via grants will begin once applicable grant streams open. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Stage 3: Detailed design development between March 2025 - December 2026. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Detailed design has commenced for elements of the redevelopment project namely, lights, irrigation and drainage upgrades. The architectural tender awarded March 2025 includes provision for detailed design and built structures. | Detailed design has commenced for Stage 1, 2 and ITEM C as approved by Council at the 2 October 2025 meeting. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 5:**<br>Stage 4: Project construction and contract management between April 2026 - June 2028. | | | |

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Construction has not commenced. Scheduled to commence in quarter 4. | Construction has not commenced. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: K13 | Action Item: Implement the Northern Regional Gateway Project. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 3 years | **Current year of project:** | Year 2 |
| **Lead Delivery Team:** | Connections and Liveability | | | | |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Commissioning process completed.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| 40 artists responded to a nationwide Expression of Interest process. An assessment panel - made up of council officers, an independent curator and a representative from council's Cultural Advisory Committee - shortlisted the submissions. The 3 shortlisted artists then completed paid concept development. The | The public vote showed community support towards the concept design "Sky Vessels". Councillors endorsed Katie Stackhouse's design, "Sky Vessels" on 23 October 2025. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| same panel provided a recommendation to Councillors for the final 2 concepts to go to a public vote. Councillors supported the 2 chosen concepts at workshop in August. A public vote was launched on the Tomorrow Together webpage on 15 September 2025 and will close in October 2025. | | | |
| **Output 2:**<br>Council and Department of State Growth approval of design. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The 2 preferred concept designs are approved by the Department of State Growth and supported by council. Final endorsement from council will take place after the final choice has been made via the public vote. | Department of State Growth has given formal approval for "Sky Vessels" concept and has paid the milestone payment for concept design approval. Council endorsed "Sky Vessels" concept on 23 October 2025. The technical design period is underway. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Delivery of approved design. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Artwork concept design is complete, with the technical design process taking place after the final artwork has been endorsed by council. | The project is currently progressing in collaboration with Project Delivery and Urban Art Projects (UAP). A technical design package is expected from UAP in late December 2025. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Practical completion and Department of State Growth Instalment 5 payment. | | | |

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| On schedule for construction and installation as per project plan. Installation expected late August 2026. | On schedule for construction and installation as per project plan. Installation is expected to be late August 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Action ID: K14 | Action Item: Develop an Equity and Inclusion Plan. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 1.5 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Connections and Liveability | | | | |

| Status: Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **Behind Schedule** | **Delayed** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

**Progress Comments by Action Item Outputs:**

**Output 1:**
Complete a desktop review, audit of current national best practice, stakeholder interviews and data analysis.

| Quarter 1 Progress Comment: | Quarter 2 Progress Comment: | Quarter 3 Progress Comment: | Quarter 4 Progress Comment: |
|---|---|---|---|
| Desktop audit of state and local government initiatives completed. Purposive sampling used to ascertain national best practice approach to like outputs. Information is in raw data form and used to inform the project plan development. | Project has not progressed since last quarter. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| Output 2: Development of Equity and Inclusion Plan. | | | |
|---|---|---|---|
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Equity and Inclusion draft project plan has been developed. | Project has not progressed since last quarter. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Action ID:** K15 | **Action Item:** Identify a partner with a sustainable business model for electric vehicle charges. | | | | |
|---|---|---|---|---|---|
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Strategy and Innovation | | | | |

| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | |
|---|---|---|---|
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) |
| **Behind Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| **Progress Comments by Action Item Outputs:** | | | |
|---|---|---|---|
| **Output 1:** Review submissions and select operator by end of quarter 1 (September 2025). | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Delays occurred due to valuer availability. With valuations complete in this quarter, the Expressions of Interest were made available via Tender Link at the end of September and will be open | Expressions of Interest have been completed. A preferred partner has now been selected with input from the Sustainability Team, Procurement Team, Parking Team, Legal Team, and Innovation and Performance Team. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

| | | | |
|---|---|---|---|
| for a 4-week period. Submissions will be reviewed during November. | | | |
| **Output 2:** Agreements signed with the selected private operator by end of quarter 2 (December 2025). | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Works scheduled to occur in quarter 2 following outcomes of Expression of Interest. | Commercial lease agreements are being drafted currently and are expected to go to Council for approval during January 2026. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:** Complete the transfer of ownership and management of the existing electric vehicle chargers to a private operator by end of quarter 3 (March 2026). | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Works are scheduled to occur in quarter 3 following outcomes of Expression of Interest and agreements signed. | Works are scheduled to occur in quarter 3 following outcomes of Expression of Interest and agreements being signed. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| **Action ID:** K16 | **Action Item:** Review the Youth Engagement Framework 2025 - 2028 and the 2025 - 2026 Youth Plan. | | | | |
| **Is this Action a multi-year project?** | No | **Duration of project:** | 1 year | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Connections and Liveability | | | | |
| **Status:** Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1** (July - September) | **Quarter 2** (October - December) | **Quarter 3** (January - March) | **Quarter 4** (April - June) | | |
| **On Schedule** | **On Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |

| Progress Comments by Action Item Outputs: | | | |
|---|---|---|---|
| **Output 1:**<br>Engagement with the youth community. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| This quarter has included the completion of:<br>• Data report from Capire Consulting Group to consolidate youth surveying.<br>• Final draft of the data has been provided from officers to leadership.<br>• Ongoing consultation is occurring regularly with the Youth Advisory Group. | This quarter has included the completion of:<br>• Youth Advisory Group engagement maintained to inform Youth Plan development and implementation.<br>• Annual Youth Projects Plan endorsed by leadership for implementation across financial years 2026–2028.<br>• Youth Advisory Group recruitment campaign completed; cohort established and engagement ready. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 2:**<br>Finalise the Youth Engagement Framework and the Youth Plan. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| Officers have finalised drafts of both documents.<br>An initial meeting was held with a designer to discuss the framework's design and layout.<br>The framework is set for review by leadership and at a council workshop presentation in quarter | Youth Engagement Framework and Youth Plan progressed towards finalisation.<br>Draft Youth Engagement Framework 2026–2028 completed for presentation at the February Council workshop.<br>Youth Plans for financial year 2025/2026 and financial year | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| 2. The Youth Plan will be endorsed by leadership in quarter 2. | 2026/2027 endorsed by leadership, with final feedback scheduled for February Council workshop. | | |
| **Output 3:**<br>Implement Annual Plan. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The progress of both documents has ensured that these Annual Plan items are on track to be completed within the initial timeframe. | The progress of both documents has ensured that these Annual Plan items are on track to be completed within the initial timeframe. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

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| **Action ID:**<br>**K17** | **Action Item:**<br>**Flood recovery focused emergency management planning.** | | | | |
| **Is this Action a multi-year project?** | Yes | **Duration of project:** | 2 years | **Current year of project:** | Year 1 |
| **Lead Delivery Team:** | Delivery and Performance | | | | |
| **Status:**<br>Overall status of this Action for the plan period 1 July 2025 - 30 June 2026 | | | | | |
| **Quarter 1**<br>(July - September) | **Quarter 2**<br>(October - December) | **Quarter 3**<br>(January - March) | **Quarter 4**<br>(April - June) | | |
| **Behind Schedule** | **Behind Schedule** | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |
| **Progress Comments by Action Item Outputs:** | | | | | |
| **Output 1:**<br>Development of the Launceston Flood Recovery Planning project including the engagement plan. | | | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** | | |
| The revised project plan is in its final stages of development. This will be distributed to the Flood | The grant deed has been formally signed. Awaiting funding to be | *Not yet complete – future quarter* | *Not yet complete – future quarter* | | |

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|---|---|---|---|
| Recovery Steering Committee for final endorsement over the coming weeks. The funding agreement between Resilience and Recovery Tasmania and the Council is being finalised.<br>Once this is completed a Project Manager will be appointed to manage the project. | finalised ready for the project to formally recommence. | | |
| **Output 2:**<br>Ongoing liaison with the Launceston Flood Recovery Steering Committee. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The Launceston Flood Steering Committee has been re-established; the committee met in August with new alignment and membership. | The grant deed has been formally signed. Awaiting funding to be finalised ready for the project to formally recommence. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 3:**<br>Establishment of the Launceston Flood Recovery Community Advisory Group. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| On hold until a Project Manager is appointed. | The grant deed has been formally signed. Awaiting funding to be finalised ready for the project to formally recommence. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |
| **Output 4:**<br>Development of the Draft Launceston Flood Recovery Framework. | | | |
| **Quarter 1 Progress Comment:** | **Quarter 2 Progress Comment:** | **Quarter 3 Progress Comment:** | **Quarter 4 Progress Comment:** |
| The draft framework is due by September 2026. | The grant deed has been formally signed. Awaiting funding to be finalised ready for the project to formally recommence. | *Not yet complete – future quarter* | *Not yet complete – future quarter* |

## Status of Council Decisions as of 12 February 2026*

**Please note all Planning Authority items are no longer reported.*

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| **5 February 2026** | | | |
| 20.1. 2025/2026 Budget - Budget Amendment | That Council:<br><br>1. pursuant to section 82(4) of the *Local Government Act 1993* (Tas) and by an absolute majority, approves the following changes to the 2025/2026 Statutory Estimates:<br>(a) Revenue<br>i. the net increase in revenue from external grants and contributions of $126,220.<br>(b) Expenses<br>i. the net increase in operations expenditure of $43,013.<br>(c) Capital Works Expenditure<br>i. the net increase in expenditure from external funds of $126,220.<br>ii. the decrease in the Council's funded expenditure of $43,013.<br><br>2. notes that amendments from Recommendation 1. result in:<br>(a) the operating deficit being amended to $1,174,938 (including capital grants of $11,111,625 for 2025/2026.<br>(b) the capital budget being increased to $41,848,920 for 2025/2026.<br><br>3. pursuant to section 82(7) of the *Local Government Act 1993* (Tas), receives the Chief Executive Officer's report on adjustments to the 2025/2026 budget for the period 1 December 2025 to 31 December 2025. | Executive Leader Delivery and Performance | Complete |
| 20.3. Appointment - Chair and Independent Audit Panel Member - Ric De Santi and Ken Clarke | That Council:<br><br>1. pursuant to section 85 of the Local Government Act 1993 (Tas) and clauses 5 and 6 of the Local Government (Audit Panels) Order 2014 (Tas), appoints Ric De Santi as an independent person and chairperson of the Audit Panel for a term of four years as provided for in 14-Plx-0101 Audit Panel Charter.<br><br>2. pursuant to section 85 of the Local Government Act 1993 (Tas) and clause 5 of the Local Government (Audit Panels) Order 2014 (Tas), appoints Ken | Executive Leader Delivery and Performance | Complete |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | Clarke as an independent person as a member of the Audit Panel for a term of four years as provided for in 14-Plx-0101 Audit Panel Charter. | | |
| 20.4. Intention to Lease - Gorge Restaurant | That Council:<br><br>1. pursuant to section 178 of the *Local Government Act 1993* (Tas) and by absolute majority, forms the intention to lease part of the land situated at 64 Gorge Road, Trevallyn (CT120827/1), known as the The Gorge Restaurant, as identified in blue on the plan below:<br><br>*(as minuted)*<br><br>2. requires that formal notice be given of the intention to lease that part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas).<br><br>3. requires the terms of the intended lease be as follows:<br>a. the lessee will be Gunn & Parkinson Pty Ltd;<br>b. the lease will commence as soon as possible after the issue of both a certificate of practical completion and certificate of occupancy under BA0634/2025, for a period of 5+5 years;<br>c. the rent has been provided to Councilors on the 2 February 2026, and will be adjusted annually, with a 6-month rent free period applying form commencement date;<br>d. the lessee to be responsible for:<br>i. energy costs;<br>ii. volumetric and connection charges for water;<br>iii. contents insurance;<br>iv. building insurance; and<br>v. other service charges if any.<br>e. the lessee must continuously maintain:<br>i. building in good and reasonable order;<br>ii. and keep clear all noxious growth from premises;<br>iii. hold public liability insurance of at least $20 million;<br>f. the Council is to be responsible for structural maintenance.<br><br>4. requests the Chief Executive Officer to: | Executive Leader Delivery and Performance | Ongoing, pending signing of lease by both parties. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | a. ensure that formal notice is given of the intention to lease part of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas);<br>b. subject to any objection being received during the statutory notice period;<br>i. determine the exact dimensions of the land to be leased and all remaining terms and conditions;<br>ii. implement the intention to lease the premises by signing a binding lease agreement with the lessee;<br>iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and<br><br>5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*. | | |
| 20.5. Lease - Northern Regional Cats Shelter | That Council:<br><br>1. pursuant to section 177 of the *Local Government Act 1993* (Tas), and by absolute majority, decides to lease part of the land situated at 19 Cavalry Road, Mowbray (CT145293/1), as identified in red on the plan below:<br><br>*(as minuted)*<br><br>2. requires that the terms of the lease be on the following basis:<br>a. the lease is to commence on the 5 February 2026 for a period of 5 + 5 years;<br>b. the lessee is to be Just Cats Inc;<br>c. the commencing rent will be $347.62 per year;<br>d. the lessee to be responsible for:<br>i. 50% of volumetric and connection charges for water;<br>ii. 50% of electricity supplies;<br>iii. contents insurance; and<br>iv. other service charges if any;<br>e. the lessee will continuously:<br>i. maintain the building in good and reasonable order; | Executive Leader Delivery and Performance | Ongoing, pending signing of lease by both parties. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | ii. keep clear all noxious growth and overgrown vegetation from premises;<br>iii. hold public liability insurance of at least $20 million.<br><br>3. the Council is to be responsible for structural maintenance.<br><br>4. requires that the lessee noted in Recommendation 2, enters into a management agreement on the following basis:<br>a. process cats from the greater Launceston region;<br>b. provide veterinary care to contained cats;<br>c. desex contained cats;<br>d. euthanize cats;<br>e. assist to manage cat colonies;<br>f. disease management for the animals in its care; and<br>g. other services instructed by the Lessor.<br><br>5. that Council provides a yearly management fee of $30,000.00 to the lessee which will be indexed by the annual Consumer Price Index (CPI) for Hobart to the March quarter.<br><br>6. requests the Chief Executive Officer to:<br>a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;<br>b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and<br><br>7. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*. | | |
| **11 December 2025** | | | |
| 17.3. 12-month agreement with Visit Northern Tasmania | That Council:<br>1. approves a 2-year funding agreement to the value of $172,296 annually excluding GST with Tourism Northern Tasmania Inc trading as Visit Northern Tasmania to 30 June 2027 and, | Executive Leader Connection and Liveability | Negotiations continuing. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | 2. explores the opportunity for a representative of the City of Launceston to sit on the board of Visit Northern Tasmania.<br>3. | | |
| 20.7. Lease - Lilydale Hall | That Council:<br>1. pursuant to sections 179 of the Local Government Act 1993 (Tas), decides to lease part of the land situated at 1949 Main Road, Lilydale (CT124851/1), known as the Lilydale Memorial Hall, as identified on the plan below:<br>*(as minuted)*<br>2. requires that the lease is on the following basis:<br>a. the lease is to commence on the 1 April 2026 for a period of 1 year;<br>b. the commencing rent will be $1 per year if demanded;<br>c. the lessee to be responsible for:<br>i. hall management;<br>ii. hall bookings;<br>iii. contents insurance; Page 108 Thursday 11 December 2025 City of Launceston Council Meeting Minutes<br>iv. other service charges if any.<br>d. The lessee will continuously maintain:<br>i. building in good and reasonable order;<br>ii. and keep clear all noxious growth from premises;<br>iii. hold public liability insurance of at least $20 million that extends to cover all hall users;<br>3. the Council is to be responsible for structural maintenance, electricity and water charges;<br>4. requests the Chief Executive Officer to:<br>a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;<br>b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and<br>5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the Local Government Act 1993. | Executive Leader Delivery and Performance | Complete |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| 20.8. Lease - TS Navy Cadets | That Council:<br>1. pursuant to section 179 of the Local Government Act 1993 (Tas), decides to lease part of the land situated at 78 Paterson Street Launceston (CT138979/10), known as the Home Point Parade, as identified on the plan below: *(as minuted)*<br>2. requires that the lease is on the following basis:<br>a. the lease is to commence on the 01/01/2026 for a period of 4 years;<br>b. the commencing rent will be $347.62 per year; Page 111 Thursday 11 December 2025 City of Launceston Council Meeting Minutes<br>c. the lessee to be responsible for:<br>i. energy costs;<br>ii. volumetric and connection charges for water;<br>iii. Contents and building insurance; and<br>iv. other service charges if any.<br>d. The lessee shall continuously maintain:<br>i. building in good and reasonable order;<br>ii. and keep clear all noxious growth from premises;<br>iii. hold public liability insurance of at least $20 million;<br>3. the Lessee will be responsible for all building maintenance, including structural maintenance;<br>4. requests the Chief Executive Officer to:<br>a. determine the exact dimensions of the land to be leased and all remaining terms and conditions;<br>b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and<br>5. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the Local Government Act 1993. | Executive Leader Delivery and Performance | Draft lease awaiting signing by lessee. |
| 21.1. Ikeda Delegation 2025 - Delegation Report | That Council:<br>1. receives the Ikeda Delegation 2025 Report as a formal record of the Delegation's visit.<br>2. directs Council Officers to proceed with the Proposed Next Steps outlined in the Report. | Executive Leader Strategy and Innovation | 1. Complete.<br>2. Actions arising from the visit will be progressed in quarter 3. A project plan is |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | 3. notes the Budget Amendment will be presented at the first Council Meeting in 2026. | | being progressing to commence the next steps in the next financial year.<br>3. The Budget Amendment will be presented at an upcoming Council Meeting. |
| **23 October 2025** | | | |
| 17.3. Northern Gateway Preferred Concept - Public Vote Results | That Council:<br>1. receives the results of the Northern Gateway public vote; and<br>2. endorses the recommendation to award the Northern Gateway Project commission to the preferred artist concept, Sky Vessels. | Executive Leader Connections and Liveability | Urban Art Projects has submitted a technical design package for council officers and DSG to review.<br><br>Katie Stackhouse's selected artwork, Sky Vessels will move to the construction phase once approvals are given in early February.<br><br>Project is on track for installation FY 26/27 |
| 17.6. Seaport Place Name Application | That Council:<br><br>1. endorses the preparation of an application for Seaport to be registered as an unbounded locality. | Executive Leader Connections and Liveability | Historical background has been prepared, engagement and communications teams are preparing for community consultation as part of the requirements for Place Names Tasmania. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | | | The proposal is on track for submission to 'Place Names Tasmania' FY 25/26. |
| **11 September 2025** | | | |
| 20.3. Lease - Tasmanian Ambulance Service | That Council:<br>1. pursuant to section 177 of the *Local Government Act 1993* (Tas) and by absolute majority, decides to lease part of the land situated at 1C George Town Road, Newnham (CT 143014/1), for the purpose of providing an ambulance base, as identified on the plan below:<br>*(Image as minuted)*<br>2. notes the valuation advice at Attachment 1 (ECM Doc Set ID – 5147575) considering the land described at Recommendation 1;<br>3. requires that the lease is on the following basis:<br>a. the Lessee is to be Ambulance Tasmania;<br>b. the lease is to commence on 22 November 2024 for a period of 5 years;<br>c. the commencing rent is to be $12,000 per year, adjusted annually in accordance with the Consumer Price Index (CPI) for Hobart;<br>d. the lessee to be responsible for:<br>i. energy costs;<br>ii. volumetric and connection charges for water;<br>iii. contents insurance;<br>iv. building insurance; and<br>v. other service charges, if any;<br>e. the lessee will continuously:<br>i. maintain building in good and reasonable order;<br>ii. keep clear all noxious growth from premises;<br>iii. hold public liability insurance of at least $20 million;<br>4. the Lessee is to be responsible for structural maintenance;<br>5. requests the Chief Executive Officer to:<br>a. determine the exact dimensions of the land to be leased and all remaining terms and conditions; | Executive Leader Delivery and Performance | Completed |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | b. exercise any of Council's rights, options, or discretions necessary for the proper administration of the lease; and notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993*. | | |
| **19 June 2025** | | | |
| 17.3. Carr Villa Memorial Park Masterplan | That Council:<br>1. removes Stage 2, of Option 5A, from the Carr Villa Memorial Park Masterplan;<br>2. adopts the Carr Villa Memorial Park Masterplan as amended by 1 above;<br>3. notes any future development of areas identified in the Masterplan (Option 5A, Stage 1), will be subject to further consideration and approval by Council, including environmental assessments and planning approval;<br>4. engages with all relevant stakeholders connected to Carr Villa, including the Friends of Carr Villa Reserve; and<br>5. receives a further report outlining options for consideration of the identified Carr Villa buffer zones, to become a permanent reserve. | Executive Leader Connections and Liveability | 1. Completed<br>2. Completed<br>3. Noted<br>4. Ongoing<br>5. Complete<br><br>The workshop report identified options for a Council decision. The report on these options for a Council decision is currently in progress. |
| **29 May 2025** | | | |
| 20.8. Lease - Albert Hall - Theatre North | That Council<br>1. approves the lease of Albert Hall on the following basis:<br>a. Property is Albert Hall<br>b. Lessee is to be Theatre North Inc.<br>c. Lease is to commence on 1 October 2025 or on issue of the Certificate of Practical Completion under DA0108/2022<br>d. Term is to be 2 years with a 2-year option<br>e. Lease amount is to be $1 per year<br>f. Lessee is to be paid three amounts, which are:<br>(i) A payment of $294,000 per full year to manage the venue and booking system from the commencement of the lease, payable on a monthly or quarterly basis<br>(ii) A compensation payment of up to $100,000 per quarter for the first eight quarters during the shutdown of the | Executive Leader Delivery and Performance | Albert Hall Lease completed.<br>Princess Theatre Lease ongoing |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | Princess Theatre and Earl Arts Centre, estimated to commence in January 2026<br>(iii)A cash subsidy of up to $132,500 per year, adjusted for CPI, dependent on the financial performance of the Lessee during the term of the lease<br>2. accepts the surrender of the Princess Theatre lease.<br>3. forms the intention to lease the Princess Theatre and Earl Arts Centre to Theatre North Inc. on the following basis:<br>a. Property is Princess Theatre and Earl Arts Centre<br>b. Lessee is to be Theatre North Inc.<br>c. Lease is to commence on the issue of the Certificate of Practical Completion under DA0424/2024, estimated to be 1 February 2028<br>d. Term is to be 5 years with a 5-year option<br>e. Lease amount is to be $1 per year.<br>4. approves the lease of the Princess Theatre and Earl Arts Centre on the terms above, provided that no objections are received during the applicable public objection period.<br>5. notes that the payment for managing the booking system referred to at Recommendation 1(f)(i) exceeds $250,000 and accordingly:<br>a. Resolves, by absolute majority, that the payment is required to ensure that Theatre North can continue to provide theatre and cultural services during the redevelopment of the Princess Theatre, and a satisfactory result would not be achieved by inviting tenders because of<br>(i) extenuating circumstances.<br>6. requests the Chief Executive Officer to:<br>a. determine the exact dimensions of the land and all remaining lease and contractual terms and conditions; and<br>b. exercise any of the Council's rights, options or discretions necessary for the proper administration of the leases and contracts. | | |
| **17 April 2025** | | | |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| 20.6. Council Committees | That Council:<br>1. receives the Review of Council Committees Report (ECM Document Set ID 5213817).<br>2. pursuant to section 24 of the Local Government Act 1993 (Tas) dissolves the following Council Committees:<br>• Cataract Gorge Advisory Committee<br>• Launceston Access Advisory Committee<br>• Launceston City Heart Reference Group<br>• Launceston Sister City Committee<br>• Tender Review Committee (attended to in Closed Council meetings)<br>• Transport Committee<br>3. notes that Mayor Councillor M K Garwood resigned from the Events Sponsorship Assessment Panel and Community Grants (Organisations) Program committee, effective 21 March 2025.<br>4. in respect of the Events Sponsorship Assessment Panel, a special committee convened pursuant to section 24 of the Local Government Act 1993 (Tas):<br>(i) notes that the Panel's terms of reference call for a Councillor to chair the Panel and two additional Councillors to be appointed by Council;<br>(ii) calls for nominations, noting that Councillor L M McMahon (as Chair) and Council A J Palmer are currently committee members and these appointments remain unchanged.<br>(iii) appoints Councillor A G Harris as Committee member.<br>5. in respect of the Community Grants (Organisations) Program committee, a special committee convened pursuant to section 24 of the Local Government Act 1993 (Tas):<br>(i) notes that the Panel's terms of reference call for a Councillor to chair the Panel and two additional Councillors to be appointed by Council;<br>(ii) calls for nominations, noting that Councillor L M McMahon (as Chair) and Councillor A J Palmer are committee members and these appointments remain unchanged.<br>(iii) appoints Councillor A G Harris as Committee member.<br>6. notes that appointments for all Council Committees will be brought to an upcoming Council meeting, following a call for nominations at Council workshop. | Executive Leader Delivery and Performance | Points 1-5 and 8 are complete.<br>1. Points 6 and 7 were workshopped with Councillors on 25 September 2025. Next steps are in progress. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | 7. endorses that Terms of Reference be introduced for each committee within three months and is the responsibility of the Executive Leader whose team oversees each committee.<br>8. endorses the recommendations, stemming from the review process and noted in the report below, be considered for each committee and implemented where deemed appropriate in consultation between the Chair and relevant Executive Leader. | | |
| **27 March 2025** | | | |
| 18.1. State Government Endowment Queen Victoria Museum and Art Gallery | That Council:<br>1. receive and note the report providing comparative analysis of State and Local Government funding provisions for Queen Victoria Museum and Art Gallery (QVMAG); and<br>authorises the Chief Executive Officer to liaise with the State Government around future funding models (endowment) of the Queen Victoria Museum and Art Gallery, consistent with Section 332 of the Local Government Act 1993. | CEO Office | In progress<br><br>Meeting held with the relevant Minister to discuss options moving forward.<br><br>Meeting request to be sent for follow up meeting as part of CEO engagement with State Ministers and Department Heads in quarter 1 2026. |
| 18.2. Regional Precincts Partnership Program Submission | That Council:<br>1. approves the preparation and submission of a City of Launceston/QVMAG application for funds under the Australian Government's Regional Precincts and Partnerships Program (Stream One). | Director Queen Victoria Museum and Art Gallery | Funding remains paused. |
| 20.7. Memorandum of Understanding - Provision of Bikes to Tasmania Police | That Council:<br>1. notes its 12 December 2024 decision to purchase two fit-for-purpose bicycles, to be provided to Tasmania Police for the purpose of reintroducing bike patrols within the Launceston Central Business District, supported by a Memorandum of Understanding (MOU).<br>2. authorises the Chief Executive Officer to continue negotiations with Tasmania Police, so that a finalised draft the MOU can be presented to Council for formal approval. | Executive Leader Delivery and Performance | Commenced. Provision of a draft MOU to Tasmania Police for consideration and feedback has occurred. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | | | Additional feedback has been provided by TasPol, who remain very supportive, and are keen to use Launceston as a trial.<br><br>Council is awaiting TasPol to advance – update sought on 13 May 2025. Council still awaits an update.<br><br>This is not a priority for TasPol at the moment. |
| **13 February 2025** | | | |
| 12.2. Mayoral Report - Western Australia Visit - December 2024 | That Council:<br>1. Consider Mandurah's youth engagement model for potential implementation.<br>2. Explore differential rating systems for holiday accommodation.<br>3. Review parking technology solutions implemented by City of Perth.<br>4. Note successful regional collaboration approaches for advocacy.<br>5. Undertake a review of the previous work undertaken to consider Mandurah and Launceston as working relationships.<br>6. Engage with the project team working on the Perth Concert Hall redevelopment, to further support the Princess Theatre and Earls Arts Centre redevelopment. | Executive Leader Connections and Liveability<br><br>Executive Leader Delivery and Performance<br><br>Executive Leader Community Assets and Design | Item 1 is complete.<br><br>Item 2: No update on separate rating for holiday accommodation. This may be a matter for the Valuer General.<br><br>Item 3: Complete.<br><br>Item 4: Noted<br><br>Item 5: Presented to Council 21/8/2025 Completed.<br><br>Item 6: Complete. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
|---|---|---|---|
| | | | |
| **23 January 2025** | | | |
| 21.3. Notice of Motion - Annual General Meeting - Robin Smith - Signage for Personal Mobility Devices - 3 December 2024 | That City of Launceston Council:<br>review the rules and signage as they relate to the operation of PMDs (e-scooters) in the Launceston Central Business District. | Executive Leader Community Assets and Design | Signage review commenced and further analysis planned. Considered ongoing for the time being. |
| **12 December 2024** | | | |
| 21.1. Proposal to Establish a Public Register of Interests | That Council:<br>1. Indicates its support for the development of a policy, which may be similar to the proposed policy outline document which is attachment 1 (ECM Doc Set ID 5162592) to this report, requiring:<br>1.1 the Chief Executive Officer to maintain a publicly available register containing details of certain interests of Councillors; and<br>1.2 Councillors to proactively disclose outside interests to the Chief Executive Officer for the purpose of inclusion in that register;<br>2. Instructs the Chief Executive Officer to:<br>1.1 convene a workshop or workshops at which the Councillors may engage in discussion and provide comments and guidance regarding the development of the policy described above;<br>bring to a future meeting of the Council, after those workshop/s, a proposed policy which the Council may adopt. | Executive Leader Delivery and Performance | A proposed approach was workshopped with Councillors on 16 October 2025. Next steps are in progress. |
| **2 May 2024** | | | |
| 14.1. Cataract Gorge Chairlift Renewal Request | That Council:<br>1. Provides in principle support for the renewal of the Gorge Chairlift and welcomes the proponents to work with the Council to obtain:<br>a. Disposal of an interest in land under section 178 of the *Local Government Act 1993*.<br>b. A new licence or easement for operation of the site.<br>c. Provision of consent under section 52(1B)(b) of the *Land Use Planning and Approval Act 1993* to lodge a development application on Council managed land.<br>Notes the land owner consent, disposal of an interest in land and licence all require separate decisions of Council. | Executive Leader Delivery and Performance | This matter is in progress. Chief Executive Officer Sam Johnson OAM's email to Councillors dated 2 September 2025 refers.<br>The matter was workshopped with Councillors on 6 November 2025. |

| *Meeting Date/Item* | *Council Decision* | *Owner/Network* | *Status* |
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| 5 October 2023 | | | |
| 18.1. 126-128 Russells Plains Road, Rocherlea | MOTION 1<br>That Council:<br>1. determines that the dwelling at 126-128 Russells Plains Road, Rocherlea not be made available for leasing due to safety concerns that exist for tenants from persons regularly trespassing on the site; and<br>2. given the extensive theft and damage that has occurred to the dwelling on the site, that it be demolished.<br><br>MOTION 2<br>That Council:<br>1. prioritises making a decision on whether the site at 126-128 Russells Plains Road, Rocherlea will be required to house a new landfill site once the current landfill at the Remount Road site is closed; and<br>in the event that it is determined that the site is not required for a future landfill, undertake a land use study to investigate options for its potential development. | Executive Leader Delivery and Performance | In relation to Motion 2, Item 2, the Executive Leadership Team received a briefing on this property from a land use perspective on 8 April 2025.<br><br>A report from GHD that looks at the suitability of the land for landfilling has been received. The Sustainability Team are reviewing the draft and will prepare a position for Council. |

## Notices of Motions Status Report as at 12 February 2026

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| **11 August 2022** Councillor T G Walker | **Suburban Business District Green Spaces**<br>*In support of, and complimentary to, the City of Launceston's recent Memorandum of Understanding with the Launceston Chamber of Commerce regarding the urban greening of the City, that the Council agrees to pursue the following initiatives:*<br>1. *provides its in-principle support for the provision of additional green spaces adjacent to and/or within suburban business districts such as (but not limited to) Kings Meadows, Mowbray, St Leonards and Newstead; and*<br>2. *requests the Chief Executive Officer to ensure that current review process for the Greater Launceston Plan includes a framework to promote the opportunity and identify suitable spaces for this provision, either currently held land, or prospective sites that may be available for this purpose; and*<br>3. *following the review of the GLP, that the Council develop an implementation plan which identifies and provides the necessary actions and resourcing to deliver the green spaces. The implementation plan would need to include a community engagement process with, amongst other objectives, the need to determine the extent and scope of infrastructure that would be desirable in these spaces; and*<br>4. *that priority be given to maximising the greening of the area, but that additional facilities such as playgrounds or toilets be considered desirable additions if possible.* | Executive Leader Connections and Liveability | The Recreation and Open Space Plan (ROSP), as part of its development, has consideration to ensuring equitable Open Space is well serviced across all of Launceston's LGA. All gaps in the Open Space network currently will be addressed in ROSP implementation actions and carried out as their identified priority. Both of these pieces of work are currently in the draft phase with an expectation to have finalised by June 2026. The ROSP is also well connected to other existing Council strategic plans such as Urban Greening Strategy and will support the delivery of Council's recognised urban greening outcomes. |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| **15 December 2022**<br>Councillors D H McKenzie and A E Dawkins | **Clean Air Strategy**<br>1. *That Council agrees that Launceston City Council develop a Clean Air Strategy, which should not be limited to but will include:*<br>2. *review of current State and Federal Government legislation to determine its effectiveness in supporting a clean air strategy and where there are improvements required develop a plan to lobby for change;*<br>3. *review of the effectiveness of past Council programs to improve air quality outcomes, such as the Wood Heater buy-back program;*<br>4. *compilation of baseline data to provide a base to measure improvements;*<br>5. *engagement of Northern Councils to achieve shared actions where possible;*<br>6. *education of industry and the broader community on better environmental practices;*<br>7. *investigation of more effective enforcement processes; and*<br>8. *recommendations to Council regarding means to improve outcomes. Report back to Council should occur in reasonable time outlining next steps and to enable progress to be achieved ahead of next winter.* | Executive Leader Delivery and Performance | Recent public attention on Launceston's air quality has further elevated this work as an organisational priority. In response, preliminary internal discussions have explored progressing a more immediate report focused on seasonal issues such as wood smoke, while reviewing the development of a broader strategic framework in line with Council's resolution.<br><br>Development of the Wood Smoke Management Plan is underway, led by an Environmental Health Officer. The draft action plan will be tabled at a Council Workshop on 26 February 2026 for consideration and input. |
| **21 September 2023** Councillor A E Dawkins | **Establishing a Leadership Role for the City of Launceston in the Prevention of Child Sexual Abuse**<br>*To show local community leadership and responsiveness to the revelations of widespread historic and contemporary child sexual abuse in* | Executive Leader Connections and Liveability | Child and Youth Safety Officer role advertised, applications close 28/1.<br><br>Meeting with Laurel House CEO Kathryn Fordyce discussed investigating the formalization of a partnership to support the |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| | *Launceston, as evidenced in the recent Commission of Inquiry* hearings, it is moved that Council:*<br>1. *investigates opportunities to acknowledge victim/survivors of child sexual abuse through the inclusion of an appropriate public art installation in the next stage of the City Heart development.*<br>2. *engages with the organisers of the National Child Sexual Abuse Survivors Day to support community events planned for the Launceston municipality.*<br>3. *includes an assessment criterion for grant applications to the Council requiring respondent entities (clubs, associations, etc.) to demonstrate how they comply with the Child and Youth Safe Standards.*<br>4. *requests the Council's Officers report to a future Council Meeting on:*<br>a. *the feasibility of conducting site visits to two peer communities** where the councils have assumed a Child Sexual Abuse Prevention role and make recommendations as to how the City of Launceston can show further leadership***.*<br>b. *progress against compliance with the National Principles for Child Safe Organisations, including Child Sexual Abuse prevention awareness for Councillors.* | | cultural shift towards prioritizing Child and Youth safety in the Launceston Community.<br><br>Laurel House will lead a conversation with their recently reframed lived experience panel regarding the need / appetitie for a victim / survivor memorial.<br><br>Planning continues for two 'Community Conversations' with child-focused organizations. Separate meetings for Sports and Recreation org's and Cultural org's.<br><br>Child and Youth Safety Framework Working group to be re-established following staffing changes and the recruitment of the Child and Youth Safety Officer role. |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| | * Commission of Inquiry (COI) into the Tasmanian Government's Responses to Child Sexual Abuse in Institutional Settings.<br>** Possible peer communities include Ballarat, Victoria and Maitland, New South Wales.<br>*** Examples of further leadership roles for local government might include: - Co-delivery of Child Sexual Abuse Prevention Community Awareness Campaigns in conjunction with the Child Safe Regulator. - Co-convening standards compliance workshops for local clubs, associations and businesses with the Regulator. - Auspicing and participating as part of a Launceston consortium of community organisations committed to Child Sexual Abuse prevention in non-institutional settings | | |
| **7 March 2024**<br>Councillor A J Britton | *That Council:*<br>~~*1. Acknowledges the urgent need for a comprehensive flood mitigation strategy that recognises the existential risks associated with major floods and addresses current and future vulnerabilities and risks associated with flooding in our City.*~~<br>*2. Directs the Chief Executive Officer to develop a scope and detailed project plan to deliver a comprehensive Flood Mitigation Report using all available research, flood modelling, economic analysis, and historic data, to provide an assessment of potential flood risk mitigation options and their relative costs and benefits within our jurisdiction.*<br>*3. The Report is to identify and evaluate these flood mitigation measures, including large scale* | Executive Leader Community Assets and Design | The Flood Mitigation Advisor commenced in September 2025. The project is underway.<br>Updates by item:<br>• Item 1 – Complete.<br>• Item 2 – Commenced.<br>• Item 3 – Commenced per Item 2.<br>• Item 4 – Complete.<br>• Item 5a – Complete.<br>• Item 5b – Complete.<br>• Item 6 – Commenced, in scoping stage. |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| | *infrastructure projects (e.g., levees, barrages, drainage improvements), natural solutions (e.g., wetland restoration, riparian buffers), and policy measures (e.g., zoning changes, building codes).*<br>*4. ~~The project is to be considered as part of annual plan and budget discussions.~~*<br>*~~5.~~*<br>~~a.~~ *~~The Chief Executive Officer is to pursue external funding opportunities, including state and federal grants, to support the implementation of the flood mitigation strategy.~~*<br>~~b.~~ *~~Prepare a briefing statement on flood risk – Immediately a briefing paper prepared is sent to all major parties prior to the coming state election asking for their support in the creation of this strategy~~*<br>6. *The council will engage with community stakeholders, including residents, business owners, environmental groups, and indigenous communities, to gather input and ensure a collaborative approach.* | | |
| **13 June 2024**<br>Councillor A E Dawkins | **Establishing an Inclusion Action Plan and Community Consultation**<br>*That Launceston City convene a round table of LGBTIQA+ residents and their allies to discuss and recommend further action by the City to foster LGBTIQA+ equity and inclusion with the goal of developing an Inclusion Action Plan* | Executive Leader Connections and Liveability | Executive Leader Connections and Liveability has met with LGBTIQA+ advocates on 15 May 2025. A survey was developed by residents and representatives of Equality Tasmania. The survey ran from 5th June to 20th July and received 625 responses.<br>Procurement for services to analyse the data is underway, and membership of an expanded |

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| | | | and representative working group is being established. A draft plan is expected to be presented to Council workshop in Feb 2026. |
| **22 August 2024**<br>Mayor Councillor M K Garwood | **Increase Housing Diversity in the Municipality**<br>*That Council explores an opportunity to increase housing diversity in the municipality by:*<br>• *Investigating the use of a CBD or inner-city landholding for the development of community housing as well as retaining public car parking facilities;*<br>• *Engage a Registered Community Housing Provider (CHP) or a private developer with demonstrable experience partnering with the community housing sector, following due process, to devise plans for the identified site that result in affordable housing at a high-density in line with desirable heights for the CBD; and*<br>• *Support the proponent to apply for funding in a future round of the Federal Government's Housing Australia Future Fund to develop the site for affordable housing* | Executive Leader Strategy and Innovation | The Executive Leaders of Community Assets and Design and Strategy and Innovation met to undertake project handover in May 2025. This is now a Strategy and Innovation item for review and progression.<br><br>A desktop review of potential sites has been completed, and a project plan was commenced. In progressing this project plan, it has been identified that an anchor project sits above this work, the Strategic Property and Land Review as well as a number of subprojects including the Carpark Reallocation Study, which will assess the highest and best use of Council-owned car parks in and around the City Heart.<br><br>A briefing paper was presented to ELT in September 2025 which outlined the anchor project and subprojects including this NOM. Work on the subprojects has begun.<br><br>A report assessing the feasibility for medium density units on a Council-owned property has been completed and the Consultant has been briefed to prepare an options study.<br><br>Once these projects and subprojects are completed this NOM can progress, this will |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| | | | ensure a coordination of sub-projects and consideration of all relevant strategic objectives.<br><br>Once this work is completed, we will provide a Workshop presentation to Council with a proposed approach to progress this motion. |
| **12 December 2024**<br>Mayor Councillor M K Garwood | **Bicycle Donation to Tasmania Police**<br>*That Council:*<br>1. *purchase two (2) fit-for-purpose bicycles, to a combined maximum value of $15,000 (excluding GST), to be donated to Tasmania Police for the sole purpose of reintroducing the bike patrols within the Launceston Central Business District.* | Chief Executive Officer | Officers will develop an MOU with Tasmania Police which will set out the expectations for:<br>• how often the bicycles will be used<br>• where the bicycles will be used<br>• maintenance responsibilities<br>• ownership of the bikes<br>• transfer of bikes back to CoL in the event the bike patrols are not deemed feasible by TasPol.<br><br>This is not a priority for TasPol at the moment. No further feedback from TasPoL by the end of February 2026, will conclude this matter. |
| **12 December 2024**<br>Mayor Councillor M K Garwood | **Mobile LED Screen**<br>*That Council:*<br>1. *investigates the procurement of a large mobile LED screen to support City activation, and events; and*<br>2. *the project is to be considered as part of annual plan and budget discussions.* | Executive Leader Connections and Liveability | An options paper was provided to a Council Workshop. Options for fixed screens in key locations are currently being developed.<br><br>Re-scoping work is being undertaken by PlaceMaking, this will involve confirming final location/s, size, purpose and maintenance. |
| **12 December 2024** | **Street Art Festival and Street Art Laneways**<br>*That Council:* | Executive Leader Connections | The event is progressing on track for 28 March 2026. |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| Mayor Councillor M K Garwood | 1. *pursuant to the City of Launceston Public Art Strategy 2023-2031, prioritises the Opportunity - City Centre Laneways recommendation for a Street Art Laneway Gallery to be developed for delivery in FY2024/2025, and a second gallery for delivery in FY2025/2026; and*<br>2. *pursuant to the City of Launceston Public Art Strategy 2023-2031, prioritises the Opportunity - City Centre Laneways recommendation for a Laneway Festival to be developed in conjunction with each gallery described in the above recommendation.* | and Liveability | Indicative artist and wall selections have been made with formal contracting progressing.<br><br>The music line-up has been curated. With marketing announcements in February. |
| **27 March 2025**<br>Councillor T G Walker and Councillor A J Palmer | **Lilydale Falls Reserve**<br>*That Council:*<br>1. *notes the importance of the Lilydale Falls Reserve and agrees to public consultation on the future of the Reserve, including the permitting of mobile food vans.* | Executive Leader Connections and Liveability | Community engagement survey completed.<br><br>A Councillor workshop held on 4 December 2025 considered the outcomes of the Future of Lilydale Falls Reserve community survey undertaken between 1 and 26 October 2025. As an immediate response, Lilydale Falls Reserve was recommended for removal from the Mobile Vendor Guidelines as an approved location.<br><br>The Mobile Food Vendor Policy, Guidelines and Internal Procedure are currently undergoing internal stakeholder review and relevant changes. The workshop also identified the need for a comprehensive master plan to consolidate community feedback and guide future investment, environmental management, visitor experience improvements and infrastructure |

| Date | Project/Initiative<br>Notice of Motion | Owner | Progress |
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| | | | upgrades in alignment with the long-term vision for Lilydale Falls Reserve. |
| **5 February 2026**<br>Councillor T G Walker | **CBD Performing Arts Centre Review**<br>*That Council:*<br>*1. Investigate the purchase of a CBD property.* | Executive Leader Strategy and Innovation | Officers have commenced investigations. |