City of LAUNCESTON

COUNCIL MINUTES

COUNCIL MEETING
THURSDAY 29 MAY 2025
1.00PM

19.2. Launceston Housing Plan 2025-2040

FILE NO: SF7000

AUTHOR: Fintan Langan-Clarke (Senior Town Planner)

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

DECISION STATEMENT:

To adopt the Launceston Housing Plan 2025-2040.

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993.

PREVIOUS COUNCIL CONSIDERATION:

Workshop – 20 June 2024 – 1.4 Launceston Future Housing Discussion
Workshop – 14 November 2024 – Launceston Housing Strategy
Council – 14 November 2024 - Agenda Item 17.1 – Launceston Local Housing Strategy Update
Council – 6 March 2025 – Agenda 19.1 - Draft Launceston Housing Plan 2025-2040
Council – 8 May 2025 – Agenda 19.1 - Report on Submissions - Draft Launceston Housing Plan 2025-2040

RECOMMENDATION:

That Council:

1. notes the changes made to the Launceston Housing Plan 2025-2040 in response to feedback received during the community consultation period;

2. adopts the Launceston Housing Plan 2025-2040 attached to the Council Report.

Richard Jamieson (Senior Leader City Development) and Fintan Langan-Clarke (Senior Town Planner) were in attendance to answer questions in respect of this item.

DECISION: 29 May 2025

MOTION

Moved Councillor A G Harris, seconded Councillor A E Dawkins.

That Council:

1. **notes the changes made to the Launceston Housing Plan 2025-2040 in response to feedback received during the community consultation period;**

2. **adopts the Launceston Housing Plan 2025-2040 attached to the Council Report.**

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor A E Dawkins, Councillor A G Harris, Councillor T G Walker, Councillor Prof G Razay, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai and Councillor A J Britton
AGAINST VOTE: Nil

PROPOSED CHANGES TO THE LAUNCESTON HOUSING PLAN 2025-2040

Page No.	Amendments to Final Launceston Housing Plan 2025-2040	Council officer comments	Amendment Type
N/A	Include Mayor's Foreword as follows: *Here's our Launceston Housing Plan 2025–2040 — our bold, practical, and community-driven vision for the future of housing in our incredible city.* *As Mayor, I'm proud to share this plan with you. It reflects the heart of what we're all about in Launceston: making sure every person — no matter their background, stage of life, or income — can feel at home here.* *Right now, we're at a turning point. Housing costs are rising, our population is growing, and the pressures people are feeling are very real. We need a smarter, more coordinated approach and that's exactly what this plan delivers.* *From young families trying to buy their first home, to key workers, retirees, and everyone in between, this plan is about creating a diverse, affordable, and accessible housing supply that meets the needs of our whole community.* *It's been shaped by genuine input from the people who live, work and care about this city, and built around clear goals: more supply, stronger neighbourhoods, real partnerships, and better investment. We're not just reacting to the now,*	Insert the Mayor's Foreword into the final document as it was not included in the consultation draft of the Launceston Housing Plan 2025-2040.	Minor

	we're planning ahead so that the Launceston of tomorrow works for everyone. *So, I encourage everyone to have a read, share your thoughts, and be part of this important conversation. Let's build a city where housing opens doors, not closes them and where everyone, no matter their story, can feel proud to call Launceston home.* *— Mayor Matthew Garwood*		
6	Amend definition as follows: *High density development: Development that include flats and apartments contained within a building of ~~3~~ 6 or more storeys on larger land parcels*	The amendment to the definition was changed to align with the updated 'medium density development' as requested by the Department of State Growth in their submission.	Minor
7	Amend definition as follows: *Medium density development (also referred to as "Missing middle"): Multiple developments on a single or consolidated sites that includes grouped homes, townhouses, villa units and low-rise apartments and are no higher than ~~3~~ 6 storeys. These development bridge the gap between traditional detached dwelling houses and high-rise developments.*	The amendment to the definition of 'high density development' was requested by the Department of State Growth to align with the recently released Medium Density Guidelines definitions. The request was considered appropriate for the Housing Plan.	Minor
8	Amend wording as follows: *Lack of diversity - In terms of housing, one size does not fit all. Most new housing in Launceston*	A request to expand the consideration of the The request was considered appropriate for the Housing Plan.	Minor

	continues to be detached houses on single lots. Not all ~~retired and young~~ people necessarily desire this kind of home but have trouble finding other options that are accessible, manageable and cost-effective.		
13	Fix wording error: *Growing Population - +500 new residents on average every year since ~~2024~~ 2014*	Wording error made during the preparation of the consultation draft.	Minor
24	Fix wording errors: *Empty nesters and retirees ~~stoften~~ often prefer to downsize but face limited choices that balance affordability, accessibility, and location (55% of households in Launceston)[5].* *The existing housing stock in Launceston does not fully reflect these changing needs. Detached houses make up over 80% of Launceston's dwellings, yet household structures indicate that around 60% of the community could be well suited to smaller housing options like apartment or townhouses. However, only ~~about~~ 19% of dwellings fall into these categories, creating mismatch between demand and supply.*	Wording error made during the preparation of the consultation draft.	Minor
24	Fix data errors on Figure 7: *Suited to Detached Housing - ~~30%~~ 40%*	Data and title error made during the preparation of the consultation draft.	Minor

50	Amend information on Figure 20: *Alanvale - Status: ~~Early Investigation~~ Progressing* *St Leonards & Waverley - Status: ~~Progressed~~ Progressing* *South Prospect - Status: ~~Early Investigation~~ Progressing* *The South Prospect area identified on the map to be amended to remove Kate Reed Reserve.*	The amendment to the status of all projects was amended to better reflect their current progress as requested by the Shaw Property Development in their submission. Map error made during the preparation of the consultation draft.	No further action required.
52	*Add additional information to Figure 22:* 1. Infrastructure Capacity • *Public and private transport infrastructure: Capacity of transport networks to accommodate growth.*	The criteria addition of consideration of public transport capacity was included as requested by the Department of State Growth in their submission.	Minor
58	Amend mapping in Figure 23: • *Remove Kate Reed Reserve from identification as 'New Neighbourhood Plans (current)* • *Adjust overall sizing of Figure 23 mapping*	Map error made during the preparation of the consultation draft.	Minor
66	Add additional action under Action 2.2.3 as follows: *2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston*	It was identified internally that there is important to understand the economic contribution that development can make to Launceston, and the northern Tasmania region more broadly. An additional action for analysis to be undertaken on the economic	Minor

		uplift has been included and will be prepare within the short-term by City Development.	
68	Replace the Old Woolstore Apartment Hotel, Hobart example with the following: *The Flour Mill of Summer Hill* *The Flour Mill of Summer Hill is a mixed-use, multistage development consisting of new and refurbished buildings within a village-like setting located in the inner-west of Sydney. The master-planned community consists of 11 new and adapted apartment blocks, with around 360 apartments, duplexes, terrace houses, as well as retail and commercial space.* *As part of the development, four distinct heritage silo towers (over 100 years old) were incorporated as 56 contemporary apartments over 14 storeys, along with two penthouse apartments with roof terraces with panoramic views* *The outcome of this urban renewal project saw preservation and physical tribute to the previous use of the site while facilitating additional built density, additional outdoor space provided to community, establishment of a shared third space designed to foster community connection and wellbeing and activated retail uses and award-winning landscape design.*	On review, it was generally acknowledged that the Old Woolstore Apartment Hotel wasn't the most appropriate example to show urban renewal for residential uplift and community outcomes as developments within Australia.	Minor

82	Add additional action under 2.2 Support economic vitality and access to opportunities as follows: *2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston*	It was identified internally that there is important to understand the economic contribution that development can make to Launceston, and the northern Tasmania region more broadly. An additional action for analysis to be undertaken on the economic uplift has been included and will be prepare within the short-term by City Development.	Minor
87	Amend actions list as follows: *Remove the duplicate Key Action 4.2.1 and amend numbering of Key Action 4.2.3 to 4.2.2*	Formatting error made during the preparation of the consultation draft.	Minor