

Background Report

St Leonards and Waverley Neighbourhood Plan

City of Launceston

mesh



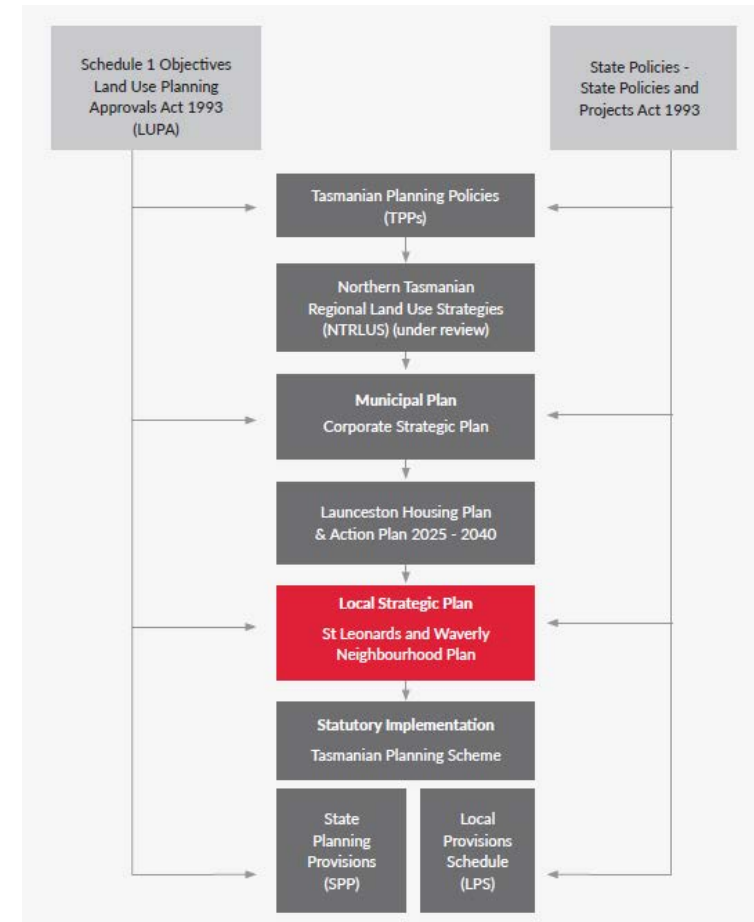
Purpose

This Background Report has been prepared to inform and to be read in conjunction with the **St Leonards and Waverley Neighbourhood Plan** (Neighbourhood Plan). The purpose of the Neighbourhood Plan is to respond to the identification of St Leonards and Waverley as a designated growth corridor and establish a coordinated direction for how new housing and associated infrastructure and amenities will be delivered over the next 30 years.

The purpose of this **Background Report** is to summarise the key strategic, policy and technical influences that have informed the Neighbourhood Plan.

The Background Report includes five sections.

- The **Background Document Review** summarises key strategic, technical and policy documents that have informed the Neighbourhood Plan.
- The **Site Analysis and Opportunities and Constraints Mapping** includes the key mapping outputs that were prepared in the early stages of the project to help define the growth area boundary of the Neighbourhood Plan.
- The **Technical Document Summary** provides an overview of the technical documents that have been prepared to inform the Neighbourhood Plan.
- The **Neighbourhood Plan Layered Mapping** includes the Neighbourhood Plan broken into a series of layered outputs to help communicate the intent and key outcomes of the plan.
- The **Agency Engagement** section includes an overview of key agency stakeholders engaged with throughout the development of the Neighbourhood Plan and the feedback they provided.



Planning Hierarchy

Content List

This Background Report includes the following Sections:

1. Background Document Review (pages 1 – 45)
2. Site Analysis + Opportunities and Constraints Mapping (pages 46 – 69)
3. Technical Document Summary (pages 70 – 89)
4. Neighbourhood Plan Layered Mapping (pages 90 – 96)
5. Agency Engagement (pages 97 – 98)

1. BACKGROUND DOCUMENT REVIEW

The Background Document Review includes an overview of the following:

- Existing Planning Controls
- Policies and Strategies
- Project Specific Documents
- Guidelines / Practice Notes

General conclusions are also provided which highlight the key findings from the document review process.

1.1 Existing Planning Controls

1.1 Existing Planning Controls

Zones

The General Residential Zone (GRZ) is predominately found within established urban areas of St Leonards and Waverley. The GRZ is also applied to greenfield areas identified for future urban residential purposes such as the underdeveloped rural/industrial land directly to the south of Waverley.

Notably, the Future Urban Zone (FUZ) is applied to two properties to the south of the study area. The FUZ is typically applied to land identified for future residential purposes but where there is a clear intention to prepare a detailed structure plan to guide future development. The FUZ effectively locks/protects land until additional strategic work is completed.

The Light Industrial Zone (LIZ) reflects industrial land uses adjoining St Leonards Road on both sides, particularly to the north-west of the study area.

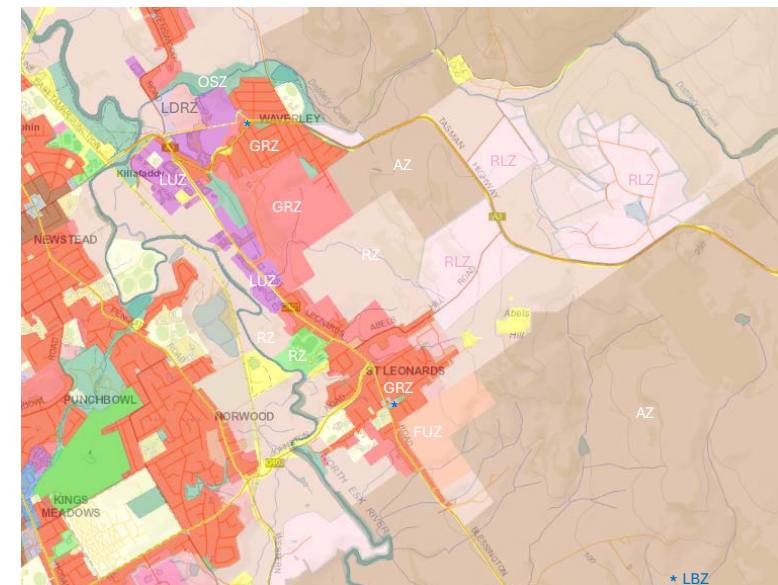
The remainder of the study area is largely comprised of rural zones including the Agriculture Zone (AZ), the Rural Zone (RZ) and the Rural Living Zone (RLZ) extending predominantly to the western boundary of the study area.

Less area-dominant zones controls include:

- The neighbourhood centres of Waverley and St Leonards both zoned Local Business Zone (LBZ). The LBZ is applied to land within urban settlements and intends to provide for business, commercial and community functions.
- The Low-Density Residential Zone (LDRZ) found over a few properties to the north-western edge of the St Leonards and Waverley area.

- Pockets of Open Space and Recreation Zones found throughout the St Leonards and Waverley area reflecting public parks and sports facilities.
- Likewise, the Community Purpose Zone is applied to educational land uses (e.g. St Leonards Primary School, Larmenier Catholic Primary School and others).
- Lastly, the Utilities Zone indicates key infrastructure and assets such as State-managed roads, telecommunications towers and TasWater infrastructure (e.g. sewer treatment plans).

Figure 1. Zoning Map (Sourced from LIST)



1.1 Existing Planning Controls

Codes

C3.0 Road and Railway Assets Code

This Code is used to protect the safety and efficiency of road and railway networks. This code is not mapped in an overlay form but sets out attenuation areas to land within 50 metres of a major road (above 60km/h speed limit); the rail network and future major roads and rail networks.

The study area contains both major roads and part of the rail network and subsequently, attenuation areas apply. At the development application stage, sensitive uses (e.g. residential uses) are effectively discouraged to be located within attenuation areas due to noise, vibration, light and air emissions.

C4.0 Electricity Transmission Infrastructure Protection Code

This code seeks to protect use and development against the hazards associated with electricity protection infrastructure (EPI) (e.g. substation noise) and likewise to protect the safe operation of existing EPI from future use and development (e.g. dust and airborne particulates).

Figure 2. Speed Limits on State Roads & Rail network (Sourced from the Launceston Local Provisions Schedule)

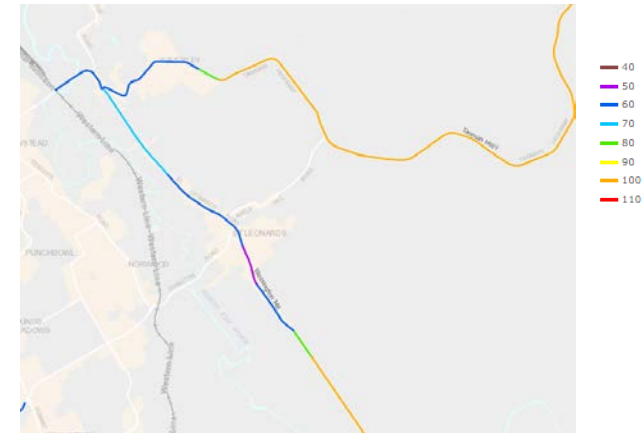
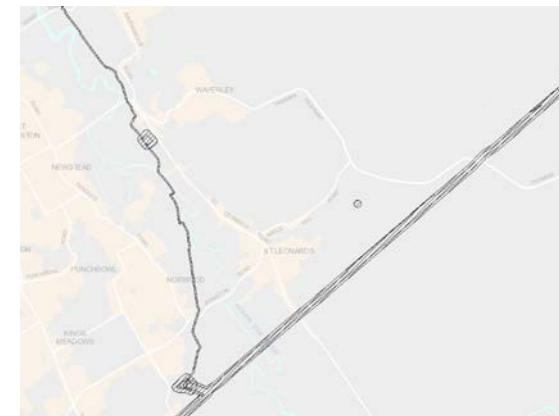


Figure 3. Electricity transmission infrastructure protection (Sourced from the Launceston Local Provisions Schedule)



1.1 Existing Planning Controls

C6.0 Local Historic Heritage Code

Local historic heritage significance is protected under this code. Property parcels or parts thereof are identified as local places, precincts, landscapes, areas of archaeological potential and significant trees. Places are encouraged to be retained and/or protected to ensure future development including subdivision of land, does not cause an unacceptable impact on the local heritage significance of places. This code does not apply to heritage places of state significance nor Aboriginal Heritage Values.

The study area contains around 12 places of local heritage significance. These places are listed in the Local Heritage Places Table C6.1 under the Launceston Local Provisions Schedule ('the LPS'). Appendix A to the LPS includes datasheets for local heritage places with further details and notably a statement of significance. Datasheets for properties located within the study area are not yet available and therefore, not found in Appendix A.

Notwithstanding the above, there are two key heritage studies prepared by City of Launceston, the Launceston Heritage Study –Stage 1 Thematic History prepared in 2002, and the Launceston Heritage Study Site Inventory prepared in 2007. These studies provide further details on St Leonards and Waverley and on some of the heritage places found within the study area. These are discussed in later sections of this Background Review.

Tasmanian Heritage Register (THR)

Most places of local significance are also places of State significance included in the Tasmanian Heritage Register. Datasheets with statements of significance are available for places registered in the THR.

Local ID	THR ID
C6.1.1245 & C6.1.1246 – 315-317 St Leonards Road, St Leonards – St Peter's Anglican Church and Cemetery	4621
C6.1.1247 – 15 Station Road, St Leonards – St Leonards Methodists Chapel and Burial Ground	4622
C6.1.1248 – 22 Station Road, St Leonards – The Old Rectory	4623
C6.1.1249 & C6.1.1250 – 23 Station Road, St Leonards – Ketteringham Lodge (including adjoining title).	4624
C6.1.1251, 52 & 53 – 38 and 28A Station Road, St Leonards – Mount Esk.	4625
C6.1.1254 – 41 Station Road, St Leonards – Missionary College – 'Tolarno' – Late Victorian	-
C6.1.1255 - 43 Station Road, St Leonards – Chegworth	4627
C6.1.1256 & 57 – 43a and 67 Station Road, St Leonards - 'House' at each property.	4628
C6.1.206 – 1 Blessington Road, St Leonards – House 'Old Illaroo'	3869
The study area also contains part of:	
C6.1.207 – 91 Blessington Road, White Hills – Brick Barn 'Dunedin'	-
C6.1.208 – 104 Blessington Road, St Leonards - House 'North Cote'	3868
C6.1.209 – 114 Blessington Road, St Leonards – Land adjoining House 'North Cote'.	-
Lastly, adjoining the study area to the north is:	
C6.1.1126 – 177 Ravenswood Road, Old Waverley – Old Waverley (Woolen Mills)	4515

Table 1. Places of Local Historic Heritage Significance (Sourced from the Launceston Local Provisions Schedule)

1.1 Existing Planning Controls

Figure 4. Local Heritage Code Overlays (Sourced from the Launceston Local Provisions Schedule)



Figure 5. Waterways and Priority Vegetation (Sourced from the Launceston Local Provisions Schedule)



C7.0 Natural Assets Code (Waterways and Priority Vegetation)

This code consolidates the protection and planning of water features, native vegetation and threatened fauna species. Its purpose is to minimise impacts on water quality and natural assets including riparian vegetation, watercourses, wetlands and lakes and priority vegetation.

The zoning recommendations of the Neighbourhood Plan will directly affect the application of this code because priority vegetation areas are only protected within 13 zones listed in the code and for the case of the GRZ and the LDRZ, only subdivision applications triggered an assessment of this code.

Subdivision applications need to demonstrate that the future development likely to be facilitated by the subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

C8.0 Scenic Protection Code

The purpose of this code is to recognise and protect landscapes that are identified as important for their scenic values.

The Launceston Local Provisions Schedule (LPS) provides a description, scenic values statement and management objectives for each scenic protection area. The study area is partially affected by the North Esk (C8.1.1.) and the Rural Hills (C.8.1.3) for each scenic protection area.

1.1 Existing Planning Controls

LAU C8.1.1 North Esk

This area follows the North Esk River's flood plain southwards. The flood plains form a major part of the vistas from the outer eastern suburbs such as Ravenswood, Waverley and St Leonards. The flood plains provide a scenic backdrop to the eastern suburbs, with key vistas from Vermont Road, Henry Street and High Street. It also incorporates local historic sites such as Northcote and Corra Lynn set within the rural landscape.

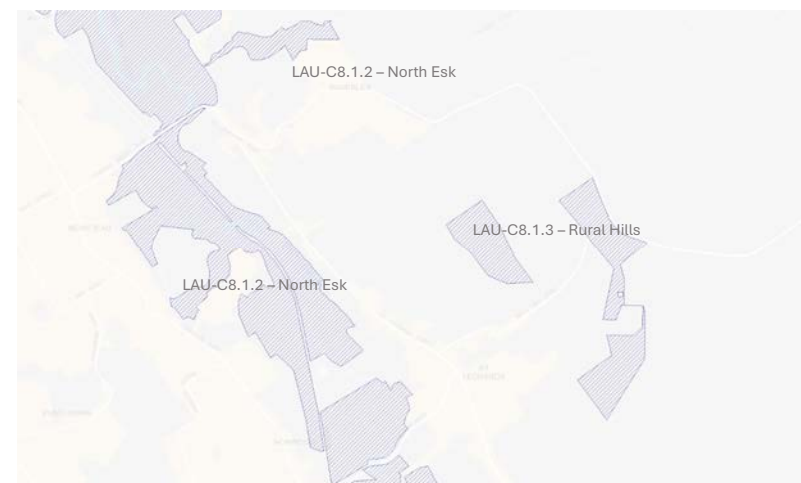
The management objectives include to maintain the cleared rural character, maintain views of the North Esk Flood Plains from public roads and places, to protect views from the North Esk River from intrusive development and discourage removal of vegetation.

LAU C8.1.3 Rural Hills

This area covers is composed of key heavily vegetated hillsides and ridgelines that frame the northern approaches into Launceston and rural townships. This area is primarily viewed from the Tamar Valley Tourist Route and the North East Tourist Route and major rural roads. Mt Arthur, Mt Barrow and Mt Direction dominate the landscape and to a lesser extent, the Dismal Range, Fingerpost Hills comprised of undulating hills of heavily vegetated native forest.

Management objectives include to maintain the cleared rural character on the lower slopes and plains, to limit destruction of vegetation cover and to minimise visual impacts of development on the hillsides and to encourage significant community infrastructure collocate in existing areas or be designed to minimise their visual intrusion in the landscape.

Figure 6. Scenic Protection Areas (Sourced from the Launceston Local Provisions Schedule)



1.1 Existing Planning Controls

C12.0 Flood-Prone Areas Code

The purpose of this code is to ensure that use and development in flood-prone areas is appropriately located and managed so that people, property and infrastructure are not exposed to unacceptable risk. The code applies to land affected by the mapped overlay and/or identified in a report by a suitably qualified person as subject to risk from flood. In 2019, BMT prepared updated flood modelling and mapping for City of Launceston. Recent flood modelling is being prepared to inform the Neighbourhood Plan, discussed later in this Background Report.

C13.0 Bushfire-Prone Areas Code

Except urban areas, most of the study area is located within a bushfire-prone area (BPA) due to its proximity to bushfire-prone vegetation over 1 hectare in size. The BPA code is applied and modified with the approval of the Tasmanian Fire Service.

C14.0 Potentially Contaminated Land Code

This code applies to land shown on an overlay map, identified in a report prepared by a site contamination practitioner, or where the planning authority knows, or reasonably suspects may be contaminated. The purpose of this control is to ensure use or development of potentially contaminated land does not adversely impact on human health or the environment.

C15.0 Landslip Hazard Code

Various landslip hazard areas are found within the study, notably a 'high' hazard band area to the west of Abels Hill, near TasWater's properties/infrastructure. The remaining areas are within 'low' or 'medium' hazard bands. Whilst development within landslip hazard areas can generally be managed with further technical investigations, it remains an important consideration for the preparation of structure plans.

Figure 7. Bushfire Prone Areas (Sourced from the Launceston Local Provisions Schedule)

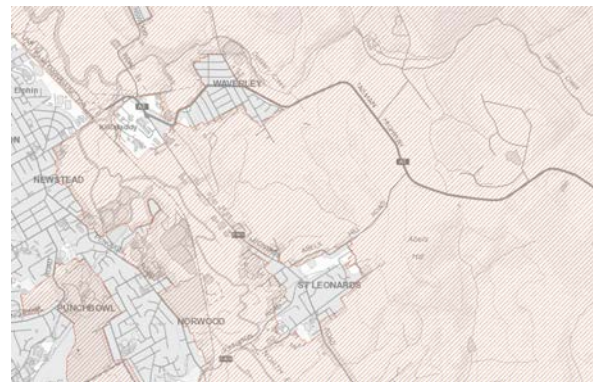


Figure 8. Landslip hazard Band and Code Overlay (Sourced from the Launceston Local Provisions Schedule)



Hazard band

Code Overlay

1.1 Existing Planning Controls

Launceston - Local Provisions Schedule (LPS)

Specific Area Plans can vary, substitute or modify State Planning Policy (SPP) zones for a particular area. Specific Area Plans (SAPs) can be used to guide land use and development directions where a more unique outcome is being sought. St Leonards has three different SAPs, the provisions of which are described below.

LAU-S4.0 – Hillary Street Specific Area Plan

The Hillary Street SAP seeks to guide the development of this growth area by coordinating the provision of infrastructure across land with multiple ownership, to ensure that the delivery of road and pedestrian networks, connectivity and public open space is coordinated. Notably, the subdivision standards under this SAP set as acceptable solutions strict compliance with the master plan or in some instances, ‘generally in accordance’ compliance and no performance criteria, making compliance with the masterplan mandatory.

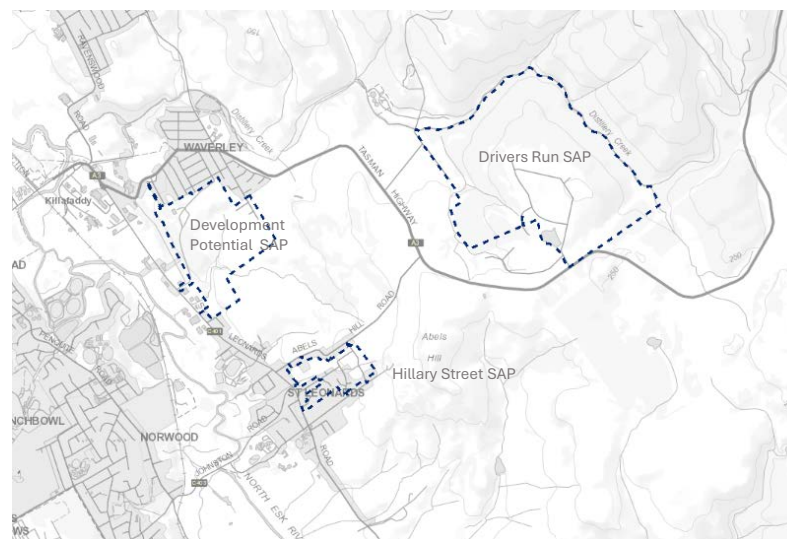
LAU-S5.0 – Drivers Run Specific Area Plan

The Drivers Run SAP seeks to guide the development of low density residential lots whilst protecting water quality, heritage and natural values. It substitutes the use table of relevant SPP zones and introduces additional development and subdivision standards.

LAU-S12.0 – Development Potential Specific Area Plan

This SAP identifies areas with significant development potential or strategic importance that require a co-ordinated approach to future development. It introduces additional subdivision standards to affected land.

Figure 9. Local Provisions Schedule (Sourced from the Launceston Local Provisions Schedule)



1.2 Policies, Strategies and Studies

State & Regional

Snapshot

This is a snapshot of policies, strategies and documents considered and reviewed at a state and regional level. An analysis of key documents is provided in the following pages.

1.2 State & Regional



1. The Northern Tasmania Regional Land Use Strategy - NTRLUS - (2012)



2. Tasmanian Planning Scheme - State Planning Provisions – V.6 - 2024



3. Northern Tasmania Residential Demand and Supply Study



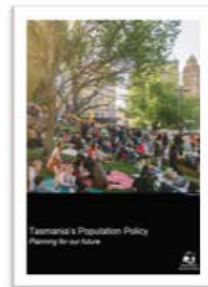
4. State Acts , Policies and Other



- ☐ Land Use Planning and Approvals Act 1993
- ☐ Historic Cultural Heritage Act 1993
- ☐ Aboriginal Heritage Act 1993
- ☐ Threatened Species Protection Act 1995
- ☐ Nature Conservation Act 2002 Environmental Protection and Biodiversity Conservation Act 1999
- ☐ Local Government Act 1993
- ☐ Water Quality Management 1997
- ☐ Protection of Agricultural Land 2009
- ☐ National Environmental Protection Measures



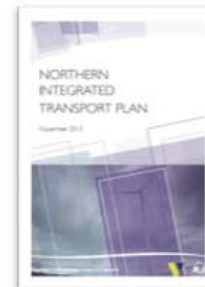
7. The **Draft** Tasmanian Planning Policies (2023)



8. Tasmanian's Population Policy (2024)



9. Northern Tasmania, Sport Facility Plan (2023)



10. Northern Integrated Transport Plan (2013)

1.2 State & Regional

Draft Tasmanian Planning Policies (2023)



Role of this strategy: The draft Tasmanian Planning Policies (TPPs) are a high-level framework to inform and direct strategic land use planning including the preparation of the State Planning Provisions (SPPs), the Tasmanian Planning Scheme (TPS), the regional land use strategies (RLUSs), structure plans and planning scheme amendments. There are a total of seven (7) draft policies or themes.

In one sentence: While in draft form, the TPPs are highly relevant to the preparation of structure plans in Tasmania.

Status: While the TPPs have not been gazetted, they should still be considered as a useful tool to inform strategic planning. The TPPs have undergone rounds of public consultation, have been independently reviewed by the Tasmanian Planning Commission and are expected to be approved by the Minister in 2025.

All policies are relevant to the preparation of structure plans in Tasmania covering matters such as: **settlement, growth, liveability, housing, environmental values, hazards, economic development, physical and social infrastructure, cultural heritage and planning processes.**

Growth Strategies (1.1.3), for instance, include the need to:

- Provide for at least a 15-year supply of land that is available, identified or allocated for existing and forecast demand for residential, commercial, industrial land, among others, to support the functioning of settlements.

- Promote the preparation of structure plans for the effective planning and management of land use and development that, as a minimum considers:
 - a) The identified values, physical constraints, environmental hazards, and the strategic context of the location;
 - b) An urban or settlement growth boundary;
 - c) Movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;
 - d) Location of land for the purpose of a mix of uses taking into account land use compatibility to limit and manage land use conflicts.
 - e) Any staging or sequencing of development of land;
 - f) The use of existing physical infrastructure and the logical and efficient provision of additional infrastructure;
 - g) Impacts on broader physical and social infrastructure (e.g. health and education facilities, strategic transport networks, public transport services, stormwater, water/sewerage).
- Provide for and identify preferred development sequences in areas of growth to enable better coordination and cost-effective planning and delivery of physical infrastructure.
- Settlement outside the urban growth boundary must be strategically justified based on projected population growth, site suitability (agricultural capabilities, physical constraints and environmental hazards); land supply and demand analysis, physical and social infrastructure networks and the regional settlement strategy.

1.2 State & Regional

Draft Tasmanian Planning Policies (2023)

Other policies, strategies and objectives within the draft TPPs identify the need to:

- Promote the location of **residential use and development** in areas that are **close to activity centres/employment areas**.
- Provide for a network of **accessible and interlinked open and green spaces** to encourage active lifestyles, connection to nature and social interaction.
- Support measures **to mitigate the impacts of climate change**.
- Protect **major health and emergency services facilities**.
- Identify and protect the **key values and activities of rural towns and villages**.
- Avoid **allocating additional land for the purpose of rural residential** unless certain conditions apply.
- Plan and provide for a **diverse range of quality housing** types that meet the projected housing demand responding to demographic trends, changing household types and composition, etc.
- **Plan for climatic conditions** that will impact environmental values such as increase frequency and intensity of flooding events, bushfire, increased temperatures, sea level rise and storm surge, among others.
- **Consider the impacts of past, present and future land use** and development that involve potentially contaminating activities to minimise the risk of harm to human health, property and the environment.
- **Protect land that is identified as being within higher classes of agricultural capability** for purposes that prevent the permanent loss or conversion to non-agricultural uses.
- Identify and **protect land for potential extractive industry resources**.
- Promote the **sustainable development of the State's tourism industry**.

A policy from the draft TPPS that is particularly relevant to the Neighbourhood Plan is identified below:

- Policy 5.1 relates to the **Provision of Services** and the need to promote the most logical and effective solution to deliver services to growth areas taking into account climate change conditions and environmental impacts. Further, this policy identifies the need to provide an **integrated approach to the provision of physical infrastructure**.

Key findings:

1. The draft TPPs are particularly useful in classifying and disseminating key policies to guide the Neighbourhood Plan.

1.2 State & Regional

Northern Tasmania Regional Land Use Strategy (2012 – Amended 2023 and currently under review)



Role of this strategy: The Regional Land Use Strategies (RLUS) set out key strategic directions for the Northern, Southern and Cradle Coast regions. RLUSs guide amendments to each council's Local Planning Schedule as well as local strategic planning documents and structure plans. In short, the RLUS should identify where growth and land use change should occur within the State. Northern Tasmania Regional Land Use Strategy (NTRLUS) is relevant to Greater Launceston.

In one sentence: The NTRLUS sets out the strategy and policy basis to facilitate and manage change, growth and development to 2032.

Status: The NTRLUS is currently under review and expected to be completed by the end of 2025.

In line with the findings of the Greater Launceston Plan, the St Leonards and Waverley growth corridor is recognised in the NTRLUS as one of the three key growth areas in Northern Tasmania.

Under the NTRLUS, St Leonards is classified as an **Urban Growth Area (Growth Corridor)** and **Future Investigation Area (Priority Investigation Area – Residential)** (Figure 10).

Due to its designation as an Urban Growth Area in accordance with the NTRLUS, it may be rezoned for urban development subject to a local strategy that responds to the key principles and leads to the strategic and orderly development of the area (D2.1.1 G2.1 and E2.3 are relevant to urban growth planning).

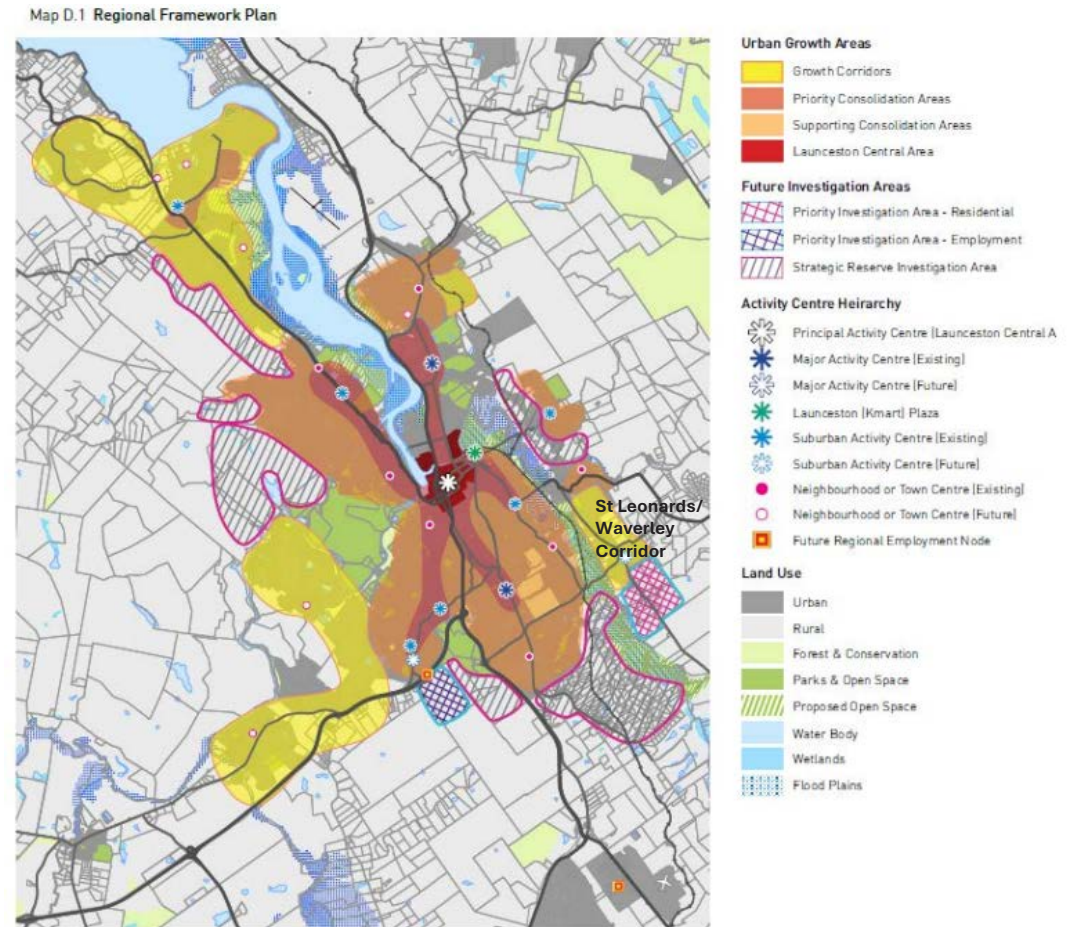


Figure 10. Regional Framework Plan (Sources from the NTRLUS)

1.2 State & Regional

Northern Tasmania Regional Land Use Strategy (2012 – Amended 2023 and currently under review)

The following **Key Principles** apply for **Urban Growth Areas**:

- Maintains the integrity of intra-regional open space green breaks.
- Minimises impacts on natural resources.
- Maximises the use of major transport and water and sewerage infrastructure.
- Enables efficient physical and social infrastructure, including public transport.
- Has ready access to services and employment.
- Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.

The following **matters should be considered when investigating Urban Growth Areas for rezoning**:

- Existing land uses.
- Residential supply and demand.
- Potential loss of agricultural land and potential impact on productivity and infrastructure.
- The extent to which the land is included in irrigation districts.
- The potential for land use conflict.
- The potential impact on the efficiency of the State road and rail networks.
- The potential impact on extractive industries.
- Assessment of natural, cultural and landscape values.
- Assessment of natural or other hazards.
- The potential to conflict with State Policies.

Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that maintain the integrity of ‘intra-regional’ open space green breaks, minimises impacts on natural resources and maximises the use of major transport and services (existing and planned).

Principles outlined here (within D2.1.1 of the NTRLUS) outline matters to consider for the development and planning of growth areas and are very similar to those contained within the draft TPPs.

With respect to the **Future Investigation Area** designation, the NTRLUS states;

- These areas are within an Urban Growth Area designation and are therefore suitable to be rezoned for urban development, subject to a **local strategy**.
- This local strategy may **refine the boundary** for future urban development and should also consider the timing for development and the preferred land use.

Key findings:

- There is clear strategic support for the development of a structure plan (Neighbourhood Plan) to facilitate urban growth within the St Leonards and Waverley corridor.
- Development of the Neighbourhood Plan should respond to the key principles for Urban Growth Areas and Future Investigation Areas as identified in the NTRLUS.

1.2 State & Regional

Northern Tasmania Residential Demand and Supply Study (2024)



Role of this study: This study establishes a foundational context for housing across the region, serving as a crucial input for the upcoming NTRLUS update. This report focuses on housing supply factors, while also integrating key aspects of dwelling demand to demonstrate the potential outcomes of forecasted demand under various supply scenarios.

In one sentence: The Northern Tasmania Residential Demand and Supply Study (NTRDSS) provides a basis for a renewed approach to land use policy development at a regional scale.

Population and Demand

- The current population of Northern Tasmania is estimated to be around 155,694 and forecast to increase to more than 185,000 by 2046.
- Demand for private dwellings in Northern Tasmania is forecast to increase from 72,306 in 2022 to 89,903 in 2046, **an average of around 730 dwellings a year.**
- Forecast demand is highest in areas in and around Launceston.
- **Demand is driven by a growing population and a contracting household size.**
- Average persons per household declines from 2.38 in 2023 to 2.28 in 2046. Whilst it may seem minor, **it results in the need for hundreds of additional dwellings to house the same number of people.**

- **Variances in demand profiles** can be observed in areas around Launceston, demand for one parent family households in Launceston North is much higher than in Riverside, for instance.
- Housing demand varies significantly in terms of the rate of change and population characteristics, with forecasted annual average population growth rates ranging from 0.3% to over 2.0%. In Greater Launceston, demand for housing in new residential areas is predominantly driven by working-age family cohorts.

Supply

- While land supply is essential for enabling new dwelling construction, it is neither the sole nor the primary factor influencing dwelling supply. Without an expansion in the capacity of the local building sector, an increase in land supply will not necessarily lead to a corresponding rise in housing supply.
- At local government level, it is estimated that the current 'practically vacant' supply of zoned residential land will be depleted in as little as 8 years, while other municipalities may have over 24 years of supply remaining. Specifically:
- Launceston Central: No available supply
- Launceston Outer and Launceston Balance: Supply is expected to be exhausted in 6 years

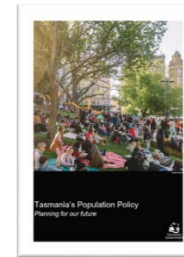
1.2 State & Regional

Northern Tasmania Residential Demand and Supply Study (2024) (...)

Key findings

- Launceston has historically accommodated the largest population growth in the region but has also experienced significant contractions. This variability underscores the need for a more substantial buffer in land supply to manage growth effectively.
- Analysis reveals that the central area of Launceston is nearly exhausted given current demand levels. More than half of Launceston's land supply comprises vacant unserviced parcels and larger underutilised properties, primarily located in Waverley, St Leonard's, and the northern suburbs.
- Demand is driven by a growing population and a contracting household size. A decline in the average number of persons per household results in the need for hundreds of additional dwellings.
- Additionally, Launceston North has the highest proportion of estimated supply owned by the State Government. The development of this land will be contingent on state-led initiatives under current conditions.

Draft Tasmanian's Population Policy (2024)



Role of this policy: The purpose of this document is to outline Tasmania's Population Policy to guide the state's planning and decision-making regarding population growth and demographic changes.

In one sentence: This policy seeks to assist with the preparation and management of population growth across all levels of government.

Firstly, this draft policy provides an analysis of the population growth experienced in the past decade. Notably, Launceston (LGA) and four municipalities within Greater Hobart experienced the highest growth in number of people.

The population policy sets an overall goal to accommodate 650,000 people by 2050 with a focus on increasing the retention and attraction of younger residents.

The draft policy also sets out key priorities as follows:

1. **Liveability** – To increase liveability through better infrastructure planning and delivery, greater housing supply and diversity and improved services.
2. **People & Skills Needed** – To attract and retain the people and skills needed
3. **Measure**– To understand available data and learn from innovative initiatives to inform systems change.

1.3 Policies, Strategies and Studies

Metropolitan & Local

Snapshot

This is a snapshot of policies, strategies and documents considered and reviewed at a local level. An analysis of key documents is provided in the following pages.

1.3 Metropolitan and Local



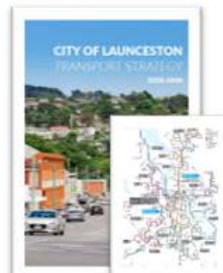
1. The Greater Launceston Plan (2014)



2. The Launceston Residential Strategy (2009)



3. The Launceston Industrial Strategy (2010)



4. City of Launceston - Transport Strategy - 2020-2040 & Urban Network Plan



5. Greater Launceston - Transport Vision 2021?



6. Engagement Summary - Tomorrow Together (2021)



7. Launceston Local Provision Schedule (LPS) V.13 (2024) & Local Historic Heritage Code Datasheets.



8. Launceston Retail Audit and Activity Centres Strategy



9. Open Space Strategy (Draft) - 2015



10. Launceston Heritage Study (2002) & Launceston Heritage Study (2007) - Local State Site inventory.



11. North and South Esk Rivers Flood Modelling and Mapping, 2019 (BMT)



12. Community Engagement Strategy and Framework (2022)



13. Launceston Housing Plan 2025 - 2040 (2025)



14. Draft City of Launceston Recreation and Open Space Strategy 2024 - 2040 (2025)

1.3 Metropolitan & Local

The Greater Launceston Plan (2014)



Role of this policy: The Greater Launceston Plan (GLP) is a community vision and evidence-based framework for the sustainable development of Launceston and its suburbs and localities over the next 20 years and beyond.

In one sentence: The GLP establishes the future land use and development aspirations for Greater Launceston, informed by significant analysis and community engagement.

The St Leonards corridor is one of the three key growth corridors for Greater Launceston and recommended as a priority development growth area within the City of Launceston.

The St Leonards/Waverley Growth Corridor is described as: “an area expanding south-east along the northern edge of the North Esk River Valley. It includes planned residential areas of Waverley and extends south to include St Leonards and future potential growth areas”

GLP recognises that the boundaries of the growth corridor are not yet determined. It recommends that ‘an extensive area south of St Leonards be investigated for long term development as part of a planned community’.

The GLP recommends that corridor strategy plans are undertaken and that the plans are not intended to replicate existing structure planning work but rather to reconcile the range of work that has been undertaken with future planning requirements.

The GLP adopts DIER (former Dept. Infrastructure Energy and Resources now State Growth) recommendations for a minimum target density of 15 dwellings per hectare.

Approximately 50% of the housing requirements of Greater Launceston are to be accommodated in urban growth areas and over 75% of these are planned to be met in three (3) growth corridors (see Figure 11). The balance is to be accommodated in existing residential land in 5 precincts including Punchbowl and Youngtown (generally to the west of St Leonards).

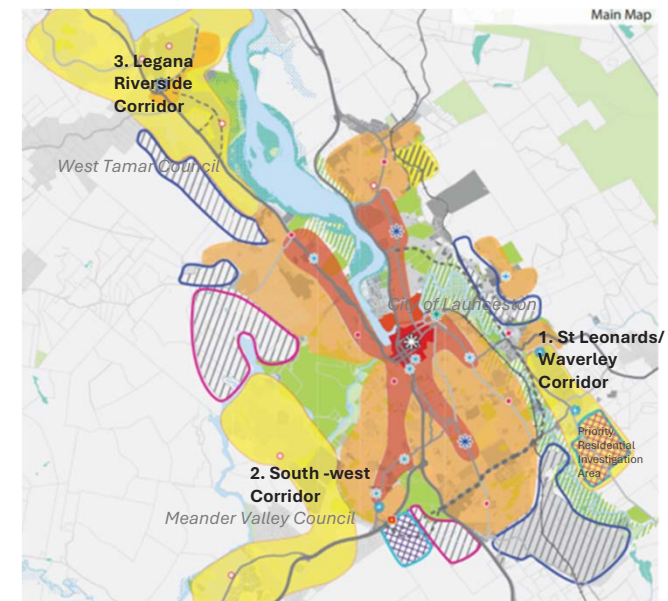


Figure 11. Regional Framework Plan (Sourced from the GLP)

1.3 Metropolitan & Local

The Greater Launceston Plan (2014)

Project G.3 St Leonards/Waverley Corridor Strategy:

The purpose of this project is to encourage the provision of an overarching corridor framework within which the various physical plans are reconciled and integrated in a sub-regional context. General elements required for the St Leonards Strategy include:

- Settlement strategy for two periods: 2013-2021 and 2021-2036
- Structure plans showing main roads & secondary roads; Public Transport network; Recreational areas and open space network; Education facilities; Pedestrian and cycle linkages; Activity centres; Industrial and employment areas; housing mix/diversity policy;
- Implementation plan: land development staging for the two main planning periods and infrastructure requirements.
- Land release plan for the two planning periods.
- Schedule of statutory approval requirements.

Specific elements include:

- Overarching integrated development strategy with subordinate precinct plans.
- Physical plans for each precinct area incorporating approved plans of subdivision and masterplans.
- Proposed north-south and east-west district connector road to link the future development precincts and its indicative alignment.
- Revitalised/new town centre and central area development in the St Leonards township to consolidate and revitalize the existing local centre.
- Incorporation of regional shared pathway network with expanded parks and open space network.
- Consolidated regional open space network along the North Esk River Valley consistent with Council's flood risk and scenic management policy.

Project G3 is complemented by Project B1. Regional Infrastructure Coordination.

Key Players:

- City of Launceston – Primary responsibility
- Agencies and referral authorities: TasWater, State Growth, Aurora Energy, Department of Education, Tasmanian Catholic Education Office.

Key findings:

- The GLP is one of the most detailed and relevant strategic plans for the preparation of the Neighbourhood Plan.
- It states the need to develop a local strategy which considers identification of a growth area boundary and other key elements.

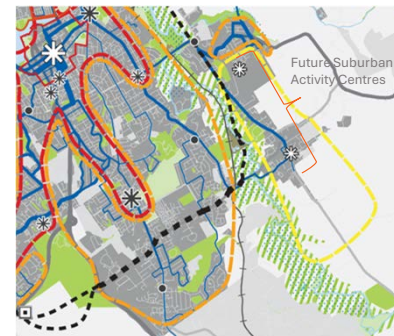


Figure 12. Open Space Network
(Sourced from the GLP)

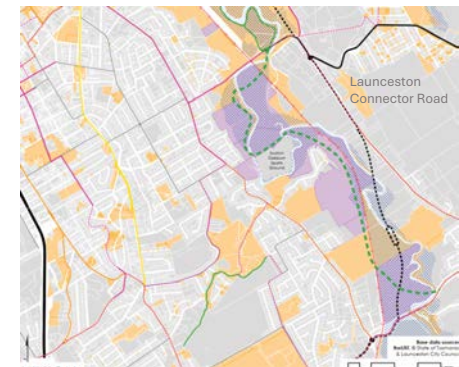
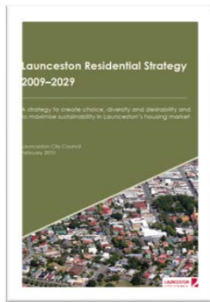


Figure 13. Access Network
(Sourced from the GLP)

1.3 Metropolitan & Local

The Launceston Residential Strategy (2009)



Role of this strategy: This strategy provides the way forward for housing in the Launceston municipality for 20 years and beyond. It has been developed as an integral part of the review of the Launceston Planning Scheme 1996, and has been informed by a public consultation process.

In one sentence: Need for diversity in lot sizes in the right location with a minimum of 15 dwellings/ha and a reduction of minimum lot sizes to 250 square meters.

This strategy has 19 policies. The following are most relevant to the preparation of the Neighbourhood Plan:

Policy 13 – Subdivision should not be a surveyor-driven exercise, layouts should address key goals: Achieving higher residential densities; Providing a greater range of housing options; achieving greater environmental sustainability; Creating areas with vibrancy, liveability and walkability.

Policy 14 – Encouraging an appropriate mix of housing densities subdivision in Launceston over past years has resulted in little diversity in housing types. It is essential that Council's higher density objectives are considered at the subdivision stage. Retro fitting higher densities is more difficult.

- New subdivisions should provide opportunity for increased housing density where appropriate and a range of housing types to meet the needs of a diverse community.

Other objectives and strategies under Policy 14:

- Improve subdivision assessment criteria to include consideration of lot types and densities, appropriate locations for multiple dwellings and other alternative forms.
- Introduce a target density of 15 dwellings per hectare and reduce minimum lot size in the residential zones to 250m².
- Require consideration of future building forms/envelopes and layouts for subdivision of lots less than 400m².
- Require greater consideration of opportunities for community facilities in new developments.

Other relevant overarching policies:

- To align future growth with areas of excess infrastructure capacity, encouraging more efficient development (Policy 2).
- To ensure social inclusion is a key consideration in developing the settlement strategy (Policy 3).
- Housing affordability must be factored into future locations of housing growth (Policy 3).
- Increased densities should be encouraged in areas close to employment, community services, entertainment and shopping districts (Policies 4 & 5).
- Develop subdivision assessment guidelines to implement the settlement strategy (Policies 4 & 5)
- Protection of Agricultural Land (PAL) policy . In line with the PAL state policy, planning must ensure that productive agricultural land is not converted to non-agricultural uses and avoid land use conflicts and fettering of agriculture (Policies 6 & 7).
- Planning should provide sufficient opportunities to satisfy reasonable housing demand without oversupplying the market.
- Ensure the availability of vacant residentially zoned land to meet the 5-10 years' forecast demand (Policy 8).

1.3 Metropolitan & Local

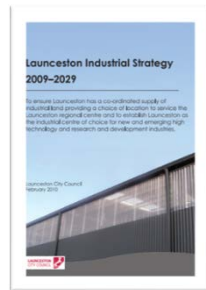
The Launceston Residential Strategy (2009)

Key findings:

- This strategy acknowledges and directs planning to provide for increased housing density and lot layout design to allow for a greater range of housing options and types, including when planning for greenfield sites and supported by subdivision development guidelines.
- This strategy directs the consideration of future building forms and envelope layouts for subdivision of lots under 400m².
- A target density of 15 dwellings per hectare is nominated as well as the need to consider higher densities in areas close to activity centres, etc.
- This strategy encourages the preparation of subdivision assessment guidelines, this is likely to be an implementation mechanism of the Neighbourhood Plan to be contained on a Specific Area Plan and provide direction of what considerations the responsible authority must have when assessing subdivision applications once the Neighbourhood Plan is finalised.

1.3 Metropolitan & Local

The Launceston Industrial Strategy (2010)



Role of this strategy: This strategy aims to coordinate Launceston's industrial land supply, offering a choice of location to service the Launceston regional centre and positioning Launceston as the preferred industrial hub for emerging technology, research, and development industries.

In one sentence: Industrial land in St Leonards and Waverley is grouped into Precinct 5 and primarily intended to accommodate logistics and service industry.

This strategy groups St Leonards and Waverley into Precinct 5, which encompasses 18ha of vacant land. The precinct is primarily intended to accommodate logistics and service industry, with some scope for manufacturing.

Precinct 5

- Within Precinct 5, there are two significant derelict sites owned by Gunns Pty Ltd: a 25ha site at the Gunns Board Mill and an 11ha site at Killafaddy. The Gunns Board Mill considered for rezoning to residential, while the smaller Killafaddy site is recommended to remain zoned for industrial use.
- Including these sites, Precinct 5 has a total of 43ha of vacant land available. Without them, only 18ha of vacant land remains.
- Recently, approval was granted to rezone 4.4 ha of land in sub-precinct 5.2 to residential. This rezoning, along with the existing nearby residential developments and the area's topography, suggests that there will be limited capacity for further industrial development in the precinct.

The strategy outlines four policies, the following are relevant to the preparation of the Neighbourhood Plan:

Policy 1 – Encourage industrial development on established, high-quality, serviced, vacant industrial sites by prioritising these sites for appropriate new development in the short to mid-term.

- Council will prioritise existing areas for new industrial development in the short to mid-term at St Leonards and Waverley.

Policy 2 – Council will identify and zone appropriate new, high-quality sites with good access to infrastructure and services, to accommodate demand for industry that cannot be accommodated within existing industrial areas in the mid to long term.

- Council will zone land located to the north-east of St Leonards Road and the south-east of Gunns Board Mill site for general and light industrial uses, in order to provide supply in the mid to long-term.

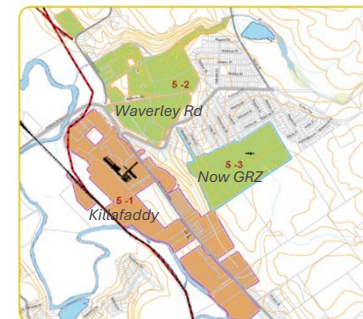
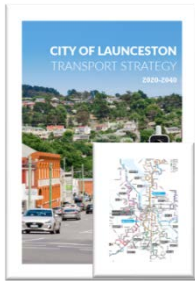


Figure 14. Precinct 5 Killafaddy, St Leonards, Waverley Road and Gunns Board Mill Site (Sourced from the Industrial Strategy)

1.3 Metropolitan & Local

City of Launceston – Transport Strategy 2020-2040



Role of this strategy: The Launceston Transport Strategy integrates transport with urban planning, environmental goals, and community engagement. It focuses on diversifying transport options to reduce reliance on cars and increase the use of public transport, walking, and cycling. The strategy is informed by the Greater Launceston Plan and seeks to create more connected communities with equitable access to transport options.

- In order to meet the demand of a rising population a new suburban activity centre is proposed in St Leonards to accompany the Southeast Corridor growth area which comprises the existing residential-zoned land supply in the Waverly-North St Leonards and the future growth area in South St Leonards.

The strategy sets out 3 key themes:

- **A Liveable Launceston:** Focuses on vibrant public spaces and sustainable transport, aiming to reduce car dependence by promoting walking and cycling, with community partnerships driving innovative solutions.
- **A Healthy Launceston:** Includes a "Towards Zero" initiative, promoting cycling and walking to improve community health.
- **A Connected Launceston:** The plan aims for efficient access to key locations within 15 minutes via active transport, with improvements to public transport infrastructure.

Greater Launceston Transport Vision (2021)



Role of this strategy: The Greater Launceston Transport Vision Work Plan outlines a strategic framework for improving transport systems in the Greater Launceston area, aiming for sustainable growth and enhanced liveability, mobility, and prosperity. It is a collaborative effort between the Greater Launceston Councils and the Tasmanian Government, aligning with the Greater Launceston Plan and the City Deal Vision.

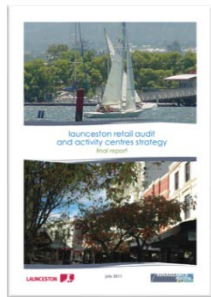
The Greater Launceston Transport Vision Work Plan seeks to enhance sustainability and connectivity by improving public transport, key corridors, and active transport, and developing a CBD transport hub.

Priority projects identified in this vision include:

- Studies on Key Transport Corridors
- Launceston Parking Precinct Plans
- Municipal Transport Strategies
- Urban growth plans and master plans
- Launceston Bus Network, Ticketing and Pricing Review

1.3 Metropolitan & Local

Launceston Retail Audit/Activity Centre Strategy (2011)



Role of this strategy: To provide an assessment of the structure and performance of the Launceston retail commercial system and its supporting network of activity centres and precincts.

In one sentence: Consolidate regional role of Launceston and ensure development occurs through a network of sustainable centres and precincts.

The main recommendations of the strategy are summarised as follows:

- **Strengthen Launceston's Regional Role:** Maintain and consolidate Launceston's position as a key regional hub.
- **Activity Centre Hierarchy:** Guide development through a recommended hierarchy, with the Launceston CBD as the primary regional shopping and service centre. The District Centres at Kings Meadows and Mowbray will serve as complementary regional hubs for retail, commercial, and community services.
- **Support Population Growth Areas:** Facilitate growth in areas such as Waverley by consolidating new small neighbourhood centres or clusters to meet community needs.
- **Promote Attractive and Diverse Activity Centres:** Ensure that activity centres are developed as appealing, vibrant places with a diverse range of activities and high-quality design standards.

Retail Floorspace Requirements

The strategy estimates the following retail gross leasable area (GLA) requirements for the greater urban area:

- 2011-2021: 42,500 square metres GLA for retail and bulky goods floorspace.
- 2021-2036: Approximately 63,100 square metres GLA for retail and bulky goods floorspace.

It is unclear if retail floorspace estimations include food and drinks or only supermarkets and department stores.

Office Floorspace Requirements

Office encompasses professional and commercial services and government administration, as well as medical and healthcare services. The strategy estimates the following Office GLA requirements for the greater urban area:

- 2011-2021: Approximately 27,000 square metres.
- 2021-2036: Approximately 47,300 square metres.

Key findings

- The background studies for the development of the Neighbourhood Plan need to estimate floorspace requirements for Launceston with an emphasis on St Leonards and Waverley to ensure both existing demand and future demand as result of the future residential development in the suburbs is accounted for and inform activity centre planning within the study area.
- It is important to ensure activity centre planning within the study area does not hinder the activity centre hierarchy.

1.3 Metropolitan & Local

Open Space Strategy – Draft (2015)



Role of this strategy: The Launceston Draft Open Space Strategy outlines a long-term vision for planning, developing, and managing public open space within Launceston. The strategy assesses the current open space supply, identifies areas for improvement, and recommends future actions to meet the community's recreation and environmental needs.

In one sentence: Categorises public open space in the LGA and identifies areas for improvement.

St Leonards

Council owns nine parcels of open space in St Leonards, with four located near waterways. St Leonard Sports Centre hosts a number of sports, including BMX, hockey, athletics, and lawn bowls, but lacks landscape diversity, indicating a need for additional planting across its open spaces.

St Leonards is highlighted as an area requiring additional open space investment, particularly in developing accessways and trail corridors. This need reflects the suburb's growing population and the desire to improve connections within and beyond the locality.

The report proposes acquiring a network of green spaces along the North Esk River valley, incorporating shared pathways for pedestrians and cyclists, with conservation areas extending from Invermay to St Leonards and Relbia. Additionally, new parks and green space linkages are planned along the South Esk River valley, connecting East Launceston, Ravenswood, and St Leonards.

Waverley

Most of Waverley's larger open spaces are associated with Waverley Lake and Distillery Creek. Several other spaces exist for road buffers or power easements. Most spaces are described as 'featureless grassed areas'. It is recognised that this suburb could benefit from additional planting throughout its open space.

The strategy outlines several recommended actions, with the following being the most relevant for the study area:

- Encourage patterns of subdivision that are permeable grids and street layouts without cul-de-sacs.
- Ensure open space is overlooked by the fronts of houses on at least three sides and without abutting rear yards.
- Address gaps in diversity of open space functions and landscape settings across each suburbs, and the City-wide open space network.
- In any new subdivision seek to take social / family recreation, sport, and off-road trails as the priority types of open space in residential areas.
- Ensure open space taken in greenfield areas that have higher environmental values perform a conservation of biodiversity or relaxation / contemplation function within the open space network.

Key findings

- This strategy provides relevant insights to the preparation of the Neighbourhood Plan, particularly in relation to the identification of open space, the characteristics of existing open space and the suburbs' needs.

1.3 Metropolitan & Local

Launceston Heritage Studies 2002 & 2007



Role of this strategy: The 2002 and 2007 heritage studies and inventories are the two key heritage study detailing the built heritage of Launceston, its precincts and significant places. It forms the basis for subsequent work including the Heritage List Review Project 2023.

2007 – Launceston Heritage Study

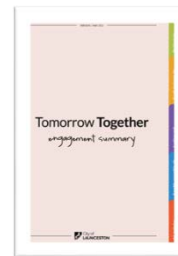
The 2007 study describes the St Leonards precinct as a satellite village that has retained some of its early built form. It acknowledges the former village has lost much of its core form with only the hotel and one shop remaining and a small community hall in Station Road. The precinct is recognised as significant in this study as it demonstrates a range of housing from the major periods of Launceston’s developments including the Georgian, mid and late Victorian, and Federation periods.

The study makes recommendations including the need to recover and enhance the village character of the precinct and to preserve the significant of individual listings.

2002 – Launceston Heritage Study

The 2002 study provides a comprehensive overview of the European settlement in Launceston and includes a site inventory with statements of significance for the municipality, including St Leonards.

Engagement Summary – Tomorrow Together (2021)



Role of this document: The Tomorrow Together engagement summary provides the findings of a number of engagement activities carried out throughout 18 months on how to tackle the big challenges facing Launceston.

In one sentence: There are varying views on the growth of Launceston, the need to support increased density and growth in the city centre or to embrace its “small-town” lifestyle.

Five (5) key themes were identified: a resilient city, a well-design city, a unique and prosperous city, a mobile and accessible city and a social, inclusive and fair city. Some of the ideas under these themes include:

- Reducing reliance on cars, improving traffic flows and protecting land that is flood-prone from development
- To encourage active and public transport, reduce hard-surfaces in development and improve water efficiency and security.
- Revegetation and habitat rehabilitation
- Under development and planning:
- to ensure that sites of value are protected for appropriate use.
- encourage greening at new developments and in strategic areas.

Notably, development was a topic of debate with participants divided on the future growth of Launceston. Some asserted that encouraging development in the city would attract more people to the city centres and a more vibrant city, other participants, on the contrary, hoped Launceston would continue to embrace its small-town lifestyle with a modest approach to development.

1.3 Metropolitan & Local

Community Engagement Strategy and Framework (2022)



Role of this strategy: This strategy and framework provide an overview of community engagement and how Council intends to connect with the community for the purpose of decision-making and strategy development.

In one sentence: City of Launceston has set out community engagement principles, objectives and actions for ongoing improvement and coordination of community engagement activities.

It sets out five (3) strategic priorities:

1. Connecting with the community through meaningful engagement, co-operation and representation.
2. Being a progressive leader, accountable to governance obligations and responsive.
3. Providing equitable and efficient services that reflect the needs and aspirations of the community.

The strategy sets out five (5) engagement principles:

- Inclusive participation
- Open and transparent disclosure
- To engage early and on an on-going basis with clarity of purpose
- Design and implementation of good quality engagement processes, tools and methods.
- Consideration of engagement outcomes and provision of feedback.

A number of actions and outcomes are identified to achieve these priorities, the following relevant to the preparation of the Neighbourhood Plan:

- Ensure consistency in the way community engagement activities are delivered across the organization.
- Develop and maintain a stakeholder register and feedback register.
- On-going engagement (Tomorrow together)
- Investigate innovative ways of engaging
- Coordinate engagement activities at a broader level (calendar)
- Develop a tool for reporting engagement outcomes to the community.

Recommendations

- Strengthen council capabilities by investing in the training and development of engagement staff and creating a comprehensive toolkit of community engagement resources.
- Enhance community engagement by exploring innovative methods and expanding project scope. Improve council's outreach effectiveness and inclusivity.
- Council should demonstrate how community feedback / input has influenced its decisions or its strategic direction.

Key findings

- Ensure the Neighbourhood Plan community engagement plan takes into account the objectives of this strategy.

1.3 Metropolitan & Local

Draft Launceston Housing Plan 2025 - 2040 (2024)



Role of this strategy: Sets a vision and introduces four principles to guide the delivery of housing that meets the needs of the Launceston municipality.

In one sentence: Outlines how the City of Launceston seeks to ensure every resident has access to secure, affordable and well-located homes.

The Housing Plan sets out a number of key challenges:

- Growing population.
- Existing undersupply of housing.
- Shrinking households.
- Lack of land.
- Rising house prices.
- Decreasing affordability.
- Rising homelessness
- Existing socioeconomic disadvantage.

Some of the trends impacting housing needs include:

- Young workers (25 – 34), retirees (60 – 69) and seniors (70+) are the fastest growing age group.
- The share of larger family households are declining.
- 80% of housing are detached dwellings.
- Affordability challenges and rising homelessness.

The Housing Plan provides a number of recommendations relevant to St Leonards and Waverley:

- There is a need for more diverse housing such as townhouses, villas and low-rise apartments in well located locations across the City.
- The Housing Plan aspires to achieve a housing mix of 31% detached homes, 55% medium density and 14% high density homes.
- There is an urgent need to unlock development ready land.
- Supports the delivery of the St Leonards and Waverley Neighbourhood Plan.
- The Housing Plan identifies an ultimate 30 year dwelling yield in the St Leonards and Waverley Neighbourhood Plan area of 3,200 dwellings.

Key findings

- The St Leonards and Waverley Plan is a key output that's contributing to the implementation of the Housing Plan. The Neighbourhood Plan should facilitate delivery of diverse housing consistent with the aspirations of the Housing Plan.

1.3 Metropolitan & Local

Draft City of Launceston Recreation and Open Space Strategy 2024 - 2040 (2025)



Role of this strategy: This strategy is the key document that guides the planning and provision of Open Space in the City of Launceston.

In one sentence: Establishes a hierarchy and distribution to inform investment in upgrades to existing and new open space areas.

The draft Open Space Strategy includes 4 key themes:

- Improved open space quality and inclusivity.
- Increased community access to connected open space.
- Strengthened environmental resilience.
- Well-planned and diverse open space uses.

These themes are implemented by a number of objectives and then supported by an implementation plan that outlines the actions Council will be responsible for leading to deliver on the plans aspirations.

The draft Open Space Strategy also introduces an open space hierarchy which is useful in defining the role and purpose of different open space assets. The hierarchy includes:

- Local – typically 1.4ha to 1ha.
- Neighbourhood – typically 1ha to 5ha.
- District – typically 5ha to 15ha.
- Regional – Size will vary depending on function, could be 20ha+ in area.

Key findings

- draft Open Space Strategy The identifies a number of open space areas in St Leonards and Waverley which will be subject to upgrades, the Neighbourhood Plan supports investments in these existing parks.
- New open space areas should be identified consistent with the hierarchy established in the draft Open Space Strategy.

1.4 Project Specific Documents

Snapshot

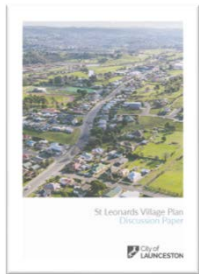
This is a snapshot of project specific documents. An analysis of key documents is provided in the following pages.

1.4 Project Specific Documents



1.4 Project Specific Documents

St Leonards Village Plan – Discussion Paper (2018)



Role of this document: This discussion paper establishes a vision and guiding principles for the development of the structure plan and identifies six (6) precincts.

In one sentence: It is a strong starting point for the development of the structure plan as has been informed by comprehensive community feedback.

The St Leonards Village Plan is a discussion paper that identifies issues and opportunities for the development of a structure plan for St Leonards. It was prepared in 2018 with the intention to inform a subsequent community consultation stage and ultimately the development of a structure plan. The discussion paper:

1. Reiterates that as an established area in Launceston, St Leonards has an important role to play as a growth area to accommodate additional housing in Greater Launceston.
2. Highlights patterns of population ageing, changing family structures and a higher concentration of low and lower-middle income groups in St Leonards create the need for diversity of housing options.
3. Presents a number of population growth scenarios and residential land requirements. It is likely that new population growth estimations are needed since these estimations were prepared over 5-6 years ago.
4. Establishes a vision and guiding principles for the development of the structure plan and identifies six (6) precincts.

Key observations include:

General/context

- Development in the area needs to respond to the natural constraints and protect existing natural values.
- Most of the land to the east and south of the village is used for agriculture, however, 54% of St Leonards rural properties are classified as having high or severe levels of constraint for agriculture.
- There is a strong heritage character in the study area. St Leonards is a compact historic core with houses of key periods of Launceston's development including the village core.

Existing conditions

- The majority of houses in the study area are single dwellings on individual lots largely occupied by families.
- There is a significant industrial precinct in the study area as a core for manufacturing and industry, more recently construction, transport and distribution.
- The industrial precinct provides a significant number of jobs for the community and surroundings.

Infrastructure

- St Leonards is generally well serviced, however, there is a need to upgrade the capacity of the existing water system to support future development and elevated areas such as land around Abels Hill will be difficult to service at the minimum required water pressure.
- Stormwater infrastructure planning needs to address the difficulties of the linear nature of development in the area.
- The existing road network will not be sufficient to accommodate future growth.
- There is a lack of affordable transport options.

1.4 Project Specific Documents

St Leonards Village Plan – Discussion Paper (2018)

This discussion paper identifies a **vision** for the future of St Leonards:

‘St Leonards is an attractive and thriving place that celebrates its heritage and village character; provides opportunities for local employment and investment; caters for the daily shopping, health and education needs of its community; has high quality public spaces and varied recreation options; encourages cycling and walking with improved access to the wider city through shared pedestrian’ cycle pathways, better road connections and improved public transport.’

Six (6) guiding principles are recommended: Meeting social needs, recognising heritage and character, supporting the local economy, providing for open space and recreation, valuing the physical setting and natural values, and ensuring accessibility.

Key findings:

- The St Leonards Village Plan is a sound starting point for the development of a structure plan. Notably, a vision, guiding principles and precincts are developed.
- Notwithstanding this, one of limitations of this paper is that some of the demographic and employment statistics may have changed since it was developed.
- The growth scenarios appear to be based on the forecast growth for St Leonards but do not seem to account for the Launceston housing supply gap which would probably result in greater population forecast and therefore, a greater need to allow for residential supply in the study area as a key growth corridor of Northern Tasmania.

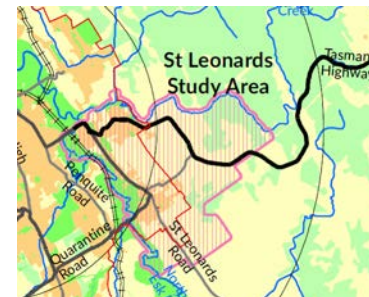


Figure 15. Study area



Figure 16. Open Space

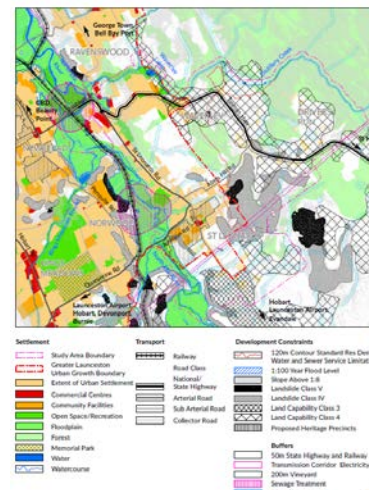


Figure 17 . Development Constraints (Sourced from the Village Plan)

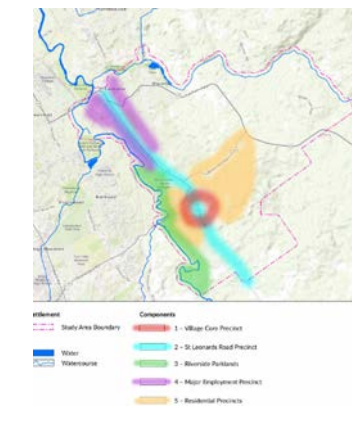
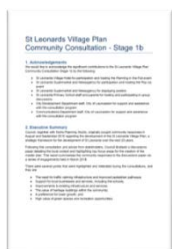


Figure 18. Precincts

1.4 Project Specific Documents

St Leonards Village Plan - Community Consultation Stage 1b (2018)



Role of this document: This is a summary of the consultation activities conducted for Stage 1 of the St Leonards Village Plan project.

In one sentence: The St Leonards community has a strong preference for residential growth in the study area to be lower density and more in line with rural living styles.

There were key issues that stood out from the community consultation:

- The strong identify of St Leonards as a village and significant connections with the community;
- Opportunities to strengthen and improve the function of the village core;
- Good support for local businesses and services including the school;
- A preference for lower density housing and maintaining the 'village feel' of the area; and
- High value of green spaces and recreation opportunities.

Key findings from the community consultation include:

- There is a strong preference for future residential growth to be lower density including rural living style.
- St Leonards was considered an affordable area by respondents.
- There concerns with the area being perceived as of lower value with a low socioeconomic status.

- Respondents seem to value high quality design in future housing supply and regard for substantiable outcomes.
- Places where the community meet are highly values such as schools, shops and local churches.
- There was a recognised need for improved medical and other health care services.
- Opportunities were identified for a regular farmer market or tourism by promoting the history and heritage of the area.
- Most people in St Leonards value the 'country feel' of the area whilst being in close proximity to employment and services in the city centre, Newstead, Kings Meadows and the airport.
- Community strongly value existing parks and identified opportunities for expansions and upgrades to parks, pathways and recreation spaces. Notable, the opportunity for access to the North Esk River for walking, swimming and general recreation was also identified by several respondents and strengthening the connections to the river.
- There is strong support for improved public transport in the St Leonards area with over 40 respondents mentioning the need for increased services in the evening and weekends, faster routes to the city, extended route to Drivers Run and shelter and bus stops.
- There was an identified need for improved walking facilities and off-road bicycle paths.
- The North Esk river and views of the rural scenery were identified as important by the respondents, including the need to support and retain rural vistas and the green corridor between St Leonards and Norwood.

1.4 Project Specific Documents

St Leonards Stormwater Management Plan (2025)



Role of this study: To outline a suitable stormwater management system for a large scale, multi-developer residential development in St Leonards.

In one sentence: The study recommends upgrading stormwater networks, preserving flow paths, and building a detention basin to manage stormwater and flooding risks.

This study aims to provide a suitable stormwater management system and includes the following considerations: stormwater quality management, stormwater quantity management, and overland flow and flooding.

The site includes several defined flow paths that convey 250ha of catchment towards St Leonards Road. The primary constraints identified on the site are:

- The downstream stormwater network is under capacity and cannot accommodate any additional flow. Therefore, the development is required to either upgrade the downstream system or detain flow on-site.
- The flow paths through the development sites present a flood risk.

Recommendations:

- All existing flow paths as mapped by the City of Launceston and detailed on the code overlay are to remain open and not be piped other than for road crossings.
- Upgrading the downstream stormwater network beneath St Leonards Road through to the North Esk River provides the best catchment solution with regard to stormwater quantity management on downstream property.
- The most practical solution to manage outflow from the development is to construct a detention basin at the most downstream point of the development such that most of the development can be direct to the basin.
- The number of stormwater outlets to the creek system can be limited to seven (7).

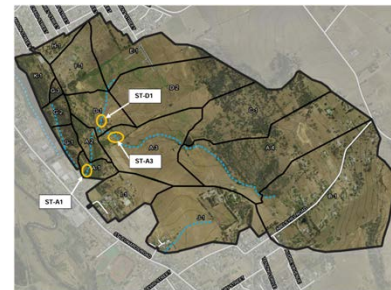


Figure 19. Hydrologic links



Figure 20. Proposed basin location

1.5 Guidelines / Practice Notes

Snapshot

This is a snapshot of key guidelines and practice notes that are considered relevant for the preparation of the Neighbourhood Plan and Infrastructure Funding Framework (IFF).

1.5 Guidelines/Practice Notes



1. Local Provisions Schedule (LPZ) zone and code application (2018).



2. Fact Sheets 1 – 10 & InfoSheets



3. Regional Planning Framework – Discussion Paper 2022



4. Structure Plan Guidelines (Draft) – 2022



5. Practice Notes 1-10 - TPC

1.5

Guidelines/Practice Notes

Regional Planning Framework, Discussion Paper (2022)



Role of this document: This discussion paper marks the beginning of the community consultation process for the regional planning framework review to support the new round of RLUSs.

Status: Not a statutory instrument but a discussion paper to facilitate community engagement and development of the RLUSs.

- It is acknowledged that a review of the RLUSs is necessary to ensure their consistency with the broader planning reform agenda.
- The RLUSs are identified as relevant to the preparation and amendment of each Council's LPS required under LUPAA to be 'as far as practicable' consistent with the relevant RLUSs.
- The RLUSs guide and are informed by local strategic planning documents such as structure plans so that finer grain planning can be undertaken where growth is identified by a RLUS.
- It is expected that the overarching policy currently contained in the RLUSs will be captured by the Tasmanian Planning Policies (TPPs) and that the RLUSs will spatially implement and further articulate the TPPs.

Key findings:

It is likely that the Neighbourhood Plan will inform the review of the NTRLUS. It is important however to monitor the preparation of the NTRLUS to ensure alignment between the documents.

1.5

Guidelines/Practice Notes

Structure Plan Guidelines (Draft) - 2022



Role of this guidelines: The Structure Plan Guidelines (SPGs) are intended to provide agreed guidance for the preparation of structure plans at a local strategic planning level.

In short: RLUSs identify at a regional level where use and development should occur, structure plans are to be prepared at a local level and inform the application of zoning and overlays in LPSs and the preparation of specific area plans or particular purpose zone which are implemented through LPS amendments.

The SPGs should provide for outcomes that are consistent with the broader planning policy and legislative framework including the RLUS and the TPPs.

Structure plans guide the management of settlements and land use and development changes by integration and coordination of future land uses, development and infrastructure provision at a local level in a sustainable and orderly manner.

They should strengthen communities by establishing a shared visions and should include spatial representation of land use, social and physical infrastructure, services, natural hazards and values, etc. Lastly, they must incorporate policy, objectives and actions that are consistent with the broader statutory and planning policy framework.

The SPGs identify generally three (3) types of structure plans:

1. Township or settlement structure plan
2. Greenfield structure plans
3. Precinct Structure Plans

Stakeholder engagement and community consultation recommendations are also provided by the SPGs including the need to:

Consultation with infrastructure and service providers to occur before community consultation so that critical issues are identified prior to public involvement.

Community consultation should be based on a structure plan vision and achievable parameters and options.

Stakeholder engagement should consider:

- Physical services and infrastructure, such as roads, public transport, electricity, stormwater, water and sewerage networks;
- Delivery of social infrastructure such as aged care, health and education services;
- Emergency management;
- The protection of natural or cultural values;
- Management of risks associated with natural hazards risk;
- Agricultural land; and
- Productive resources

1.5 Guidelines/Practice Notes

Structure Plan Guidelines (Draft)

Implementation recommendations include:

- An implementation plan should be included with, or accompany, the structure plan that outlines the steps and processes required to implement the structure plan's strategies and actions. Structure plans will usually require implementation through both statutory and non-statutory actions to provide for matters that reach beyond the planning policy framework.
- Statutory implementation will usually involve an LPS amendment to provide for a rezoning, overlay or inserting a specific area plan or particular purpose zone.
- Non-statutory implementation may include actions such as providing land for public purposes, land acquisition or consolidation, establishment of partnership arrangements or works required to improve public spaces.
- Depending on the scope and scale of the structure plan, its implementation will likely occur over a significant timeframe and involve a variety of stages. Expectations amongst the community and stakeholders should be managed by communicating likely timeframes for delivery of the structure plan's actions.

Key findings:

- Whilst in draft form, the Structure Plan Guidelines should be considered as much as reasonable when preparing the structure plan to ensure consistency with the broader planning reform agenda.

1.6 Background Document Review General Conclusions

1.6 General Conclusions

A key growth corridor

- There is clear strategic support for the development of a structure plan to facilitate urban growth within the St Leonards and Waverley corridor as set out in the NTRLUS and the Greater Launceston Plan. These strategic documents place the study area as a key growth corridor of **regional significance**. These documents identify the need to define a growth area boundary for sustainable growth.

A changing planning system

- The draft Tasmanian Planning Policies (TPPs) are generally in line with best practice planning principles in Australia and they are particularly useful in classifying and disseminating key policies to guide the preparation of the structure plans and the IFF.
- The Structure Plan Guidelines (SPGs) whilst in draft form are highly relevant to this project.
- Since the NTRLUS is currently under review, there is a risk of policy misalignment. It is recommended that the project team constantly monitors the progress of the preparation of the NTRLUS to ensure any changes to the settlement hierarchy are anticipated as much as possible.

Housing supply to be exhausted in 6 years

- Based on the Northern Tasmania Residential Demand and Supply Study (2024) at a municipal level, it is estimated that the current 'practical vacant' supply of zoned residential land will be depleted in as little as 8 years, while other municipalities may have over 24 years of supply remaining. Specifically:
 - Launceston Central: No available supply
 - Launceston Outer and Launceston Balance: Supply expected to be exhausted in 6 years

- The draft SPPs direct planning to provide for at least 15 years of land supply for residential, commercial and industrial land and others to support the functioning of settlements.

A Village vs a key regional growth corridor

- The NTRLUS and the Greater Launceston Plan recognise St Leonards as a key growth corridor of local and regional significance which will have an important role in providing housing supply for the population of Northern Tasmania. Notwithstanding this, there is a contrast of expectations for the study area as the existing residents of St Leonards see the growth of the study area as more in line with rural living type properties and 'standard' lower density residential.
- The Launceston residential strategy (2009) provides a target of 15 dwellings per hectare but highlights the need to consider higher densities in areas close to activity centres. It is recommended that the Neighbourhood Plan considers greater densities due to the regional role of the study area and subject to up to date evidence and population estimations.

Housing diversity

- Policies at all levels direct planning to provide for a diverse range of quality housing types that meet the projected housing demand.
- New subdivisions should provide opportunity for increased housing density where appropriate and a range of housing types to meet the needs of a diverse community.
- Northern Tasmania is experiencing a growing population and a contracting household size creating the need to cater for smaller household sizes, including in new subdivision developments.

1.6

General Conclusions

St Leonards and Waverley as industrial precincts

- Part of St Leonards and Waverley is a key industrial precinct currently intended to accommodate for logistics and service industry with a significant proportion of the existing population being employed in these sectors.

There is a need for more and better public open space

- Both St Leonards and Waverley are identified as areas needed additional open space investment, particularly in developing accessways and trail corridors and to improve connections within and beyond the locality. This Neighbourhood Plan will present as an opportunity to realise these open space projects.

2. SITE ANALYSIS + OPPORTUNITIES AND CONSTRAINTS MAPPING

A series of Opportunities and Constraints Mapping was completed to inform the development of the Neighbourhood Plan. This was in the form of site analysis mapping that was completed to inform the Inception and Background Review phase of the project.

Mapping

This collection of maps provide an overview of the broad site analysis that was completed as part of the commencement of the project. The following maps where produced, with the subsequent pages including larger format versions of each output.

2.1 Site Analysis Plans

Road Network



Topography



Sensitive Areas



Services



Agricultural Values



Open Space



Land Uses



Development



Activity Centres

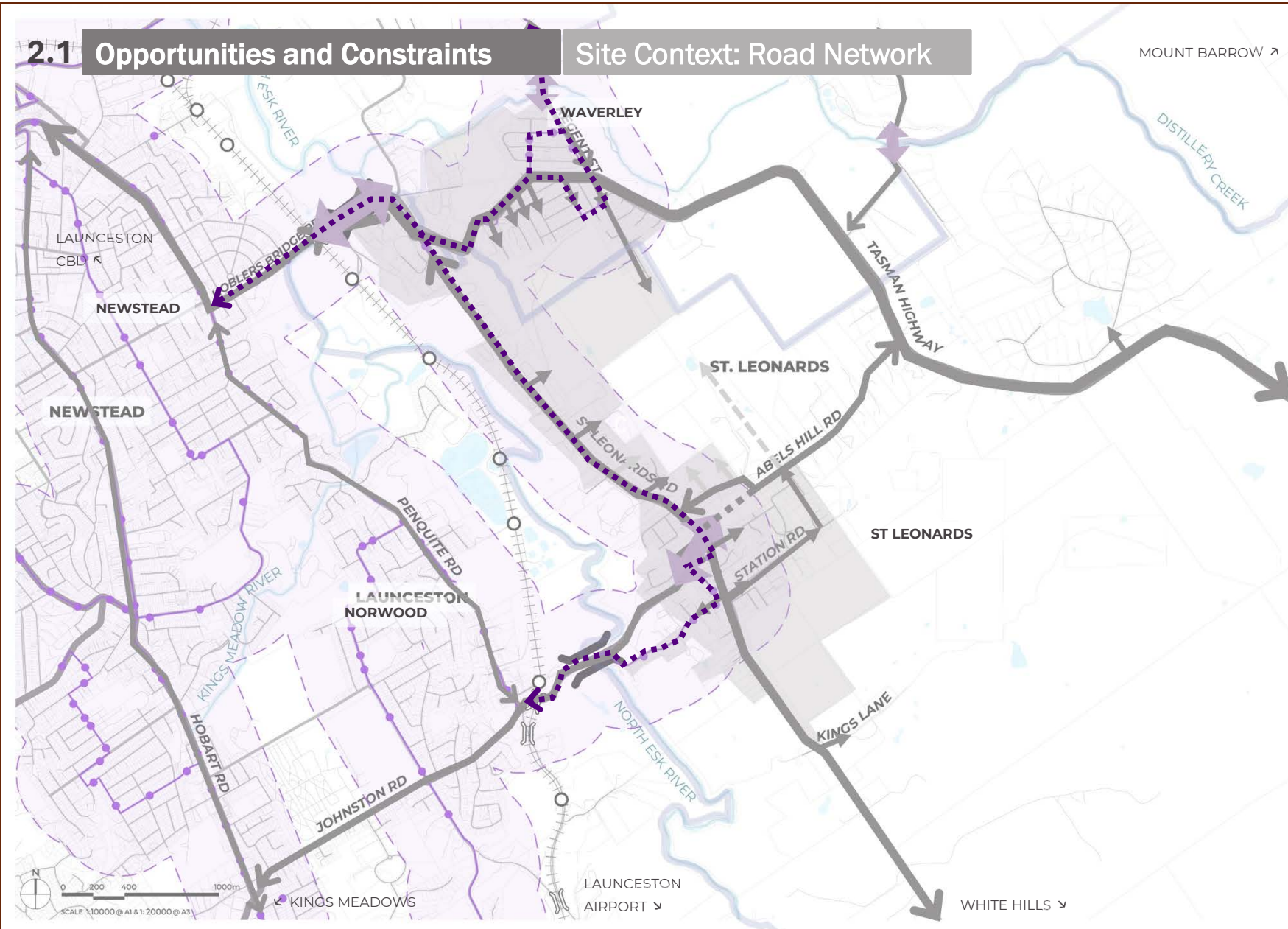


Consolidated Site Analysis Plan



2.1 Opportunities and Constraints

Site Context: Road Network



CONTEXT

ROAD NETWORK

- MAJOR ATERIALS
- CONNECTORS
- KEY ACCESS POINTS
- LOCAL ACCESS
- TRANSIT

2.1 Opportunities and Constraints

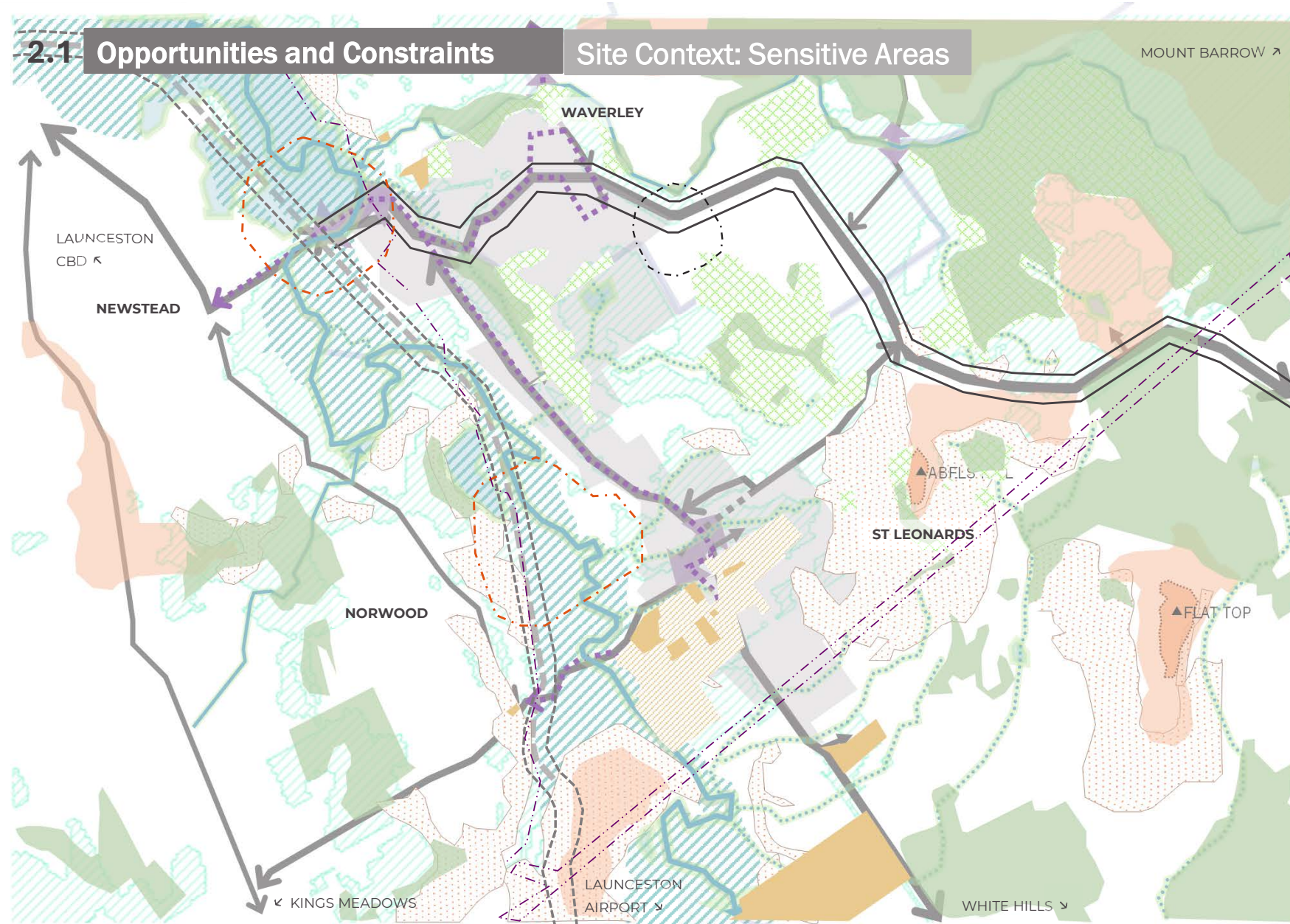
Site Context: Topography



- CONTEXT
ROAD NETWORK
TOPOGRAPHY
- WATERWAYS
 - HIGHPOINTS

2.1 Opportunities and Constraints

Site Context: Sensitive Areas



CONTEXT

ROAD NETWORK

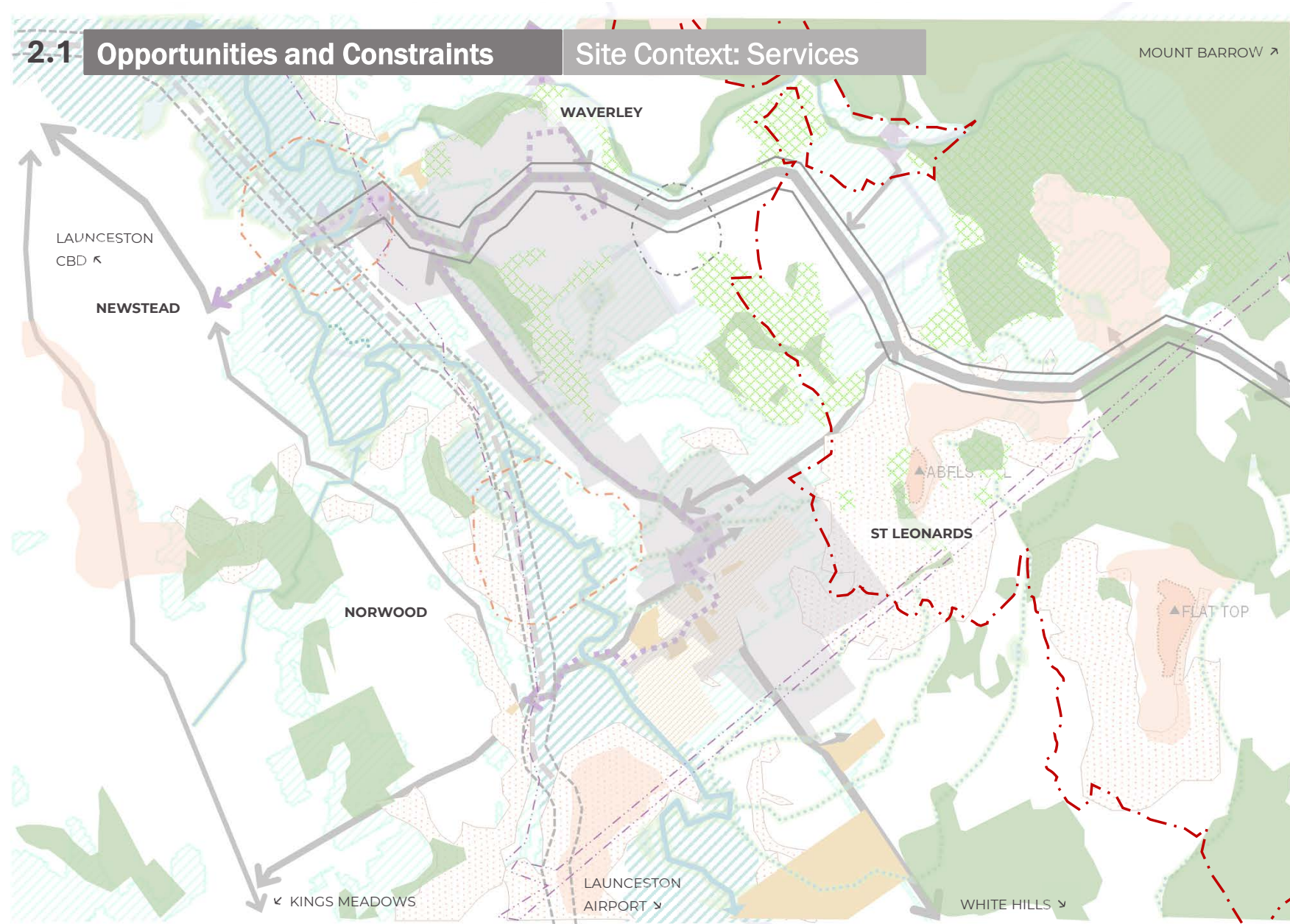
TOPOGRAPHY

SENSITIVE AREAS

- 30M WATERWAY BUFFER
- 1 IN 100 YEAR FLOOD
- BIODIVERSITY PATCHES
- VEGETATION
- PRIORITY VEGETATION
- HERITAGE
- LAND SLIP >10% (IV +V)
- LAND USE BUFFERS

2.1 Opportunities and Constraints

Site Context: Services

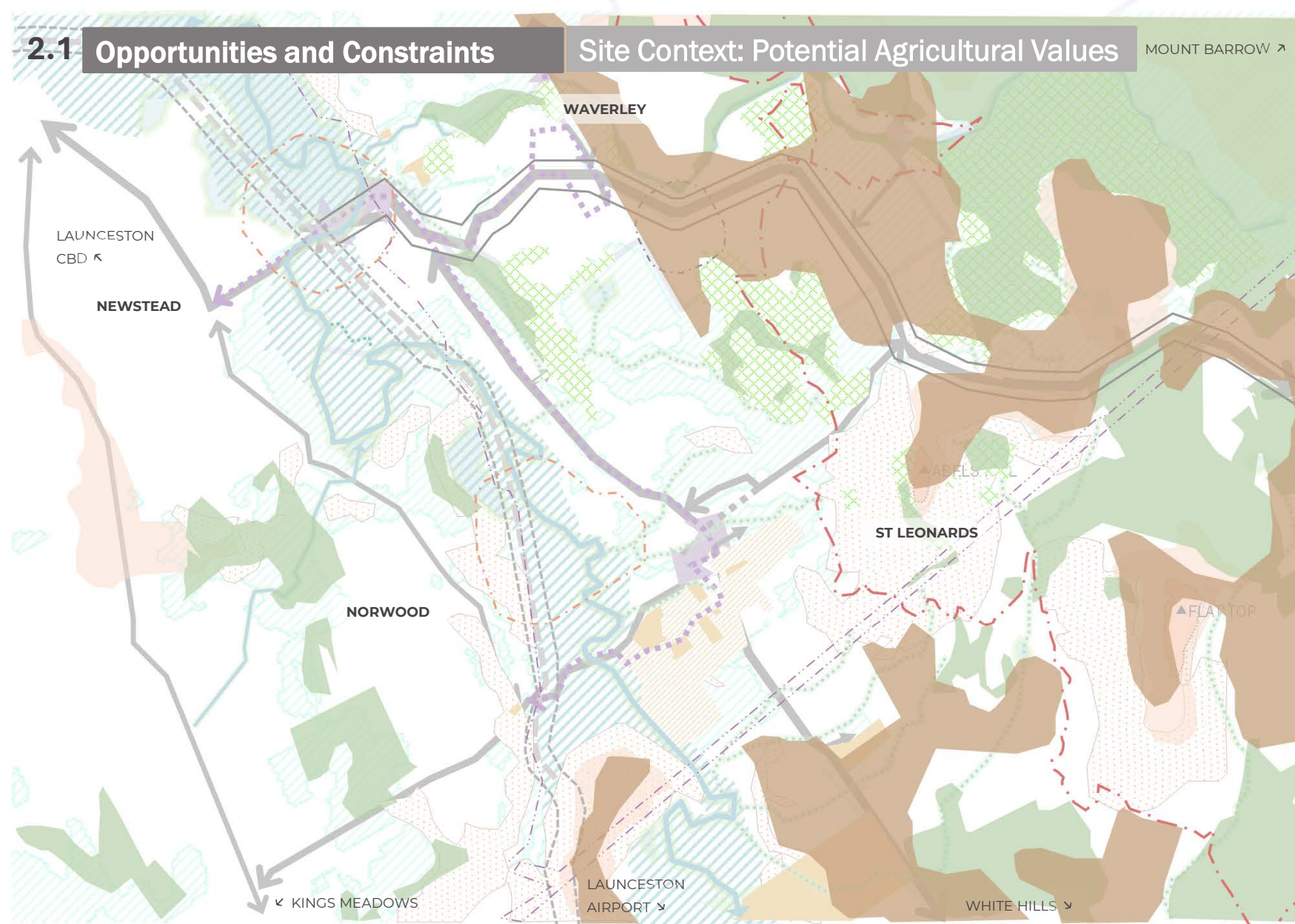


- CONTEXT
- ROAD NETWORK
 - TOPOGRAPHY
 - SENSITIVE AREAS
- SERVICES
- 120M CONTOUR
 - SERVICING LIMIT

2.1 Opportunities and Constraints

Site Context: Potential Agricultural Values

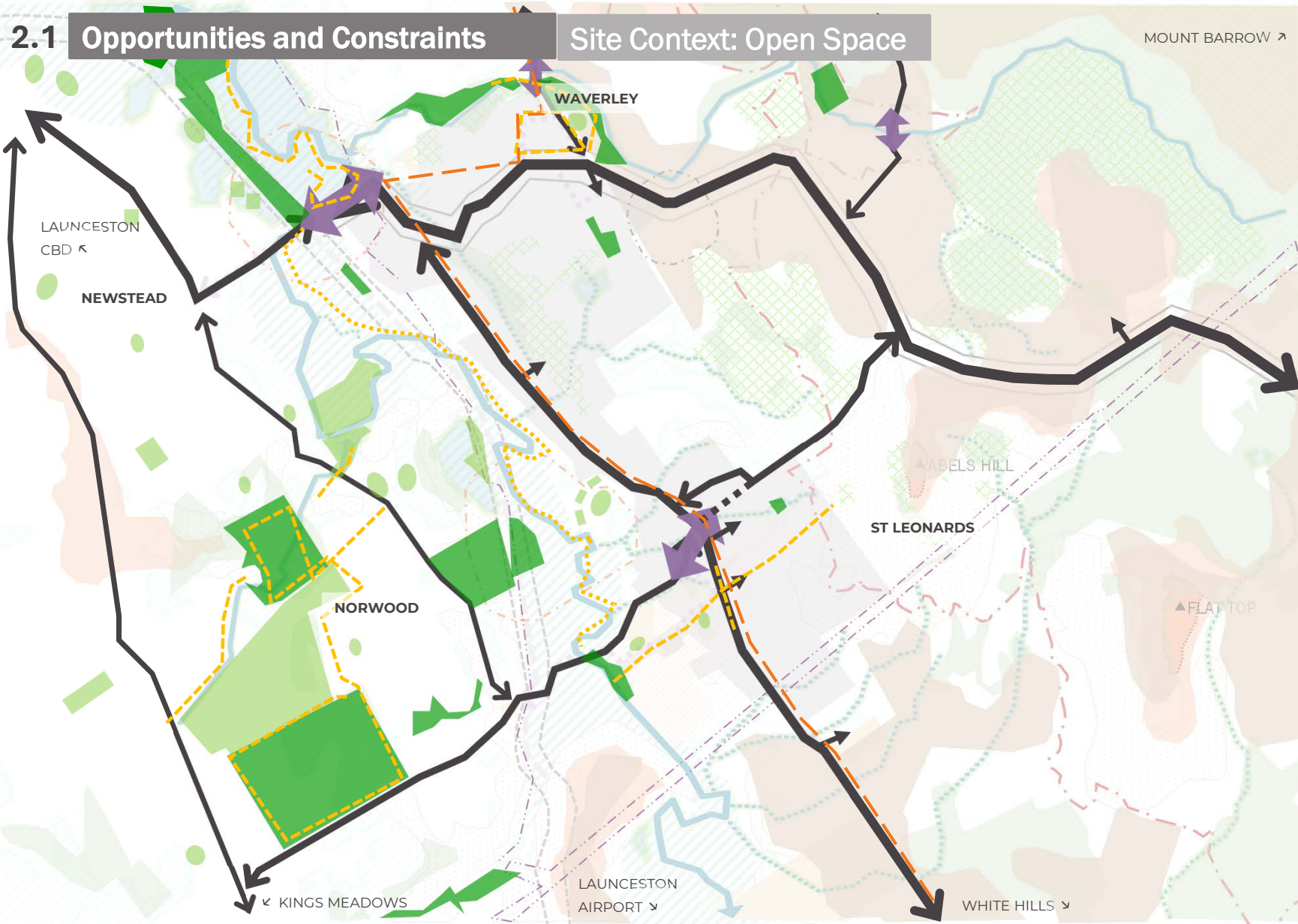
MOUNT BARROW ↗



- CONTEXT
- ROAD NETWORK
- TOPOGRAPHY
- SENSITIVE AREAS
- SERVICES
- AGRICULTURAL VALUE
- LAND CAPABILITY CLASS 3 & 4)

2.1 Opportunities and Constraints

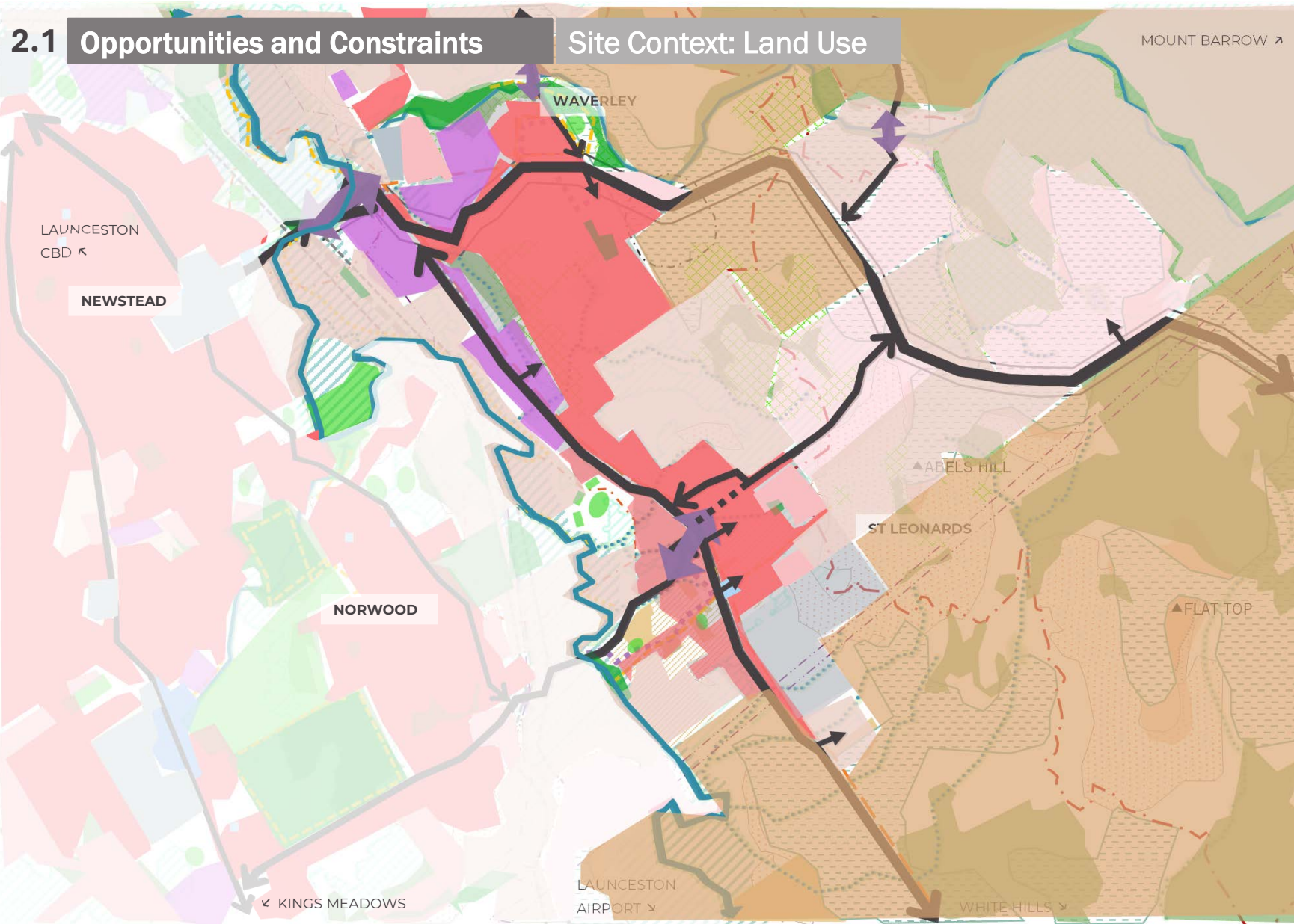
Site Context: Open Space



- CONTEXT
- ROAD NETWORK
 - TOPOGRAPHY
 - SENSITIVE AREAS
 - SERVICES
 - AGRICULTURAL VALUE
- OPEN SPACE + CONNECTIONS
- PASSIVE OPEN SPACE
 - ACTIVE OPEN SPACE
 - PEDESTRIAN PATHS / TRAILS
 - PROPOSED PED PATHS
 - BIKE PATHS

2.1 Opportunities and Constraints

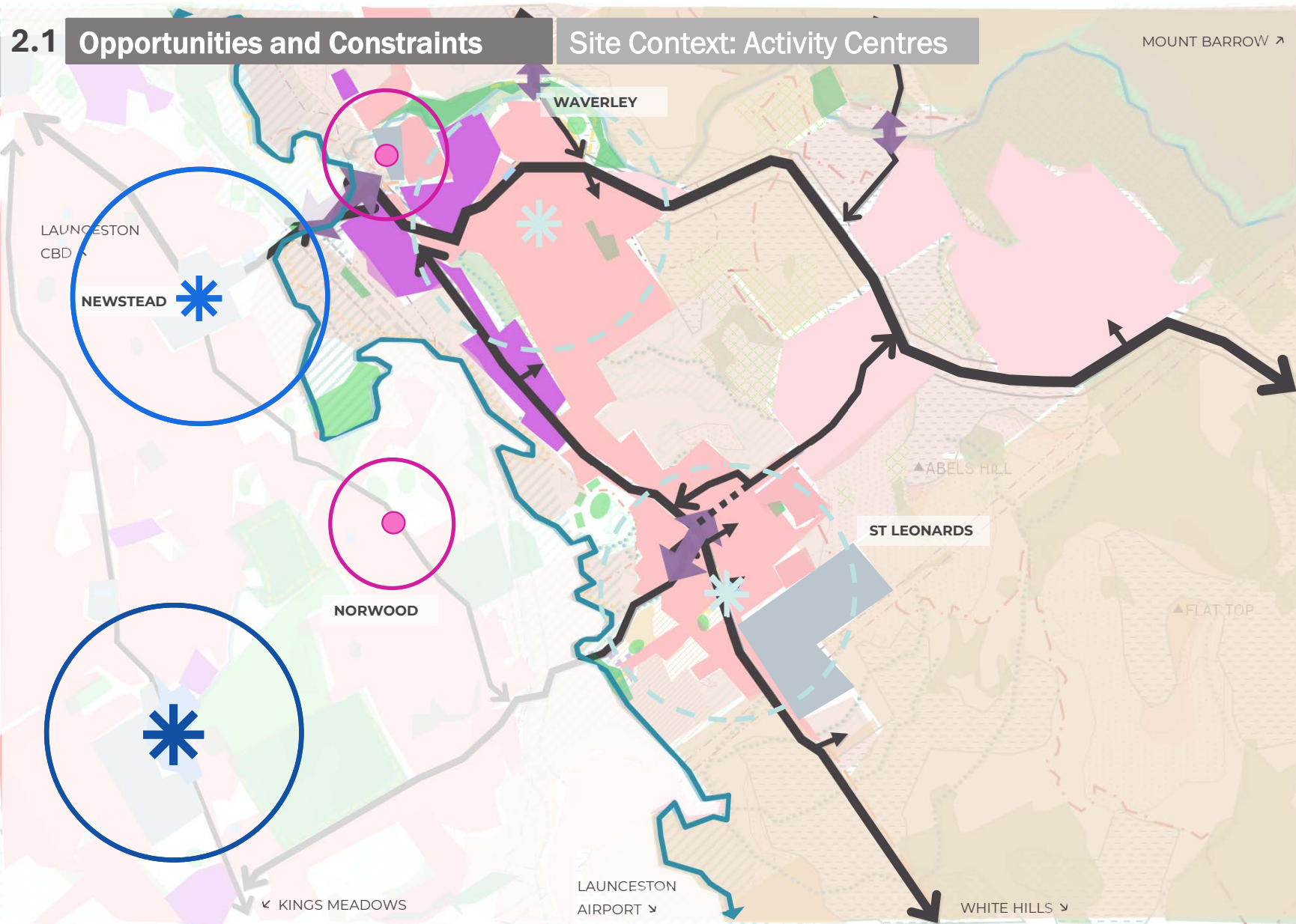
Site Context: Land Use



- CONTEXT
- ROAD NETWORK
 - TOPOGRAPHY
 - SENSITIVE AREAS
 - SERVICES
 - AGRICULTURAL VALUE
 - OPEN SPACE + CONNECTIONS
- LAND USE
- GENERAL RESIDENTIAL
 - URBAN MIXED USE
 - LOW DENSITY
 - RURAL LIVING
 - RURAL / AGRICULTURE
 - OPEN SPACE
 - LOCAL + GNRL BUSINESS
 - LIGHT INDUSTRIAL

2.1 Opportunities and Constraints

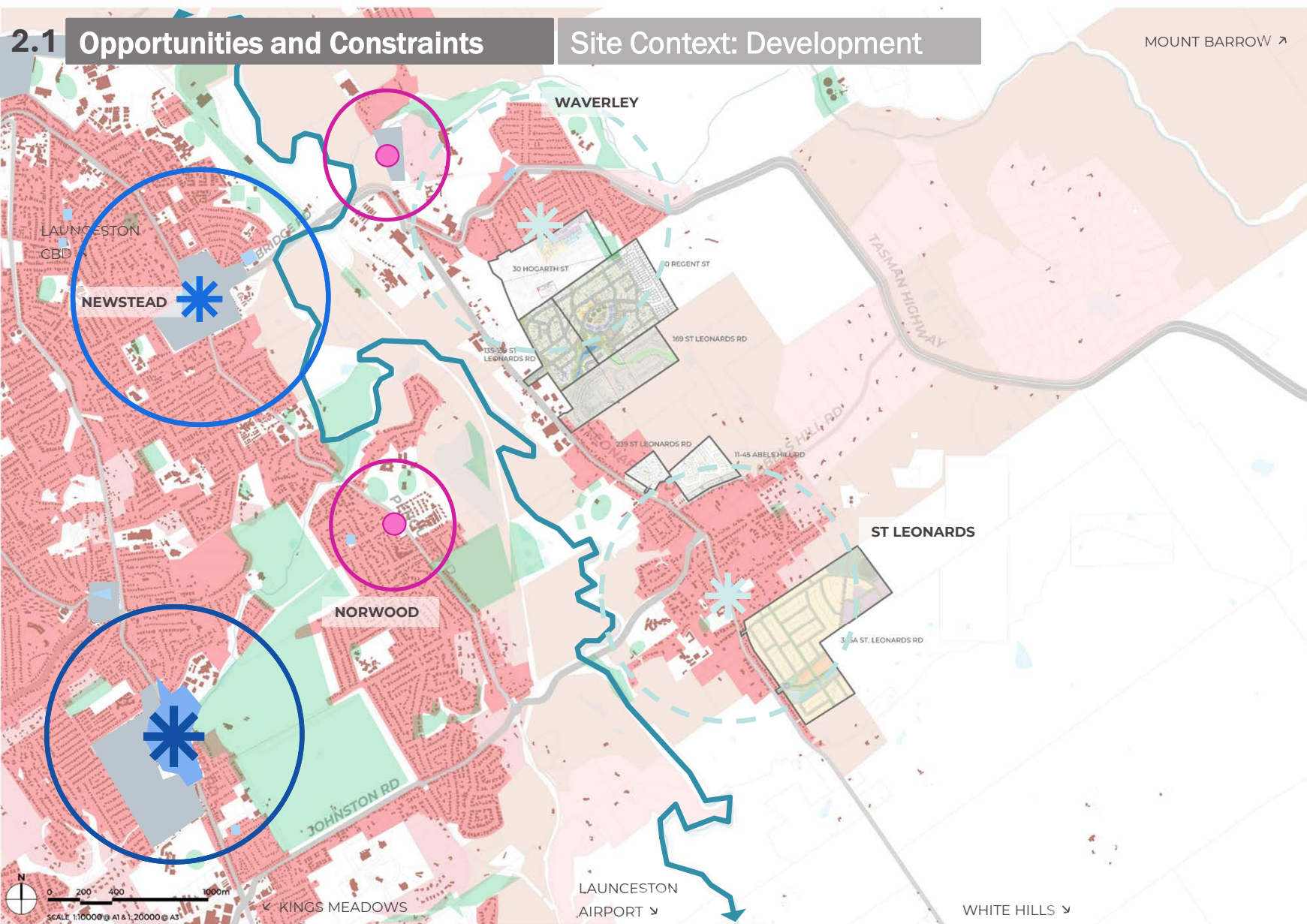
Site Context: Activity Centres



- CONTEXT
- ROAD NETWORK
 - TOPOGRAPHY
 - SENSITIVE AREAS
 - SERVICES
 - AGRICULTURAL VALUE
 - OPEN SPACE + CONNECTIONS
 - LAND USE
- ACTIVITY CENTRES
- EXISTING
 - PROPOSED
- * Urban District Centre (Existing)
 - * Suburban Activity Centre (Existing)
 - * Suburban Activity Centre (Future)
 - Local Centre (Existing)

2.1 Opportunities and Constraints

Site Context: Development

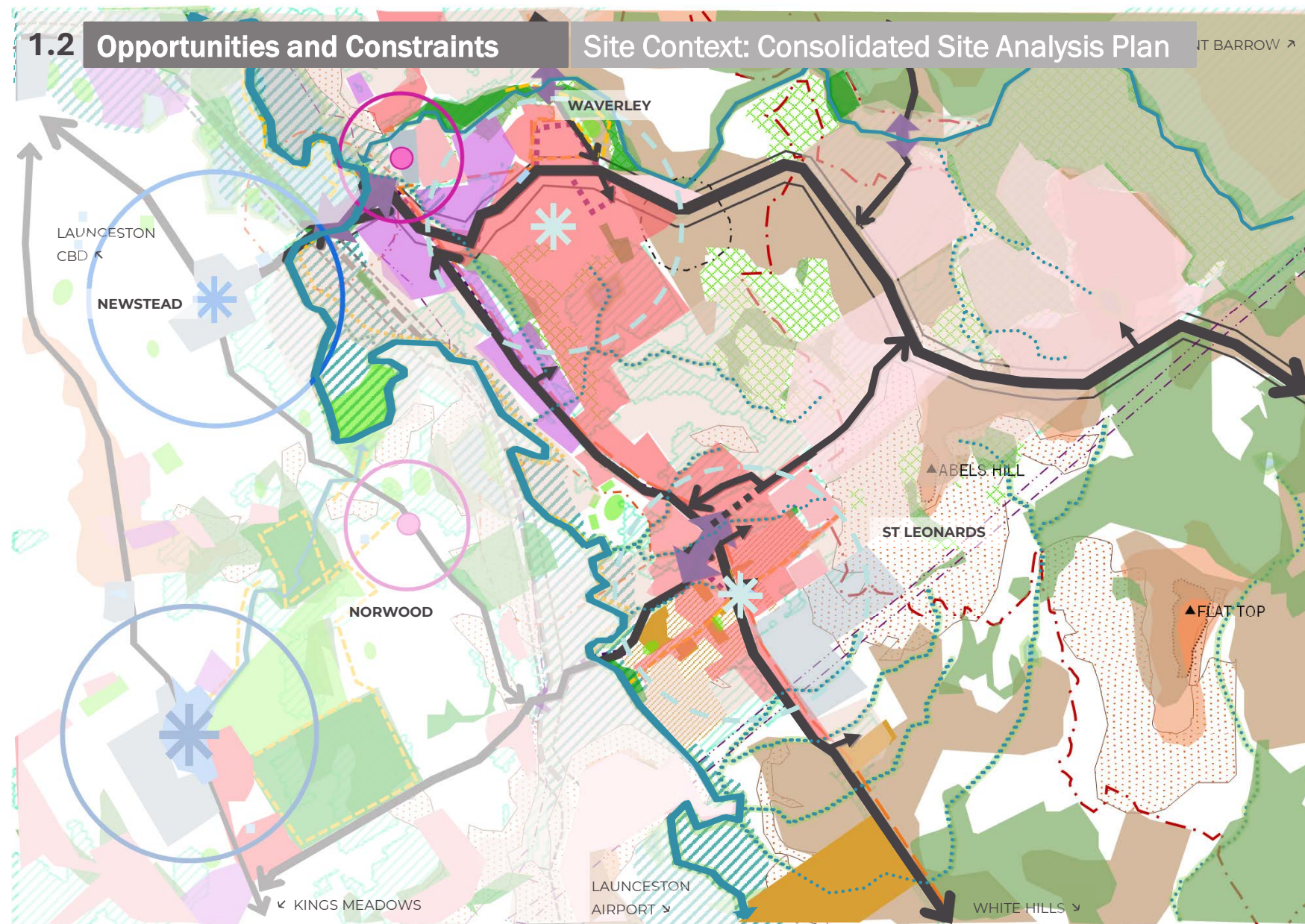


- CONTEXT
- ROAD NETWORK
- TOPOGRAPHY
- SENSITIVE AREAS
- SERVICES
- AGRICULTURAL VALUE
- OPEN SPACE + CONNECTIONS
- LAND USE
- ACTIVITY CENTRES
- DEVELOPMENT
 - BUILT FORM
 - DEVELOPER INTEREST

1.2 Opportunities and Constraints

Site Context: Consolidated Site Analysis Plan

IT BARROW ↗



- CONTEXT
- ROAD NETWORK
- TOPOGRAPHY
- SENSITIVE AREAS
- SERVICES
- AGRICULTURAL VALUE
- OPEN SPACE + CONNECTIONS
- LAND USE
- ACTIVITY CENTRES
- DEVELOPMENT

Mapping

2.2 Opportunities and Constraints

Following the site analysis phase, a broad study area was defined for the purpose of completion of more detailed technical investigations and opportunities and constraints mapping. This study area boundary was informed by study area boundaries prepared for previous strategic planning processes in St Leonards and Waverley as well as the boundaries identified in the NTRLUS and GLP. The opportunities and constraints mapping are summarised below, with larger format plans identified on the subsequent pages.

Land Use



Development Pattern



Activity Centres +
Community
Facilities + Open
Space



Cultural +
Historic
Heritage



Topography



Waterways +
Drainage



Vegetation +
Ecology



Movement
Network



Active + Public
Transport



Easements +
Buffers +
Services



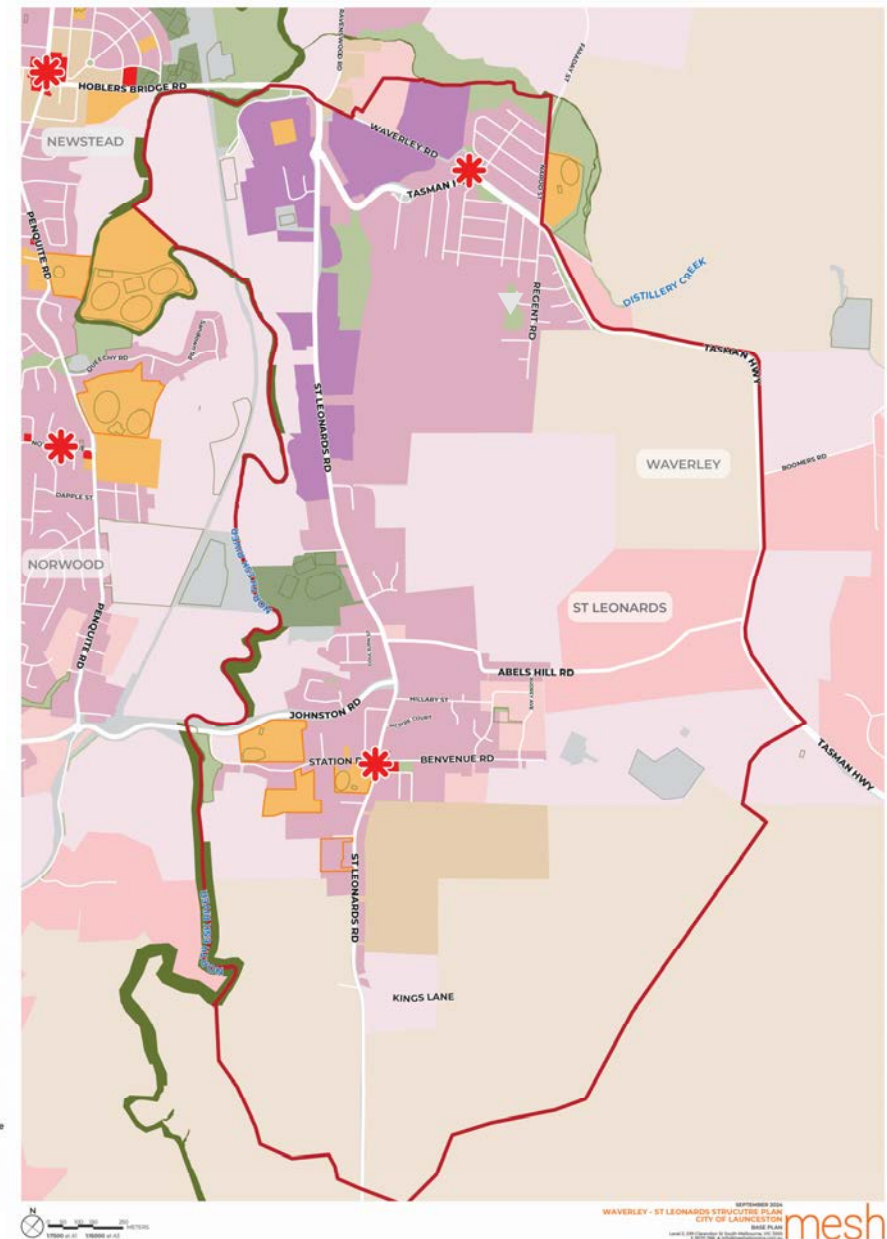
Consolidated
Opportunities +
Constraints Plan



2.2 Opportunities and Constraints

Land Use

- The growth area comprises a diverse range of land uses.
- Development has focused on the St Leonards Road corridor as an extension of Waverley, mainly in the form of light industrial and residential development.
- Development has focused around the existing village core of St Leonards.
- The balance of the growth corridor comprises low density and rural uses interfacing with the Tasman Highway and further south along St Leonards Road.
- There are gaps within the residential zoned land which presents the ability to deliver a complete community.
- There is land identified to the south (future urban zone) for residential development.



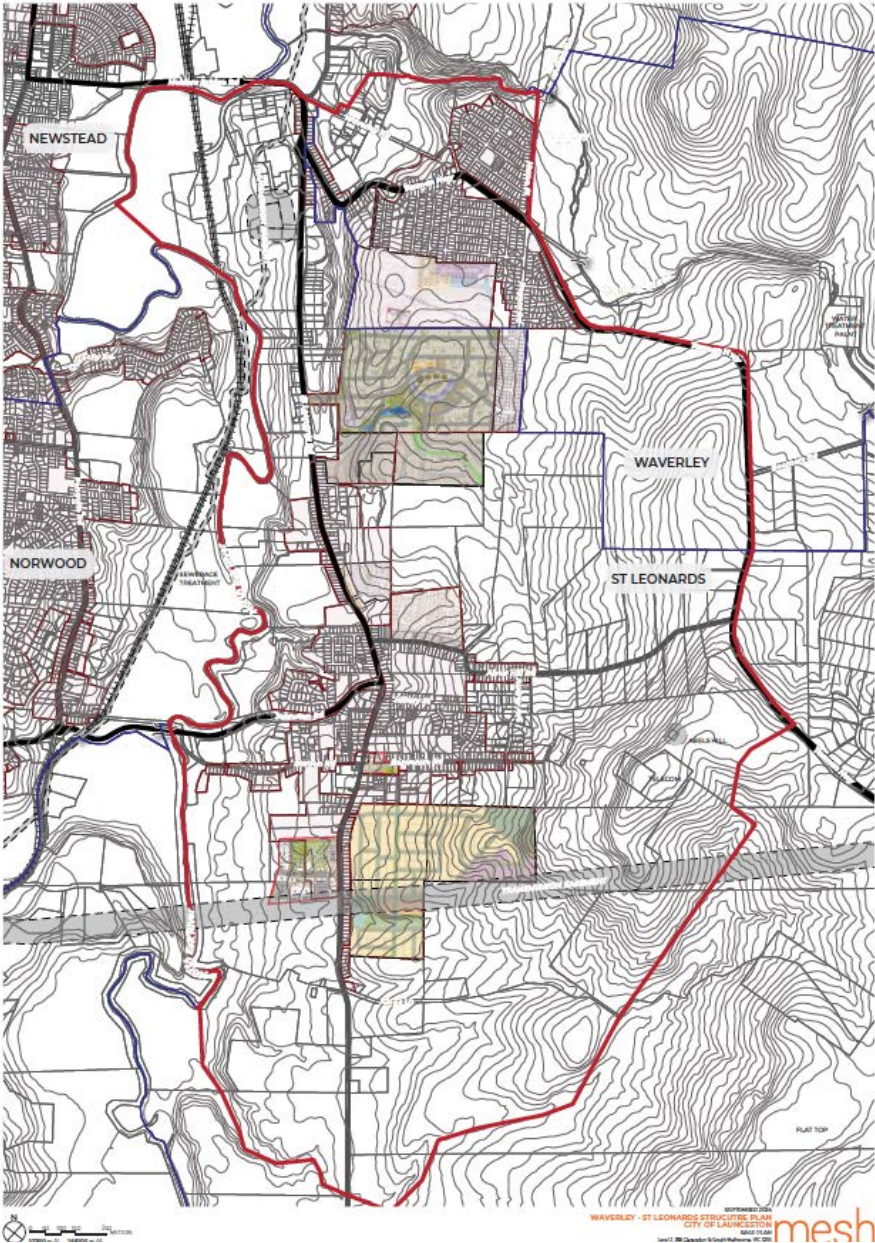
2.2 Opportunities and Constraints

Development Pattern

- There is development interest across the zoned area.
- Some zoned areas have active subdivision proposals that have been put on hold pending the Structure Plan.
- The development pattern has missing puzzle pieces.

DRAWING KEY

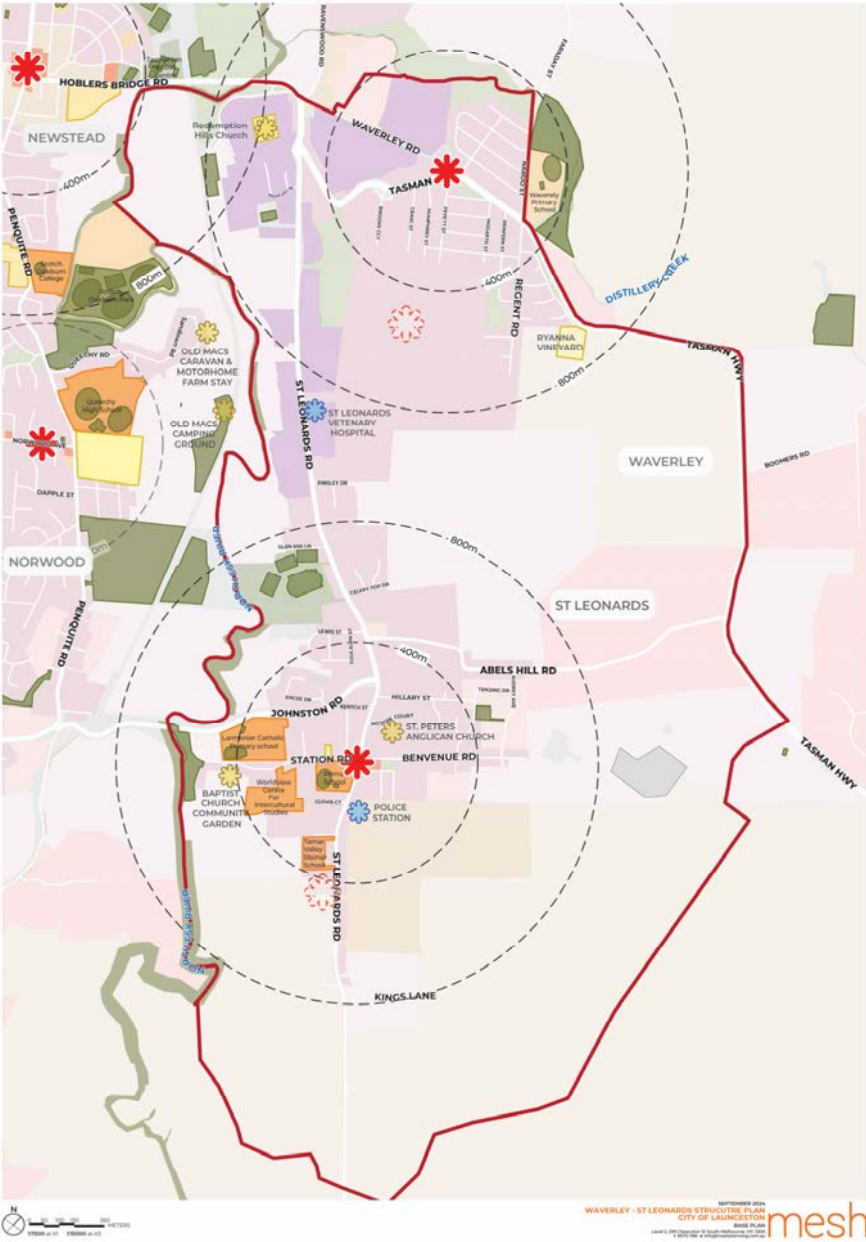
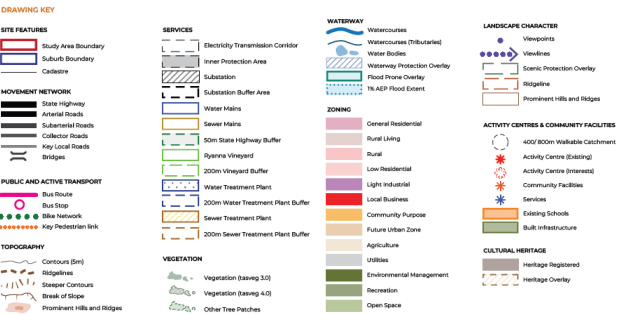
SITE FEATURES - Study Area Boundary - Suburb Boundary - Coastline	SERVICES - Electricity Transmission Corridor - Water Protection Area - Substation - Substation Buffer Area - Water Intake - Sewer Main 30m State Highway Buffer 200m Vineyard Buffer 200m Vineyard Buffer - Water Treatment Plant 200m Water Treatment Plant Buffer - Sewer Treatment Plant 200m Sewer Treatment Plant Buffer	WATERWAY - Watercourse - Watercourse (tributaries) - Water Bodies - Waterway Protection Overlay - Flood Prone Overlay 1% AEP Flood Extent	LANDSCAPE CHARACTER - Viewpoints - Viewlines - Scenic Protection Overlay - Ridgeline - Prominent hills and ridges
MOVEMENT NETWORK - State Highway - Arterial Roads - Subarterial Roads - Collector Roads - Key Local Roads - Bridges	ZONING - General Residential - Rural Living - Rural - Low Residential - Light Industrial - Local Business - Community Purpose - Future Urban Zone - Agriculture - Utilities - Environmental Management - Recreation - Open Space	ACTIVITY CENTRES & COMMUNITY FACILITIES 400/ 800m Walkable Catchment - Activity Centre (Existing) - Activity Centre (Intervent) - Community Facilities - Services - Existing Schools - Built Infrastructure	CULTURAL HERITAGE - Heritage Registered - Heritage Overlay
PUBLIC AND ACTIVE TRANSPORT - Bus Route - Bus Stop - Bike Network - Key Pedestrian Link	TOPOGRAPHY - Contours (5m) - Ridgelines - Slope Contours - Break of Slope - Prominent hills and ridges	VEGETATION - Vegetation (Saving 3.0) - Vegetation (Saving 4.0) - Other Tree Patches	



2.2 Opportunities and Constraints

Activity Centres + Community Facilities + Open Space

- There are two existing community nodes within the study area, Waverley and St Leonards.
- St Leonards is established around the Village centre.
- There is a range of community uses contained within its walkable catchment.
- The future urban zone area completes the gap in the walkable catchment.
- Strategic opportunities to expand the offer of the St Leonards Village centre (some Council owned land). But could not support a supermarket anchor.
- Waverley is established around a local convenience centre, however this is under performing.
- Within the walkable catchment of this local convenience centre there is a primary school and open spaces, which also contain development.
- There is a proposal as part of a development application for a destination activity centre within St Leonards.



2.2 Opportunities and Constraints

Cultural Heritage + Historic Heritage

- St Leonards Village had a unique historic character and has been previously identified as a local heritage precinct.
- Around the St Leonards village core, the heritage properties and the streetscape network create a fine grain, intimate, walkable character of high visual and aesthetic value demonstrating the character of the place.
- Larger historic site Old Illaroo House (south of Kings Lane) provides a clear break to development along St Leonards Road.
- Proposed heritage precinct around St Leonards Village to set a character expectation for future infill development, as per policy recommendations of the Heritage Study (2007).
- Lack of understanding of the cultural heritage significance of the growth area.

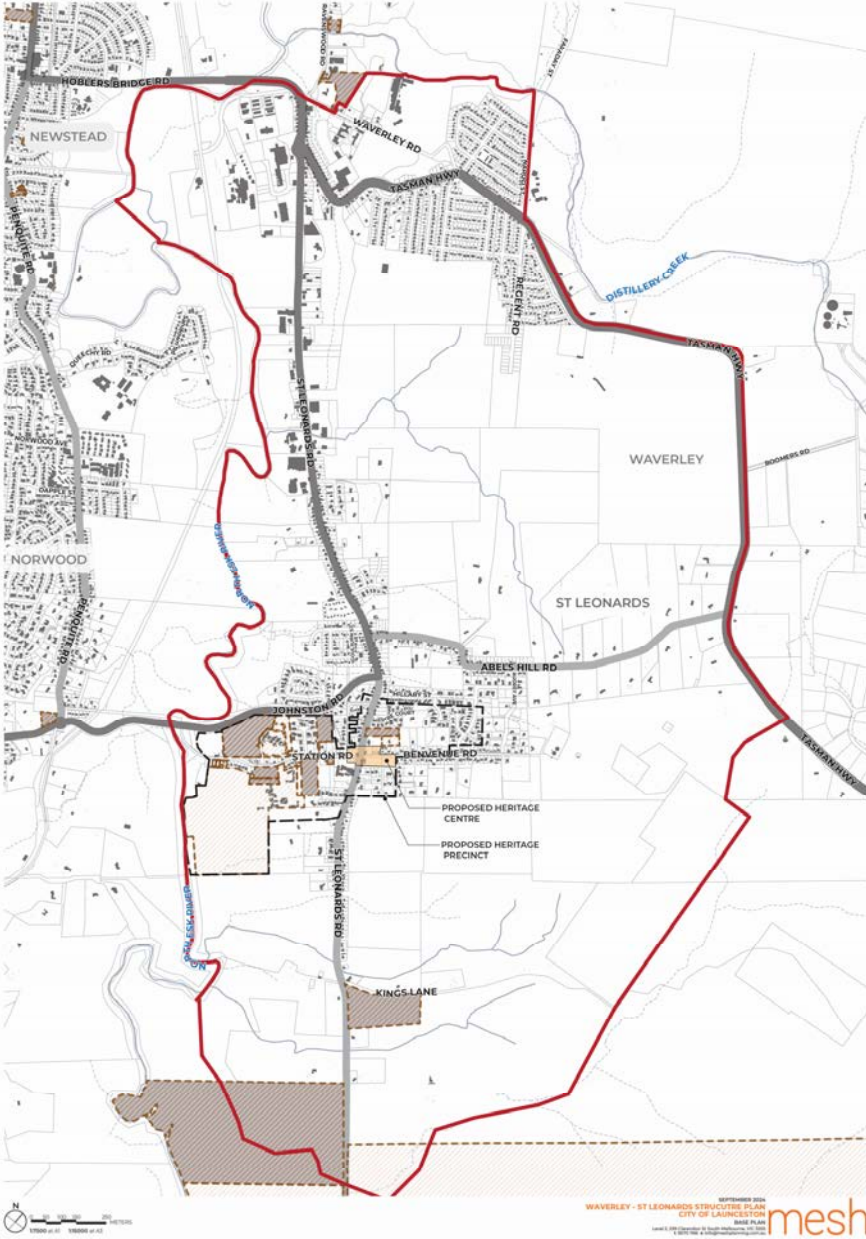
DRAWING KEY

SITE FEATURES	
	Study Area Boundary
	Suburb Boundary
	Coastline
MOVEMENT NETWORK	
	State Highway
	Arterial Roads
	Subarterial Roads
	Collector Roads
	Key Local Roads
	Bridges
PUBLIC AND ACTIVE TRANSPORT	
	Bus Route
	Bus Stop
	Bike Network
	Key Pedestrian Link
TOPOGRAPHY	
	Contours (5m)
	Ridgelines
	Sleeper Contours
	Break of Slope
	Prominent Hills and Ridges

SERVICES	
	Electricity Transmission Corridor
	Water Protection Area
	Substation
	Substation Buffer Area
	Water Intake
	Sewer Main
	200m State Highway Buffer
	200m Vineyard Buffer
	200m Vineyard Buffer
	200m Water Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer
VEGETATION	
	Vegetation (Saving 3.0)
	Vegetation (Saving 4.0)
	Other Tree Patches

WATERWAY	
	Watercourses
	Watercourses (tributaries)
	Water Bodies
	Waterway Protection Overlay
	Flood Prone Overlay
	1% AEP Flood Extent
ZONING	
	General Residential
	Rural Living
	Dual
	Low Residential
	Light Industrial
	Local Business
	Community Purpose
	Future Urban Zone
	Agriculture
	Utilities
	Environmental Management
	Recreation
	Open Space

LANDSCAPE CHARACTER	
	Viewpoints
	Viewlines
	Scenic Protection Overlay
	Ridgeline
	Prominent Hills and Ridges
ACTIVITY CENTRES & COMMUNITY FACILITIES	
	400/800m Walkable Catchment
	Activity Centre (Existing)
	Activity Centre (Intervent)
	Community Facilities
	Services
	Existing Schools
	Built Infrastructure
CULTURAL HERITAGE	
	Heritage Registered
	Heritage Overlay



2.2 Opportunities and Constraints

Topography

- Undulating landscape is a defining characteristic of the growth area.
- A series of ridgelines & highpoints creates a sense of containment & provide visual breaks.
- Abels Hill provides a landmark, vista and backdrop.
- Central ridgeline provides visual separation.
- The experience of travelling around the growth is characterised by a dynamic series of view lines.
- Topography conceals and reveals the growth area.
- Slope provides challenges to development – erosion, access, slope, rock.

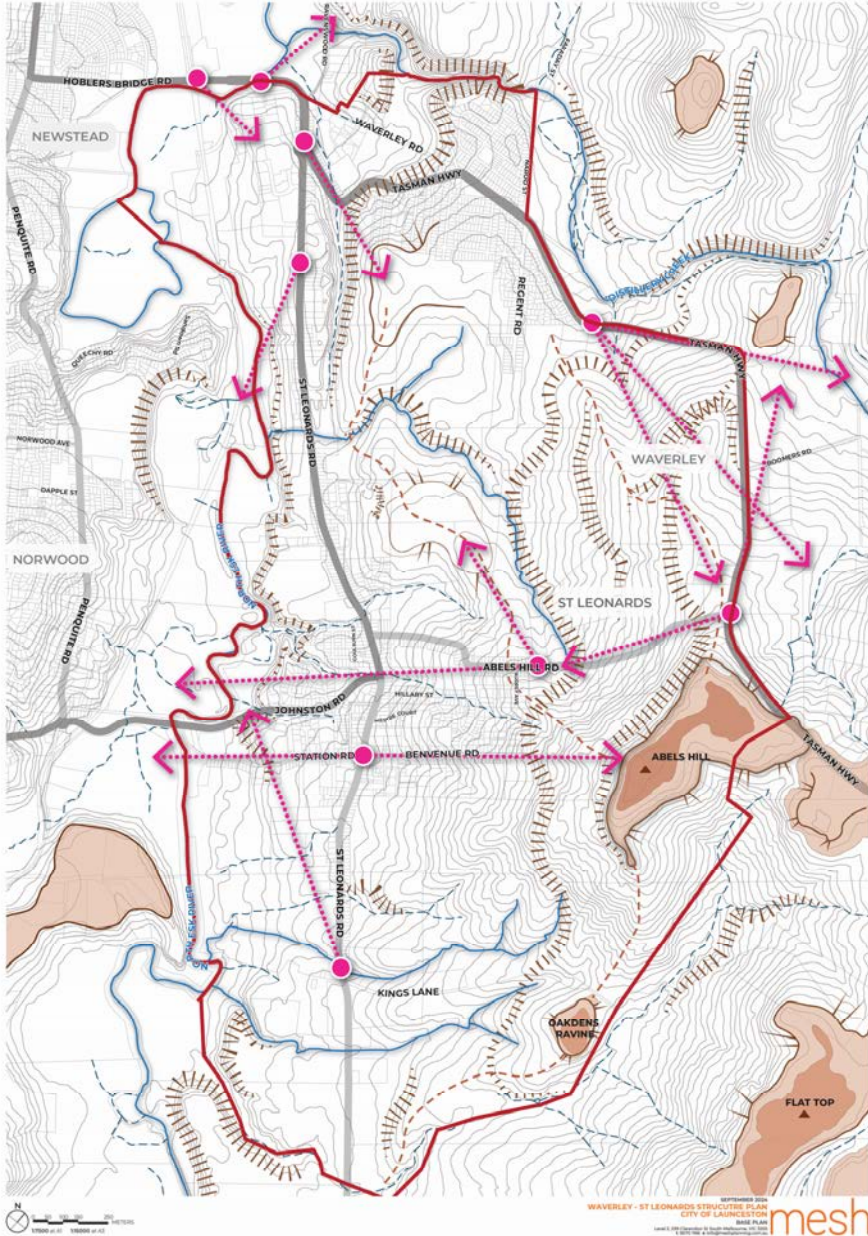
DRAWING KEY

SITE FEATURES	
	Study Area Boundary
	Suburb Boundary
	Cadastral
MOVEMENT NETWORK	
	State Highway
	Arterial Roads
	Subarterial Roads
	Collector Roads
	Key Local Roads
	Bridges
PUBLIC AND ACTIVE TRANSPORT	
	Bus Route
	Bus Stop
	Bike Network
	Key Pedestrian Link
TOPOGRAPHY	
	Contours (5m)
	Ridgelines
	Sleeper Contours
	Break of Slope
	Prominent Hills and Ridges

SERVICES	
	Electricity Transmission Corridor
	Water Protection Area
	Substation
	Substation Buffer Area
	Water Intake
	Sewer Main
	30m State Highway Buffer
	200m Vineyard Buffer
	200m Vineyard Buffer
	200m Water Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer
VEGETATION	
	Vegetation (Saving 3.0)
	Vegetation (Saving 4.0)
	Other Tree Patches

WATERWAY	
	Watercourse
	Watercourse (tributary)
	Water Bodies
	Waterway Protection Overlay
	Flood Prone Overlay
	1% AEP Flood Extent
ZONING	
	General Residential
	Rural Living
	Rural
	Low Residential
	Light Industrial
	Local Business
	Community Purpose
	Future Urban Zone
	Agriculture
	Utilities
	Environmental Management
	Recreation
	Open Space

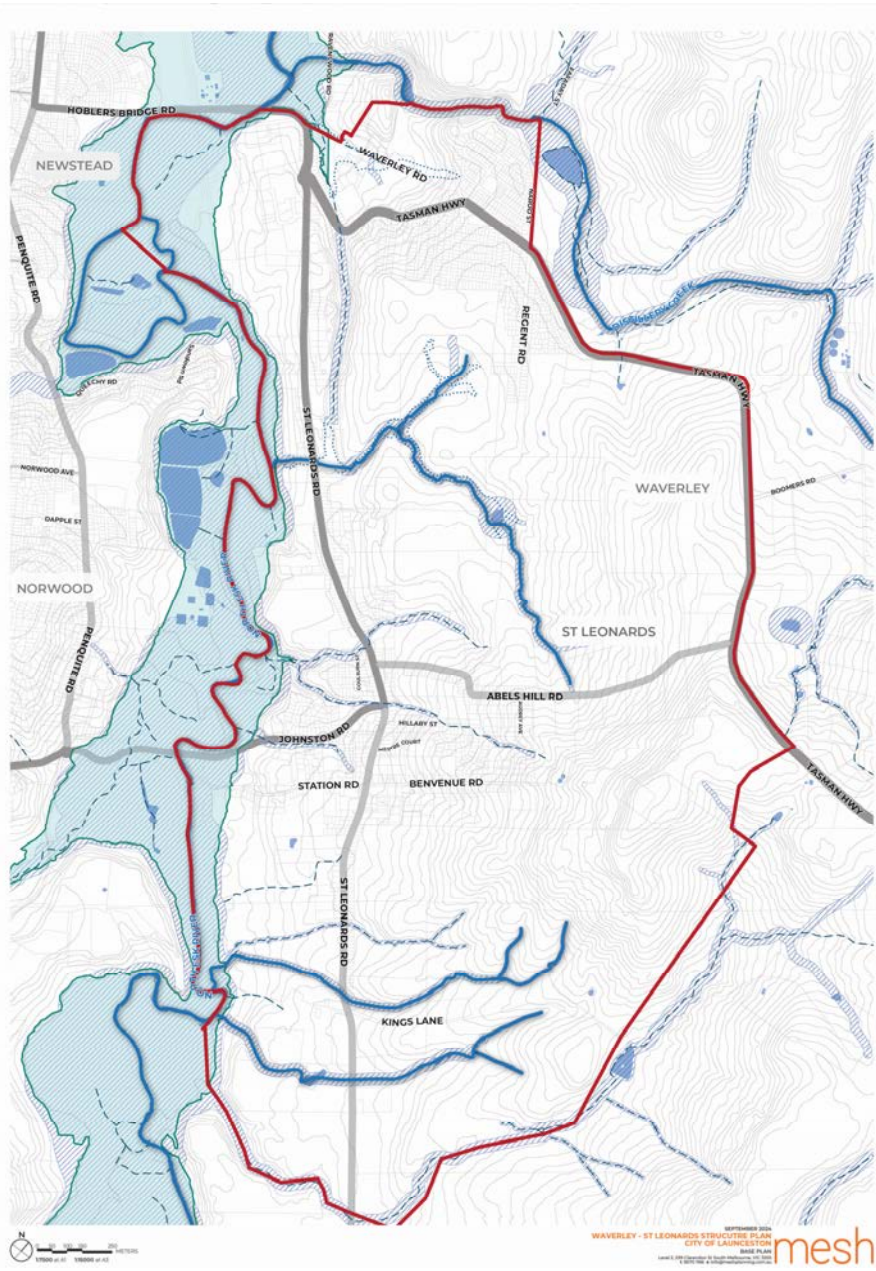
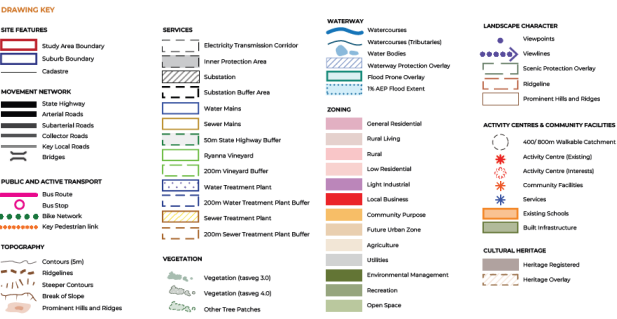
LANDSCAPE CHARACTER	
	Viewpoints
	Viewlines
	Scenic Protection Overlay
	Ridgeline
	Prominent Hills and Ridges
ACTIVITY CENTRES & COMMUNITY FACILITIES	
	400/800m Walkable Catchment
	Activity Centre (Existing)
	Activity Centre (Intervening)
	Community Facilities
	Services
	Existing Schools
	Built Infrastructure
CULTURAL HERITAGE	
	Heritage Registered
	Heritage Overlay



2.2 Opportunities and Constraints

Waterways and Drainage

- North Esk River & Distillery Creek provide containment to the growth area and are subject to flooding.
- Open space and pathways exist along parts of the River and Creek, but not contiguous.
- Investigations for establishing a trail along the North Esk River previously undertaken.
- Sections of the River are difficult to access due to topography.
- Secondary network of designated waterways within the growth area within a Waterway Protection Overlay.
- An inconsistent approach to the protection of these waterways as part of development.
- Some waterways within the growth area have been piped.
- Valleys and low points provide opportunities for the management of stormwater.
- Scenic and recreational value associated with the waterways.



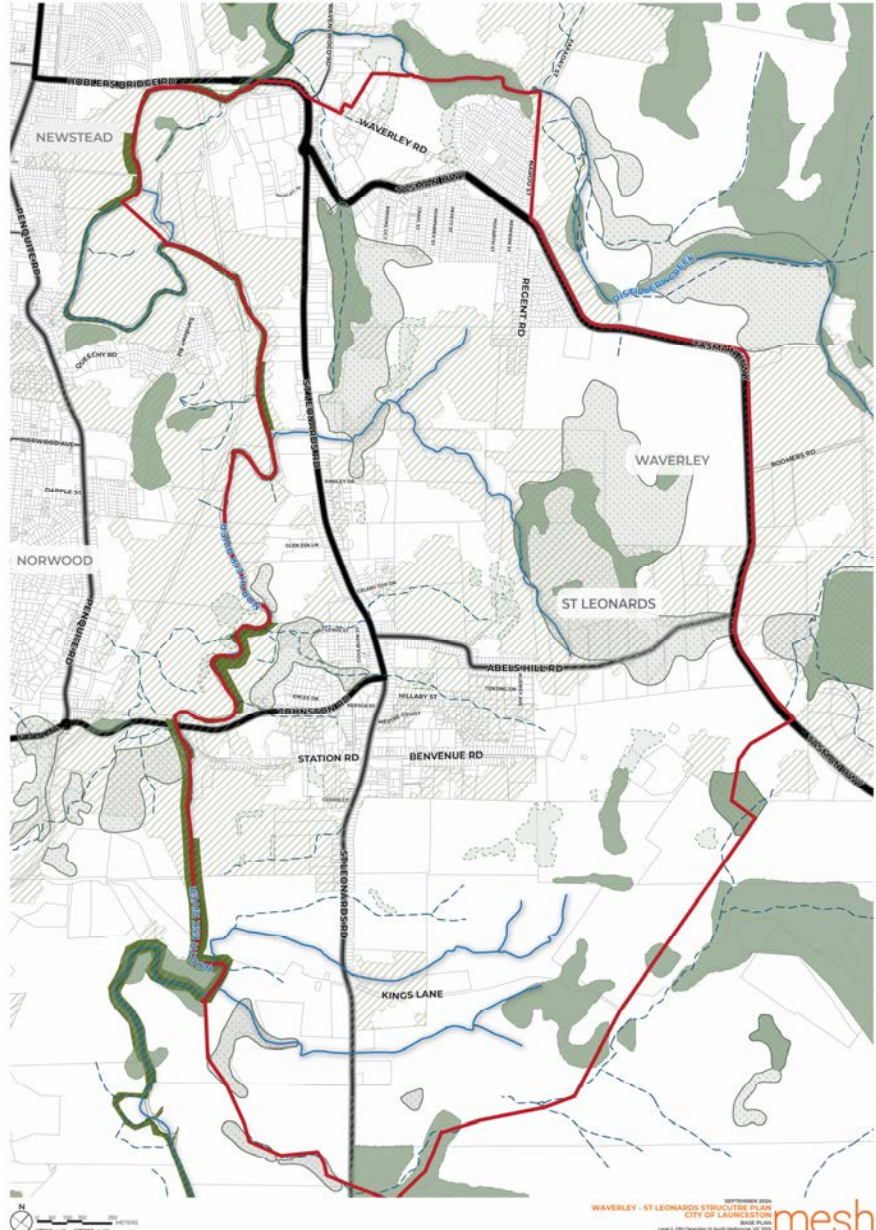
2.2

Opportunities and Constraints

Vegetation and Ecology

- Priority Vegetation Overlay extends across the growth area.
- Historically some vegetation in the growth area has been removed as part of approved development applications.
- Various vegetation mapping across the growth area and unclear which is priority for retention.
- Vegetation contributes to the character of the growth area.
- There is a lack of street trees.

DRAWING KEY					
SITE FEATURES					
	Study Area Boundary		Suburb Boundary		Cadastral
MOVEMENT NETWORK					
	State Highway		Arterial Roads		Subarterial Roads
	Collector Roads		Key Local Roads		Bridges
PUBLIC AND ACTIVE TRANSPORT					
	Bus Route		Bus Stop		Bike Network
	Key Pedestrian Link				
TOPOGRAPHY					
	Contours (5m)		Ridgelines		Sleeper Contours
	Break of Slope		Prominent Hills and Ridges		
SERVICES					
	Electricity Transmission Corridor		Water Protection Area		Substation
	Water Intake		Sewer Main		200m Water Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer				
WATERWAY					
	Watercourse		Watercourse (tributary)		Water Bodies
	Waterway Protection Overlay		Flood Flood Overlay		1% AEP Flood Extent
ZONING					
	General Residential		Rural Living		Low Residential
	Light Industrial		Local Business		Community Purpose
	Future Urban Zone		Agriculture		Utilities
	Environmental Management		Recreation		Open Space
VEGETATION					
	Vegetation (Saving 3.0)		Vegetation (Saving 4.0)		Other Tree Patches
LANDSCAPE CHARACTER					
	Viewpoints		Viewlines		Scenic Protection Overlay
	Ridgeline		Prominent Hills and Ridges		
ACTIVITY CENTRES & COMMUNITY FACILITIES					
	400/800m Walkable Catchment		Activity Centre (Existing)		Activity Centre (Interventive)
	Community Facilities		Services		Existing Schools
	Built Infrastructure				
CULTURAL HERITAGE					
	Heritage Registered		Heritage Overlay		

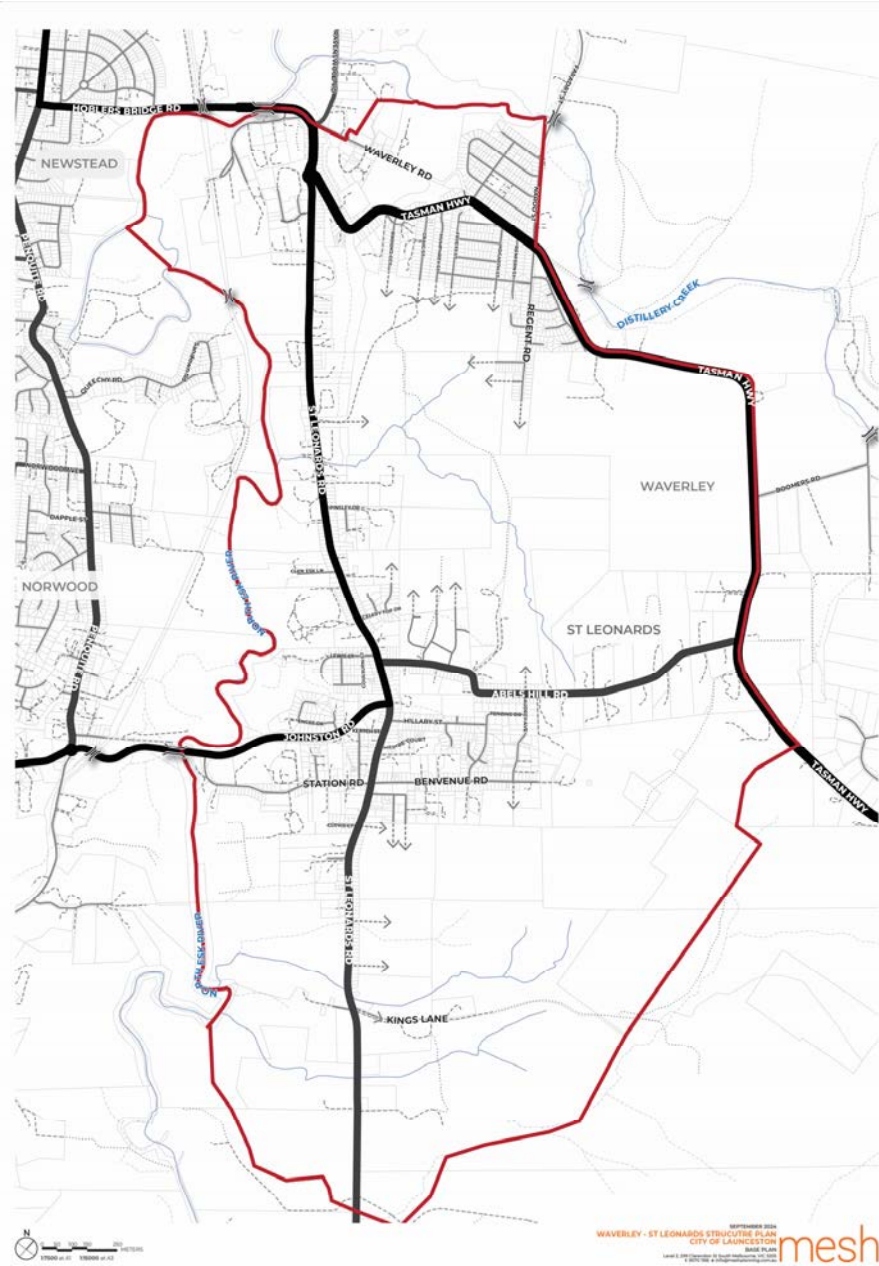


2.2

Opportunities and Constraints

Movement Network

- The movement network has been established incrementally in the absence of an overarching structure.
- Council has secured connection points into the growth off the main network.
- There have been some missed opportunities to establish an integrated network.
- There are established access points into the growth area, with opportunity for extension and connection.
- Connecting the growth area will require crossing of retained waterways.
- Limited access opportunities off St Leonards road which will be required to service the broader network.
- Uncertain about the commitment to extend Johnston Street to Abels Hill road.
- Capacity issues on the surrounding road network which the growth are may contribute to.
- Council are exploring alternative access to the Launceston CBD including a potential new connection from Hoblers Bridge Road to Henry Street.



2.2 Opportunities and Constraints

Active Transport + Public Transport Network

- The path network is narrow and often obstructed (i.e. power poles).
- Discontinuous network of paths
- Previous study to review path alignments along North Esk
- The lack of a Structure Plan has resulted in approvals which don't contribute to an overall path network.
- Connections to destinations could be upgraded (i.e Athletics Centre, Schools, St Leonards Village Core).
- Lack of a bus capable road network into the growth area.

DRAWING KEY

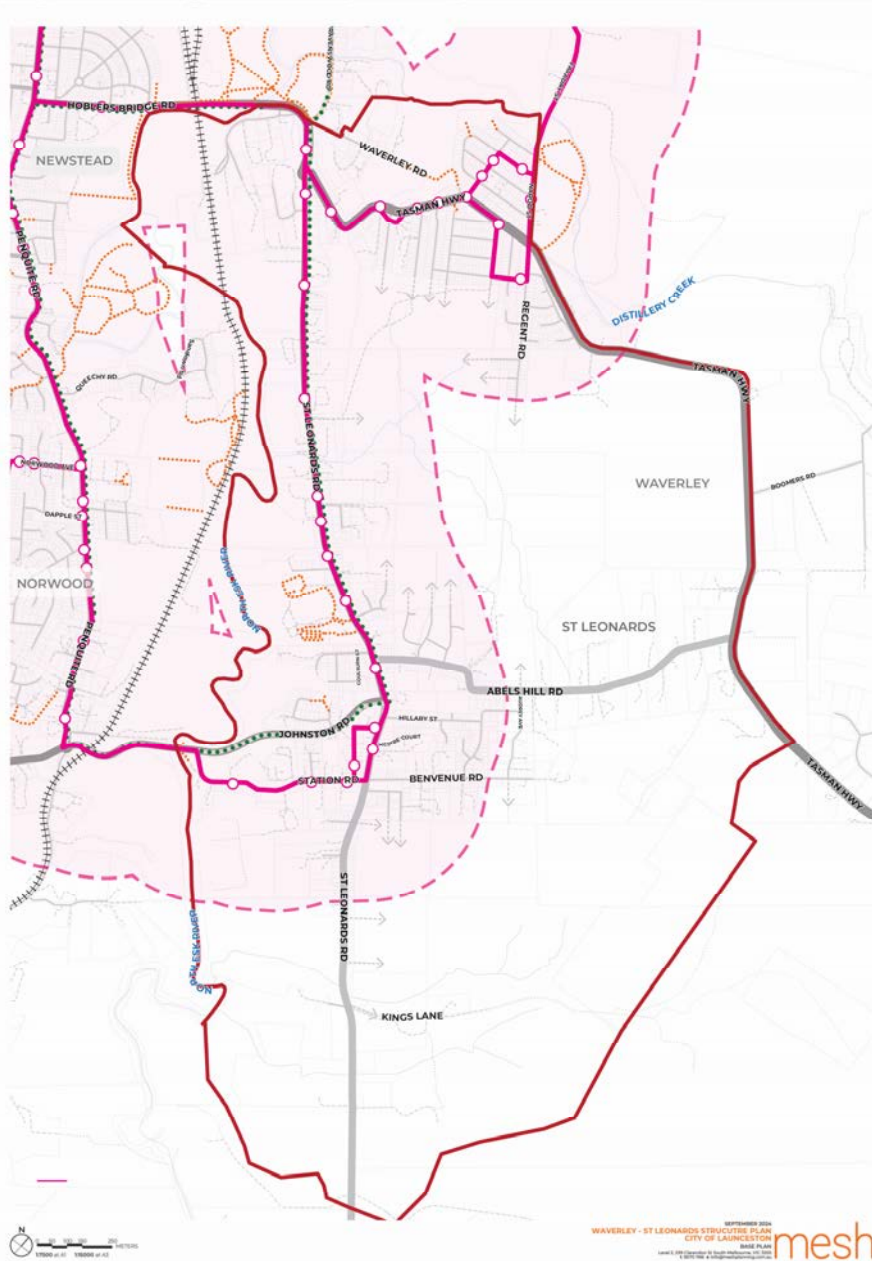
SITE FEATURES	
	Study Area Boundary
	Suburb Boundary
	Casteline
MOVEMENT NETWORK	
	State Highway
	Arterial Roads
	Subarterial Roads
	Collector Roads
	Key Local Roads
	Bridges
PUBLIC AND ACTIVE TRANSPORT	
	Bus Route
	Bus Stop
	Bike Network
	Key Pedestrian Link
TOPOGRAPHY	
	Contours (5m)
	Ridgelines
	Sleeper Contours
	Break of Slope
	Prominent Hills and Ridges

SERVICES	
	Electricity Transmission Corridor
	Water Protection Area
	Substation
	Substation Buffer Area
	Water Intake
	Sewer Main
	30m State Highway Buffer
	200m Vineyard Buffer
	200m Vineyard Buffer
	200m Water Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer
	200m Sewer Treatment Plant Buffer
ZONING	
	General Residential
	Rural Living
	Rural
	Low Residential
	Light Industrial
	Local Business
	Community Purpose
	Future Urban Zone
	Agriculture
	Utilities
	Environmental Management
	Recreation
	Open Space

VEGETATION	
	Vegetation (Saving 3.0)
	Vegetation (Saving 4.0)
	Other Tree Patches

WATERWAY	
	Watercourses
	Watercourses (tributaries)
	Water Bodies
	Waterway Protection Overlay
	Flood Prone Overlay
	1% AEP Flood Extent

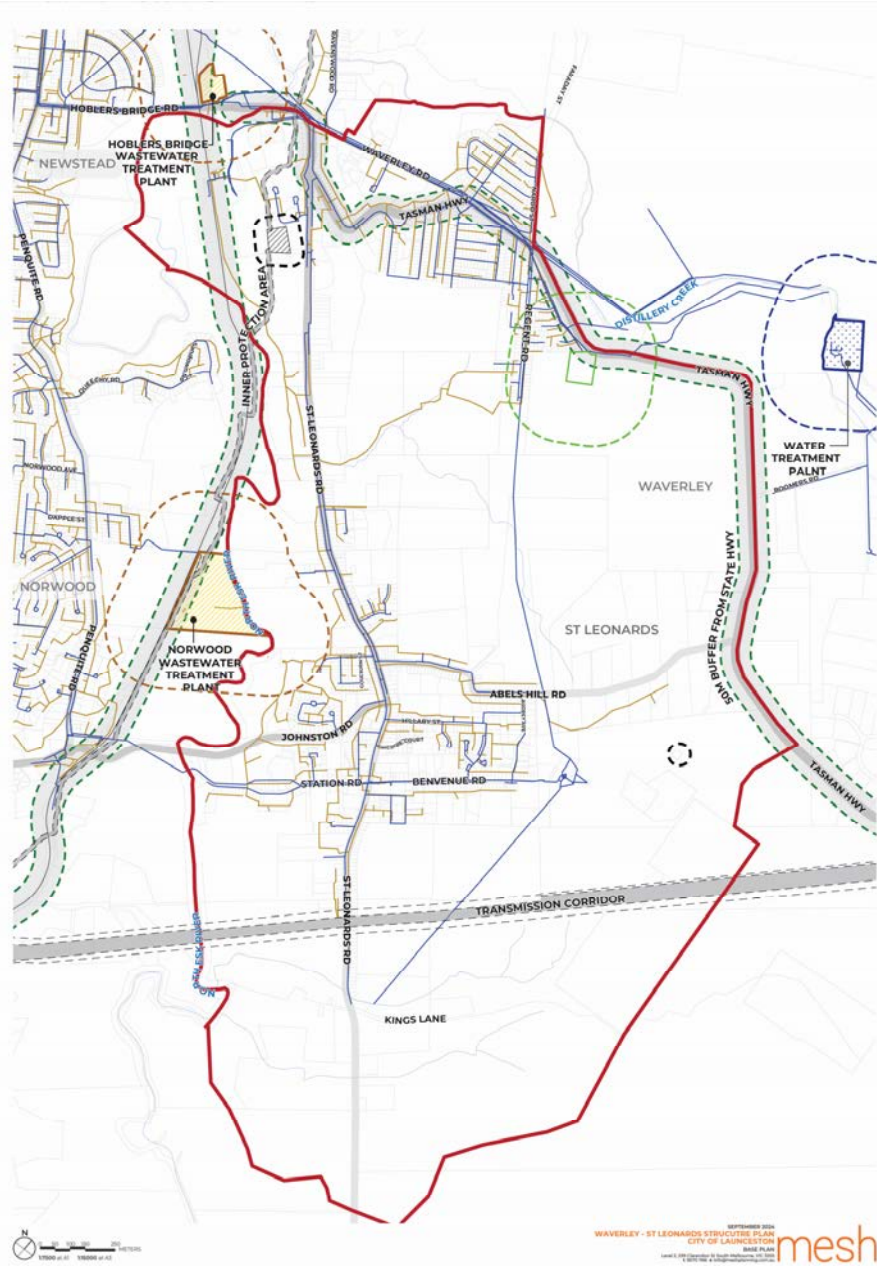
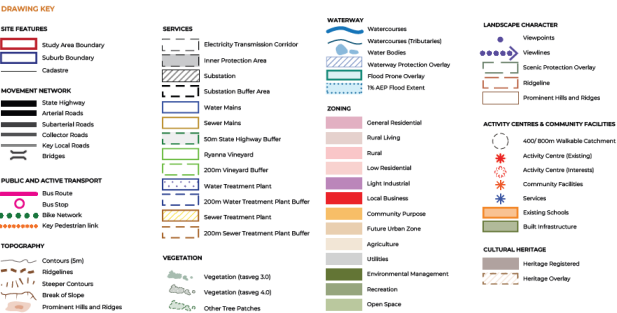
LANDSCAPE CHARACTER	
	Viewpoints
	Viewlines
	Scenic Protection Overlay
	Ridgeline
	Prominent Hills and Ridges
ACTIVITY CENTRES & COMMUNITY FACILITIES	
	400/800m Walkable Catchment
	Activity Centre (Existing)
	Activity Centre (Intervent)
	Community Facilities
	Services
	Existing Schools
	Built Infrastructure
CULTURAL HERITAGE	
	Heritage Registered
	Heritage Overlay



2.2 Opportunities and Constraints

Easements + Buffers + Services

- There are uses within the growth area that have buffers.
- We are unclear on what uses can occur within these buffers.
- There are potential land capability challenges due to slope that may inhibit ability development and serviceability.
- The majority of the growth area is not serviced with water and sewer.
- It's uncertain what upgrades to the network will be required to facilitate development.
- It's uncertain how the provision of servicing infrastructure may affect staging of development.



2.2

Opportunities and Constraints

Consolidated Opportunities and Constraints Plan

DRAWING KEY

SITE FEATURES

- Study Area Boundary
- Suburb Boundary
- Cadastre

MOVEMENT NETWORK

- State Highway
- Arterial Roads
- Subarterial Roads
- Collector Roads
- Key Local Roads
- Bridges

PUBLIC AND ACTIVE TRANSPORT

- Bus Route
- Bus Stop
- Bike Network
- Key Pedestrian link

TOPOGRAPHY

- Contours (5m)
- Ridgelines
- Steeper Contours
- Break of Slope
- Prominent Hills and Ridges

SERVICES

- Electricity Transmission Corridor
- Inner Protection Area
- Substation
- Substation Buffer Area
- Water Mains
- Sewer Mains
- 50m State Highway Buffer
- Ryanna Vineyard
- 200m Vineyard Buffer
- Water Treatment Plant
- 200m Water Treatment Plant Buffer
- Sewer Treatment Plant
- 200m Sewer Treatment Plant Buffer

VEGETATION

- Vegetation (tasveg 3.0)
- Vegetation (tasveg 4.0)
- Other Tree Patches

WATERWAY

- Watercourses
- Watercourses (Tributaries)
- Water Bodies
- Waterway Protection Overlay
- Flood Prone Overlay
- 1% AEP Flood Extent

ZONING

- General Residential
- Rural Living
- Rural
- Low Residential
- Light Industrial
- Local Business
- Community Purpose
- Future Urban Zone
- Agriculture
- Utilities
- Environmental Management
- Recreation
- Open Space

LANDSCAPE CHARACTER

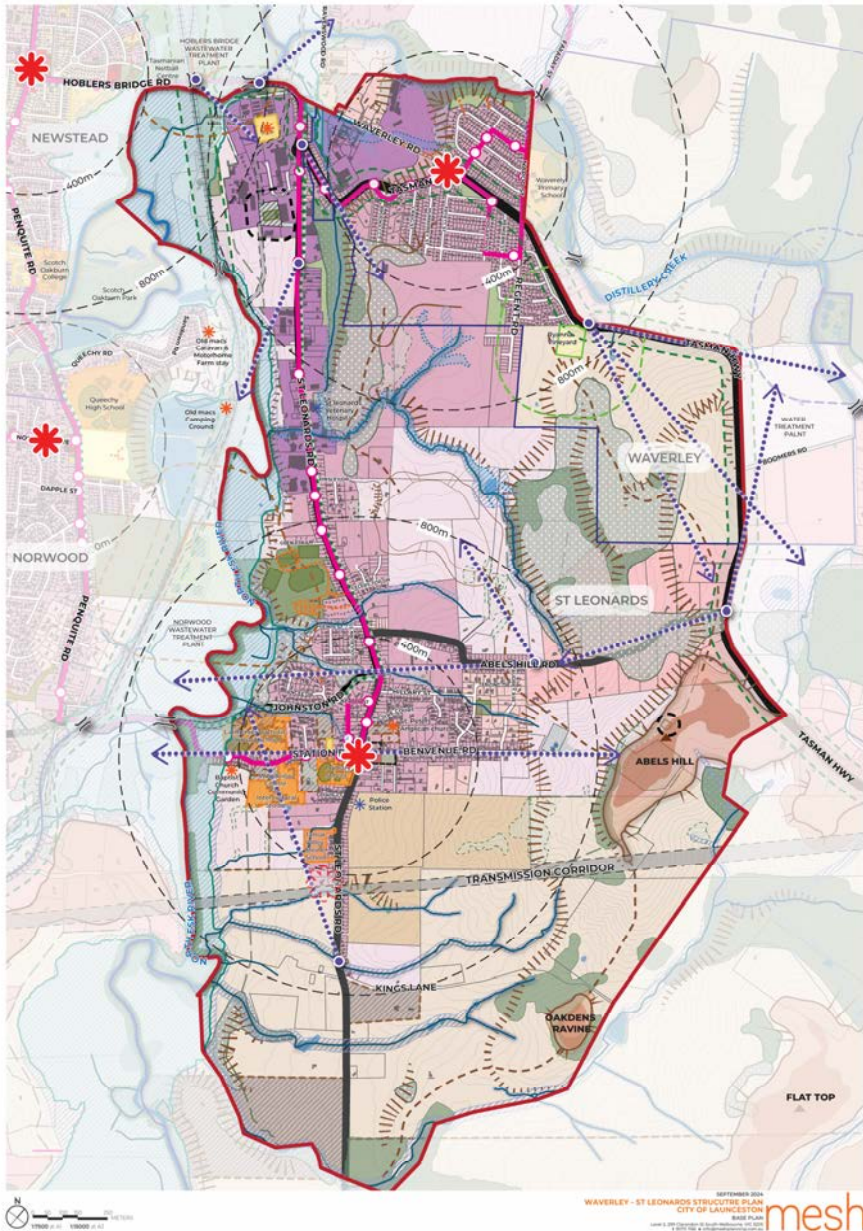
- Viewpoints
- Viewlines
- Scenic Protection Overlay
- Ridgeline
- Prominent Hills and Ridges

ACTIVITY CENTRES & COMMUNITY FACILITIES

- 400/ 800m Walkable Catchment
- Activity Centre (Existing)
- Activity Centre (Interests)
- Community Facilities
- Services
- Existing Schools
- Built Infrastructure

CULTURAL HERITAGE

- Heritage Registered
- Heritage Overlay



3. TECHNICAL INPUTS SUMMARY

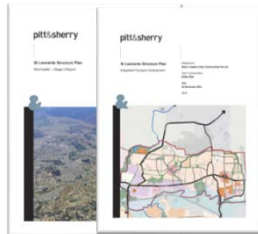
A series of technical inputs were prepared to inform the Neighbourhood Plan. These are summarised in this section.

Technical Inputs Summary

This section summarises the key findings and recommendations from supporting technical reports prepared by specialist consultants that have informed the Neighbourhood Plan.

3 Technical Inputs

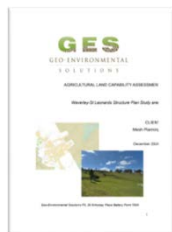
Pitt & Sherry



Integrated Transport Assessment

Stormwater Report

Geo-Environmental Solutions



Land Capability Assessment

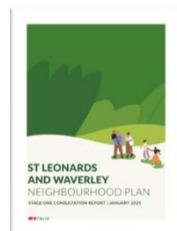
North Barker Ecosystem Services



Natural Values Constraint

Bushfire Advice Report

Era Planning and Environment



Stage One Consultation Report

Geografia



Retail and Community Infrastructure Needs Analysis

Australian Cultural Heritage Management



Historical Heritage Assessment

Aboriginal Cultural Heritage Assessment

3 Technical Inputs Summary

Integrated Transport Assessment



Aim of this report: To examine the proposed road network and associated traffic generation of the Neighbourhood Plan and identify potential issues and opportunities.

In one sentence: The Assessment outlines staged road network upgrades, intersection improvements, and new arterial connections to accommodate projected traffic growth, enhance active transport infrastructure, and support the Neighbourhood Plan's development.

Findings:

- The development associated with the Neighbourhood Plan is estimated to generate up to 24,656 daily residential trips and 6,032 daily commercial trips.
- The full level of traffic growth is unable to be accommodated in the current road network. Furthermore, there are current performance issues on the road network for the St Leonards-Waverly Community, particularly within the primary access point of Hobblers Bridge Road.
- The network within the Neighbourhood Plan can accommodate development of approximately 700 lots before network upgrades are required along St Leonards Road.
- The Neighbourhood Plan has the potential to support improvements in public and active transport within the area.

Recommendations:

The road network recommendations, along with the proposed staging sequence for St Leonards is as follows:

- 700 lots – Upgrade intersections on St Leonards Road (except the intersection with Tasman Highway)
- 780 lots – Construct the Hobblers Bridge Road to Henry Street Link
- 2,100 lots – Upgrade the intersection of Tasman Highway and St Leonards Road to a dual-circulating lane roundabout; and
- 3,120 lots – Commission a traffic study into the operation of the Hobblers Bridge Road / Penquite Road Intersection to identify potential options for improving capacity at this location and implement the preferred solution.

Active transport infrastructure should be provided in accordance with required standards and guidelines

Within the internal road network of the Neighbourhood Plan there are several critical roads that should be constructed:

- A possible Future Bypass / Arterial from St Leonards to Johnston Road
- A roadway between Abels Hill Road and Johnston Road should be constructed to unlock the development of the area.
- An east-west arterial road from St Leonards Road to Regent Street and a North-south arterial through the centre of the central and northern sections of the Neighbourhood Plan should be constructed before the new Commercial Area.

3 Technical Inputs Summary

Stormwater Report



Aim of this report: To provide an updated assessment of stormwater management issues related to the planned residential development. The report will focus on stormwater quantity, quality, and flood risks, aiming to address the needs of future growth while mitigating environmental impacts.

In one sentence: A total of ten flood management measures and 22 water quality management measures will be required to support development.

This study aims to provide a suitable stormwater management system and includes a total of ten flood management measures and 22 water quality management measures.

The report identified the primary constraints of the site as follows:

- Topographical challenges including the area's varying elevation.
- Existing infrastructure limitations: In some parts of St Leonards Road, overland flow paths are constrained by current development.
- Flooding and drainage capacity: While the overall flood risk in St Leonards is relatively low, the capacity of existing stormwater infrastructure is inadequate for managing larger storm events.
- Climate Change Uncertainty: Significant changes in storm patterns due to climate change complicates long-term planning for stormwater management.

Key Findings:

- The report highlights that any new development must prevent increased flood risks downstream, with the introduction of detention systems to manage peak discharge, or a downstream pipe network upgrade.
- Flooding risks in St Leonards are low, however, critical locations along St Leonards Road, such as private properties and underdeveloped land, may experience flooding in larger storm events.
- WSUD sensitive urban design practices should be utilised to maintain water quality standards during post development.
- The design parameters for stormwater management should be updated to accommodate more severe storm events over time.

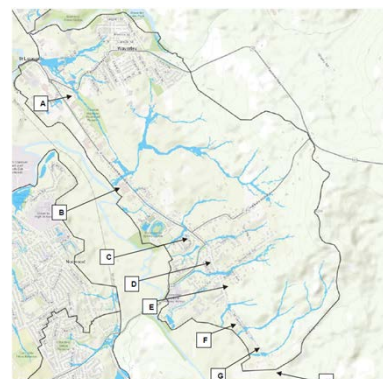


Figure 21. Overland flow paths within the study area.

3 Technical Inputs Summary

Natural Values Constraints



Aim of this report: To undertake a desktop review, field surveys (if required) and map threatened flora and fauna habitats with the goal of formulating recommendations for the future St Leonards Structure Plan.

In one sentence: The site contains a wide variety of natural values that will need to be assessed further, additionally there are opportunities to rehabilitate the subject site's habitat.

Findings:

- A wide variety of vegetation communities and significant flora and fauna including both threatened species have been identified within 500m of the study area. Additionally, 17 species of weeds have been identified within 500m of the study area.
- The report concluded that the risk of exposure to acid sulfate soil is low, no geoconservation sites exist within 1 km of the study area, and that the study area does not appear on the wilderness quality index.

Recommendations:

- Conduct field surveys to gain a greater understanding of the natural values present within the study area. The site visit will assess opportunities for revegetation, open space, and habitat restoration, identify habitat features for threatened fauna species and assess and re-map native vegetation in the study area.

- Exclude any existing native forest remnants from inclusion in the developable area.
- Maintain buffers along waterways and consider rehabilitating them as open space.

In addition to these recommendations, the following are expected to be required for any future development within the Structure Plan precinct:

- Develop and implement a site-specific weed and hygiene management plan.
- Develop a construction acid sulfate soils management plan if the risk of exposure is high or very high.
- Comply with the provisions of the 'Natural Assets' code of the Tasmanian Planning Scheme as well as any zoning provisions in the event of triggering the 'Environmental Management' zone.

Opportunities:

- Potential opportunities for revegetation, habitat restoration, and habitat connectivity are likely to be present at various locations across the study area. These areas will be identified and discussed in greater detail in a subsequent report.

3 Technical Inputs Summary

Natural Values Constraints

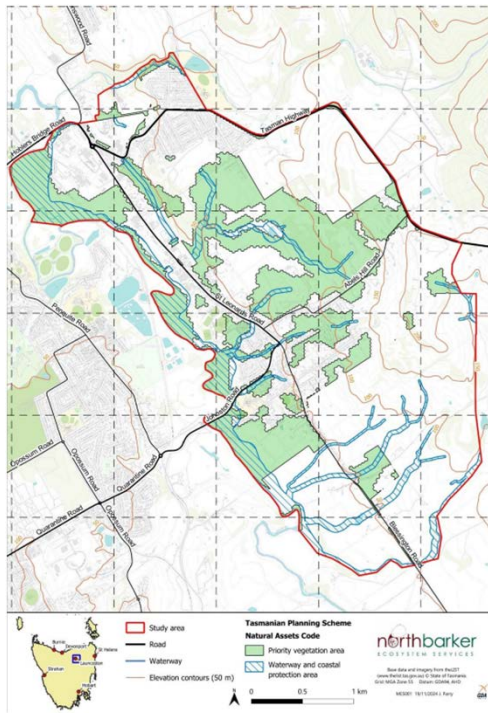


Figure 22
Natural Assets
code overlays
within the study
area.

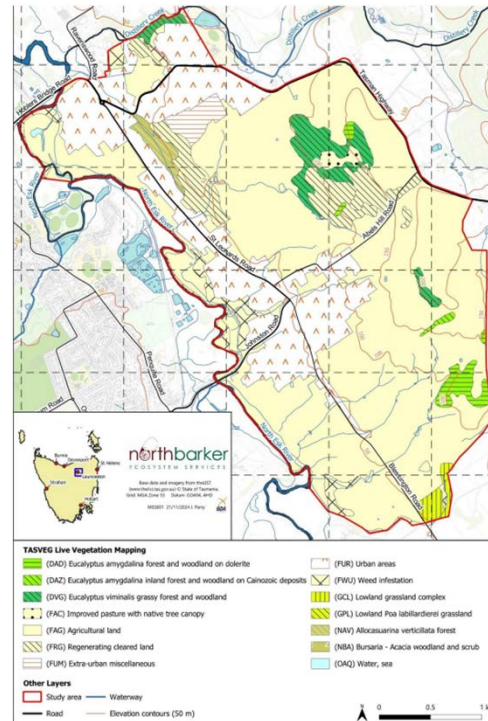


Figure 23
TASVEG Live
mapping within
the study area

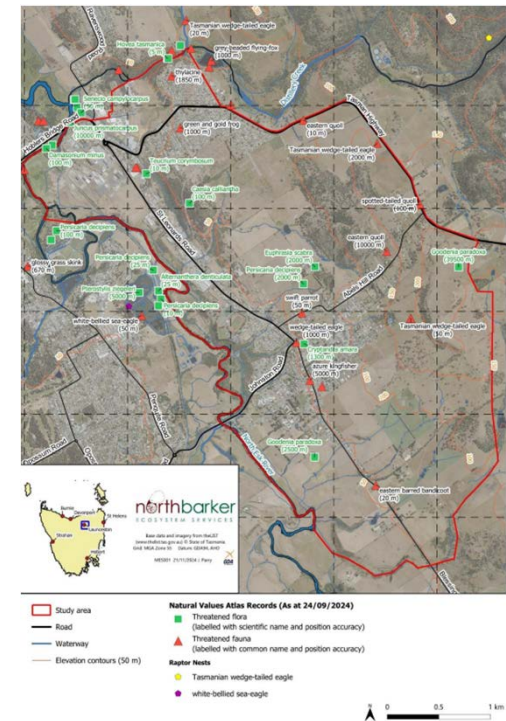


Figure 24
Natural Values
Atlas flora and
fauna records
within 500 m of
the study area

3 Technical Inputs Summary

10.3: Natural Values Constraints

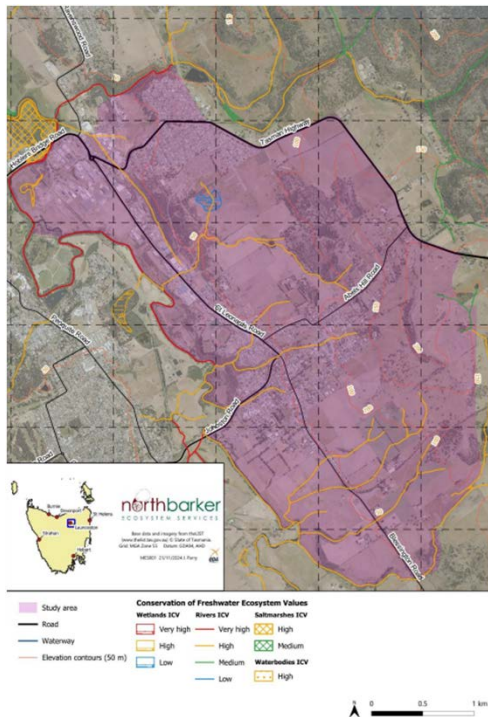


Figure 25 Conservation of Freshwater Ecosystem Values ICV classes within the study area.

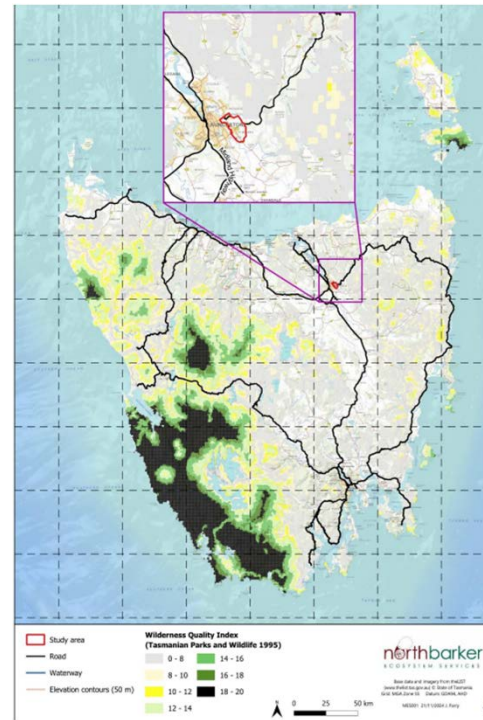


Figure 26 Wilderness Quality Index with reference to the study area.

3 Technical Inputs Summary

Bushfire Advice Report



Aim of this report: To identify required setbacks / interface road treatments and provide advice on minimum requirements for site access and water availability.

In one sentence: The study site holds sections of bushfire prone vegetation that future development will be required to mitigate in accordance with the Bushfire-Prone Areas Code.

Key Findings:

- The St Leonards site is within a bushfire-prone area. The main risks come from grasslands, remnant forests, woodlands, and scrub, with significant slopes influencing fire behaviour.
- Residential subdivisions must provide Hazard Management Areas (HMA) to ensure the intensity of fires is reduced and buildings are protected from radiant heat and direct flame.
- Proposed public open spaces and parklands will require bushfire setbacks.
- A minimum BAL-19 construction standard is recommended for residential subdivisions.

Recommendations

Establish and Maintain Hazard Management Areas:

- Implement clear vegetation management plans and introduce non-flammable landscaping elements near buildings.

Ensure Proper Road and Property Access:

- No dead-end roads longer than 200m unless they meet width and turning requirements.

Improve Firefighting Water Supply:

- Fire hydrants must be located within 120m of all buildings.
- A hardstand area for fire appliances should be provided near hydrants.

Adopt Fire-Resistant Construction Practices:

- Buildings should use bushfire resistant material.
- Where slopes exceed 20 degrees, additional performance-based measures should be implemented.

Integrate Fire Safety into Planning and Staging

- Hazard management measures must be in place at each stage of development.
- Future land use changes should be assessed for bushfire risks before approvals.

3 Technical Inputs Summary

Bushfire Advice Report

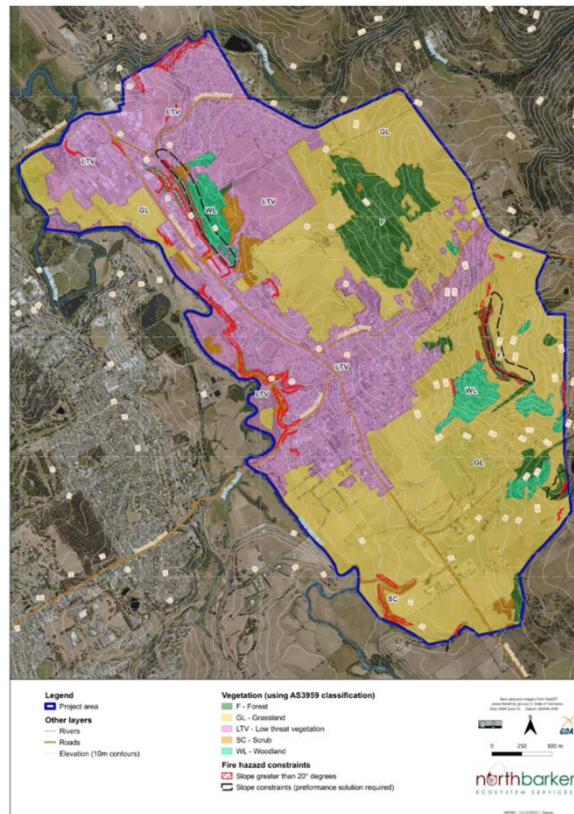


Figure 27 Mapped bushfire-prone vegetation, contours and constraints.

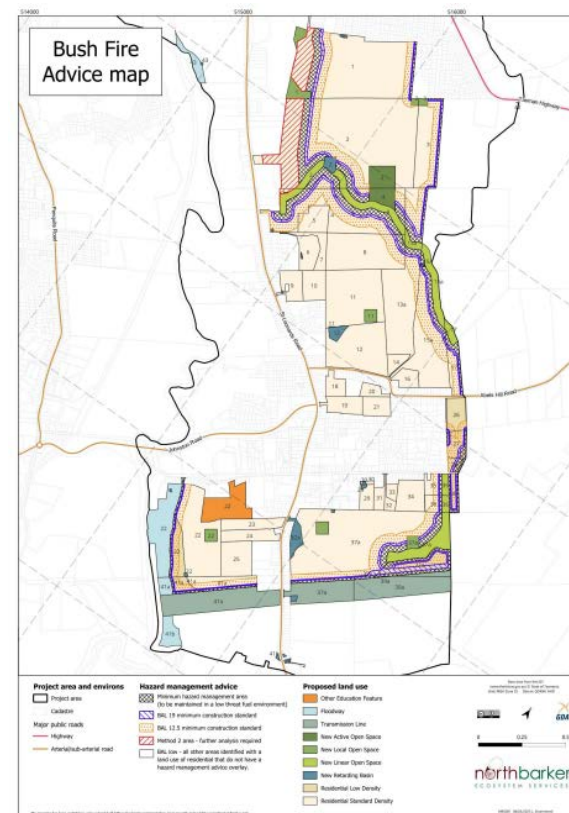


Figure 28 Bushfire Advice Map

3 Technical Inputs Summary

Retail and Community Infrastructure Needs Analysis Report



Aim of this report: To identify the scale and location of future retail and community infrastructure needs within the subject

In one sentence: Anticipated population growth in St Leonards and Waverly will necessitate an increase in retail options, particularly in the realm of Food, Liquor and Groceries, as well as greater community infrastructure.

Findings: Retail Needs

- **Food, Liquor and Groceries:** Presents the greatest opportunity to recapture significant spending from the catchment area. Given the potential demand, three development options are proposed:
 - One Local Grocer (2027) + One Limited-Line Supermarket (2038-2041)
 - Two Local Grocers (2027; 2034-2036) + One Limited-Line Supermarket (2042-2046)
 - One Full-Line Supermarket (2044-2046) (less likely in a regional setting)
- **Food Catering:** Demand for additional food catering retail starts in 2028, growing at approximately 90 sqm per annum.
- **Retail Services:** Gaps exist in personal care, medical, and small-scale service providers.

Retail Land Use	Retail Needs by 2046
Food, Liquor and Groceries	5,520-6,932 sqm
Food Catering	4,030-5,237 sqm
Retail Services	872-1,222 sqm
Apparel, Homeware & Leisure	1,963-2,410 sqm
Bulky Goods	No additional land needed

- **Apparel, Homeware and Leisure:** Small-scale stores needed, but no demand for discount department stores.
- **Bulky Goods:** No additional land is needed – demand is met by higher-order centres (e.g., Kings Meadow).

Community Infrastructure Needs

- **Sports Infrastructure:** Population growth will increase the demand for diverse new facilities and the additional land required to accommodate them, including football and cricket ovals, tennis courts, and outdoor high-ball sports facilities.
- **Open Space:** As identified in the City of Launceston's Recreation and Open Space Strategy 2024-2040, the subject site is under-serviced and as such requires more active and passive open spaces.
- **Community and health services:** Additional health services are needed to accommodate a growing population, particularly families and older residents.
- **Education facilities and schools:** There is no projected demand for additional government primary or secondary schools, but a further private school viability assessment is needed.

3 Technical Inputs Summary

Retail and Community Infrastructure Needs Analysis Report

Retail Category	2026 (sqm)	2031 (sqm)	2036 (sqm)	2041 (sqm)	2046 (sqm)
Food, Liquor and Groceries	1,252-1,299	2,059-2,305	3,003-3,523	4,138-5,139	5,520-6,932
Food Catering	No demand	475-615	1,309-1,657	2,453-3,218	4,030-5,237
Retail Services	135-150	268-304	430-515	627-800	872-1,122
Apparel, Homeware and Leisure	387-394	608-658	918-1,042	1,351-1,630	1,963-2,410
Bulky Goods	No demand				

Figure 29 Range of Retail Land Use Needs by Category Under a Medium Land Use Scenario ('26-'46)

Community Infrastructure Type	Description	Existing Supply (no.)	Identified Demand from Housing Developments by 2046 (no.)	Identified Gap from Housing Developments by 2046 (no.) ⁴
Passive Open Space	Includes neighbourhood parks, playgrounds, lookouts, and reserves, supporting activities such as walking, cycling, exercise, play, picnicking, sightseeing, and relaxation. It also covers encompasses landscape, amenity, and linear open spaces	-	8.3 ha	8.3 ha
Active Open Space	Areas designed for active, competitive, and often organised or structured sports and recreation	-	8.3 ha	8.3 ha
Playground	Designated spaces for children's play, typically featuring a variety of play equipment such as swings, slides, and climbing structures	4	3.2	None

Figure 30 Open Space Forecast Needs and Gaps (2046)

3 Technical Inputs Summary

Retail and Community Infrastructure Needs Analysis Report

Community Infrastructure Type	Description	Existing Supply (No.)	Identified Demand from Housing Developments by 2046 (No.)	Identified Gap from Housing Developments by 2046 (No.)
Recreation Centre / Court	A large scale indoor or outdoor sporting facility that typically includes multiple courts for a variety of sports	1	0.5	None
Aquatic Leisure / Centre	A swimming pool with changing rooms and additional facilities such as a gymnasium and fitness areas	None	0.1	0.1
Football / Cricket Oval	A large outdoor field designed for Australian rules football and cricket. Population threshold allows for a range of uses from club competition to community organisations	None.	1.0	1.0
Lawn Bowl	A facility with specialised surface designed for lawn bowls	None.	0.3	0.3
Outdoor High-Ball Sport	An outdoor facility designed for high-ball sports, primarily basketball or netball	None	0.6	0.6
Soccer Field	An outdoor field designed for soccer	2	1.0	None
Tennis Court	A specialised court for designed for tennis, which may also facilitate other sports such as netball	None	1.2	1.2
Skate Park	A purpose-built area for skateboarding, BMX, scootering, and inline skating	None	0.2	0.2
Indoor High-Ball Sport	An indoor facility designed for high-ball sports, primarily basketball or netball	None	0.6	0.6

Figure 31 Sport Infrastructure Forecast Needs and Gaps (2046)

3 Technical Inputs Summary

Retail and Community Infrastructure Needs Analysis Report

Community Infrastructure Type	Description	Existing Supply (No.)	Identified Demand from Housing Developments by 2046 (No.)	Identified Gap from Housing Developments by 2046 (No.)
Multipurpose Community Centre	A centre or hub, often colocated with various other uses and functions, including (but not limited to) libraries, specialised recreation facilities (such as dance halls), and other specialised spaces	None	0.5	0.5
Local Community Centre	Standalone smaller hubs featuring multipurpose rooms, with potential for service provision and specialised spaces	2	1.6	None (Existing halls identified can be potentially upgraded to improve their functionality as Local Community Centres.)
Library	Serve as anchor facilities for community hubs, providing access to resources and services	None.	0.1	0.1
General Practice	General practitioner services, either as a sole practice or within a medical centre	None.	1.4	1.4
Maternal Child Health (MCH) Sessions Per Week	Facilities providing maternal and child health services, including routine health checks and support	None	3.0	3.0
MCH Consulting Unit	Dedicated spaces for maternal and child health consultations	None	0.5	0.5
Long Day Childcare Places	Purpose built facilities for the provision of early childhood and care	None	55.7	55.7
Occasional Childcare Places	Facilities offering flexible, shortterm childcare services	None	7.9	7.9
Total Childcare Places	Total capacity for long day and occasional childcare services	None	63.6	63.6

Figure 32 Community & Health Services Needs and Gaps (2046)

3 Technical Inputs Summary

Historical Heritage Assessment



Aim of this report: To undertake a historical heritage assessment, identify any potential historic heritage constraints and develop a set of management recommendations regarding historic sites.

In one sentence: The study area features a mix of protected historical buildings and others without official heritage protection.

Findings:

- The St Leonards-Waverly Structure Plan area contains a considerable number of historic buildings, principally composed of houses and cottages located along the major thoroughfares and substantial homesteads situated on the outskirts of town.
- While most of the historic homesteads and churches are recognised in the Tasmanian Heritage Register (THR) and the Historic Heritage Code, many of the smaller houses and cottages do not have any official form of heritage recognition.
- A database search identified the following sites:
 - Ten sites are currently listed on the THR
 - Eight sites formerly listed on the Register of the National Estate (five of which are now listed on the THR)
 - 18 properties are listed in the Historic Heritage Code, only five of which are not directly associated with places listed on the THR.
 - Seven sites of state significance and 17 sites of local were significance previously recommended to the City of Launceston (2007 Launceston Heritage Study), but which do not currently have any official heritage recognition or protection.

Recommendations

1. **Properties listed on the THR:** Works to places included in the THR require approval, either through a Certificate of Exemption for low-impact works, or through a Discretionary Permit for high-impact works. If the registered boundaries of any of the nine THR listed properties cannot be avoided, then a Statement of Heritage Impacts will need to be prepared for the relevant property.
2. **356 St Leonards Road (“The Grange”):** The property at 356 St Leonards Road is not listed in the THR or the Historic Heritage Code, yet it appears to have considerable heritage values. A full heritage assessment should be carried out if there is potential that it may be impacted by future development.
3. **Properties of local significance not listed on the THR:** Properties of state and local significance identified in the Launceston Heritage Study 2007 should be included in the THR.
4. **Properties of local significance not listed in Table C6.1 of the Local Heritage Code:** Include properties of state and local significance identified in the Launceston Heritage Study 2007 in the Historic Heritage Code.
5. **Launceston Heritage Study 2007 Policy Recommendations:** Adopt Policy Recommendations outlined on page 112 of the Launceston Heritage Study as part of the St Leonards-Waverly Structure Plan.
6. **Historic Landscape Features:** Retain heritage landscape features within the study area, including historic boundary hedges, stone fences, winding lanes, and stands of exotic trees to preserve the character and aesthetic of the area.
7. **Provision of Report to Heritage Tasmania:** Copies of this report should be provided to Heritage Tasmania for review.

3 Technical Inputs Summary

Historical Heritage Assessment

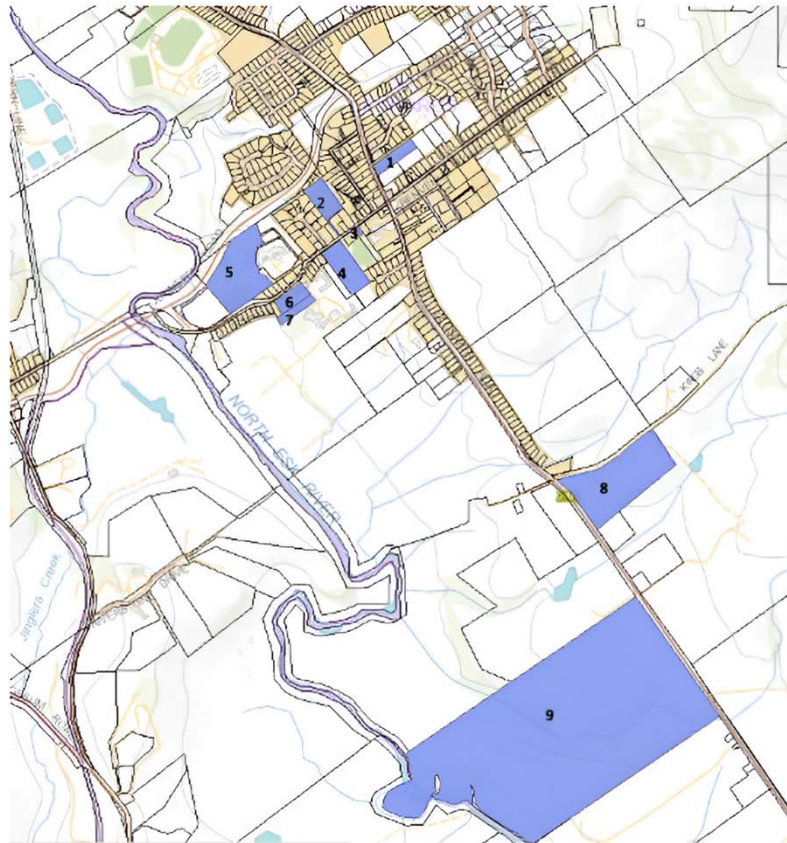


Figure 33 Properties permanently listed on the Tasmanian Heritage Register for St Leonards

3 Technical Inputs Summary

Aboriginal Heritage Assessment



Aim of this report: To undertake an Aboriginal heritage assessment, identify any potential Aboriginal heritage constraints and develop a set of management recommendations regarding the identified Aboriginal heritage sites.

In one sentence: Five identified Aboriginal Heritage Sites exist within the study area; future development will need to minimise further impacts to these sites.

Findings:

- The broader study area possesses four previously recorded Aboriginal heritage sites, and one newly identified Aboriginal Heritage site, discovered in a field survey within a 5 km radius of the study area. The newly identified site, designated as *AH14413* is an isolated artefact located 1.9km northeast of the North Esk River.
- Artefact *AH14413* was designated as having low Scientific and Aesthetic Significance; however, it was deemed to have medium Social Significance.
- During the field survey, all four previously identified Aboriginal heritage sites within the study area were not found.
- The field survey was able to confirm that there are no stone resources identified within the study area that would be suitable for stone artefact manufacturing. Furthermore, there are no sizeable rock outcrops within the study area, and therefore there is no potential for Aboriginal rock shelters.

Recommendations

1. Minimise any further impacts on site *AH14413* and protect the site in place. If it appears that the site may be impacted by works, the proponent will need to apply for and obtain a Permit before any works commence.
2. Avoid any further impacts on the four previously identified sites and protect the sites in place. A Permit will need to be obtained before any works commence.
3. If during any works, previously undetected archaeological sites or objects are located the processes outlined in the Unanticipated Discovery Plan should be followed. All construction personnel should be made aware of this Plan and a copy should be kept on-site during all ground disturbances and construction work.
4. Copies of the report should be submitted to Aboriginal Heritage Tasmania (AHT) for review and comment.

3 Technical Inputs Summary

Aboriginal Heritage Assessment

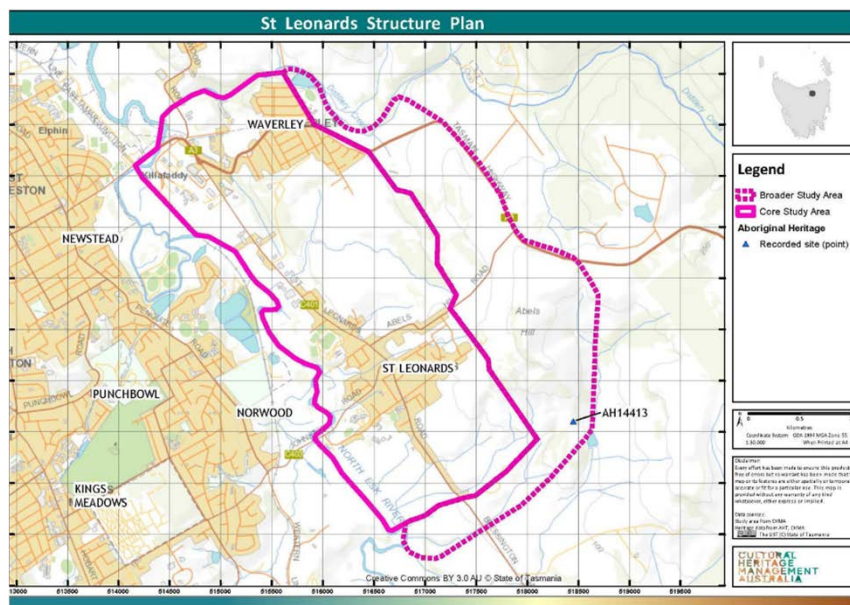


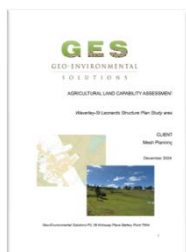
Figure 34 Topographic map showing the location of AH14413 in relation to the St Leonards Structure Plan footprint.



Figure 35 Aerial map showing the location of registered Aboriginal sites situated within the study area.

3 Technical Inputs Summary

Agricultural Land Capability Assessment



Aim of this report: To conduct a desktop review and field inspection of the study area with the goal of assessing the capability of the land for continued agricultural use.

In one sentence: The study area contains a mix of Class 4 and Class 5 land and is located within a declared irrigation district.

Findings:

- The subject site is predominantly classified as a mix of Class 4 and Class 5 land, which is primarily suitable for grazing within rotations of cropping.
- A section of Class 3 land exists towards the south of the study area. Class 3 land is recognised as prime agricultural land under the State Protection of Agricultural Land Policy 2009. Any rezoning of Class 3 land has the potential to conflict with the State Protection of Agricultural Land Policy.
- Part of the land within the study area is located within a declared irrigation district, as defined under part 9 of the Water Management Act 1999.
- Any rezoning of the land within the declared irrigation district to residential or other non-agricultural uses also has the potential to conflict with principle 8 of the State Protection of Agricultural Land Policy.
- Two areas of interest—one between Kings Lane and Benvenue Road, and another at 40855 Tasman Highway, Waverly—require careful consideration under Principles 1, 7, and 9 of the State Protection of Agricultural Land Policy.

Recommendations

- Exclude land identified as Class 3 from future rezoning to residential. Further to this, any title containing Class 3 land be excluded from future rezoning unless a detailed site assessment is undertaken, and any planning decisions adequately consider potential fettering of agricultural land.
- Undertake careful consideration of the water allocations, water trading and irrigation infrastructure within the irrigation district as part of the decision-making process for any future rezoning of land within the declared irrigation district.
- Confirm the local or regional significance of Class 4 land to ensure any future land rezoning does not conflict with principle 7 of the State Protection of Agricultural Land Policy.
- Conduct a more detailed land capability assessment of the two areas of interest identified in the report.

3 Technical Inputs Summary

Agricultural Land Capability Assessment

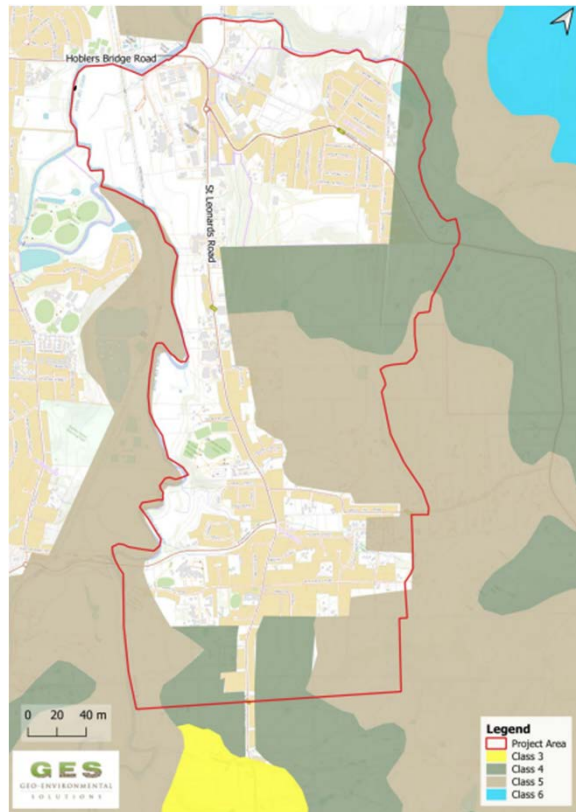


Figure 36 Inferred Land Classification boundaries from field Land Capability Survey

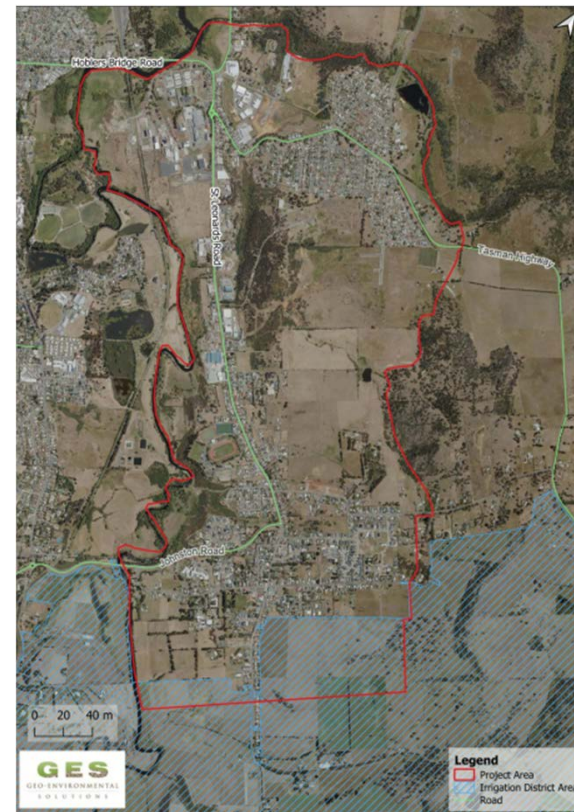
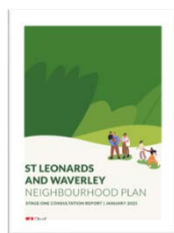


Figure 37 Declared Irrigation District (North Esk)

3 Technical Inputs Summary

Stage One Consultation Report



Aim of this report: To provide an overview of the local community's opinion and perspective on an array of components related to the structure plan.

In one sentence: The community's top priority was more shops and cafes, meanwhile, mixed views were shared in response to future growth and residential development.

Findings:

Transport and Movement

- Survey respondents want greater active transport infrastructure, more bus services connecting Kings Meadows and the Launceston CBD, more parking at local schools and improved road safety and traffic management.
- The St Leonards Road and Johnston Road intersection was identified as the most congested intersection in the community.

Local Facilities

- 85% of survey respondents travel out of the St Leonards and Waverley area to meet their daily needs. As a result, many want additional local facilities and services such as another local supermarket, a service station, a local pharmacy and more local cafes.

Open Space and Recreation

- Survey respondents want more local parks with better amenities, all-ages playground equipment, family friendly open spaces, new and improved off-leash dog park facilities, improved landscaping and facilities to support a wide variety of sporting activities.

Residential Growth and Development

- Survey respondents had mixed views on future growth and residential development. On the one hand, there is recognition that additional development and subsequent population growth will attract more facilities, services and amenities to the area. However, there is a preference for lower density development to maintain the 'quiet village feel' of the local area.

Future Priorities

- The following items are the community's main priorities:
 1. Additional shops and cafes
 2. More playgrounds and sporting facilities
 3. Wider footpaths
 4. More street trees
 5. Community facilities
 6. Greater variety of housing

4. NEIGHBOURHOOD PLAN LAYERED MAPPING

The Neighbourhood Plan for St Leonards and Waverley (Plan 7 in the Neighbourhood Plan document) can be broken down into layers to help communicate the key aspirations of the plan. These layers are identified in this section.

Layered Plans

This collection of plans comprise the layered elements of the St Leonards and Waverly Neighbourhood Plan.

4. Layered Mapping

Boundary



Movement Network



Active Transport



Open Space + Drainage
+ Waterways



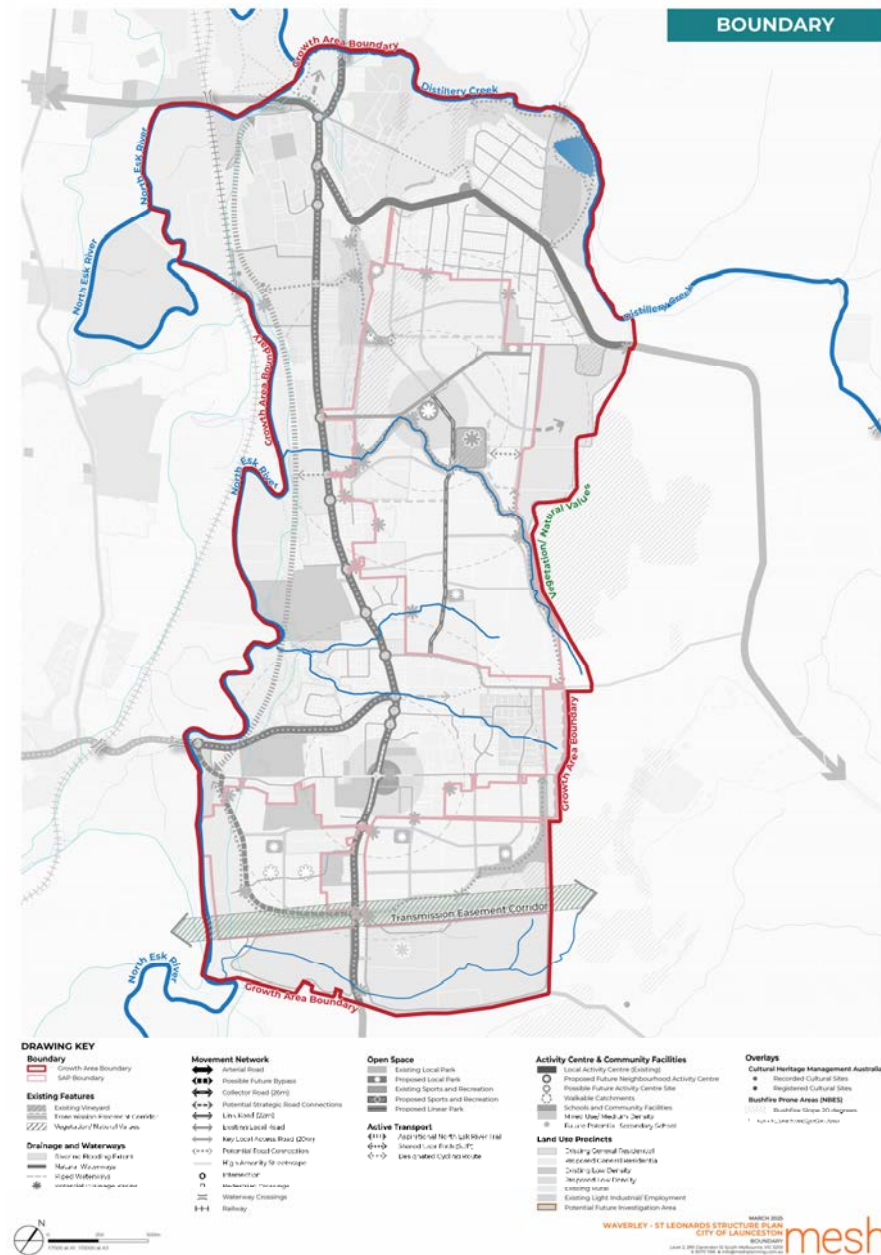
Activity Centres +
Community Facilities



4 Layered Mapping

Boundary

- Strategic Context
- Physical Features
- Land Use Constraints



4 Layered Mapping

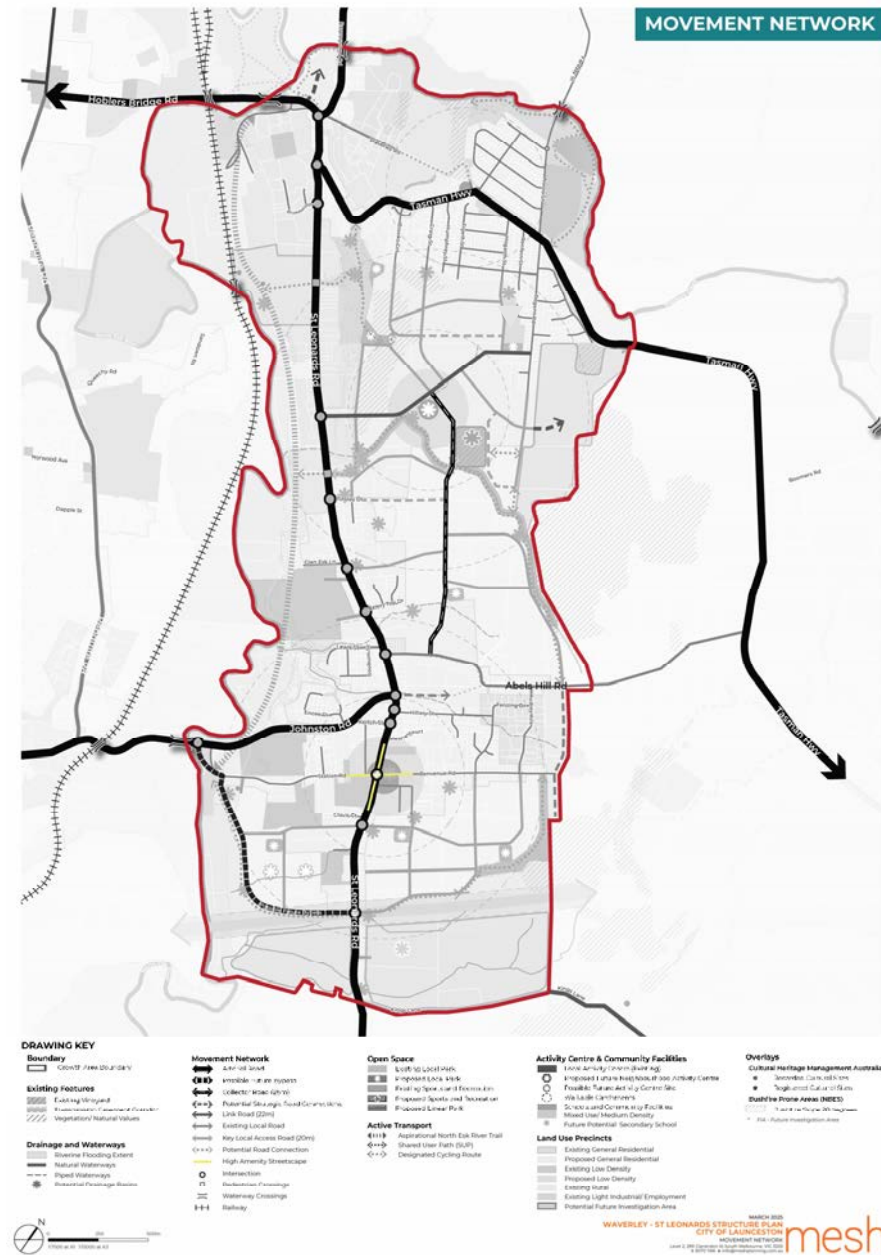
Movement Network

Existing Road Network Hierarchy

Access Limitations

Central North-South Spine

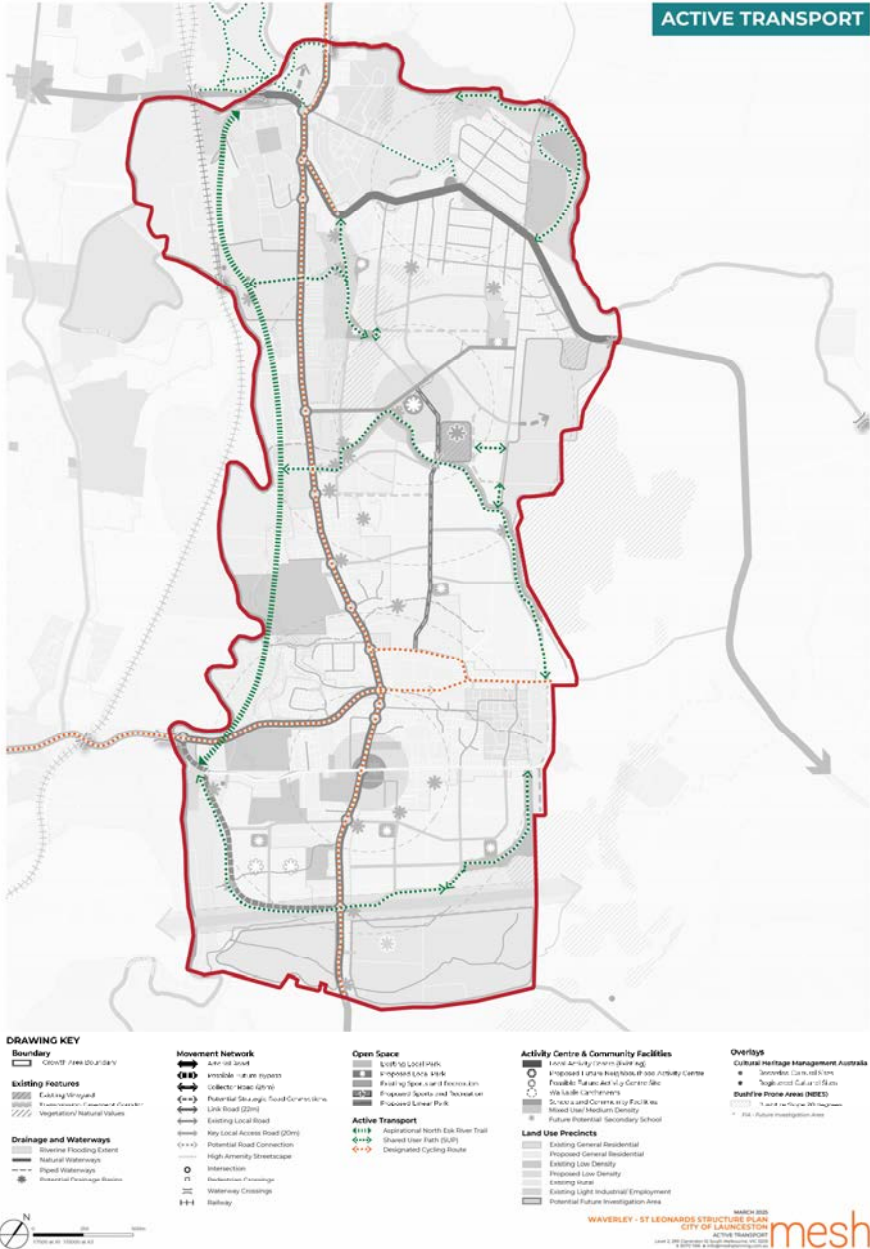
St Leonards Village



4 Layered Mapping

Active Transport

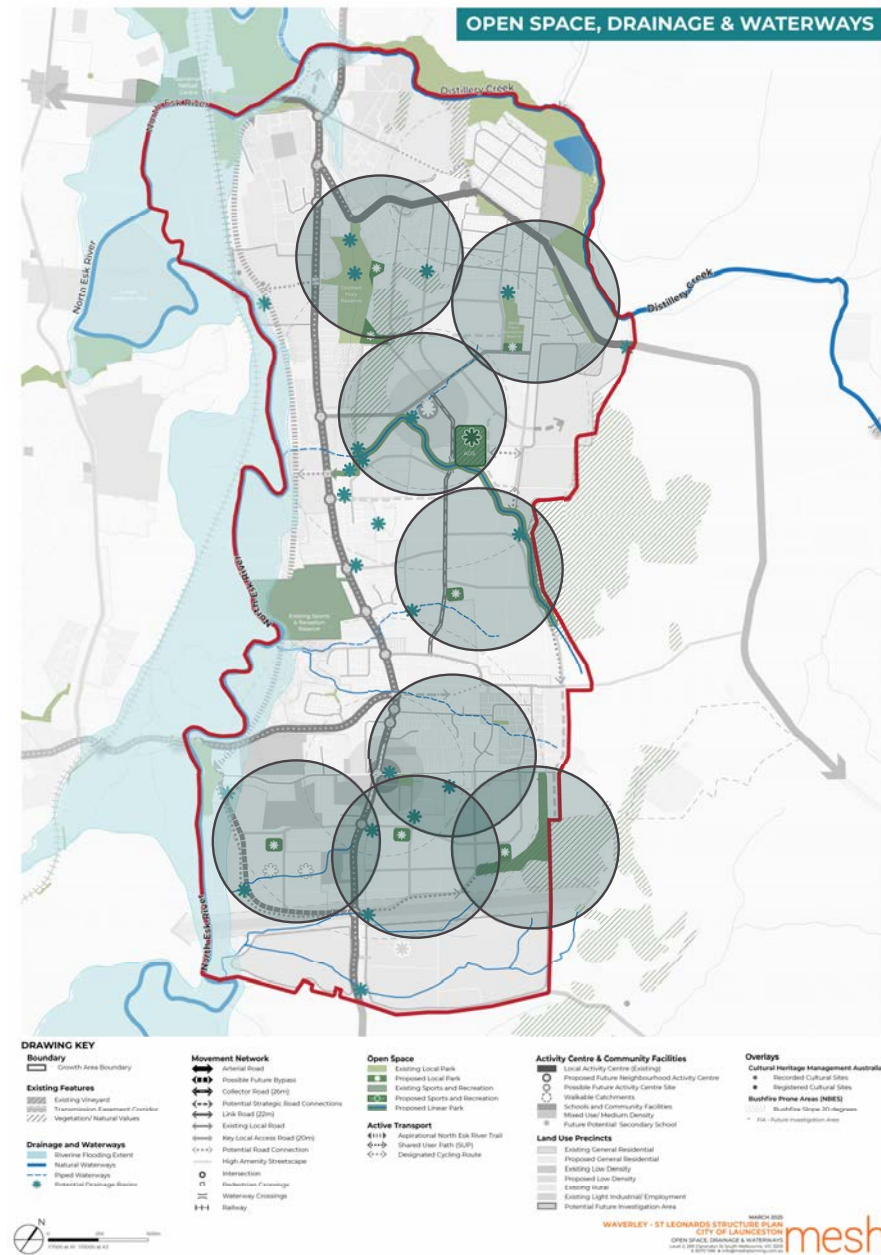
Improved Connectivity Across Corridor Walkable Neighbourhoods



Layered Mapping

Open Space + Drainage + Waterways

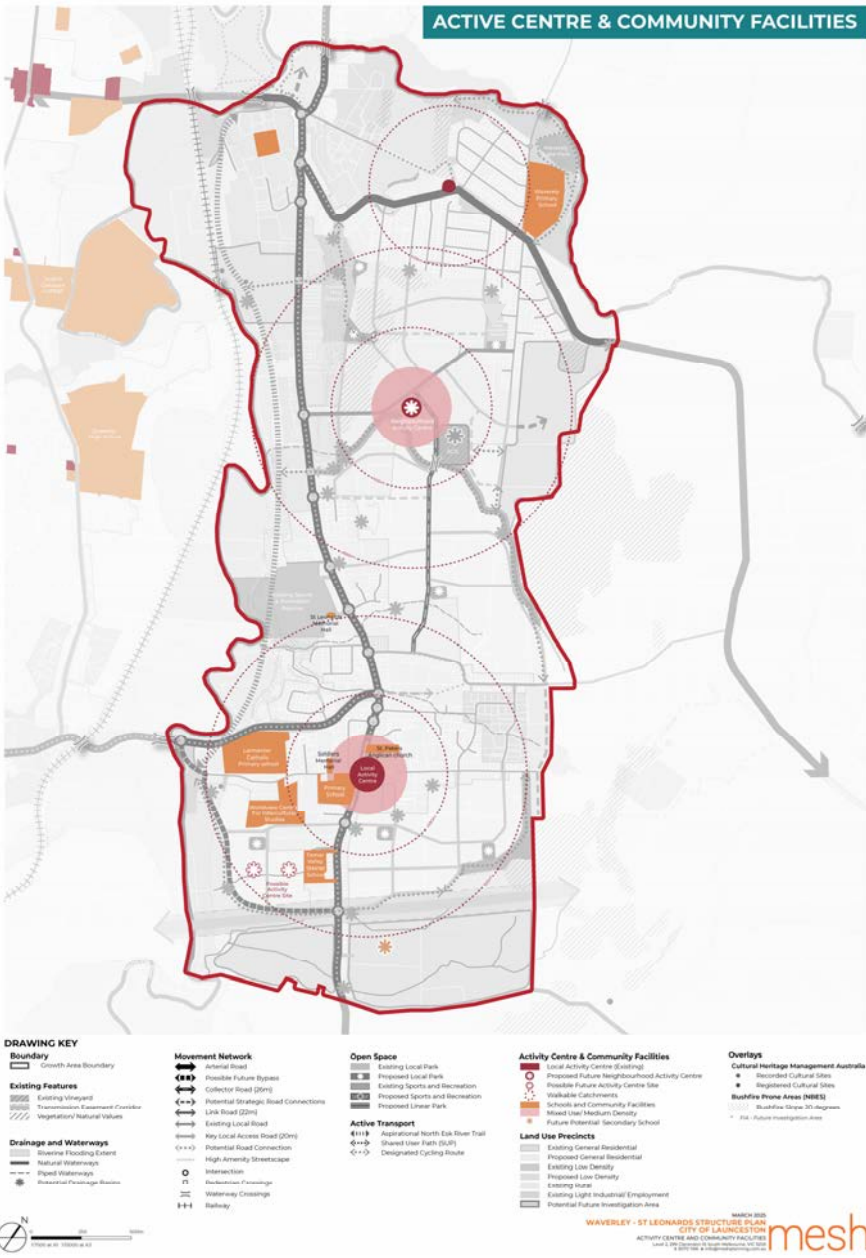
Expanding and Enhancing Existing Open Space
Waterways as Opportunities For Improved Amenity
Future Open Space Needs + Walkable Catchments



4 Layered Mapping

Activity Centres + Community Facilities

Retail Hierarchy
 St Leonards Village
 Establishing Neighbourhoods



5. AGENCY ENGAGEMENT

A number of State Government agencies were engaged with throughout the development of the Neighbourhood Plan. This section provides a brief summary of the feedback they provided.

5

Agency Engagement

Agency / Organisation	Form of feedback provided
TasWater	Provided feedback on ability to service proposed development areas and preferred staging.
TasNetworks	Provided feedback on ability to service proposed development areas and preferred staging.
Department of State Growth	Reviewed proposed road network.
Department of Education Children and Young People	Provided commentary on need for new schools and associated community infrastructure within the growth area.
Catholic Education Department	Provided commentary on need for new catholic schools within the growth area.
Department of Health (Child Health and Parenting Services)	Provided commentary on the need for new maternal and child health services (CHaPS) within the growth area.

mesh

Level 2, 299 Clarendon Street, South Melbourne, VIC 3205
phone. +61 3 9070 1166 meshplanning.com.au

