TOMORROW TOGETHER SURVEY QUESTIONNAIRE

No.	Sentiment and Questionnaire Summary	Council officer comments	Recommendation
1	*POSITIVE:* General appreciation for Council taking a proactive approach to housing development.	Noted and acknowledged.	No further action required.
2	*NEGATIVE:* Suggests that Council is wasting time and money and should focus on implementing road infrastructure, such as the Eastern Bypass, before creating more housing in the St Leonards neighbourhood area. Further concern is raised with Council spending money on regional facilities that people outside the municipality are able to use for free.	Council is currently preparing the St Leonards and Waverley Neighbourhood Plan to allow development to occur with appropriate infrastructure being delivered in collaboration including roads and community facilities. The St Leonards and Waverley Neighbourhood Plan is one of the key actions in the Housing plan to assist in providing more housing in a considered and holistic approach. Further details on the Neighbourhood Plan, included proposed infrastructure, can be found on Council's Tomorrow Together website.	No further action required.
3	*POSITIVE:* Notes an important issue for the community and future generations and is appreciative that Council is taking a proactive approach to housing development.	Noted and acknowledged.	No further action required.
4	*POSITIVE:* Notes that the Housing Plan includes well-considered ideas that are designed to benefit everyone	Noted and acknowledged.	No further action required.

5	*NEUTRAL:* Agrees with the proposed medium and high-density plans, particularly infill within the CBD, and would prefer to see a shift to more high-rise buildings over greenfield development.	Preference for medium and high-density projects is acknowledged. The draft Housing Plan seeks to strike a balance between delivering greenfield development in identified urban growth areas, while shifting to a greater proportion of higher density opportunities within and surrounding established activity centres of the Launceston CBD, Mowbray and kings Meadows. Actions 1.2.2, 1.2.4 and 2.1.1 seek to increase the opportunities for higher density living within infill areas of Launceston.	No further action required.
6	*NEGATIVE:* Raises concerns that the Housing Plan fails to acknowledge current zoning along Lilydale/Pipers River Road area, particularly within the context of growing demand for housing diversity. Concern is also raised with a focus on converting food producing farmland (such as the land within the identified Alanvale Neighbourhood Plan area), rather than low productive land, into housing opportunities.	The Lilydale/Pipers River Road area is not identified in any regional or state planning policy documents, nor was it investigated as an additional growth area during the initial analysis of the Housing Plan. This is due to several constraints, including location, proximity to services, natural assets and other existing planning overlays. With respect to the identified growth areas of Alanvale, St Leonards and Waverley and South Prospect, these areas are all generally connected on the fringes of urbanised areas, have limited food producing capacity due to sterilisation from surrounding urban uses and have opportunities for relatively high dwelling yields with aligned infrastructure investment.	No further action required.

		Further details on these neighbourhood plans will become available as work progresses.	
7	*NEUTRAL:* Suggests that Council prepare and make available to the broader public pre-approved plans for low-cost housing options with the ability to expand overtime to lower the barrier for people to enter the housing market.	A request for assistance in lowering the barrier for entry into the housing market is acknowledged. The draft Housing Plan seeks to streamline the process for access to a variety of housing. through identifying key strategic areas that could accommodate the required amount of housing over the next 15 years. However, the pre-approval of housing plans raises legislative complications as each development application is assessed against the provisions of the Tasmanian Planning Scheme and due to varying site-specific constraints may be limited in its application. It is also noted that it may be a conflict of Council's role as a planning authority, and its broader role within the development industry.	No further action required.
8	*NEGATIVE:* Raises concerns with the process for formulating the Housing Plan, with a recommendation that further opportunities for community participation during the preparation of the Plan should have occurred.	The draft Housing Plan was prepared with assistance from planning consultant, REMPLAN, and included consultation with internal Council stakeholders and community housing providers to ascertain prevailing issues of housing development. The principles, priorities and actions were formulated based on this input, as well as	No further action required.

		extensive analysis of demographic and development data. Due to the expediated timeline for the delivery of a new housing and increasing need for action by Council, initial community consultation was not undertaken. However, the broader community were provided an opportunity for input into the draft Housing Plan during the twenty-eight day (28) consultation period. Council officers are now reviewing feedback received to determine if any changes are needed before finalisation and adoption by Council.	
9	*POSITIVE:* Notes that proactively planning for growth will help to deliver optimal outcomes as population has been lost to surrounding municipalities that have created opportunities through land release.	Noted and acknowledged.	No further action required.
10	*POSITIVE:* The focus on incentivising more medium and high-density housing is considered a positive.	Noted and acknowledged.	No further action required.
11	*NEGATIVE:* Raises concerns with existing subdivided land around Launceston not being developed for housing as yet.	The draft Housing Plan acknowledges that there are some legacy issues with housing delivery on previously subdivided sites due to various factors including site constraints,	No further action required.

		rising construction costs and infrastructure delivery. The draft Housing Plan seeks to investigate impediments to housing delivery on existing sites, as well as activating a predictable supply of suitable land and diverse opportunities through the municipality.	
12	*POSITIVE:* Agrees with the fundamental shift away from car-dependent suburbs and focus on medium and high-density developments. Raises concerns that the application of specific area plans (SAPs) will stifle development through over prescription and would rather see rezonings occur to large areas to allow the market dictate what type of housing development will occur. Preferences the housing plan as a land use strategy with a focus on defined areas of public transport and parking rather than retaining current minimum parking provisions.	The preferred shift from greenfield developments to higher density infill is acknowledged. The neighbourhood planning work proposed to be completed as part of the Housing Plan will consider the application of SAPs as different growth areas may have slightly different intended requirements. Sequenced development and land releases are important to ensure that infrastructure investment is appropriately aligned and not delivered in an ad hoc basis. The Housing Plan is first and foremost a land use strategy with overarching direction on how, when and where housing can be delivered in Launceston. Several actions within the Housing Plan seek to balance the delivery of housing with greater opportunities for public transport infrastructure, accessible active transport and open space.	No further action required.

EMAIL SUBMISSIONS

Sub No.	Submission Summary	Council officer comments	Recommendation
1	A submission was received from a local resident that made the following comments: • Developers should not guide the strategic direction and dedication of Council resources. • The St Leonards and Waverley Neighbourhood plan work is a positive • Critical mass of commercial and retail developing in the Lilydale area should be accommodated with additional housing opportunities. • Agree with building higher density around Kings Meadows and Mowbray however may require a major redevelopment of the shopping precinct. • Notes limitation of residential uses in Invermay due to flooding risk, however building above the flood level will ruin the existing character. • Improved public transport strategies should be created to assist with housing development plans to move away from car reliance. • New subdivision areas should include higher density areas close to facilities and open space. • Walk-up townhouses are an appropriate option for areas surrounding existing commercial/retail areas.	The comments on the different aspects of the Housing Plan are acknowledged. Strategic direction of the Housing Plan has been formed based on data analysis by REMPLAN and key Tasmanian strategic planning documents including the Northern Tasmanian Regional Land Use Strategy and Tasmanian Housing Strategy. Action 2.1.1 has identified Lilydale as an area with an opportunity for more housing opportunities in the form of a neighbourhood plan. Neighbourhood Plans will take into consideration the opportunity for diverse housing options (including higher density typologies), public/active transport access and infrastructure constraints. These neighbourhood plans will seek to deliver highly liveable outcomes with character and facilities. Actions 2.2.1 will explore opportunities for mixed use housing developments on key sites (including Council owned sites) throughout the Launceston CBD.	No further action required.

	• Infrastructure capacity and collaboration with delivery partners will need to be a consideration when preparing housing plans. • A review of Council owned sites and seeking opportunities for delivery of innovative housing is encouraged. • The Housing Plan should encourage the pushing of the boundaries of the provisions within the Tasmanian Planning Scheme. • Suggest that a 'Development Site Register' of key sites in the city that show the best and highest use and offer assistance for achieving the vision of the Housing Plan. • Example of good subdivision developments in Perth, WA show the opportunity for open space and infrastructure to be delivered up front to establish character and facilities. This should be considered for Launceston. • Opportunities to age in place or within an area due to community connections is more important to certain community demographics and downsizing is a multifaceted not easily addressed through house size alone.		
2	A submission from **Shelter Tasmania** noted the draft Housing Plan is well thought out and looks forward to supporting your implementation of the plan. The submission also included links to additional housing related work that may assist.	Noted and acknowledged. Council looks forward to collaborating with Shelter Tasmania during the implementation of the housing plan.	Continue collaboration with TasWater to align strategic investment and delivery
3	Further to survey questionnaire response 6, the local resident provided several additional emails	The request for the inclusion of an additional growth area along both Lilydale Road and	Although not considered

	with detail and analysis to support a request for an additional growth area along Lilydale and Pipers River Road, including historical enquiries, land use pattern and allotment size and site-specific considerations. The submission also notes the following: • Request for an extension of time for community feedback due to notification of the consultation period only being received on 31 March via Council's E-news email. • Mental health benefits of diverse housing in the form of larger lots with detached dwellings. • Legacy issues of zoning during the conversion to the new Tasmanian Planning Scheme.	Pipers River Road to provide further opportunities for housing in the form of low-density residential sites (lot size of 1,200m^2 or higher) is acknowledged. Initial analysis of this request raises several strategic and site-specific concerns related to planning overlays including location, infrastructure needs, natural assets (such as priority vegetation and waterway protection areas), attenuation to existing extractive uses, bushfire, scenic protection and landslip. These aspects may constrain potential yield of properties within this area and ultimately not align with the majority of the principles and priorities of the Housing Plan. Notwithstanding the above comments, the Housing Plan does outline that proponent led rezoning requests for sites outside of key growth areas may be considered against key land considerations including infrastructure capacity, accessibility environmental constraints, community integration and strategic setting of regional and state planning policies. The respect to the other matters raised: • Community consultation was undertaken for a period of twenty-eight days between 12 March and 9 April 2025. The broader community were notified via posts on	appropriate to be included as an additional growth area, the representor may explore an opportunity for a rezoning request against key land considerations.

		Council's website and social media pages (i.e. Facebook, Instagram, etc.), Council's monthly online newsletter, and Council's website. A news article in The Examiner was also published on 11 March 2025. In addition, an interactive webpage with explainer video, project timeline, draft documentation and survey questionnaire was prepared and two drop-in sessions on 19 March were also provided. Although this consultation period is considered sufficient, late submissions were accepted by Council officers and matters raised considered as part of the finalisation of the Housing Plan. • Mental health benefits of a diverse range of housing is acknowledged. The Housing Plan seeks to deliver a variety of diverse housing opportunities (including low density residential) to allow various demographics to obtain a dwelling that suits their needs. • The referenced legacy issues of zoning translation from one planning scheme into another have been discussed and addressed by Council in previous correspondence.	
4	A submission from **TasWater** welcomed the opportunity to align investment in our water and sewer services with the expansion of land use	Noted and acknowledged.	Continue collaboration with TasWater to align

	development in the greater Launceston area to facilitate housing delivery. TasWater also noted they are in the final stages of completing long-term infrastructure investment master plans and will be engaging with Council early next financial year with a view to ensuring alignment.	Council welcomes the opportunity to engage with TasWater on their long-term infrastructure investment master plans.	strategic investment and delivery.
5	A submission from a local resident suggests that changes be made to the Tasmanian Planning Scheme to allow smaller internal driveway widths for existing residential lots within Launceston.	Minimum standards for internal driveway access areas are included in the subdivision provisions of the Tasmanian Planning Scheme which is based on an Australian Standard for the safe passage of an average sized vehicle in Australia. Consideration of this suggestion may be considered during a future Tasmanian Planning Scheme review.	Consider the requested planning provision changes regarding internal driveway access as part of the future Tasmanian Planning Scheme review.
6	A local resident provided several emails noting various general aspects of governance and the role of local government. Specially related to the Housing Plan, it was noted that the draft is underwhelming due to the lack of meaningful engagement during the preparation of the Housing Plan and that no purpose has been articulated within the document.	As mentioned in survey questionnaire 8, the draft Housing Plan was prepared with assistance from planning consultant, REMPLAN, and included initial consultation with internal Council stakeholders and community housing providers to ascertain prevailing issues of housing development. Due to the expediated timeline for the delivery of a new housing and increasing need for action by Council, initial community consultation was not undertaken. However, the broader community were provided an opportunity for input into the draft Housing	No further action required.

		Plan during the twenty-eight day (28) consultation period. The purpose is established with a housing vision that is supported by the four key principles, priorities and actions that actively achieve the Housing Plan.	
7	A submission from engineering and environmental consultants **Pitt&Sherry** noted several observations regarding the draft Housing Plan. These included the following: • *Affordability:* request that Council explore partnerships with local housing organisations to facilitate the development of more affordable housing units. • *Sustainability:* Appreciation for the emphasis on sustainable building practices and requests more detailed plans on mechanisms to require developers to implement sustainable elements. • *Community Engagement:* Appreciation for the opportunity to comment and encourages ongoing dialogue with the community as plans progress. • *Services and infrastructure:* Requests that Council promote balanced approach to housing development with opportunities for businesses, services and facilities to enhance quality of life for residents. • *Protecting and accommodating existing uses:* Notes that land use conflict between existing	The observations raised in the Pitt&Sherry submission are acknowledged, with the matters relating to affordability, sustainability, servicing and infrastructure and land use conflict are all considerations of the principles, priorities and actions in the Housing Plan. The project work to follow on from adoption of the Housing Plan will focus on various aspects of housing development and seek to achieve a balanced planning outcome. In response to the queries in the submission, it is noted: • Implementation and monitoring are outlined in the 'How We Achieve Our Housing Principles and Priorities' (pg. 78-89) with timeframes of 'commenced' (already underway), 'short' (within 5 years), 'medium' (between 6-10 years) and 'long' (more than 10 years) applied against each action. The actions also have KPIs, reporting and reviews to be undertaken on a regular basis outlined.	No further action required.

	uses and proposed residential developments should be strongly considered and managed through wholistic planning approaches. Several topics were also queried regarding the draft Housing Plan, including: • Implementation timeline and monitoring • Opportunities for diverse housing in current zoning regulations • Criteria for higher density typologies • Social/affordable housing requirements • Sustainable design requirements • Consideration of access to active transport • Open Space Strategy and policies. • Infrastructure alignment and responsibility between different levels of government, providers and developers. • Community sentiment • Approval process and provision amendments • Serviceability and site-specific matters related to Alanvale, South Prospect and St Leonards and Waverley Neighbourhood Plans.	• Action 3.1.1 outlines that Council will advocate for changes to the Tasmanian Planning Scheme during the upcoming review process to seek opportunities for more diverse housing opportunities. • The Housing Plan seeks a shift to higher density development around key activity centres over time to provide more walkable and accessible community opportunities close to amenities and a move away from car dependence. This desire closely aligned with the housing Plan's key principles and good planning outcomes. • Requirements and/or contributions of social and affordable housing will be explored further during the preparation of an Affordable Housing Strategy (Action 1.3.1). • The application of greater sustainable development provisions is limited by the requirements of the Tasmanian Planning Scheme, however Council can outline the desire and intent to have greater sustainable design requirements for new developments through advocacy during the TPS review process and other State legislative feedback (Action 3.1.1). • The consideration of access to active transport, open space (both active and passive), utility infrastructure are all key considerations as part of the	

		neighbourhood planning process for the new and existing identified areas. This fine grain detail, including delivery responsibilities will be outlined during the preparation, exhibition and implementation of the Neighbourhood Plans (Action 1.1.1 and 2.1.1). • The consideration and identification of public open space (both active and passive) will be formulated as part of the neighbourhood planning process and is supported by the Launceston Regional Open Space Strategy currently being prepared (Action 2.1.3). • An opportunity for the community to comment on the draft Housing Plan was provided as part of the 28-day consultation period. Further opportunities for community feedback will be provided during the preparation of key projects outlined in the Housing Plan in due course. • Council's role as a planning authority has legislative requirements that must be satisfied prior to the approval a proposed development. Although Council's approval process is not seen as the greatest hurdle to housing delivery, Council is always seeking to ensure that the internal approval process is efficient and streamlined.	

		• The site-specific matters (including flooding, traffic, open space and environment) raised with respect to Alanvale, South Prospect and St Leonards and Waverley are all matters that are either currently, or will be, considered during the preparation of each neighbourhood plan (Action 1.1.1 and 2.1.1).	
8	A submission from the mixed investment and property development group, **The JAC Group**, made the following comments: • Acknowledges that City of Launceston has relied on urban growth areas in surrounding municipalities to deliver housing, while failing to deliver rezoning of greenfield investigation areas within Launceston. • Acknowledges that Council should 'de-risk' meeting housing targets by allowing development to occur organically through neighbourhood planning and infrastructure funding frameworks. • Notes that the draft Housing Plan is a 'call to action' by building on previously identified growth areas and the JAC Group is ready to assist deliver on these opportunities. • Notes that the historical decisions of Council to limit future development in Relbia has constrained an infill opportunity in this location.	The general comments and assistance to deliver housing raised in the JAC Group submission are acknowledged and appreciated. The request for additional wording to reflect more housing diversity concerns under the 'Launceston's Key Challenges' section of the Executive Summary is noted and will be amended to reflect a more wholistic summary. The difficulty of delivering infill opportunities in terms of land values, consolidation complexities, existing infrastructure limitations and construction costs is acknowledged. The Housing Plan seeks a shift overtime for a greater proportion of infill and higher density opportunities in Launceston, however a balanced pipeline of greenfield land is required to allow a diversity	Amend wording within 'Launceston's Key Challenges' section of the Executive Summary.

	• Generally agree with the key challenges, housing vision and principles, and considers accessibility, suitability for people with disabilities and ageing in place as additional matters affecting housing diversity. • Caution regarding the reliance on infill development to deliver housing supply is noted due to viability issues with infrastructure delivery, high land values and heritage impacts.	of housing typologies that serve all household types.	
9	A submission from planning consultants, Nova Planning (on behalf of **Shaw Property Developments**), made the following comments: • The progression, finalisation and implementation of the South Prospect Neighbourhood Plan is the main priority to providing additional land supply in Launceston. • Significant time, resources and funds have been used on planning South Prospect to date by both the landowner and Council. • A request for the status of South Prospect within the Housing Plan should be amended from 'Early Investigation' to 'Progressed' to reflect the work that has occurred to date. • A new development front in South Prospect may be more appealing to the housing market due to the proximity to services, facilities and key infrastructure, compared to existing areas	The time, resources and funds used for existing and ongoing work at South Prospect by both landowners and Council is acknowledged. The request for an update to the status of the South Prospect work from early investigation to progressed (similar to St Leonards and Waverley) is noted and will be amended to reflect the work undertaken thus far. Due to current resource limitations within Council's Strategic Planning, a dedicated project officer may not be achievable. As additional resources come online, the Strategic Planning work schedule and capacity will be reviewed including the appetite for progression of a Council-initiated planning scheme amendment. Shaw Property Developments will continue to be consulted on matters related to South	Amend the status of South Prospect on Figure 20 from 'Early Investigation' to 'Progressed'. Continue consultation with Shaw Property Developments on the South Prospect Neighbourhood Plan.

	of general residential zoned land in Ravenswood and Waverley. • An Infrastructure Funding Framework for the area is acknowledged and active inclusion in preparation of such a framework is requested. • A request for a dedicated project manager of the South Prospect Neighbourhood Plan to deliver the project. • Due to the complexities and political nature of South Prospect, a Council initiated planning scheme amendment is prefaced as the most appropriate way forward.	Prospect, including any infrastructure funding framework, as neighbourhood planning work progresses.	
10	A submission from industry organisation, **Property Council of Australia**, was received after the consultation period and notes the following: • Supports the intent and strategic direction of the draft Plan. • Emphasis on aligning investment with housing delivery is appreciated. • Requests that greenfield housing targets and timeframes for delivery are set. • Requests that areas identified as medium-term opportunities are rezoned within the next 12 months. • Recommends that a more flexible strategy that would allow multiple landholdings across various areas to be delivered in parallel supported by structure planning and infrastructure agreements.	Property Council of Australia's support for the intent, strategic direction and aligning of investment with housing delivery is acknowledged and appreciated. Potential yields for St Leonards and Waverley, Alanvale and South Prospect are identified in the Housing Plan with delivery of these neighbourhood plans to be delivered within the next five years. All projects are currently in underway in varying capacities. Medium density development opportunities in the form of infill neighbourhood planning projects have varying delivery timeframes within the next 10 years (Action 2.1.1). As the identified greenfield neighbourhood plans currently take precedence and current resource limitations within Council's Strategic Planning, delivery of these projects with	No further action required.

	• Concern is raised with the reliance on infill and higher density developments for future growth due to current market conditions and limitations with viability, infrastructure and heritage constraints. Requests that this policy position is reviewed after a year of implementation. • Collaboration in housing delivery is commended but it requested to extend further to formal partnerships with the State Government, infrastructure providers and the private sector to fast-track delivery.	positive planning outcomes would not be achievable. As additional resources come online, the Strategic Planning work schedule and capacity will be reviewed. The key principle of 'strong supply' that the Housing Plan is built on seeks to allow for the flexible delivery of housing projects in various areas across Launceston. This approach will assist increase housing diversity and greater opportunities for more housing in well located areas of Launceston. The difficulty of delivering infill opportunities in terms of land values, consolidation complexities, existing infrastructure limitations and construction costs is acknowledged. The Housing Plan seeks a shift overtime for a greater proportion of infill and higher density opportunities in Launceston, however a balanced pipeline of greenfield land is required to allow a diversity of housing typologies that serve all household types. Council will explore opportunities for formal partnerships with State Government, infrastructure providers and community housing providers through the projects outlined in the Housing Plan, particularly around the proposed Affordable Housing Strategy and Council owned site investigations (Action 1.3.1, 1.3.2 and 1.3.3).	

11	A submission from state agency, **Homes Tasmania,** was received after the consultation period and notes the following: • Support for the overarching principles and priorities outlined in the Housing Plan, which align with the Tasmanian Housing Strategy 2023-2043. • Welcomes collaboration with City of Launceston to increase the supply of social and affordable housing, including as a key partner in delivery of social/affordable housing along with the community housing providers, and active participation in neighbourhood planning and preparation of an affordable housing strategy. The submissions also recommend the following changes and additions to the draft Housing Plan, including: • Stating the significant role Homes Tasmania plays as a key partner in housing development for Launceston. • Wording for Action 1.3.2 be amended to reflect Homes Tasmania's land holdings opportunities. • Case studies and examples of medium density developments to assist community understanding and optimise quality and design.	The support and collaborative approach is acknowledged and appreciated. The requested changes to the Housing Plan regarding Homes Tasmania's role and land holdings will be reviewed and consider during the finalisation of the document. The Housing Plan document currently has several case studies of existing examples within Launceston. Further analysis from other areas within Australia may be considered during the finalisation of the document. Although Housing Plan is solely focused on re-establishing the City of Launceston as the key housing and service providing municipality in the north, we will consider opportunities during the implementation stages for collaboration with surrounding LGAs for positive outcomes for the northern Tasmanian region.	Review the requested changes to identification of Homes Tasmania and medium density examples during the finalisation of the Housing Plan.

	• Reference growth opportunities and interconnections to surrounding municipalities.		
12	A submission from the **Tasmanian Department of State Growth** was received after the consultation period and notes the following: • Support for the principles guiding the Housing Plan and many of the actions outlined. • Concern is raised with the infrastructure and service risks for greenfield areas associated with the proposed high growth scenario. In particular, State Growth advises that the required highway upgrades in support of South Prospect remain unfunded and are not included in the forward road program. • Support for the early planning of St Leonards and Waverley urban growth area. • Suggests that proposed planning for infill sites and the Northern Suburbs Neighbourhood Plan be progressed in the short term (within 5 yrs), rather than in the medium term (within 10 yrs). • Requests that the definition for 'medium density development' be amended to be consistent with the Department of State Growth's Medium Density Design Guidelines. • Requests that the Housing Plan should acknowledge that varying household types (including families) may benefit from medium density typologies in well-connected areas	The support for the principles and majority of the actions of the Housing Plan, and the current St Leonards and Waverley Neighbourhood Plan work is acknowledged and appreciated. The request for infill and Northern Suburbs neighbourhood planning to be progressed earlier is noted, however the identified greenfield neighbourhood plans currently underway take precedence and current resource limitations within Council's Strategic Planning, inhibit the delivery of these projects. As additional resources come online, the Strategic Planning work schedule and capacity will be reviewed. It is acknowledged and agreed that the definition of medium density development should align with State Growth's Medium Density Design Guidelines. Opportunities to encourage high-density development will be encouraged through the varying infill neighbourhood planning work identified in the Housing Plan. In particular, the Building Heights and Massing Specific Area Plan (SAP) currently being prepared will look to leverage planning provisions to allow	Amend the definition for 'medium density development' to be consistent with State Growth's Medium Density Design Guidelines. Amend 'Infrastructure Capacity' in Figure 22 to include capacity of transport infrastructure.

	with good amenities. The NSW Government's *Healthy Higher Density Living for Families with Children Guide* is identified as a useful resource to support this approach. • The suggested increase in 'high-density developments' is acknowledged but the Housing Plan does not identify how this typology will be encouraged. • Suggests that neighbourhood planning should consider locating medium and high-density development close to high frequency public transport routes and activity centres, a minimum residential density target of 15 dwellings per hectare for greenfield areas and good pedestrian access to public transport. • Requests that capacity of transport infrastructure, including public transport, should be included as a key consideration in the example criteria for developable land.	denser residential development in the Launceston CBD (Action 1.2.4). All current and future neighbourhood planning work will consider locating medium and high-density opportunities in close to frequency public transport routes and activity centres with good pedestrian access and connectivity. The residential density target of 15 dwellings per hectare is already being employed with the St Leonards and Waverley Neighbourhood Plan work and will be the aim for future neighbourhood planning work in Launceston. It is acknowledged and agreed that the capacity of transport infrastructure should be a consideration for the criteria for developable land.	

KONVEIO COMMENTS AND SUGGESTIONS

No.	Comment Summary	Council officer comments	Recommendation
1	**Shelter TAS** - Access to safe, secure, affordable housing is the foundation for social stability and each person's health and wellbeing. For every dollar invested in social and affordable housing, Australian communities see $2 in benefits. Breaking down stigma so that low-income people and people from disadvantaged communities are included helps everyone.	Noted with acknowledged.	No further action required.
2	**Shelter TAS** - Convening regular meetings between local government, developers and Community Housing Providers will ensure this framework is a collective enterprise and will provide an avenue for streamlined process and communication.	Noted and acknowledged. Action 3.2.1 seeks to establish ongoing housing forums with developers, key landowners and community housing providers to support communication and partnerships for housing delivery and diversity.	No further action required.
3	**Shelter TAS** - Rising rents are also a huge part of the problem here. This strategy is well put together, yet there is not a lot of emphasis on rental stress in Launceston. Decreasing affordability is impacted by the short stay issue as well as supply. Would be good to see this addressed clearly by the city also.	Analysis within 'The Launceston Housing Market' section of the draft Housing Plan acknowledges that rental prices have risen significantly, however rental vacancies have remained low although the total amount of rental listings have grown. This is supported by data found in the appendix of the draft Housing Plan. Further analysis on the impact that short term accommodation may have on the rental	Review the data on short term accommodation to determine the impact it may have on the rental housing market, with the inclusion of the analysis to be considered during the

		housing market can be explored to determine the impact within Launceston.	finalisation of the Housing Plan.
4	**Shelter TAS** - Housing stress is the main driver of this issue, but an 87% increase seems a lot in that timeframe. Which data are you using here?	The figure of 87% increase in the number of people experiencing homelessness (236 to 442 people) between 2016 and 2021 was taken from the Australian Bureau of Statistics data and is consistent with other Council documents including the Homelessness State of Commitment and State of the City 2023.	No further action required.
5	**Shelter TAS** - Again, 1 in 4 people in Tasmania are in the rental market and it's likely many will not be able to afford to purchase. Social and affordable housing is a crucial aspect in resolving the current crisis and is especially important for Launceston's demographic.	Noted and acknowledged.	No further action required.
6	**Shelter TAS** - Not sure this is currently correct. ABS regional pop data for 23/24 says that Launceston LGA recorded a population decline.	Although the past financial year of 2023/2024 shows a decline in overall population within Launceston, the trend has seen an overall average increase over the past 10 years of 0.7%. The Housing Plan uses ABS and REMPLAN data and does acknowledge that population growth in Launceston is not consistent from year to year (with some years of decline) however population growth does generally have an upward trend.	No further action required.

7	**Shelter TAS** - Yes larger family households are declining, yet these larger homes can be considered one of the missing pieces in the puzzle for women and children escaping DFV and so there does still need to be a focus on these to safely include women and children.	Noted and acknowledged.	No further action required.
8	**Shelter TAS** - Has an assessment of the holdings of all state government land in Launceston been undertaken? The Education Department may have land within the region suitable for release for social and affordable housing, for example.	The draft Housing Plan did not include analysis of state-owned land holdings during the preparation of the document. However, several actions within the draft Housing Plan seek to explore options social and affordable housing opportunities. Of note, Action1.3.1 includes the preparation of an Affordable housing Strategy that will consider explore supply and demand of this type of housing and will set a strategic direction for Council's role for social and affordable housing in the municipality.	
9	**Shelter TAS** - As per previous comment, there may be sites within Launceston in the holdings of other state gov departments worth investigating for release. Another consideration is the adoption of Mandatory Inclusionary Zoning (MIZ) within the greater Launceston area. This would help the city set real targets for social and affordable homes. Shelter Tas position is that 10-20% of all new homes should be social and affordable. MIZ would help achieve this goal.	Noted regarding the state-owned land holdings with the comments above applicable to this matter. Mandatory Inclusionary Zoning (MIZ) and other options for the delivery of affordable housing in Launceston will be considered as part of the actions identified in the draft Housing Plan.	Further consideration of delivery mechanisms and Council's preferred percentage of social and/or affordable housing within new developments to be included in the identified Affordable

		The request for a minimum of 10-20% social/affordable housing in new developments is noted and acknowledged.	Housing Strategy work.
10	**Shelter TAS** - Shelter Tas can help facilitate these ongoing forums with our members and stakeholders: community housing providers and homelessness services.	Noted and acknowledged. Input from community housing providers will form an integral part of the social and affordable housing work that Council will be undertaking following adoption of the Housing Plan.	Input from Shelter TAS to be requested during the implementation of the Housing Plan.
11	**Shelter TAS** - We would suggest the target figure is 10-20% of all homes be social and affordable. Using Mandatory Inclusionary Zoning will help the city reach this target.	Acknowledged and addressed under comment no. 9.	See recommendation in comment no. 9.
12	**Shelter TAS** - Shelter Tas is pleased to see this focus on infill and medium density development.	Noted and acknowledged.	No further action required.
13	**Shelter TAS** - Consistent education using current evidence and positive messaging about social and affordable housing will help to shift community perceptions. Shelter Tas can assist you with this endeavour.	Noted and acknowledged that appropriate education on social and affordable housing will be needed to assist with community understanding. Input will be sort from Shelter TAS for assistance regarding the education around social/affordable housing.	Input from Shelter TAS to be requested during the implementation of the Housing Plan.
14	**Shelter TAS** - More analysis around the private rental market and short stay accommodation is	Acknowledged and addressed under comment no. 3.	See recommendation in comment no. 3.

	necessary to gain a clearer picture of the housing stress being experienced in Launceston.		
15	**Local resident and architect** - There is nothing concrete in this document that is going to encourage smaller dwelling sizes or medium densities. The Planning scheme needs to be addressed for this to happen. It is only suitable for freestanding houses so that is what you are getting. 1. Decrease required numbers of car parks to 1 car park per unit & no visitor car parking, and none in inner-residential. Melbourne has generally gone to no requirement for car parking. Launceston generally has 2 car parks per unit + visitor car parking, so no incentive to design smaller dwellings as car parking takes up too much of the site. The streets are empty in inner suburbs of Launceston, other than around LGH. No one parks on the street, so that indicates there is an oversupply of off-street parking. Launceston seems empty because no one needs to walk anywhere because there are too many car spaces. 2. Decrease minimum plot size per unit. 325 m^2 is too large to encourage terraced houses / townhouses. 3. Increase height limits to at least 10 m generally & change setback angle to steeper 60º similar to Victorian Planning Scheme. 3	It is acknowledged that the current Tasmanian Planning Scheme has limitations when attempting to develop typologies outside of the existing detached dwelling in residential zoned areas. Action 3.1.1 of the Housing Plan identifies an advocacy and active participation role for Council during the review of the Tasmanian Planning Scheme and Northern Tasmanian Regional Land Use Strategy. This active role will allow Council to seek progressive changes to planning provisions and improve delivery of diverse housing typologies within Tasmanian planning. Action 2.3.3 of the Housing Plan, currently underway, seeks to implement a new Levee Protected Areas Specific Area Plan (SAP) for areas of Invermay that may be affected by current and future flooding risk. The proposed SAP still permits residential development in these areas, however a higher ground floor level AHD will be required in an attempt to protect human life against future flooding risk.	Consider the requested planning provision changes regarding parking limits, lot size, building height, setbacks and site coverage as part of the future Tasmanian Planning Scheme review.

	storey is not possible in the current 8.5 m height limit & 45º side setback angle. 4. Reduce front setbacks consistent with traditional terraced house developments if you want to encourage this type of development to say 1.5 to 2 m setback. 5. Increase site coverage to say 70% & decrease private open space to say 40 m^2. 6. Keep the floor level at AHD 3.7 m in Invermay. The proposal for over AHD 5 m will mean no infill development or ancillary dwellings will be possible.		
16	**Shelter TAS** - Implementation will be key and we look forward to seeing progress of this Housing Strategy.	Noted and acknowledged.	No further action required.
17	**Shelter TAS** - Thank you for the opportunity to provide feedback. We commend you for putting this Strategy together and look forward to seeing progress.	Feedback from Shelter Tasmania is acknowledged and appreciated.	No further action required.
18	**Shelter TAS** - Shelter Tas is keen to participate in these, or support council to tap into resources of our members and stakeholders.	Noted and acknowledged. A full list of participants will be explored during the implementation of the actions in the Housing Plan.	Shelter TAS to be contacted during the implementation of the Housing Plan.
19	**Shelter TAS** - Community Housing Providers should sit on this steering committee and we can put you in touch with relevant organisations, if required.	This references an internal Council steering committee for review of the implementation of the Housing Plan's actions.	Community housing providers to be contacted for feedback regarding a

		An alternative external facing committee with community housing providers, developers and state government will also be created to seek feedback on the implementation process.	review of the implementation process for the Housing Plan.