pitt&sherry

# Proposed Housing Land Supply Order

For 50 Wildor Crescent, Ravenswood

Prepared for
**Communities Tasmania**

Client representative
**Jeff Krafft**

Date
**3 May 2022**

Rev01

# Table of Contents



## List of figures

## Appendices

**Appendix A —** Proposed Instrument
**Appendix B —** Ravenswood Local Strategy 2021
**Appendix C —** Crown Land Consents
**Appendix D —** Interested Persons

Cover photo: CSIRO

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# 1. Introduction

This report has been prepared by pitt&sherry on behalf of Communities Tasmania to support a proposed Housing Land Supply Order (Order), to be made under the *Housing Land Supply Act 2018* (HLSA). The purpose of the Order is to enable a portion of the land at 50 Wildor Crescent, Ravenswood (Launceston) to be zoned for residential purposes to increase the supply of land for affordable housing. The location of the land is shown in Figure 1 below. The report demonstrates that there is a need for affordable housing land in the City of Launceston (CoL) area, and that the land is suitable for re-zoning to General Residential.


Figure 1 Location Plan (source: LISTmap)

As can be seen in Figure 1 above, 50 Wildor Crescent is divided by the Bell Bay Railway Line, with one portion of the lot on either side. The proposed HLSO only proposes to rezone the eastern portion of the site from the Rural Resource Zone to the General Residential Zone, which is the red area shown in Figure 2 below and at Appendix A of this report.

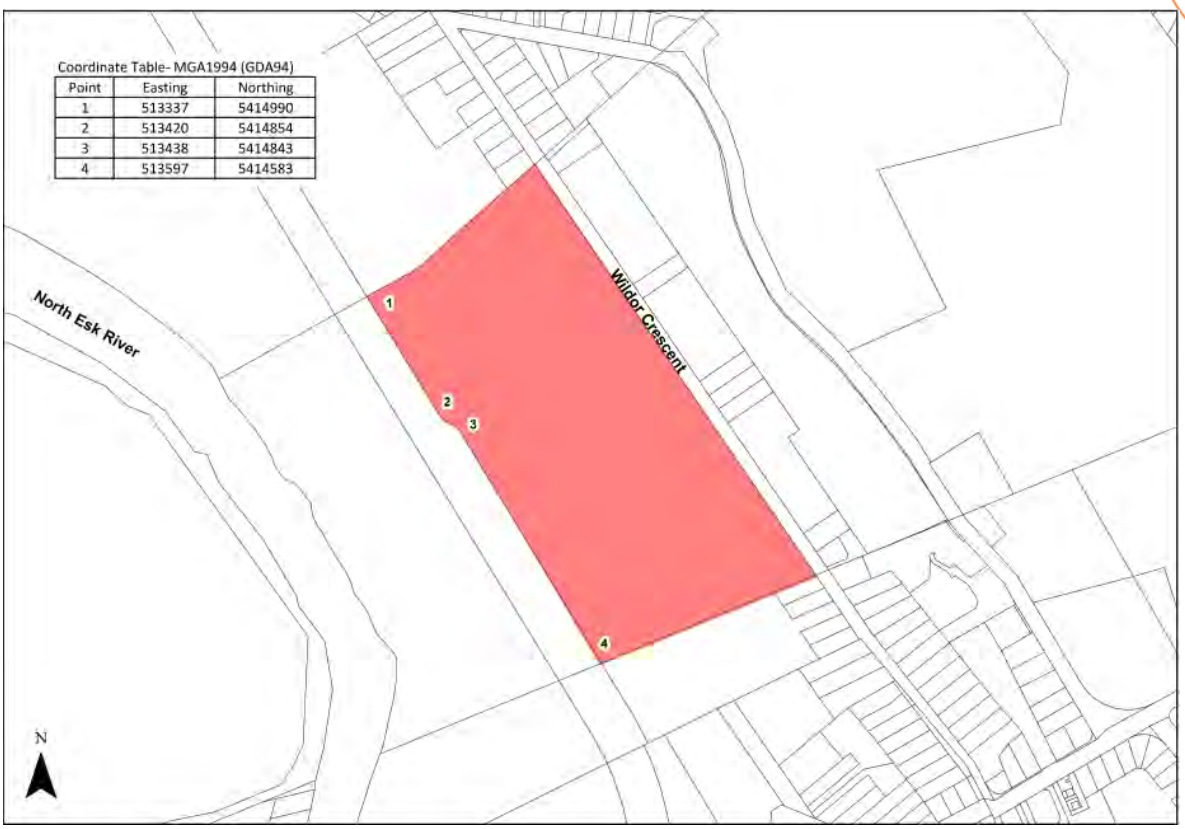


*Figure 2 Proposed Rezoning Site (shown red)*

# 2. Housing Land Supply Act

The HLSA is a response to Tasmania's affordable housing crisis and enables the Minister for Planning (the Minister) to:

- make an Order declaring a specified area of Government land as 'housing supply land'; and
- declare a zone to be the intended zone for the relevant land; and/or
- specify the planning provisions that are to apply to the relevant land.

The proposed Order for the land at 50 Wildor Crescent will specify the land as housing supply land and declare the applicable planning scheme's General Residential Zone as the intended zone.

# 3. Implications of the Regional Land Use Strategy for this HLSO Report

The Northern Regional Land Use Strategy 2021 (RLUS) requires the preparation and consideration of a 'local strategy' before the land at 50 Wildor Crescent can be considered for rezoning. The scope of the 'local strategy' is defined by parts D.2.1.1 and D.2.1.2. of the RLUS. Given this, a 'Ravenswood Local Strategy 2021' has been prepared for the Minister's consideration and is located at Appendix B of this report.

The scope of this local strategy requires detailed consideration of most of the same matters that are required to be considered under the HLSA. Therefore, to avoid unnecessary duplication of the assessment of these matters, some sections of this HLSO report refer to the corresponding matter in the Ravenswood Local Strategy 2021.

# 4. Part 1 – Details of the Land

## 4.1 Site Information

### 4.1.1 Property details

The site is at 50 Wildor Crescent and is comprised of approximately 12.5 hectares of CT 159118/1, which is Crown land under the management of the Department of Natural Resources and Environment Tasmania (DNRET – formerly known as DPIPWE). The property details are set out in the table below.

| Address | Title Reference | Property ID | Authority | Owner | Tenure |
|---|---|---|---|---|---|
| 50 Wildor Crescent, Ravenswood | 159118/1 | 3189523 | LISTmap identifies as DPIPWE (Crown Land Services) | The Crown | Crown Land |

As shown in Figure 3 below, CT 159118/1 is split by the Bell Bay Railway Line, and is comprised of three parcels of land, including:

- a portion on the eastern side of the railway line (the HLSO's rezoning site), which is approximately 12.5 hectares;
- a portion on the western side of the railway, which is approximately 9.5 hectares; and
- a sliver of detached land to the west of Wildor Crescent, which appears to be the remnant of an earlier subdivision.

With regard to land capability, a review of LISTmap indicates that the land has not been classified as agricultural land because it is not private freehold or leased crown land.

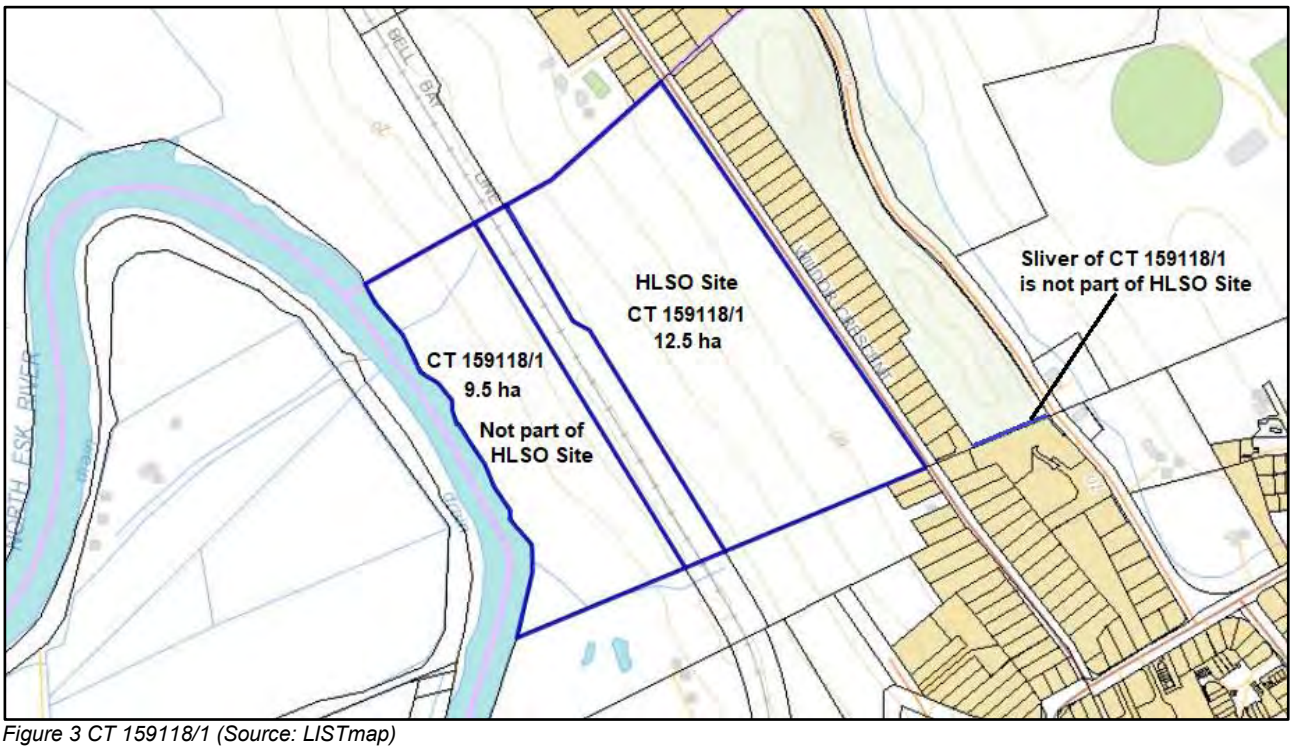


*Figure 3 CT 159118/1 (Source: LISTmap)*

### 4.1.2 Applicable Planning Scheme

For the purposes of this HLSO, the applicable planning scheme is the Launceston Interim Planning Scheme 2015 (the planning scheme). As demonstrated in the following subsections, the proposed rezoning of the site at 50 Wildor Crescent to General Residential is consistent with the applicable provisions of this planning scheme.

The City of Launceston Council (CoL) is in the process of transitioning to the Tasmanian Planning Scheme – Launceston. The Launceston Draft Local Provisions Schedule (LPS) was submitted to the Tasmanian Planning Commission (TPC) in September 2019. The TPC directed the council to publicly exhibit the Draft LPS in September 2021.

### 4.1.3 Current Zoning

Under the planning scheme, the land is wholly located within the Rural Resource Zone. Adjoining land is zoned General Residential, Low Density Residential and Utilities (railway), with some nearby Open Space Zone (Vermont Road). The South Esk River is zoned Environmental Management and there is some land zoned Community Purpose (church) further to the east. The area's zones are shown in Figure 4 below.

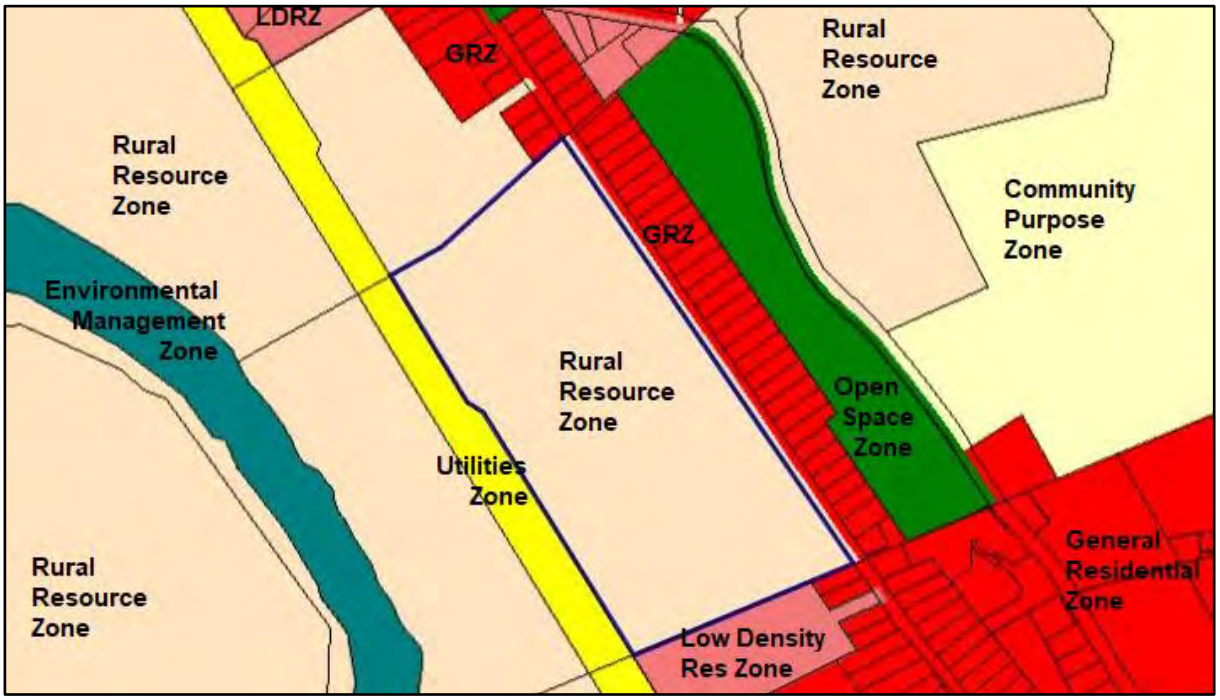


*Figure 4 Launceston Interim Planning Scheme Zones (source: LISTmap)*

### 4.1.4 Planning Scheme Maps

Under the planning scheme, the following overlays apply to the land:

- Bushfire-Prone Areas Overlay;
- Scenic Management Area Overlay; and
- Landslide Planning Map.

As shown in Figure 5 below, the site is wholly located within the Bushfire-Prone Areas Overlay (brown hatching).

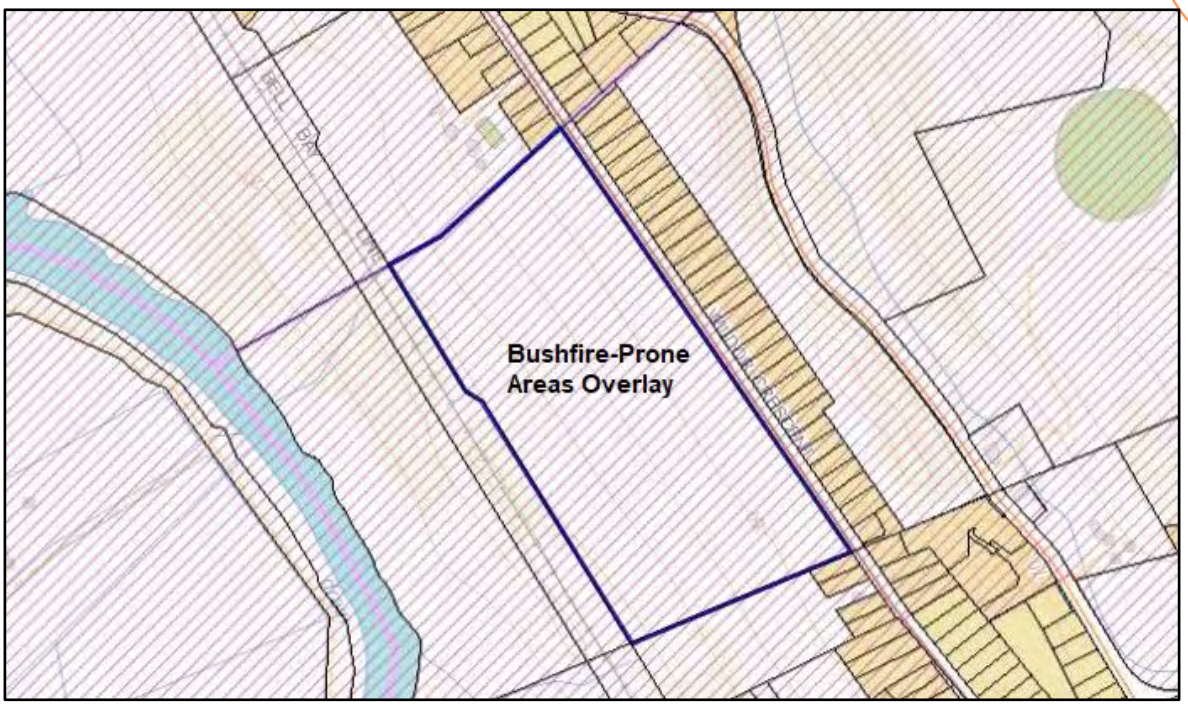


*Figure 5 Bushfire-Prone Areas Overlay (brown hatching) (source: LISTmap)*

As shown in Figure 6 below, the site is wholly located within the Scenic Management Overlay.

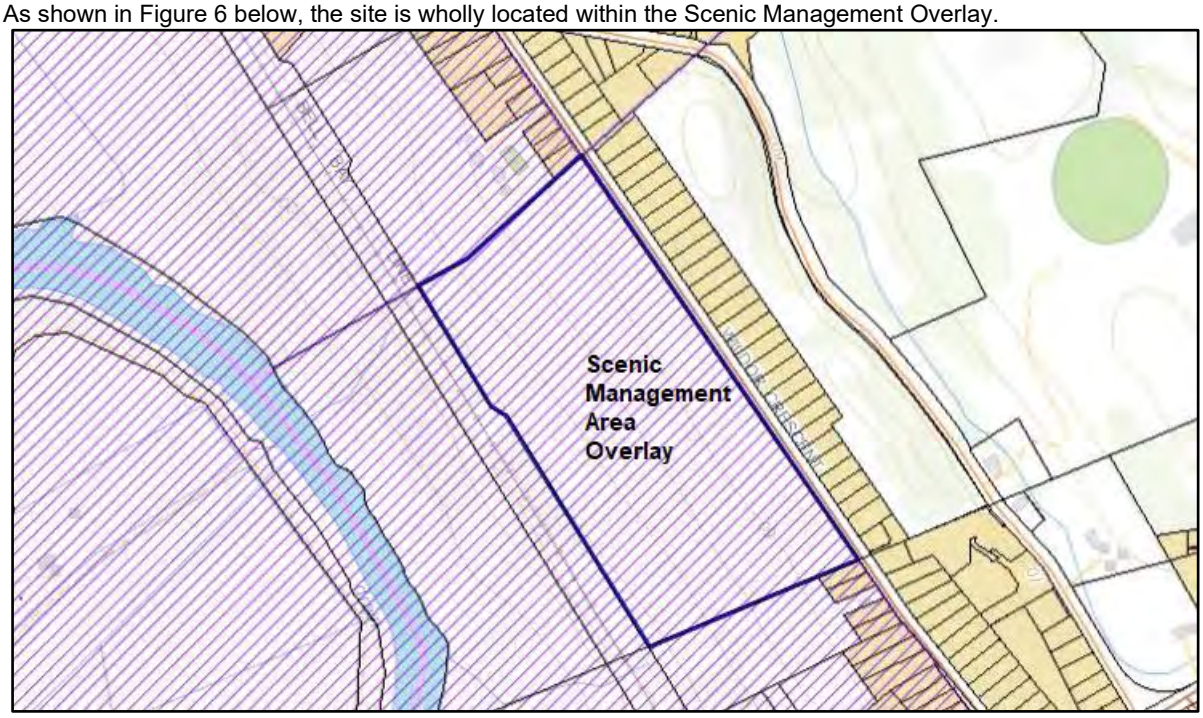


*Figure 6 Scenic Management Area Overlay (source: LISTmap)*

As shown in Figure 7 below, a small portion of the land adjacent the railway boundary is located in a narrow strip of Low Hazard Landslide Band.

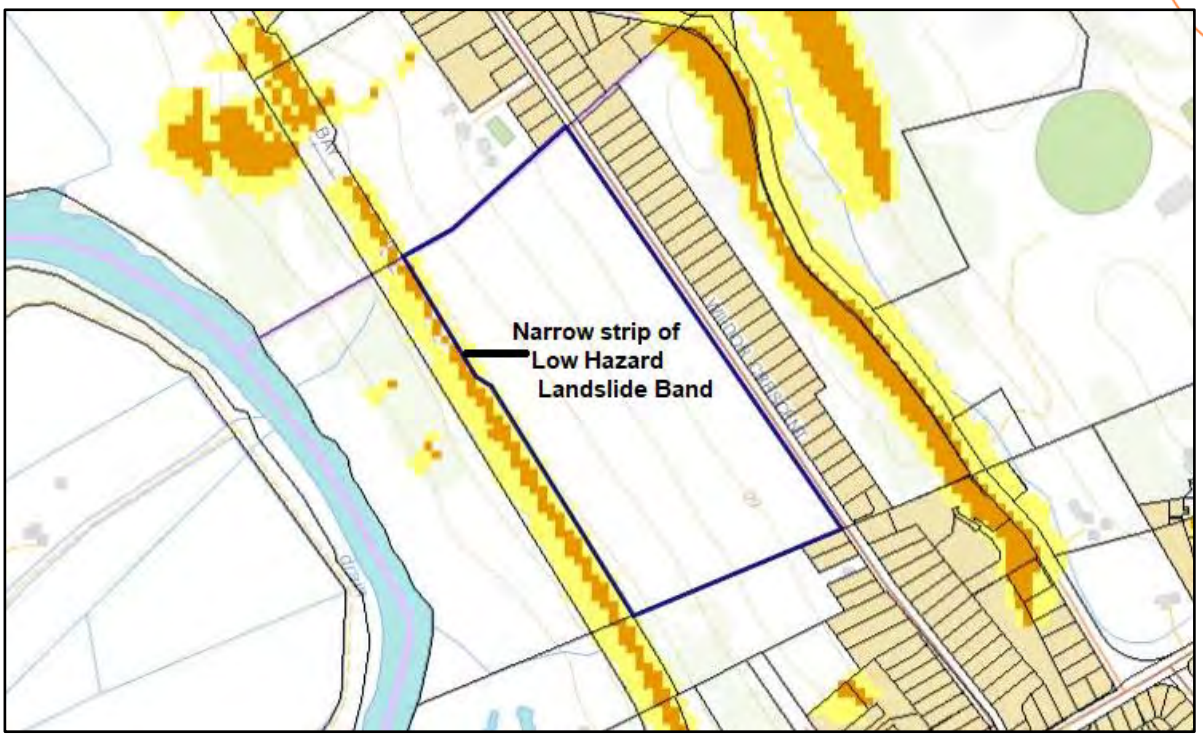


*Figure 7 Landslide Planning Map (source: LISTmap)*

### 4.1.5 Site servicing

Figure 8 below shows that the site is serviced by an existing road network.

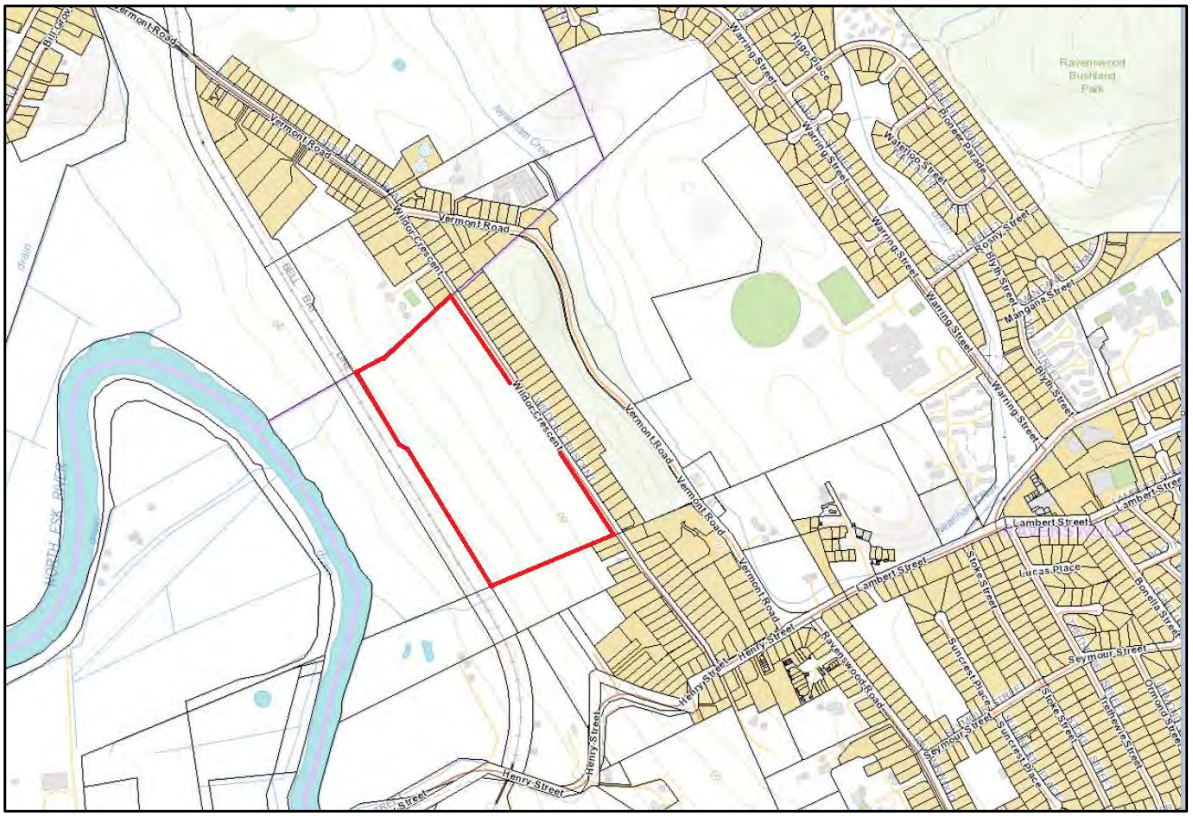


*Figure 8 The site is serviced by an existing road network (source: LISTmap)*

Figure 9 below shows that the land adjoining the site is serviced by TasWater's existing reticulated water network. It

should be possible to connect the site to this network without significant challenges.

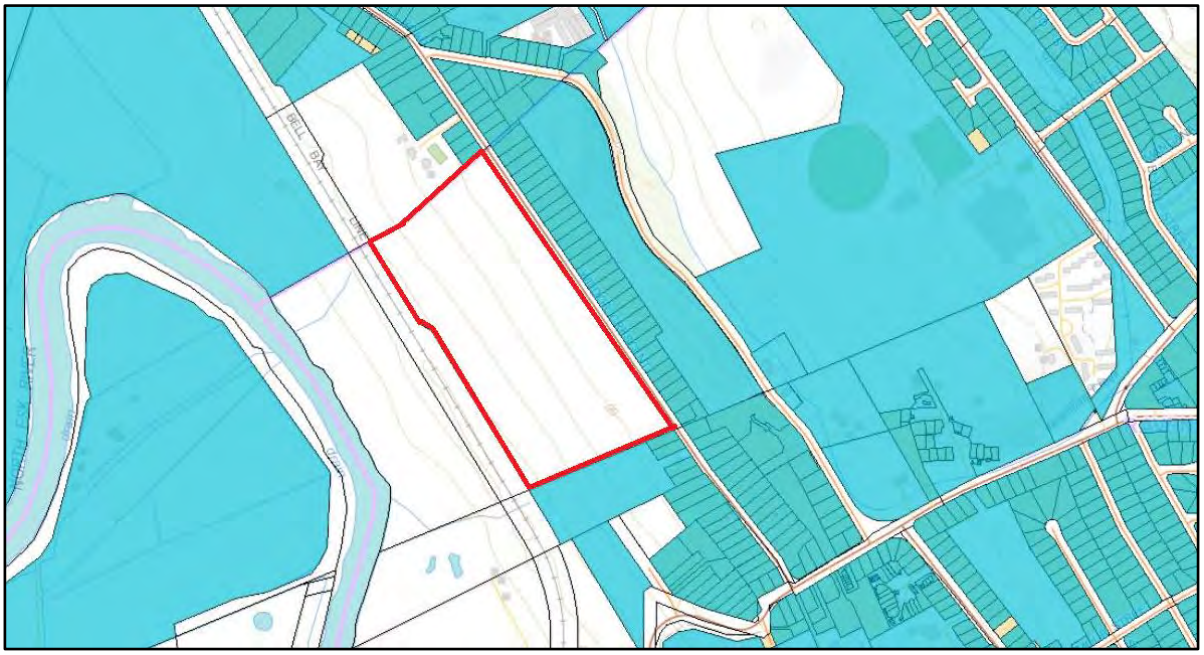

*Figure 9 Reticulated water network services land shaded blue (source: LISTmap)*

Figure 10 below shows that the land adjoining the site is serviced by TasWater's existing reticulated sewer network. It should be possible to connect the site to this network without significant challenges.

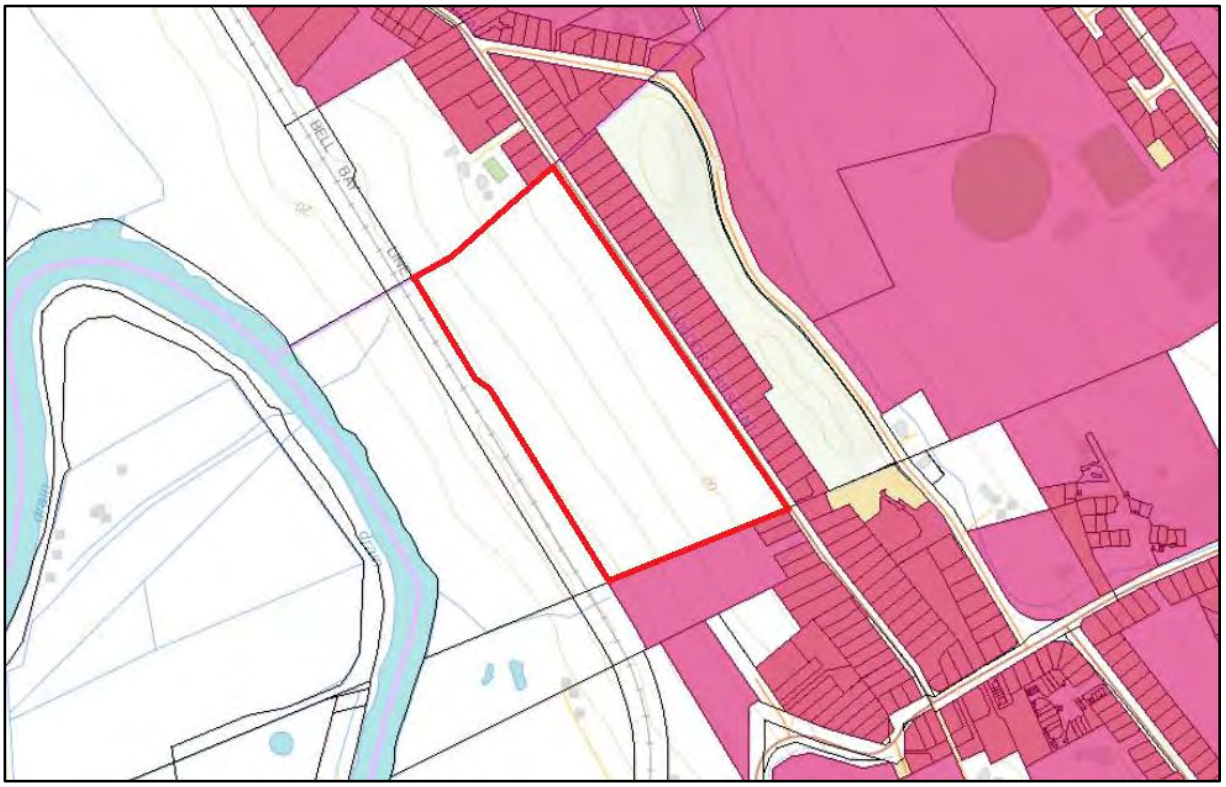

*Figure 10 Reticulated sewer network services land shaded pink (source: LISTmap)*

## 4.2 Description of Housing Land Supply Order (S 4)

The intended zone is the General Residential Zone. Given this, the description of the Order is as follows:

Under section 4 of the HLSA, it is proposed that the Minister:

1. make an Order declaring the land at 50 Wildor Crescent, Ravenswood to be housing supply land;

2. include a provision in the Order declaring the intended zone to be the General Residential Zone, as set out in the Launceston Interim Planning Scheme 2015; and

3. include a provision in the Order to apply the General Residential Zone provisions, as set out in the Launceston Interim Planning Scheme 2015, to the land.

# 5. Part 2 – Consideration of the Land

In the subsections below, the intended zone is the General Residential Zone, under the Launceston Interim Planning Scheme 2015.

## 5.1 Government Land (S 5.1 HLSA)

The land is Crown land under the control of the DNRET.

The land was Crown land on the commencement date of the HLSA 20 July 2018.

The land is not:

- reserved land under the *Nature Conservation Act 2002*;
- managed under the *National Parks and Reserves Management Act 2002*;
- managed under the *Wellington Park Act 1993*;
- permanent timber production zone land, within the meaning of the *Forest Management Act 2013*; or
- future potential production forest land, within the meaning of the *Forestry (Rebuilding the Forest Industry) Act 2014*.

## 5.2 Need for the land (Section 5(2)(a) HLSA)

The Minister must not declare the land 50 Wildor Crescent to be housing supply land unless there is a need for land to be made available for the purposes the *Homes Act 1935*.

The Tasmanian Government's *Affordable Housing Strategy 2015-2025* aims to prevent housing stress and homelessness through the provision of a new affordable supply of homes[1]. The Government's *Affordable Housing Action Plan 2015-2019* (Action Plan) articulates the priorities in housing policy that will assist in the achievement of the Strategy's outcomes over its first four years. A key initiative of the Action Plan is the prevention of housing stress and homelessness through new affordable supply, derived from Government-owned land. This demonstrates that there is a need for land to be made available for the purposes of the *Homes Act 1935*.

To help provide the supply, the Tasmania Government's Department of Treasury and Finance released a report entitled *Housing Supply Option: A review of Government owned land holdings potentially suitable for conversion to residential housing (March 2018)*. This report included a broad scale whole-of-government review to assess what underutilised government land may be suitable for repurposing into housing, focussing on areas where there is high demand for affordable housing. The report identified land at 50 Wildor Cr, Ravenswood in Launceston as being potentially suitable for conversion to residential dwellings.

Demand for social and affordable housing in the CoL municipality is demonstrated through the Housing Register in Tasmania (Housing Register). The register's demand figures indicate that 736 applicants are waiting for a home in the Launceston municipality based on first suburb preference. The register's figures also show that a total of 15.7% of all suburb preferences in Tasmania are in the Launceston LGA. Not only does this data demonstrate the high demand for social and affordable housing in the Launceston area, when compared with the rezoning site's potential yield of 158 lots it can be seen that the rezoning will not satisfy the demand. The Wildor Crescent site is a preferred location for affordable housing due to its proximity to Launceston's existing services and infrastructure, as identified throughout this report.

After considering the abovementioned matters, the Minister can be satisfied that there is a need for land in the

[1] The strategy does this through Strategy 1: New Affordable Supply – Prevention.

Ravenswood area to be made available for the purposes the *Homes Act 1935*, and that the requirements of Section 5(2)(a) of the HLSA can be fulfilled.

## 5.3 Suitability of the Land and Accessibility to Public Transport (Section 5(2)(b) HLSA)

The Minister must not declare the land at 50 Wildor Crescent to be housing supply land, unless the land is suitable for use for residential purposes by virtue of its proximity to public and commercial services, public transport and places that may provide opportunities for employment. Figure 11 and Figure 12 below demonstrate that the land is suitable, and that the Minister can be satisfied that the requirements of Section 5(2)(b) can be fulfilled.

Figure 11 below gives an overview of some of the services in close proximity to the site. However, as Launceston is the second largest city in Tasmania, it should be noted that there is a much wider variety of health, social, educational and employment services available within 3 km of the site.

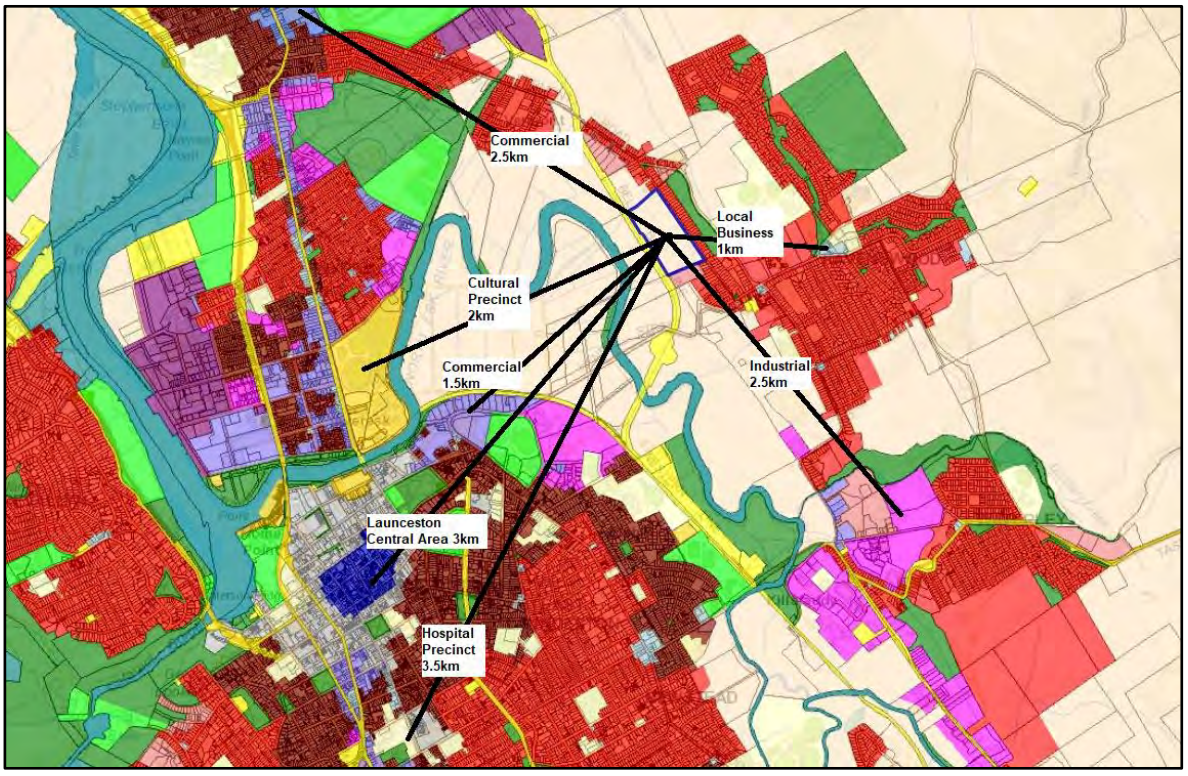


Figure 11 Site's proximity to commercial and employment services (source: LISTmap)

The site is currently serviced by one metro bus route (Route 122), which links to interchanges at Ravenswood and Mayfield. Figure 12 below shows the site's general location in red and the adjacent bus routes.

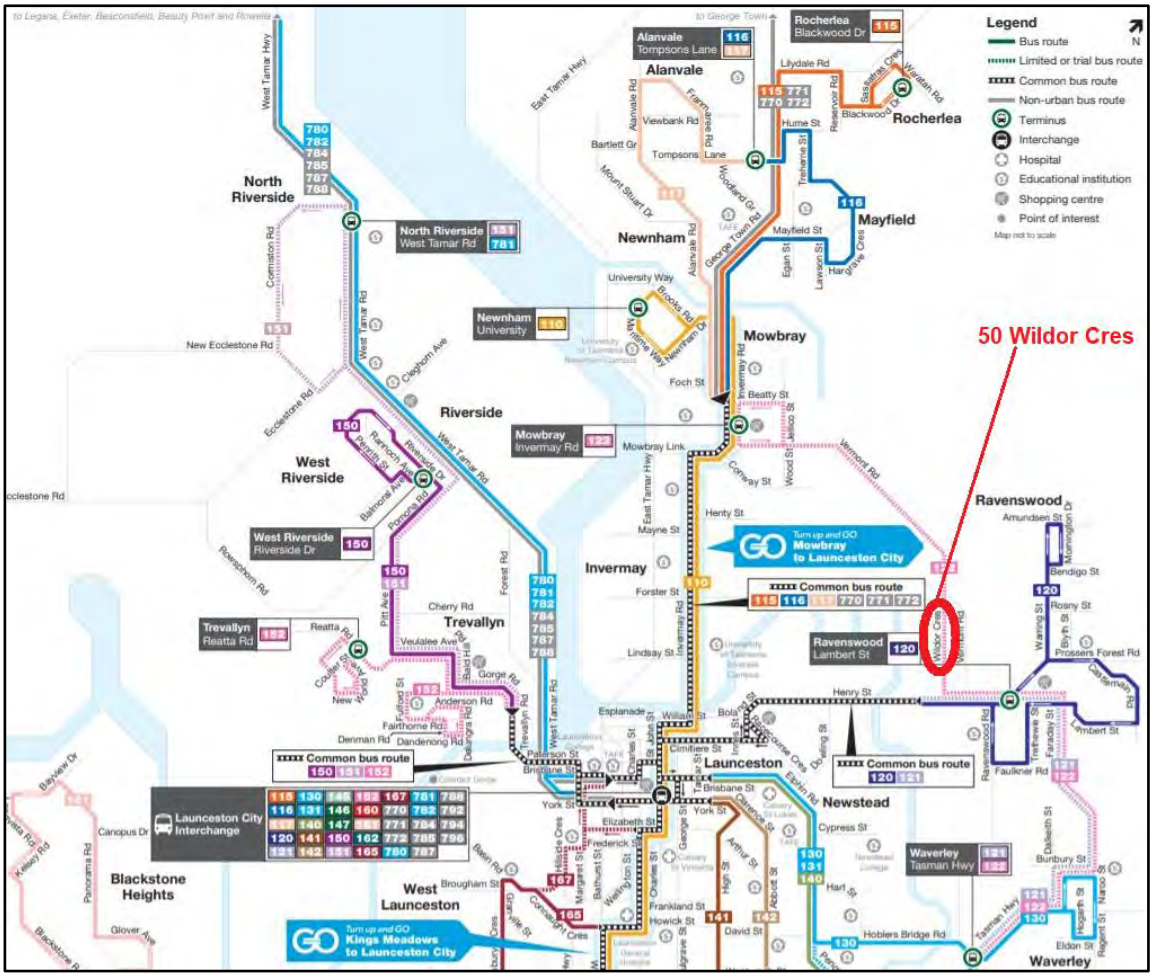


Figure 12 Metro Bus Routes in Launceston (source: Metro Tasmania)

## 5.4 Crown Land Owner Consents (Sections 5(3)(a) and (4b) HLSA)

The submission is accompanied by consent of the Minister administering the *Crown Lands Act 1976*, and Secretary for the DNRET (the Portfolio Department), which are at Appendix C of this report.

## 5.5 The proposal is consistent with State Policies and the Applicable Regional Land Use Strategy (Section 6(1) (a) HLSA)

Before declaring the General Residential Zone as the intended zone for the land at 50 Wildor Crescent, Ravenswood, the intended zone must be consistent with the State Policies and the Northern Regional Land Use Strategy (RLUS).

### 5.5.1 State Policies

The assessment of the proposal against the State Policies in the table below demonstrates that the proposal is consistent with the applicable State Policies.

| **Policies** | **Assessment** |
|---|---|
| *Tasmanian State Coastal Policy 1996* | As the rezoning site is located within 1 km of the high-water mark of State waters (North Esk River), this policy applies. The Ravenswood Local Strategy 2021 at Appendix B of this report demonstrates that a 50 m building setback |

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| | will be required from the railway line to mitigate noise impacts. This means that future residential development in the rezoning site will be located at approximately 250 m from the North Esk River and will be separated from the coast by existing agricultural paddocks, a railway line and parkland-style planting in the setback area beside the railway line. Given this, the proposed rezoning will have no significant impacts on the natural and cultural values of the river's coast, and will enable the coast to be sustainably developed and used without resulting in any significant constraints.<br><br>Potential impacts to coastal water quality are addressed under the below assessment regarding the *State Policy on Water Quality and Management 1997*.<br><br>With regard to Section 2.4 Urban and Residential Development, the intended zone and future residential subdivision:<br><br>1. will have no significant impacts on environmentally sensitive areas, due to:<br>• the site's significant separation distance from the river; and<br>• the fact that the rezoning site contains no significant environmental values, as demonstrated by the Natural Vales Assessment (Appendix C of the Ravenswood Local Strategy 2021);<br>2. the rezoning site is located between existing residential areas in Ravenswood, so the intended zone will result in compact and contained residential development in an existing suburb of Launceston; and<br>3. the rezoning site is located within an existing Urban Growth Area (Future Investigation Area), as identified within the Northern Regional Land Use Strategy, as amended 2021 (this is discussed more fully in subsection 5.5.2 below).<br><br>Therefore, the intended zone is consistent with the *Tasmanian State Coastal Policy 1996*. |
| *State Policy on Water Quality and Management 1997* | The land at 50 Wildor Crescent is located within an area serviced by reticulated infrastructure and is large enough to be subdivided and developed with contemporary water sensitive urban design and other stormwater disposal measures. Planning permit applications arising from the intended General Residential Zone can be properly assessed in terms of water quality and management to achieve the requirements of the State Stormwater Strategy. Taking all these matters into consideration, the proposed zone is consistent with the State *Policy on Water Quality and Management 1997*. |
| *State Policy on the Protection of Agricultural Land 2009* | Due to the land not being private freehold or leased crown land, it is not classified as agricultural land. The land is located on Launceston's urban fringe and is not currently being used for agricultural purposes. Given this, there is no significant agricultural potential for the site. As such, the *State Policy on the Protection of Agricultural Land 2009* does not apply to the proposed declaration. |
| National Environmental Protection Measures[2]:<br>• Air Toxics NEPM<br>• Ambient Air Quality NEPM<br>• Assessment of Site Contamination NEPM<br>• Diesel Vehicle Emissions NEPM<br>• Movement of Controlled Waste between States and Territories NEPM | The future residential subdivision will allow for future residential uses, which are relatively benign. In this context, the listed NEPMs are not applicable to this HLSO. |

[22] The State Policies and Projects Act 1993 recognises National Environmental Protection Measures (NEPMs) as State Policies.

| | |
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| • National Pollutant Inventory (NPI) NEPM<br>• Used Packaging Materials NEPM | |

### 5.5.2 Northern Tasmania Regional Land Use Strategy

The Northern Regional Land Use Strategy (RLUS), as amended, is the statutory regional plan for Northern Tasmania. It applies to all land in the northern region of Tasmania (including the Launceston LGA). It sets out the strategy and policy basis to facilitate and manage change, growth, and development to 2032.

To ensure the Minister can be satisfied that assigning the intended zone to Wildor Crescent HLSO is consistent with the Northern RLUS, the table below identifies the most relevant parts of the strategy and demonstrates that the intended zone is consistent with each part.

| **Part A Introduction** | **Intended Zone's Consistency with the Northern RLUS** |
|---|---|
| A.2 The region's planning schemes and policy decision making are expected to advance and implement the RLUS, which is a strategy to guide decision making on projects impacting on the region. | The intended General Residential Zone at 50 Wildor Crescent is consistent with the intent of the Northern RLUS, as demonstrated below in this table. |
| A3.1 A strategic context for the RLUS is provided by the Federal Government's *Smart Cities Plan 2016*, which is comprised of three pillars:<br>• Smart Investment – will prioritise projects that meet broader economic and city objectives such as accessibility, jobs, affordable housing and healthy environments;<br>• Smart Policy – will collect and analyse data about the performance of our cities to measure policies and respond to new needs; and<br>• Smart Technology – will embrace new technology with the potential to revolutionise how cities are planned, function, and economic growth | The proposed rezoning will provide for a subdivision which:<br>• supplies affordable housing in a healthy environment so that a broad sector of people experiencing housing stress can live in Launceston in close proximity to health and community services, employment opportunities and consumer markets;<br>• will increase the supply of affordable housing land to meet the demonstrated demand outlined in Section 5.2 of this report; and<br>• can incorporate smart infrastructure and services e.g. solar power linked to a smart grid and shared battery storage to improve efficiencies and provide for cheaper electricity for houses; electric vehicle charging stations; smart street lighting. |
| A.3.3 The Tasmania Planning Reform since 2014 have provided for a statewide Tasmanian Planning Scheme (TPS), comprised of the State Planning Provisions (SPP) and Local Provisions Schedules (LPS) prepared by the CoL's planning authority. | As the Launceston Interim Planning Scheme 2015 is the applicable scheme, A3.3 is not relevant to the proposed HLSO. |
| A.3.4 The Greater Launceston Plan provides an overarching metropolitan regional framework, consistent with the RLUS in seeking to provide for the effective provision of land; a structured and consolidated urban area; a central city focus with well-serviced suburbs; and an emphasis on accessibility, regional connectivity, open space and employment. | Given its location on the fringe of Launceston's urban area, the site is well-placed in terms of regional connectivity and access to employment. The proposed rezoning will provide for a residential subdivision that merges with the existing Ravenswood suburb, is well-serviced with integrated footpaths and roads, and contains adequate open space. |
| **Part B Regional Profile** | **Relevance to the HLSO** |
| B1 Regional Settlement: Household size in Northern Tasmania is declining, the population is ageing, with the greater proportion of the elderly | The proposed rezoning can provide for a smart, sustainable subdivision capable of accommodating more than 10 dwellings per hectare, while integrating with the adjoining serviced urban land. |

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| being single or widowed. Density of residential settlement patterns, particularly within more built up settlement, is low, with fewer than 10 dwellings per hectare. Part of this settlement has moved outward into the non-urban landscape areas of the region, which is considered unsustainable. | |
| B1 High Levels of Liveability: The region continues to attract residents from mainland Australia seeking the particular lifestyle attributes and the major support facilities and services in education, health, sport, recreation and culture that the region offers. | Given its location on the fringe of Launceston's urban area, the site is advantageously located for health, education, sporting, recreational and health services. The proposed rezoning will provide for a residential subdivision that encourages healthy lifestyles with adequate provision for walking, cycling and public open space. |
| B1 Environment: Northern Tasmania's landscape beauty, biodiversity and natural resources are recognised internationally. Its natural environment and natural resources generate much of the region's wealth. | A Natural Values Assessment (NVA) has been prepared for the rezoning proposal and is located in the Ravenswood Local Strategy 2021 at Appendix B of this report. The NVA indicated that the site (at the time of inspection) was infested with weeds, including gorse, blackberry and hawthorn. Since the NVA was prepared in August 2021, the weeds have been cleared and mulched in order to enable an Aboriginal Heritage Assessment to be carried out. While there are some native species on the site, including emerging wattle, the NVA also demonstrates that there is no threatened vegetation on the site. Given these matters, it is reasonable to assume that the site can be cleared in order to make way for the future residential development.<br>Following development of the subdivision, the integrated planting of trees, other vegetation and water sensitive urban design features will ensure that new habitats are created, to encourage suburban wildlife to inhabit the site. |
| B2 Regional Opportunities: The region continues to attract residents from mainland Australia seeking lifestyle attributes alongside major facilities and services. | Given its location on the fringe of Launceston's urban area, the site is advantageously located alongside major facilities. The proposed rezoning will provide for a residential subdivision that can help accommodate housing resulting from new residents in Launceston (inward migration may drive up house prices resulting an increased demand for affordable housing land) |
| B3 Aged Health Care Housing and Services An ageing population leads to a growing dependency ratio, increased service industries and alternate housing types and sizes. | Given its location on the fringe of Launceston's urban area, the site is advantageously located close to health, community and employment services. The proposed rezoning should provide for a residential subdivision that can accommodate alternate housing types and sizes |
| **Part C Regional Strategic Planning Framework** | **Relevance to the HLSO** |
| C.1 The Vision for Northern Tasmania is to create a region within which:<br>• All communities enjoy a positive, affordable and competitive future;<br>• Councils and communities work cooperatively;<br>• Sustainable economic prosperity flourishes;<br>• Valued environmental features and assets are promoted; and<br>• Quality of life is enhanced and people are moved to live, invest and visit Northern Tasmania. | The proposed rezoning is consistent with C.1 because it will provide for a residential subdivision that:<br>• Improves the supply of affordable housing to enable a new community that can enjoy a positive and competitive future<br>• Includes adequate levels of amenity, liveability and service provision, to ensure that CoL and the future residents work cooperatively<br>• Results in new affordable homes in which people can prosper<br>• Incorporates valued environmental features and assets; and<br>• Enhances the quality of life for future residents. |
| **Part D Regional Land Use Categories** | **Relevance to HLSO** |
| D.1 Introduction to Categories | After reviewing Part D2.1.2, including Map D1 (Figure 13 |

| | |
|---|---|
| D1.1 Purpose of Categories | below), it can be determined that:<br>• Urban Growth Areas include Future Investigation Areas;<br>• Future Investigation Areas include Reserve Investigation Areas; and<br>• The proposed rezoning site at 50 Wildor Crescent is located within a Strategic Reserve Investigation Area at Ravenswood. |
| D.2.1.1 Urban Growth Areas – Key Principles | As demonstrated in the Ravenswood Local Strategy 2021 at Appendix B of this report, the proposed rezoning is assessed against all of the Key Principles listed under Part D.2.1.1.[3] After considering the assessment of these matters, the strategy demonstrates that the land at 50 Wildor Crescent can be rezoned from the Rural Resource Zone to the General Residential Zone. |
| D.2.1.2 Urban Growth Areas: | Under Part D2.1.1, Map D1 identifies a 'Future Investigation Area: Strategic Investigation Area' at Ravenswood, which includes the proposed rezoning site at 50 Wildor Crescent.<br>Part D.2.1.2 enables land within Urban Growth Areas, including Future Investigations Areas: Strategic Investigation Areas to be rezoned after considering the matters listed under Part D2.1.1 and D.2.1.2. The Ravenswood Local Strategy 2021 (Appendix B) assesses the proposed rezoning against these matters and demonstrates that the Minster of Planning can rezone the land at 50 Wildor Crescent from the Rural Resource Zone to the General Residential Zone. |
| **Part E Regional Planning Policies & Actions** | **Intended Zone's Consistency with Policies** |
| RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage). | As the intended zone is located in an existing settlement (the Ravenswood suburb) and is in close proximity to Launceston's existing services and infrastructure, including water supply and sewerage, it is consistent with RSN-P1. |
| RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand. | The intended zone has the potential to provide 158 new residential lots on well-located and serviced residential land, which will help satisfy Launceston's demand for affordable housing, as outlined in Section 5.2 above. This HLSO report and the Ravenswood Local Strategy 2021 at Appendix B demonstrate that the intended zone is in accordance with the land use principles outlined in the RLUS, land capability, infrastructure capacity and demand. Therefore, the intended zone is consistent with RSN-A1. |
| RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:<br>• Priority Consolidation Areas<br>• Supporting Consolidation Areas<br>• Growth Corridor<br>• Future Investigation Areas. | The intended zone is located in an identified Future Investigation Area at Ravenswood. This HLSO report and the Ravenswood Local Strategy 2021 at Appendix B demonstrate that the intended zone is in accordance with the land use principles outlined in the RLUS, land capability, infrastructure capacity and demand. Therefore, the intended zone is consistent with RSN-A2. |
| RSN-A3 Apply zoning that provides for the | The intended zone will restructure underutilised (vacant) |

[3] The Ravenswood Local Strategy 2021 does not follow the order of the Key Principles as they are listed under D.2.1.1 but does include all relevant matters, as well as all relevant matters listed under D.2.1.2. The reason for changing the order is so that certain matters such as the railway and bushfire setbacks can be analysed before other matters.

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| flexibility of settlements or precincts within a settlement and ability to restructure under-utilised land. | land, which is located in an identified Future Investigation Area (precinct) at Ravenswood. Therefore, the intended zone is consistent with RSN-A3. |
| RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life. | The intended zone will increase residential land supply and enable more people to live in an existing settlement to support the local and regional economy. Investment in services and infrastructure can be targeted with efficiency in this existing settlement. The subsequent subdivision can be designed to enhance the quality of life for future residents. Therefore, the intended zone is consistent with RSN-P2. |
| RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial. | The intended zone will provide additional residential land supply in an existing settlement, which is in close proximity to existing reticulated services and infrastructure. Therefore, the intended zone is consistent with RSN-A4. |
| RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided. | The intended zone will provide additional affordable housing land for Launceston, which will help meet a demonstrated demand for such land (see Section 5.2 above). The future subdivision will provide a range of residential lot sizes, which will enable a range of accessible housing types to be developed. Therefore, the intended zone is consistent with RSN-A5. |
| RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services. | The intended zone is in close proximity to Launceston's existing services and infrastructure, including existing bus stops on Wildor Crescent. Therefore, the intended zone is consistent with RSN-A6. |
| RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand. | The intended General Residential zone is located between existing General Residential areas and will enable an increased proportion of multiple dwellings to be developed. Therefore, the intended zone is consistent with RSN-P5. |
| RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations. | Rezoning the land from Rural Resource to General Residential will enable a higher density of residential development to occur in a suitably located and serviced area. The subsequent subdivision will support a diversity in dwelling types and sizes in an appropriate location. Therefore, the intended zone is consistent with RSN-A10. |
| RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment. | The rezoning site is located in close proximity to public and commercial services, public transport and places that may provide opportunities for employment. Therefore, the intended zone is consistent with RSN-P8. |
| RSN-P11 Coordinate land use and transport planning and the sequence of development with timely infrastructure provision. | Due to its location, the rezoning site will not conflict with the existing transport or infrastructure networks. Therefore, the intended zone is consistent with RSN-P11. |
| RSN-P12 Connect active transport routes to improve accessibility and encourage transport use | The intended zone will result in a future residential subdivision with provision for walking and cycling networks |

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| by a broader range of people. | that link to the existing networks (footpaths and roads) adjacent the site. Therefore, the intended zone is consistent with RSN-P12. |
| RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set. | There are no applicable existing urban or heritage character studies for the rezoning site. Therefore, the intended zone is consistent with RSN-P15. |
| RSN-P17 Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places. | The site is large enough to contain a residential subdivision with accessible and high-quality public open space public to meet the needs of future residents. Therefore, the intended zone is consistent with RSN-P17. |
| RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability. | The intended zone will provide additional affordable housing land for Launceston, which will help meet a demonstrated demand for such land (see Section 5.2 above). The future subdivision will provide a range of residential lot sizes, which will enable a range of accessible housing types to be developed. Therefore, the intended zone is consistent with RSN-P20. |
| RSN-A19 Review the community needs for housing provision and affordability. | Section 5.2 and the Ravenswood Strategy 2021 at Appendix B demonstrates that Launceston has an existing demand for housing provision and affordability. Therefore, the intended zone is consistent with RSN-P19. |
| SI-PO4 Allow for a greater choice in housing types. | The intended zone will provide additional affordable housing land for Launceston, which will help meet a demonstrated demand for such land (see Section 5.2 above). The future subdivision will provide a range of residential lot sizes, which will enable a greater choice in housing types to be developed. Therefore, the intended zone is consistent with SI-PO4. |
| SI-A03 Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities. | The rezoning site is located in close proximity to public and commercial services, public transport community services. Therefore, the intended zone is consistent with SI-A03. |
| SI-A04 Planning schemes are to support the provision of social housing in residential areas. | The intended zone will provide additional affordable and social housing land for Launceston, which will help meet a demonstrated demand for such land (see Section 5.2 above). The future subdivision will provide a range of residential lot sizes, which will enable a range of accessible housing types to be developed. Therefore, the intended zone is consistent with SI-A04. |
| CH-P02 Recognise, manage and preserve regional archaeological values | The Aboriginal Heritage Assessment (AHA) (provided in the Ravenswood Local Strategy 2021 at Appendix B) demonstrates that there will be no significant impacts on Aboriginal or cultural heritage values as a result of the proposed rezoning. The AHA indicates that there are no Aboriginal heritage constraints to the rezoning. The AHA was referred to Aboriginal Heritage Tasmania (AHT), which has no objections (in principle) to the future development proceeding. Therefore, the intended zone is consistent with CH-P02. |
| BNV-P02 Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and | A Natural Values Assessment (NVA) has been prepared for the rezoning proposal and is located in the Ravenswood Local Strategy 2021 at Appendix B of this report. The NVA indicated that the site (at the time of inspection) was infested with weeds, including gorse, blackberry and hawthorn.<br>Since the NVA was prepared in August 2021, the weeds have been cleared and mulched in order to enable an |

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| remnant and appropriate cultural vegetation within settlement areas. | Aboriginal Heritage Assessment to be carried out. While there are some native species on the site, including emerging wattle, the NVA also demonstrates that there is no threatened vegetation on the site. Given the lack of native vegetation and other natural values on the site the intended zone is consistent with BNV-P02. |
| BNV-P03 Land use planning is to minimise the spread and impact of environmental weeds. | The intended zone will allow for a future residential subdivision that can be developed to clear existing weed infestations, and subsequently managed to minimise the spread and impact of environmental weeds. Therefore, the intended zone is consistent with BNV-P03. |
| NH-P03 Future land use and development is to minimise risk to people and property resulting from bushfire hazard.<br>NH-A06 Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice. | The Bushfire Hazard Management Advice contained within the Ravenswood Local Strategy 2021 at Appendix B demonstrates that the land can accommodate a future residential subdivision with hazard management areas which will achieve the separation distance required for BAL-19. This code will not apply to the development of future dwellings but will apply to any proposals for assisted housing, residential care facility, respite centre or retirement village. The required bushfire setbacks will not apply significant constraints for future residential development, and multiple site accesses can be achieved on Wildor Crescent. Therefore, the intended zone is consistent with NH-P03 and NH-A06. |
| NH-A02 Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property. | A 50 m building setback will from the rail reserve will ensure that the future residential uses are not developed within the narrow strip of Low Hazard Landslide Band adjacent the railway line. Therefore, the intended zone is consistent with NH-A02. |
| CCA-P1 Encourage energy efficient building use and design. | The intended zone will result in a new residential zone with a range of lot sizes that will ensure appropriate solar orientation for future houses. Therefore, the intended zone is consistent with CCA-P1. |
| CW-PO1 Protect and improve the ecological integrity of coastal environments. | Future residential development in the rezoning site will be located at approximately 250 m from the North Esk River, and will have no significant impacts on the ecological integrity of coastal environments. Therefore, the intended zone is consistent with CW-PO1. |
| CW-PO4 Protect the visual integrity of coastal landscapes. | Future residential development in the rezoning site will be located at approximately 250 m from the North Esk River. As demonstrated by the Landscape Impact Assessment in the Ravenswood Local Strategy 2021 (Appendix B), landscape impacts can be satisfactorily mitigated by ensuring that certain areas of vegetation are retained and ensuring that a future residential subdivision is developed with tree-lined streets and adequate levels of public open space with trees and other vegetation. Therefore, the intended zone is consistent with CW-PO4. |
| LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance. | As demonstrated by the Landscape Impact Assessment in the Ravenswood Local Strategy 2021 (Appendix B), landscape impacts can be satisfactorily mitigated by ensuring that certain areas of vegetation are retained and ensuring that a future residential subdivision is developed with tree-lined streets and adequate levels of public open space with trees and other vegetation. Therefore, the intended zone is consistent with LSA-PO2. |

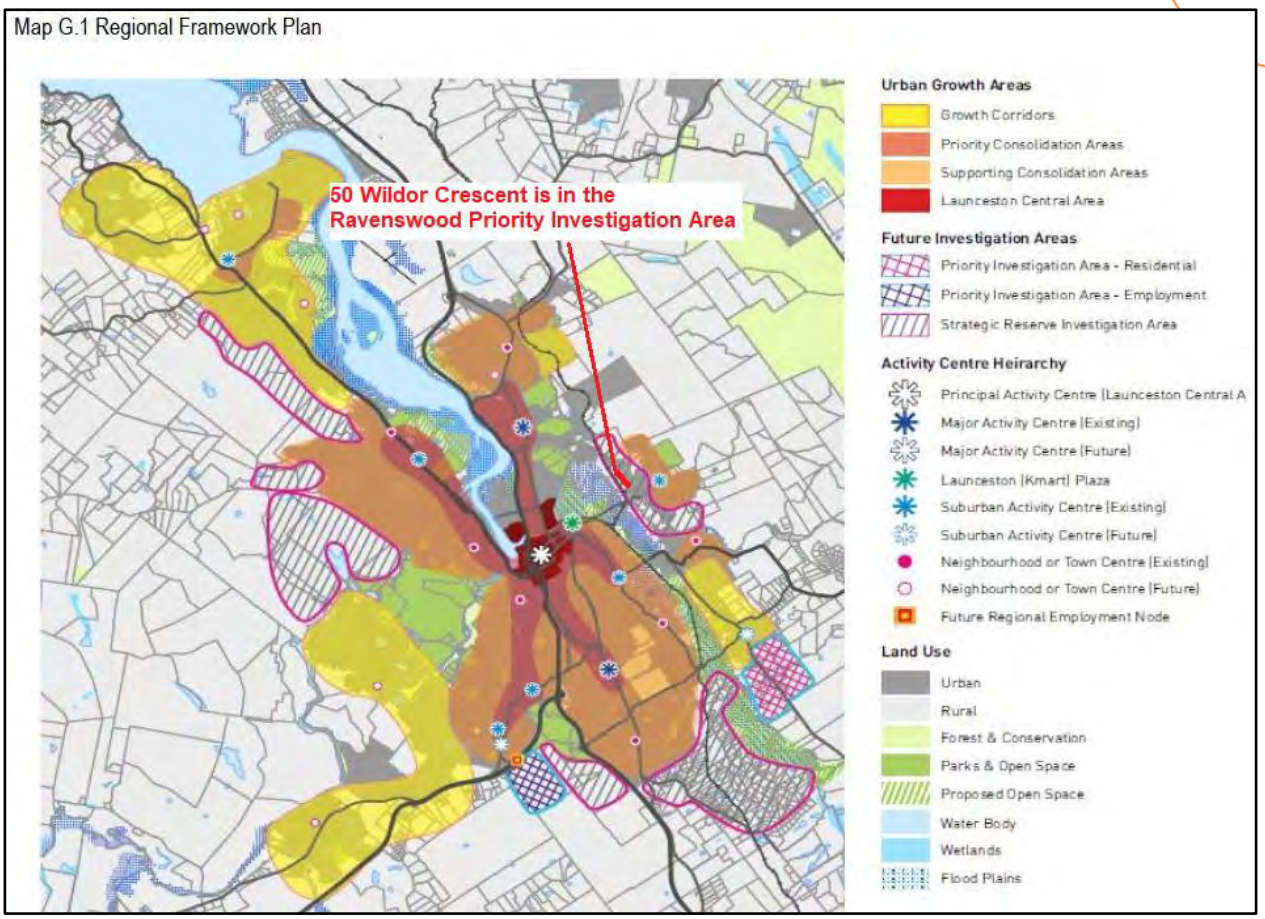


*Figure 13 Regional Framework Plan – Map G.1*

## 5.6 Details of any Code Restrictions in the Applicable Planning Scheme (Section 6(1)(b) HLSA)

The Minister must be satisfied that the intended zone would not result in the use or development of land for residential purposes that would not be significantly restricted by the requirements of any code. The table below demonstrates that the intended General Residential Zone would not be significantly restricted by the requirements of any code contained within the Launceston Interim Planning Scheme 2015. Where appropriate to help the analysis, the comments below make reference to the Launceston Draft LPS and future Tasmanian Planning Scheme (TPS), which was exhibited in September 2021.

| Code | Comment |
|---|---|
| **E1 Bushfire-Prone Areas Code** | Under the current planning scheme, the rezoning site is wholly located within the Bushfire-Prone Areas Overlay (see Figure 5), and this code applies to future subdivision. The Bushfire Hazard Management Advice contained within the Ravenswood Local Strategy 2021 demonstrates that the land can accommodate a future residential subdivision with hazard management areas which will achieve the separation distance required for BAL-19. This code will not apply to the development of future dwellings but will apply to any proposals for assisted housing, residential care facility, respite centre or retirement village. As demonstrated in the Ravenswood Local Strategy 2021 at Appendix B, required bushfire setbacks will not apply significant constraints for future residential development.<br><br>Under the Draft LPS, the site is wholly located within the Bushfire-Prone Areas Overlay, so the future bushfire code will contain the same planning requirements as the interim scheme. |

| Code | Comment |
|---|---|
| **E2 Potentially Contaminated Land Code** | Not applicable under the current interim scheme or the future TPS. |
| **E3 Landslide Code** | This code applies due to a narrow strip of land adjacent the railway being subject to the Low Hazard Landslide Band (see Figure 7). Under the Draft LPS, the same narrow strip of Low Hazard Landslide Band is identified in an overlay. This means that the respective landslide codes under both existing and future schemes will apply for development within this narrow strip.<br><br>However, these codes will not affect the development of a future residential subdivision because it is recommended that a 50m building setback from the railway be established for the future subdivision (see Road and Railway Assets Code below). |
| **E4 Road and Railway Assets Code** | This code would be applicable for residential subdivision and development at the planning permit stage. As the site is relatively large and is adequately serviced by an existing road network, this code is unlikely to result in significant constraints for future residential development.<br><br>However, Clause E4.6.1 (E4.6.1 Development adjacent to roads and railways) does contain an Acceptable Solution which requires a 50m building setback from the railway line, in order to mitigate noise impacts. While this setback can be varied, such a variation would require future dwellings to have higher standards of noise attenuation, which would increase development costs. The corresponding future TPS code also has the same setback requirements. Given this, it is recommended that the future residential subdivision incorporates a 50m building setback from its south-western boundary with the railway. |
| **E5 Flood Prone Areas Code** | Not applicable under the current interim scheme or the future TPS. |
| **E6 Parking and Sustainable Transport Code** | Applicable under the current interim scheme or the future TPS, and would be addressed for residential development a planning permit stage. Adequate space for residential parking can be provided and there are bus routes nearby. |
| **E7 Scenic Management Code** | Applicable under the current interim scheme. The Landscape Impact Assessment contained within the Ravenwood Local Strategy 2021 at Appendix B demonstrates that a future residential subdivision should comply with the requirements of this code.<br><br>With regard to the future TPS, if the land is zoned General Residential, the Scenic Protection Code will not apply. |
| **E8 Biodiversity Code** | Not applicable under the current interim planning scheme.<br><br>Under the Draft LPS the land is located in the Priority Vegetation Area Overlay and the future Natural Assets Code will apply. However, as demonstrated by the NVA in the Ravenswood Local Strategy at Appendix B, the future code will not constrain the development of the site for residential purposes. |
| **E9 Water Quality Code** | Not applicable under the current interim scheme or the future TPS. |
| **E10 Open Space Code** | This code applies to the General Residential Zone and requires public open space to be suitable for the needs of the community. The site is large enough to accommodate a residential subdivision with adequate and accessible public open space to meet the needs of future residents Therefore, the intended zone is consistent with RSN-P15.<br>Not applicable under the future TPS. |
| **E11 Environmental Impacts and Attenuation Code** | Not applicable under the interim planning scheme or the future TPS. |
| **E12 Airports and Impact Management Code** | Not applicable under the interim planning scheme or the future TPS. |
| **E13 Local Historic Cultural Heritage Code** | Not applicable under the interim planning scheme or the future TPS. |
| **E14 Coastal Code** | Not applicable under the interim planning scheme or the future TPS. |
| **E15 Telecommunications Code** | Not applicable under the interim planning scheme or the future TPS. |

| Code | Comment |
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| **E17 Cataract Gorge Management Area Code** | Not applicable under the interim planning scheme or the future TPS. |
| **E18 Signs Code** | Not applicable under the interim planning scheme or the future TPS. |
| **E19 Development Plan Code** | Not applicable under the interim planning scheme or the future TPS. |

## 5.7 Furthering the Objectives of Schedule 1 of LUPAA (s.s6(1)(c) HLSA)

The intended zone must further the objectives of the Resource Management and Planning System of Tasmania set out in Schedule 1 to the *Land Use Planning and Approvals Act 1993*. The tables below demonstrate that the intended General Residential Zone would further the relevant objectives.

| **Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania** | |
|---|---|
| **Objective** | **Comment** |
| (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and | The site is located on Launceston's urban fringe with access to the adjacent road and reticulated water and sewer networks. The planning provisions of the intended General Residential Zone will provide an established planning framework to enable an appropriate level of future residential development to occur. Within this context, the intended zone would enable efficient use of natural and physical resources, and will not result in adverse impacts on ecological processes or genetic diversity. Given this, the proposal would further objective (a) |
| (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and | The planning provisions of the intended General Residential Zone will provide an established planning framework to enable an appropriate level of future residential development to occur. Planning permits for subdivision and development, would enable thorough planning assessments for subdivision and development proposals. Given this, the proposal would further objective (b). |
| (c) to encourage public involvement in resource management and planning; and | Section 11 of the HLSA allows for public input into the HLSO process. Consideration of the proposal will involve notice to interested persons and the right to make submissions for consideration by the Minister before the proposed order is laid before both Houses of Parliament. Further, the intended zone would enable future discretionary planning permit applications to be advertised. Given this, the proposal would further objective (c). |
| (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and | The intended zone will result in new affordable housing land that will increase Launceston's housing stock and support the housing market and local businesses, create new jobs, increase job retention and productivity, enable more affordable housing rents and increase local government rates. The intended zone would enable consolidated urban development on relatively unconstrained land with access to existing road, reticulated services and community infrastructure. It would facilitate affordable housing development and the associated economic development outcomes. Given this and the above responses to (a) (b) and (c), the proposal furthers objective (d). |
| (e) to promote the sharing of responsibility for resource management and planning between | The Order must be referred to interested persons for comment including CoL, TasWater, and other relevant Agencies for comment as required by Section 11 of the HLSA. Further, the intended zone would enable future |

| Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania | |
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| **Objective** | **Comment** |
| the different spheres of Government, the community and industry in the State. | planning permit applications to be referred to relevant authorities. Given this, the proposed Amendment furthers objective (e). |

| Schedule 1, Part 2 – Objectives of the Planning Process Established by this Act | |
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| **Objective** | **Comment** |
| (a) to require sound strategic planning and coordinated action by State and local government; and | Subsection 5.5.1 of this report demonstrates that the intended General Residential Zone is consistent with the State Policies and with the Northern RLUS (which has been approved by the Minister of Planning and the CoL).<br><br>With regard to CoL's Strategic Plan 2014-2024, the intended zone is consistent with the following 10-year goals:<br>• *to foster creative and innovative people and industries*:<br>o as the proposal will provide affordable housing land for creative and innovative people<br>• *to promote Launceston as a unique place to live, work, study and play*:<br>o as the provision of affordable housing land will ensure that life in Launceston can be enjoyed by a broad section of the community<br>• *to ensure Launceston is accessible and connected through efficient transport and digital networks*:<br>o as the intended zone will not conflict with existing networks<br>• *to offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities*:<br>o as providing affordable housing land will ensure these services and spaces can be utilised by a broad section of the community<br>• *to reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards:*<br>o as the intended zone can be developed with acceptable impacts (as demonstrated throughout this report)<br>• *to drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions*:<br>o as affordable housing land can be provided on the site which is advantageously located adjacent existing infrastructure and transport solutions, and it can be developed in ways that mitigate potential land use conflict<br>• *to develop a strategic and dedicated approach to securing economic investment in Launceston*:<br>o as the provision of affordable housing land at this site represents a strategic economic investment by the State Government, which will have the ongoing economic benefits associated with affordable housing (as demonstrated |

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| | throughout this report)<br>• *to communicate and engage consistently and effectively with our community and stakeholders*:<br>o as the HLSA provides for an adequate level stakeholder engagement; and<br>• *to seek and champion collaboration to address major issues for Northern Tasmania*:<br>o as providing affordable housing land at this location will enable opportunities for the public and private sector to ease housing stress in Launceston, which is a demonstrated regional issue.<br><br>CoL's Strategic Plan is structured on the policy directions of the Greater Launceston Plan 2014 (GLP). The intended zone is consistent with the GLP's following policy directions:<br>• *Liveability and Amenity Key Direction to support initiatives that build improvements to sustainable liveability and amenity that contribute to the health and wellbeing of the community:*<br>o as the intended zone will provide affordable housing land in a healthy environment so a broad sector of people can live in Launceston in close proximity to health and community services, employment opportunities and consumer markets;<br>• *Connected and Networked Region Key Direction to encourage and facilitate the development of connected communities and social networks to achieve cohesive, interactive, creative and resilient communities*:<br>o as the intended zone can provide for a new inclusive community in close proximity to services and access to road and public transport, and with new walking and cycling opportunities;<br>• *Building Diversity Key Direction to ensure that the planning of the growth areas provides opportunities for housing and demographic diversity:*<br>o as the intended zone will provide affordable housing land for people experiencing housing stress;<br>• *Social Inclusion and Equity Key Direction to strengthen social inclusiveness, including access to services and planning and liveability:*<br>o as the intended zone will provide affordable housing land with access to services and a planning framework which will ensure high levels of planning and liveability;<br>• *Environmental Sustainability Key Direction to protect and manage biodiversity, remnant vegetation and high value habitat areas:*<br>o as the NVA in the Ravenswood Local Strategy 2021 demonstrates there is no threatened vegetation on the site, and that it is infested with declared weed species. Further, the future residential subdivision can be developed to clear weeds, retain native vegetation and plant new native vegetation to ensure that natural values are improved;<br>• *Economic Development Key Direction to maximise regional advantage and competitiveness by focusing on strategic development and investment that builds on the greater city's strengths and opportunities*:<br>o as the provision of affordable housing land will increase |

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| | Launceston's housing stock and support the housing market and local businesses, create new jobs, increase job retention and productivity, enable more affordable housing rents and increase local government rates.<br>Given the abovementioned matters, the intended zone will further objective (a). |
| (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and | The intended zone would be consistent with the General Residential Zone in the applicable scheme i.e. there is no proposal to amend the standard zone provisions. This would be consistent with Tasmania's established system of planning instruments for setting objectives, policies and controls for the use, development and protection of land. Given this, the intended zone would further objective (b). |
| (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and | The format and planning provisions of the intended General Residential Zone are established within the interim planning scheme, and would provide an accepted planning framework that enable consideration of environmental, social and economic effects. Further, the zone would not prevent consideration of the Landslide Code or the Bushfire-prone Areas Code, which are the only environmental codes which affect the land. Future residential subdivision and development can incorporate water sensitive urban design principles to enhance landscaping, placemaking and to support the health and wellbeing of future residents. A healthy, attractive residential development in this location will also help maintain property values in the Ravenswood area. Given these matters, the intended zone would further objective (c). |
| (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and | The format and planning provisions of the intended General Residential Zone are established planning provisions that have been designed to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels. Given this, the intended zone furthers objective (d). |
| (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and | The format and provisions of the intended zone would provide an established framework for managing land use and development that would assist in coordinating planning approvals with related approvals. Given this, the proposal furthers objective (e). |
| (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and | The intended zone is an established zone within Tasmania's statutory planning framework, and would assist in the provision of a diversity of affordable housing outcomes within close proximity to surrounding services, employment opportunities and amenities. Given this, the intended zone furthers objective (f). |
| (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and | As there are no identified heritage buildings or places, nor conservation areas that would be affected by the intended zone, objective (g) is not relevant. |
| (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public | The intended zone would provide an established planning framework, which would ensure that permit applications are considered against the need to protect public infrastructure and other assets and enable the |

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| utilities and other facilities for the benefit of the community; and | orderly provision and co-ordination of public utilities and other facilities for the benefit of the community. Further, consultation with interested persons (e.g. government agencies) must occur before the Order is considered by Parliament. Given this, the intended zone furthers objective (h). |
| (i) to provide a planning framework which fully considers land capability. | The intended zone would provide an established planning framework that would enable full consideration of land capability in relation to development proposals. Given this, intended zone furthers objective (i). |

## 5.8 Consistency with the Purpose of the General Residential Zone and the Section 8 Guidelines LUPAA (Section 6(1)(d) HLSA)

Before declaring the intended zone as the General Residential Zone, the HLSA requires consideration of *Guideline No 1 – Local Provisions Schedule (LPS): zone and code application (2018)*[4]. An assessment against the relevant parts of the guideline is in the table below.

| **Zone Application** | **Assessment** |
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| Zone 10.0 General Residential Zone | The proposed zoning is consistent with this terminology. |
| The purpose of the General Residential Zone is:<br><br>8.1.1 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><br>8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.<br><br>8.1.3 To provide for non-residential use that:<br><br>(a) primarily serves the local community; and<br><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><br>8.1.4 To provide for Visitor Accommodation that is compatible with residential character. | The proposed rezoning is consistent with the General Residential Zone's purpose statements for the following reasons:<br><br>1) Communities Tasmania's objective for the site is to provide affordable housing land that will enable a range of appropriate dwelling types within the zone's density requirements;<br><br>2) As demonstrated throughout this report, the rezoning site is advantageously located in close proximity to social, transport and other service infrastructure;<br><br>(a) The proposed rezoning will enable non-residential uses such as Utilities or Community Purpose to occur, which will serve the community;<br><br>(b) Non-residential uses, such as Utilities or Community Purpose, are relatively benign uses that will not adversely impact on residential amenity; and<br><br>3) While it is unlikely that the Visitor Accommodation use will be developed as a result of the rezoning, the intended zone will allow for this use to be considered. |

[4] This Guideline has been issued by the Tasmanian Planning Commission under section 8A of the *Land Use Planning and Approvals Act 1993* with the approval of the Minister for Planning and Local Government.

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| GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:<br><br>a) are not targeted for higher densities (see Inner Residential Zone); and<br><br>b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system. | The proposed rezoning is consistent with the GRZ 1 guidelines because the site is largely surrounded by residential zoned land, and:<br><br>a) the site and adjacent areas are unlikely to be targeted for higher density in the foreseeable future, due to the site's location and the established residential area; and<br><br>b) the site can be connected to the reticulated water and sewer networks. |
| GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:<br><br>(a) within the General Residential Zone in an interim planning scheme;<br><br>(b) within an equivalent zone under a section 29 planning scheme; or<br><br>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and<br><br>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, | GRZ 2 is not relevant as this site is considered residential infill development.<br><br>The proposal to rezone the site is justified by the detailed local strategic evidence provided throughout this report. Further, subsection 4.1.5 of this report demonstrates that some of the land is connected to reticulated water and sewer networks, and the rest of the land is in close proximity to these networks.<br><br>The proposed application of the GRZ to this site is considered appropriate under GRZ 2 (c) and (d). |
| GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process. | The proposed rezoning is consistent with the GRZ3 guidelines for the following reasons:<br><br>• the Bushfire Hazard Management Advice in the Ravenswood Local Strategy 2021 at Appendix B demonstrates that the land can be developed for residential purposes<br><br>• a building setback of 50 m from the railway line boundary is recommended because this would enable dwellings to be constructed without noise or vibration attenuation measures being imposed by the provisions of the Road and Railway Assets Code<br><br>• the 50 m building setback will ensure that future residential development does not occur within the narrow strip of Low Hazard Landslide Band adjacent the railway line<br><br>• the NVA in the Ravenswood Local Strategy 2021 (Appendix B) demonstrates that there is no threatened vegetation on the site, and that it is infested with declared weed species. Further, the future residential subdivision can be developed to clear weeds, retain native vegetation and plant new native vegetation to ensure that natural values are improved; and<br><br>• as demonstrated by the Landscape Impact Assessment in the Ravenswood Local Strategy 2021 (Appendix B), |

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| | landscape impacts can be satisfactorily mitigated by ensuring that certain areas of vegetation are retained and ensuring that a future residential subdivision is developed with tree-lined streets and adequate levels of public open space with trees and other vegetation. |

## 5.9 Consideration of any Environmental, Economic and Social Effects (Section 6(1)(e) HLSA)

Before assigning the intended General Residential Zone, the environmental, economic and social effects must be considered. The table below demonstrates that the potential effects are likely to be acceptable.

| Type of impact | Assessment |
|---|---|
| Environmental | The Ravenswood Local Strategy 2021 (Appendix B) demonstrates that the land can be developed for residential purposes and that native vegetation can be retained, and environmental values can be improved with the future planning of street trees. Stormwater management obligations for subdivision and development would mitigate adverse impacts on the environment. Further, the format and planning provisions of the intended zone would provide an established planning framework to enable an appropriate level of future residential development to occur. Where appropriate, planning permit applications would undergo planning assessments, including the consideration of environmental effects. Given this, the potential environmental impacts are likely to be acceptable. |
| Economic | The intended zone provides a planning framework that can enable consideration of appropriate levels of residential development on relatively unconstrained land with access to existing road, reticulated and community infrastructure. In doing so, it can facilitate affordable housing development and associated economic development outcomes such as inclusive economic growth, wealth creation, more affordable rents, an increase in housebuilding activities, an increase in housing stock and an increase in local government rates. Given this, the potential economic impacts are generally positive, and likely to be acceptable. |
| Social | The intended zone would increase the supply of affordable land in Launceston and would help avoid homelessness, decrease housing stress, improve mental health and increase feelings of safety. The General Residential Zone includes development standards aimed at delivering residential development with high levels of amenity and design to provide healthy living standards, including open space, privacy and solar access. Given this, the potential social effects are likely to be acceptable. |

## 5.10 Consideration of the effect on Aboriginal and cultural heritage (Section 6(1)(e) HLSA)

The Aboriginal Heritage Assessment (AHA) (provided in the Ravenswood Local Strategy 2021 at Appendix B) demonstrates that there will be no significant impacts on Aboriginal or cultural heritage values as a result of the proposed rezoning. The AHA indicates that there are no Aboriginal heritage constraints, or legal impediments to the rezoning. The AHA was referred to Aboriginal Heritage Tasmania (AHT), which has no objections in principle to the future development proceeding.

At development stage (i.e. after rezoning), the AHA recommends that a copy of the Unanticipated Discovery Plan should be kept on site during all ground disturbance and construction work, and all construction personnel should be made aware of the Unanticipated Discovery Plan and their obligations under the *Aboriginal Heritage Act 1975*.

The land is not identified in the Tasmanian Heritage Register, under the *Historic Cultural Heritage Act 1995*.

## 5.11 Consideration of land use conflict on the site and on land adjacent to the site (Section 6(1)(f))

The intended zone must not create significant land use conflict. The table below demonstrates that the intended General Residential Zone is unlikely to cause significant land use conflict.

| **Type of land use conflict** | **Comment** |
|---|---|
| Potential to cause land use conflict with an existing use on any part of the land. | The land is vacant with no land use designated onsite. Given this, the intended zone will not cause land use conflict with an existing use on any part of the land. |
| Potential to cause land use conflict with the use or development of any area of land that is adjacent to the area of land. | The site contains enough land to ensure it is developed in a way that complements the adjoining road and residential areas. Further, the future residential subdivision will achieve significant setbacks from the adjacent residential development to the north-west (10m) and south-east (19m) and from the railway, potential future road and agricultural uses to the west (50m). Given this, it is unlikely that the intended development would create significant land use conflict with the use or development of any area of adjacent land. |
| Potential to cause land use conflict with the use or development of any area of land that is likely to be affected by the use or development of the area. | The land is adequately serviced by the existing road, water and sewer networks, and the surrounding area contains a similar pattern of land use and development, which is unlikely to change, given the existing zones shown in Figure 4 above. Under these circumstances, it is unlikely that the intended zone would create significant land use conflict with the use or development of any area of land that is likely to be affected by the use or development of the area. |

## 5.12 Dwelling and lot density conformity to suburban density (Section 6(2)(a) HLSA)

Before declaring the intended General Residential Zone in the Order, the Minister must be satisfied that the zone is consistent with either subsection 6(2)(a).

Section 6(2)(a) requires the minimum lot size in the intended zone to comply with the provisions of the SPPs in relation to the General Residential Zone, which is 450m². However, the zone is intended to be included in the Launceston Interim Planning Scheme 2015's General Residential Zone, which allows for a minimum lot size of 500m². Therefore, in order to be consistent with Section 6(2)(a) HLSA, the Minister must specify modified provisions under Sections 7(1) and (2), in order to ensure the minimum lot size in the intended zone at Wildor Crescent is consistent with Section 6(2)(a).

## 5.13 Other zones intended for the Site (Section 6(2)(b) HLSA)

Given the above matters, it considered appropriate that the General Residential Zone is the only intended zone for the full extent of the land. This would be consistent with surrounding General Residential zoned land and would maximise the site's development potential to meet Tasmania's urgent need for affordable residential development.

## 5.14 Modified Planning Provisions (Section 7(1) & (2) HLSA)

Under s.s.7(1) & (2) of the HLSA, the Minister may specify certain modified planning provisions for the intended zone. In order to comply with Section 6(2)(a), the Minister must specify sub-clause 10.4.15 (Lot size and dimensions) of the Launceston Interim Planning Scheme's General Residential Zone be modified for the intended zone such that the minimum area is 450m².

## 5.15 Consultation with interested persons (s 11)

For the purposes of this HLSO, the interested parties are outlined below, with full details at Appendix D of this report:

- Launceston City Council;
- Heads of Agencies that have an interest in whether or the manner in which the land ought to be used and or developed including the State Rail Network and Department of State Growth;
- TasWater;
- TasNetworks;
- TasRail;
- Tasmania Fire Service;
- Tasmanian Heritage Council;
- Aboriginal Heritage Tasmania.

# 6. Conclusion

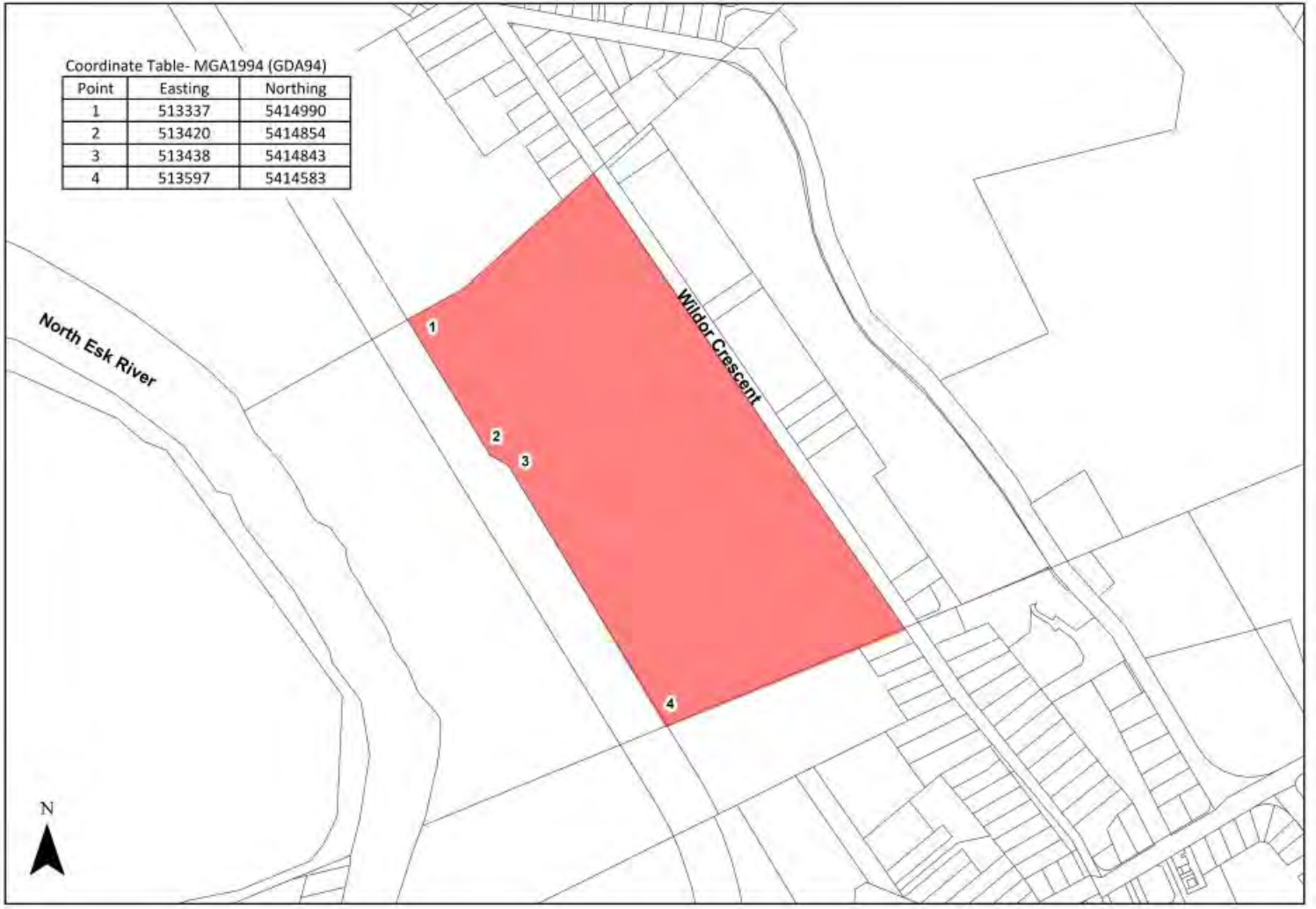
Given the details and considerations provided in this report, the Minister may make the proposed Order as:

- the land was government land when the HLSA commenced;
- the Crown Lands' consents have been obtained;
- there is a need for land to be made available for the purposes of the *Homes Act 1935*;
- the land is in close proximity to public and commercial services, public transport and places that may provide opportunities for employment; and
- the proposed Order satisfies all relevant provisions of the HLSA.

# Proposed Instrument

Appendix A

**Rezone part of 50 Wildor Crescent, Ravenswood from the Rural Resource Zone to the General Residential Zone**



# Ravenswood Local Strategy 2021

Appendix B

pitt&sherry

# Ravenswood Local Strategy 2021

To support rezoning 50 Wildor Crescent to the General Residential Zone

Prepared for
**Communities Tasmania**
Client representative
**Jeff Krafft**

Date
**20 December 2021**

Rev A

# Table of Contents



## List of figures

# Appendices

**Appendix A — Bushfire Hazard Management Advice**
**Appendix B — City of Launceston's Residential Land Demand and Supply Assessment 2019**
**Appendix C — Natural Values Assessment**
**Appendix D — Aboriginal Heritage Assessment**
**Appendix E — Landscape Impact Assessment**

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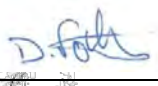
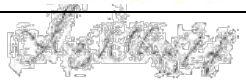
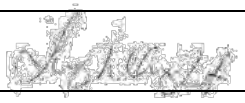
| Prepared by — Doug Fotheringham |  | **Date — 22/12/2021** |
| Reviewed by — Leigh Knight |  | **Date — 22/12/2021** |
| Authorised by — Leigh Knight |  | **Date — 22/12/2021** |

Revision History

| Rev No. | **Description** | **Prepared by** | **Reviewed by** | **Authorised by** | **Date** |
|---|---|---|---|---|---|
| A | Draft to client | D Fotheringham | L Knight | Leigh Knight | 22/12/2021 |
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# 1. Purpose

The purpose of this local strategy is to enable the Minister of Planning to consider rezoning the eastern portion of 50 Wildor Crescent, Ravenswood from the Rural Resource Zone to the General Residential Zone.

# 2. Background

Communities Tasmania propose to rezone the eastern portion of 50 Wildor Crescent, Ravenswood from the Rural Resource Zone to the General Residential Zone, under the *Housing Land Supply Act 2018* (HLSA) for the purposes of a Housing Land Supply Order (HLSO). The land is Crown Land under management of the Department of Natural Resources and Environment Tasmania ((DNRET – formerly known as DIPIPWE).

The HLSA enables the Minister of Planning to rezone surplus Government land for residential development to accelerate the supply of affordable housing, after considering the requirements of the Act. One of the requirements is that the rezoning must be consistent with the *Northern Regional Land Use Strategy 2021* (as amended) (RLUS).

Parts D.2.1.1 and D.2.1.2 of the RLUS require the Minister of Planning to consider a 'local strategy' before rezoning the land at 50 Wildor Crescent. This is because the land is located within the Ravenswood Future Investigation Area: Strategic Reserve Investigation Area (SRIA), as shown in Figure 1 below. This local strategy has been prepared to assist the Minister's considerations.

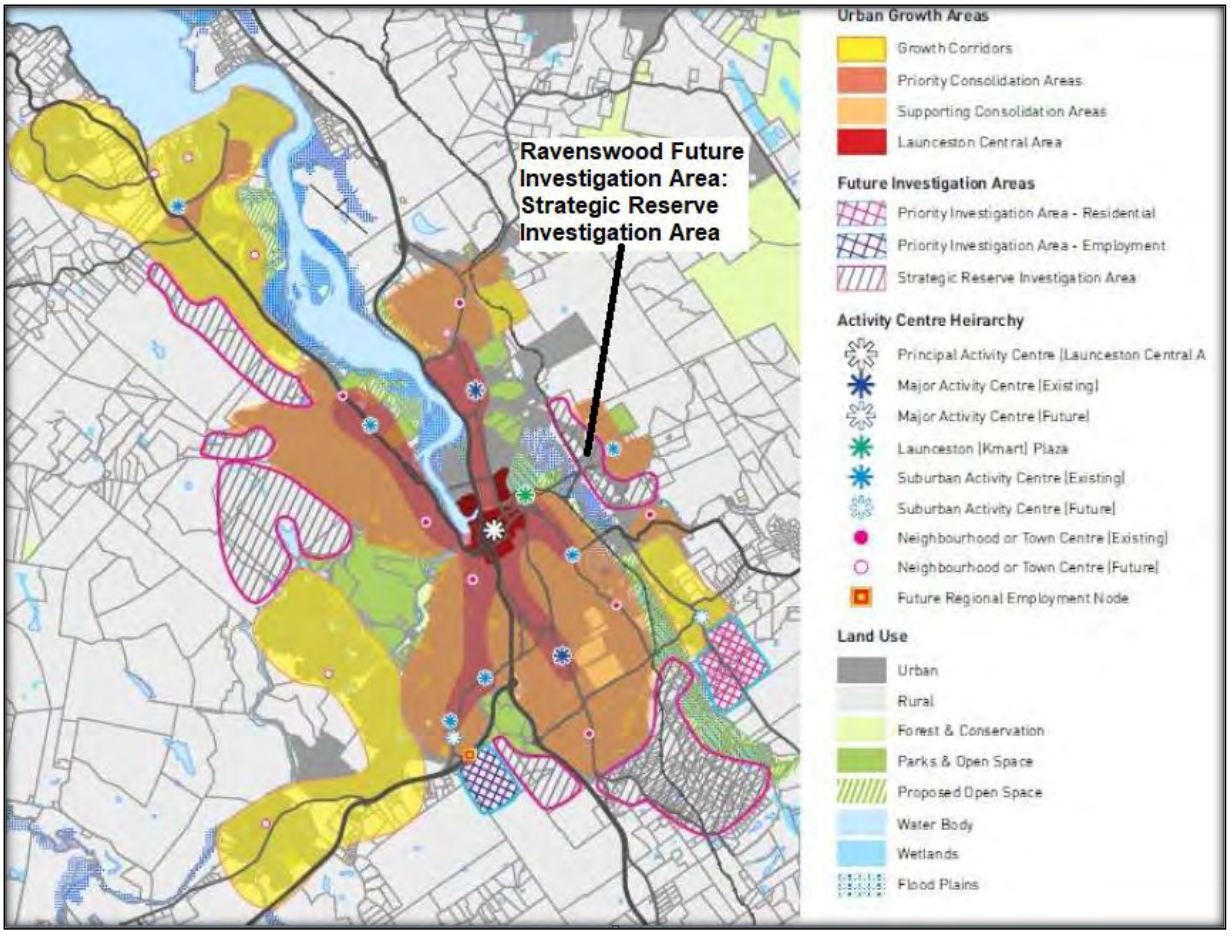



*Figure 1 Ravenswood SRIA (source: Map D1 of the Northern RLUS 2021)*

# 3. Objectives of the Strategy

While this strategy mainly focuses on the intended rezoning of land at 50 Wildor Crescent, the RLUS requires the strategy to respond to the full spatial extent of the Ravenswood SRIA. Given this, the objectives of the strategy are:

1. To enable the Minister of Planning to consider the land at 50 Wildor Crescent to be zoned General Residential for the purposes of a Housing Land Supply Order, in order to meet a demonstrated demand for affordable housing land; and
2. To enable Council to prepare a local strategy for the Ravenswood SRIA, for the purpose of allowing relevant planning authorities to consider the area's future urban growth requirements.

# 4. Planning Analysis for the Ravenswood SRIA

This section of the local strategy provides presents a planning analysis for 50 Wildor Crescent before providing a pathway to enable the wider Ravenswood SRIA to be analysed by the City of Launceston Council (CoL).

## 4.1 Overview of the Ravenswood SRIA

As shown in Figure 1 above, the Ravenswood SRIA is contained within a bold pink boundary with grey hatching. Following discussions with the CoL, it can be confirmed that there is no existing local strategy for this SRIA. For the purposes of this local strategy, the SRIA's spatial area provides for growth to occur.

The portion of land to be rezoned at 50 Wildor Crescent is within the SRIA and is shown in Figure 2 below. The western boundary of the SRIA adjoins the Bell Bay railway line.


*Figure 2 Location of 50 Wildor Crescent within Map D1 (source: Northern RLUS)*

## 4.2 Planning Analysis for Land to be Rezoned at 50 Wildor Crescent

The planning analysis below relies on information taken from the current Launceston Interim Planning Scheme 2015 and other planning information contained in the appendices of this local strategy.

### 4.2.1 Overview of the land to be rezoned at 50 Wildor Crescent

Only the eastern portion of the land at 50 Wildor Crescent is proposed to be rezoned to General Residential. For the purposes of this local strategy;

- the south-west boundary of the rezoning site is determined to be the appropriate boundary of the Urban Growth Area, as shown in Figure 3 below;
- the proposed rezoning will enable residential development to occur in an area with existing linkages to the greater urban area, as shown in Figure 4 (further below);
- the proposed rezoning would be a logical expansion of Ravenswood's existing residential area.


*Figure 3 Aerial photo of the land to be rezoned (source: LISTmap)*


*Figure 4 Location Plan (source: LISTmap)*

### 4.2.2 No Constraints Imposed by the Existing Land Use

The land is currently vacant and until recently overgrown with weeds, with no designated land use. Given this, the existing land use does not provide any significant constraints for the proposed rezoning or subsequent development for residential purposes.

### 4.2.3 The Land is Physically Suitable

The land is approximately 12.5 hectares and is not constrained by any physical limitations which would prevent it being developed for residential purposes. It is well-located adjacent existing residential development with good access to the local road network and adjacent reticulated water and sewer services, as shown in Figures 5. While the land is fairly steep in places, it is no more steep than other residential areas in Launceston e.g. the General Residential Zone in nearby Henry Street, to the east.

Figure 5 below shows that the site is serviced by an existing road network.

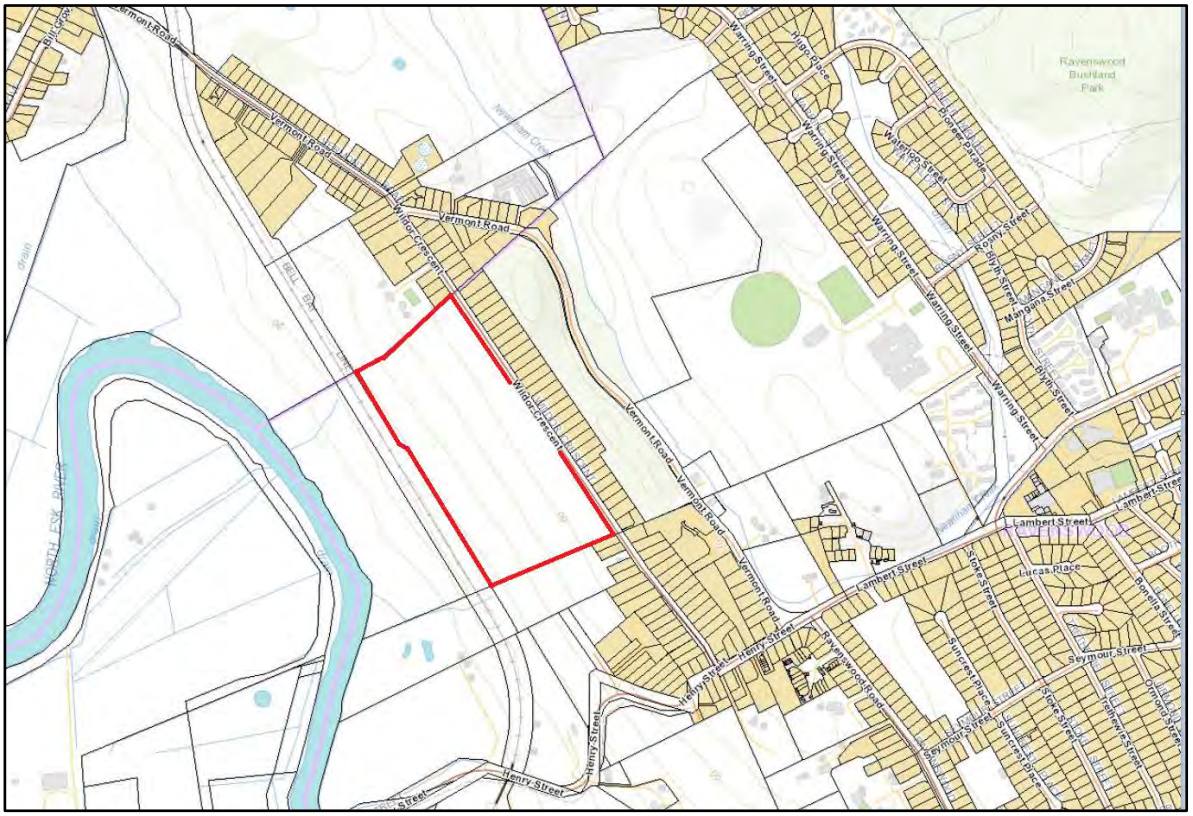



*Figure 5 The site is serviced by an existing road network (source: LISTmap)*

Figure 6 below shows that the land adjoining the site is serviced by TasWater's existing reticulated water network. It should possible to connect the site to this network without significant challenges.

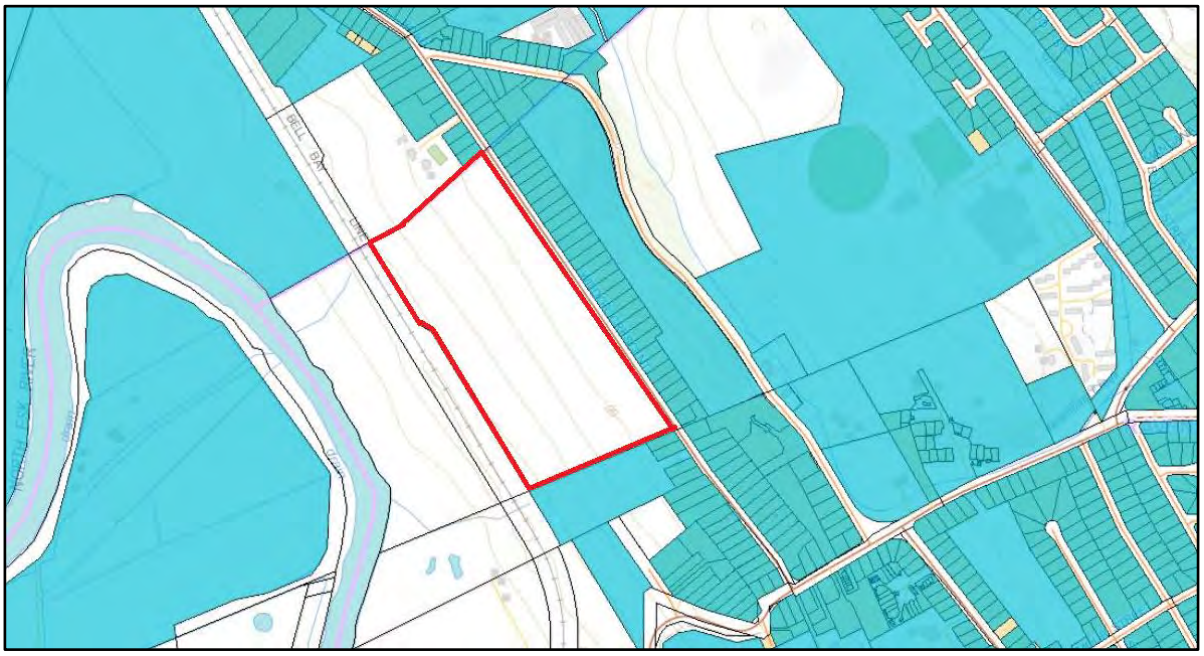



*Figure 6 Reticulated water network services land shaded blue (source: LISTmap)*

Figure 7 below shows that the land adjoining the site is serviced by TasWater's existing reticulated sewer network. It should be possible to connect the site to this network without significant challenges.

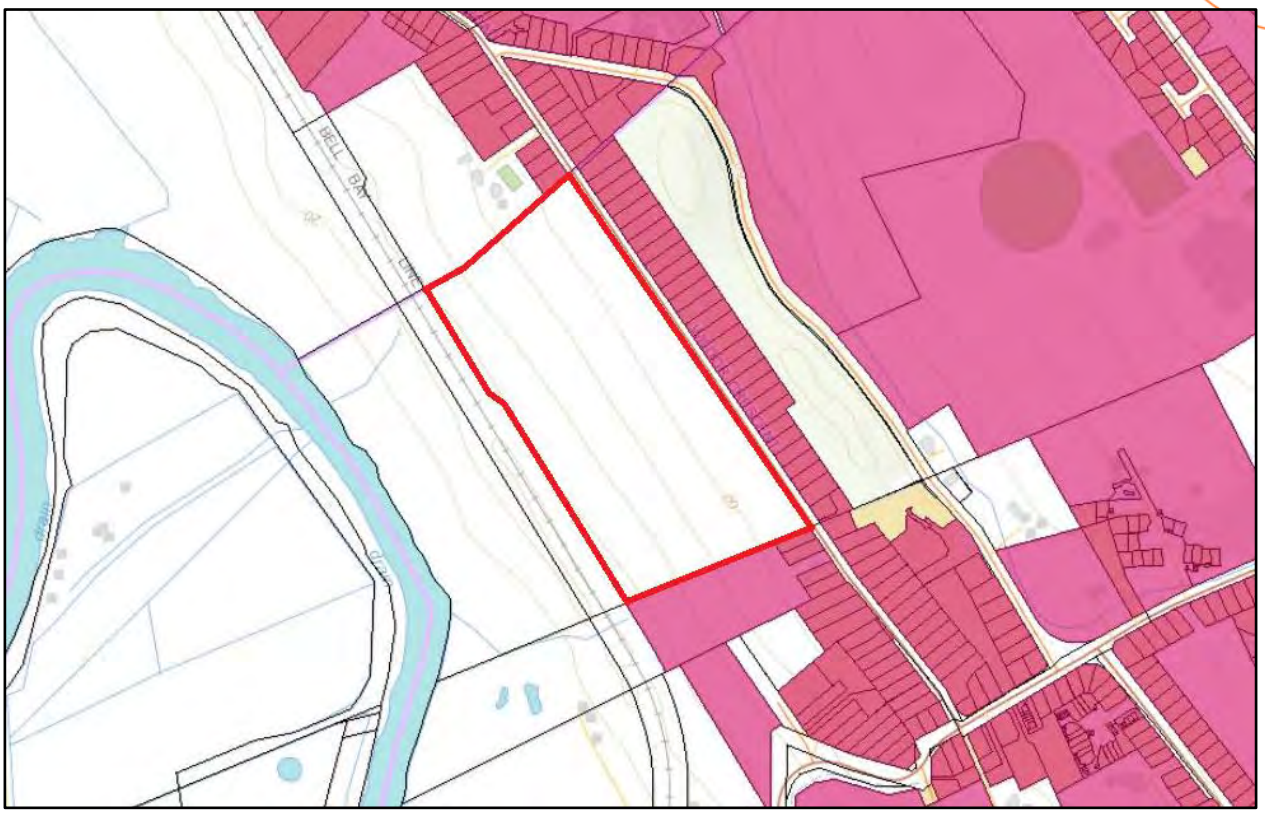



*Figure 7 Reticulated sewer network services land shaded pink (source: LISTmap)*

### 4.2.4 Potential Impacts on State Road and Rail Networks

A review of the current planning scheme indicates that the future development of the rezoning site will be constrained by the railway line on the south-western boundary. A building setback of 50m from the railway line boundary is recommended because this would enable dwellings to be constructed without noise or vibration attenuation measures being imposed by the provisions of the current and future Road and Railway Assets Code

Information from the Department of State Growth (DSG) indicates that a future State Road may be located on the rezoning site, adjacent and to the east of its boundary with the railway line. DSG have advised that this may result in a potential building setback of 91m from the south-west boundary of the site. However, this is only a potential setback because the future road is only being considered at this stage.

### 4.2.5 Risk from Natural Hazards can be Avoided or Managed

After reviewing the Launceston Interim Planning Scheme 2015, the only significant natural hazards with potential affect the land are bushfire and landslide. However, these hazards do not present an unacceptable risk.

As shown below in Figure 8, under the Launceston Interim Planning Scheme 2015, the land is wholly located within the Bushfire-Prone Areas Overlay, where the provisions of the Bushfire-Prone Areas Code applies. However, the Bushfire Hazard Management Advice at Appendix A of this local strategy demonstrates that the land can accommodate a future residential subdivision which incorporates hazard management areas that achieve the separation distance required for BAL-19. To achieve adequate hazard management areas, the following building setbacks will be required:

- 24m from the south-west boundary;
- 10m from the north-west boundary;
- 0m from the north-east boundary; and

- 19m from the south-east boundary.

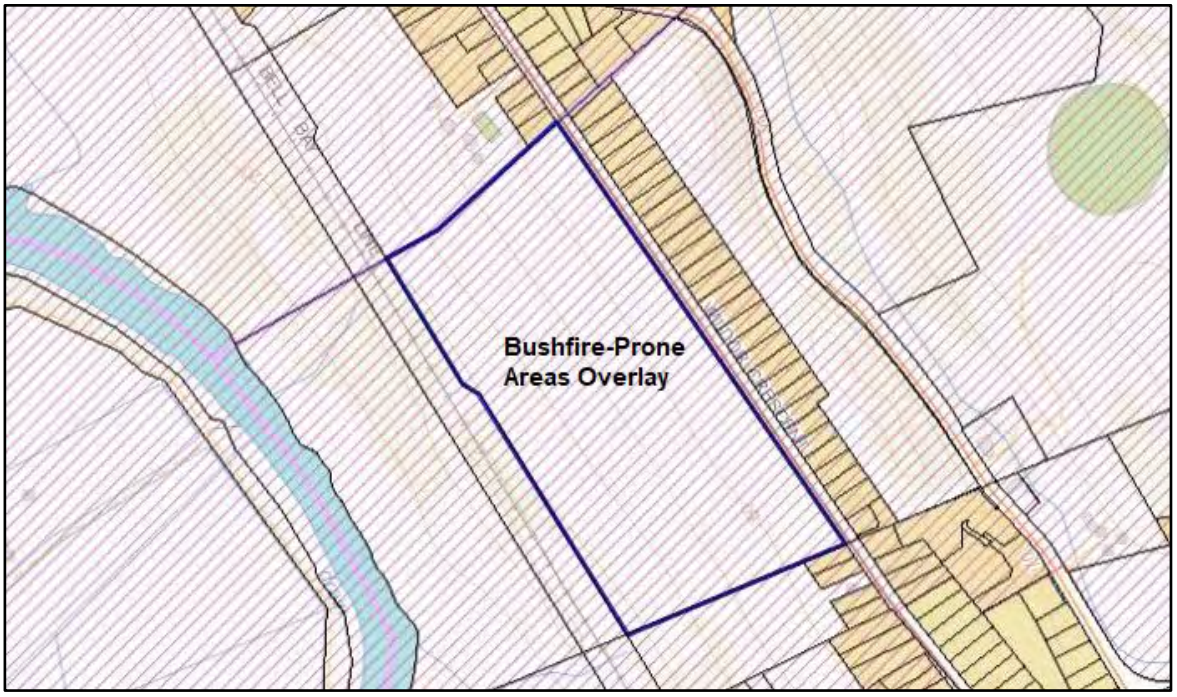



*Figure 8 Bushfire-Prone Areas Overlay (brown hatching) (source: LISTmap)*

As shown below in Figure 9, only a small strip of land adjacent the railway reserve is subject to the Low Hazard Landslide Band, which means that development of land in this strip will be subject to the current and future landslide codes. However, as a 50m building setback will be required from the rail reserve, this hazard will be excluded from future development.

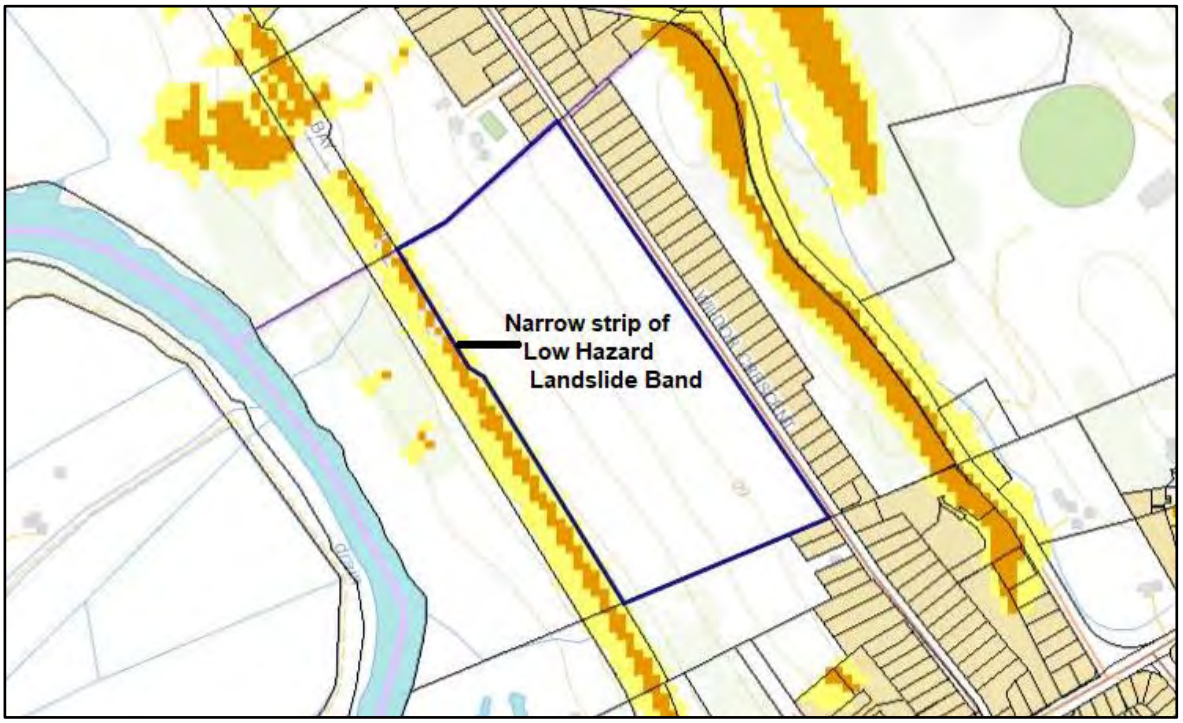



*Figure 9 Landslide Planning Map (source: LISTmap)*

### 4.2.6 Effective Development Area and Potential Lot Yield

In order to assist with the rest of this planning analysis, it is important to consider the effective development area and potential lot yield, in terms of the required bushfire setbacks and railway line setback, which are shown in Figure 10 below. This allows for an Effective Development Area (EDA) of approximately 9.5ha. As the land is being rezoned to General Residential, which allows for a minimum area of no less than 500m², the EDA would likely yield approximately 142 new residential lots (allowing 25% of the land to be used for roads, services etc).


*Figure 10 Effective Development Area*

### 4.2.7 Residential Demand and Supply Analysis

This section provides an analysis of residential supply and demand for the Greater Launceston Area, by identifying that:

1. the CoL's most recent residential analysis contains a number of weaknesses but does provide a reliable indication that there is a significant shortage of residential land in the area;
2. Communities Tasmania's data indicates that there is significant demand for affordable housing in the area, and 50 Wildor Crescent has significant potential to accommodate some of the demand; and
3. affordable housing in the area is strategically important to state and local governments, and analysis of data from various reliable sources indicates that the area has:
    - a current undersupply of housing;
    - a current increase in population, which will continue in the short term;
    - a current increase in house prices, which will continue in the short term;
    - a current increase in rental costs, which will continue in the short term; and
    - a current high demand for private housing and affordable housing, which will continue in the short term.[1]

[1] The analysis outlined in points 1 to 3 is not based on data from the Australian Bureau of Statistics' 2021 Census because this data will only become available between June 2022 to mid-2023.

### 1. CoL's Residential Land Demand and Supply Assessment 2019 (RLDSA)

The CoL's Residential Land Demand and Supply Assessment 2019 (RLDSA), which can be viewed at Appendix B of this report, provides the most recent residential land use analysis for the city. For the purposes of this local strategy's analysis, the main elements of the RLDSA, which include a number of weaknesses, are summarised as follows:

- the RLDSA identifies that in excess of 70% of Launceston's potential land supply is ineffective, which is a reliable indicator that there is a need to identify an increased supply of effective housing land;
- the RLDSA relies heavily on 2016 Census data and indicates that Launceston is experiencing a significantly lower growth rate than expected. However, it does not contain any current or emerging population growth data;
- in terms of identifying housing demand trends, the RLDSA acknowledges that there are variations between the building approvals datasets provided by the CoL and the Australian Bureau of Statistics (ABS), which raises doubt about the accuracy of the assessment. Further, these datasets are historic and not contemporary;
- the RLDSA does not contain any qualitative or quantitative analysis of residential demand and supply from stakeholders such as local estate agents or other housing market experts, significant landowners or government agencies such as Communities Tasmania; and
- the RLDSA does not contain an analysis of the strategic planning requirements for Urban Growth Areas, as set out in the Northern RLUS. Instead, it recommends its own strategic planning requirements, which are irrelevant for the purposes of considering a rezoning within Tasmania's statutory planning framework; and
- the RLDSA does not contain a demand and supply analysis of Launceston's affordable housing segment, so does not attempt to provide a supply for a demonstrated demand for this type of housing (see next subsection).

### 2. Affordable Housing and Site Selection

The Tasmanian Government's *Affordable Housing Strategy 2015-2025* aims to prevent housing stress and homelessness through the provision of a new affordable supply of homes.[2] The Government's *Affordable Housing Action Plan 2015-2019* articulates the priorities in housing policy that will assist in the achievement of the Strategy's outcomes over its first four years. A key initiative of the 2015-2019 Action Plan is the prevention of housing stress and homelessness through new affordable supply, derived from Government-owned land. This demonstrates that there is a need for land to be made available for the purposes of the *Homes Act 1935*.

To help provide the supply, the Government's Department of Treasury and Finance released a report entitled *Housing Supply Option: A review of Government owned land holdings potentially suitable for conversion to residential housing (March 2018)*. This report identified land at 50 Wildor Cr, Ravenswood in Launceston as being potentially suitable for conversion to residential dwellings.

Demand for social and affordable housing in the CoL municipality is demonstrated through the Housing Register in Tasmania (Housing Register). The register's demand figures indicate that 736 applicants are waiting for a home in the Launceston municipality based on first suburb preference. The register's figures also show that a total of 15.7% of all suburb preferences in Tasmania are in the Launceston LGA. Not only does this data demonstrate the high demand for social and affordable housing in the Launceston area, when compared with the rezoning site's potential yield of 142 lots it can be seen that the rezoning will not satisfy the demand.

### 3. The Importance of Housing Affordability and Emerging Housing Market Trends

Affordable housing in the Greater Launceston Area is strategically important for state and local governments. All of Launceston's most important planning strategies support population growth and access to affordable housing for the city, including the Northern RLUS 2021, Northern Tasmania Region: Regional Economic Development Strategy 2019, the CoL's Strategic Plan 2014-2024 and the Greater Launceston Plan 2014. Further, the Tasmanian Government's Population Growth Strategy (2015) relies heavily on the state's 'housing affordability' to be able to identify its 50 actions

[2] The strategy does this through Strategy 1: New Affordable Supply – Prevention.

in three key areas:

- Job creation and workforce development: we will facilitate job creation and identify current and future employment opportunities to inform investment in education and training, and migration attraction strategies;
- Migration: we will actively pursue and facilitate overseas and interstate migration to Tasmania and encourage Tasmanians living elsewhere to come home; and
- Liveability: we will build and promote Tasmania's liveability and foster a culture which is vibrant, inclusive, respectful and supportive.

Not only is affordable housing strategically important for the Greater Launceston Area, the following analysis indicates that it is an issue that is likely to become more important in the short term.

Published in June 2021, the Regional Movers Index (RMI), which presents a fresh analysis of movements between Australia's regions and capital cities, indicates that Launceston benefitted from a 2% share of all Australian migration.[3] According to the RMI published in June 2021, the Launceston Local Government Area experienced 34% annual growth in migration in the March 2021 quarter. Migration from Australia's capitals to Launceston almost doubled in the March 2021 quarter (up by 88%). This indicates that in-migration from other parts of Australia is resulting in current population growth for Launceston.

In order to support population growth in Launceston, the PGS provided funding for Launceston's University of Tasmania Campus Relocation project, which will result in an increase in staff and students living in the city. The development of the campus is currently underway and will likely be completed in the next year or so. This indicates that Launceston will continue to experience population growth from in-migration in the short-term, over the next few years.

According to the Real Estate Institute of Tasmania's (REIT) June 2021 Quarterly Report, Tasmania's housing market is experiencing a significant undersupply of existing private houses and rental stock. [4] Unless the supply increases, the institute considers that the housing affordability gap will continue to widen, which will result in more people experiencing housing stress. At the same time, Launceston recorded its highest median house price ever ($461,000), which is an increase of 22.6% on the same time last year. Across most regions in Tasmania, housing rents are increasing, and vacancy rates in Launceston are at a historical low of 1.1%. The REIT expects the increase in house prices and rents will continue in the short term.

Given Launceston's significant undersupply of effective residential land, the current population growth will likely result in a continuation of higher house prices and higher rental costs, which in turn will likely lead to more people in the city experiencing housing stress and an increase in the demand for private and affordable housing in the short term.

### 4.2.8 No Significant Impacts on Natural (Biodiversity) Values

The Natural Values Assessment (NVA) at Appendix C demonstrates that the rezoning site does not include significant biodiversity Values. More specifically, the NVA indicates that the site is infested with weeds and contains:

- No Threatened Native Vegetation Communities;
- No Threatened Flora Species; and
- No Threatened Fauna Habitat.

The NVA's was prepared in August 2021. Since then, in November 2021, the weeds were cleared and mulched in order for an Aboriginal Heritage assessment to be carried out.

If this land was rezoned to General Residential, a future residential subdivision can be developed to manage weed

[3] Regional Movers Index (28 June 2021), Commonwealth Bank of Australia and Regional Australia Institute, http://www.regionalaustralia.org.au/home/wp-content/uploads/2021/06/Mar21-Regional-Movers-Index-Report-210623-1.pdf.
[4] Real Estate Institute of Tasmania: Media Release (28 July 2021), Real Estate Market to New Heights, Media Release, https://reit.com.au/Portals/24/resources/media-releases/June%202021%20REIT%20Quarterly%20Media%20Release.pdf?ver=Fngl99UjXrQGlo9qjg0MNg%3d%3d.

regrowth, retain native vegetation in the setback areas and plant new native vegetation. Within this context, rezoning the land has significant potential to improve the site's biodiversity values.

As the adjacent land is being used for residential, road or railway purposes or is vacant and identified for residential purposes, this land is unlikely to have significant natural values.

### 4.2.9 No Incompatible Land Uses

The land is not adjoined by incompatible land uses. Further, due to the building setback requirements for bushfire, the railway and the future road, the future residential subdivision will achieve significant setbacks from the adjacent residential development to the north-west (10m) and south-east (19m) and from the railway, potential future road and agricultural uses to the west (at least 50m).

### 4.2.10 No Potential Loss to the Agricultural Estate

Due to the land not being private freehold or leased crown land, it is not classified as agricultural land. The land is located on Launceston's urban fringe and is not currently being used for agricultural purposes. Given this, the proposed rezoning would not result in loss to the agricultural estate.

### 4.2.11 No Constraints on Agricultural Productivity/Infrastructure and Other Resources

The proposed rezoning and subsequent residential subdivision will not constrain agricultural productivity, infrastructure or other resources in the area. The site adjoins the following land:

- north-west: 1 vacant residential lot and 1 rural block with 1 dwelling and a tennis coaching business
- north-east: Wildor Crescent (a local Council road)
- south-east: 1 dwelling and a vacant low density residential lot
- south-west: the railway line (40m wide reserve), with the western portion of 50 Wildor Crescent further to the west.

There is some agricultural land, across the railway line and beyond the western portion of portion of 50 Wildor Crescent. However, this land would not be affected by the proposed rezoning.

### 4.2.12 No Irrigation Districts will be Affected

The site is not located in an identified irrigation district and a residential subdivision on the site will not result in the loss of any irrigation infrastructure.

### 4.2.13 Land Use Conflict is Unlikely

Due to the building setback requirements for bushfire, the railway and the future road, land use conflict arising from the proposed rezoning is unlikely. The future residential subdivision will achieve significant setbacks from the adjacent residential development to the north-west (10m) and south-east (19m) and from the railway, potential future road and agricultural uses to the west (either 50m or 91m). Further, the residential densities allowable in the proposed General Residential Zone will be similar to existing residential densities in the immediately adjacent area.

### 4.2.14 No Extractive Industries or Strategic Mineral Resources in the Area

There are no existing extractive industries or strategic mineral resources adjacent the site or in the surrounding area. Given this, the proposed rezoning and subsequent residential development will have no impact on such uses.

### 4.2.15 No Significant Impacts on Cultural Values

The Aboriginal Heritage Assessment (AHA) at Appendix D of this local strategy demonstrates that there will be no significant impacts on cultural values as a result of the proposed rezoning. The AHA indicates that there are no Aboriginal heritage constraints, or legal impediments to the rezoning.

At development stage (i.e. after rezoning), the AHA recommends that a copy of the Unanticipated Discovery Plan should be kept on site during all ground disturbance and construction work, and all construction personnel should be made aware of the Unanticipated Discovery Plan and their obligations under the *Aboriginal Heritage Act 1975* (the Act).

### 4.2.16 No significant Impacts on Landscape Values

The Landscape Impact Assessment at Appendix E of this local strategy demonstrates that the potential impacts of a future residential subdivision on landscape values will be acceptable, and that the land is suitable for the proposed zone.

### 4.2.17 No Potential for Conflict with State Policies.

As shown in the table below, the proposed rezoning will not conflict with State Policies.

| **Policies** | **Assessment** |
|---|---|
| *Tasmanian State Coastal Policy 1986* | The coast relates to areas of land near the sea and the marine or tidal waters. As the land at 50 Wildor Crescent is not located within 1km of the coast, the *Tasmanian State Coastal Policy 1986* does not apply to the proposed declaration. |
| *State Policy on Water Quality and Management 1997* | The land at 50 Wildor Crescent is located within an area serviced by reticulated infrastructure and is large enough to be subdivided and developed with contemporary water sensitive urban design and other stormwater disposal measures. Planning permit applications arising from the intended General Residential Zone can be properly assessed in terms of water quality and management to achieve the requirements of the State Stormwater Strategy. Taking all these matters into consideration, the proposed zone is consistent with the State *Policy on Water Quality and Management 1997*. |
| *State Policy on the Protection of Agricultural Land 2009* | Due to the land not being private freehold or leased crown land, it is not classified as agricultural land. The land is located on Launceston's urban fringe and is not currently being used for agricultural purposes. Given this, there is no significant agricultural potential for the site. As such, the *State Policy on the Protection of Agricultural Land 2009* does not apply to the proposed declaration. |
| National Environmental Protection Measures[5]:<br>• Air Toxics NEPM<br>• Ambient Air Quality NEPM<br>• Assessment of Site Contamination NEPM<br>• Diesel Vehicle Emissions NEPM<br>• Movement of Controlled Waste between States and Territories NEPM | The proposed zone will not conflict with the NEPM's because it will not result in immediate development. Further, the subsequent residential subdivision is unlikely to result in a conflict because it will allow for future residential uses, which are relatively benign. While the current and future planning scheme's allow for their respective Potentially Contaminated Codes to apply where relevant, the land is not no known to be affected by hazardous toxins, air quality problems, contamination or pollution. |

[55] The State Policies and Projects Act 1993 recognises National Environmental Protection Measures (NEPMs) as State Policies.

| | |
|---|---|
| • National Pollutant Inventory (NPI) NEPM<br>• Used Packaging Materials NEPM | |

## 4.3 Pathway for a Planning Analysis for the Wider Ravenswood SRIA

For land outside the portion of land at 50 Wildor Crescent, this local strategy enables Council to prepare the planning analysis in accordance with the requirements of the Northern RLUS.

# 5. Conclusions

The planning analysis for 50 Wildor Crescent demonstrates that the land can be rezoned from the Rural Resource Zone to the General Residential Zone for the purposes of a Housing Land Supply Order to meet a demonstrated demand for affordable housing land.

For land outside the portion of land at 50 Wildor Crescent, this local strategy enables Council to prepare the planning analysis in accordance with the requirements of the Northern RLUS. This will provide a suitable pathway for the relevant planning authorities (the CoL and the Minister for Planning) to consider the urban growth requirements of the Ravenswood Urban Growth Area.

# 6. The Strategy

This local strategy provides the following strategies for the Ravenswood SRIA:

Strategy 1: Recommend to the Minister of Planning that the land at 50 Wildor Crescent, Ravenswood be rezoned from the Rural Resource Zone to the General Residential Zone, under the Launceston Interim Planning Scheme 2015, as shown in Figure 11 below.

Strategy 2: Enable Council to develop a local strategy for land which is within the Ravenswood Future Investigation Area: Strategic Reserve Investigation Area and outside the land at 50 Wildor Crescent referred to in Strategy 1.

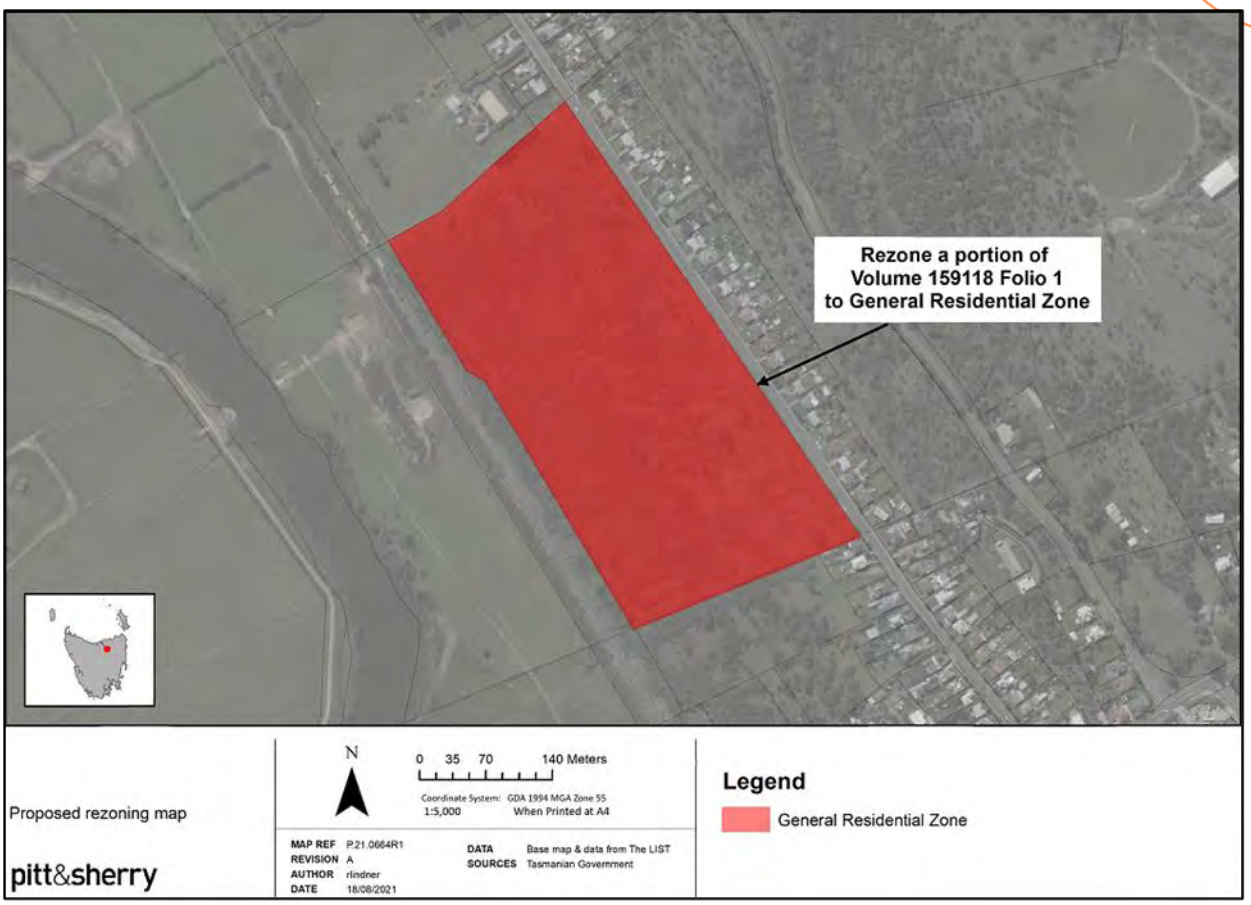



*Figure 11 Proposed Rezoning*

pitt&sherry

# Bushfire Hazard Management Advice

Appendix A

northbarker
ECOSYSTEM SERVICES

# Wildor Crescent, Ravenswood
# Rezoning for Residential subdivision

## Bushfire Hazard Management Advice

25/08/2021

For Communities Tasmania (CTA002)

# CONTENTS

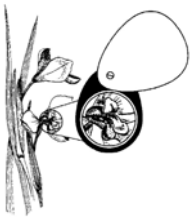
# ACKNOWLEDGMENTS

Client: Community Housing Tasmania

Survey and report: Cameron Geeves and Philip Barker

HMA – Philip Barker

Mapping: Jacques Demange



# 1. INTRODUCTION

Community Housing Tasmania wishes to rezone 50 Wildor Crescent, Ravenswood General Residential (10) for the purpose of a subdivision. Currently the 50 Wildor crescent is zoned Rural Resource (26). The land is within the municipality of Launceston. The Launceston *Interim Planning Scheme* (2015) identifies the land as being within the Bushfire Prone Areas overlay and therefore a Bush Fire Hazard Management Plan (BHMP) is required demonstrating compliance with Planning Directive No. 5.1 – Bushfire Prone Areas Code with reference to the setbacks to achieve the required Bushfire Attack Level (BAL) for a future proposal and the proposed mitigation in compliance with the AS3959:2018 Construction of Buildings in Bushfire Prone Areas.

This report demonstrates the potential for the land to support subdivision with a compliant hard management area.

# 2. SITE DESCRIPTION

The site is on a title of approximately 12.5 ha. The land has a south-westerly aspect and sits between 40 - 60 m above sea level. The site is accessed from Wildor Crescent. The vegetation across the site itself consists of scrub with areas of grassland around the perimeter.

The predominant wind direction during summer in fire weather is from the northwest[1]

See Figure 1 for the context and locality of the site.

## Limitations:

This report on based on site measurements at the time of inspection and from information provided by the proponent. The report is limited in scope to bushfire hazard assessment only. The assessment is based a proposal to subdivide for residential development and its findings are for this site only. Future changes to the vegetation that affect bushfire hazard have not been considered.



[1] BOM Monthly windrose data accessed from the Launceston (Ti Tree Bend) weather station (17/06/2021)

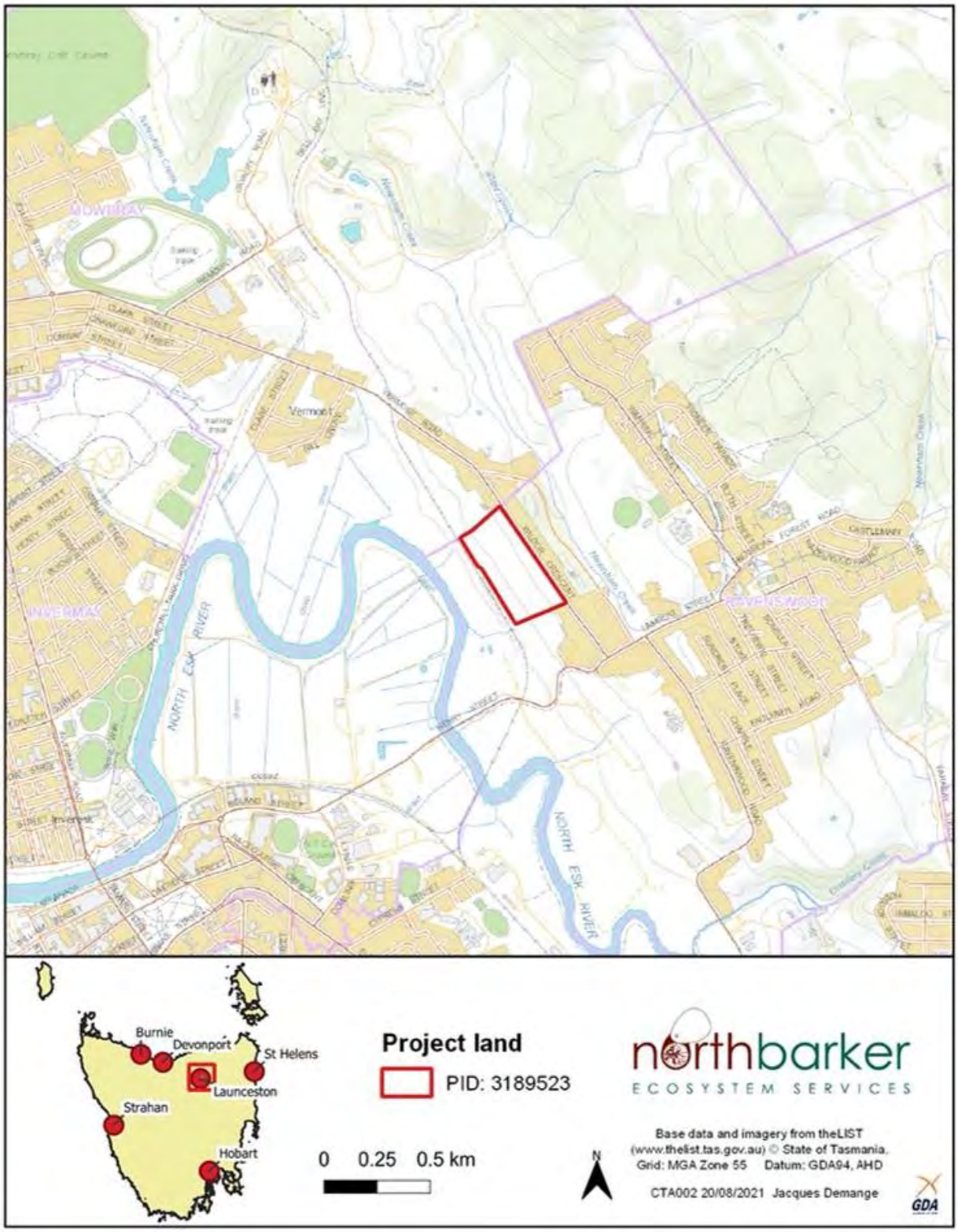



**Figure 1: Property location**

# 3. PROPOSED USE

The proposal is to demonstrate the property can meet the requirements of a bushfire hazard management plans minimum distances to show the site is viable for the purpose of rezoning the land from rural resource to general residential. The land is located within a water serviced area and therefore has access to reticulated water for firefighting purposes.

# 4. BUSHFIRE SITE ASSESSMENT

## 4.1 Vegetation:

Much of the 12.5 ha area consists of a large patch of scrub vegetation dominated by weeds. The remaining land on the title consists of grassland. This area is mapped on TASVEG 4.0 as a native grassland community, although has been degraded by an infestation of gorse, which now comprises the majority of the biomass on the site with the potential to form a scrub.

The effective vegetation beyond the cadastral boundary within 100 m of the site to the northwest is grassland, to the south-east and south-west is scrub. To the north-east the site is bounded by Wildor Crescent with general residential properties and associated gardens beyond that, considered as low threat vegetation.

The existing vegetation on the site is depicted in Plate 1 below and in Figure 2. Slope and vegetation characteristics are tabulated in Table 1.

**4.2 Slope and fire paths:** The lot slopes consistently to the southwest averaging 10°, this slope continues to the North Esk River. The slopes are also tabulated in **Table 1**. Only the slopes that affect the BAL rating are reported although there are changes in slope within the 100m zone beyond the distance that affects the BAL rating.

The last mapped wildfire to impact this area was in 2006 (the LIST accessed 19/08/2021).

## 4.3 Distance:

Table 1 and Figure 2 indicate the site characteristics for a 100 m radius that have been assessed to determine the bushfire attack level of the building and provide the dimensions for the BHMA for a minimum BAL 19 solution as per Section 2 of AS 3959. All aspects have been resolved to BAL 19 by the bushfire hazard management plan (Appendix 1).

**NOTE:** All distances are based on the notional building area illustrated in Figure 2.

**Table 1. Slope and vegetation characteristics and AS3959 solution for BAL 19, 12.5 and Low**

| Quadrant | Effective Vegetation class<br><br>Table 2.3 AS3959 | Effective Slope (degrees) | Distance under effective slope (m) | Compliant defendable Space Required for BAL- 19 (m) | Compliant defendable Space Required for BAL-12.5 (m) | Compliant defendable Space Required for BAL-LOW | Exclusions of low threat vegetation under 2.2.3.2 AS3959 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| southwest | scrub | >5-10° | 0 – 35 m | 24 | 35 | 100 | n/a |
| northwest | grassland | upslope | 0 – 100 m | 10 | 14 | 50 | n/a |
| northeast | LTV | upslope | 0 – 75 m | 0 | 0 | 0 | LTV |
| southeast | scrub | upslope | 0 – 100 m | 19 | 27 | 100 | n/a |

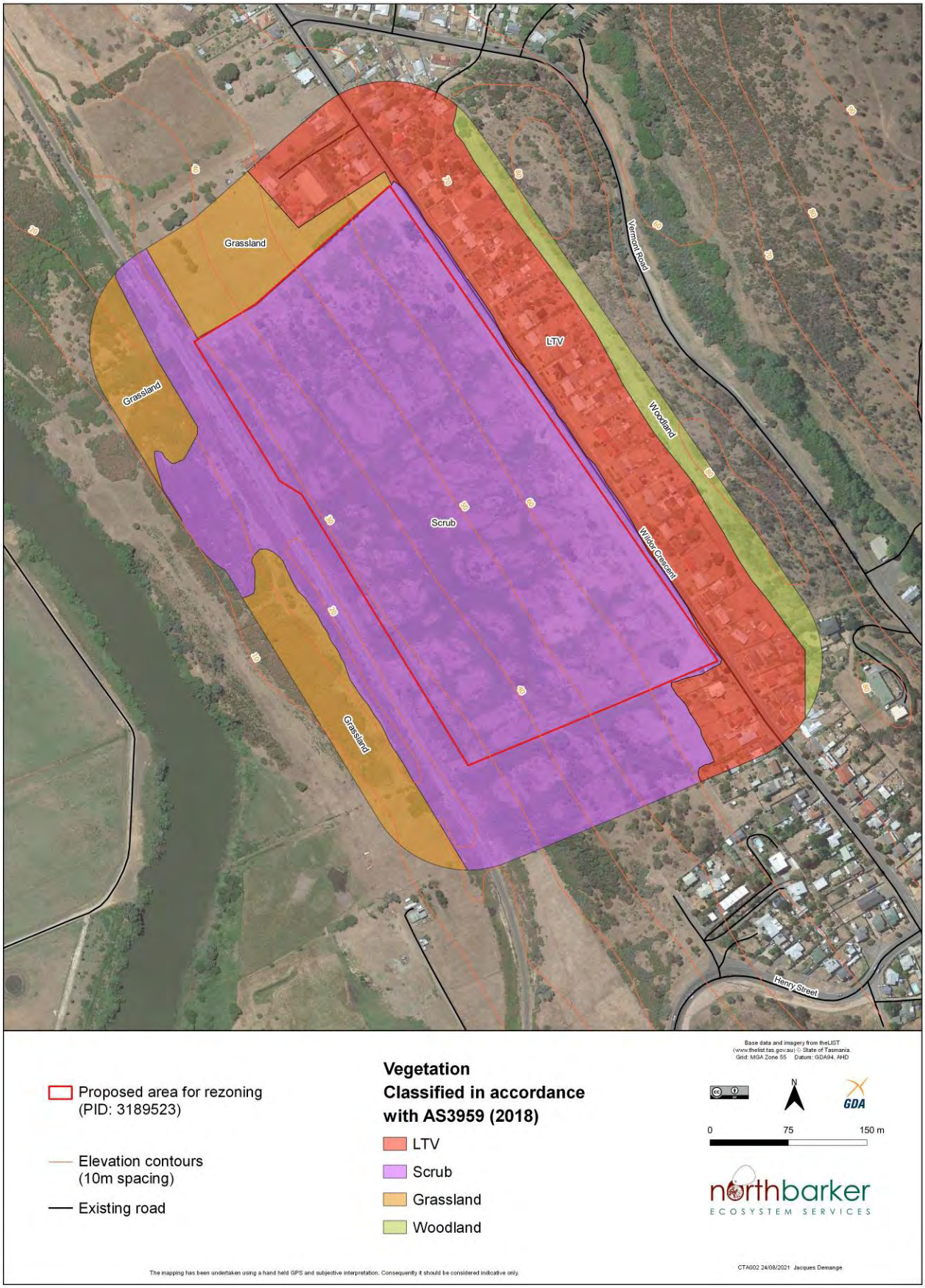



**Figure 2. Vegetation and contours within 100 m of the site**

**Plate 1 Existing grassland and scrub at 50 Wildor Crescent, Ravenswood.**

## BUSHFIRE PRONE AREAS MANAGEMENT OBJECTIVES

The Bushfire-Prone Areas Code (issued as Planning Directive No. 5.1) applies within all interim planning schemes and applies to the subdivision of land that is located within, or partially within, a bushfire prone area. This code has been developed to ensure that use and development is designed, located, serviced, and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Appendix 2 of this report tabulates the specifications for standards set out in PD5.1 for subdivisions. Any proposal for subdivision must comply with this directive as set out in Table 2 below.

**Table 2. Potential to comply with (PD5.1) Bushfire Prone Areas Code**

| PD 5.1 | Acceptable Solution (Elements) | Requirement (Appendix 2) | Compliance |
|---|---|---|---|
| | Construction requirements | AS 3959 - 2018 | To be assessed by building surveyor according to BAL requirement. Note that shielding provisions may apply. |
| E1.6.1 | Hazard management area | A1(b) | Hazard management Area illustrated in Figure 3. Assumes entire parcel to be converted to low threat vegetation. Set backs from boundaries indicate compliant minimum distances of separation from surrounding fire prone vegetation for BAL 19, BAL 12.5 and BAL low. |
| E1.6.2 | Firefighting access | A1 (b) | Detailed design will ensure that access will comply with Tables E1, E2 and E3 of PD 5.1. |

| | | |
|---|---|---|
| E1.6.3 | Provision of water supply for firefighting purposes | Water to be provided by a reticulated system with compliant hydrants. |

## CONCLUSION

The land at 50 Wildor Crescent is covered in bushfire prone weed vegetation that is classified as scrub. Ultimately this will be converted to low threat vegetation in association with a residential subdivision. This process renders the vegetation and slopes on the adjacent titles as the effective vegetation and slopes. The minimum distances required for separation of dwellings from the effective vegetation and slopes on adjacent titles can be achieved for BAL 19 and as such can comply with PD 5.1.

All other requirements including construction standards, public and private access and the provision of water for fire fighting can also comply and all would need to be demonstrated in a subdivision design.

**References**

Australian Standard AS 3959 (2018) Construction of Buildings in Bushfire Prone Areas.

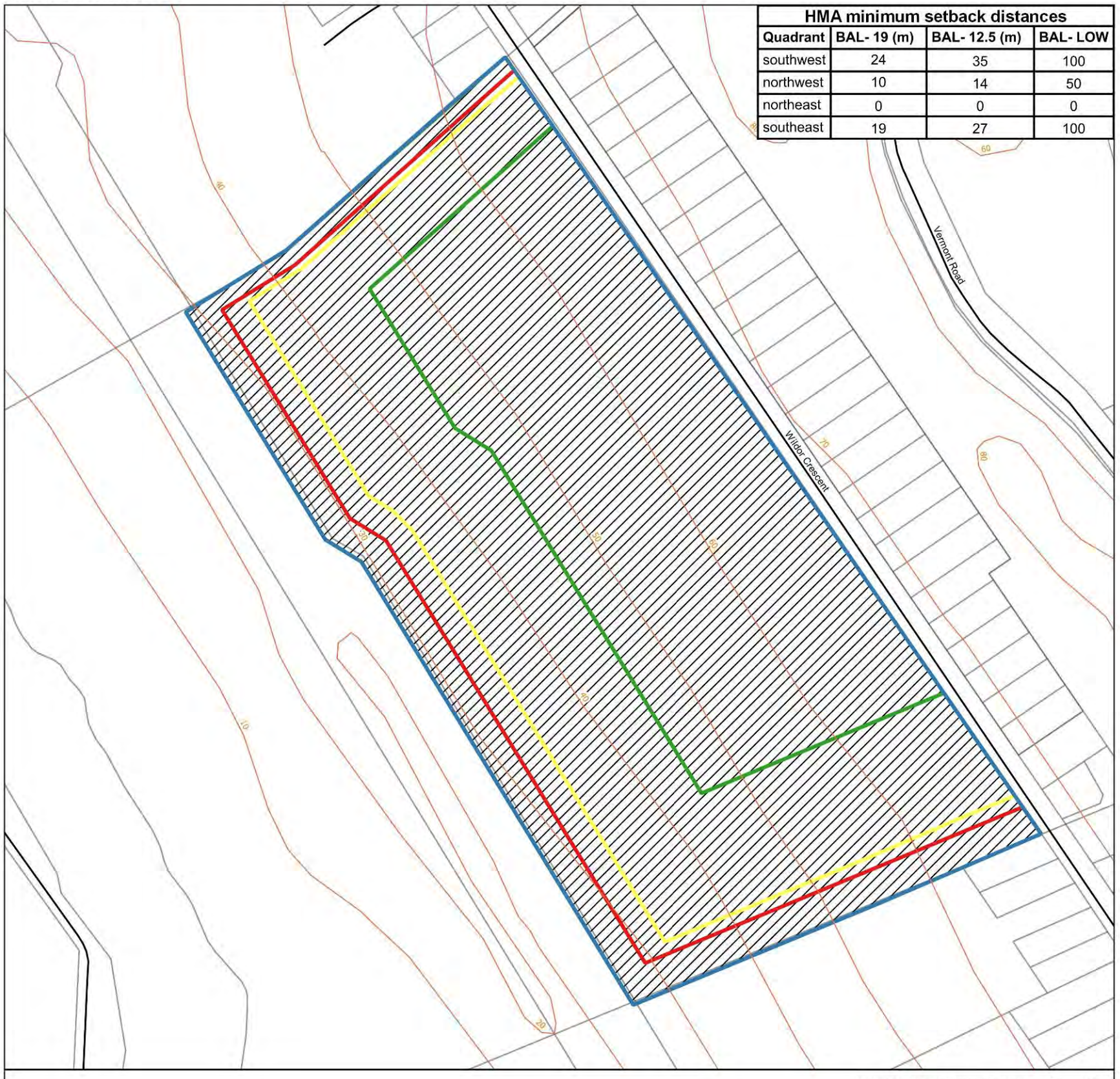
Directors Determination Version 2.2– Hazard Management Areas.

Planning Directive 5.1 – Bushfire-Prone Areas Code.

.

**Bushfire Hazard Management Planning Advice**

**Assesor: Phillip Barker BFP - 147 1,2,3A,3B,3C**
**Assessment date: 19/08/2021**




Proposed area for rezoning (PID: 3189523)

HMA area (entire lot)

Existing road

Elevation contours (10m spacing)

**HMA setback lines**

BAL 19 setback

BAL 12.5 setback

BAL LOW setback

Applicants Name: Community Housing Tasmania
Municipality: Launceston
PID: 3189523
Certificate of title / number: CT 159118/1
Address: 50 Wildor Crescent, Ravenswood, 7250
Proposal: Rezoning General Residential

To be read in conjucntion with:
Bushfire report
Wildor Crescent, Ravenswood
Rezoning for Residential subdivision
North Barker Ecosystem Services, August 2021

Grid: MGA Zone 55 Datum: GDA94, AHD

N

GDA

0 50 100 m

**COMPLIANCE REQUIREMENTS - BAL19, BAL12.5 & BAL LOW**

CONSTRUCTION REQUIREMENTS
Future habitable building must be located within the setbacks and constructed to the BAL specifications indicated.

HAZARD MANAGEMENT AREA
Maintain area as low threat vegetation

ACCESS
Public and private access to comply with Tables E1, E2 and E3.

FIRE FIGHTING WATER SUPPLY
Reticulated water with compliant hydrants

northbarker ECOSYSTEM SERVICES

CTA002 25/08/2021 Jacques Demange

**FIGURE 1. BUSHFIRE HAZARD MANAGAMENT SETBACKS**

# APPENDIX 2. SPECIFICATIONS FOR ACCESS, WATER SUPPLY AND HAZARD MANAGEMENT AREAS.

## Table E1: Standards for Roads

| Element | | Requirement |
|---|---|---|
| A | Roads | Unless the development standards in the zone require a higher standard, the following apply:<br><br>(a) two-wheel drive, all-weather construction;<br><br>(b) load capacity of at least 20t, including for bridges and culverts;<br><br>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;<br><br>(d) minimum vertical clearance of 4m;<br><br>(e) minimum horizontal clearance of 2m from the edge of the carriageway;<br><br>(f) cross falls of less than 3 degrees (1:20 or 5%);<br><br>(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;<br><br>(h) curves have a minimum inner radius of 10m;<br><br>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;<br><br>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and<br><br>(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. |

## Table E2 Standards for property access

| Element | | Requirement |
|---|---|---|
| A | Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point. | There are no specified design and construction requirements. |
| B | Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point. | The following design and construction requirements apply to property access:<br><br>(a) all-weather construction;<br><br>(b) load capacity of at least 20t, including for bridges and culverts;<br><br>(c) minimum carriageway width of 4m;<br><br>(d) minimum vertical clearance of 4m;<br><br>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;<br><br>(f) cross falls of less than 3 degrees (1:20 or 5%);<br><br>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;<br><br>(h) curves with a minimum inner radius of 10m;<br><br>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and<br><br>(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; or<br><br>(ii) a property access encircling the building; or<br><br>(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long. |
| C | Property access length is 200m or greater. | The following design and construction requirements apply to property access:<br><br>(a) the requirements for B above; and<br><br>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m. |
| D | Property access length is greater than 30m, and access is provided to 3 or more properties. | The following design and construction requirements apply to property access:<br><br>(a) complies with requirements for B above; and<br><br>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m. |

## Table E3 Standards for fire trails

| Element | | Requirement |
|---|---|---|
| A. | All fire trails | The following design and construction requirements apply:<br>(a) all-weather, 4-wheel drive construction;<br><br>(b) load capacity of at least 20t, including for bridges and culverts;<br><br>(c) minimum carriageway width of 4m;<br><br>(d) minimum vertical clearance of 4m;<br><br>(e) minimum horizontal clearance of 2m from the edge of the carriageway;<br><br>(f) cross falls of less than 3 degrees (1:20 or 5%);<br><br>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;<br><br>(h) curves with a minimum inner radius of 10m;<br><br>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;<br><br>(j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and<br><br>(k) terminate with a turning area for fire appliances provided by one of the following:<br><br>(i) a turning circle with a minimum outer radius of 10m; or<br>(ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long. |
| B | Fire trail length is 200m or greater. | The following design and construction requirements apply:<br>(a) the requirements for A above; and<br><br>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m. |

## Table E4 Reticulated water supply for firefighting

| Element | | Requirement |
|---|---|---|
| A | Distance between building area to be protected and water supply | The following requirements apply:<br>(a) The building area to be protected must be located within 120 metres of the water connection point of a fire hydrant; and<br>(b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area. |
| B | Design criteria for fire hydrants | The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0*; and (b) fire hydrants are not installed in parking areas. |
| C | Hardstand | A hardstand area for fire appliances must be provided: (a) no more than three metres from the hydrant, measured as a hose lay; (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access. |

## E1.6.1 Subdivision: Provision of Hazard management areas

**Objective:** Subdivision provides for hazard management areas that:

(a) facilitate an integrated approach between subdivision and subsequent building on a lot;

(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

(c) provide protection for lots at any stage of a staged subdivision.

| Acceptable Solution | 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 2.4.4 of *Australian Standard AS 3959 – 2009 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 2.4.4 of *Australian Standard AS 3959 – 2009 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. |

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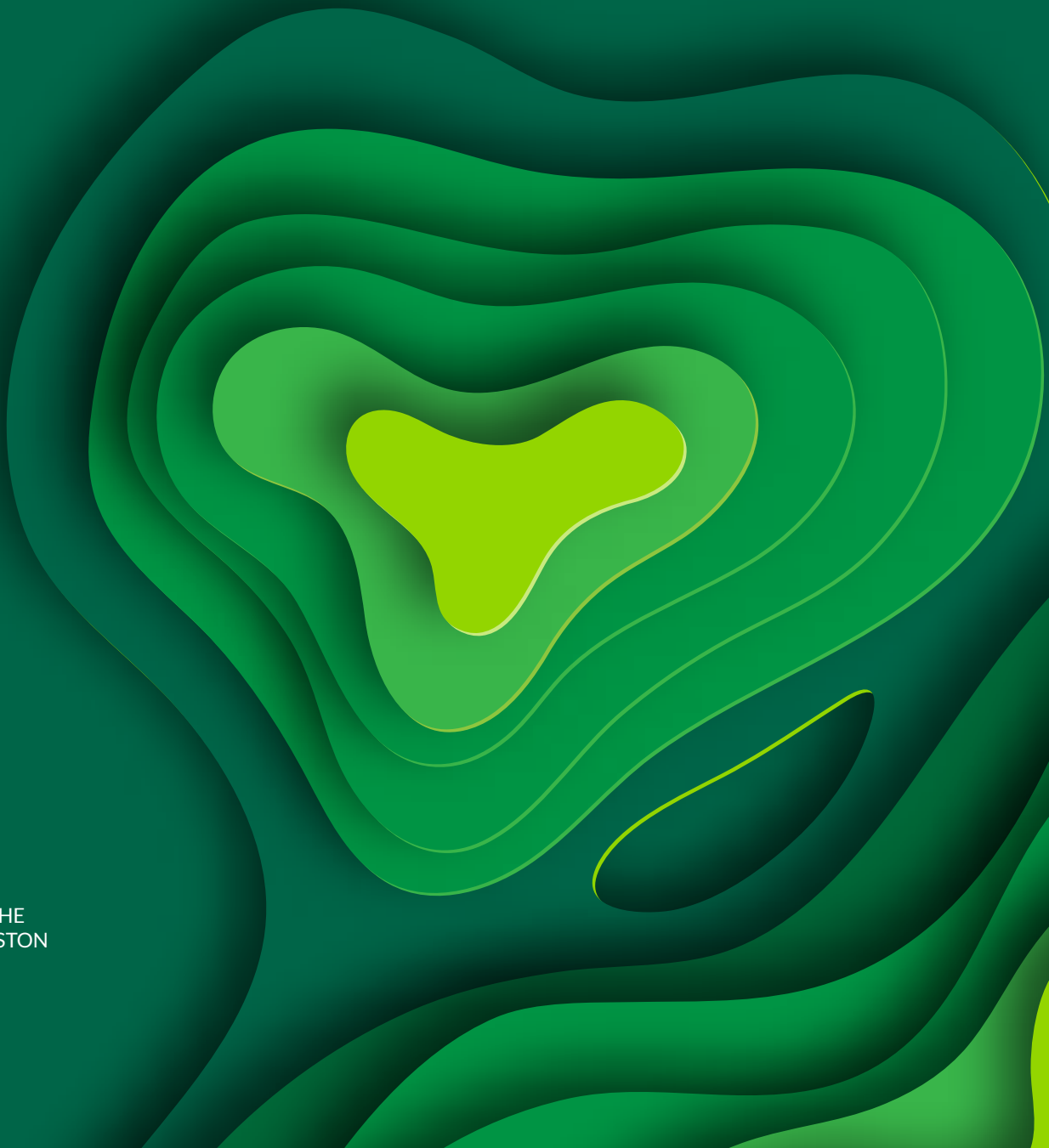
# CoL's Residential Land Demand and Supply Assessment 2019

Appendix B

# RESIDENTIAL LAND DEMAND

## SUPPLY ASSESSMENT



PREPARED FOR THE
CITY OF LAUNCESTON

**MARCH 2019**

DR JEFF WOLINSKI
RENAISSANCE PLANNING PTY LTD

## ACKNOWLEDGMENTS

This Study was undertaken in close cooperation and consultation with the Department of Planning, City of Launceston Council. The author acknowledges the guidance of Richard Jamieson, Manager, Strategic Planning and the assistance of Marilyn Burns, Brian White and Lara Rector in retrieval of data requested by the author for the Study.

I would also like to acknowledge the assistance of the following people in the production of this document:

Sally Barry

Kathryn Connane

Irene Sajn, Graphics

Dr David Wilson, Department of Engineering,

University of Melbourne

# Project Reference: 18-101



## Table of contents

## List of figures



## Appendices



## List of tables



## Tables (Cont)

# METROPOLITAN CONTEXT: A HIGHLY COMPETITIVE RESIDENTIAL MARKET

The residential development market in the greater Launceston area is highly competitive. Data from the most recent triennial period (2015 – 2017) indicated that:

- no municipality held more than 34 per cent of the residential market;
- the two leading municipalities (City of Launceston and West Tamar) held almost equal market shares (approximately 34 and 33 per cent respectively);
- two of the other three municipalities (Meander Valley and Northern Midlands) accommodated significant residential areas, and together comprised about 29 per cent of the residential development market (shared almost equally).

# RESIDENTIAL DEVELOPMENT PATTERNS WITHIN THE CITY OF LAUNCESTON

Within the City of Launceston, residential development in the post-2000 period has been dominated by three suburbs:

- Newnham in the North District;
- Newstead in the Central District;
- Youngtown in the South District.

In the 2000 – 2002 triennium, the three suburbs account for approximately two-thirds of all new housing development in the urban area of the City of Launceston. The 15-year period 2003 – 2017 has seen the marked decline of the three former growth suburbs. By the 2015 – 2017 period, these suburbs accommodated only 34 per cent of the residential development of the City of Launceston urban area.

It is emphasised that the decline of the three former growth suburbs to accommodate new housing development was not a reflection of the falling desirability of these areas, but an inevitable outcome of limited and declining land supply in these areas. However, it is important to note that the decline in housing development in the former growth suburbs in the 2003 – 2017 period was not sufficiently addressed by growth in other suburbs, notwithstanding notable increases in the St Leonards, Prospect and Kings Meadows suburbs.

Thus, the overall outcome during the post-2000 period to 2017, was a fall in new housing development in Launceston; and this was an accurate reflection of the absence of any of the other areas within the City that were capable of replacing the former growth suburbs.

The housing development future of the urban area of the City of Launceston is now very limited with land stocks of several suburbs approaching completion and an absence of new significant highly attractive future development areas (notwithstanding the anticipated future contributory role of Waverley and North St Leonards).

# CRITICAL DEFICIENCIES OF RESIDENTIAL LAND SUPPLY

An examination of residential land supply found critical deficiencies. The current residential land supply for the City of Launceston is largely ineffective to realistically meet future housing needs. Most of the current supply:

- is located areas with no identifiable current or long-term demand, or
- in areas of potential marginal future demand, or
- encumbered and likely to be restricted in terms of future efficient development.
- As a consequence of these factors, less than 30 per cent of Launceston's residential land supply is located to effectively serve high demand areas. This represents less than seven years' supply at current rates of development.

# STRATEGIC LAND REQUIREMENTS FOR FUTURE RESIDENTIAL DEVELOPMENT

The identification of future residential land requirements for the City of Launceston, has focused on fostering the long-term development of growth suburbs and localities of the future that will best position the City's viable and sustainable development. In this approach strategic land requirements were identified to facilitate the development of new major residential communities, comprising:

- a major initiative focused on the planned consolidation of St Leonards in the South-Eastern corridor;
- a future community in Strathroy in the South-Western corridor.

In the planning of these areas, residential land provision should be assessed as an integral component of wider community planning and development encompassing:

- open space planning including the provision of pedestrian pathways and cycleways;
- provision of education and health facilities;
- coordinated planned development of town centres and employment areas;
- integrated local and district transport planning.

The Study has recommended the following provisions of residential land stock to facilitate the development of the envisaged new communities in the South-East and South-Western corridors:

- **for the 15-year period 2018 – 2032 inclusive:**
  - **a total of 1,650 lots (equivalent single standard-sized lots) for development in the St Leonards area;**
  - **some 1,000 lots for development in the Strathroy area.**
- **For the 15-year period 2033 – 2047 inclusive:**
  - **a total of 830 lots in the St Leonards area;**
  - **a further 1,000 lots in the Strathroy area.**

# FRAMEWORK FOR RESIDENTIAL DEVELOPMENT OUTSIDE THE PROPOSED GROWTH AREAS

Guidelines have been provided by the Study to enable Council to assess proposals for land rezoning which lay outside the existing zones and outside the proposed South-East and South-West corridors.

The guidelines comprise the following requirements:

- all applications to rezone additional land for residential development must be within a Council-led and Council-approved planning framework which encompasses the subject area of the application in question. This may be in a form of a Precinct Structure Plan (PSP) or a Local Structure Plan (LSP);
- clear demonstration that the applicant has the development expertise and proven capabilities to ensure the timely delivery of the project;
- provide evidence/research that there are realistic prospects for market acceptance;
- provide a social impact assessment;
- provide an environmental impact statement;
- provide an economic impact assessment.

# SUSTAINABLE POPULATION GROWTH

A review of historic and recent population trends in the greater Launceston area municipalities (GLAM) composite region identified that population growth stalled in the 2011 – 2016 period. The critical issue is whether this was a one-off event or is part of a longer-term population trend. If the latter is the case, there is a prospect of long-term population growth falling to 0.25 per cent per annum for the GLAM region. The outcome of the 2021 Census and related ERP statistics will be significant in understanding the ongoing direction of population growth and change prospects. This would have important ramifications in further modifying estimates of longer-term future population growth rates for strategic planning purposes.

A key fundamental requirement in a sustainable Launceston, is that it needs to be underpinned by viable long-term population growth; and that, together with a sustainable economic base for the greater City and the wider region is the critical underlying issue.

It is recommended that Council in conjunction with the other municipalities of the GLAM composite region and wider North Tasmania Region prepare a Population Growth Forum to review population dynamics and prospects in the greater Launceston area and North Tasmania Region, with a primary focus on policy initiatives and actions that the Councils can jointly undertake to improve population growth prospects for the region.

# 1.0

## Basis of commission

In February 2018, Dr Jeff Wolinski, Renaissance Planning Pty Ltd, was commissioned by the City of Launceston to undertake an evidence-based assessment of the adequacy of residential land supply in the City of Launceston. The study was required to undertake a detailed analysis of the state of residential land supply with respect to recent, ongoing and potential future patterns of residential demand.

# 1.1

## Study objectives

The Study was directed to undertake a detailed assessment of the state of residential land supply and demand in the City of Launceston. The key objectives were:

- to provide Council an accurate assessment of the state of residential land supply and demand that is capable of informing Council of future land requirements in defined areas;
- to ensure that the demand-supply assessment is spatially assessed at a district level (being defined aggregations of Launceston suburbs);
- to provide assessments of residential land requirements sufficient to ensure the ongoing sustainable development of the City of Launceston over the medium and longer-term periods (15 and 30-year periods);
- to provide recommendations to Council relevant to the effective management of future residential land development and land supply stocks best suited to facilitate optimal residential growth opportunities for the City.

# 1.2

## City of Launceston study area

For the purposes of the demand-supply assessments, a Study Area was defined within the City of Launceston for detailed analysis. The Study Area comprised the contiguous urbanised area within the City of Launceston and relevant adjoining suburbs (Refer Figure 1). This area was classified into a system of city districts comprised as follows:

| North |
|---|
| Mayfield |
| Mowbray |
| Newnham |
| Rocherlea |
| **East** |
| Ravenswood |
| Waverley (part, restricted to the established suburban development) |
| **South East** |
| Waverley / North St Leonards area (Refer Figure 2) |
| St Leonards |
| **Central** |
| East Launceston |
| Invermay |
| Launceston |
| Newstead |
| South Launceston |

| West |
|---|
| Summerhill |
| Trevalyn |
| West Launceston |
| Kings Meadows |
| Norwood |
| Punchbowl |
| Youngtown |
| **South West** [1] |
| Prospect |
| Prospect Vale (part) |
| Future suburban areas south of the Bass Highway including South Prospect |


**Figure 1**
City of Launceston study area


**Figure 2**
Waverley / North St Leonards area

[1] The South-West district within the City of Launceston forms part of a wider functional area within the South-West Corridor which encompasses part of the municipality of Meander Valley. Key suburbs and localities encompassed in this area are Blackstone Heights, Hadspen, Prospect Vale (part), Travellers Rest.

# 2.0

## Study process

The Study process comprised several interrelated steps:

- Inventory of residential land supply by district;
- Studies of long-term residential demand;
- Long term scenario projections of residential demand;
- Demand-supply assessments and strategic implications.

# 2.1

## Inventory of residential supply by district

An inventory was prepared of the current state of residential land supply by district and selected component suburbs. The data was prepared by the City of Launceston. For the purposes of analysis, residential land supply was classified as follows:

- Category 1: Broad hectare residentially zoned land which has no approved coordinating plan for future land development (including, for example, an approved framework plan, outline development plan or structure plan);
- Category 2: Residentially zoned land which is planned and approved for development. Land in this category has a plan of sub-division approved by Council;
- Category 3: Residentially zoned land which is sub-divided, serviced and available for development.

# 2.2

## Studies of Long-Term Residential Demand

### (post 2000 period)

Several interrelated studies of long-term residential demand were undertaken for the demand-supply assessments. These comprised:

- A comparative study of residential demand at the municipal level. The purpose of the analysis was to assess the relative size, long term direction and stability of the housing market in the greater Launceston area and the role of the City of Launceston in this context.
- A detailed longitudinal study of residential demand within the City of Launceston. The study was essentially focused on the City of Launceston Study Area as defined in Section 1.2.

The data was qualified by housing type. Three principal housing types were identified:

- Separate houses;
- Multiple units;
- Retirement village developments.

The historic period for assessment was the 18-year period commencing January 2000 – December 2017. This period was divided into six triennial periods as follows:

- 2000-2002 (inclusive);
- 2003-2005;
- 2006-2008;
- 2009-2011;
- 2012-2014;
- 2015-2017.

Data sets were initially prepared for the above three categories. Key patterns of retirement village developments were identified and summary tables were then prepared for separate houses and multiple units (including retirement village developments).

The data sets were prepared by the City of Launceston. All data has been spatially verified; that is, building approvals have been cross-checked by suburb of proposed development and by relevant historic time period. [2]

Summary Tables were prepared showing the changing patterns of residential demand by district and selected suburb over the six triennial period

- A study of multiple units (including retirement villages) in the City of Launceston Study Area over the 18-year period that were developed on “non-vacant land” (sites that were identified to have some form of occupancy). The purpose of this study was to assess the significance of land use intensification and redevelopment as part of the housing process, and to provide a more accurate assessment of the demand for new urban land for future housing.

[2] The rigorous procedure of spatially verifying all building approvals data has provided a consistent historic data set, and a sound basis to check earlier releases of data from the same time period (Refer Section 3).

## 2.3

# Long Term Scenario Projections of Residential Demand

In order to assess the ongoing and potential adequacy of residential land-supply, in the City of Launceston, long term scenario projections were developed of residential demand by selected suburb and district. The assessments were prepared for two future periods:

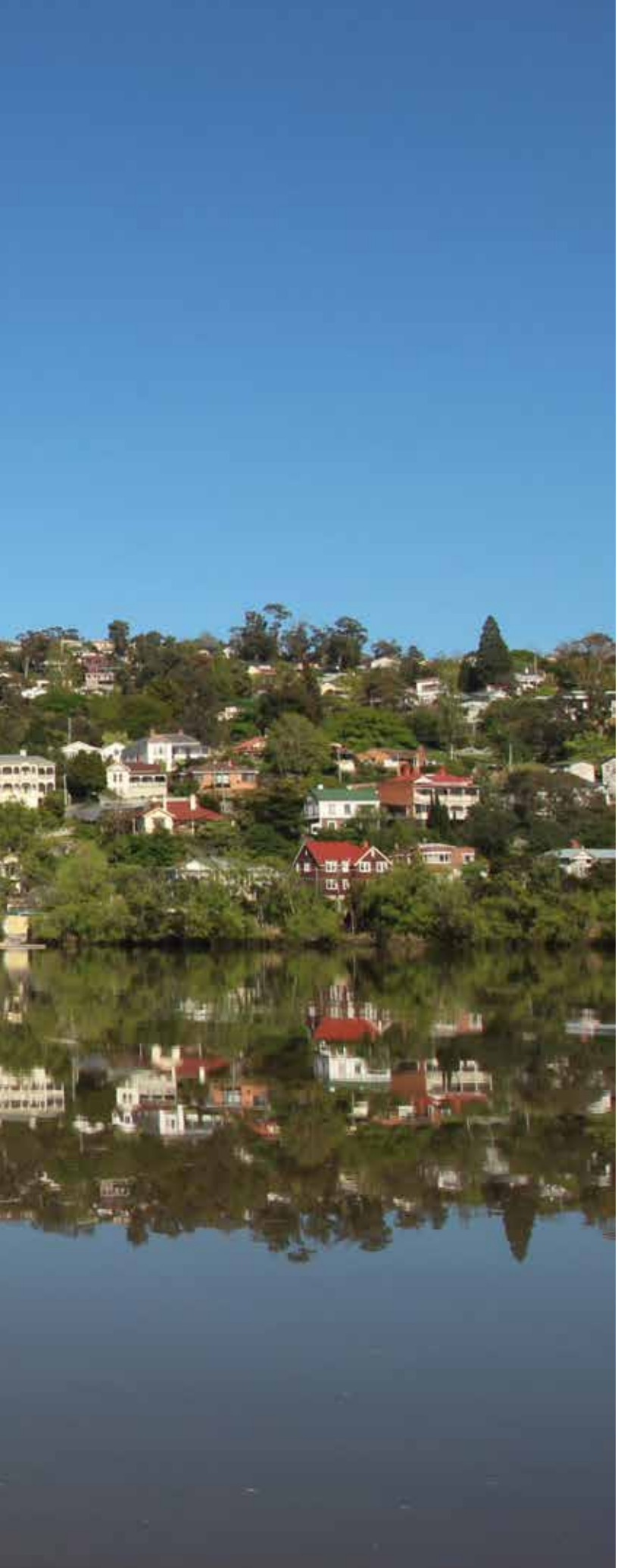
- the 15-year period 2018 – 2032 (inclusive);
- the following 15-year period 2033 – 2047 (inclusive).

## 2.4

# Demand-Supply Assessments and Strategic Implications

In summary, the study process has a four-part approach to developing a considered assessment of future residential land requirements in the City of Launceston:

- In the initial stage, a detailed inventory of land supply was prepared by suburb and district;
- In the next stage, analyses of residential demand over the post-2000 period were prepared at the municipal scale and within the City of Launceston;
- In the third stage, scenario projections were developed, informed by detailed patterns of development over the post-2000 period;
- In the final stage, current and future residential development and land demand-supply assessments were undertaken. The basis and scope of these assessments are detailed in Sections 3.5 and 3.6. The purpose of the assessments was to highlight where and over what future periods, residential land was likely to be required. These assessments have provided the basis for a set of strategic recommendations that the report has developed for residential land management in the City of Launceston.



# 3.0

# Principal Findings

The principal findings as set out below related to the key areas of the Study:

- Current patterns of residential land supply;
- Comparative assessment of data sources;
- Long term residential demand;
- Scenario projections of potential residential demand;
- Demand-supply assessments and strategic implications;
- Recommendations to Council.

# 3.1

## Current Patterns of Residential Land Supply

As indicated in Section 2.1, a detailed inventory of the current state of land supply in the City of Launceston was prepared by Council for the Study. For purposes of comparative analysis, the residential land supply which was initially measured in hectares was converted to "equivalent single allotments" or standard allotments suitable for the General Residential Zone or in a small number of cases for the Low Density or Environmental Living Zone. In excess of 93 per cent of residential land stocks in the City of Launceston are in the general residential zone (Refer Table 1).

It is emphasised that this is for measurement purposes only, and to assist in the comparative analysis of existing and potential future patterns of demand and supply. It does not necessarily accord with the legal allotment status of residential land.

The following simplifying assumptions were made in relation to residential development and "equivalent single allotments":

Within the General Residential Zone:

- It was assumed that each single dwelling unit would require one single allotment;
- It was also assumed that each single allotment would accommodate two multiple units.

Within the Low Density and Environmental Living Zones:

- It was assumed that each single dwelling would require one single allotment.

On the basis that all existing undeveloped and zoned residential land in the City of Launceston is assessed in terms of "equivalent single allotments", then the stock of residential land in the City of Launceston at July 2018 was as follows (Refer Table 1 and Figure 3):

- The total zoned residential land supply was approximately 3,290 single lots;
- Of this number approximately 220 lots were applicable to the Low Density and Environmental Living Zones, representing less than seven per cent of all the potential land stock in the City of Launceston;
- Approximately 530 lots were classified by Council as being "not vacant" or identified as being encumbered that may restrict the full development of respective allotments. This represents approximately 16.1 per cent of potential land supply;
- A further 1,200 lots (approximately) were located in suburbs with no identifiable current or likely future long-term demand. This represented approximately 36.5 per cent of potential land supply which was located in the North and East Districts of the City (principally in the suburbs of Rocherlea and Ravenswood);
- Some 620 lots were identified as supply located in an approved development area (in Waverley and the northern area of St Leonards) which has not yet commenced. Development is not expected to commence until the triennial period commencing January

2021. It is anticipated that development is not likely to be of a high-level demand in the initial triennial phases and will be interdependent with future significant development at St Leonards. The allotment supply at Waverley and the northern areas of St Leonards represents approximately 18.8 per cent of the City's current (zoned potential) allotment supply;

- The balance (approximately 940 lots), were unencumbered lots in known high demand areas. This represents approximately 28.6 per cent of the potential allotment supply.

The key finding in the assessment of land supply in the City of Launceston is that large components of the potential land supply (in excess of 70 per cent) are currently and will likely continue to be ineffective to meet potential residential demand in the future. They are in areas with no identifiable current or long-term demand, or in areas of potential marginal future demand or encumbered and likely to be restricted in terms of future efficient development.

The component of land supply likely to be in high demand, some 940 lots, represents just 28.6 per cent of the residential land stocks of the City of Launceston. As the findings in the following sub-sections will indicate, this represents less than seven years future supply to cater for the City's demand for housing land. This is a critical deficiency in the effective land supply stocks realistically available to the City. An assessment of the implications of the limited effective land supply available to the City are set out in Section 3.4. Recommendations have been made for the adoption of strategic supply periods to best ensure orderly and effective urban land management.

## TABLE 1

City of Launceston Study Area,Current Zoned Residential Land Supply (July 2018)
Source: City of Launceston Council (July 2018)

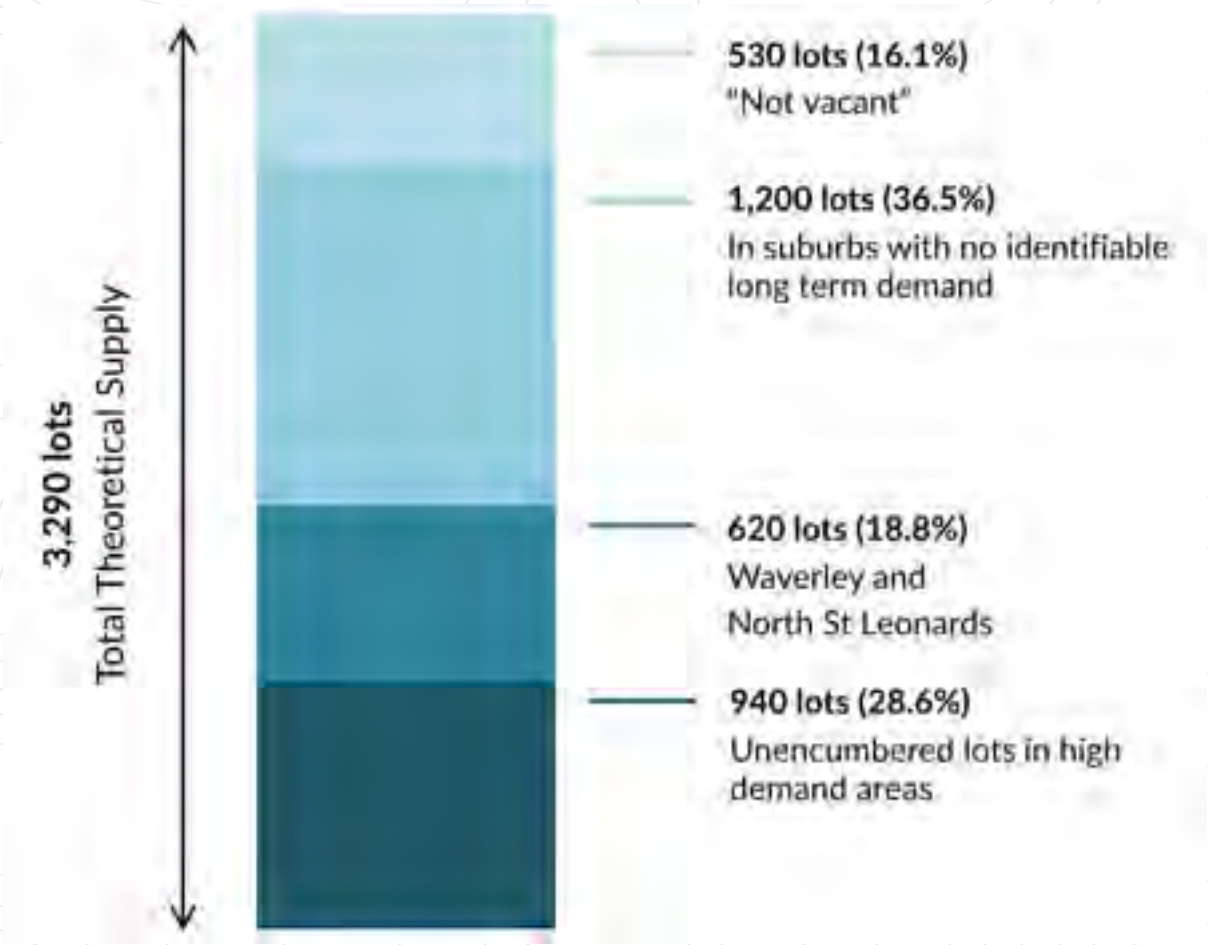
| District/Suburb | General Residential Zone (GRZ) 2. | | | | Low Density & Env. Living Zones | | | | Total Existing & Potential Residential Lots | GRZ (not vacant) 1. |
|---|---|---|---|---|---|---|---|---|---|---|
| | Cat. 1 | Cat. 2 | Cat. 3 | Total GRZ | Cat. 1 | Cat.2 | Cat.3 | Total Lots | | |
| | No. Lots | No. Lots | No. Lots | No. Lots | No. Lots | No. Lots | No. Lots | No. Lots | No. Lots | No. Lots |
| North District | | | | | | | | | | |
| ~ Newnham | 22 | 120 | 25 | 167 | 2 | ~ | ~ | 2 | 169 | 130 |
| ~ Other Suburbs | 58 | 121 | 753 | 932 | 2 | ~ | 11 | 13 | 945 | ~ |
| **Total: North District** | **80** | **241** | **778** | **1,099** | **4** | | **11** | **15** | **1,114** | **130** |
| **Total: East District** | **26** | **75** | **144** | **245** | **~** | **5** | **~** | **5** | **343** | **93** |
| South East Corridor | | | | | | | | | | |
| ~ Waverley/North St. Leonards | ~ | ~ | 615 | 615 | ~ | ~ | ~ | ~ | 615 | 68 |
| St Leonards | 18 | 43 | 58 | 119 | 5 | 18 | ~ | 23 | 142 | 99 |
| **Total: South East District** | **18** | **43** | **673** | **734** | **5** | **18** | **~** | **23** | **757** | **167** |
| Central District | | | | | | | | | | |
| ~ Newstead | 40 | ~ | ~ | 40 | 5 | ~ | ~ | 5 | 45 | ~ |
| ~ Other Suburbs | 25 | ~ | ~ | 25 | 9 | ~ | 8 | 17 | 42 | ~ |
| **Total: Central District** | **65** | **~** | **~** | **65** | **14** | **~** | **8** | **22** | **87** | **~** |
| South District | | | | | | | | | | |
| ~ Youngtown | 18 | 64 | 111 | 193 | 3 | ~ | ~ | 3 | 196 | 122 |
| ~ Kings Meadows | 32 | 28 | 11 | 71 | 45 | 28 | 5 | 78 | 149 | ~ |
| ~ Other Suburbs | 13 | 31 | ~ | 44 | ~ | ~ | ~ | ~ | 44 | ~ |
| **Total: South District** | **63** | **123** | **122** | **308** | **48** | **28** | **5** | **81** | **389** | **122** |
| **Total: West District** | **34** | **~** | **19** | **53** | **28** | **35** | **13** | **76** | **129** | **20** |
| **Total: South West District** | **14** | **~** | **20** | **34** | **1** | **~** | **~** | **1** | **2,761** | **532** |
| **Total City of Launceston Study Area** | **300** | **482** | **1,756** | **2,538** | **100** | **86** | **37** | **223** | **2,761** | **532** |

**NOTES:**

1. GRZ (not vacant) refers to potential residential allotments that are encumbered with structures or some form of non farm use on part of the land
2. In the GRZ zones allotments are equivalent single lots

**FIGURE 3**

CITY OF LAUNCESTON STUDY AREA:
STATE OF RESIDENTIAL LAND SUPPLY
(JULY 2018)



# 3.2

## Comparative Assessment of Data Sources

As indicated in Section 1, the Study Brief required a detailed assessment of both residential demand and supply by suburb and defined time period:

- To this end, detailed data sets of building approvals were produced by Council's GIS data team where all of the data was placed-based (and could be verified to a small area location), as well as time-based;
- A comparative analysis was also undertaken with data released for or by Council as part of an Australian Bureau of Statistics (ABS) publication (Refer ABS Building Approvals, Catalogue No. 8731.0).

The analysis was undertaken of building approvals data from both sources for the period 2003 – 2017 inclusive (Refer Table 1.A). It can be seen that there is an approximate 17 per cent variation between building approvals totals for the two data sets over the time period. This is a significant variation for which no explanation can be found at this point.

The criteria used to compile the data for the research in this report (Source A, Table 1.A) is known. It applies to:

- new dwelling units for which building approvals have been issued;
- building approvals at final certificate of occupancy;
- all new dwelling units have been spatially verified, that is classified by location (suburb);
- the new dwelling units for which the data applies encompasses:
  - Separate houses;
  - Multiple units;
  - Retirement village units.
- certain forms of accommodation were deliberately excluded from the residential analysis. They are special forms of room-based accommodation such as:
  - Student accommodation;
  - Nursing homes.

## TABLE 2

City of Launceston Residential Building Data (2003-2017), Comparative Analysis of Data Sources (Revised at 22.9.2019)

| City of Launceston Residential Building Approvals | 2003-05 | | | 2006-08 | | | 2009-11 | | | 2012-14 | | | 2015-17 | | | TOTAL: 2003-17 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | *3 SH No. | *4 ORB No. | Total No. | SH No. | ORB No. | Total No. | SH No. | ORB No. | Total No. | SH No. | ORB No. | Total No. | SH No. | ORB No. | Total No. | SH No. | ORB No. | Total No. |
| **Source A: LCC GIS Dept (May 2018)** | 422 | 299 | 721 | 424 | 203 | 627 | 376 | 265 | 641 | 306 | 160 | 466 | 273 | 173 | 446 | 1,801 | 1,100 | 2,901 |
| **Source B: ABS Cat No. 8731.0** | 504 | 185 | 689 | 511 | 241 | 752 | 449 | 268 | 717 | 353 | 194 | 547 | 498 | 173 | 671 | 2,315 | 1,061 | 3,376 |
| **Variation (B-A) No.** | 82 | -114 | -32 | 87 | 38 | 125 | 73 | 3 | 76 | 47 | 34 | 81 | 225 | Nil | 225 | 514 | -39 | 475 |
| **Variation (B-A) %** | 19.4 | -38.1 | -4.4 | 20.5 | 18.7 | 19.9 | 19.4 | 1.1 | 11.9 | 15.4 | 21.3 | 17.4 | 82.4 | Nil | 50.4 | 28.5 | -3.5 | 16.4 |

**Data Sources**

*1 City of Launceston Council, GIS team (May 2018) Building approvals by major type and by year. All data has been checked and identified by G.I.S. location. Data aggregated to suburbs and districts (aggregations of suburbs)

*2 Australian Bureau of Statistics, Building Approvals Cat No. 8731.0, Data prepared by Remplan for the City of Launceston (April 2018) Data is not capable of GIS verification testing

**Abbreviations**

*3 SH - Separate house

*4 ORB - Other residential building: includes multiple units (including townhouses, villa units and apartments. Also includes retirement residential units

In summary, a comparative analysis was undertaken of the residential data used in this Study in relation to building approvals data set out in ABS Cat No 8731.0. The analysis found that there is a significant unexplained variation between the data set used in this research and the data set provided in the ABS reference (ostensibly referring to the same data for the same period and the same city). As indicated above, the search criteria for the data used in the research in this document are known and well defined. By contrast, it is unclear as to what the data in the ABS reference represents.

In this context, a risk minimisation approach was adopted in assessing trends at the municipal level and data sourced through Council using the search criteria as indicated above was applied at the municipal as well as suburban levels. Thus, historic data at the municipal level has been downwardly adjusted to align with historic data which meets the above search criteria.

It is recommended that an independent formal review of data collection in the City of Launceston be undertaken as a matter of priority. Accuracy, reliability and verifiability of data are fundamental pre-requisites to serve as inputs for analysis and planning.

It is recommended that data collection design and maintenance together with data retrieval and review should be assigned to a permanent Strategic Data Unit team within Council.

It is further recommended that search criteria for specific data sets be clearly defined and capable of independent verification and review.

# 3.3

# Long Term Residential Demand

## Residential Demand by Municipality

As a first step in assessing patterns of residential development, a comparative analysis was undertaken in the post-2000 period by municipality for local government areas (LGAs) in the Greater Launceston Area Statistical Sub-Division (SSD) (Refer Appendix 1, Figure 1.1). The municipalities are:

- City of Launceston;
- West Tamar Council;
- Meander Valley Council;
- George Town Council.

Key findings encompass the following:

- A highly competitive market.
  The housing market in the greater Launceston area is highly competitive. Data from the most recent triennial period (2015-17 inclusive) indicated that no municipality held 30 per cent of the residential market (Refer Table 3). Four of the five greater Launceston Councils held market shares between 15 per cent and 29 per cent (Refer Table 2).

- **MARKET SIZE AND DYNAMICS.**

  **Greater Launceston Councils.**
  The housing market of the greater Launceston Councils averaged approximately 540 dwelling unit building approvals per annum over the 15-year period 2003-17 inclusive. However, there has been a long-term trend for the housing market to move downwards over the 15-year period from in excess of 600 annual approvals in 2003-05 to 450 in 2012-14, to approximately 500 per annum in 2015-17. The market may be described as a steady state with a possible long-term secular decline.[3]

  **Greater Launceston Area.**
  The Greater Launceston Area refers to a geographical area which encompasses the metropolitan area of Launceston and suburbs together with immediate rural and other areas. It is based on the former Greater Launceston Statistical Sub-Division (SSD) which was used by the Australian Bureau of Statistics (ABS) until 2011. The area comprises:

  - suburbs and localities of the urban areas of the City of Launceston;
  - adjoining urban areas of other suburbs and localities in parts of the surrounding municipalities of West Tamar, Meander Valley, Northern Midlands and George Town;

[3] For the system as a whole the triennial means over the 15-year period lay within 1.05 standard deviations of the long-term mean. At the municipal level the triennial means at the 15-year period lay within the range 1.15 – 1.62 standard deviations. This signifies a steady state system with triennial fluctuations within acceptable statistical norms, both for the system as a whole and for the sub-markets at the municipal level.

- Immediate rural and other areas along both sides of the Tamar Valley from the vicinity of Launceston Airport, north to Bass Strait.

In summary, the area defined extends from the vicinity of Longford and Evandale, south of Launceston Airport, north-west along the Tamar Valley to Bass Strait; the area extends on both sides of the Tamar Valley approximately 67 kilometres north-west and averaging approximately 21 kilometres across the valley (Refer Appendix 1, Figure 1.1).

The housing market within the Greater Launceston Area as set out above comprised approximately 85 per cent of the greater Councils' conjoint market or some 460 new dwellings annually over the 15-year period 2003-17 inclusive. In the most recent triennial period 2015-17, the market comprised approximately 420 new dwellings per annum (Refer Table 3).

## CHANGES AT THE MUNICIPAL LEVEL.

Three clear patterns were discernible at the municipal level.

- **City of Launceston.**
  Over the 15-year period 2003-17 inclusive, the City averaged approximately 193 building approvals per annum. However, there was a significant downward trend over the period in both absolute and market share terms.

  Over the entire 18-year post-2000 period (2000-17 inclusive), approximately 3,360 new dwellings were developed in the City of Launceston, of which approximately 3,150 were developed in the City of Launceston Study Area (essentially the contiguous suburban areas and nearby suburbs, Refer Section 1.2). Thus, about 94 per cent of all housing development in the municipality was undertaken in the further consolidation of the existing suburban areas.

  In 2003-05, some 241 new dwelling unit building approvals were issued annually (Refer Table 2). By 2015-17, some 149 new dwelling units were approved annually in the City of Launceston. New housing development in the City fell by 92 building approvals per annum over the 15-year period 2003-17 or by approximately 38 per cent. The City's share of the greater city new housing market has fallen from almost 40 per cent in 2003-05 to approximately 29 per cent by 2015-17 (Refer Table 2).
  A detailed analysis of changing patterns of housing development within the City of Launceston (Refer Section 3.4), provide some explanation of the major factors underlying the changing Launceston housing market; and importantly, provide a pathway for the revitalisation of the housing market within the City of Launceston and the advancement of planned new communities within the City.

- **West Tamar, Meander Valley and Northern Midlands.**
  The three Councils bordering the City of Launceston have been characterised by significant housing growth over the past two decades. New housing starts averaged

approximately 316 dwelling units per annum over the 15-year period 2003-17 inclusive. New housing development has remained steady (a minor increase over the period) with increases in market share more of a reflection of the steady position of these municipalities against the wider background of a long-term decline in new housing development in the overall market.
Housing development in the three municipalities has largely focused on new planned urban and suburban communities with notable initiatives at Legana in the West Tamar municipality, the south-west corridor in Meander Valley municipality encompassing the suburbs of Prospect Vale and Blackstone Heights together with the new town of Hadspen. In the Northern Midlands municipality new residential development has been largely focused in the town of Longford with supporting initiatives in Evandale and Perth.

- **George Town.**
George Town municipality comprised the smallest element in the greater Launceston Councils' residential market. It has averaged approximately six per cent of the overall residential market over the 2003-17 period. There has been a notable decline in the local housing market in the post-2011 period with new housing starts declining by approximately 46 per cent over the period 2011-17.

In summary, the residential housing market of the greater Launceston Councils may be characterised as a steady state with possible long-term secular decline. The three Councils bordering the City of Launceston have had significant growth based on the planned development of new suburban and urban communities. Development in the City of Launceston has been focused on the consolidation of the existing urban area. The next section details the pattern of development within the City of Launceston. An understanding of the key strengths of the City's housing market and its changing dynamics provide a clear explanation for the long-term decline of the new housing market. Significantly, an understanding of the City's housing market also provides a critical pathway for the revitalisation of new housing development in the City.

## TABLE 2A

Greater Launceston Area Councils:
Residential Building Approvals, Total New Dwellings (2003-2017)

| Local Government Area | Building Approvals: Total New Dwellings per annum | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2003-05 | | 2006-08 | | 2009-11 | | 2012-14 | | 2015-17 | | 2003-17 | |
| | Av. Annum No. | % | Av. Annum No. | % | Av. Annum No. | % | Av. Annum No. | % | Av. Annum No. | % | Av. Annum No. | % |
| Launceston | 241 | 39.6 | 206 | 38.6 | 213 | 34.5 | 155 | 34.5 | 149 | 29.4 | 193 | 35.5 |
| West Tamar | 145 | 23.9 | 143 | 26.8 | 188 | 30.5 | 122 | 27.1 | 146 | 28.9 | 149 | 27.4 |
| Meander Valley | 111 | 18.3 | 91 | 17 | 87 | 14.1 | 78 | 17.3 | 111 | 21.9 | 95 | 17.5 |
| Northern Midlands | 72 | 11.8 | 56 | 10.5 | 86 | 13.9 | 68 | 15.1 | 77 | 15.2 | 72 | 13.3 |
| George Town | 39 | 6.4 | 38 | 7.1 | 43 | 7 | 27 | 6 | 23 | 4.6 | 34 | 6.3 |
| **Total: GLA Councils** | **608** | **100** | **534** | **100** | **617** | **100** | **450** | **100** | **506** | **100** | **543** | **100** |

## TABLE 3

GREATER LAUNCESTON AREA (GLA)
ESTIMATED BUILDING APPROVALS PER ANNUM (2003 – 2017, 2015 – 2017)

| GLA: COMPONENT AREAS BY MUNICIPALITY | MUNICIPAL BUILDING APPROVAL: PROPORTION IN GLA % | MUNICIPAL BUILDING APPROVALS/ANNUM | | GLA: APPROXIMATE BUILDING APPROVALS | |
|---|---|---|---|---|---|
| | | 2003-17 AVGE/ANNUM | 2015-17 AVGE/ANNUM | 2003-17 AVGE/ANNUM | 2015-17 AVGE/ANNUM |
| Launceston City | 96 | 193 | 149 | 185 | 143 |
| West Tamar | 96 | 149 | 146 | 143 | 140 |
| Meander Valley | 55 | 95 | 111 | 52 | 61 |
| Northern Midlands | 80 | 72 | 77 | 58 | 62 |
| George Town | 75 | 34 | 23 | 26 | 17 |
| **TOTAL GLA** | **84.5** | **543** | **506** | **464** | **423** |

NOTES:

1. Estimates from data analysis of dwelling units for 2001/02 - 2011/12, Reference Source: ABS Cat No 8731.0.
2. Greater Launceston Area (GLA) as defined. Refer Greater Launceston Plan, Summary Report (July 2014, Refer Figure 1.1).
3. Mean value approximate range is 83.6% - 85.5%.

# 3.4

## Pattern of New Housing Development Within The City of Launceston (2000- 17)

A detailed assessment of new housing development within the City of Launceston was undertaken for the post-2000 period. Table 4 shows historic development by triennial period, and by selected suburbs and districts within the City of Launceston Study Area (Refer Section 1.2 for definition). Key findings encompassed the following:

- **HOUSING SIGNIFICANCE OF THE STUDY AREA.**
  The Study Area comprised the contiguous suburbs and nearby suburbs of the City of Launceston within approximately 10 kilometres of the CBD. This area accommodated almost all of the housing development in the City of Launceston in the post-2000 period (approximately 94 per cent).

- **OVERALL SPATIAL DISTRIBUTION OF DEVELOPMENT.**
  Over the 18-year period 2000-17, there was a broad spatial distribution of new housing development across the Study Area (Refer Table 5):

  - Some 793 dwellings were developed in the North District (approximately 25 per cent of residential development in the Study Area);
  - 720 dwellings were developed in the Central District (approximately 23 per cent of residential development in the Study Area);
  - 867 dwellings in the South District (approximately 28 per cent of residential development in the Study Area);
  - The balance: some 766 dwellings (about 24 per cent of residential development in the Study Area), with broadly similar scale distributions in the West, South-West and South-East districts with a marginal level of development in the East District.

- **MULTIPLE UNIT DEVELOPMENT.**
  The assessment indicated a relatively high level of multiple unit development in the Study Area. Multiple units comprised approximately 40 per cent of all housing development in the Study Area over the 18-year period at the district level, the proportion of multiple units in the provision of new housing stock range from approximately 30 per cent in the West District to in excess of 44 per cent in the South-West District, 45 per cent in the North District and approximately 49 per cent in the Central District. In summary, multiple units are well accepted as a fundamental component of housing provision with adoption rates approaching 50 per cent in several districts (Refer Table 4).

- **HOUSING DEVELOPMENT TRENDS OVER TIME.**
  Housing development in the Study Area peaked in the 2003-05 triennial period with some 674 new dwellings developed over the period. As indicated in Figure 4 (Refer also to Table 4), two downward shifts in housing development occurred after 2005. By the 2015-17 triennium total housing development had fallen to 414 dwelling units over the period (Refer Table 4). This represented a decline of approximately 38 per cent over the period 2005-17.

- **KEY DEVELOPMENT SUBURBS.**
  While the pattern of housing development was strategically distributed among several districts, at the suburban level new residential development was heavily concentrated in three suburbs: Newnham in the North District, Newstead in the Central District and Youngtown in the South District. These three suburbs accommodated more than 1,500 new dwellings in the post-2000 period, or almost half of all new residential development in the Study Area (49.5 per cent).

  In the 2000-02 triennium, these three suburbs attracted approximately two-thirds of all new housing development in the Study Area (66.6 per cent). The historic trends over the 15-year period 2003-17 inclusive, are shown in diagrammatic form in Figure 4. The joint contribution of the three former growth suburbs is shown in red tone. It will be noted that:

In the 2003-05 triennial period, the three suburbs accommodated over 400 new dwelling units out of a total of some 670 dwelling units developed in the Study Area in this period (or approximately 62 per cent);

- In successive triennial periods, note that there was a steady and progressive decline in the joint contribution of the three suburbs, so that by 2015-17 these suburbs accommodated only 140 dwelling units (34 per cent) during this period;

- To summarise to this point, one of the most significant trends in housing development in the Study Area during the 2003-17 period, has been the marked decline of the joint contribution of the three former growth suburbs. As Figure 4 indicates during this period the role of the growth suburbs was reduced from one of dominance to that of a relatively minor role.

- **PROPOSED FUTURE DEVELOPMENT AREAS.**

Three areas are proposed for future significant residential development. In order to place these areas in historic context, development patterns during the 2003-17 period were analysed and are shown in the diagram of residential development trends (Refer Figure 4). The areas proposed for development encompass the following:

- South-East Corridor:
  - Comprises a significant zoned development area in Waverley and the adjoining north St Leonards area (Refer Figure 2);
  - Significant additional areas proposed to be rezoned in the St Leonards area following a detailed planning study (St Leonards Strategy Plan);
  - The south-east corridor was proposed for investigation in the Greater Launceston Plan (Refer Appendix 1, Figure 5.8).
- South-West Corridor:
  - Largely comprises a significant unzoned area proposed for assessment and planning investigations in the South Prospect area, south of the Bass Highway. It encompasses the existing suburb of Prospect, north of the Bass Highway;
  - It is proposed to extend the south-west corridor from its current focus in the Meander Valley Council (encompassing the suburbs of Blackstone Heights and Prospect Vale together with the new town of Hadspen) to encompass the South Prospect area;
  - The South Prospect area was proposed for investigation as a future employment and residential area (Refer Greater Launceston Plan, Summary Report, op. cit.).

As indicated above, these areas have been included in the historic analysis for purposes of continuity to the future development scenario. As the diagram indicates (Refer Figure 4), the role of the future growth areas in recent historic terms is relatively minor in the 2003-05 period with some notable increases in development primarily in the St Leonards area following 2008.

- **OTHER SUBURBS.**

Patterns of residential development in Kings Meadows and all other suburbs in the Study Area are shown in Figure 4. Two clear trends can be seen:

- The rapid rise of Kings Meadows (from 23 dwellings during the 2003-05 period and three per cent of the Study Area's residential development to 91 dwellings during the 2015-17 period and 22 per cent of the Study Area's residential development).
- The progressive decline of all other suburbs in the Study Area (211 dwellings in the 2003-05 period and 31 per cent of development in the Study Area, to 96 dwellings in the 2015-17 period and 23 per cent of development).

## SUMMARY OF TRENDS.

In summary, an examination of historic patterns in residential development in the Study Area has revealed a number of important underlying trends (Refer Figure 4 and Table 4):

- The significant long-term decline of the conjoint role of the former leading growth suburbs. Residential development within the City of Launceston was highly focused on the suburbs of Newnham, Newstead and Youngtown, during the early years of the post-2000 period. In the 2000-02 period, almost two-thirds of residential development in the Study Area was accommodated in the three suburbs. In the 2003-05 period, approximately 62 per cent on new residential development in the Study Area occurred in these suburbs. The period from 2006 onwards, was marked by the significant and progressive decline of the role of these former growth suburbs such that by 2015-17 they collectively only contributed 34 per cent of new housing development in the Study Area.

- The decline in housing development in the former growth suburbs was only partially addressed by notable increases in residential development in the St Leonards area with some ongoing development in the Prospect area and with some significant development in the Kings Meadows area. It should be emphasised that in the historic context that these were short-term responses to local demand.

- It is important to note the decline during this period of the residential development role of all other suburbs in the City of Launceston Study Area (14 suburbs in all) particularly during the post-2011 period (Refer Figure 4).

The overall historic outcome of significant falls in total housing development in the Study Area essentially marks the decline of the former leading growth suburbs in the post-2003 period. It must be strongly emphasised that these suburbs have played a critical role in the development and consolidation of suburban Launceston. The three suburbs were and remain highly attractive areas for development; their decline is simply a reflection of declining land stocks. The overall decline of new housing development in the Study Area, was an accurate reflection of the absence of any other major attractive residential areas within the City of Launceston that were capable of effectively replacing the former growth suburbs.

The housing future of the Study Area is now very limited with land stocks of several suburbs approaching effective depletion. The examination of the future development scenario clearly shows the future limited role of existing zoned suburbs in the Study Area and the critical need to develop the planned new area of St Leonards in the south-eastern corridor, together with the need to bring forward a major new development area at South Prospect in the south-west corridor.

## TABLE 4

CITY OF LAUNCESTON STUDY AREA:
BUILDING APPROVALS FOR NEW RESIDENTIAL DEVELOPMENT
(2000 – 2017)
ANALYSIS BY SUBURB AND DISTRICT

| District/Suburb | Total Development by Trienniel Period | | | | | | | | | | | | Total period 2000-17 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2000-02 [1] | | 2003-05 | | 2006-08 | | 2009-11 | | 2012-14 | | 2015-17 | | | |
| | TDU [2] No. | MU [3] % | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % |
| North District | | | | | | | | | | | | | | |
| ~ Newnham | 48.0 | 16.7 | 86.0 | 38.4 | 133.0 | 19.5 | 156.0 | 50.0 | 89.0 | 24.7 | 61.0 | 29.5 | 573.0 | 32.3 |
| ~ Other Suburbs | 12.0 | 58.3 | 68.0 | 83.8 | 33.0 | 667.0 | 43.0 | 69.8 | 24.0 | 79.2 | 40.0 | 90.0 | 220.0 | 70.6 |
| **Total: North District** | **60.0** | **25.0** | **154.0** | **58.4** | **166.0** | **30.1** | **199.0** | **54.3** | **113.0** | **36.3** | **101.0** | **53.5** | **793.0** | **45.1** |
| **Total: East District** | **3.0** | **~** | **9.0** | **~** | **22.0** | **68.2** | **18.0** | **389.0** | **6.0** | **33.3** | **1.0** | **~** | **59.0** | **40.7** |
| **Total: South East District** | **13.0** | **23.1** | **10.0** | **~** | **31.0** | **9.7** | **60.0** | **61.7** | **33.0** | **12.1** | **38.0** | **10.5** | **185.0** | **38.1** |
| Central District | | | | | | | | | | | | | | |
| ~ Newstead | 114.0 | 57.0 | 121.0 | 66.9 | 56.0 | 28.6 | 55.0 | 23.6 | 61.0 | 59.0 | 63.0 | 42.9 | 470.0 | 50.6 |
| ~ Other Suburbs | 24.0 | 25.0 | 55.0 | 49.0 | 81.0 | 44.4 | 32.0 | 43.8 | 40.0 | 55.0 | 18.0 | 50.0 | 250.0 | 45.6 |
| **Total: Central District** | **138.0** | **51.4** | **176.0** | **61.4** | **137.0** | **38.0** | **87.0** | **31.0** | **101.0** | **57.4** | **81.0** | **42.0** | **720.0** | **48.9** |
| South District | | | | | | | | | | | | | | |
| ~ Youngtown | 139.0 | 46.0 | 209.0 | 26.8 | 102.0 | 45.1 | 26.0 | 34.6 | 22.0 | 9.1 | 16.0 | 37.5 | 514.0 | 35.6 |
| ~ Kings Meadows | 14.0 | 14.3 | 23.0 | 30.1 | 22.0 | 27.3 | 41.0 | 34.1 | 58.0 | 10.3 | 91.0 | 40.7 | 249.0 | 27.9 |
| ~ Other Suburbs | 31.0 | 25.8 | 16.0 | ~ | 10.0 | 40.0 | 21.0 | 19.0 | 14.0 | 50.0 | 12.0 | 33.3 | 104.0 | 26.0 |
| **Total: South District** | **184.0** | **40.2** | **248.0** | **26.2** | **134.0** | **41.8** | **88.0** | **30.7** | **94.0** | **16.0** | **119.0** | **39.5** | **867.0** | **32.8** |
| **Total: West District** | **37.0** | **5.4** | **63.0** | **36.5** | **62.0** | **27.4** | **60.0** | **41.7** | **43.0** | **37.2** | **25.0** | **20.0** | **290.0** | **30.3** |
| **Total: South West District** | **17.0** | **~** | **14.0** | **78.6** | **30.0** | **33.3** | **81.0** | **42.0** | **41.0** | **53.7** | **49.0** | **55.1** | **232.0** | **44.8** |
| **Total City of Launceston Study Area** | **452.0** | **36.5** | **674.0** | **44.1** | **582.0** | **34.9** | **593.0** | **44.6** | **431.0** | **36.7** | **414.0** | **41.8** | **3146.0** | **40.1** |

[1] 2000-02 Inclusive, comprising of calendar years (i.e. January 2000 - December 2002)

[2] TDU: Total dwelling units

[3] MU: Multiple units. Includes retirement villages

## FIGURE 4

SUMMARY CHART
CITY OF LAUNCESTON STUDY AREA:
PATTERNS OF DEVELOPMENT.

## TABLE 5

CITY OF LAUNCESTON STUDY AREA:
INDICATIVE RESIDENTIAL BUILDING APPROVALS
FUTURE SCENARIO (2018 – 2032)

| District/Suburb | Indicative Future Total Development by Triennial Period | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2018-20 | | 2021-23 | | 2024-26 | | 2027-29 | |
| | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % |
| North District | | | | | | | | |
| ~ Newnham | 40 | 35.0 | 40 | 35.1 | 40 | 35.0 | 40 | 35.0 |
| ~ Other Suburbs | 40 | 70.0 | 40 | 70.0 | 40 | 70.0 | 40 | 70.0 |
| **Total: North District** | **80** | **52.5** | **80** | **52.5** | **80** | **52.5** | **80** | **52.5** |
| **Total: East District** | **5** | | **10** | **40.0** | **10** | **40.0** | **10** | **40.0** |
| South East Corridor | | | | | | | | |
| ~ Waverley/North St. Leonards | | | 30 | 13.3 | 30 | 20.0 | 45 | 25.0 |
| St Leonards | 40 | 10.0 | 50 | 16.0 | 110 | 20.0 | 160 | 25.0 |
| **Total: South East Corridor** | **40** | **10.0** | **80** | **15.0** | **140** | **20.0** | **205** | **25.0** |
| Central District | | | | | | | | |
| ~ Newstead | 32 | 50.0 | 28 | 50.0 | 12 | 100.0 | 12 | 100.0 |
| ~ Other Suburbs | 20 | 50.0 | 20 | 50.0 | 12 | 100.0 | 12 | 100.0 |
| **Total: Central District** | **52** | **50.0** | **48** | **50.0** | **24** | **100.0** | **24** | **100.0** |
| South District | | | | | | | | |
| ~ Youngtown | 20 | 40.0 | 40 | 40.0 | 40 | 40.0 | 40 | 40.0 |
| ~ Kings Meadows | 60 | 40.0 | 50 | 40.0 | 40 | 40.0 | 39 | 51.3 |
| ~ Other Suburbs | 12 | 33.3 | 12 | 33.3 | 12 | 33.3 | 12 | 33.3 |
| **Total: South District** | **92** | **39.1** | **102** | **39.2** | **92** | **39.1** | **91** | **44.0** |
| **Total: West District** | **42** | **33.3** | **44** | **33.3** | **46** | **33.3** | **45** | **60.0** |
| **Total: South West District** | **40** | **50.0** | **12** | **100.0** | **72** | **40.0** | **102** | **40.0** |
| **Total City of Launceston Study Area** | **351** | **40.4** | **376** | **39.5** | **464** | **38.4** | **557** | **41.1** |

| District/Suburb | Indicative Future Total Development by Triennial Period | | | | Residential Development Summary | Residential Land Development Summary | | |
|---|---|---|---|---|---|---|---|---|
| | 2030-32 | | 2018-32 | | 2018-32 | 2018-32 | | |
| | TDU No. | MU % | TDU No. | MU % | Supply at 2018 No. Lots | Additional Supply No. Lots | Lots Consumed No. | Supply Balance at 2032 No. Lots |
| North District | | | | | | | | |
| ~ Newnham | 40 | 35.0 | 200 | 35.0 | 299 | | 154 | 145 |
| ~ Other Suburbs | 50 | 70.0 | 200 | 70.0 | 945 | | 116 | 829 |
| **Total: North District** | **80** | **52.5** | **40** | **52.5** | **1,244** | | **270** | **974** |
| **Total: East District** | **10** | **40.0** | **45** | **35.6** | **343** | | **35** | **308** |
| South East Corridor | | | | | | | | |
| ~ Waverley/North St. Leonards | 45 | 30.0 | 150 | 23.2 | 683 | | 130 | 553 |
| St Leonards | 200 | 30.0 | 560 | 23.9 | 241 | 1,650 | 494 | 1,397 |
| **Total: South East Corridor** | **245** | **30.0** | **710** | **23.8** | **924** | **1,650** | **424** | **1,950** |
| Central District | | | | | | | | |
| ~ Newstead | 12 | 100.0 | 96 | 68.8 | 45 | | 45 | |
| ~ Other Suburbs | 12 | 100.0 | 76 | 73.7 | 42 | | 42 | |
| **Total: Central District** | **24** | **100.0** | **172** | **71.0** | **87** | | **87** | |
| South District | | | | | | | | |
| ~ Youngtown | 40 | 40.0 | 180 | 40.0 | 318 | | 136 | 182 |
| ~ Kings Meadows | 16 | 100.0 | 205 | 46.8 | 149 | | 149 | |
| ~ Other Suburbs | 8 | 100.0 | 56 | 42.9 | | | 329 | 182 |
| **Total: South District** | **64** | **62.5** | **441** | **43.5** | **511** | | **305** | **206** |
| **Total: West District** | **40** | **60.0** | **217** | **43.6** | **149** | | **149** | **~** |
| **Total: South West District** | **132** | **40.0** | **358** | **43.1** | **35** | **1,000** | **260** | **775** |
| **Total City of Launceston Study Area** | **595** | **43.7** | **2,343** | **40.9** | **3,293** | **2,650** | **1,754** | **4,189** |

# 3.5

## Future Development Scenario: 2018-2032

An important part of the Study was the preparation of a future development scenario for two future periods: 2018-32 and 2033-47. The scenario developed for 2018-32 utilised emerging trends from the later stages of the previous period in the developed suburbs of the Study Area. In addition, three new development areas were envisaged to commence during the 2018-32 period. These were:

- **SOUTH–EAST CORRIDOR.**

The development of the south-east corridor as set out in Table 6, was based on several assumptions. These were:

> It was assumed that the Waverley/ north St Leonards area which is currently zoned, would commence development in early 2021.

> It was further assumed that annual development would be limited in the period to 2032 primarily due to the limited access to the new development area and the difficulty in achieving a clear differentiation to the existing Waverley area, and because it would be likely to be a single front-based development.

> It was assumed that the St Leonards Structure Plan, together with the St Leonards Town Centre Improvements Plan, would be both adopted by Council and that detailed implementation planning and required statutory amendments would be in place by 2023 and that residential development would commence by early 2024. It was assumed that development would occur on at least two development fronts and that there would be significant later take up over the period following 2024.

- **SOUTH–WEST CORRIDOR.**

The development of the south-west corridor as indicated in Table 6, is based on several assumptions. These were:

> that Council would adopt the recommendations of this Study and would commission or undertake land planning assessments and infrastructure needs studies for the South Prospect area during 2019;

> that the planning studies would be undertaken together with a staged development strategy for a new planned community at South Prospect , and that this process would be completed by early 2021;

> that all necessary re-zonings would be in place by late 2023 and that the first stages of development could commence in early 2024;

> that once commenced, there would significant take up following 2024 in part due to acknowledged servicing difficulties restricting development in the existing south-west corridor areas in the Meander Valley municipality.

Key findings encompass the following (Refer Table 5):

- **FORMER GROWTH SUBURBS.**

  As indicated above, the former growth suburbs of Newnham, Newstead and Youngtown, were projected on the basis of recent and emerging trends modified by available land stocks. The resultant development scenario indicated approximately 480 dwelling units developed in the three suburbs in the 15-year period 2018-32 inclusive, or approximately 20 per cent of potential future development in the Study Area.

  It is important to note that at these rates of development, Newstead's effective land stocks would be depleted in this period, and the other two former growth suburbs of Newnham and Youngtown would be approaching the end of their available land resources during the period.

- **NEW GROWTH AREAS.**

  The new growth areas comprising the south-east and south-west corridors were estimated to have the potential to develop approximately 1,070 dwelling units in the period 2018-32. This would comprise the largest single component of residential development in the Study Area (approximately 46 per cent of residential development in the period).

- **OTHER EXISTING SUBURBS.**

  All other existing suburbs in the Study Area were estimated to have the potential to develop approximately 800 dwelling units over the period 2018-32. This would comprise about 34 per cent of residential development in the period.

It will be noted that several suburbs at the trended rates of development adopted in the scenario will have effectively depleted available land stocks during the period 2018-32. The suburbs are:

- Newstead and other suburbs in the Central District;
- Kings Meadows in the South District;
- Other suburbs in the South District;
- Suburbs in the West District;
- Prospect in the South-West District.

The scenario development provided for ongoing residential development even when identifiable vacant land stocks were likely to be approaching depletion. This will likely occur through re-development of vacant land parcels on developed properties or through demolitions of older buildings. Analysis undertaken by Council of multiple unit development on "non-vacant land" provided the basis for estimates of future levels of re-development in developed suburbs (Refer Table 6).

# 3.6

## Future Development Scenario: 2033-2047

The development scenario commenced in the 2018-32 period was continued in the successive 15-year period 2033-47 (Refer Table 8):

- **FORMER GROWTH SUBURBS.**

  It was assumed that development would continue at the trended rates subject to available land stocks. In Newstead future development in this period would rely on the re-development of existing properties.

  The total level of development potential in this period is estimated to be approximately 500 total dwelling units or approximately 13.6 per cent of potential development.

- **NEW GROWTH AREAS.**

  It was assumed that the new growth areas would continue at full development in this period. Peaks in future development levels would be determined by access to development fronts, future economic conditions, other competitive development areas and limits to local area demand.

  The total level of development potential is projected to be in excess of 1,650 dwelling units in the south-east corridor and approximately 1,060 dwelling units in the south-west corridor. The two development areas are projected to dominate residential development in the Study Area comprising approximately 74 per cent of residential development (Refer Table 7).

- **OTHER EXISTING SUBURBS.**

  All other suburbs in the Study Area would be developed at trend subject to available land stocks. The scenario development indicates that the other suburbs have the potential for approximately 450 dwelling units in the period 2033-47, or approximately 12 per cent of residential development.

  As Table 8 indicates, the prevailing pattern in this period will be for almost all of the developed suburbs in the Study Area to have largely depleted available land stocks. In these circumstances, new dwelling units would be likely to be the outcome of re-developments of existing land stocks and older buildings.

In summary, the scenario development for the two successive future periods 2018-32 and 2033-47, provided a basis to assess future patterns of development and residential land requirements. The scenario development revealed the fragility and limitations of the existing suburbs to accommodate significant residential development with existing limited land stocks in high demand areas.

The key single finding is the absolute necessity for the growth areas: St Leonards and Waverley in the south-east corridor and South Prospect in the south-west corridor. These areas will have the capacity to accommodate high level demand necessary to maintain a significant residential development role for the City of Launceston. As Figure 4 indicates, by 2030-32 approximately 73 per cent of residential development in the Study Area will be generated by the new development areas.

It will be noted that even with the adoption of an efficient development process that facilitates the new development areas there is still likely to be an overall downturn in dwelling approvals particularly prior to 2024. It is also noted that development levels in the Study Area will likely not reach levels achieved prior to 2011 until after 2032.

In a sense, this is the outcome of a fundamental transformation that is necessary to achieve an effective replacement for the former growth suburbs of Newnham, Newstead and Youngtown by newly planned significant communities in the south-east and south-west corridors to support the long-term sustainable development of Launceston.

## TABLE 6

CITY OF LAUNCESTON STUDY AREA:
BUILDING APPROVALS FOR NEW MULTIPLE UNITS ON NON-VACANT LAND (2000 – 2017)

| DISTRICT/SUBURB | MULTIPLE UNIT DEVELOPMENT ON NON-VACANT LAND | | | | | | TOTAL PERIOD 2000-2017 | |
|---|---|---|---|---|---|---|---|---|
| | 2000 – 02 | 2003 – 05 | 2006 - 08 | 2009 – 11 | 2012 – 14 | 2015-17 | No | % OF ALL NEW MULTIPLE UNITS IN AREA |
| | No | No | No | No | No | No | | |
| NORTH DISTRICT | | | | | | | | |
| Newnham | 3 | 13 | 12 | 15 | 8 | 9 | 60 | 32.4 |
| Other Suburbs | 2 | 8 | 11 | 6 | 3 | 2 | 32 | 20.6 |
| **TOTAL: NORTH DISTRICT** | **5** | **21** | **23** | **21** | **11** | **11** | **92** | **25.7** |
| **TOTAL: EAST DISTRICT** | **-** | **-** | **4** | **3** | **1** | **-** | **8** | **33.3** |
| **TOTAL: SOUTH-EAST DISTRICT** | **1** | **-** | **1** | **7** | **2** | **1** | **12** | **17.0** |
| CENTRAL DISTRICT | | | | | | | | |
| Newstead | 3 | 12 | 5 | 5 | 8 | 7 | 40 | 16.8 |
| Other Suburbs | 5 | 7 | 9 | 5 | 5 | 4 | 35 | 30.7 |
| **TOTAL: CENTRAL DISTRICT** | **8** | **19** | **14** | **10** | **13** | **11** | **75** | **21.3** |
| SOUTH DISTRICT | | | | | | | | |
| Young Town | 4 | 17 | 18 | 1 | 1 | 2 | 43 | 23.5 |
| Kings Meadows | 1 | 3 | 2 | 5 | 2 | 16 | 29 | 41.7 |
| Other Suburbs | 3 | - | 2 | - | 3 | 2 | 10 | 37.0 |
| **TOTAL: SOUTH DISTRICT** | **8** | **20** | **22** | **6** | **6** | **20** | **82** | **28.8** |
| **TOTAL: WEST DISTRICT** | **1** | **9** | **6** | **5** | **8** | **2** | **31** | **35.3** |
| **TOTAL: SOUTH WEST DISTRICT** | **-** | **4** | **4** | **9** | **11** | **12** | **40** | **38.5** |
| **TOTAL: CITY OF LAUNCESTON STUDY AREA** | **23** | **73** | **74** | **61** | **52** | **57** | **340** | **26.3** |
| % of all New Multiple Units | 13.9 | 24.6 | 36.5 | 23.0 | 32.9 | 33.0 | N. App | 26.3 |

## TABLE 7

CITY OF LAUNCESTON STUDY AREA:
FUTURE DEVELOPMENT SCENARIO
(2033 – 2047)

| District/Suburb | Indicative Future Total Development by Triennial Period | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2033-35 | | 2036-38 | | 2039-41 | | 2042-44 | |
| | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % | TDU No. | MU % |
| North District | | | | | | | | |
| ~ Newnham | 50 | 40.0 | 50 | 40.0 | 50 | 40.0 | 50 | 40.0 |
| ~ Other Suburbs | 40 | 70.0 | 40 | 70.0 | 40 | 70.0 | 40 | 70.0 |
| **Total: North District** | **90** | **53.3** | **90** | **53.3** | **90** | **53.3** | **90** | **53.3** |
| **Total: East District** | **10** | **40.0** | **10** | **40.0** | **10** | **40.0** | **10** | **40.0** |
| South East Corridor | | | | | | | | |
| ~ Waverley/North St. Leonards | 60 | 25.0 | 75 | 35.0 | 90 | 35.0 | 120 | 35.0 |
| St Leonards | 210 | 35.0 | 240 | 35.0 | 240 | 35.0 | 240 | 35.0 |
| **Total: South East Corridor** | **270** | **35.0** | **315** | **35.0** | **330** | **35.0** | **360** | **35.0** |
| Central District | | | | | | | | |
| ~ Newstead | 12 | 100.0 | 12 | 100.0 | 12 | 100.0 | 12 | 100.0 |
| ~ Other Suburbs | 12 | 100.0 | 12 | 100.0 | 12 | 100.0 | 12 | 100.0 |
| **Total: Central District** | **24** | **100.0** | **24** | **100.0** | **24** | **100.0** | **24** | **100.0** |
| South District | | | | | | | | |
| ~ Youngtown | 40 | 40.0 | 40 | 40.0 | 50 | 40.0 | 50 | 40.0 |
| ~ Kings Meadows | 12 | 100.0 | 12 | 100.0 | 12 | 100.0 | 12 | 100.0 |
| ~ Other Suburbs | 4 | 100.0 | 4 | 100.0 | 4 | 100.0 | 4 | 100.0 |
| **Total: South District** | **56** | **57.1** | **56** | **57.1** | **66** | **54.4** | **66** | **54.4** |
| **Total: West District** | **12** | **100.0** | **12** | **100.0** | **12** | **100.0** | **12** | **100.0** |
| **Total: South West District** | **162** | **36.3** | **192** | **36.3** | **222** | **36.3** | **237** | **38.0** |
| **Total City of Launceston Study Area** | **624** | **43.8** | **699** | **42.9** | **754** | **42.4** | **799** | **42.6** |

| District/Suburb | Indicative Future Total Development by Triennial Period | | Residential Development Summary | | Residential Land Development Summary | | | |
|---|---|---|---|---|---|---|---|---|
| | 2045-47 | | 2033-2047 | | 2033-2047 | | | |
| | TDU No. | MU % | TDU No. | MU % | Supply at 2033 No. Lots | Additional Supply No. Lots | Lots Consumed No. | Supply Balance at 2047 No. Lots |
| North District | | | | | | | | |
| ~ Newnham | 10 | 100.0 | 210 | 42.9 | 145 | | 145 | |
| ~ Other Suburbs | 40 | 70.0 | 200 | 70.0 | 829 | | 130 | 699 |
| **Total: North District** | **50** | **76.0** | **410** | **56.1** | **974** | | **275** | **699** |
| **Total: East District** | **10** | **40.0** | **50** | **40.0** | **308** | | **40** | **268** |
| South East Corridor | | | | | | | | |
| ~ Waverley/North St. Leonards | 140 | 35.0 | 485 | 35.0 | 553 | | 400 | 153 |
| St Leonards | 240 | 35.0 | 1170 | 35.0 | 1397 | 832 | 965 | 1264 |
| **Total: South East Corridor** | **380** | **35.0** | **1,655** | **35.0** | **1,950** | **832** | **1,365** | **1,417** |
| Central District | | | | | | | | |
| ~ Newstead | 12 | 100.0 | 60 | 100.0 | | | | |
| ~ Other Suburbs | 12 | 100.0 | 60 | 100.0 | | | | |
| **Total: Central District** | **24** | **100.0** | **120** | **100.0** | | | | |
| South District | | | | | | | | |
| ~ Youngtown | 50 | 40.0 | 230 | 40.0 | 182 | | 182 | |
| ~ Kings Meadows | 12 | 100.0 | 60 | 100.0 | | | | |
| ~ Other Suburbs | 4 | 100.0 | 20 | 100.0 | | | | |
| **Total: South District** | **66** | **54.5** | **310** | **55.5** | **182** | | **182** | |
| **Total: West District** | **12** | **100.0** | **60** | **100.0** | | | | |
| **Total: South West District** | **252** | **38.0** | **1065** | **37.1** | **775** | **1,000** | **834** | **941** |
| **Total City of Launceston Study Area** | **794** | **43.2** | **3,670** | **42.9** | **4,189** | **1,832** | **2,686** | **3,325** |

## TABLE 8

CITY OF LAUNCESTON STUDY AREA:
HISTORIC AND POTENTIAL FUTURE RESIDENTIAL ALLOTMENT SUPPLY REQUIREMENTS
(2003 – 2017, 2018 – 2032, 2033 – 2047)

| RESIDENTIAL LAND DEMAND/ SUPPLY COMPONENT | 2003 - 2017 | 2018 - 2032 | 2033-2047 |
|---|---|---|---|
| Residential Development: Total Dwelling Unit (TDU) | 2,690 | 2,340 | 3,670 |
| Land Demand: Residential Sites required: Equivalent Single Lots (ESL) | 1,980 | 1,750 | 2,700 |
| Total Potential Residential Land Supply: Equivalent Single Lots (ESL) | 3,290 | 4,190 | 3,330 |
| Marginal Residential Land Supply (ESL) | 1,290 | 1,140 | 970 |
| Core Residential Land Supply | 2,000 | 3,050 | 2,360 |
| Additional Land Supply (ESL) | - | 2,650 | 1,830 |

**FOOTNOTES:**

1. All historic and future estimates rounded to the nearest ten units.
2. Marginal land supply is designated in areas where there is no significant or notable demand in the past or foreseeable future. It applies for the Rocherlea and Ravenswood areas.
3. Core residential land supply is designated in areas where there has been a notable or significant demand over the period 2003-17, or where there is a likely prospect of notable or significant demand over the next 15 years (2018-32) and beyond. It applies in all other identified areas in the City of Launceston Study Area.
4. Additional land supply: 2018-32 comprises 1,650 lots for the St Leonards area (Stages A and B of the St Leonards Structure Plan) and 1,000 lots in the Strathroy area.
   2033-47 comprises 830 lots for the St Leonards area (Stage C of the St Leonards Structure Plan) and 1,000 lots in the Strathroy area.

# 4.0

## Supplementary Work

The draft final report was submitted to Council on 25 October 2018. The report was reviewed in November 2018 and the consultant was briefed on the outcome of the review on 5 December 2018. Key points of the review encompass the following:

- there were two matters outside the brief where additional commentary and supporting analysis where relevant were requested. These related to:
  - a request to address the relationship between population and housing in the greater Launceston area;
  - a request to address the need for Council to have greater flexibility to rezone land for housing which lay outside both the existing residential zones and the proposed south-east and south-west corridors.

# 4.1

## Supplementary Study Objectives

As indicated above, the requested work lay outside the brief. Therefore, a formal set of objectives was drafted to provide a purpose and structure for the work. This is set out below:

- **RELATIONSHIPS BETWEEN POPULATION AND HOUSING**

Objectives encompass the following:

- The principal objective of this component of the study was to address the relationship between population and housing in the greater Launceston area.

Issues related to this objective encompassed the following:

- Is there a measurable relationship between population and housing stock in the greater Launceston area? [4]
- Initial analysis has indicated that growth in total dwelling stock in the greater Launceston area significantly exceeded growth in the resident population over the period 2001 – 2016.
  - Is this "normal" for comparable regional cities?
  - Is this sustainable?
- Over the period 2001 – 2016, the percentage of occupied dwelling stock fell in the greater Launceston area;
  - Is this "normal" for comparable regional cities?
  - Is this sustainable?

- **NEED FOR FLEXIBILITY FOR COUNCIL TO REZONE LAND FOR RESIDENTIAL PURPOSES OUTSIDE THE EXISTING ZONES AND THE SOUTH-EAST AND SOUTH-WEST CORRIDORS.**

Objectives encompass the following:

> The principal objective of this component of the study was to address the request to provide a degree of flexibility for Council to be able to examine requests for land rezoning which lay outside existing zones and outside the south-east and south-west corridor, and to implement these requests where justifiable.

Issues related to this objective encompassed the following:

> The need to provide a rationale and framework for increased flexibility for Council to be able to rezone land in locations as indicated above where this could be reasonably justified either by local demand or by strategic planning considerations.

[4] in greater city areas, processes of demographic and urban change will result in significant intra-urban losses and gains within the wider city area. There was a need to identify a statistical area which encompassed the greater City of Launceston and as such represented an integral functional unit in economic and urban structural terms (refer also to Footnote 5 in this context).

For example, the City of Launceston or the municipality of West Tamar are political units. They are not functionally integral areas. When trying to derive relationships between population and housing, the analysis is made much more straight forward through the use of statistical areas which reasonably represent the greater city as an integrally functional unit in economic and urban structural terms.

# 4.2

## Relationship between population and housing

As indicated in Section 4.1, the study was required to identify, if possible, a measurable relationship between population and housing in the greater Launceston area. It will be recalled that potential future housing demand in the greater Launceston area was assessed through long term trend analysis of the new housing market in the greater Launceston area. Trending actual housing demand statistics over time takes account of changing patterns of demand over time; so, if, for example, housing demand was falling, this would be reflected in new housing development as it is extremely unlikely builders would continue developing for non-existent markets.

It was observed that over the period 2001-2016, the estimated resident population (ERP) of a composite region defined for this study which contained the greater Launceston area[5] increased by approximately 8.9 per cent. Total dwelling stock (TDS) of the same area over the same period, increased by 14.6 per cent. This observation raised a question concerning the longer term "normality" of the greater Launceston housing market. That is, whether over the longer term, the ongoing differential growth of total dwelling stock in relation to population growth, was not "normal" and this, in turn, raised questions as to its long-term sustainability based on current trends.

A related issue concerned the ongoing fall in the proportion of total dwelling stock that was observed as occupied at the time of the Census. In 2001, the average proportion of occupied dwelling stock across the greater Launceston area was approximately 89.4 per cent. By the 2016 Census, this had declined to approximately 83.6 per cent.

In order to address this issue and the broader issue of the relationship between population and housing, it was decided to undertake a comparative historical analysis of the populations and housing development patterns of comparable Australian regional cities. The analysis would indicate the extent to which:

- housing stock growth and population growth were co-related;
- whether in the broader context of other Australian regional cities, the behaviour of the greater Launceston housing market was reflective of broader Australian regional city housing markets or at significant variance to them;
- whether the long-term fall of the percentage of dwelling stock which is occupied is reflective of the broader Australian regional city pattern/s or at significant variance to them.

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The greater Launceston statistical sub-division was defined by the Australian Bureau of Statistics at the 2006 Census. This area optimally reflected the greater urban and related area relevant to Launceston (refer Greater Launceston Plan, Summary Report, July 2014, Figure 1.1, Page 2, and relevant text, Page 3). Unfortunately, this statistical area was discontinued after the 2011 Census and is not available for historical comparative analysis.

The nearest comparable area for which readily available historic information is available, is a composite region encompassing the following municipalities:

- City of Launceston,
- Municipality of West Tamar,
- Municipality of Meander Valley,
- Municipality of George Town.

Nine additional mid-sized Australian regional cities were selected for comparative analysis with the greater Launceston area over the period 2001-2016. The cities ranged from approximately 64,000 - 117,000 people at the 2016 Census or cities smaller to approximately the same size as greater Launceston. The cities were:

- Albury-Wodonga (approximate ERP at the 2016 Census, 92,270 people);
- Ballarat (comparable ERP, 103,500 people);
- Greater Bendigo (112,290 people);
- Bunbury[6] (91,080 people);
- Bundaberg (94,260 people);
- Coffs Harbour (74,670 people);
- Mackay (117,220 people);
- Rockhampton (81,330 people);
- Wagga Wagga (63,910 people).

As indicated above, a composite region encompassing greater Launceston was included in the analysis. It had an approximate ERP of 129,760 persons at the 2016 Census.

Each of the above cities or composite regions was assessed in relation to the following:

- ERP for the following Census years: 2001, 2006, 2011 and 2016;
- Total dwelling stock (TDS) at the Census for the above years;
- Occupied dwelling stock (ODS) at the Census for the above years.

## OUTCOMES OF THE REGIONAL CITY ANALYSES

### (a) Assessment of the Population-Total Dwelling Stock Relationship

Key outcomes of the regional city analyses are set out in Tables 9 and 10 and in Figure 5. Table 9 examined the potential relationship between housing stock and population for the ten regional cities. Overall population change over the period 2001 – 2016 is shown in Column 3. Note that all cities had population growth over the period:

- cities at the lower end of the population growth scale included greater Launceston (8.9 per cent over the 15-year period), Wagga Wagga (12.5 per cent) and Rockhampton (15.4 per cent);
- several regional cities had population growth in the approximate range 19 – 22 per cent. These encompassed Coffs Harbour (19.3 per cent), Albury-Wodonga (19.5 per cent) and Bundaberg (21.7 per cent);
- both Ballarat and Greater Bendigo recorded approximately 26 per cent overall growth over the period;
- two regional cities had growth in excess of 30 per cent over the 15-year period. These were Mackay (31.2 per cent) and Bunbury (39.5 per cent).

[6] Composite region for comparative analysis purposes. It comprises the following municipalities:

- City of Bunbury;
- Capel Shire;
- Dardanup Shire;
- Harvey Shire.

Table 9 also shows the overall change in total dwelling stock (TDS) between the 2001 and 2016 Censuses. These are shown in Column 4. Note that:

- population growth over the 2001-2016 period is represented by a Resident Population Index where the population of each city at 2001 equals 100.0 (refer Column 3);
- the relative change in TDS is also measured where the total dwelling stock at the 2001 Census equals 100.0;
- it was observed that in every single case that the TDS index exceeded the Resident Population Index; that is, total dwelling stock grew measurably faster than resident population in every single city examined over the period;
- The extent to which total dwelling stock outpaced population growth was measured by dividing the total dwelling stock index by the resident population index. This is represented by F.1 (refer Column 6). Note that the value of F.1 varied from approximately 1.03 for Wagga Wagga and Rockhampton through to 1.04 and 1.05 for Mackay and Launceston through to 1.08 and 1.09 for other cities including Bunbury, Greater Bendigo, Ballarat and Albury-Wodonga.

To summarise thus far, all of the ten mid-sized regional cities which were examined, had population growth over the 15-year period 2001-2016 which ranged from less than ten per cent over the period, to almost forty per cent. It was noted that:

- In each case, the relative growth in total dwelling stock over the same period for each city exceeded the population growth rates of each of the respective cities;
- The findings as set out in Table 9 also appeared to indicate that the extent to which the growth rate of the housing stock in each city was elevated, broadly reflected the population growth rate; that is, generally speaking, it appeared to be the case that the higher the population growth rate, the higher the extent of elevation of the housing stock growth rate (over and above the population growth rate).

This observation was further tested through a regression analysis of the ten cities. A statistical relationship was sought between:

- the population growth rate of each regional city over the 15-year period, 2001 – 2016;
- the growth rate of total dwelling stock in each of the regional cities over the same time period.

The results of the test are shown in Figure 5. It was found that:

- across the ten mid-sized regional cities examined, the growth rate of population was strongly statistically co-related with the growth rate of total dwelling stock;
- the statistical relationship was best represented by a straight-line regression with an R-squared correlation value of approximately 0.94. This is considered a very high level of correlation and indicated that approximately 94 per cent of the statistical variation in the data set was explained by the straight-line regression;

- the regression analysis was undertaken by Dr David Wilson, Department of Engineering, University of Melbourne. He has advised that the identified relationship is statistically highly significant and there was virtually a nil statistical chance of the data being the outcome of a random distribution.

**(b) Assessment of the Occupied Dwelling Stock-Population Relationship**

Table 9 also showed the potential relationship between changes in occupied dwelling stock (ODS) and population over the 15-year time period, 2001-2016, for the ten mid-sized regional cities. Note in Table 9 that:

- changes in occupied dwelling stock were represented by a change index where the value of occupied dwelling stock at 2001 for each city was set at 100.0. The values in Column 5 represent the change indices for the period 2001 – 2016, relative to the value for the base year;

- it will be seen that the change indices for occupied dwelling stock are almost identical to the change indices for population for each of the cities tested;

- the ratio of the ODS change index to the resident population index for each city for the period is represented by the F.2 value in Column 7. Note that the F.2 values varied from 0.94 for Mackay to 1.01 for Bunbury and Wagga Wagga, with an average F.2 value of 0.99 for the ten mid-sized regional cities under study;

- this indicated that the for the ten mid-sized regional cities under study, the rate of growth of occupied dwelling stock appeared to vary almost directly with the rate of growth of population.

As in the case of the population – total dwelling stock relationship, the population – occupied dwelling stock relationship was also statistically tested. The assessed relationship is shown in Figure 5. Key findings encompassed the following:

- across the mid-sized regional cities examined, the rate of growth of population was strongly statistically co-related with the growth rate of occupied dwelling stock;

- the statistical relationship was also best represented by a straight-line regression with an R-squared correlation value of approximately 0.90;

- as in the case of the test for the total dwelling stock-population relationship, it was found that there was a highly statistically correlation between the rate of growth for population and the rate of growth of occupied dwelling stock with a statistical chance approaching zero of the outcomes being a random distribution.

**(c) Assessment of Changes in Occupied Dwelling Stock**

An analysis was also undertaken of changes in the proportion of dwelling stock which was occupied during the period 2001 – 2016 for the ten mid-sized regional cities under study. The following findings were made (refer Table 10):

- in 2001 the average level of the proportion of total dwelling stock which was occupied at the Census was approximately 91.0 per cent with all cities examined broadly in the range 89 – 92 per cent (refer Table 10, Column 2);

- the results of the 2016 Census indicated that all of the cities under study had moved downward in terms of the proportion of total dwelling stock that was occupied, with an average of approximately 84.5 per cent for the ten cities under study, and with all the cities under study broadly in the range of 80 – 89 per cent;

- as a consequence, all of the cities under study experienced a fall in the proportion of occupied dwelling stock which averaged 6.5 percentage points across the range.

## TABLE 9

HOUSING STOCK AND POPULATION GROWTH:

COMPARATIVE ANALYSIS OF AUSTRALIAN REGIONAL CITIES (2001 – 2016)

| REGIONAL CITY | RESIDENT POPULATION 2016 No PERSONS | CHANGE INDEXES 2001 – 2016 2001=100.0 | | | | |
|---|---|---|---|---|---|---|
| | | RESIDENT POPULATION INDEX | TDS CHANGE INDEX | ODS CHANGE INDEX | F.1 | F.2 |
| Albury – Wodonga (C/RC) | 92,270 | 119.5 | 128.6 | 119.9 | 1.08 | 1.00 |
| Ballarat (C) | 103,500 | 125.7 | 137.3 | 126.0 | 1.09 | 1.00 |
| Greater Bendigo (C) | 112,290 | 126.1 | 136.6 | 125.2 | 1.08 | 0.99 |
| Bunbury (R) | 91,080 | 139.5 | 151.1 | 141.3 | 1.08 | 1.01 |
| Bundaberg (R) | 94,260 | 121.7 | 133.1 | 118.4 | 1.09 | 0.97 |
| Coffs Harbour (C) | 74,670 | 119.3 | 125.6 | 114.3 | 1.05 | 0.96 |
| Launceston (R) | 129,760 | 108.9 | 114.6 | 106.5 | 1.05 | 0.98 |
| Mackay (R) | 117,220 | 131.2 | 136.0 | 122.8 | 1.04 | 0.94 |
| Rockhampton (R) | 81,330 | 115.4 | 118.5 | 114.0 | 1.03 | 0.99 |
| Wagga Wagga (C) | 63,910 | 112.5 | 115.6 | 113.2 | 1.03 | 1.01 |
| Mid-sized Regional Cities Average | 96,030 | 122.0 | 129.7 | 120.2 | 1.06 | 0.99 |
| Col. 1 | Col. 2 | Col. 3 | Col. 4 | Col. 5 | Col. 6 | Col. 7 |

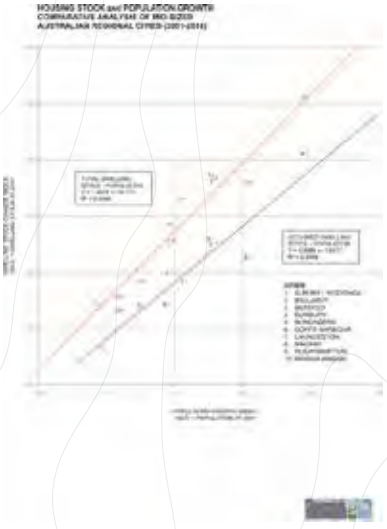
**FOOTNOTES:**

1. Albury-Wodonga comprises the City of Albury and the Rural City of Wodonga.
2. Launceston region comprises the City of Launceston and the municipalities of West Tamar, Meander Valley, Northern Midlands and George Town.
3. Bunbury region comprises the City of Bunbury and the Shires of Capel, Dardanup and Harvey.
4. TDS: Total Dwelling Stock.
5. ODS: Occupied Dwelling Stock.
6. F.1: Ratio of Total Dwelling Stock Index to Resident Population Index.
7. F.2: Ratio of Occupied Dwelling Stock Index to Resident Population Index.
8. All residential population statistics have been rounded to the nearest ten persons.

## FIGURE 5

HOUSING STOCK AND POPULATION GROWTH:

COMPARATIVE ANALYSIS OF MID-SIZED AUSTRALIAN REGIONAL CITIES (2001 – 2016)



## TABLE 10

COMPARATIVE ANALYSIS OF AUSTRALIAN REGIONAL CITIES (2001 – 2016)

LONG-TERM CHANGES IN OCCUPIED DWELLING STOCK

| REGIONAL CITY | DWELLING STOCK % OCCUPIED | | |
|---|---|---|---|
| | 2001 | 2016 | CHANGE 2001 – 2016 % POINTS |
| Albury-Wodonga | 92.8 | 86.5 | - 6.3 |
| Ballarat | 92.8 | 85.2 | -7.6 |
| Bendigo | 92.1 | 84.4 | -7.7 |
| Bunbury | 89.8 | 84.0 | -5.8 |
| Bundaberg | 90.6 | 80.6 | -10.0 |
| Coffs Harbour | 91.8 | 83.5 | -8-3 |
| Launceston | 89.4 | 83.6 | -5.8 |
| Mackay | 89.2 | 80.5 | -8.7 |
| Rockhampton | 89.8 | 86.4 | -3.4 |
| Wagga Wagga | 91.7 | 89.8 | -1.9 |
| Mid-sized Regional Cities Average | 91.0 | 84.5 | -6.5 |

**(d) Summary**

In summary, the comparative assessments undertaken for ten mid-sized Australian regional cities clearly demonstrated the following:

- that for the group of cities under study change in total dwelling stock was highly statistically related to change in the resident population. It was an elevated function of population growth where the rate of change of population generally produced a differential outcome in the rate of change of total dwelling stock;

- similarly, for the group of cities under study change in occupied dwelling stock was strongly statistically related to change in the resident population. It was a direct function of population growth with the rate of change of population generally produced a similar change in the level of occupied dwelling stock at a rate of approximately 1.00:1.00;

- it was also found that all of the cities under study incurred a fall in the level of occupied dwelling stock as a proportion of total dwelling stock with an average fall across the range of cities of 6.5 percentage points.

The comparative assessment of mid-sized Australian regional cities, provides a powerful context in which to place observed changes in dwelling stock and the relationship with population changes in the greater Launceston area over the 15-year period 2001 – 2016. It can be seen that:

- far from being an oddity, the elevated level of total dwelling stock change (in relation to population change) in the greater Launceston area, was entirely consistent with similar patterns of housing-population change across nine other mid-sized Australian regional cities;

- similarly, the population-occupied dwelling stock relationship found for greater Launceston was broadly reflected with very similar patterns of change in the nine other mid-sized regional Australian cities under study;

- again, the observed fall in the percentage of occupied dwelling stock over the 15-year period 2001 – 2016, in the greater Launceston area, was broadly reflected across the nine other mid-sized Australian regional cities under study.

In summary, the key structural characteristics observed in relation to housing development in the greater Launceston area over the 15-year period, 2001 – 2016, namely:

- the observed long-term differential growth of total dwelling stock in relation to population growth;

- the general direct relationship between occupied dwelling stock growth and population growth;

- the long-term downward trend in the percentage of occupied dwelling stock.

These observations of the greater Launceston housing market, particularly the long-term differential growth of total dwelling stock in relation to population growth and the ongoing long-term downward trend in the percentage of occupied dwelling stock could not be readily explained; and raised concerns as to whether this market was operating

"normally" in the longer term and questioned if this process was sustainable in the longer term.

The clear and consistent finding of the comparative analysis with other mid-sized Australian regional cities is that each of these characteristics are clearly demonstrated across this broader range of cities. This does not explain these patterns but it certainly provides Launceston with powerful company!

It is one thing to argue that perhaps the Launceston housing market is unusual and perhaps unsustainable in the longer term; it is quite another to attempt to apply this proposition to a broader group of mid-sized regional cities drawn from five Australian states, with a combined population approaching one million people.

What it does mean is that explanations for the patterns of structural change may not yet be apparent and are beyond the scope of this study; but there is no doubt that what the analysis indicates is that there must be demographic, market and structural complexities at work in regional city housing markets that are producing similar patterns of outcomes across a range of comparable cities. Possible explanations for these outcomes which would need to be assessed by independent research include the following:

- **PERCEPTIONS OF GROWTH DRIVING DEVELOPMENT CHANGE.**
  It is possible that for the size range of cities examined, housing markets are dominated by highly localised views of growth both in time and space. In this situation development would likely be driven by the perception of growth and future prospects rather than longer term trends and broader district analysis. This may account for the differential higher rate of total dwelling stock growth in relation to population growth and the finding of the research in this study that cities with higher rates of growth tended to have even higher differential rates of total housing development;

- **POSSIBLE FLUCTUATIONS IN THE LEVEL OF OCCUPIED DWELLING STOCK.**
  The Census measures both total and occupied dwelling stock at a single point in time (typically during August of the Census year). In a number of cities including Launceston, it is likely that there has been significant growth in the use of housing stock for short-term rental accommodation typically during times of tourism demand (the Airbnb phenomenon).

Launceston's tourism demand patterns tend to be heavily seasonal in nature with peak demands during the summer period. It is likely that Airbnb and related demands for housing rentals would also increase during this period. It therefore might be the case that housing stock classified as vacant at the time of the Census, may in fact be occupied for significant periods of the year. That is, in this case, the date of the Census is a point in time which may not accurately reflect annual short-term rental trends, and peak rental trends.

- **AGEING OF THE POPULATION AND POSSIBLE STRUCTURAL EFFECTS ON THE LEVEL OF VACANT DWELLING STOCK.**
  Launceston is ageing significantly

with strong growth in the elderly population. Individuals and couples in retirement, seeking to protect their pension payments may resolve to retain their former residence even if it is now vacant, rather than sell it, if the sale of the property changes their asset position and thereby impacts in part or whole on their pension entitlements. It may well be the case that the ageing of the population is in turn, having an unforeseen impact and compounding the level of vacant housing stock, where for various reasons, ageing citizens opt not to sell their places of residence. Future independent research may indicate that one of the effects of ageing of the population is a subsequent upward structural shift in the level of vacant dwelling stock.

It is important to note that these findings are only strictly applicable to the size range of cities researched; that is within the range of approximately 60,000 people to 120,000 people. Further research for much larger Australian regional cities did not indicate differential growth of total housing stock in relation to population growth over the same historic time period (2001 – 2016). It is similarly likely that this would be the case for metropolitan Australian cities.

# 4.3

## Rezoning of land for residential purposes outside the existing zones and the South-East and South-West corridors: proposed guidelines for council

It will be recalled that the principal objective of this component of the study, was to address the request to provide a degree of flexibility for Council to be able to examine requests for land rezoning which lay outside existing zones and outside the south-east and south-west corridor, and to be able to implement these requests were justifiable.

The requirement to provide a degree of flexibility for Council to act on reasonable requests in local areas has been addressed within the broader context of ensuring the following principles:

- **CITY EXTENSIONS ACCORDING TO PLAN.**
  A first basic principle that should guide the assessment of non-corridor extensions to the Launceston urban area is that all applications to rezone additional land for residential development must be within a Council-led and Council-approved planning framework which encompasses the subject area of the application in question, which may be a Precinct Structure Plan (PSP) or a Local Structure Plan (LSP).

This is to avoid ad hoc developments which do not make any material contribution to:

- the amenity of the local area;
- general pedestrian access;
- road network planning and long-term provision for inter-suburban and district access;
- provision of open space;
- access to open space.

It is recommended that the subject application be required to be consistent with the principles and intent of a Precinct Structure Plan (PSP) or Local Structure Plan (LSP) to be led or co-ordinated by Council and undertaken either by Council or a consultant independent of the applicant under the direction and guidance of Council.

- **NEED FOR A DEVELOPMENT FOCUS.**
  The application should be required to demonstrate a timely and professionally demonstrated staged process to development. It is understood that the application in the first instance, would be concerned with securing approval for a rezoning of the subject land. However, the application must be required to demonstrate that it is fundamentally generated to ultimately deliver a development outcome.
  To this end, it is recommended that Council require the following information as part of the rezoning application:

- development expertise and proven capabilities of the applicant/ applicant team which are relevant to the subject application;
- demonstrated access to financial resources of the applicant/ applicant team which are likely to be necessary to achieve the successful development envisaged in the application;
- a summary statement and intended development schedule which the applicant intends to follow upon the approval of the subject rezoning application.

- **REALISTIC PROSPECTS FOR MARKET ACCEPTANCE.**
  The subject application should clearly demonstrate that the development envisaged by the application has realistic prospects for market acceptance by virtue of:
  - its close proximity to established growth or high amenity areas;
  - a market analysis statement providing a professionally based assessment of likely demand prospects for the proposed development envisaged by the application.

- **SOCIAL IMPACT STATEMENT**
  The application should be accompanied by a Social Impact Statement which should set out:
  - a contextual statement and plan of the social resources and amenities in the local area and suburb (and wider area if relevant to the scale of the envisaged development);
  - the potential contribution of the project that will materially improve the provision, access and use of community and other social amenities, services and facilities in the local area, suburb and wider area if relevant;
  - the potential social costs of the envisaged project relevant to the provision, access and use of community and other social amenities, services and facilities in the local area, suburb and wider area (if relevant).

- **ENVIRONMENTAL IMPACT STATEMENT.**
  The application should be accompanied by an Environmental Impact Statement which should set out:
  - a contextual plan showing the environmental constraints, resources and amenity of the local and influence area relevant to the application;
  - the contribution of the design plan for the application to positively contribute to the maintenance and enhancement of the area's environmental resources and amenity;
  - a statement of potential environmental impacts attributable to the proposed development together with a plan or strategy to address the possible impacts.

- **ECONOMIC IMPACT STATEMENT.**
  The application should be accompanied by an Economic Impact Statement which should set out:

  - the economic issues and resources relevant to the project envisaged by the application;
  - likely economic contribution of the project envisaged by the application to the local and wider economy:
    - during the construction phase;
    - in the post-development phase.
  - potential economic impacts of the potential project to the local and wider economy.

In summary, the proposed principles as set out above, will provide a clear framework for applications to be made for additional residential zoning in situations outside the existing residential zones and the south-east and south-west corridors.

These principles are intended to ensure that all future residential re-zonings, provide the best options available to Council at any point in time and are designed to optimise net community benefits to existing and future communities.

Above all, they seek to draw a clear distinction between short-term ad hoc development and flexible development within a sustainable planning framework. There is a clear need for Council to provide leadership and guidance in the process.

It is clear that the most efficient way that the requirements as set out above could be met, would be as part of a Council-approved and Council-led local planning process which could provide an environmental, social and economic framework within which applications consistent with the local plan and framework could be made.

# 4.4

# Greater Launceston area municipalities (GLAM): Population and dwelling unit prospects

## Population Review

The regression analysis undertaken in Section 4.2 confirmed a relationship between population growth and growth in total housing stock, based on patterns observed in ten mid-sized Australian regional cities between 2001 and 2016. In this section, this relationship was applied to a potential future population for the Greater Launceston Area Municipalities (GLAM) to estimate a future total dwelling stock requirement for the composite region.

The critical dynamic factor in this assessment is the future population growth rate for the period 2016 – 2031. Population projections prepared by the Tasmanian Government for municipalities and the state of Tasmania were reviewed as a starting point (Source: Department of Treasury and Finance, Tasmanian Government, 2014, Refer Appendix 3: Actual and Projected Growth Rates, Tasmania and LGAs). Relevant data from the Treasury source is set out in Table 11. It will be noted that the Treasury projections for 2013 – 2037 indicate:

- a low scenario for the composite GLAM region of – 0.1 per cent per annum;
- a medium case scenario of 0.2 per cent per annum;
- a high case scenario of 0.6 per cent per annum.

The Tasmanian Government population projections prepared in 2014 appeared to be very low in relation to the recent historic experience of the region and recent projections undertaken for the Greater Launceston Plan (GLP, 2014). Research for the GLP found that:

- over the 30-year period, 1981 – 2011, population growth in the greater Launceston area was approximately 0.71 per cent per annum and 0.60 per cent in the 10-year period 2001 – 2011 (Refer Greater Launceston Plan: Summary Report, July 2014, page 31);
- population projections prepared for the GLP based on three independently developed models was:
  - for the future period 2011 – 2021: 0.56 per cent per annum;
  - for the future period 2021 – 2036: 0.54 per cent per annum.

The significantly lower population projections for the GLAM composite region reflected in the Tasmanian Government model prompted a further review of potential population trends with the additional information provided by the 2016 Census and related Estimated Resident Population (ERP) statistics.

A review for the GLAM area commenced with a comparative assessment of historic population growth rates for the period 1996 – 2006 and 2006 – 2016. As Table 12 indicates:

- in the period 1996 – 2006, population growth for the GLAM area as a whole averaged approximately 0.6 per cent per annum compound over the ten-year period with Launceston at just under 0.4 per cent per annum and the three

"growth" municipalities of Meander Valley, Northern Midlands and West Tamar in the approximate range of 0.6 – 1.4 per cent per annum;

- in the subsequent ten-year period 2006 – 2016, every municipality with the exception of George Town, incurred a notable or significant decline in its population growth rate. The overall population growth for the entire ten-year period for the GLAM composite region was approximately 3.9 per cent. Launceston City had slipped to about 0.31 per cent per annum and the three "growth" municipalities had growth rates in the range 0.38 – 0.74 per cent per annum.

The critical point in these observations is not the 2006 – 2016 record as such, but more significantly whether the ten-year record for 2006 – 2016 is a "one-off", or more concerning, a stepping stone in a longer-term downward population spiral. If the longer-term population growth of the GLAM area continued to decline, based on the observed relationships between the growth rates in the successive ten-year periods, then the projected population growth rate for the GLAM composite region for the period 2016 – 2031, would be approximately 0.25 per cent per annum, and the projected growth rates based on the ongoing trends through the consecutive periods 1996 – 2006 and 2006 – 2016 would be as follows:

- George Town:
  - 0.10 per cent per annum;
- Launceston:
  0.25 per cent per annum;
- Meander Valley:
  0.21 per cent per annum;
- Northern Midlands:
  0.25 per cent per annum;
- West Tamar:
  0.38 per cent per annum.

A closer look at historic population trends in the GLAM composite region highlights the collapse of growth in the most recent intercensal period 2011 – 2016. In this period regional growth collapsed to almost zero, in sharp contrast to the preceding five- year periods:

- 1996 – 2001: population growth of GLAM composite region: 0.28 per cent per annum;
- 2001 – 2006: 0.92 per cent per annum;
- 2006 – 2011: 0.70 per cent per annum;
- 2011 – 2016: 0.09 per cent per annum.

The recent very poor performance in population growth in the GLAM composite region is a critical core issue for the City of Launceston in conjunction with the adjoining Councils of the region. The fact that the significant collapse of growth occurred in the most recent period makes it impossible to finesse or ignore. In the absence of any meaningful explanation the revised trended projection of 0.25 per cent per annum would need to be adopted as a basis for future housing requirements. The outcome of the 2021 Census and related ERP statistics will be significant in understanding the ongoing direction of population change and growth prospects and should be taken into account in further modifying estimates of longer-term future population growth rates for strategic planning purposes.

It is recommended that Council in conjunction with the other municipalities of the GLAM composite region and wider North Tasmania Region prepare a Population Growth Forum to review population dynamics and prospects in the greater Launceston area and North Tasmania Region, with a primary focus on policy initiatives and actions that the Councils can jointly undertake to improve population growth prospects for the region.

## Regional Dwelling Unit Requirements

It will be recalled that comparative analysis of ten mid-sized Australian regional cities, including Launceston over the period 2001 – 2016, identified a significant relationship between population growth and growth in total housing stock (Refer Section 4.2 and Figure 5). In subsequent analysis this relationship was utilised to provide an estimate of total dwelling unit requirements for the GLAM composite region over the 15-year period 2016 – 2031.

Table 13 has provided an assessment of total housing stock requirements by 2031, together with nett additional housing stock requirements over the period 2016 – 2031, and estimated building approvals requirements over the same period. These are based on:

- trended population projections based on the most recent sequential ten-year statistics (1996 – 2006 – 2016);
- the identified relationship between population growth and growth in total dwelling stock;
- the identified relationship between nett additional housing stock requirements and required building approvals per annum.
- On the basis of these relationships:
- the total nett additional dwelling stock required for the GLAM composite region over the period 2016 – 2031 is approximately 4,330 dwelling units (Refer Table 13, Item 8);
- the total building approvals required for the GLAM composite region over the same period is approximately 4,730 dwelling units (Refer Table 13, Item 9 a);
- the approximately annual building requirement for the period 2016 – 2031 is approximately 315 dwellings per annum.

In conclusion, the projected fall in the long-term population growth rate of the GLAM composite region to approximately 0.25 per cent per annum based on recent inter-ten-year trends would potentially have significant impacts on the annual level of required building approvals. These are currently running at approximately 506 per annum (2015-17 average for the composite region, Refer Table 3). The projected requirements at less than 350 dwelling units per annum would require a significant adjustment for the building industry.

## TABLE 11

DEPARTMENT OF TREASURY AND FINANCE,
TASMANIAN GOVERNMENT, 2014
POPULATION PROJECTIONS FOR GREATER LAUNCESTON AREA MUNICIPALITIES (2013 – 2037)

| MUNICIPALITY | 2012 ACTUAL | PROJECTED POPULATION IN 2037 | | | PROJECTED ANNUAL GROWTH RATE 2013 – 37 | | |
|---|---|---|---|---|---|---|---|
| | | LOW | MEDIUM | HIGH | LOW | MEDIUM | HIGH |
| George Town | 6,789 | 5,542 | 6,275 | 7,501 | -0.8 | -0.3% | -0.4% |
| Launceston | 67,146 | 69,265 | 74,162 | 79,920 | -0.1% | 0.4% | 0.7% |
| Meander Valley | 19,633 | 17,687 | 19,320 | 21,329 | -0.4% | -0.1% | 0.3% |
| Northern Midlands | 12,741 | 11,247 | 12,115 | 13,269 | -0.5% | -0.2% | 0.2% |
| West Tamar | 22,867 | 22,203 | 24,558 | 26,920 | -0.1% | 0.3% | 0.7% |
| GREATER LAUNCESTON AREA MUNICIPALITIES | 129,176 | 125,944 | 136,430 | 148,939 | -0.1% | 0.2% | 0.6% |

**SOURCE: Population Projections: Tasmania and its Local Government Areas, December 2014**
**Department of Treasury and Finance, Tasmanian Government**
**Refer Appendix 3: Actual and Projected Population and Growth Rate, Tasmania and LGAs**

## TABLE 12

GREATER LAUNCESTON AREA MUNICIPALITIES
PATTERNS OF POPULATION CHANGE (1996 – 2006 – 2016)

| MUNICIPALITIES | ESTIMATED RESIDENT POPULATION | | | POPULATION GROWTH RATES | | |
|---|---|---|---|---|---|---|
| | 1996 | 2006 | 2016 | 1996 – 2006 % / ANNUM | 2006 – 2016 % / ANNUM | 1996 – 2016 % /ANNUM |
| George Town | 6,929 | 6,755 | 6,817 | -0.25% | 0.09% | -0.08% |
| Launceston | 62,266 | 64,802 | 66,864 | 0.38% | 0.31% | 0.36% |
| Meander Valley | 17,627 | 18,939 | 19,686 | 0.72% | 0.39% | 0.55% |
| Northern Midlands | 11,842 | 12,561 | 13,043 | 0.59% | 0.38% | 0.48% |
| West Tamar | 18,834 | 21,700 | 23,352 | 1.43% | 0.74% | 1.08% |
| **TOTAL: GREATER LAUNCESTON AREA MUNICIPALITIES** | **117,498** | **124,756** | **129,762** | **0.60%** | **0.39%** | **0.50%** |

## TABLE 13

GREATER LAUNCESTON AREA MUNICIPALITIES (GLAM)

PROJECTED REQUIRED BUILDING APPROVALS BASED ON POTENTIAL LONG-TERM POPULATION PROJECTIONS (2016 – 2031)

| ITEM NO | ITEM | UNIT |
|---|---|---|
| 1 – 5 | Greater Launceston Area municipalities (GLAM)<br>Existing residential development relationships | |
| 1. | Greater Launceston Area municipalities (GLAM)<br>Total dwelling stock at 2016 Census - No Refer Table 14 | 58,541 |
| 2. | GLAM: Total dwelling stock at 2001 Census No - Refer Table 14 | 51,084 |
| 3. | GLAM:<br>a. Nett increase in total dwelling stock 2001 – 2016<br>Item 1 – Item 2 No<br>b. Nett increase per annum = No/Annum | 7,457<br>497 |
| 4. | GLAM: New residential building approvals:<br>Average rate / annum over the period 2003 – 2017 - (Refer Table 3) Average /Annum | 543 |
| 5. | GLAM: Relationship of Building Approvals to the Nett Increase in Total Dwelling Stock.<br>Conversion factor: Adjustment of nett increase in total dwelling stock to building approvals<br>= Item 4 ÷ Item 3 b.<br>= 543 / 497 | 1.093 |
| 6 - 9 | GLAM: Assessment of long-term dwelling unit requirements (2016 – 2031) based on:<br>• Trend population projections (1996 – 2006 – 2016);<br>• Historic residential relationships (2001 – 2016). | |
| 6.<br>6. | a GLAM: Projected long-term annual population growth rate for 2016 – 2031 based on inter-ten-year trends (1996 – 2006, 2006 – 2016).<br>Refer Table 12 and Section 4.4<br>% per annum<br>b. GLAM: Cumulative projected growth over period 2016 – 2031<br>Item 6. a. compounded for 15 years<br>Total growth % over period | 0.25<br>3.8 |
| 7. | GLAM: Total dwelling stock required for 2031<br>a. Population Growth Index for 2031 =<br>(2016 = 100.00)<br>Refer: Item 6. b.<br>b. Dwelling Stock – Population Regression (Refer Figure 5)<br>Y = (1.2254) (103.8) – 19.778<br>Y = 107.4<br>Total Dwelling Stock Index 2013<br>(2016 = 100.0)<br>c. GLAM: Total Dwelling Stock required for 2031<br>= Item 7 b / 100 x Item 1<br>= 1.074 x 58,541<br>Total dwellings required at 2031 | 103.8<br>107.4<br>62,870 |
| 8. | GLAM: Nett additional total dwelling stock required:<br>2016 – 2031<br>= Item 7 c. - Item 1 = 62,870 – 58,541<br>Total nett additional dwelling stock required 2016 – 2031 = | 4,330 |
| 9. | a. GLAM: Projected building approvals required on the basis of projected populations: 2016 – 2031<br>= Item 5 x Item 8<br>= 1.093 x 4,330 =<br>b. Approximate required building approvals / annum<br>= Item 9 a / 15 = 4,730 / 15 = | 4,730<br>315 |

## TABLE 14

GREATER LAUNCESTON AREA MUNICIPALITIES:
HISTORIC HOUSING TRENDS (1996 – 2016)

| | 1996 | | 2001 | | 2006 | | 2011 | | 2016 | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Total Stock | Occupied Stock | Total Stock | Occupied Stock | Total Stock | Occupied Stock | Total Stock | Occupied Stock | Total Stock | Occupied Stock |
| Launceston | 26,597 | 24,466 | 27,001 | 24,776 | 27,632 | 25,460 | 29,105 | 25,434 | 29,922 | 25,421 |
| West Tamar | 7,951 | 6,926 | 8,420 | 7,293 | 9,019 | 7,804 | 9,905 | 8,260 | 10,484 | 8,617 |
| Meander Valley | 6,827 | 6,201 | 7,354 | 6,703 | 7,800 | 7,090 | 8,327 | 7,327 | 8,645 | 7,370 |
| Northern Midlands | 4,883 | 4,302 | 5,105 | 4,407 | 5,337 | 4,654 | 5,720 | 4,747 | 5,915 | 4,934 |
| George Town | 3,154 | 2,456 | 3,204 | 2,499 | 3,285 | 2,593 | 3,498 | 2,606 | 3,575 | 2,601 |
| **TOTAL** | **49,412** | **44,351** | **51,084** | **45,678** | **53,073** | **47,601** | **56,555** | **48,374** | **58,541** | **48,943** |

## TABLE 15

GREATER LAUNCESTON AREA MUNICIPALITIES:
HISTORIC POPULATION TRENDS
(1996 – 2016)

| | 1996 | 2001 | 2006 | 2011 | 2016 |
|---|---|---|---|---|---|
| Launceston | 62,266 | 62,417 | 64,802 | 67,154 | 66,864 |
| West Tamar | 18,834 | 20,290 | 21,700 | 22,833 | 23,352 |
| Meander Valley | 17,627 | 18,066 | 18,938 | 19,637 | 19,686 |
| Northern Midlands | 11,842 | 11,926 | 12,561 | 12,729 | 13,043 |
| George Town | 6,929 | 6,491 | 6,755 | 6,857 | 6,817 |
| **TOTAL** | **117,498** | **119,190** | **124,756** | **129,210** | **129,762** |

# 5.0

The Study focused on a detailed examination of residential land supply and demand in a designated Study Area of the City of Launceston. The Study Area comprised the contiguous and nearby suburbs of the City and accounted for approximately 94 per cent of residential development in the City of Launceston.

Key conclusions arising from the Study encompass the following:

- **ACCURACY AND RELIABILITY OF DATA.**
  A key concern arising from the Study is the accuracy and reliability of data held by Council. In particular, the historic dwelling unit approval database for the City of Launceston for the post-2000 period is questioned, particularly data that is not capable of spatial verification, that is, being able to be cross-checked by location of development (and by year of development).

  The demand data which forms the basis of the Study was sourced from the GIS database, where all dwelling unit building approvals were located by suburb and also classified by year of development. This appears to be accurate and verifiable. A comparative assessment was made for two data sets both relating to dwelling unit building approvals for the City of Launceston for the period 2003-17:

  - a building approvals data set generated from the GIS database;
  - Council's existing (and publicly released) building approvals data for the same 2003-17 time period.

There are some minor differences relating to the time scales in question (calendar years versus financial years) but these do not explain a very significant variation between the two data sets of approximately 17 per cent, when logically the variation should approximate zero.

It is recommended that Council undertake an independent review of its databases used to report building activity and provide an interactive database framework directed to achieve the following:

That all building activity data prior to public release must be spatially verified as well as time based.

That building activity data should include a demolitions database and provide information on new buildings and separately on renovated buildings related to sites created by demolitions.

That building activity data should be cross tabulated with a detailed spatially defined residential land supply database and be capable of identifying types of land supply being absorbed by new residential development. In particular, the extent to which land absorbed is from vacant sites or from encumbered sites (as identified on Council's GIS database) or from new sites created by demolitions, or indeed sites created through redeveloped former industrial sites.

## RESIDENTIAL LAND SUPPLY AND THE NEED FOR STRATEGIC PLANNING PERIODS.

The residential land supply is critically deficient to meet the long-term needs of the City of Launceston. A detailed examination of the zoned residential land stocks indicated that a significant proportion (approximately 53 per cent) were either classified as "not vacant" or in suburbs with no identifiable long-term demand. A significant proportion of land stocks (approximately 19 per cent) have been established at Waverley. These stocks should be capable of use subject to the implementation of a strategic framework that provides clear linkages through the district to the significant new planned area at St Leonards. The actual rate of take-up in future years will depend on other factors including:

- capacity of the developer;
- economic conditions at the time;
- the extent to which proposed new main road linkages are achieved or where there is material progress (as set out in the South-East Corridor Framework Plan and the St Leonards Structure Plan).

The limited land stocks in established high demand suburbs in the Study Area are likely to have three important consequences:

- if these suburbs continue to be developed at current trend rates they will not have the capacity to meet the future requirements of the City;
- as a direct consequence, the future residential development requirements of the City will need to be increasingly carried by other development areas. The development scenario prepared for the Study has proposed the planned development of new major communities in the south-east and south-west corridors;
- ongoing development of the established in-demand suburbs at trend rates will lead to the effective depletion of land stocks in several suburbs in the first planning period 2018-32, and to the depletion of land stocks in the remaining high demand suburbs in the second planning period, 2033-47.

In summary, a detailed analysis of residential land supply indicated critical deficiencies of land supply relevant to high demand areas. The residential land assessment indicates the fundamental need to identify reserve land requirements for medium term and longer-term planning periods.

It is recommended that Council adopt standard planning periods of fifteen years for purposes of strategic planning and the assessment and delivery of required land stocks in designated resource areas.

It is further recommended that Council adopt two successive planning periods each of fifteen years. In the context of this Study, the periods adopted are:

2018-32 inclusive;

2033-47 inclusive.

It is recommended that Council assess medium and long-term housing demands for a fifteen and a thirty-year period on a progressive basis. That is, within the first fifteen-year period initial demand projections would be assessed and land requirements be identified and reserved together with a staging plan for implementation.

It is further recommended that these requirements be reviewed and updated with more recent information on a rolling three or five-year basis within each planning period.

Effectively then the fifteen-year and thirty-year time horizons would be progressively moved forward with each successive three or five-year period review. As a consequence, there should always remain approximate fifteen-year and thirty-year forward periods for which likely demand was assessed and provided for.

- **DYNAMICS OF RESIDENTIAL DEMAND IN THE POST–2000 PERIOD.**
  Residential development in the City of Launceston in the post-2000 period was strongly focused on the consolidation of the City's established suburbs. A detailed examination of the process indicated that in the earlier post-2000 period much of the residential development was focused in three suburbs: Newnham, Newstead and Youngtown. In the 2000-02 triennium, almost two-thirds of residential development in the Study Area was focused in these suburbs. These former growth areas were and remain highly attractive living areas; their inevitable decline as development suburbs was primarily a function of declining available land stocks. The history of the Study Area indicates that the former growth areas were not effectively replaced by other suburbs and localities at sufficient scale to offset their long-term decline as development areas.

This is the core of the strategic housing issue for the City where the primary form of accommodation is separate houses or low-rise multiple units; apartments are not currently a viable form of accommodation in Launceston and are not a significant form of accommodation in other comparable regional cities (e.g. Bendigo and Ballarat). In this situation, significant housing needs will have to be accommodated in planned new communities together with selected re-development in older areas where opportunities are available.

- **RESIDENTIAL LAND REQUIREMENTS.**
  The scenario development for two successive planning periods 2018-32 and 2033-47 provided a basis for the assessment of future land requirements in the City of Launceston. This is set out in the Table 8, Refer also to Tables 5 and 7).

Key findings encompass the following:

- There is likely to be a need for approximately 2,340 dwelling units over the period 2018-32;
- This, in turn, will generate a need for approximately 1,750 equivalent single lots (ESL);
- A total of approximately 2,650 equivalent single lots have been recommended in two development areas: some 1,650 lots comprising Stages A and B in the St Leonards Structure Plan and 1,000 lots for the future South Prospect development;
- In the following 15-year period (2033-47), a total of 2,700 equivalent single lots could be potentially required;
- A further 1,830 equivalent single lots are recommended to be released in this period. This includes 830 lots for Stage C in the St Leonards Structure Plan and a further 1,000 lots in the South Prospect area.

It is recommended that subject to review Council adopt the assessed residential land requirements as set out in this Report.

It is recommended that Council prepare staging planning as required for implementation of the St Leonards Structure Plan together with rezoning procedures as required.

It is recommended that Council facilitate a strategic plan for the long-term development of South Prospect as a planned sustainable community and subject to review proceed to staging planning and implementation as required.

- **LONGER TERM PLANNING IMPLICATIONS.**
  Consistent with the above recommendations regarding progressive reviews and the need to maintain rolling fifteen and thirty-year planning horizons, it is recommended that at a suitable time in the first planning period 2018-32, (potentially following the release of the 2021 Census) that Council commence preliminary strategic planning for the long-term sustainable development of the Relbia area.

The review for the Relbia area should consider the following:

- the potential of the local area to accommodate significant future housing as part of the longer-term requirements of the City of Launceston and the wider greater city area;

- the strategic potential and longer-term community benefit of a southern link road to connect the Midland Highway to Blessington Road and thus provide significantly improved access linking the southern suburbs of Launceston and the south-east corridor to the Launceston Airport and related employment areas.

- the potential to provide a strongly differentiated outcome to the model proposed for St Leonards with an emphasis on a network of villages integrated with horticultural and related agricultural uses.
  The development of a clearly differentiated model strongly defined by landscape and open space with a range of housing types and lifestyle opportunities would contribute to a wider diversity of the future housing and lifestyle offer.

## SUPPLEMENTARY STUDY

Supplementary work undertaken for the City of Launceston Residential Land Study encompassed the following issues:

- the relationship between population and housing;

- the need for flexibility for Council in the management of residential land zoning;

- population review for the greater Launceston municipal areas (GLAM) composite region and implications for residential requirements.

## RELATIONSHIP BETWEEN POPULATION AND HOUSING

A study was undertaken of housing and population trends in ten mid-sized Australian regional cities between 2001 – 2016 (ranging in population from approximately 60,000 to 120,000 people at the 2016 Census). The study investigated the relationship between population and housing, specifically:

- the extent of a relationship between population growth and growth in total housing stock; and,

- between population growth and occupied dwelling stock.

The analysis found statistically significant associations when tests were undertaken on both of these relationships:

- population growth and growth in total dwelling stock:
  - a strong linear relationship was found with a correlation of approximately 0.94 (Refer Section 4.2, Figure 5);
- population growth and growth in occupied dwelling stock:
  - strong linear relationship with a correlation of approximately 0.90 (Refer Section 4.2, Figure 5).

A study of comparable Australian regional cities, provided an important context to understand changes in the Launceston housing market, in relation to population changes over the 15-year period 2001 – 2016. In particular, several observations noted in relation to the Launceston-regional housing market could now be placed in a wider context:

- that growth in total dwelling stock consistently outpaced growth in population over the period;
- that the level of occupied dwelling stock measured at the Census continued to fall through the period;
- growth in the stock of occupied dwelling broadly reflected population growth over the period.

The analysis of ten mid-sized Australian regional cities located in five states confirmed that these observations made for the greater Launceston area municipalities (GLAM) composite region, was strongly reflected in the other cities studied. Thus, the continued rise of total dwelling stock, over and above the rate of population growth and the continued fall in occupied dwelling stock, far from being characteristics unique to Launceston were the rule and widely reflected throughout the sample of comparable regional cities studied.

The findings of the comparative analysis led to the conclusion that while these characteristics are not understood or easily explained, the fact that they have occurred across a broad group of cities within a specified size range must mean that they are outcomes of market driven processes in these cities. The fact that there is no systemic explanation at hand does not mean that there are no logical systemic processes generating these outcomes; the broader regional cities finding simply means that we don't yet know the form and structure of the housing market processes in these cities.

In conclusion, the findings of the comparative study of mid-sized Australian regional cities clearly indicate that key characteristics of the greater Launceston housing market observed over the period 2001 – 2016 are typical of comparable Australian regional cities. As indicated previously, a systemic explanation for these structural changes is not available, but the widespread presence of these patterns in cities across five Australian states must mean that there are indeed systemic market processes at work producing these outcomes.

## REZONING OF LAND FOR RESIDENTIAL PURPOSES OUTSIDE THE EXISTING ZONES AND THE SOUTH-EAST AND SOUTH-WEST CORRIDORS: PROPOSED GUIDELINES FOR COUNCIL

As requested, a framework was developed within which Council would be able to properly consider potential cases for additional future residential land rezonings which were outside the existing zones and the south-east and south-west corridors.

A set of strategic planning and management principles were provided to best ensure that future land rezonings, were environmentally and socially sustainable, likely to be economically viable and likely to best complement the evolving city land use-transport system. It is recommended that all proposed city extensions outside the existing zones and the south-east and south-west corridors should be placed within the following assessment framework:

- they should be informed by local strategic planning that is Council-led and Council-approved;
- the planning framework should be underpinned by:
  - an environmental impact statement;
  - an economic impact statement;
  - a social impact statement;
- There should be a demonstrated project need for the rezoning. It should be accompanied by evidence that the project basis for the proposed rezoning has:
  - a significant development impetus and focus;
  - realistic prospects for market acceptance.

## GREATER LAUNCESTON AREA MUNICIPALITIES (GLAM): POPULATION AND DWELLING UNIT PROSPECTS

A review was undertaken of long-term population trends in the GLAM composite region with an analysis of population growth patterns by municipality and for the composite region as a whole for the periods:

- 1996 – 2006;
- 2006 – 2016.

The recent significant fall in population growth over the period 2011 – 2016 has in turn reflected potentially significantly lower population projections. The outcome of the 2021 Census and related ERP statistics will be significant in understanding the ongoing direction of population change and growth prospects. These will be important in further modifying estimates of longer-term population growth rates for strategic planning purposes.

The significantly low growth rate for the period 2011 – 2016 is a critical core issue for the City of Launceston in conjunction with the adjoining Councils of the region. It is recommended that Council in conjunction with the other municipalities of the GLAM composite region and wider North Tasmania Region prepare a Population Growth Forum to review population dynamics and prospects in the greater Launceston area and North Tasmania Region, with a primary focus on policy initiatives and actions that the Councils can jointly undertake to improve population growth prospects for the region.

The potentially lower population growth rates in the GLAM composite region would in turn be likely to be reflected in lower housing requirements. Housing building approvals in the composite region are currently running at 506 dwelling units per annum (2015 – 17 average). Analysis undertaken for the study has found, that if the future long-term growth rate of the GLAM composite region falls to 0.25 per cent per annum, the required level of future dwelling unit approvals to meet population needs may fall to less than 350 dwelling units per annum.

## APPENDIX 1

GREATER LAUNCESTON AREA

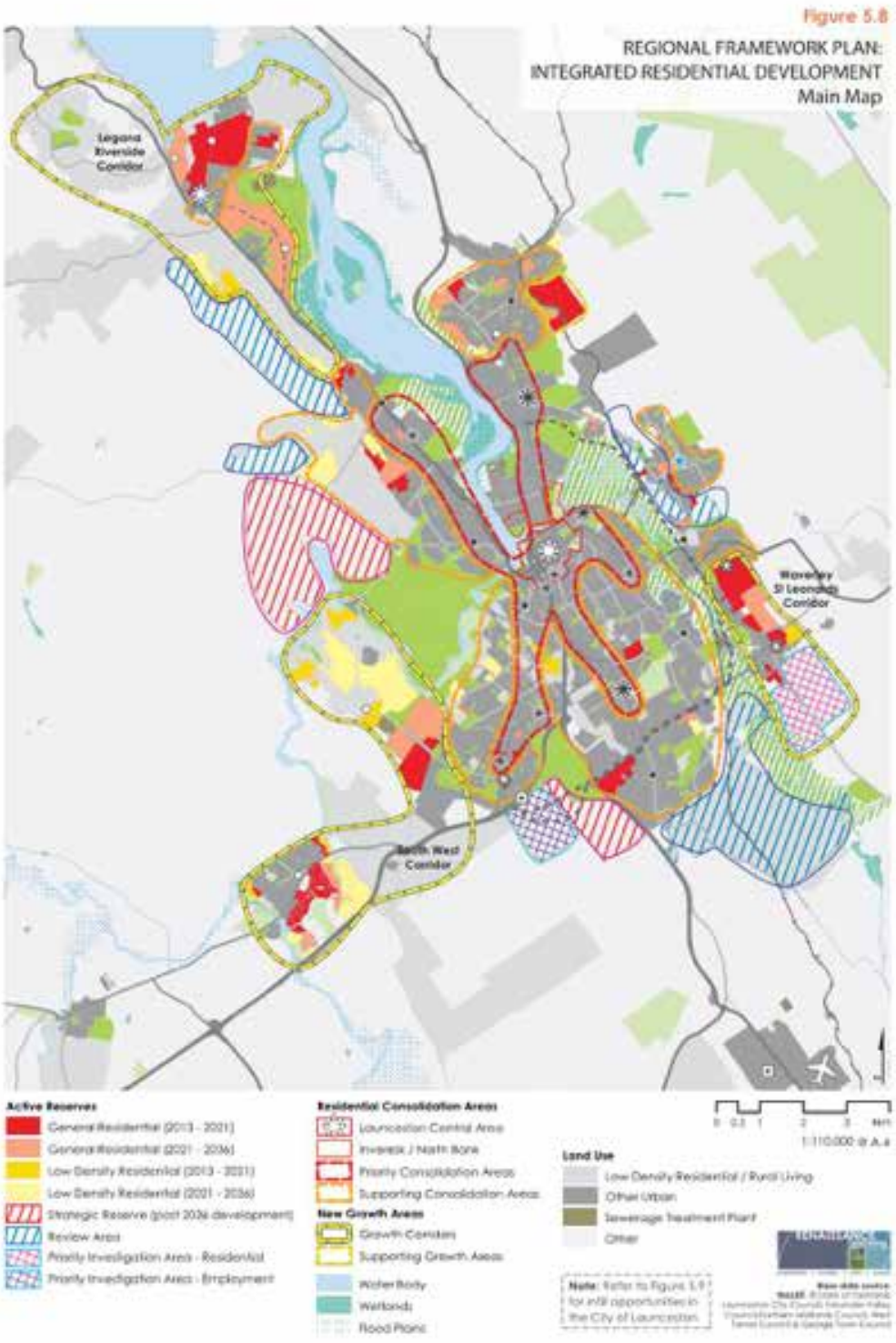
(REFER GREATER LAUNCESTON PLAN, SUMMARY REPORT, JULY 2014, FIGURE 1.1)

Figure 1.1: Greater Launceston Area Study Area: Boundary Adjustments

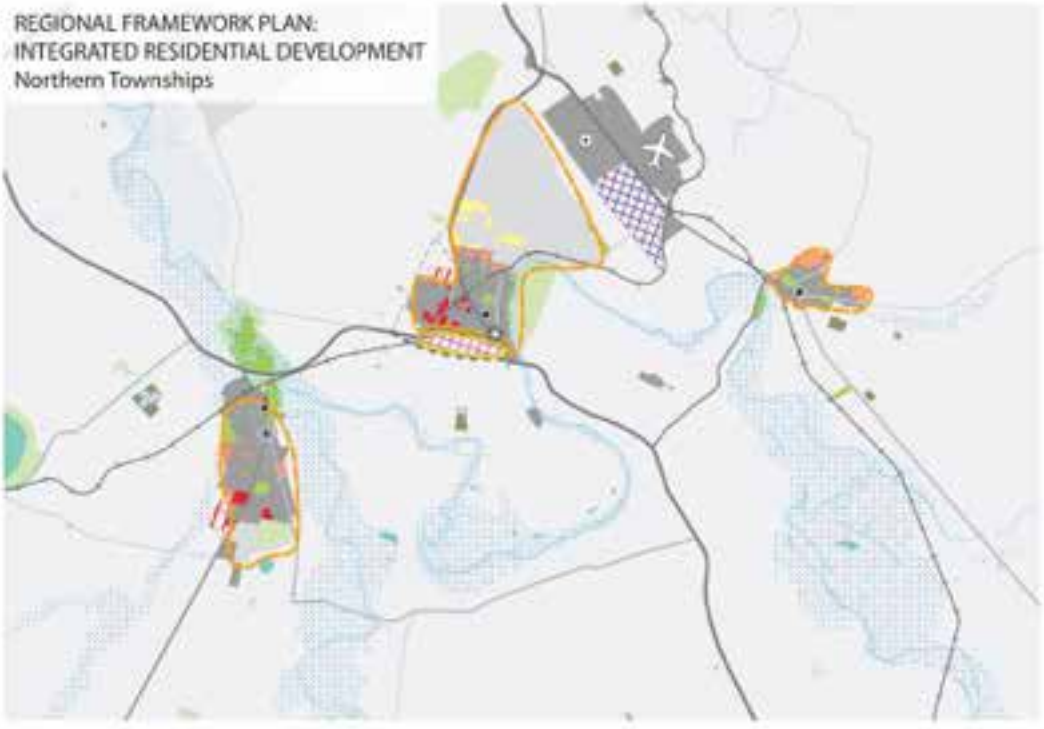
## APPENDIX 2

RESIDENTIAL FRAMEWORK PLAN

(REFER GREATER LAUNCESTON PLAN, REFER SUMMARY REPORT, JULY 2014, FIGURE 5.8)




REGIONAL FRAMEWORK PLAN:
INTEGRATED RESIDENTIAL DEVELOPMENT
George Town & Bell Bay


REGIONAL FRAMEWORK PLAN:
INTEGRATED RESIDENTIAL DEVELOPMENT
Northern Townships

pitt&sherry

# Natural Values Assessment

Appendix C

# 50 Wildor Crescent, Ravenswood

## Natural Values Assessment

23rd August 2021

For Pitt and Sherry (OBO Communities Tasmania)

## Summary

| | |
|---|---|
| Launceston Interim Planning scheme 2015 | Rural Resource rezoning application |
| | Bushfire Prone Area and |
| Threatened vegetation | NA |
| Impact | Approx. 12.5 ha modified land (FAG and FWU) |
| EPBC Act | No significant impact to MNES |
| TSP Act | NA |
| Weed Mngt Act | 2 Declared Weeds - gorse and blackberry Zone B . |
| Recommendations | Staged clearance and pre clearance den search |

### Background

Communities Tasmania is exploring the potential to develop sites as residential subdivisions. The land is in the Rural Resource Zone and so CTA will submit a rezoning application if the land is viable for residential subdivision. To that end NBES has undertaken a natural values assessment of the land with the findings set pout below.

### Vegetation

Vegetation units mapped on site are

- FWU – Weed Infestations
- FAG – Agricultural Land

### Flora and Fauna

No threatened flora or native threatened fauna habitat was found at the site.

To comply with existing management protocols staged clearance should be undertaken to allow animals to escape and a pre clearance den survey and decommissioning protocol should be undertaken before site clearance is undertaken.

An injured animal protocol should also be established for application during site clearance works.

### Weeds

Two declared and WONS weeds were found at the site, along with five agricultural and environmental weeds. It is recommended these weeds be managed in a way which adopts the principles of DPIPWE's Weed and Disease Planning and Hygiene Guidelines.[1]

A detailed weed management plan will be required to meet the guidelines and the appropriate treatment and disposal of weed on the site.



[1] Weed and Disease Planning and Hygiene Guidelines

# 1. Project Details

**Background**:

Community Housing Tasmania is exploring the potential to develop sites as residential subdivisions. The land is in the Rural Resource Zone and so CTA will submit a rezoning application if the land is viable for residential subdivision. To that end NBES has undertaken a natural values assessment of the land with the findings set pout below.

**Date of Field Survey**: 18th August 2021.

**Field Survey and Report** : Fiona Walsh and Philip Barker.

**Methods**: Plant species composition was surveyed using an area search based on the Timed Meander Search Procedure[2]. Vegetation was classified according to TASVEG 4.0 units, with boundaries determined in the field and with the aid of aerial imagery. Plant species were classified according to the current census of Tasmanian Plants[3].

The Tasmanian Natural Values Atlas database was interrogated for records of threatened species and vegetation types within a 5 km radius. The possibility of threatened values known from within this radius occurring within the impact area has been considered in the interpretation of results.

Fauna habitats that relate to native vegetation types are also considered. Sign evidence including scats and bones and feathers are used to indicate presence.

**Limitations**: The field survey was undertaken in late winter. Values that are seasonal may have been overlooked or absent; the potential for this is considered where relevant in the discussion.



[2] F. G. Goff

[3] de Salas, M.F. & Baker, M.

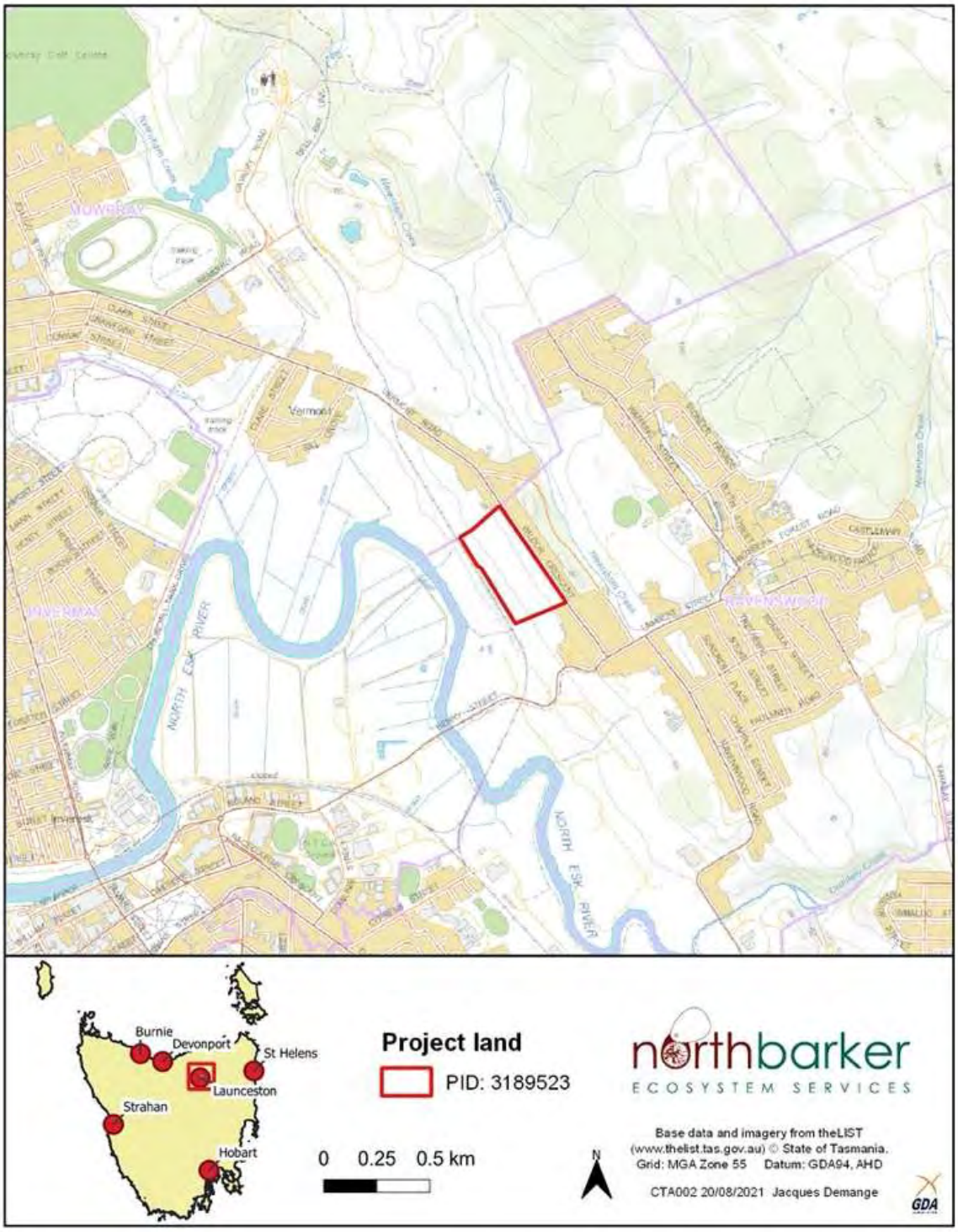



**Figure 1: Property location**

## 2. Site Values

### Site Location and Characteristics

50 Wildor crescent, Ravenswood is located roughly 3 km's to the east of Launceston. The site is approximately 12.5 ha and slopes toward the river to the south-west. Wildor Crescent borders the east boundary and there are residential houses on the opposite side of the road. There is a railway line near the western boundary, residential housing and rural zoning to the north boundary and residential adjacent to the southern boundary.

The geology is dolerite.

**Vegetation**

The vegetation on the site (Figure 2) is composed primarily of heavy weed infestations (FWU), surrounded by agricultural land (FAG).

Roughly 27 acres of the site is heavily infested by a number of environmental and declared weed species. The most prominent species being *Ulex europaeus* (gorse), *Crataegus monogyna* (hawthorn) and *Rubus fruticosus* (blackberry). They have formed a dense covering with an estimated 80% cover in a mosaic of patches dominated by one weed or another There are some native shrubs present within this area (*Acacia mearnsii, Bursaria spinosa*) however weed species are dominant.

According to Tasveg 4.0 the area is lowland grassland complex (GCL) which is a common often semi natural grassland type derived from forest clearance. It is not a threatened community.. An outer buffer appears to have been managed possibly as a fire break. Within the outer buffer of the site there are grassland species present, such *as Themeda triandra*, *Poa*, *Austrostipa* and *Rytidosperma* species, yet these edges have been severely degraded and invaded by exotic species to such an extent that it now falls under the mapping unit of agricultural land (FAG).

A full list of species can be found in Appendix 1.


**Figure 2. Vegetation present TasVeg 4.0**

**Plate 1: Edge of FWU showing the density of gorse infestation**

**Plate 2: Blackberry and gorse infestation with FAG in the foreground.**

**Plate 3: Blackberry and gorse with emergent wattles.**

### Threatened Flora Species

No species listed under the TSPA or EPBC were observed on the site. There is one record for *Caesia calliantha* within 500m, however it is unlikely that it would be present due to the degraded condition of the land. Any threatened flora species that could conceivably be present and not observed within the weed infestation is not in a viable state to be managed for conservation.

Numerous threatened taxa are known from within 5km[4] due to the close proximity of Bouchers Creek Conservation Area and Prossers Forest Reserve (Table 1). Of the species listed in Table 1 there are none which are likely to occur within the site, as the vegetation has been replaced with weed infestations and agricultural land. It is difficult to be certain what vegetation occurred naturally on the site, however based on the nearby remnants of *Eucalyptus amygdalina* forest and woodland on dolerite (DAD) and *Eucalyptus viminalis* grassy forest and woodland (DVG), it is likely the site was once an open woodland with a grassy understory.



[4] nvr_4_13-Aug-2021

**Table 1: Threatened flora within 5km of the proposal – SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Alternanthera denticulata | lesser joyweed | e | | n | 76 | 15-Feb-2015 |
| Aphelia gracilis | slender fanwort | r | | n | 1 | 18-Nov-2011 |
| Aphelia pumilio | dwarf fanwort | r | | n | 9 | 06-Nov-2009 |
| Asperula subsimplex | water woodruff | r | | n | 1 | 30-Mar-2000 |
| Austrostipa bigeniculata | doublejointed speargrass | r | | n | 1 | 17-Jun-1996 |
| Blechnum spinulosum | small rasptern | e | | n | 5 | 14-Feb-2018 |
| Bolboschoenus caldwellii | sea clubsedge | r | | n | 18 | 10-Dec-2020 |
| Boronia gunnii | river boronia | v | VU | e | 8 | 25-Oct-1961 |
| Brunonia australis | blue pincushion | r | | n | 87 | 19-Oct-2020 |
| Caesia calliantha | blue grasslily | r | | n | 30 | 21-Nov-2019 |
| Caladenia filamentosa | daddy longlegs | r | | n | 2 | 01-Oct-1841 |
| Caladenia patersonii | patersons spider-orchid | v | | n | 1 | 30-Sep-1946 |
| Callitris oblonga subsp. oblonga | south esk pine | v | EN | e | 9 | 19-Mar-2010 |
| Calocephalus lacteus | milky beautyheads | r | | n | 1 | 24-Dec-1844 |
| Calochilus campestris | copper beard-orchid | e | | n | 1 | 12-Nov-2012 |
| Calystegia sepium subsp. sepium | swamp bindweed | r | | n | 63 | 26-Feb-2021 |
| Carex gunniana | mountain sedge | r | | n | 2 | 15-Dec-2009 |
| Carex longebrachiata | drooping sedge | r | | n | 1 | 01-Jan-1911 |
| Centipeda cunninghamii | erect sneezeweed | r | | n | 1 | 14-Feb-2018 |
| Chiloglottis trapeziformis | broadlip bird-orchid | e | | n | 1 | 27-Oct-1974 |
| Cryptandra amara | pretty pearlflower | e | | n | 1 | 19-Feb-1898 |
| Damasonium minus | starfruit | r | | n | 1 | 10-Apr-2000 |
| Deyeuxia lawrencei | lawrences bentgrass | x | EX | e | 1 | 01-Jan-1831 |
| Dianella amoena | grassland flaxlily | r | EN | n | 40 | 23-Apr-2020 |
| Discaria pubescens | spiky anchorplant | e | | n | 1 | 01-Jan-1912 |
| Diuris lanceolata | large golden moths | e | EN | e | 4 | 30-Sep-1946 |
| Diuris palustris | swamp doubletail | e | | n | 2 | 09-Oct-1843 |
| Epacris exserta | south esk heath | e | PEN | e | 15 | 08-Oct-2009 |
| Epilobium pallidiflorum | showy willowherb | r | | n | 3 | 12-Dec-2009 |
| Euphrasia scabra | yellow eyebright | e | | n | 2 | 21-Nov-1887 |
| Gynatrix pulchella | fragrant hempbush | r | | n | 1 | 01-Oct-1994 |
| Gyrostemon thesioides | broom wheelfruit | r | | n | 6 | 18-Nov-2011 |
| Haloragis heterophylla | variable raspwort | r | | n | 19 | 14-Nov-2012 |
| Hovea tasmanica | rockfield purplepea | r | | e | 6 | 13-Nov-2020 |
| Hypolepis muelleri | harsh groundfern | r | | n | 1 | 10-Mar-1981 |
| Lycopus australis | australian gypsywort | e | | n | 12 | 15-Feb-2015 |
| Lythrum salicaria | purple loosestrife | v | | n | 36 | 26-Dec-2018 |
| Mentha australis | river mint | e | | n | 6 | 31-Mar-2010 |
| Parietaria debilis | shade pellitory | r | | n | 2 | 01-Jan-1896 |
| Persicaria decipiens | slender waterpepper | v | | n | 41 | 30-Apr-2010 |
| Persicaria subsessilis | bristly waterpepper | e | | n | 58 | 09-Mar-2017 |
| Pilularia novae-hollandiae | australian pillwort | r | | n | 1 | 01-Jan-1990 |
| Pimelea curviflora | curved riceflower | p | | n | 1 | 28-Oct-1883 |
| Pimelea flava subsp. flava | yellow riceflower | r | | n | 2 | 19-Dec-1955 |
| Poa mollis | soft tussockgrass | r | | e | 13 | 23-Nov-2018 |
| 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 | 05-Dec-2020 |
| Pterostylis grandiflora | superb greenhood | r | | n | 1 | 01-Jun-1951 |
| Pterostylis ziegeleri | grassland greenhood | v | VU | e | 3 | 01-Jan-1889 |
| Pultenaea prostrata | silky bushpea | v | | n | 1 | 01-Nov-1921 |
| Rumex bidens | mud dock | v | | n | 2 | 18-Jan-2009 |
| Schenkia australis | spike centaury | r | | n | 1 | 01-Nov-1943 |
| Schoenoplectus tabernaemontani | river clubsedge | r | | n | 8 | 14-Feb-2018 |
| Scutellaria humilis | dwarf skullcap | r | | n | 1 | 28-Dec-1937 |
| Senecio campylocarpus | bulging fireweed | v | | n | 22 | 24-Feb-2018 |
| Senecio squarrosus | leafy fireweed | r | | n | 9 | 19-Oct-2020 |
| Siloxerus multiflorus | small wrinklewort | r | | n | 17 | 04-Nov-2010 |
| Spyridium eriocephalum var. eriocephalum | heath dustymiller | e | | n | 4 | 20-Oct-1880 |
| Spyridium vexilliferum var. vexilliferum | helicopter bush | r | | n | 6 | 07-Oct-2009 |
| Tetratheca ciliata | northern pinkbells | r | | n | 1 | 01-Jan-1896 |
| Teucrium corymbosum | forest germander | r | | n | 19 | 08-Dec-2011 |
| Utricularia australis | yellow bladderwort | r | | n | 4 | 20-Feb-2013 |
| Veronica plebeia | trailing speedwell | r | | n | 12 | 11-Apr-2018 |
| Viola caleyana | swamp violet | r | | n | 1 | 18-Jan-1993 |
| Vittadinia gracilis | woolly new-holland-daisy | r | | n | 2 | 01-Jan-1868 |
| Xerochrysum bicolor | eastcoast paperdaisy | r | | n | 2 | 14-Jan-1937 |

**Threatened Fauna Habitat**

No species or viable native fauna habitat listed under the TSPA or EPBC was observed on the site. The Australasian bittern (Botaurus poiciloptilus) has been recorded within 500m, however there is no suitable habitat within the site. Despite the survey not identifying breeding structures, native fauna may well nest or den on the site and or utilise it for foraging and hunting from time to time. However, the structure of the habitat that provides cover for any such species is entirely exotic. Viable conservation management of any such habitat in this location is not warranted.

***Fauna Species within core range***

The study area is located within core range (last column) of the following TSPA or EPBCA listed species[5]. Of the species listed in Table 2 that could conceivably occur in this type of habitat at this location is the Eastern barred-bandicoot. The EB bandicoot is known to utilise weed cover, particularly gorse and blackberry and is likely to forage on the site from time to time and could potentially nest there.

**Table 2: Threatened fauna based on habitat ranges within 500 m of the proposal – SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

| 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 | 2 | 0 | 0 |
| Limnodynastes peroni | striped marsh frog | e | | 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 |

**Weeds**

Two declared weeds under the Tasmanian *Weed Management Act 1999*[6] were observed throughout the site, both of which are also WONS (Table 3). They are zone B weeds within the Launceston City Council. Five agricultural and environmental weeds were also found, these can be found in table 4. See Figure 3 for extent of weed coverage on the site.

**3. Zone B municipalities are those which host moderate or large infestations of the declared weed that are not deemed eradicable because the feasibility of effective management is low at this time. Therefore, the objective is containment of infestations. This includes preventing spread of the declared weed from the municipality or into properties currently free of the weed or which have developed or are implementing a locally integrated weed management plan for that species. As well there is a requirement to prevent spread of the weeds**



[5] nvr_4_13-Aug-2021

[6] *Tasmanian Weed Management Act 1999*

## to properties containing sites for significant flora, fauna and vegetation communities.

In this circumstance, the proposal is conversion of the site to residential development and as such eradication may well be achievable. This is so because of the extremely intensive nature of the conversion to residential lots and the likely ongoing eradication of regrowth weeds in a residential setting by residents.

**Table 3: Declared and WONS Species**

| Species | WONS | WMA Zone | Extent |
|---|---|---|---|
| ***Ulex europaeus*** gorse | Yes | Zone B | Dense covering within the area mapped as FWU. Small plants extending into the FAG. |
| ***Rubus fruticosus*** blackberry | Yes | Zone B | Dense covering of majority of the site, including small plants along the edges mapped as FAG and fence lines. |

**Table 4: Agricultural and Environmental weed species**

| Species | Extent |
|---|---|
| ***Crataegus monogyna*** ***Hawthorn*** | Low density within the area mapped as FWU |
| ***Rosa rubiginosa*** briar rose | Scattered plants within the area mapped as FWU |
| ***Cirsium vulgare*** spear thistle | Low density distributed throughout the site. |
| ***Typha sp.*** bullrush | Located at drainage channel on northern edge of site. |
| ***Rumex sp*** dock | Low density distributed throughout the site. |
| ***Paspalum dilatatum*** paspalum | Along fence line at the northern edge of site. |

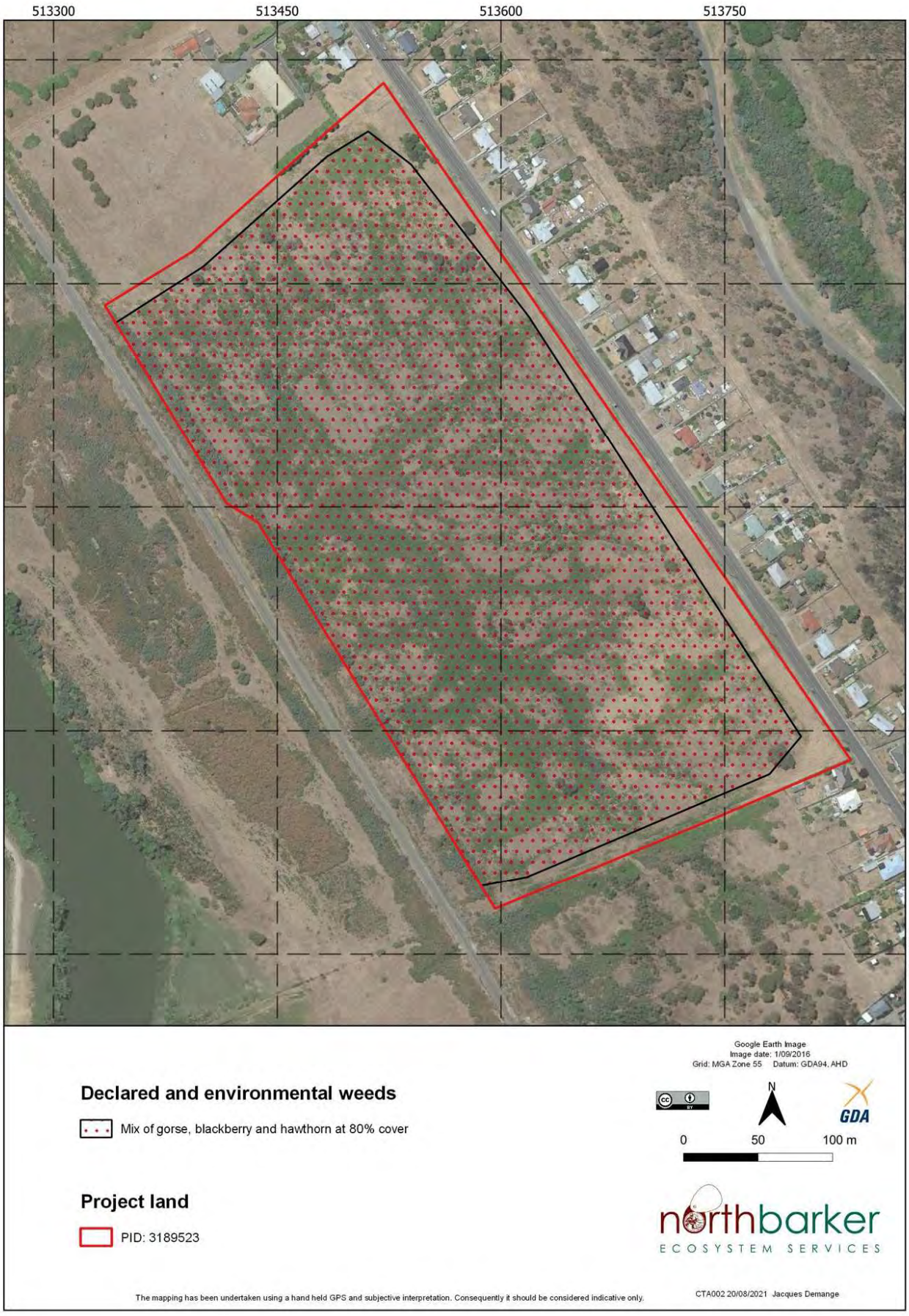



**Figure 3. Declared and environmental weeds**

# 4. Considerations related to natural values

**Vegetation Communities**

There are no vegetation communities within the site which need consideration in relation to the *Nature Conservation Act 2002* or the EPBC .

**Threatened Flora Species**

There are no threatened flora species known or likely to be viable within the site.

**Threatened Fauna Habitat**

There are no native habitats suitable for any threatened fauna. Exotic habitat structures may support breeding and foraging but if present these do not warrant conservation actions. However, staged clearance of weeds to allow animals to escape and a pre clearance den survey should be undertaken before site clearance is undertaken.

An injured animal protocol should also be established for application during site clearance works.

**Weeds**

Due to the extent and density of declared and environmental weeds, a comprehensive weed management plan will need to be developed for the site. This will assist in prevention of the proliferation and spread of weeds and ensure appropriate treatment and disposal of weeds and or infested soils

# 5. Conclusion and recommendations

There is no priority vegetation present.

Due to the degraded nature of the vegetation and the dominance of declared and environmental weeds the land has been mapped as Agricultural land (FAG) and Weed Infestations (FWU).

There are no native flora or native habitat values within the site which will need to be considered.

Native and threatened fauna may utilise the cover of weeds for breeding and or foraging.

To comply with existing management protocols staged clearance should be undertaken to allow animals to escape and a pre clearance den survey and decommissioning protocol should be undertaken before site clearance is undertaken.

An injured animal protocol should also be established for application during site clearance works.

## 6. References

de Salas, M.F. & Baker, M. (2016). *A Census of the Vascular Plants of Tasmania, Including Macquarie Island*. Tasmanian Herbarium, Tasmanian Museum and Art Gallery.

DPIPWE (2015). Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania. (Eds.) Karen Stewart and Michael Askey-Doran. Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania

DPIPWE (2021) *Natural Values Atlas Report* – 13th Aug 2021. Government of Tasmania.

DPIPWE (2021) Threatened Species Note Sheets, Listing Statements & Recovery Plans - various species.

F. G. Goff, G. A. Dawson, and J. J. Rochow, 1982. Site examination for threatened and endangered plant species. Environmental Management 6: 307–316.

Tasmanian State Government (1999). *Tasmanian Weed Management Act 1999.* No. of 1999. Government Printer, Hobart, Tasmania.

# Appendix 1

## Species list - project: CTA002

### Status codes:

| ORIGIN | NATIONAL SCHEDULE | STATE SCHEDULE |
|---|---|---|
| i - introduced | EPBC Act 1999 | TSP Act 1995 |
| d - declared weed WM Act | CR - critically endangered | e - endangered |
| en - endemic to Tasmania | EN - endangered | v - vulnerable |
| t - within Australia, occurs only in Tas | VU - vulnerable | r - rare |

**Sites:**

| | | | |
|---|---|---|---|
| 1 | FWU - E513561, N5414845 | 18/08/2021 | Fiona Walsh |
| 2 | FAG - E513693, N5414873 | 18/08/2021 | Fiona Walsh |

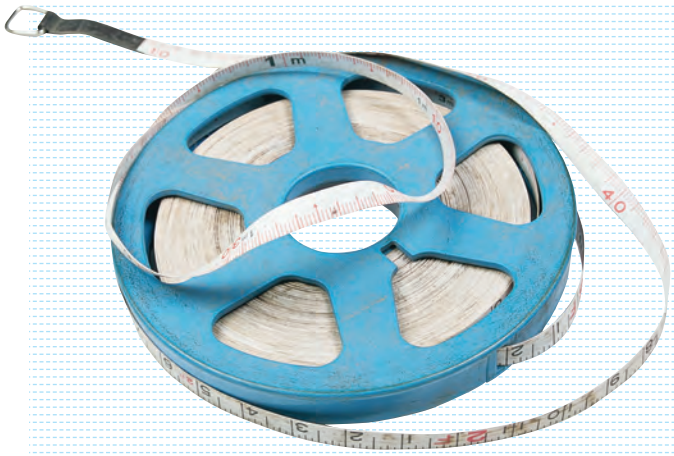
| Site | Name | Common Name | Status |
|---|---|---|---|
| | DICOTYLEDONAE | | |
| | **ASTERACEAE** | | |
| 1 2 | *Cirsium vulgare* | spear thistle | i |
| 1 2 | *Hypochaeris radicata* | rough catsear | i |
| 2 | *Sonchus oleraceus* | common sowthistle | i |
| | **CASUARINACEAE** | | |
| 2 | *Allocasuarina verticillata* | drooping sheoak | |
| | **ERICACEAE** | | |
| 1 | *Styphelia humifusa* | native cranberry | |
| | **EUPHORBIACEAE** | | |
| 1 | *Euphorbia peplus* | petty spurge | i |
| | **FABACEAE** | | |
| 1 | *Acacia dealbata subsp. dealbata* | silver wattle | |
| 1 2 | *Acacia mearnsii* | black wattle | |
| 1 2 | *Trifolium subterraneum* | subterranean clover | i |
| 1 2 | *Ulex europaeus* | gorse | d |
| | **GENTIANACEAE** | | |
| 1 2 | *Centaurium erythraea* | common centaury | i |
| | **MYRTACEAE** | | |
| 2 | *Eucalyptus sp.* | gum | |
| | **PITTOSPORACEAE** | | |
| 1 | *Bursaria spinosa subsp. spinosa* | prickly box | |
| | **PLANTAGINACEAE** | | |
| 1 2 | *Plantago lanceolata* | ribwort plantain | i |
| | **POLYGONACEAE** | | |
| 2 | *Acetosella vulgaris* | sheep sorrel | i |
| 1 2 | *Rumex pulcher subsp. pulcher* | fiddle dock | i |
| | **PRIMULACEAE** | | |
| 1 2 | *Lysimachia arvensis* | scarlet pimpernel | i |
| | **RESEDACEAE** | | |
| 1 2 | *Reseda luteola* | weld | i |
| | **ROSACEAE** | | |
| 1 | *Crataegus monogyna* | hawthorn | i |
| 1 | *Rosa rubiginosa* | sweet briar | i |
| 1 2 | *Rubus fruticosus* | blackberry | d |
| | **SANTALACEAE** | | |
| 1 | *Exocarpos cupressiformis* | common native-cherry | |
| | MONOCOTYLEDONAE | | |

| | | | |
|---|---|---|---|
| | **CYPERACEAE** | | |
| 1 2 | *Carex appressa* | tall sedge | |
| 2 | *Cyperus sp.* | umbrella sedge | |
| | **IRIDACEAE** | | |
| 1 2 | *Watsonia sp.* | watsonia | i |
| | **JUNCACEAE** | | |
| 1 2 | *Juncus sp.* | Rush | |
| | **POACEAE** | | |
| 1 2 | *Agrostis sp.* | blown grass | |
| 1 2 | *Arrhenatherum elatius var. bulbosum* | bulbous oatgrass | i |
| 1 2 | *Austrostipa sp.* | speargrass | |
| 1 | *Briza maxima* | greater quaking-grass | i |
| 1 2 | *Dactylis glomerata* | cocksfoot | i |
| 2 | *Paspalum dilatatum* | paspalum | i |
| 1 | *Poa labillardierei* | silver tussockgrass | |
| 1 2 | *Rytidosperma sp.* | wallabygrass | |
| 1 2 | *Themeda triandra* | kangaroo grass | |
| | **TYPHACEAE** | | |
| 2 | *Typha sp.* | | |

pitt&sherry

# Aboriginal Heritage Assessment

Appendix D



# Proposed Residential Subdivision at 50 Wildor Crescent, Ravenswood
Northern Region, Tasmania

## Aboriginal Heritage Assessment Report

Final Draft Version 1

AUTHOR: Stuart Huys and Vernon Graham
27 Apsley St South Hobart, TAS 7004

CLIENT:
Housing, Disability & Community Services

12.12.2021

CULTURAL HERITAGE MANAGEMENT AUSTRALIA

# Report Version Control

| Report version | Report distribution | Date of Distribution |
|---|---|---|
| Draft Report V1 | Zoe Smith (CHMA) for editing | 11/12/2021 |
| Draft Report V1 | Proponent for review | 12/12/2021 |
| Final Draft Report V1 | Aboriginal Heritage Tasmania | |
| Final report V2 | Aboriginal Heritage Tasmania | |

# Table of Contents

# Table of Contents

# Table of Contents

**Page**

**List of Plates**

# Executive Summary

**Project Details**
Housing, Disability & Community Services are undertaking the planning and approvals process for a proposed residential development at 50 Wildor Crescent Ravenswood in the Northern Region of Tasmania. The property encompasses approximately 11.5ha and is bounded to the east by Wildor Crescent and to the west by the Bell Bay railway line (see Figures 1 and 2). CHMA Pty Ltd and Vernon Graham (AHO) have been engaged to undertake an Aboriginal heritage assessment for the 11.5ha site (the study area), in order to identify any potential Aboriginal heritage constraints. This report presents the findings of the assessment.

**Registered Aboriginal Sites in the Vicinity of the Study Area**
As part of the Aboriginal heritage assessment a search was carried out of Aboriginal Heritage Register (AHR) to determine the extent of registered Aboriginal heritage sites within and in the general vicinity of the 50 Wildor Crescent study area. The search shows that there is a total of nine registered Aboriginal sites that are situated within an approximate 4km radius of the study area (search results provided by Emily Smith from AHT on the 8.11.2021). None of these registered sites are situated within the boundaries of study area. The closest registered Aboriginal site to the study area is AH11151, which is located around 120m to the west of the western boundary of the study area. The detailed AHR search results are provided in section 4.3 of this report.

**Summary Results of the Field Survey**
No Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified during the field survey inspection of the study area footprint. As noted previously, a search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. The assessment has therefore confirmed that the proposed residential development within the current footprint will have no impacts on any known Aboriginal heritage sites. The field survey confirmed that there are no stone resources identified within the study area that would be suitable for stone artefact manufacturing. There are also no rock outcrops occurring within the study area, and therefore there is no potential for Aboriginal rock shelters to be present.

Surface visibility across the majority of the study area was generally quite good, averaging 50%, which means that the effective coverage achieved during the field survey was correspondingly quite high (15 100m²). Because there were some constraints in surface visibility, it cannot be stated with certainty that there are no undetected Aboriginal heritage sites present in the study area footprint. However, the negative survey results and observations made during the survey provide a very strong indication that Aboriginal sites are either absent across the study area or present in very low densities. If undetected sites are present they are most likely to be isolated artefacts or small artefact scatters, representing sporadic Aboriginal activity. The detailed survey results and discussions are presented in section 7 of this report.

**Management Recommendations**

Heritage management options and recommendations provided in this report are made on the basis of the following criteria.

- Consultation with Vernon Graham (Aboriginal Heritage Officer).
- Background research into the extant archaeological and ethno-historic record for the study area and the surrounding region (see sections 3 and 4).
- The results of the investigation as documented in this report (see section 7).
- The legal and procedural requirements as specified in the *Aboriginal Heritage Act 1975* (see section 9).

***Recommendation 1***

No Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified during the field survey inspection of the 50 Wildor Crescent Ravenswood study area. A search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. The assessment has therefore confirmed that the proposed residential development within the current footprint will have no impacts on any known Aboriginal heritage sites. On this basis, it is advised that there are no Aboriginal heritage constraints, or legal impediments to the project proposal proceeding.

***Recommendation 2***

It is assessed that there is generally a low to 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***

Copies of this report should be submitted to Aboriginal Heritage Tasmania (AHT) for review and comment.

# 1.0 Project Outline

## 1.1 Project Details

Housing, Disability & Community Services are undertaking the planning and approvals process for a proposed residential development at 50 Wildor Crescent Ravenswood in the Northern Region of Tasmania. The property encompasses approximately 11.5ha and is bounded to the east by Wildor Crescent and to the west by the Bell Bay railway line (see Figures 1 and 2).

CHMA Pty Ltd and Vernon Graham (AHO) have been engaged to undertake an Aboriginal heritage assessment for the 11.5ha site (the study area), in order to identify any potential Aboriginal heritage constraints. This report presents the findings of the assessment.

## 1.2 Aims of the Investigation

The principal aims of the current Aboriginal Heritage assessment are as follows.

- To undertake an Aboriginal cultural heritage assessment for the property at 50 Wildor Cresecent (the study area, as shown in Figures 1 and 2). The assessment is to be compliant with both State and Commonwealth legislative regimes, in particular the intent of the *Aboriginal Heritage Act 1975* and the associated *Aboriginal Heritage Standards and Procedures (June 2018).*
- Search the Aboriginal Heritage Register (AHR) to identify previously registered Aboriginal heritage sites within and in the general vicinity of the study area.
- Undertake relevant archaeological, environmental and ethno-historical background research to develop and understanding of site patterning within the study area.
- To locate, document and assess any Aboriginal heritage sites located within the study area.
- To assess the archaeological and cultural sensitivity of the study area.
- To assess the scientific and Aboriginal cultural values of any identified Aboriginal cultural heritage sites located within the study area.
- Consult with (or ensure the Aboriginal community representative consults with) Aboriginal organisation(s) and/or people(s) with an interest in the study area in order to obtain their views regarding the cultural heritage of the area.
- To develop a set of management recommendations aimed at minimising the impact of the Tamar Combined System Project on any identified Aboriginal heritage values.
- Prepare a report which documents the findings of the Aboriginal heritage assessment and meets the standards and requirements of the current *Aboriginal Heritage Standards and Procedures* prepared by AHT, Department of Primary industries, Parks, Water and Environment.

## 1.3 Project Limitations

Most archaeological investigations are subject to limitations that may affect the reliability of the results. The main constraint to the present investigation was restricted surface visibility due primarily to the presence of vegetation cover. Prior to

field work being undertaken, the vast majority of the 11.5ha site was covered with dense vegetation and heavily infested with gorse. This clearly would pose major restrictions for the field survey. Following discussions with Aboriginal Heritage Tasmania (AHT), it was decided that the vegetation across the site should be cleared and piled in order to allow for an effective field survey assessment to be carried out. The field survey assessment was delayed until such time that this process was completed. Surface visibility across the site ranged between 30%-80%, averaging 50%. In the context of Tasmania, where thick vegetation is often an issue, this level of surface visibility is good. The issue of surface visibility is further discussed in Section 6 of this report.

### 1.4 Project Methodology

A three stage project methodology was implemented for this assessment.

***Stage 1 (Pre-Fieldwork Background Work)***

Prior to field work being undertaken, the following tasks were completed by CHMA staff.

*Consultation with Aboriginal Heritage Tasmania*

Aboriginal Heritage Tasmania (AHT) was contacted and informed that CHMA had been engaged to undertake an Aboriginal heritage assessment for 50 Wildor Crescent Ravenswood. As part of this initial contact a search request of the Aboriginal Heritage Register (AHR) was submitted to AHT in order to ascertain the presence of any previously registered sites in the vicinity of the study area (submitted on the 2/11/2021).

As noted above, as part of this initial contact discussions were held with AHT regarding appropriate strategies for dealing with dense vegetation across the study area.

*The collation of relevant documentation for the project*

As part of Stage 1 the following research was carried out and background information was collated for this project.

- The collation of information pertaining to any registered heritage sites located within the general vicinity of the study area.
- Relevant reports documenting the outcomes of previous Aboriginal heritage studies in the vicinity of the study area.
- Ethno-historic literature for the region.
- References to the land use history of the study area.
- GIS Information relating to landscape units present in the study area.
- Geotechnical information for the study area, including soil and geology data.

*Consultation with Aboriginal Heritage Officer*

Vernon Graham is the Aboriginal Heritage Officer (AHO) for this project. As part of Stage 1 works Stuart Huys (CHMA archaeologist) was in regular contact with Vernon Graham. The main purpose of this contact was to discuss the scope of the present

investigations, to ratify the proposed methodology for the investigations and to co-ordinate the timeframes for implementing field work.

***Stage 2 (Field Work)***

Stage 2 entailed the field work component of the assessment. The field survey was undertaken by Stuart Huys (CHMA archaeologist) and Vernon Graham (Aboriginal Heritage Officer), over a period of 2 days (25-11-2021 and 26-11-2021).

As part of the field survey assessment, the field team walked a total of 6.4km of survey transects across the 11.5ha site, with the average width of each transect being 5m. The field survey transects were aligned to cover all parts of the study area. Section 6 provides further details as to the survey coverage achieved within the study area.

The results of the field investigation were discussed between Vernon Graham, and Stuart Huys. This included the potential cultural and archaeological sensitivity of the study area, and possible management options.

***Stage 3***

Stage three of the project involves the production of a Draft and Final Report that includes an analysis of the data obtained from the field survey, an assessment of archaeological sensitivity and management recommendations. The report has been prepared by Stuart Huys in consultation with Vernon Graham.

A draft copy (electronic PDF version) of the report was submitted Housing, Disability & Community Services for review. Any comments that were received have been incorporated into the final draft report. One electronic copy (PDF version) of the final draft report has been provided Aboriginal Heritage Tasmania (AHT) for review. In addition, a copy of the report has sent out to a select range of Aboriginal community groups in the Northern Region of Tasmania for information purposes.

Plate 1: Vernon Graham, the AHO for this project

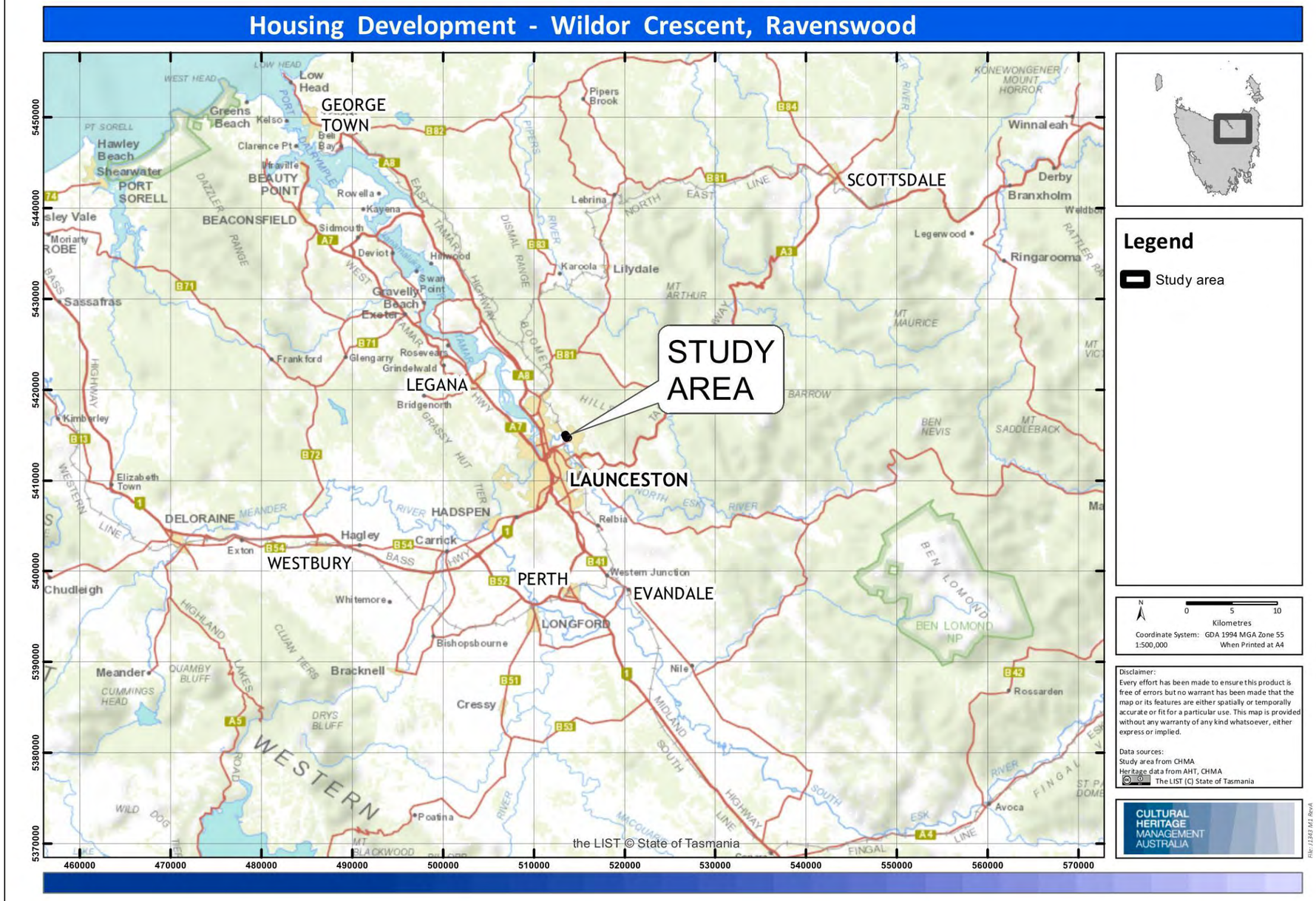



***Figure 1: Topographic map showing the general location of the study area at 50 Wildor Crescent Ravenswood, in the Northern Region of Tasmania***


***Figure 2: Aerial image showing the boundaries of the 11.5ha study area***

# 2.0 Environmental Setting of the Study Area

## 2.1 Introduction

Prior to undertaking archaeological survey of the study area, it is necessary to characterise the landscape. This includes considering environmental factors such as topography, geology, climate, vegetation and past and current landscape use. An assessment of the environmental setting helps to develop understanding of the nature of Aboriginal occupation and site patterning that might be expected to occur across the study area. In addition, it must be remembered that in Aboriginal society, the landscape extends beyond economic and technological behaviour to incorporate social geography and the embodiment of Ancestral Beings.

The archaeological context is generally only able to record the most basic aspects of Aboriginal behaviour as they relate to artefact manufacture and use and other subsistence related activities undertaken across the landscape such as raw material procurement and resource exploitation. The distribution of these natural resources occurs intermittently across the landscape and as such, Aboriginal occupation and associated archaeological manifestations occur intermittently across space. However, the dependence of Aboriginal populations on specific resources means that an understanding of the environmental resources of an area accordingly provides valuable information for predicting the type and nature of archaeological sites that might be expected to occur within an area.

The primary environmental factors known to affect archaeological patterning include the presence or absence of water, both permanent and ephemeral, animal and plant resources, stone artefact resources and terrain.

Additionally, the effects of post-depositional processes of both natural and human agencies must also be taken into consideration. These processes have a dramatic effect on archaeological site visibility and conservation. Geomorphological processes such as soil deposition and erosion can result in the movement of archaeological sites as well as their burial or exposure. Heavily vegetated areas can restrict or prevent the detection of sites, while areas subject to high levels of disturbance may no longer retain artefacts or stratified deposits.

The following sections provide information regarding the landscape context of the study area including topography, geology, soils and vegetation.

## 2.2 Landscape Setting of the Study Area

The study area corridor is located at Ravenswood, which is a suburb of Launceston, in the Northern region of Tasmania. The 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 suburb of Ravenswood is situated within the Launceston Basin, on the south-east edge 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 Legana is low-energy, with mudflats and shoals exposed at low tide. The River Tamar is estuarine at this point, and subject to tidal influences.

The study area is situated on the lower western side slopes of the Boomer Hills which flank the eastern margins of the North Esk River, approximately 2km to the east of where it joins with the South Esk River. The North Esk River is still estuarine at this point and is subject to tidal influences. The western boundary of the study area approaches to within 200m of the river (see Plates 2 and 3). The slope gradient across the study area is typically quite steep, ranging between 5º and 30º, with slope direction being from east to west. (see Plate 4) A series of minor ephemeral gullies drain the slopes of th study area, emptying into the North Esk River. These were dry at the time of the survey, despite it being a quite wet season. On the west side of the North Esk River (to the west of the study area), the terrain is flat and prone to regular flooding events.

The underlying geology across the entire study area is Jurassic dolerite. The dolerite bedrock is exposed to the surface across much of the study area, with soil depth typically being shallow to skeletal (see Plate 5). Soils are red brown regolith clays that have been derived through the decomposition of the parent bedrock. From an Aboriginal heritage perspective, the type of bedrock present in the study area and the depth of soil deposits are important considerations. Dolerite is not a stone material type that is well suited for artefact manufacturing. It is therefore very unlikely that Aboriginal quarrying or stone procurement activity would have taken place in the study area. The shallow to skeletal soil deposits mean that there is a limited potential for sub-surface artefact deposits to be present.

The study area is part of a rural landscape. Much of the vegetation across the study area had previously been extensively cleared of native vegetation as part of past farming practices. In recent years the property had become heavily infested with gorse and other weeds. As noted previously, an extensive program of vegetation removal was carried out across the site, prior to the field survey program being undertaken. Patches of wattle and Eucalypt regrowth are still scattered across parts of the site (see Plate 6). The levels of land clearing that has occurred across the study area means that any Aboriginal heritage sites that may be present will have been disturbed to some extent. These disturbances are likely to be confined to the top of the soil horizon.

Plate 2: View north-west from the study area, across the Tamar Valley

Plate 3: View west from the west boundary of the study area towards the North Esk River

Plate 4: View east looking at typical hill slope gradients across the study area

Plate 5: Bedrock dolerite exposed to the surface across the west portion of the study area

Plate 6: View west at extensive vegetation clearance across the site

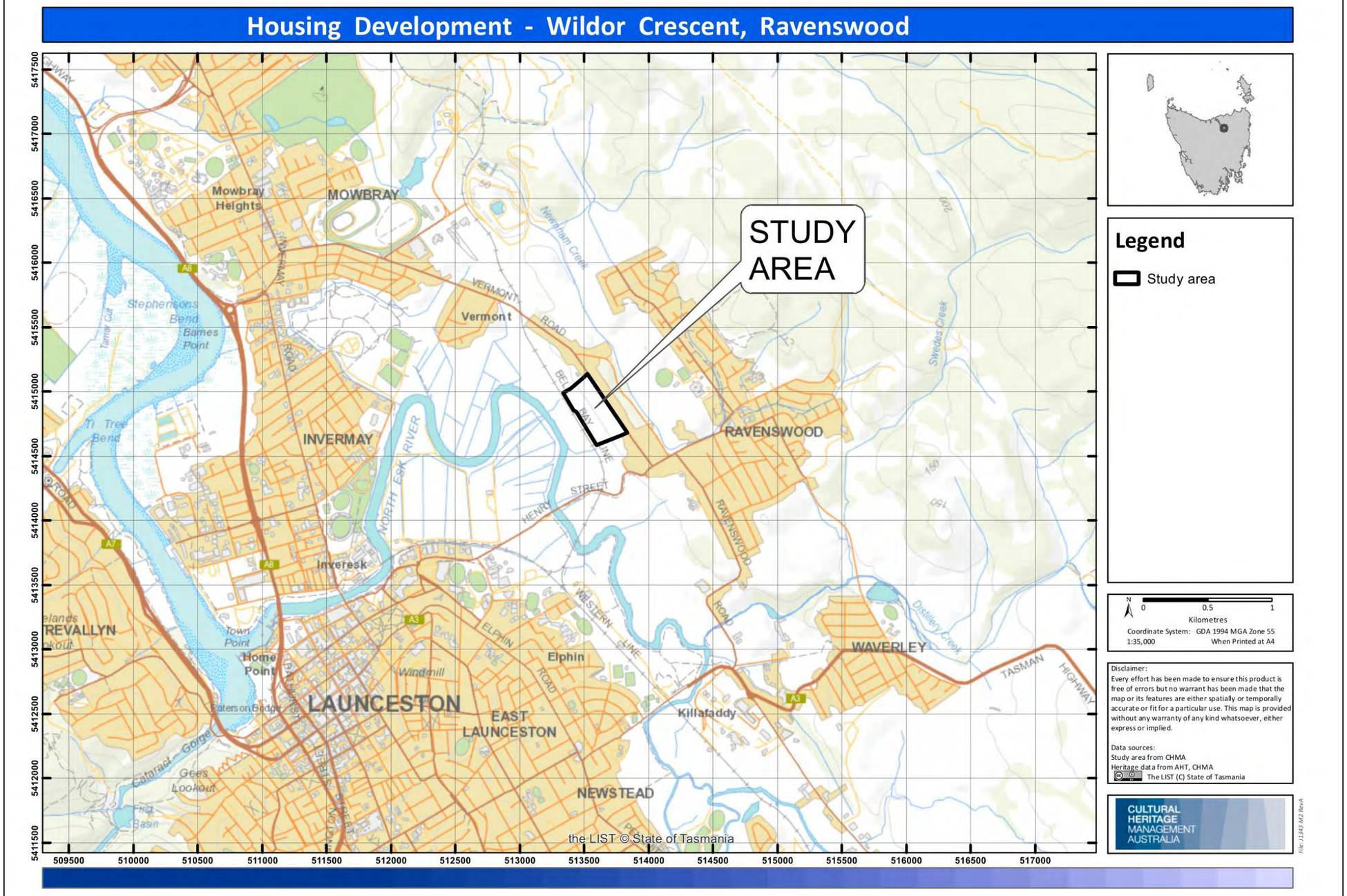



***Figure 3: Topographic map showing the landscape setting of the study area***

# 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

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 Tamar Combined System Project 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).

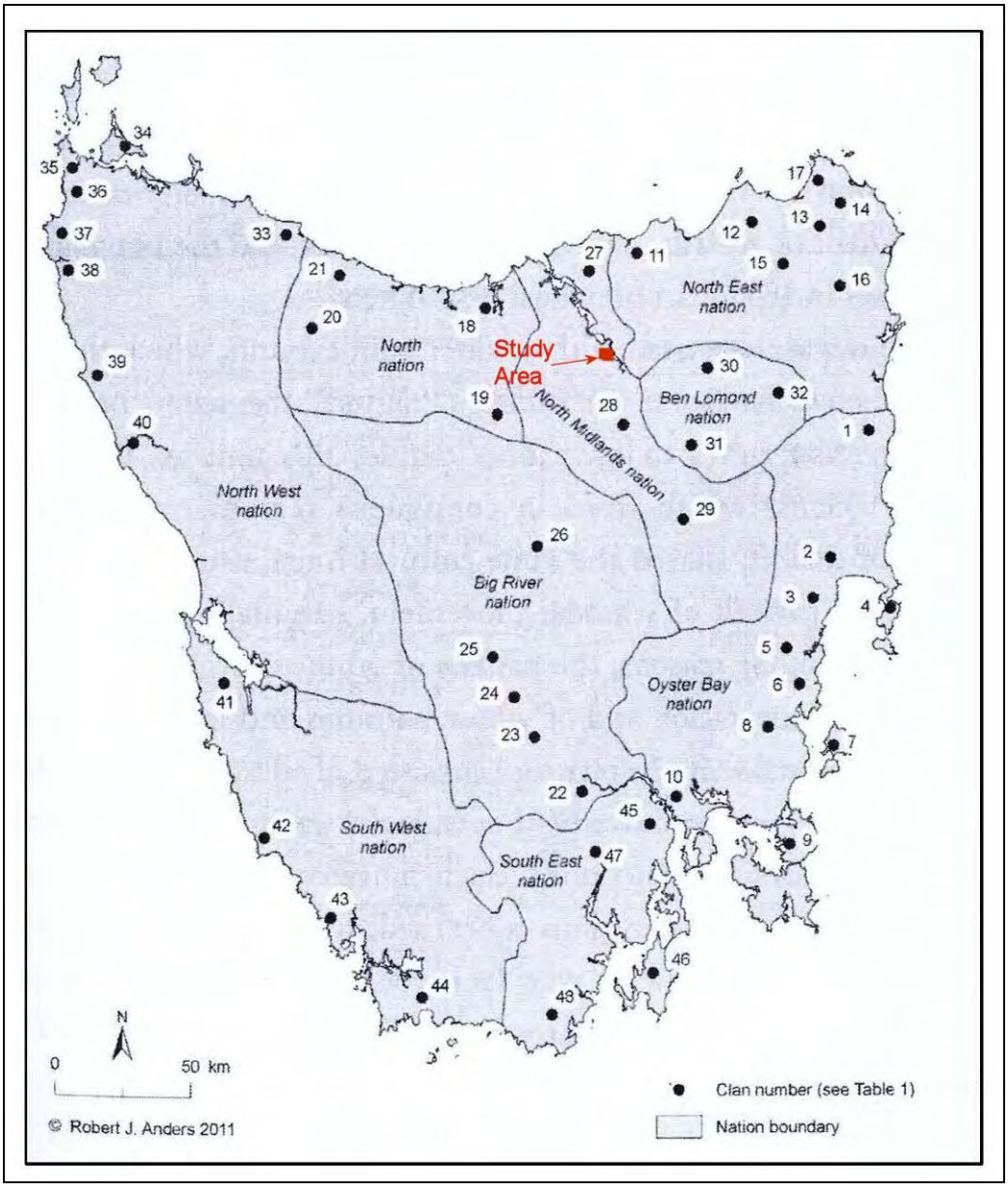



***Figure 4: The Aboriginal Nations of Tasmania in relation to the study area (Ryan 2012:15)***

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 Legana and Launceston (including the current study area) was the Panninher (Norfolk Plains) 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).

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).

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.

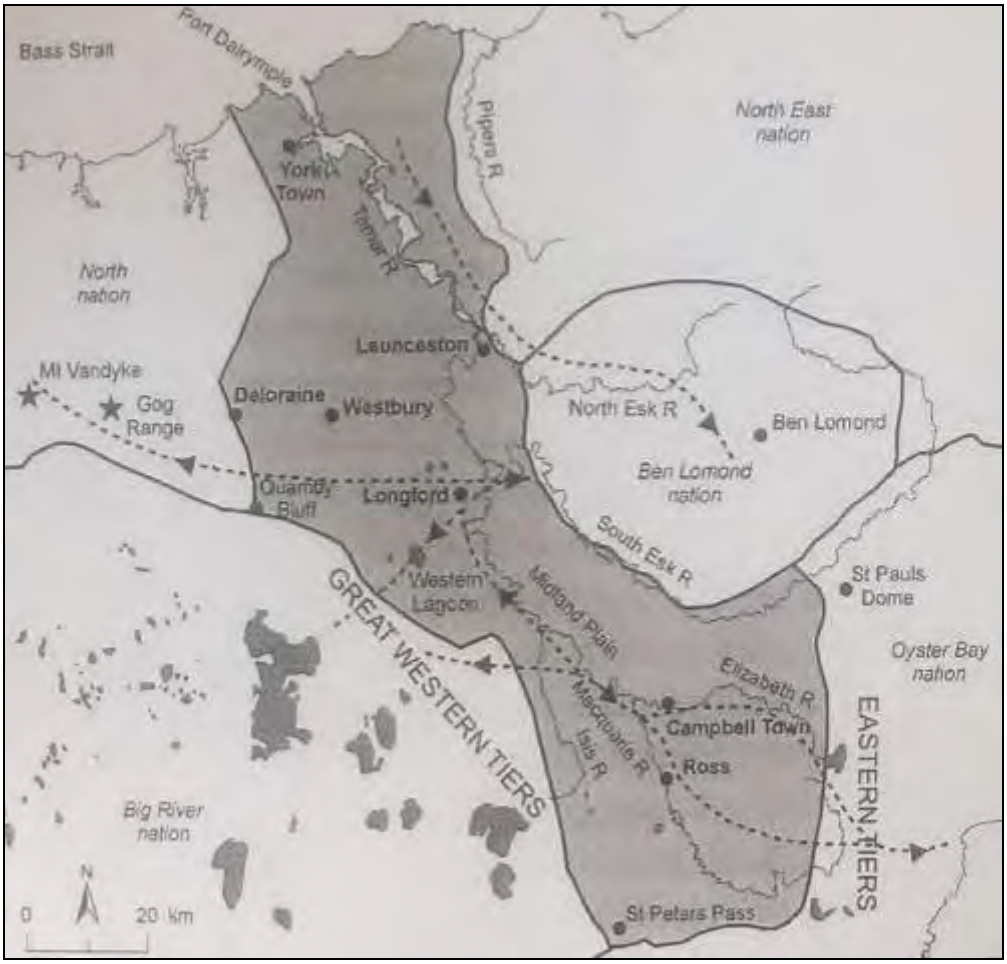



***Figure 5: Settlement and movement patterns of the Midland Plain clans (Ryan 2012:30)***

### 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

(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).

# 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.

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).

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 Previous Archaeological Investigations in the Vicinity of the Study Area

A number of small archaeological/cultural heritage assessments have been undertaken in the vicinity of Ravenswood. The majority of these have been industry based, driven by development rather than by research. The following provides a summary overview of a select range of these studies that are of most relevance to the study area.

#### *Studies around Norwood and Mowbray*

*CHMA (2010a and 2010b)*

CHMA (2010a) was engaged by Transend to undertake an Aboriginal heritage assessment for the proposed route of a 110 kV transmission cable (EHV cable) between the existing Mowbray and Norwood substations and connecting to a new St Leonards 110/22 kV Substation. The proposed route for the 110 kV transmission cable was 9.5km in length, with the width of the corridor easement being a minimum of 30m.

CHMA (2010a) did not identify any Aboriginal heritage sites or objects within the bounds of the route easement. However, six sections of the proposed route easement were identified as having been assessed as being of potential archaeological sensitivity (PAS1-6). This was on the basis that these sections of the easement traversed landscape units that had been identified through predictive modelling to have a comparatively higher potential for Aboriginal sites to occur (artefact scatters/and or middens). CHMA (2010a) recommended that sub-surface investigations be implemented within the six identified PAS locations.

CHMA (2010b) were subsequently engaged by Transend to undertake these sub-surface investigations. Two of the PAS areas identified by CHMA (2010a) were subsequently avoided through the re-alignment of a section of the proposed route easement (PAS3 and PAS4). As a consequence, sub-surface investigations were not implemented at these two PAS locations. Sub-surface investigations were initiated at location PAS1. However, it was quickly revealed that this PAS location was situated within an area that had been massively disturbed through the previous construction of the railway line which is located immediately to the west. Fill material was identified throughout the PAS area. As a consequence, the test pitting program was abandoned in this area (CHMA 2010b).

Sub-surface investigations were carried out by CHMA 2010b) at the remaining three PAS locations (PAS2, PAS5 and PAS6). These investigations resulted in the identification of low densities of sub-surface artefact deposits at each of the three locations. Based on these finds, each PAS area was confirmed as being Aboriginal sites and were designated site names AH11150, AH11151 and AH11152.

PAS6 (site AH11152) was situated on the level and slightly elevated basal slopes of a low relief hill, on the north-east margins of the North-Esk River. A total of seven artefacts were recovered from the 15 test pits, equating to an average of 0.47 artefact per pit or 1.87 artefacts/m². The densities of artefacts recovered at PAS6 (AH11152) were consistent with low intensity Aboriginal activity, with the most likely scenario, being that this was the location for an interim camp location utilised occasionally by Aboriginal people moving along the North-Esk River. The stand out feature of the excavations at area PAS6 (AH11152) was the recovery of two artefacts that have been manufactured from European materials. Both artefacts were recovered from the same test pit (Pit 4). The presence of these artefacts provided definitive evidence for continued Aboriginal occupation in this area post European settlement, and technically constituted a ‘Contact Site’ (CHMA 2010b:21-22).

PAS2 (site AH11150) was situated approximately 150m to the north-east of PAS6, and incorporated a 30m section of the proposed transmission cable route easement that ran across the flat summit of a low relief hill. This hill was located around 150-200m to the north-east of the North-Esk River. A series of 5 test pits were excavated within the bounds of PAS2, with a total of three artefacts recovered from these pits, equating to an average of 0.6 artefact/pit or 2.4 artefacts/m². The densities of artefacts recovered at AH11150 were consistent with low intensity Aboriginal activity. The most likely scenario was that this was the location for an interim camp location

utilised occasionally by Aboriginal people moving along the North-Esk River. Given the elevation of the location above the low lying River terraces, it was considered likely that this was a wet weather or winter camp location (CHMA 2010b:27).

PAS5 (site AH11151) incorporated a 230m section of the proposed transmission cable route easement that traversed the basal western slopes of a series of hills, on the eastern margins of the North Esk River. A series of twenty test pits were excavated within the bounds of PAS5. A total of four artefacts were recovered from the 20 test pits, equating to an average of 0.2 artefact per pit or 0.8 artefacts/m². The densities of artefacts recovered at AH11151 were consistent with very low intensity Aboriginal activity. The most likely was that these artefacts were representative of sporadic foraging activity along the margins of the North Esk River (CHMA 2010b:31).

***CHMA (2015)***

CHMA (2015) were engaged to undertake an Aboriginal heritage assessment for the Launceston Sewerage Improvement Project (LSIP). The field survey assessment resulted in the identification of one Aboriginal heritage site (AH13125), which is classified as an isolated artefact. The site was located on the Prospect section of the pipeline corridor, and is situated on the flat summit of a small knoll, around 100m to the east of Dalrymple Creek (CHMA (2015:57).

In addition to site AH13125, there was one small section of the pipeline corridor that was assessed by CHMA (2015) as being of elevated potential archaeological sensitivity (PAS1). This section of the pipeline was located between the Norwood SPS, and the Hoblers Bridge STP, which traversed the margins either side of the North Esk River. The area was situated within 100m of Aboriginal sites AH11150 and AH11152. Based on predictive modelling, it was assessed that there was a high possibility of artefact deposits being present in this area (CHMA 2015:57).

### 4.3 Registered Aboriginal Sites in the Vicinity of the Study Area

As part of the Aboriginal heritage assessment a search was carried out of Aboriginal Heritage Register (AHR) to determine the extent of registered Aboriginal heritage sites within and in the general vicinity of the 50 Wildor Crescent study area. The search shows that there is a total of nine registered Aboriginal sites that are situated within an approximate 4km radius of the study area (search results provided by Emily Smith from AHT on the 8.11.2021). Eight of these sites are classified as Artefact scatters. In addition, there is one registered Aboriginal Rock marking/Engraving site (AH13842). It should be noted that AH13842 is the AH number that was allocated to the Preminghana petroglyphs while they were held at QVMAG (advice received from AHT on the 20/5/2021).

Table 1 provides the summary details for these nine registered Aboriginal sites, with Figure 6 showing the location of the registered sites in relation to the study area footprint.

None of these registered sites are situated within the boundaries of study area. The closest registered Aboriginal site to the study area is AH11151, which is located around 120m to the west of the western boundary of the study area. As noted in section 4.2, site AH11151 was identified through a sub-surface test pitting program undertaken by CHMA (2010b) along a 230m section of the proposed transmission cable route easement that traversed the basal western slopes of a series of hills, on the eastern margins of the North Esk River. A total of four artefacts were recovered from the 20 test pits excavated in this area, equating to an average of 0.2 artefact per pit or 0.8 artefacts/m². The densities of artefacts recovered at AH11151 were consistent with very low intensity Aboriginal activity. The most likely was that these artefacts were representative of sporadic foraging activity along the margins of the North Esk River (CHMA 2010b:31).

Figure 7 shows the location and spatial extent of site AH11151 in relation to the study area boundaries.

***Table 1: Summary details for Registered Aboriginal sites within a 4km radius of the study area (based on the results of the AHR search dated 8-11-2021)***

| AH Number | Site Type | Locality | Grid Reference Easting (GDA 94) | Grid Reference Northing (GDA 94) |
|---|---|---|---|---|
| 224 | Artefact Scatter | Newnham | 509812 | 5416884 |
| 225 | Artefact Scatter | St Leonards | 514412 | 5412783 |
| 10395 | Artefact Scatter | West Launceston | 509884 | 5411691 |
| 11150 | Artefact Scatter | St Leonards | 514902 | 5412006 |
| 11151 | Artefact Scatter | Ravenswood | 513361 | 5414685 |
| 11152 | Artefact Scatter | St Leonards | 514774 | 5411982 |
| 7907 | Artefact Scatter | West Launceston | 509962 | 5411633 |
| 9742 | Artefact Scatter | Invermay | 510870 | 5414533 |
| 13842 | Rock Marking Engraving | Invermay | 511774 | 5413729 |

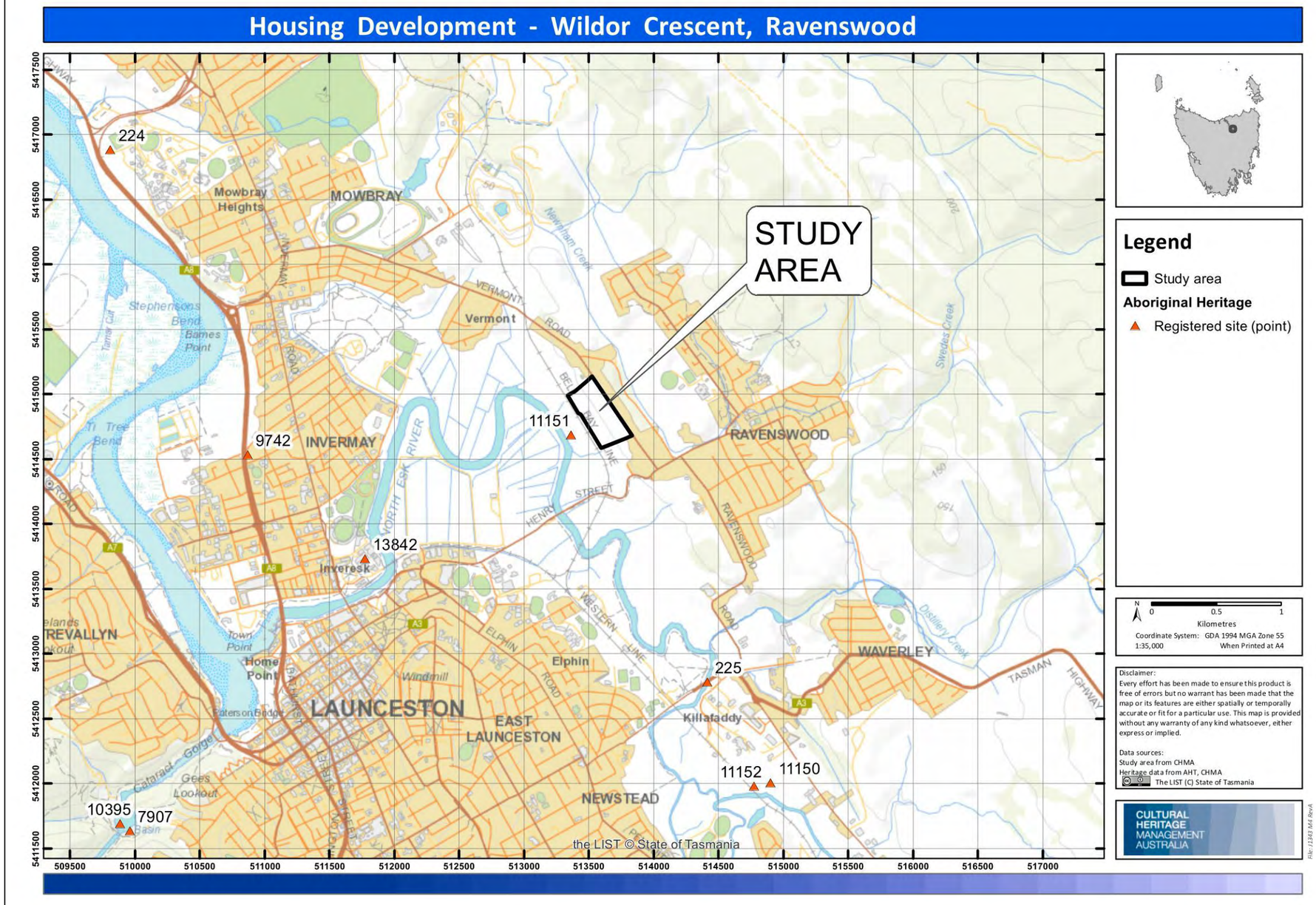



***Figure 6: Topographic map showing the location of Registered Aboriginal sites within a 4km radius of the study area (based on the results of the AHR search dated 8-11-2021)***


***Figure 7: Aerial image showing the location and spatial extent of registered Aboriginal site AH11151 in relation to the study area boundaries***

# 5.0 Predictive Modelling

## 5.1 Introduction to Predictive Modelling

Predictive modelling, in an archaeological context, is a fairly straightforward concept and has been utilised by archaeologists in Australia for a number of years as a tool for undertaking research into Aboriginal heritage sites. In summary, predictive modelling involves the collation of information generated from previous archaeological research in a given region and using this information to establish patterns of Aboriginal site distributions within the landscape of that particular region. On the basis of perceived patterns of site distribution, archaeologists can then make predictive statements regarding the potential for various Aboriginal site types to occur within certain landscape settings, and can make preliminary assessments regarding the potential archaeological sensitivity of landscape types within a given region.

## 5.2 Predictive Models; Strengths and Weaknesses

It should be acknowledged that most, if not all predictive models have a number of potential inherit weaknesses, which may serve to limit their value. These include, but may not be limited to the following:

1) The accuracy of a predictive model is directly influenced by the quality and quantity of available site data and information for a given region. The more data available and the greater the quality of that data, the more likely it is that an accurate predictive model can be developed.
2) Predictive modelling works very well for certain types, most particularly isolated artefacts and artefact scatters, and to a lesser extent scarred trees. For other site types it is far more difficult to accurately establish distribution patterns and therefore make predictive modelling statements. Unfortunately, these site types are generally the rarer site types (in terms of frequency of occurrence) and are therefore generally the most significant sites.
3) Predictive modelling (unless it is very sophisticated and detailed) will generally not take into account micro-landscape features within a given area. These micro features may include (but is certainly not limited to) slight elevations in the landscape (such as small terraces) or small soaks or drainage depressions that may have held water. These micro features have been previously demonstrated to occasionally be focal points for Aboriginal activity.
4) Predictive modelling to a large extent is often predicated on the presence of watercourses. However, in some instances the alignment of these watercourses has changed considerably over time. As a consequence, the present alignment of a given watercourse may be substantially different to its alignment in the past. The consequence of this for predictive modelling (if these ancient water courses are not taken into account) is that predicted patterns of site distributions may be greatly skewed.

## 5.3 A Predictive Model of Site Type Distribution for the Study Area

The findings of previous archaeological investigations undertaken within the broader study region and in the general surrounds of the study area, together with the results of the AHR search, indicate that by far the most likely site types that will be present within the study area will be artefact scatters and isolated artefacts. It is also a possible (although far less likely) that shell midden sites may also be present, given that the study area is situated within a few hundred metres of the estuarine reaches of the North Esk River. The following provides a definition for these site types and a general predictive statement for their distribution across the study area.

As discussed in section 4 of this report, other Aboriginal site types have been recorded in the broader study region. These include Aboriginal stone quarries and Aboriginal rock shelters. The underlying geology across the study area and broader surrounds is entirely comprised of Jurassic dolerite. This stone material type was 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 any sizable rock outcrops in the study area also means that there is no possibility of Aboriginal rock shelters being 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.

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.

*Site Distribution Patterns:*

Previous archaeological research in the region has identified the following pattern of distribution for this site type.

- The majority of artefact scatters are located in close proximity to a water course, on relatively level and well drained ground.

- Larger open artefact scatters (representing more intensive activity, such as regular camp areas), tend to be located on level, elevated landscape features, close to major water courses (within 500m). The most common areas are the elevated basal slopes of hills, the level spines of spurs (around the termination point of the spur), or on elevated sand bodies.
- Sites are likely to occur at the intersection of the hilly country with the plains. Sheltered valleys at the base of ridgelines have been noted as having an increased likelihood of containing archaeological sites.
- Site and artefact densities on the lower lying flood plains of water courses tend to be comparatively lower. This may be reflective of the fact these low lying areas were less favoured as camp locations, due to such factors as rising damp and vulnerability to flooding; and
- Site and artefact densities also tend to be comparatively lower in areas away from water courses.
- Site and artefact densities are comparatively lower in moderate to steeply sloping terrain.
- Isolated artefacts may be found distributed across the landscape.

The study area encompasses 11.5ha and is located around 200-300m east of the North Esk River. The terrain encompassed within the study area is a major consideration for the predictive modelling. The study area is situated on the lower western side slopes of a prominent series of hills, with slope gradients ranging between 5º and 30º and typically exceeding 10º.

Based on the general pattern of site distribution presented above, it would be anticipated that site and artefact densities across the study area, on these steeper hill slopes is likely to be low to very low, representing more sporadic activity. If sites and artefacts are present, they are most likely to be within the western portion of the study area, closer to the North Esk River, particularly on any benched slope areas where gradients decrease to below 5º.

**Shell Midden Sites**

*Definition*

Middens range in thickness from thin scatters to stratified deposits of shell and sediment up to 2m thick. In addition to shell, which has accumulated as food, refuse, shell middens usually contain other food remains such as bone from fish, birds and terrestrial animals and humus from the decay of plant and animal remains. They also commonly contain charcoal and artefacts made from stone, shell and bone.

*Predictive Statement*

- Middens are by far the most common site type encountered along the North Tasmanian coastline and estuary systems. For those middens that occur around the interface between sandy beaches and rock platforms, there is likely to be a broad range of shellfish species represented, including pipis, abalone, whelks and periwinkles.

- The largest middens are found immediately adjacent to the shoreline, near to the shellfish resources, and are on elevated, generally gently sloping or level terrain.
- A few sizeable middens have been noted up to 500m inland, with smaller middens having been identified up to 1km inland. These shell middens are comprised almost entirely of shell, and rarely contain large numbers of stone artefacts or faunal remains.
- Middens may be expected to occur with a lithic component, however assemblages will be small.

The study area is located around 200m to the east of the estuarine reaches of the North Esk River. Given the close proximity to this estuarine resource zone, it is possible that Aboriginal shell midden sites will be present in the study area. If shell midden sites are present, they are likely to be small deposits of estuarine shellfish species such as mud oyster.

# 6.0 Survey Coverage of the Study Area

**Survey Coverage and Surface Visibility**
Survey coverage refers to the estimated portion of a study area that has actually been visually inspected during a field survey. Surface Visibility refers to the extent to which the actual soils of the ground surface are available for inspection. Figure 8 provides a useful guide for the estimation of surface visibility.

The field survey was undertaken by Stuart Huys (CHMA archaeologist) and Vernon Graham (Aboriginal Heritage Officer), over a period of 2 days (25-11-2021 and 26-11-2021). As part of the field survey assessment, the field team walked a total of 6.4km of survey transects across the 11.5ha site, with the average width of each transect being 5m. This equates to a survey coverage of 32 000m². The field survey transects were aligned to cover all parts of the study area. Figure 9 shows the alignment of the transects walked by the field team.

Surface visibility across the site ranged between 30%-80%, averaging 50%, which is in the medium range (see Figure 8). In the context of Tasmania, where thick vegetation is often an issue, this level of surface visibility is good. Typically, the lower levels of surface visibility occurred across the east portion of the study area, closer to Wildor Road, where grass cover was reasonably thick (see Plate 7). Denser vegetation was also still present along the rocky steeper gullies, where vegetation had not been cleared due to accessibility issues. Throughout the remainder of the study area the visibility had been greatly improved through the recent vegetation removal program discussed earlier (see Plates 8 and 9).

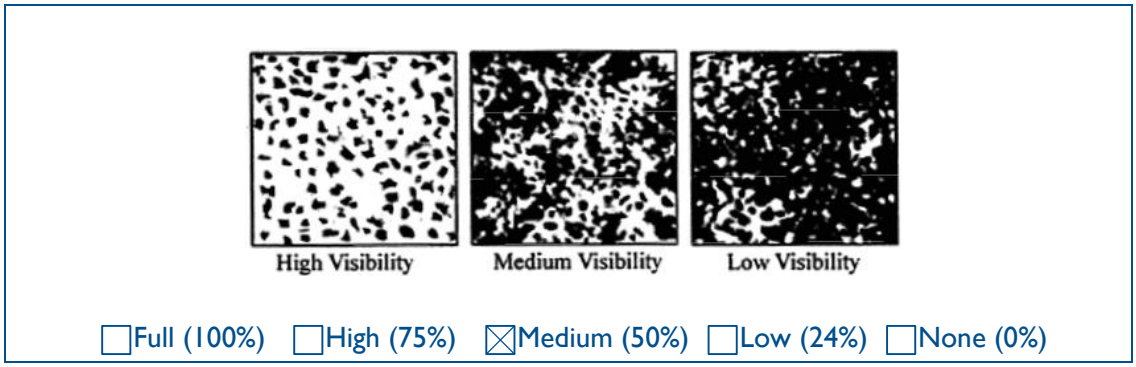



***Figure 8: Guidelines for the estimation of surface visibility***

**Effective Coverage**
Variations in both survey coverage and surface visibility have a direct bearing on the ability of a field team to detect Aboriginal heritage sites, particularly site types such as isolated artefacts, artefact scatters and shell middens (which are the site types most likely to occur in the study area). The combination of survey coverage and surface visibility is referred to as effective survey coverage. Table 2 presents the estimated effective survey coverage achieved during the course of the survey assessment of the study area. The effective coverage is estimated to have been

15 100m². This level of effective coverage is certainly considered sufficient for the purposes of generating a reasonable understanding as to the potential extent, nature and distribution of Aboriginal cultural heritage sites in the study area.

***Table 2: Effective Survey Coverage achieved across the 50 Wildor Crescent study area***

| Area surveyed | Survey Transects Walked | Estimated Surface Visibility | Effective Survey Coverage |
|---|---|---|---|
| Eastern study area | 1 900m x 5m = 9 500m² | 30% | 2 850m² |
| Central study area | 2 500m x 5m = 12 500 m² | 50% | 6 250m² |
| Western study area | 2 000m x 5m = 10 000 m² | 60% | 6 000m² |
| Total | 6 400m x 5m = 32 000m² | | 15 100m² |

Plate 7: View south across the eastern portion of the study area showing typical surface visibility levels of 30%

Plate 8: View north across the central portion of the study area, with average surface visibility at 50%

Plate 9: View north across the west portion of the study area, with visibility averaging 60%


***Figure 9: Aerial image showing the survey transects walked by the field team across the study area***

# 7.0 Survey Results and Discussion

No Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified during the field survey inspection of the study area footprint. As described in section 4.3, a search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. The assessment has therefore confirmed that the proposed residential development within the current footprint will have no impacts on any known Aboriginal heritage sites.

The field survey was also able to confirm that there are no stone resources identified within the study area that would be suitable for stone artefact manufacturing. There are also no rock outcrops occurring within the study area, and therefore there is no potential for Aboriginal rock shelters to be present.

As described in section 6 of this report, surface visibility across the majority of the study area was generally quite good, averaging 50%, which means that the effective coverage achieved during the field survey was correspondingly quite high (15 100m²). Because there were some constraints in surface visibility, it cannot be stated with certainty that there are no undetected Aboriginal heritage sites present in the study area footprint. However, the negative survey results and observations made during the survey provide a very strong indication that Aboriginal sites are either absent across the study area or present in very low densities. If undetected sites are present they are most likely to be isolated artefacts or small artefact scatters, representing sporadic Aboriginal activity. These sites are more likely to be present in the western portion of the study area, closer to the North Esk River. However, there were no specific landscape features that were identified within this part of the study area where elevated site and artefact densities, representing more intensive activity (such as a camp location) may be present. As noted previously, soil deposits across the entire study area are shallow to skeletal, which means that there is little potential for sub-surface artefact deposits to be present.

The negative findings of the field survey program and the interpretation of these findings is generally consistent with the findings of previous archaeological investigations undertaken around the Launceston area. These investigations have shown that site and artefact densities are generally higher on elevated, level and well drained landscape features, close to major water courses. The most common areas are the elevated basal slopes of hills, the level spines of spurs (around the termination point of the spur), or on elevated sand bodies. Sites AH11150, AH11151 and AH11152, which were identified by CHMA (2010b) are all god examples of this. All three sites are situated on elevated, level well drained landscape features, close to the North Esk River. Site AH11151 is situated closest to the study area, being situated on the basal hill slopes, just above the east margins of the North Esk River, around 120m to the west of the study area.

Site densities are typically much lower on the flood plains of the major rivers, and in the more rugged hills fringing the river valleys. The study area is situated on the quite

steep side slopes of the Boomer Hills, with slope gradients typically in excess of 10º, and no benched slope areas which may have afforded reasonable camp site locations. Aboriginal activity across these steeper hill slope areas was likely to have been sporadic. The Panninher (Norfolk Plains) people from the Northern Midlands Nation would probably have traversed these hill slopes on a seasonal basis. However, the visits were probably short and intermittent, with people not camping on the hill slopes, which means that large scale cultural deposits do not accumulate. The people would carry the majority of their tool kit with them, as they needed to be highly mobile in order to make the most of the seasonal resources and trade opportunities. Artefacts discarded by such groups are likely to be those that are easily replaced. Rates of discard are expected to be low, resulting in low density archaeological sites and isolated artefacts.

# 8.0 Consultation with Aboriginal Communities and Statement of Aboriginal Significance

The designated Aboriginal Heritage Officer (AHO) for this project is Vernon Graham. One of the primary roles of the Aboriginal Heritage Officer is to consult with Aboriginal community groups. The main purpose of this consultation process is:

- to advise Aboriginal community groups of the details of the project,
- to convey the findings of the Aboriginal heritage assessment,
- to document the Aboriginal social values attributed to Aboriginal heritage resources in the study area,
- to discuss potential management strategies for Aboriginal heritage sites, and
- to document the views and concerns expressed by the Aboriginal community representatives.

Aboriginal Heritage Tasmania (AHT) has advised that there have been some changes to the accepted approach to Aboriginal community consultation, based on recommendations made by the AHC on 28 April 2017. These changes relate to cases where the AHC consider it may be sufficient for a Consulting Archaeologist (CA) or Aboriginal Heritage Officer (AHO) to consult only with the Aboriginal Heritage Council.

The Council recommended that consultation with an Aboriginal community organisation is not required for a proposed project when:
There are less than 10 isolated artefacts that are not associated with any other nearby heritage; or
The impact of the project on Aboriginal heritage:

- is not significant; or
- will not destroy the heritage; or
- affects only part of the outer approximately 20% of a buffer around a registered site

The CA and AHO will need to demonstrate in Aboriginal heritage reports including map outputs:

- that the proposed impact on the Aboriginal heritage within the project area is not significant and why;
- that the project activity will not destroy the heritage;
- that the proposed impact to the site buffer is not adjacent to a significant component of the registered site polygon.

No Aboriginal sites were identified during the field survey of the 50 Wildor Crescent study area footprint. A search of the AHR shows that there are no registered Aboriginal sites that are located within or in the immediate vicinity of the study area, and it is assessed that there is a very low potential for undetected Aboriginal heritage sites to be present.

Despite the negative results, the decision has been made to distribute this report to a select range of Aboriginal community groups in the north of the State for information purposes only. The report has also been provided to AHT for review.

Vernon Graham has provided a statement of the Aboriginal cultural values attributed to the study area as a whole. This statement is presented below.

***Statement of Cultural/Social Significance by Vernon Graham***
*Aboriginal heritage/relics are not renewable. Hence any cultural heritage values provide a direct link to past occupation undertaken by traditional indigenous ancestors to the region of the project proposal. This provides a story or link for the Aboriginal community today, and facilitates the connection to social cultural heritage values, ethno history /story and the relationship pertaining to country. This is an integral part of regaining knowledge so it can be encapsulated and retained by the both individual Aboriginal people and for the Aboriginal community collectively.*

*We did not identify any Aboriginal heritage sites during the survey of the of the site at 50 Wildor Crescent Ravenswood and our AHR search shows that there are no registered sites located within this area. Based on these negative results, and my observations made during the field survey, I am satisfied that there is a very low potential for Aboriginal sites to be present in the study area.*

*Even if the site of the project proposal contains no evidence of Aboriginal heritage there is always the cultural resources (flora, fauna, aquaculture or any other resource values that the earth may offer) and the living landscape, which highlight the high significance to the Aboriginal cultural heritage values to the country.*

*Most of the study area that we surveyed has been very highly disturbed by past historic land uses, and virtually all the native vegetation across the area has been cleared, which means most of the bush tucker resources that may have been present in this area are now gone. The North Esk River valley would have been an important resource zone for our people, as were most of the major river valleys in the north of the State.*

# 9.0 Statutory Controls and Legislative Requirements

The following provides an overview of the relevant State and Federal legislation that applies for Aboriginal heritage within the state of Tasmania.

## 9.1 State Legislation

In Tasmania, the *Aboriginal Heritage Act 1975* (the Act) is the primary Act for the treatment of Aboriginal cultural heritage. The Act is administered by the Minister for Aboriginal Affairs, through Aboriginal Heritage Tasmania (AHT) in the Department of Primary Industries, Parks, Water and the Environment (DPIPWE). AHT is the regulating body for Aboriginal heritage in Tasmania and '[n]o fees apply for any application to AHT for advice, guidance, lodgement or permit application'.

The Act applies to 'relics' which are any object, place and/or site that is of significance to the Aboriginal people of Tasmania (as defined in section 2(3) of the Act). The Act defines what legally constitutes unacceptable impacts on relics and a process to approve impacts when there is no better option. Aboriginal relics are protected under the Act and it is illegal to destroy, damage, deface, conceal or otherwise interfere with a relic, unless in accordance with the terms of a permit granted by the Minister. It is illegal to sell or offer for sale a relic, or to cause or permit a relic to be taken out of Tasmania without a permit (section 2(4) qualifies and excludes 'objects made, or likely to have been made, for purposes of sale').

Section 10 of the Act sets out the duties and obligations for persons owning of finding an Aboriginal relic. Under section 10(3) of the Act, a person shall, as soon as practicable after finding a relic, inform the Director or an authorised officer of the find.

It should be noted that with regard to the discovery of suspected human skeletal remains, the *Coroners Act 1995* takes precedence. The *Coroners Act 1995* comes into effect initially upon the discovery of human remains, however once determined to be Aboriginal the *Aboriginal Relics Act* overrides the *Coroners Act.*

In August 2017, the Act was substantively amended and the title changed from the *Aboriginal Relics Act 1975*. As a result, the AHT *Guidelines to the Aboriginal Heritage Assessment Process* were replaced by the *Aboriginal Heritage Standards and Procedures*. The Standards and Procedures are named in the statutory *Guidelines* of the Act issued by the Minister under section 21A of the Act. Other amendments include:

- An obligation to fully review the Act within three years.
- Increases in maximum penalties for unlawful interference or damage to an Aboriginal relic. For example, maximum penalties (for deliberate acts) are 10,000 penalty unites (currently $1.57 million) for bodies corporate other than small business entities and 5,000 penalty units (currently $785,000) for individuals or small business entities; for reckless or negligent offences, the maximum penalties are 2,000 and 1,000 penalty units respectively (currently $314,000 and $157,000). Lesser offences are also defined in sections 10, 12, 17 and 18.

- Prosecution timeframes have been extended from six months to two years.
- The establishment of a statutory Aboriginal Heritage Council to advise the Minister.

Section 21(1) specifies the relevant defence as follows: “It is a defence to a prosecution for an offence under section 9 or 14 if, in relation to the section of the Act which the defendant is alleged to have contravened, it is proved … that, in so far as is practicable … the defendant complied with the guidelines”.

### 9.2 Commonwealth Legislation

There are also a number of Federal Legislative Acts that pertain to cultural heritage. The main Acts being; *The Australian Heritage Council Act 2003*, *The Aboriginal and Torres Strait Islander Heritage Protection Act 1987* and the *Environment Protection and Biodiversity Conservation Act 1999*

***Australian Heritage Council Act 2003 (Comm)***

The *Australian Heritage Council Act 2003* defines the heritage advisory boards and relevant lists, with the Act’s Consequential and Transitional Provisions repealing the Australian Heritage Commission Act 1975. The Australian Heritage Council Act, like the Australian Heritage Commission Act, does not provide legislative protection regarding the conservation of heritage items in Australia, but has compiled a list of items recognised as possessing heritage significance to the Australian community. The Register of the National Estate, managed by the Australian Heritage Council, applies no legal constraints on heritage items included on this list.

***The Aboriginal and Torres Strait Islander Heritage Protection Act 1987*.**

This Federal Act was passed to provide protection for the Aboriginal heritage, in circumstances where it could be demonstrated that such protection was not available at a state level. In certain instances, the Act overrides relevant state and territory provisions.

The major purpose of the Act is to preserve and protect from injury and desecration, areas and objects of significance to Aborigines and Islanders. The Act enables immediate and direct action for protection of threatened areas and objects by a declaration from the Commonwealth minister or authorised officers. The Act must be invoked by, or on behalf of an Aboriginal or Torres Strait Islander or organisation.

Any Aboriginal or Torres Strait Islander person or organization may apply to the Commonwealth Minister for a temporary or permanent 'Stop Order' for protection of threatened areas or objects of significant indigenous cultural heritage.

The Commonwealth Act 'overrides' State legislation if the Commonwealth Minister is of the opinion that the State legislation (or undertaken process) is insufficient to protect the threatened areas or objects. Thus, in the event that an application is made to the Commonwealth Minister for a Stop Order, the Commonwealth Minister will, as a matter of course, contact the relevant State Agency to ascertain what

protection is being imposed by the State and/or what mitigation procedures have been proposed by the landuser/developer.

In addition to the threat of a 'Stop Order' being imposed, the Act also provides for the following:

- If the Federal Court, on application from the Commonwealth Minister, is satisfied that a person has engaged or is proposing to engage in conduct that breaches the 'Stop Order', it may grant an injunction preventing or stopping such a breach (s.26). Penalties for breach of a Court Order can be substantial and may include a term of imprisonment;
- If a person contravenes a declaration in relation to a significant Aboriginal area, penalties for an individual are a fine up to $10,000.00 and/or 5 years gaol and for a Corporation a fine up to $50,000.00 (s.22);
- If the contravention is in relation to a significant Aboriginal object, the penalties are $5,000.00 and/or 2 years gaol and $25,000.00 respectively (s.22);
- In addition, offences under s.22 are considered 'indictable' offences that also attract an individual fine of $2,000 and/or 12 months gaol or, for a Corporation, a fine of $10,000.00 (s.23). Section 23 also includes attempts, inciting, urging and/or being an accessory after the fact within the definition of 'indictable' offences in this regard.

The Commonwealth Act is presently under review by Parliament and it is generally accepted that any new Commonwealth Act will be even more restrictive than the current legislation.

***Environment Protection and Biodiversity Conservation Act 1999 (Comm)***
This Act was amended, through the Environment and Heritage Legislation Amendment Act (No1) 2003 to provide protection for cultural heritage sites, in addition to the existing aim of protecting environmental areas and sites of national significance. The Act also promotes the ecologically sustainable use of natural resources, biodiversity and the incorporation of community consultation and knowledge.

The 2003 amendments to the *Environment Protection and Biodiversity Conservation Act 1999* have resulted in the inclusion of indigenous and non-Indigenous heritage sites and areas. These heritage items are defined as:
'indigenous heritage value of a place means a heritage value of the place that is of significance to indigenous persons in accordance with their practices, observances, customs, traditions, beliefs or history;

Items identified under this legislation are given the same penalty as actions taken against environmentally sensitive sites. Specific to cultural heritage sites are §324A-324ZB.

***Environment and Heritage Legislation Amendment Act (No1) 2003 (Comm)***
In addition to the above amendments to the *Environment Protection and Biodiversity Conservation Act 1999* to include provisions for the protection and conservation of

heritage, the Act also enables the identification and subsequent listing of items for the Commonwealth and National Heritage Lists. The Act establishes the *National Heritage List*, which enables the inclusion of all heritage, natural, Indigenous and non-Indigenous, and the *Commonwealth Heritage List*, which enables listing of sites nationally and internationally that are significant and governed by Australia.

In addition to the *Aboriginal and Torres Strait Islander Heritage Protection Act 1987*, amendments made to the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* enables the identification and subsequent listing of indigenous heritage values on the Commonwealth and/or National Heritage Lists (ss. 341D & 324D respectively). Substantial penalties (and, in some instances, gaol sentences) can be imposed on any person who damages items on the National or Commonwealth Heritage Lists (ss. 495 & 497) or provides false or misleading information in relation to certain matters under the Act (ss.488-490). In addition, the wrongdoer may be required to make good any loss or damage suffered due to their actions or omissions (s.500).

# 10.0 Aboriginal Cultural Heritage Management Plan

Heritage management options and recommendations provided in this report are made on the basis of the following criteria.

- Consultation with Vernon Graham (Aboriginal Heritage Officer).
- Background research into the extant archaeological and ethno-historic record for the study area and the surrounding region (see sections 3 and 4).
- The results of the investigation as documented in this report (see section 7).
- The legal and procedural requirements as specified in the *Aboriginal Heritage Act 1975* (see section 9).

***Recommendation 1***

No Aboriginal heritage sites, suspected features or specific areas of elevated archaeological potential were identified during the field survey inspection of the 50 Wildor Crescent Ravenswood study area. A search of the AHR shows that there no registered Aboriginal sites within or in the immediate vicinity of the study area. The assessment has therefore confirmed that the proposed residential development within the current footprint will have no impacts on any known Aboriginal heritage sites. On this basis, it is advised that there are no Aboriginal heritage constraints, or legal impediments to the project proposal proceeding.

***Recommendation 2***

It is assessed that there is generally a low to 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***

Copies of this report should be submitted to Aboriginal Heritage Tasmania (AHT) for review and comment.

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# Glossary of Terms

*Aboriginal Archaeological Site*
A site is defined as any evidence (archaeological features and/or artefacts) indicating past Aboriginal activity, and occurring within a context or place relating to that activity. The criteria for formally identifying a site in Australia vary between States and Territories.

*Artefact*
A portable object that has been humanly made or modified (see also stone artefact).

*Assemblage (lithic)*
A collection of complete and fragmentary stone artefacts and manuports obtained from an archaeological site, either by collecting artefacts scattered on the ground surface, or by controlled excavation.

*Broken Flake*
A flake with two or more breakages, but retaining its area of break initiation.

*Chert*
A highly siliceous rock type that is formed biogenically from the compaction and precipitation of the silica skeletons of diatoms. Normally there is a high percentage of cryptocrystalline quartz. Like chalcedony, chert was valued by Aboriginal people as a stone material for manufacturing stone tools. The rock type often breaks by conchoidal (shell like) fracture, providing flakes that have hard, durable edges.

*Cobble*
Water worn stones that have a diameter greater than 64mm (about the size of a tennis ball) and less than 256mm (size of a basketball).

*Core*
A piece of stone, often a pebble or cobble, but also quarried stone, from which flakes have been struck for the purpose of making stone tools.

*Core Fragments*
A piece of core, without obvious evidence of being a large primary flake.

*Cortex*
The surface of a piece of stone that has been weathered by chemical and/or physical means.

*Debitage*
The commonly used term referring to the stone refuse discarded from knapping. The manufacturing of a single implement may result in the generation of a large number of pieces of debitage in an archaeological deposit.

*Flake (general definition)*
A piece of stone detached from a nucleus such as a core. A complete or substantially complete flake of lithic material usually shows evidence of hard indenter initiation, or occasional bending initiation. The most common type of flake is the 'conchoidal flake'. The flake's primary fracture surface (the ventral or inside surface) exhibits features such as fracture initiation, bulb of force, and undulations and lances that indicate the direction of the fracture front.

*Flake fragment*
An artefact that does not have areas of fracture initiation, but which displays sufficient fracture surface attributes to allow identification as a stone artefact fragment.

*Flake portion (broken flake)*
The proximal portion of a flake retaining the area of flake initiation, or a distal portion of a flake that retains the flake termination point.

*Flake scraper*
A flake with retouch along at least one margin. The character of the retouch strongly suggests shaping or rejuvenation of a cutting edge.

*Nodules*
Regular or irregular cemented masses or nodules within the soil. Also referred to as concretions and buckshot gravel. Cementing agents may be iron and/or manganese oxides, calcium carbonate, gypsum etc. Normally formed in situ and commonly indicative of seasonal waterlogging or a fluctuating chemical environment in the soil such as; oxidation and reduction, or saturation and evaporation. Nodules can be redistributed by erosion. (See also 'concretion').

*Pebble*
By geological definition, a waterworn stone less than 64 mm in diameter (about the size of a tennis ball). Archaeologists often refer to waterworn stones larger than this as pebbles though technically they are cobbles.

*Quartz*
A mineral composed of crystalline silica. Quartz is a very stable mineral that does not alter chemically during weathering or metamorphism. Quartz is abundantly common and was used by Aboriginal people throughout Australia to make light-duty cutting tools. Despite the often unpredictable nature of fracture in quartz, the flakes often have sharp cutting edges.

*Quartzite*
A hard silica rich stone formed in sandstone that has been recrystallised by heat (metaquartzite) or strengthened by slow infilling of silica in the voids between the sand grains (Orthoquartzite).

*Retouch (on stone tools)*
An area of flake scars on an artefact resulting from intentional shaping, resharpening, or rejuvenation after breakage or blunting of a cutting edge. In resharpening a cutting edge the retouch is invariably found only on one side (see also 'indeterminate retouched piece', retouch flake' etc).

*Scraper*
A general group of stone artefacts, usually flakes but also cores, with one or more retouched edges thought to have been used in a range of different cutting and scraping activities. A flake scraper is a flake with retouch along at least one margin, but not qualifying for attribution to a more specific implement category. Flake scrapers sometimes also exhibit use-wear on the retouched or another edge.

*Silcrete*
A hard, fine grained siliceous stone with flaking properties similar to quartzite and chert. It is formed by the cementing and/or replacement of bedrock, weathering deposits, unconsolidated sediments, soil or other material, by a low temperature physico-chemical process. Silcrete is essentially composed of quartz grains cemented by microcrystalline silica. The clasts in silcrete bare most often quartz grains but may be chert or chalcedony or some other hard mineral particle. The mechanical properties and texture of silcrete are equivalent to the range exhibited by chert at the fine-grained end of the scale and with quartzite at the coarse-grained end of the scale. Silcrete was used by Aboriginal people throughout Australia for making stone tools.

*Site Integrity*
The degree to which post-depositional disturbance of cultural material has occurred at a site.

*Stone Artefact*
A piece (or fragment) of stone showing evidence of intentional human modification.

*Stone procurement site*
A place where stone materials is obtained by Aboriginal people for the purpose of manufacturing stone artefacts. In Australia, stone procurement sites range on a continuum from pebble beds in water courses (where there may be little or no evidence of human activity) to extensively quarried stone outcrops, with evidence of pits and concentrations of hammerstones and a thick layer of knapping debris.

*Stone tool*
A piece of flaked or ground stone used in an activity, or fashioned for use as a tool. A synonym of stone tool is ‘implement’. This term is often used by archaeologists to describe a flake tool fashioned by delicate flaking (retouch).

*Use wear*

Macroscopic and microscopic damage to the surfaces of stone tools, resulting from its use. Major use-wear forms are edge fractures, use-polish and smoothing, abrasion, and edge rounding bevelling.

# Appendix 1

## Unanticipated Discovery Plan

# 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*.

Aboriginal Heritage Tasmania
Department of Primary Industries, Parks, Water and Environment

Tasmanian Government

## 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**

pitt&sherry

# Landscape Impact Assessment

Appendix E

# Landscape Impact Assessment for the Proposed Rezoning of the Eastern Portion 50 Wildor Crescent, Ravenswood

**December 2021**

# Contents



# List of figures



| | | |
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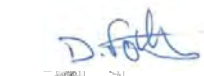
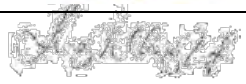
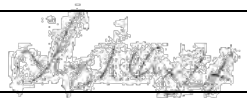
| Prepared by — Doug Fotheringham |  | **Date — 06/12/2021** |
| Reviewed by — Leigh Knight |  | **Date — 06/12/2021** |
| Authorised by — Leigh Knight |  | **Date — 06/12/2021** |

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| A | Draft to client | D Fotheringham | L Knight | Leigh Knight | 06/12/2021 |
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## Purpose

The purpose of this Landscape Impact Assessment is to demonstrate that rezoning the eastern portion of 50 Wildor Crescent, Ravenswood from the Rural Resource Zone to the General Residential Zone will have acceptable impacts on landscape values.

## Background

It is proposed to rezone a portion of 50 Wildor Crescent from the Rural Resource Zone to the General Residential Zone. Under the *Housing Land Supply Act 2018* and the *Northern Regional Land Use Strategy 2021*, the Minister of Planning is required to consider an assessment of impacts on landscape values before rezoning land.

## The Site

As shown in Figure 1 below, 50 Wildor Crescent, is located approximately 3km from the Launceston's city centre. The property straddles the Bell Bay Railway line, which is located to the east of the North Esk River. Only the eastern portion of the property is to be rezoned. The western portion is on the other side of the Bell Bay Railway Line and is not to be rezoned.


Figure 1 Location Plan (source: LISTmap)

The Natural Values Assessment (NVA), which has been submitted with the rezoning proposal, was prepared in August 2021. This NVA demonstrates that:

- there is no threatened vegetation or threatened vegetation communities on the site; and
- the site contained native vegetation, including emergent wattle, and was infested with weeds, including gorse, blackberry and hawthorn at the time of the survey.

Following the preparation of this NVA, the weeds were cleared and mulched in November 2021, to enable an Aboriginal Heritage Assessment to be carried out. Photos 1 to 6 (below) in this Landscape Impact Assessment were taken after the weeds had been cleared.

## Proposed Rezoning and the Effective Development Area

It is proposed to rezone the site to the General Residential Zone in order to provide for a future residential subdivision. The development area for the future subdivision will be constrained by the following setbacks:

- The Bushfire Hazard Management Advice prepared for the rezoning proposal indicates that the following bushfire setbacks will be required for dwellings to achieve Bushfire Attack Level 19, in order to comply with the requirements of C13.6.1 of the Bushfire-Prone Areas Code, under the TSP:
    - North-west boundary bushfire setback is 10m
    - South-east boundary setback is 19m; and
    - Railway boundary setback is 24m.
- A building setback of 50m from the boundary with the railway line is recommended because this would enable dwellings to be constructed without noise or vibration attenuation measures being imposed by the C3.6.1 of the Road and Railway Assets Code, under the Tasmanian Planning Scheme (TSP);

The Department of State Growth are currently carrying out investigations for a future road reserve, which may be located adjacent and to the northeast of the railway line. This would likely result in a potential 91m building setback from the site's boundary with the railway (although this has not been confirmed).

Given the above setbacks, the Effective Development Area (EDA) for the proposed rezoning is shown in Figure *2* below. It is worth noting that these building setback areas will incorporate parkland style planting with trees and other native vegetation, maintained in a low-fuel condition, which will go a long way to mitigating the future residential subdivision's impacts on landscape values, while providing public open space and improving the natural values of the site.


Figure 2 Effective development area for residential subdivision

## Integrating Trees and Other Vegetation with the Subdivision Design

With regard to the future residential subdivision, the trees located in the building setbacks will be retained and more will be planted in a parkland-style, because this style is consistent with bushfire risk measures. However, it should also be possible to retain certain trees in the EDA as part of the detailed subdivision design works.

In order to mitigate potential landscape impacts, the future residential subdivision will be designed with tree-lined streets. More trees and other vegetation will be located on residential lots and in public open space, with

integrated water sensitive urban design features throughout. Not only will this type of subdivision design go a long way towards mitigating potential landscape impacts, but it will also create a contemporary sustainable residential area with a high quality environment for the future residents.

In the building setback areas, weeds will be removed and the remaining native vegetation will be maintained in a low-fuel condition to mitigate risk from bushfire hazards.


Figure 3 Integrating trees and other vegetation with the subdivision design

## Photos of the Site from Significant Viewpoints

Due to the site's location in relation to Launceston's existing network of levy banks, existing trees (alongside various public roads and the North Esk River) and existing buildings (residential, industrial, commercial and agricultural), it is fairly difficult to view the site from most roads and from most parts of central Launceston, East Launceston and Invermay. Figure *4* below provides the most significant viewpoints from which photographs of the site were taken, including:

Photo 1 – looking north-west along the Wildor Crescent frontage

Photo 2 – Looking south from the north-east corner of the site

Photo 3 – Looking north on to the site from Henry Street

Photo 4 – Looking north-east on to the site from the bottom of High Street, East Launceston

Photo 5 – Looking north-east on to the site from the levy bank near the UTAS Stadium

Photo 6 – Looking south-east on to the site from the levy bank just east of the community garden


Figure 4 Significant Viewpoints

Photo 1 below shows the site's frontage along Wildor Crescent. The land is largely cleared with a few mature Eucalypt trees near the frontage in the northern corner of the site. The frontage of a residential subdivision here would mimic the frontage of the residential development on the opposite side of Wildor Street, as shown in Photo 1 below (i.e. single dwellings, with crossovers and front gardens with associated vegetation).

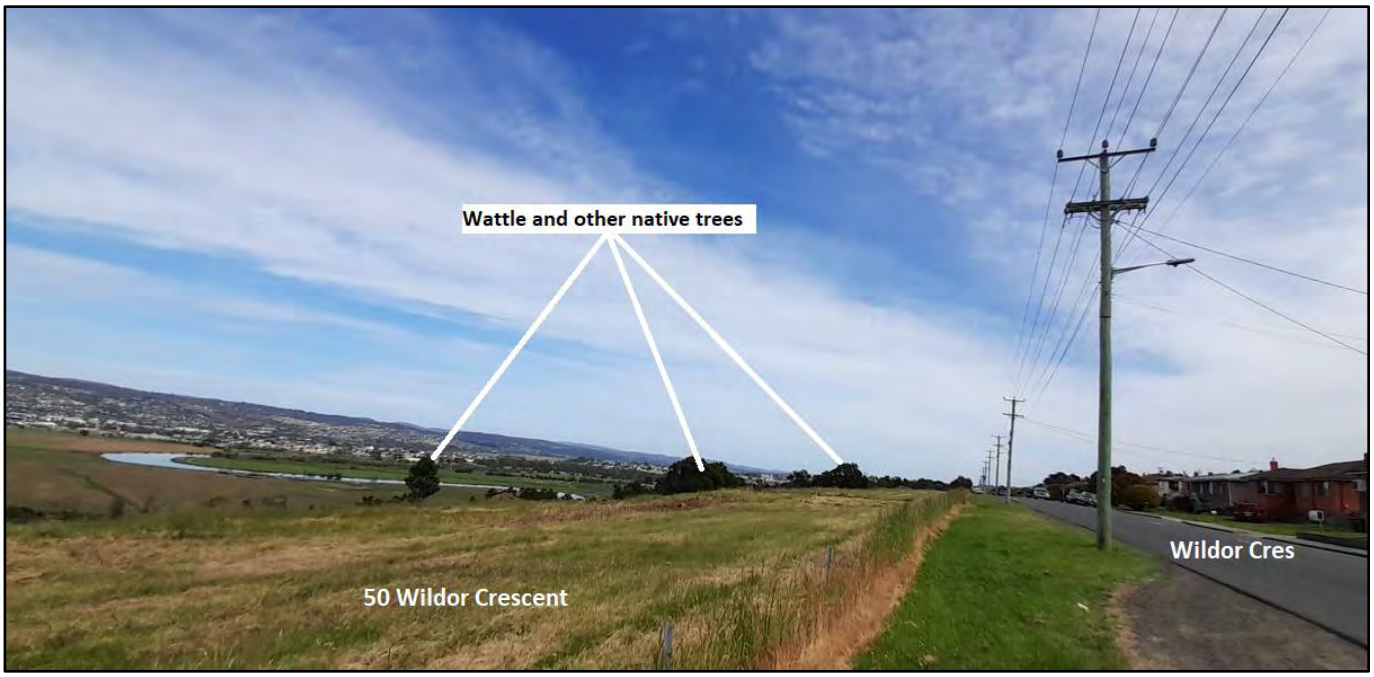



Photo 1 – looking north-west along the Wildor Crescent frontage

Photo 2 below shows the stand of native trees near the site's frontage with Wildor Crescent and looks south in to the site, where more native trees can be seen. The vegetation in the middle of the site was predominantly comprised of weeds (gorse, blackberry and hawthorn). However, the weeds have recently been cleared and mulched.

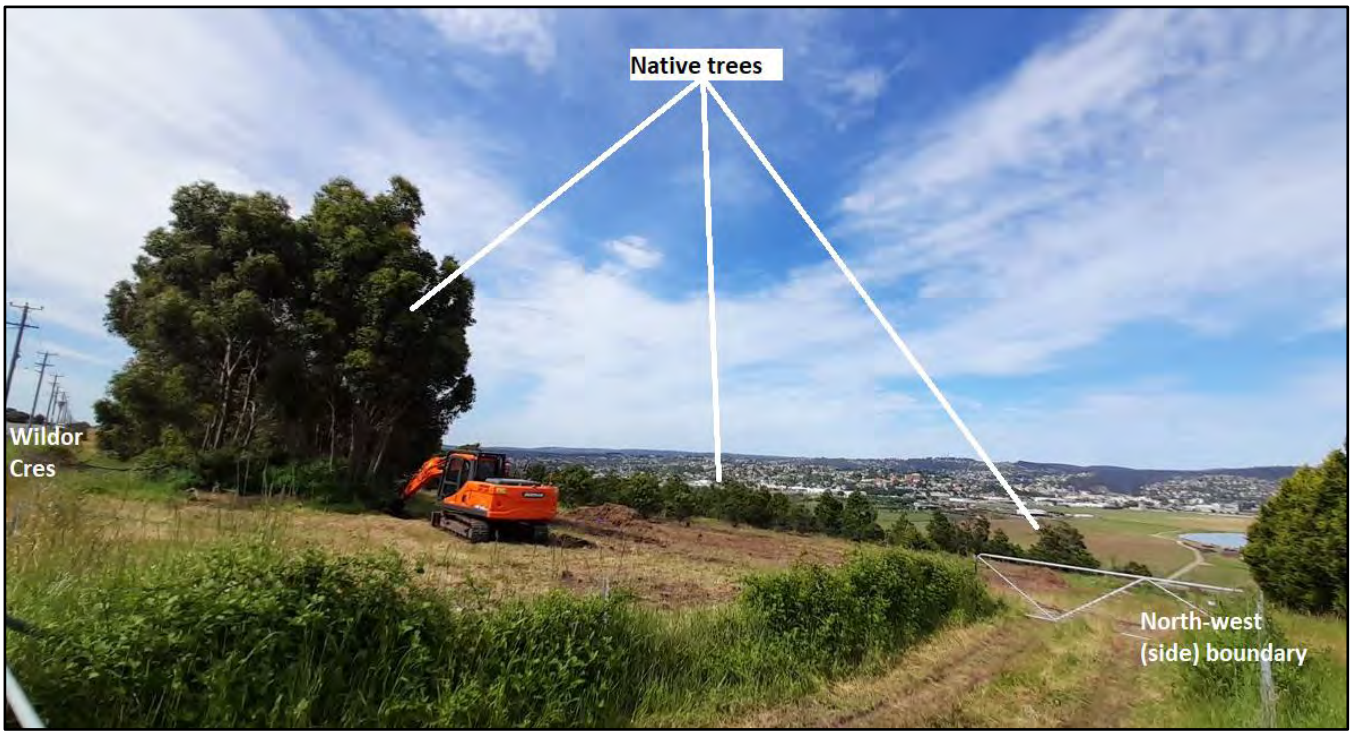



Photo 2 – Looking south from the north-east corner of the site

Photo 3 below shows the site when viewed from the bottom of High Street, East Launceston. This view would mostly be seen from a portion of residential houses in this part of East Launceston. Bearing in mind that there will a residential subdivision on the site which will incorporate significant tree planting and parkland-style planting in the setback areas, and that there is rising ground behind the site with forest on it, the potential landscape impacts when viewed from this area can be significantly mitigated.

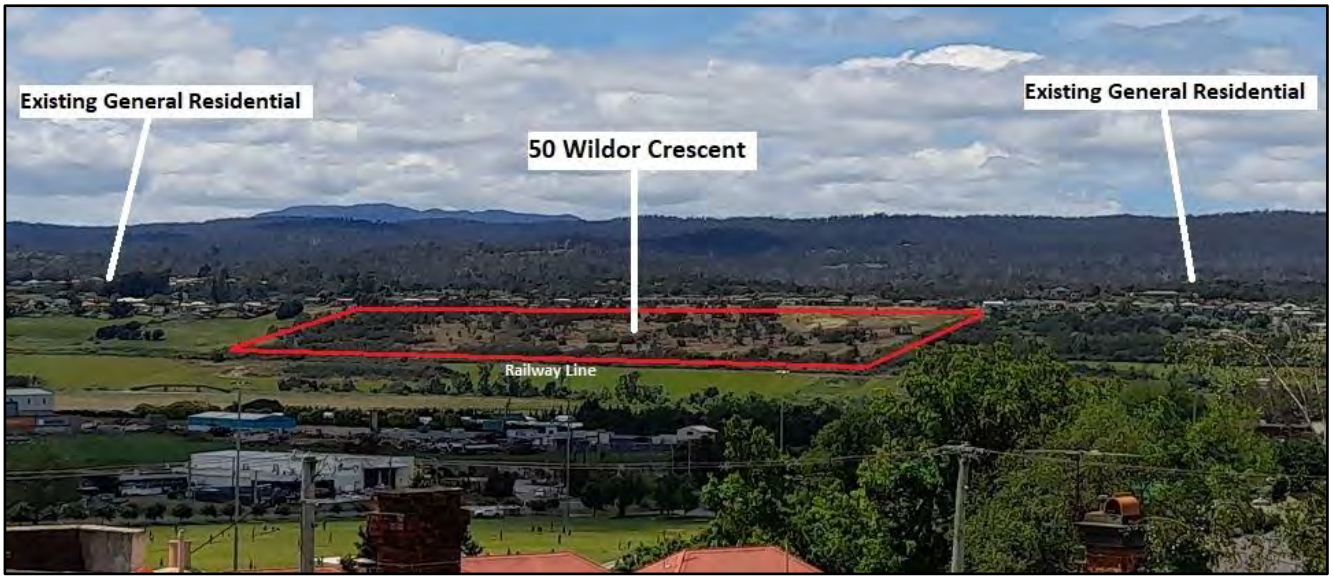



Photo 3 – Looking north-east on to the site from the bottom of High Street

Photo 4 below shows the site from Henry Street. This view would mostly be seen by passing road traffic. As there are mature trees in the building setback areas (which will mostly be retained) and mature trees on rising ground behind the site (on the northern Wildor Crescent), the landscape impacts of future residential development on the site will be significantly mitigated when looking at it from this viewpoint. The future provision of tree-lined streets in the residential subdivision will further mitigate landscape impacts.

Photo 4 – Looking north on to the site from Henry Street

Photo 5 below shows the site when viewed from the levy bank adjacent the UTAS Stadium. This view will be seen by those walking and cycling along the levy. The site is very difficult to see from the adjacent Invermay residential areas and road network (to the west of the levy). From this location, tree planting on the future residential subdivision and in the building setback areas will likely result in similar landscape impacts as those seen in the existing residential areas at Vermont and Henry Street. The deciduous trees in in the foreground (other side of river) will limit visibility of the site from this location.

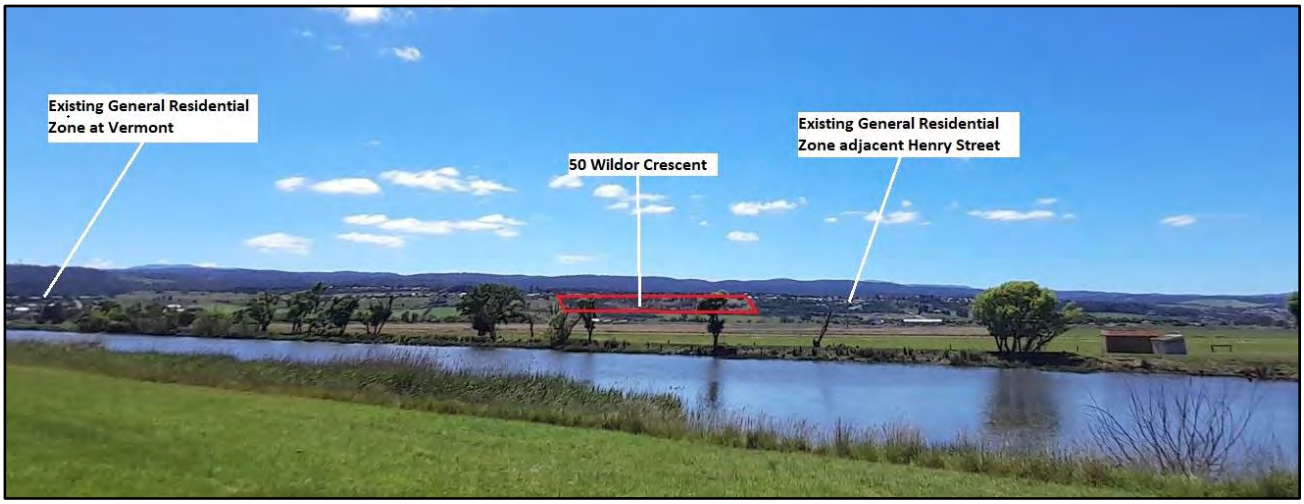



Photo 5 – Looking north-east on to the site from the levy bank near the UTAS Stadium

Photo 6 below shows the site from the levy bank just east of the community garden near Heritage Park. This view will be seen by those walking and cycling along the levy. Similar views will be seen from the adjacent Vermont

residential area. As the future residential subdivision on 50 Wildor Crescent will be planted with trees, this will significantly soften the landscape impacts when viewed from this location.


Photo 6 – Looking south-east on to the site from the east of the community garden

## Impacts on Landscape Values are Acceptable

This section demonstrates that rezoning the land at 50 Wildor Crescent to General Residential will have acceptable impacts on landscape values. It does this by outlining the area's identified landscape values. It does this by providing some context for the rezoning site within the North Esk Flood Plain Precinct (NEFPP), before showing how a future subdivision can respond to the precinct's Management Objectives. It then assesses the rezoning site against sub-clause E7.6.2, the only applicable development standard before demonstrating that the rezoning is consistent with the purpose of the code.

### *Identified Landscape Values and the Proposed Rezoning Site*

The identified landscape values for this site are set out in the Launceston Interim Planning Scheme 2015.

Under this planning scheme, 50 Wildor Crescent located in the Scenic Management Area Overlay, where the Scenic Management Code applies to development. Under this code, 50 Wildor Crescent is located within the northern section of the Local Scenic Management Area 6 NEFPP.

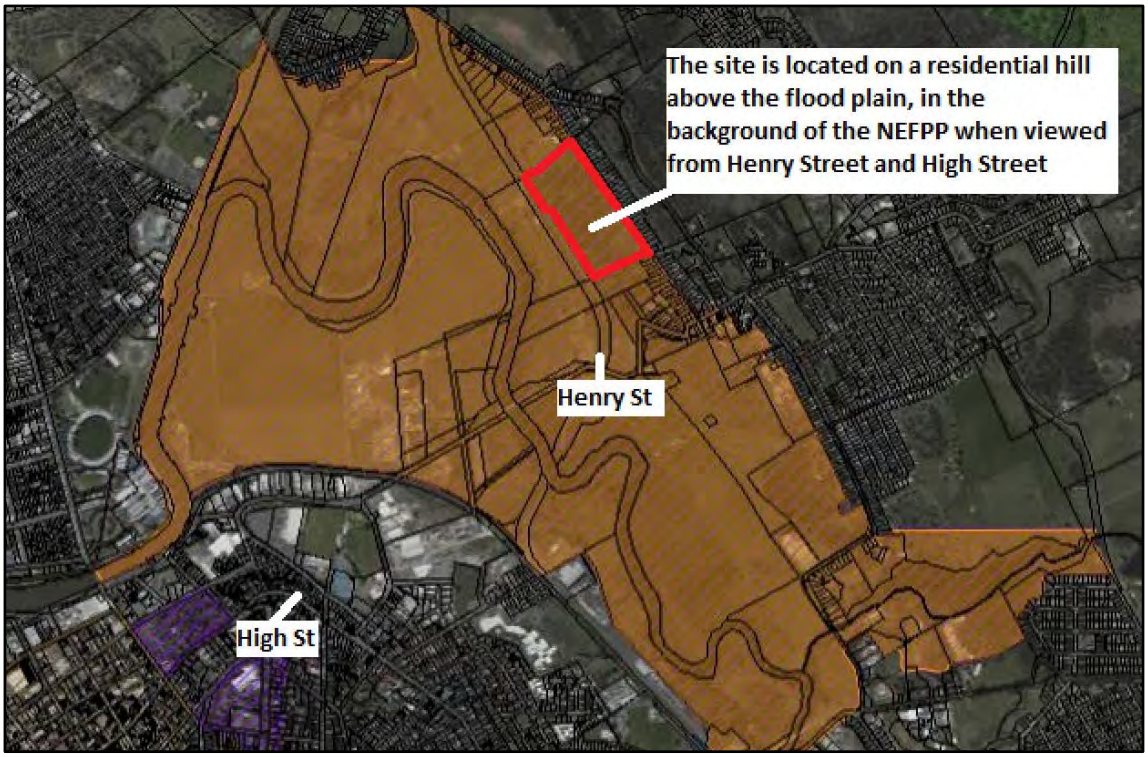


Figure 5 Scenic Management Area Overlay - NEFPP (source: LISTmap)

The landscape values of the NEFPP are identified in the Existing Character Statement - Description and Significance, under sub-clause E7.6.3.6 of the Scenic Management Code.

As the NEFPP is a very large scenic management area, the table below provides some comments relating to the location of the rezoning site and its context within the precinct's Existing Character Statement.

| **Existing Character Statement - Description and Significance** | **Comments** |
|---|---|
| *The NEFPP is a substantial precinct encompassing the North Esk Flood plain. The Precinct begins at the southern side of Victoria Bridge in the north, and follows the river's flood plain southwards terminating at Musselboro Road in Blessington. The land at 50 Wildor Crescent is on the NEFPP's northern section, which has an agricultural character defined by cleared paddocks. Trees or other major vegetation are not common in these areas.* | Figure 5 above does not show the full extent of the NEFPP, which extends approximately 25km along the river to the south-east. Within a broad context, the rezoning site is located on the north-eastern fringe of the Scenic Management Overlay.<br><br>Within a local context, the rezoning site is on a hill above the flood plan and in the background of the NEFPP, when viewed from the city. The site is most obvious when viewed from the areas shown in the photos 1 to 6 above. The most significant views are from Henry Street (photo 3) and High Street (photo 4). However, it is worth noting that the site is not prominent when viewed from most locations in central Launceston, East Launceston and Invermay. |
| The Precinct's northern section has an agricultural character defined by cleared paddocks. Trees or other major vegetation are not common in these areas. | The rezoning site is not an agricultural paddock but does contain native trees, mostly emerging wattle. A weed infestation has recently been removed, which has resulted in cleared areas between the trees.<br><br>Adjoining land to the south-east is neither agricultural nor cleared. The adjoining land to the north-west is residential – while there is one large, cleared lot here, it appears to be used |

| | |
|---|---|
| | for the purposes of a sing dwelling and tennis coaching business.<br><br>Otherwise, all cleared agricultural paddocks are below the site and to the west of the railway line. In this respect, the railway line provides a distinct boundary marker, when viewing the NEFPP from most locations. |
| *The southern section, beginning at Corra Lynn, encompass a gorge through undulating pasture that is 5 to 6km long, narrow and steep and up to 100m deep at some points. The river follows a lineament in dolerite until it encounters a normal fault line at right angles and turns to follow this. It is an uncommon combination of geological movement and a major drainage line.* | This description is not significant for the northern section of the NEFPP. |
| *There is a mix of vegetation types along the river, incorporating patches of wet sclerophyll in wet sheltered positions, dry sclerophyll and riverine vegetation. Rare and threatened vegetation communities and species exist, particularly in more inaccessible areas of the precinct. Paterson Island is a wildlife sanctuary.* | In terms of significant vegetation, this description refers to the river, rather than the hill above the river. The NVA submitted demonstrates that the site was infested with weeds, including gorse, blackberry and hawthorn. While there are some native species on the site, including emerging wattle, the NVA also demonstrates that there is no threatened vegetation or threatened communities on the site. |
| *The precinct is significant for its scenic and landscape values, being that it forms a significant part of the vista along many major roads on the eastern side of the city, particularly Blessington Road, the major tourist road to the Ben Lomond Ski Fields. It is also significant for its historic, geological, botanical and recreational values.* | In terms of describing important vista's, this description is too generic to assist with this landscape impact assessment. Further, there are no known significant historic, geological, botanical or recreational values associated with the rezoning site. |

### *Response to NEFPP Management Objectives*

The table below demonstrates that proposed rezoning is consistent with the NEFPP's Management Objectives. Given these matters the land can be rezoned to General Residential because the subsequent residential subdivision can be designed to minimise the landscape impact on the precinct.

| **Management Objectives** | **Response** |
|---|---|
| a) Development within the Precinct must either complement existing historic development located nearby, or be designed to minimise the visual impact within the landscape, particularly when viewed from major public thoroughfares and viewpoints. Where possible, visually | While the upper part of the rezoning site will complement adjoining residential development, the lower part of the site will likely include parkland style public open space, which will provide a complementary transition toward the railway line and the cleared agricultural paddocks on the floodplain adjacent the river.<br><br>As shown in photos 1 to 6 above, the proposed rezoning site will be located on a hill above the railway line in the background of the NEFPP, at a higher elevation than the river and flood plain below where nearly all of the cleared agricultural paddocks are located. Above (east of) the railway line, the adjoining land contains a significant number of residential properties, and the rezoning will likely result in a residential subdivision that will complement this form of development. |

| | |
|---|---|
| prominent development should be avoided, particularly in the vicinity of the North Esk River. | Given the abovementioned matters, the rezoning and future residential subdivision will result in landscape impacts, which would be consistent with the adjacent residential area on Henry Street to the east and at Vermont (which is further away to the west). |
| b) Subdivision must only take place where it does not adversely affect the existing character of the Precinct. | The land slopes down from the public road towards the railway line. In order to develop the land, roads and residential lots will be cut into the hillside, which, along with significant tree planting, will significantly minimise impacts on the landscape character of the area. This will enable future residential subdivision to avoid intrusive development by softening the impact on the landscape character of the area when viewed from Henry Street, High Street and other areas shown in Photos 1 to 6 above. |
| c) Landscaping should be consistent with the character of its immediate setting. Along the agricultural sections of the flood plain, the retention of open pasture lands, with a mix of evergreen and deciduous trees, is encouraged. | Native vegetation, including sporadic trees (parkland style) can be maintained in the building setback areas. The future residential subdivision can be designed to incorporate tree-lined streets, with trees and other vegetation located on residential lots and in public open space, with water sensitive urban design features throughout. This will significantly mitigate impacts on landscape values, while providing public open space and improving the natural values of the site. |
| d) Weed removal should be encouraged where infestations exist within the precinct, and more suitable replacement vegetation encouraged that is consistent with the prevailing character of its immediate setting. | The weeds onsite include declared species and Weeds of National Significance and were cleared and mulched in November 2021 to enable an Aboriginal Heritage Assessment to be carried out.<br><br>While the weed infestation may recur over time, the future residential subdivision will result in the permanent eradication of these weeds, while providing opportunities to retain areas of existing native vegetation and to plant more appropriate native vegetation, which would be integrated with various Water Sensitive Design Features. |
| e) Native vegetation maintenance and enhancement is encouraged in areas of the Precinct where tracts of native vegetation exist. Removal of native vegetation should only occur when it is unavoidable, and replacement species should include a mix of species that can support native wildlife. | Before clearing the land for residential subdivision works, the NVA recommends staged clearance be undertaken to allow animals to escape, along with a pre-clearance den survey and decommissioning protocol. The site is considered to offer limited habitat potential and these protocols will mitigate potential impacts. Following development of the subdivision the integrated planting of trees, other vegetation and water sensitive urban design features will ensure that new habitats are created, to encourage wildlife to inhabit the site. Given these matters, the future development of 50 Wildor Crescent will have no significant impacts on native wildlife. |

*Sub-clause E7.6.2 Scenic management areas*

Under the Scenic Management Code, Clause E7.6.2 is the only applicable development standard. There are no use standards. The table below provides an indicative assessment to show how a future residential subdivision on the rezoning site can comply with the standard's applicable performance criteria.

<table>
<tr><th colspan="2">E7.6.1 Scenic management areas</th></tr>
<tr><td colspan="2">Objective: The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.</td></tr>
<tr><th>Acceptable Solution</th><th>Performance Criteria</th></tr>
<tr><td>A1<br>No acceptable solution.</td><td>P1<br>Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:<br>(a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;<br>(b) the impact on skylines, ridgelines and prominent locations;<br>(c) the nature and extent of existing development on the site;<br>(d) the retention or establishment of vegetation to provide screening;<br>(e) the need to clear existing vegetation;<br>(f) the requirements for any hazard management;<br>(g) the need for infrastructure services;<br>(h) the specific requirements of the development;<br>(i) the location of development to facilitate the retention of trees; and<br>(j) design treatment of development, including:<br>i. the bulk and form of buildings including materials and finishes;<br>ii. any earthworks for cut or fill;<br>iii. the physical (built or natural) characteristics of the site or area;<br>iv. the nature and character of the existing development; and<br>v. the retention of trees.</td></tr>
<tr><td colspan="2">Assessment<br>P1 does not apply to subdivision. Once a subdivision is approved, the subsequent development would be assessed against P1.</td></tr>
<tr><td>A2<br>No acceptable solution.</td><td>P2<br>Development that involves only the clearance or removal of vegetation must have regard to:<br>(a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;<br>(b) the physical characteristics of the site;<br>(c) the location of existing buildings;<br>(d) the type and condition of the existing vegetation;<br>(e) any proposed revegetation; and<br>(f) the options for management of the vegetation.</td></tr>
</table>

**Assessment**

The clearance of vegetation for the future subdivision will comply with P2 for the following reasons:

(a) as demonstrated in the previous section of this report, vegetation clearance for a future subdivision can adequately respond to the scenic management precinct existing character statement and management objectives in clause E7.6.3;
(b) the most significant characteristics of the site are its slope down from Wildor Crescent with sporadic native trees and the rail line providing a distinct boundary marker. The slope will not significantly change as a result of the future subdivision, and significant numbers of trees will be retained, with more being planted. The rail line will not change.
(c) there are no buildings on 50 Wildor Crescent;
(d) the existing native trees are mostly emerging wattle, and will be retained where possible. The recently removed weed infestation is likely to reinstate naturally over time but will be removed again at subdivision stage;
(e) parkland-style planting can augment the retained trees in the building setback areas. The subdivision will incorporate native street trees and other native vegetation in water sensitive urban design features throughout;
(f) on competition of the subdivision, all vegetation in public areas will be maintained by the council. Vegetation in the building setback areas will be maintained in a low-fuel condition to mitigate bushfire risk.

| A2 | P3 |
|---|---|
| No acceptable solution. | Subdivision must have regard to:<br>(a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;<br>(b) the size, shape and orientation of the lot;<br>(c) the density of potential development on lots created;<br>(d) the need for the clearance or retention of vegetation;<br>(e) the need to retain existing vegetation;<br>(f) the requirements for any hazard management;<br>(g) the need for infrastructure services;<br>(h) the specific requirements of the subdivision;<br>(i) the extent of works required for roads or to gain access to sites, including any cut and fill;<br>(j) the physical characteristics of the site and locality;<br>(k) the existing landscape character;<br>(l) the scenic qualities of the site; and<br>(m) any agreement under s.71 of the Act affecting the land. |

**Assessment**

The future subdivision will comply with P2 for the following reasons:

(a) as demonstrated in the previous section of this report, a future subdivision can adequately respond to the scenic management precinct existing character statement and management objectives in clause E7.6.3;
(b) the size shape and orientation of the lots can be designed to be relatively consistent with the adjoining residential areas;
(c) lot density will be consistent with the requirements of the General Residential Zone, and similar to the adjoining residential areas;
(d) all weeds will be cleared at subdivision stage, trees within the building setback areas will be retained and it should be possible to retain some trees within the EDA;
(e) as no trees on 50 Wildor Crescent are protected by any existing planning provisions and as there is no identified threatened vegetation or threatened vegetation communities onsite, there is no need to retain existing vegetation (but every effort will be made to retain trees, as outlined above);

(f) building setback areas will ensure that bushfire hazard is adequately managed. A narrow strip of land adjacent the railway boundary is subject to a low landslip hazard band. However, this area will not undergo development, due to the building setbacks for the railway and bushfire mitigation;
(g) infrastructure services will likely be contained within the EDA, without the need for excessive development in the building setback areas;
(h) the EDA is approximately 9.5ha, which is large enough to yield approximately 142 residential lots with a minimum site area per dwelling of no less than 500m² (allowing 25% of the land to be used for roads, services etc);
(i) the future subdivision will be developed by cutting into the land, which should ensure that future roads will sit comfortably into the landscape. There should be no need for excessive fill;
(j) the land is characterised by a downwards slope from Wildor Crescent, sporadic native trees with the railway line corridor provide a distinct boundary feature, separating the site and adjacent residential areas from the cleared agricultural paddocks on the floodplain below;
(k) as demonstrated in the previous section of this report, a future subdivision can adequately respond to the scenic management precinct existing character statement and management objectives in clause E7.6.3
(l) the sporadic trees provide significant scenic qualities on the rezoning site. A significant number of trees will be retained in the building setback areas and it should be possible to retain some of the trees in the EDA to mitigate the scenic impacts of losing some trees. The planting of street trees will further mitigate adverse scenic impacts; and
(m) there is no known agreement under s.71 of the Act affecting the land.

### *Sub-clause E7.1 Purpose of the Scenic Management Code*

As the future subdivision can comply with sub-clause E7.6.2 (the only applicable standard of this code), it can reasonably be considered to be consistent with the purpose of the code, which is to:

(a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
(b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
(c) ensure that vegetation is managed for its contribution to the scenic landscape.

## Conclusion

Based on the information in this report, the impacts on landscape values arising from rezoning the eastern portion 50 Wildor Crescent from Rural Resource to General Residential are considered to be acceptable.

# Local Strategy for Ravenswood

**Contact**

Doug Fotheringham
03 6323 1915
dfotheringham@pittsh.com.au

**Pitt & Sherry (Operations) Pty Ltd**
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

**Located nationally —**
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

pitt&sherry

# Crown Land Consents

Appendix C

Minister for Parks
Minister for the Prevention of Family Violence
Minister for Police, Fire and Emergency Management

Tasmanian Government

Level 5, Parliament Square
4 Salamanca Place, HOBART TAS 7001 Australia
GPO BOX 123, HOBART TAS 7001
Ph: (03) 61657770
Email: minister.petrusma@dpac.tas.gov.au

Mr Michael Pervan
Director of Housing
Department of Communities Tasmania
GPO Box 65
HOBART TAS 7001

Dear Mr Pervan

I refer to your letter dated 22 July 2021, requesting my consent for a housing supply order to be placed on Crown land located at 50 Wildor Crescent, Ravenswood (subject land), as identified outlined in yellow in the attached consent letter.

I have signed the attached letter, providing my consent to the Housing Supply Order being placed on the subject land, pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018* (Act).

I am advised that Tim Baker, Secretary, Department of Primary Industries, Parks, Water and Environment, has also provided his approval to the Housing Supply Order pursuant to s.5(3)(b) of the Act.

The Parks and Wildlife Service (PWS) has advised that the plan of subdivision, which supports the Housing Supply Order, has been completed, and that the sale of the remnant portion of Crown land at 50 Wildor Crescent, Ravenswood, that which is not required by the Director of Housing, is close to finalisation.

If you have any further queries in relation to this matter, please contact Kylie Lemin, Senior Property Officer at the PWS on 6165 4680 or kylie.lemin@parks.tas.gov.au.

Yours sincerely

Hon Jacquie Petrusma MP
**Minister for Parks**

MIN21/22238

Director of Housing
GPO Box 65
Hobart TAS 7001

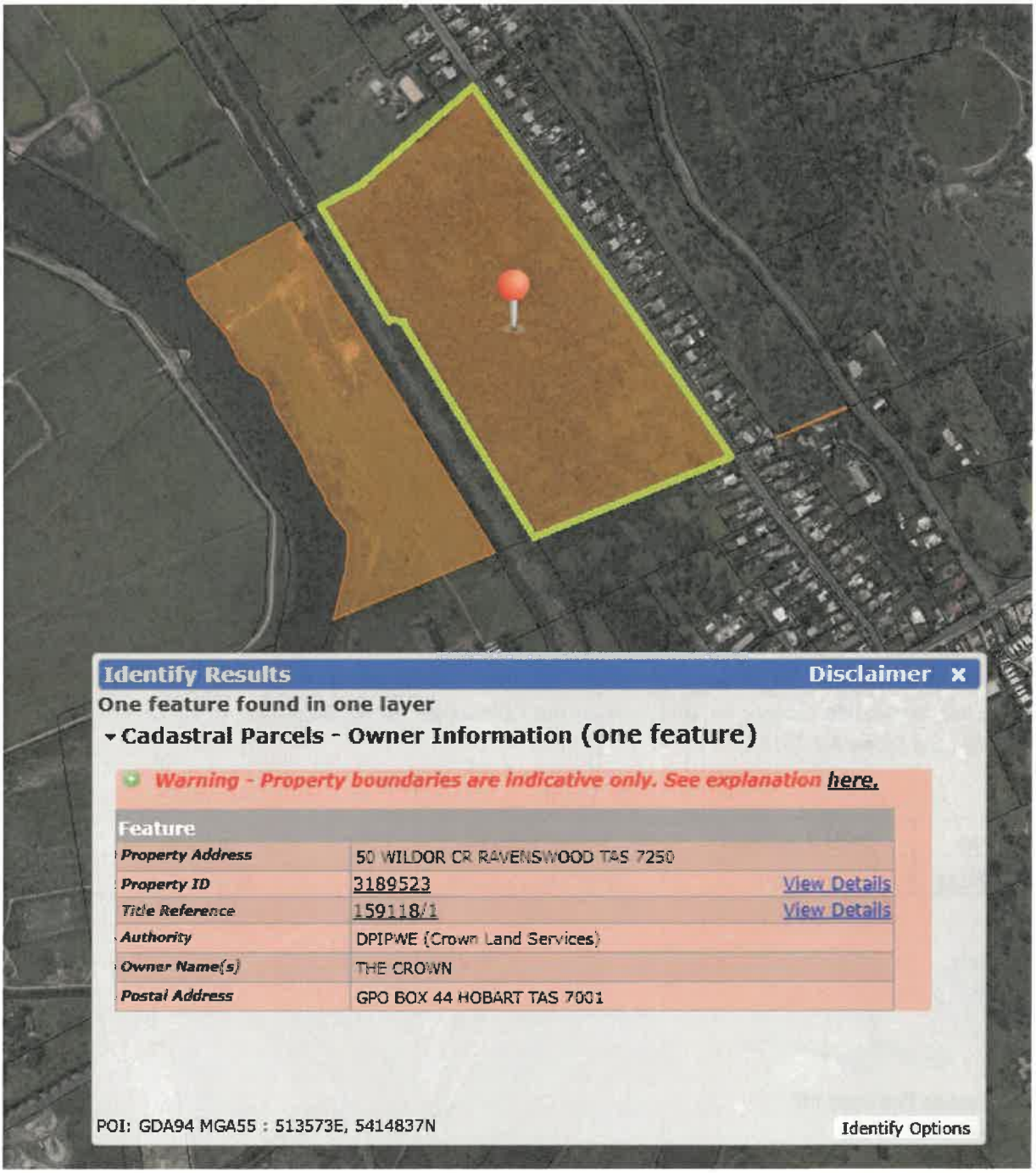
**Subject: Consent from the Minister administering the *Crown Lands Act 1976* pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018***

Pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018* I, as Minister administering the *Crown Lands Act 1976*, hereby provide consent for land listed in the table below, to be the subject of an Order under the *Housing Land Supply Act 2018*.

| PID | Title Reference | Street Address | Suburb |
|---|---|---|---|
| 3189523 | 159118/1 | 50 Wildor Crescent | Ravenswood |

Sincerely,

Hon Jacquie Petrusma MP
**Minister for Parks**


Identify Results
Disclaimer
One feature found in one layer
Cadastral Parcels - Owner Information (one feature)
Warning - Property boundaries are indicative only. See explanation here.
Feature
Property Address
50 WILDOR CR RAVENSWOOD TAS 7250
Property ID
3189523
View Details
Title Reference
159118/1
View Details
Authority
DPIPWE (Crown Land Services)
Owner Name(s)
THE CROWN
Postal Address
GPO BOX 44 HOBART TAS 7001
POI: GDA94 MGA55 : 513573E, 5414837N
Identify Options

Department of Primary Industries, Parks, Water & Environment

**Hobart** GPO Box 44, Hobart, Tasmania, 7001
Ph 1300 368 550
Web www.dpipwe.tas.gov.au

Inquiries: Kylie Lemin
Phone: (03) 6165 4680
Email: kylie.lemin@parks.tas.gov.au
Your ref: D21-123209

Tasmanian Government

Mr Michael Pervan
Director of Housing
Department of Communities Tasmania
GPO Box 65
HOBART TAS 7001

Via email: ctecc@communities.tas.gov.au

Dear Mr Pervan

**Landowner consent pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018***

I refer to your letter dated 22 July 2021 requesting approval for a housing supply order to be placed on Crown land located at 50 Wildor Crescent, Ravenswood; identified as Lot B on the attached Location Map.

I am pleased to provide my approval pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018* (Act).

I understand that separate correspondence has been sent to the Hon Minister Petrusma MP seeking her approval for the Housing Supply Order pursuant to s.5(3)(a) of the Act.

The Parks and Wildlife Service (PWS) has advised that the plan of subdivision is close to being completed and, in conjunction with the Office of the Crown Solicitor, will assist with the preparation and registration of the title documents to finalise the transfer.

If you have any further queries regarding the Crown land at 50 Wildor Crescent, Ravenwood, please contact Kylie Lemin, PWS Senior Property Officer, on 6165 4680, or kylie.lemin@parks.tas.gov.au

Yours sincerely

Tim Baker
**SECRETARY**
6 August 2021

# Interested Persons

Appendix D

# Contact Details of the Suggested Interested Parties – Properties adjacent 50 Wildor Crescent

The following table has been complied using data sourced from theLIST (8 February 2022)

| Interested Party | Postal Address | Affected Property | PID | Title (CT) |
|---|---|---|---|---|
| ABORIGINAL HERITAGE TASMANIA | GPO BOX 44, HOBART TAS 7001 | N/A | N/A | N/A |
| TASWATER | GPO BOX 1393, HOBART, TAS 7001 | N/A | N/A | N/A |
| TASNETWORKS | PO BOX 606, MOONAH, TAS 7009 | N/A | N/A | N/A |
| TASMANIA FIRE SERVICE | GPO BOX 308, HOBART TAS 7001 | N/A | N/A | N/A |
| TASMANIAN HERITAGE COUNCIL | GPO Box 618, HOBART TAS 7001 | N/A | N/A | N/A |
| DEPARTMENT OF STATE GROWTH | PO BOX 1186, LAUNCESTON, TAS, 7250 | N/A | N/A | N/A |
| CITY OF LAUNCESTON COUNCIL | contactus@launceston.tas.gov.au (no postal address) | WILDOR CRESCENT (COUNCIL ROAD) | NONE | 159118/1 |
| THE DIRECTOR OF HOUSING | GPO BOX 125 HOBART TAS 7001 | 53 WILDOR CR RAVENSWOOD | 6931738 | 6032/19 |
| THE DIRECTOR OF HOUSING | GPO BOX 125 HOBART TAS 7001 | 65 WILDOR CR RAVENSWOOD | 6931797 | 65257/25 |
| THE CROWN – DPIPWE CROWN LAND SERVICES (NOW DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TASMANIA) | GPO BOX 44, HOBART, TAS 7001 | 17-69 WILDOR CR RAVENSWOOD | NONE | 252667/1 |
| THE CROWN – DPIPWE CROWN LAND SERVICES (NOW DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TASMANIA) | GPO BOX 44, HOBART, TAS 7001 | NO ADDRESS (ADJACENT 17 WILDOR CR) | NONE | 62359A/1 |
| THE CROWN – STATE RAIL NETWORK (TAS RAIL) | PO BOX 335, KINGS MEADOWS, TAS 7249 | RAILWAY LINE | NONE | 22932/1 |
| THE CROWN – STATE RAIL NETWORK (TAS RAIL) | PO BOX 335, KINGS MEADOWS, TAS 7249 | RAILWAY LINE | NONE | 159118/1 |
| THE CROWN – STATE RAIL NETWORK (TAS RAIL) | PO BOX 335, KINGS MEADOWS, TAS 7249 | RAILWAY LINE | NONE | 38301/2 |
| HOLLY PTY LTD | PO BOX 395 KINGS MEADOWS TAS 7249 | 188-204 VERMONT RD MOWBRAY | 3197881 | 164534/1 |
| DAVID BRUCE CARSWELL, SHARON JULIE CARSWELL | 14 WILDOR CR MOWBRAY TAS 7248 | 14 WILDOR CR MOWBRAY | 7511444 | 146255/1 |
| LESLIE NOEL MARTIN, MAUREEN JUNE MARTIN | 159 VERMONT RD MOWBRAY TAS 7248 | 20 WILDOR CR MOWBRAY | 6932175 | 45919/9 |
| PETER MICHAEL BOULDIN, ELLA BOULDIN | 13 WILDOR CR MOWBRAY TAS 7248 | 13 WILDOR CR MOWBRAY | 6931519 | 45919/8 |
| PETER JOSEPH DUFFEY, HELEN LOUISE DUFFE | PO BOX 139 MOWBRAY TAS 7248 | 278-280 VERMONT RD MOWBRAY TAS 7248 | 6929478 | 62359/1 |
| DAVID JOSEPH BORG | 15 CALEMBEENA AV HUGHESDALE VIC 3166 | 17 WILDOR CR RAVENSWOOD | 6931527 | 6032/1 |
| CRAIG FREDERICK DAVY | 19 WILDOR CR RAVENSWOOD TAS 7250 | 19 WILDOR CR RAVENSWOOD | 6931535 | 6032/2 |
| HANNAH JANE RUSSELL | 21 WILDOR CRES RAVENSWOOD TAS 7250 | 21 WILDOR CR RAVENSWOOD | 6931543 | 6032/3 |
| MATTHEW ANDREW HANSEN | 23 WILDOR CR MOWBRAY TAS 7248 | 23 WILDOR CR RAVENSWOOD | 6931551 | 6032/4 |
| BRIAN COLLIGHAN, MAGDA PIERRE ROSALIA COLLIGHAN | 21 CROMWELL ST RAVENSWOOD TAS 7250 | 25 WILDOR CR RAVENSWOOD | 6931578 | 6032/5 |
| KENNETH JOHN HOW, HELEN MARY HOW | 27 WILDOR CR RAVENSWOOD TAS 7250 | 27 WILDOR CR RAVENSWOOD | 6931586 | 6032/6 |
| ANTHONY JAMES BECKETT, HELEN BECKETT | PO BOX 13 RAVENSWOOD TAS 7250 | 29 WILDOR CR RAVENSWOOD | 6931594 | 6032/7 |
| SHAUN ANDREW KUBE, LINDA GAYE KUBE | 31 WILDOR CR RAVENSWOOD TAS 7250 | 31 WILDOR CR RAVENSWOOD | 693107 | 6032/8 |
| RICARDO ALBERTO SUCGANG, JEANETTE SUCGANG | PO BOX 794 BAULKHAM HILLS NSW 1755 | 33 WILDOR CR RAVENSWOOD | 6931615 | 6032/9 |
| JAMIE BRET BEST, RACHEL JAYNE DODGE | 35 WILDOR CR MOWBRAY TAS 7248 | 35 WILDOR CR RAVENSWOOD | 6931623 | 6032/10 |
| VINCENT JAMES MORAN, SUSAN JEAN MORAN | 43 WILDOR CR RAVENSWOOD TAS 7250 | 37 WILDOR CR RAVENSWOOD | 6931631 | 6032/11 |

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| ANTHONY VICTOR ACKROYD | 39 WILDOR CR RAVENSWOOD TAS 7250 | 39 WILDOR CR RAVENSWOOD | 6931658 | 6032/12 |
| LESLEY ALICE AXTON | UNIT 2 12 KNAPP ST TOWNSVILLE QLD 4810 | 41 WILDOR CR RAVENSWOOD | 6931666 | 6032/13 |
| KATHLEEN DAWN MORAN, VINCENT JAMES MORAN | 43 WILDOR CR RAVENSWOOD TAS 7250 | 43 WILDOR CR RAVENSWOOD | 6931674 | 6032/14 |
| ROBERT ALLAN SEAL, LOUISE PATSY SEAL | 45 WILDOR CR RAVENSWOOD TAS 7250 | 45 WILDOR CR RAVENSWOOD | 6931682 | 6032/15 |
| MICHAEL LEONARD WHITELEY | 47 WILDOR CR RAVENSWOOD TAS 7250 | 47 WILDOR CR RAVENSWOOD | 6931690 | 6032/16 |
| JASON KEVIN MEDCRAFT, JASMINE ELIZABETH MEDCRAFT | 49 WILDOR CRES RAVENSWOOD TAS 7250 | 49 WILDOR CR RAVENSWOOD | 6931703 | 6032/17 |
| ELIZABETH DEWIS | 51 WILDOR CR RAVENSWOOD TAS 7250 | 51 WILDOR CR RAVENSWOOD | 6931711 | 6032/18 |
| ANTHONY KALJU NAAR, SUSAN JOAN NAAR | 60 HEATHER ST SOUTH LAUNCESTON TAS 7249 | 55 WILDOR CR RAVENSWOOD | 6931746 | 6032/20 |
| NEIL JOHN BURNS, CAROL JEAN BURNS | 57 WILDOR CR RAVENSWOOD TAS 7250 | 57 WILDOR CR RAVENSWOOD | 6931754 | 6032/21 |
| ADRIAN ALFRED BIFFIN, MAIJA LIISA BIFFIN | 59 WILDOR CR RAVENSWOOD TAS 7250 | 59 WILDOR CR RAVENSWOOD | 6931762 | 65257/22 |
| ANTHONY EDMOND SCOTT, LILLIAN CHRISTINE SCOTT | 61 WILDOR CR RAVENSWOOD TAS 7250 | 61 WILDOR CR RAVENSWOOD | 6931770 | 65257/23 |
| KATHERINE ANN MURRAY-PALMER, KYLE AUBREY WHITELEY | 63 WILDOR CR RAVENSWOOD TAS 7250 | 63 WILDOR CR RAVENSWOOD | 6931789 | 65257/24 |
| BARBARA JOAN LAWRENCE | 67 WILDOR CR RAVENSWOOD TAS 7250 | 67 WILDOR CR RAVENSWOOD | 6931818 | 65257/26 |
| SCOTT ALLEN TURMINE, KATRINA JOY TURMINE | 69 WILDOR CR RAVENSWOOD TAS 7250 | 69 WILDOR CR RAVENSWOOD | 6931826 | 65257/27 |
| ALEXANDER JACK BOWLES, MEGHAN LYNDA OAKENFULL | 79 WILDOR CRES RAVENSWOOD TAS 7250 | 79 WILDOR CR RAVENSWOOD | 6931834 | 106917/1 |
| DAVID JAMES HERNANDEZ | 268 SYDENHAM RD MARRICKVILLE NSW 2204 | 81 WILDOR CR RAVENSWOOD | 1743893 | 123997/1 |
| WALID ASSAFIRI | 3 IRVIN CT FAWKNER VIC 3060 | 81A WILDOR CR RAVENSWOOD | 1743893 | 123997/2 |
| LYNN MAREE GARLICK | UNIT 14 2-14 PACIFIC ST BRONTE NSW 2024 | 83 WILDOR CR RAVENSWOOD | 6931850 | 112419/1 |
| MARGARET HAMILTON HERGERT | 84 WILDOR CR RAVENSWOOD TAS 7250 | 84 WILDOR CR RAVENSWOOD | 6932159 | 26840/1 |
| GARRY JAMES WILSON | PO BOX 220 LAUNCESTON TAS 7250 | 56 HENRY ST RAVENSWOOD | 6919827 | 132065/4 |
| RICHARD GARETH GRIFFITHS | PO BOX 463 MOWBRAY TAS 7248 | 96-126 HENRY ST RAVENSWOOD TAS 725 | 7523867 | 22932/2 |

pitt&sherry

# Housing Land Supply Order Report


## Contact

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