



**Meander
Valley
Council**

Draft Prospect Vale – Blackstone Height Structure Plan 2025-2045

**A comprehensive strategy to land use and
development until 2045 and beyond.**

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ACKNOWLEDGEMENT OF COUNTRY

In recognition of the deep history and culture of Lutruwita/Tasmania, we acknowledge the pallitorre and panninher peoples, the traditional owners of the land upon which we gather. We acknowledge and pay our respects to their Elders, past and present, and to all Tasmanian Aboriginal communities, for they hold the memories, the knowledge, and the culture and hopes of Aboriginal Tasmania.



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1 ABOUT THE STRUCTURE PLAN

Purpose

The Prospect Vale – Blackstone Heights Structure Plan 2025 (the ‘Structure Plan’) provides a blueprint for development in Prospect Vale, Blackstone Heights and Travellers Rest over the next twenty years, through to 2045, with an understanding of the area’s longer term growth potential.

It builds on the foundations of the 2015 Structure Plan by identifying the future community vision for the area, where new housing, shops and services should be located, and the infrastructure and facilities needed to service our growing community.

What is a Structure Plan?

Structure plans are an important part of the Resource Management Planning System. They provide a framework for the long-term development of our towns and suburbs and bridge the gap between State legislation, regional policies, and the aspirations of local communities. They are used as platforms to support rezonings, the timely provision of requisite infrastructure, and to actively work towards the local community’s vision for the area in an integrated and orderly manner.

How was the Structure Plan developed?

A survey was undertaken in mid-2024 to better understand the values, priorities and aspirations of the community moving into the future. This survey received over 330 responses. Over 400 further stakeholders, including infrastructure providers,

State agencies and key landowners, were also approached directly to provide feedback on preliminary land use and development concepts.

The 2015 Structure Plan has been reviewed and refined to provide a renewed vision for the development of the Growth Area.

This Structure Plan represents the next stage of public consultation.

Structure Plan Area

The Structure Plan encompasses the localities of Prospect Vale, Blackstone Heights and Travellers Rest, excluding the areas already addressed by the Hadspen Outline Development Plan, as shown in Figure 1 below. This area is referred to as the ‘Growth Area’ throughout this document.

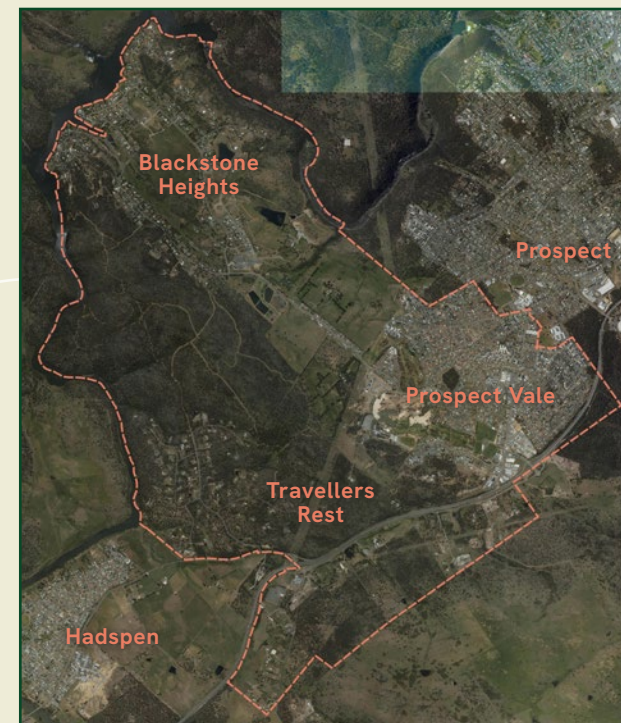


Figure 1: Structure plan area (adapted from The LIST mapping).

2 LAND USE PLANNING IN TASMANIA

2.1 POLICY FRAMEWORK

The Resource Management and Planning System of Tasmania is a framework of legislation, policies and strategies governing use and development of all land within Tasmania.

Overarching policy direction is provided through planning instruments such as the Schedule 1 Objectives of the *Land Use Planning and Approvals Act 1993*, State Policies of the *State Policies and Projects Act 1993*, Regional Land Use Strategies, and the Tasmanian Planning Policies (see Figure 2).

Local land use planning is regulated through the Tasmanian Planning Scheme, which is comprised of the 'State Planning Provisions' and the 'Meander Valley Local Provisions Schedule'. While most standards are state-wide provisions, the Meander Valley Local Provisions Schedule provides an opportunity to apply the standard suite of available zones or reflect the unique qualities of the municipality through local provisions, such as specific area plans.

While structure plans are not statutory documents, they nonetheless provide a foundation for pursuing changes to the Meander Valley Local Provisions Schedule, coordinating infrastructure investment and clearly expressing the community's vision for their place. At their best, structure plans synthesise the overarching policies and strategies of the Resource Management and Planning System with the aspirations of local communities.

To ensure consistency across policy platforms, the structure plan will need to align with the requirements of the Resource Management and Planning System and its policy framework, including but not limited to:

- The Objectives of the Resource Management and Planning System
- Applicable State Policies
- The Tasmanian Planning Policies
- The Northern Tasmanian Regional Land Use Strategy
- Council's Strategic Plan

Hierarchy of Tasmanian planning instruments

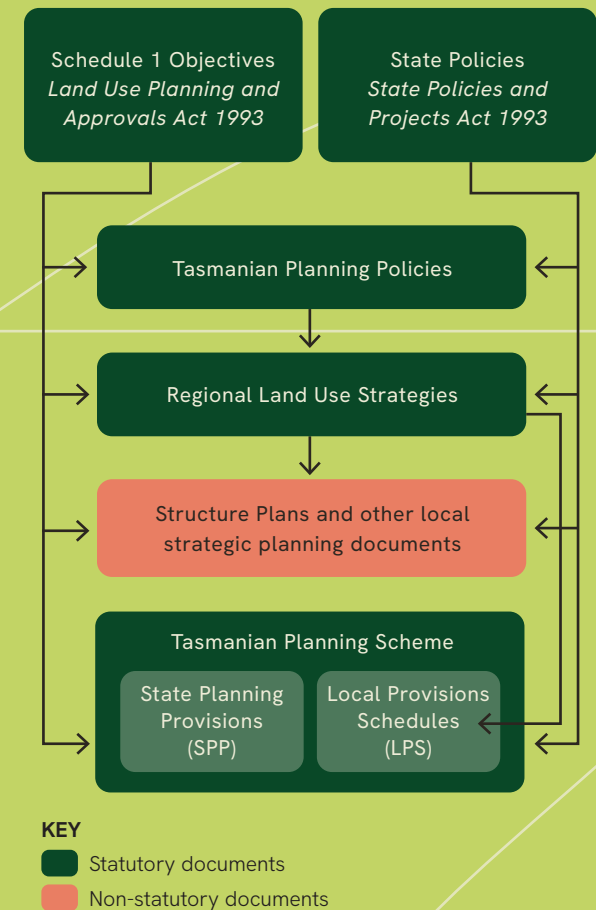


Figure 2: Hierarchy of Tasmanian planning instruments (adapted from State Planning Office, 2022).

2.2 TASMANIAN PLANNING POLICIES

The Tasmanian Planning Policies (TPPs) provide a consistent statewide planning policy framework that is intended to guide planning outcomes through the strategic and regulatory elements of the RMPS. Effective from 1 July 2026, strategic and regulatory planning instruments of the RMPS, including the applicable RLUS and the Tasmanian Planning Scheme (TPS), are all required to be consistent with the TPPs.

The TPPs articulate the Tasmanian Government's strategic policy direction in relation to seven themes:

1. Settlement
2. Environmental Values
3. Environmental Hazards
4. Sustainable Economic Development
5. Physical Infrastructure
6. Cultural Heritage
7. Planning Processes

This Structure Plan has considered the matters outlined within these Policies, with particular regard to Strategy 1.1.3.6 of the Growth Policy, which promotes the preparation of structure plans that consider:

- a) *the identified values, physical constraints, environmental hazards, and the strategic context of the location;*
- b) *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 residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to limit or manage land use conflict;*
- e) *any staging or sequencing of development of land;*
- f) *the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and*
- g) *impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.*



2.3 NORTHERN TASMANIA REGIONAL LAND USE STRATEGY - URBAN GROWTH AREAS

The Northern Tasmania Regional Land Use Strategy (NTRLUS) identifies Urban Growth Areas for Greater Launceston in Map D.1 (See Figure 3). These areas aim to provide for a well-planned region of distinct cities, towns and villages and guide where and how future urban development may occur.

The majority of the Structure Plan extent contains the following types of Urban Growth Areas:

- Growth Corridors
- Priority Consolidation Areas
- Supporting Consolidation Areas

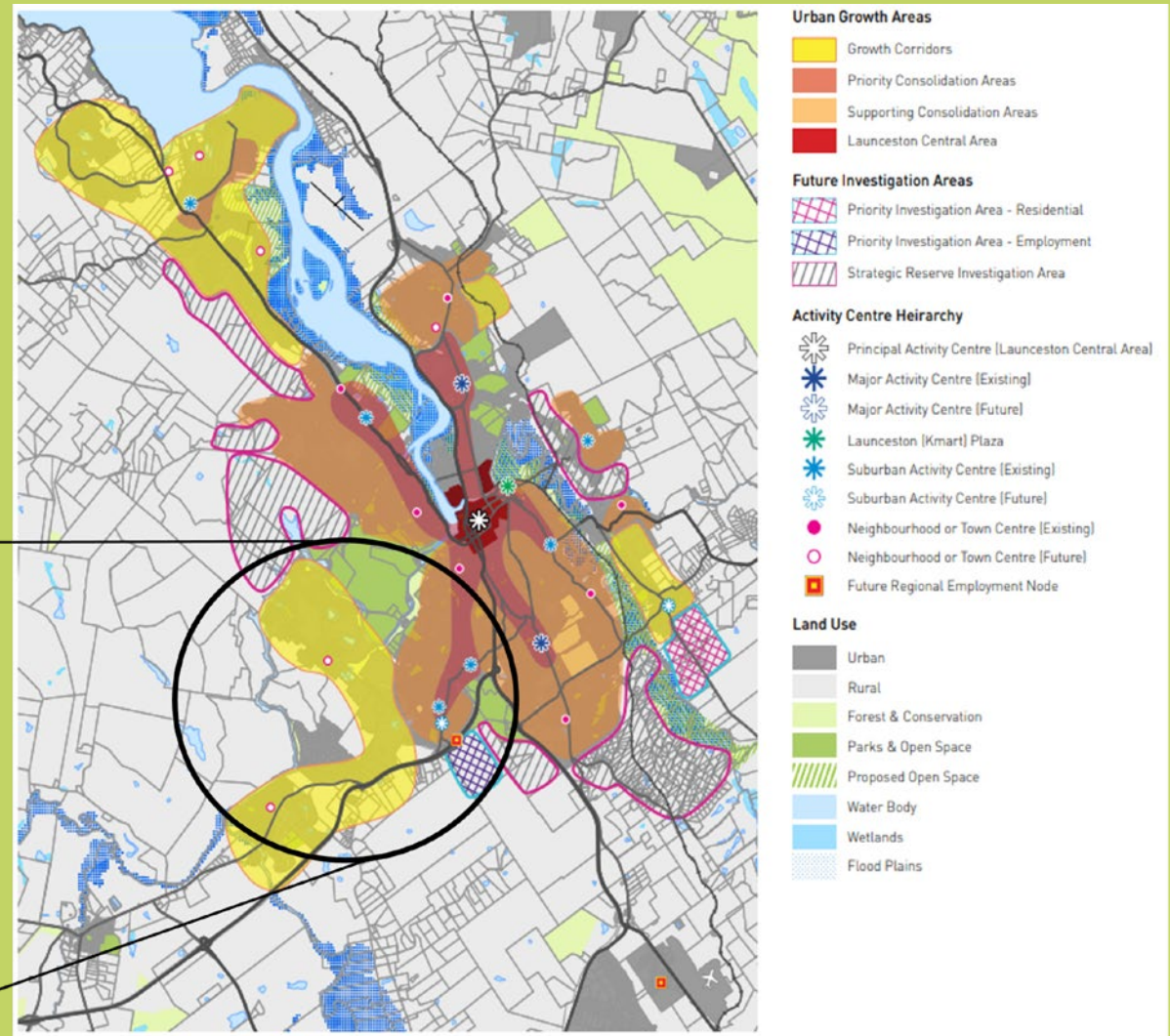
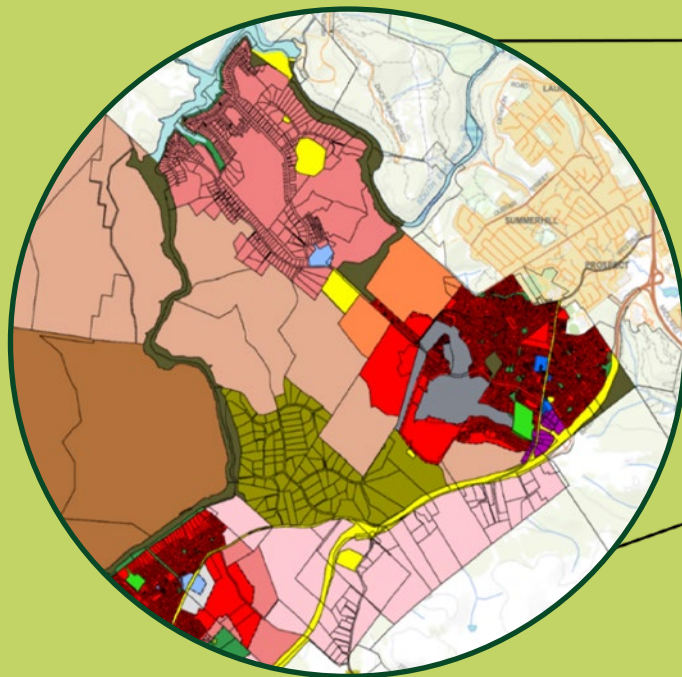


Figure 3: NTRLUS Urban Growth Areas (adapted from NTRLUS and The LIST Mapping).

2.4 MEANDER VALLEY COMMUNITY STRATEGIC PLAN 2024 - 2034

The Meander Valley Community Strategic Plan presents the broad goals and objectives to achieve our local government area's shared vision:

A unified region, brimming with opportunity, Meander Valley is where community, environment, and industry flourish.

The Strategic Plan outlines five Community Strategic Directions (see Figure 4) that seek to further the region's vision. Structure Plans are one of many ways in which these Strategic Directions can be advanced.

While Meander Valley is shaped by all of us, the Community Strategic Plan also voices the three key roles that Council plays:

Provider

Council provides resources and plays a lead role in local services and infrastructure.

Facilitator

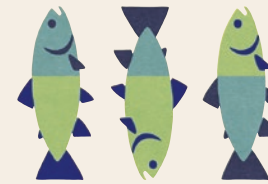
Council works with and assists stakeholders to pursue shared matters of interest, including services.

Advocate

Council advocates on behalf of the community by making representations, providing resources for services, and seeking support from those who can influence local issues.

In implementing the strategies and actions outlined in this Structure Plan, the appropriate role of Council for each will be identified in Section 10.

OUR COMMUNITY STRATEGIC DIRECTIONS



1. Cultivating a diverse, cohesive and empowered community.
2. Valuing and protecting our natural environment.
3. Creating a well-designed, sustainable built environment.
4. Investing in infrastructure that strengthens our connections.
5. Delivering responsible leadership and governance.

Figure 4: Meander Valley Community Strategic Directions 2024-2034 (source Meander Valley Council).

3 OUR COMMUNITY

3.1 DEMOGRAPHIC PROFILE

As of 2024, there was an estimated resident population of 7,269 within the Growth Area. This represents about one third of Meander Valley's total population.

Between 2011 and 2021, the combined population of the Growth Area grew by about 600, an average of 60 persons per year or 0.88% per annum, to about 7,160. Almost all of this population growth occurred in Prospect Vale.

About 46% of the area's population is over the age of 50, with the largest population cohort being Older Workers (aged 50-64), making the overall area older relative to the State average of 40.9%. This is most pronounced in Prospect Vale, where over one quarter of its resident population is already aged 65 and over, resulting in a very high old-age dependency ratio of 47%. As the population continues to age and households become smaller, new forms of housing, aged and health care services and infrastructure will need to respond to the community's changing needs.

Due in part to this ageing, the area is beginning to experience natural population decline and will be reliant upon people moving to the area for future population growth. This inflection point has arrived almost 10 years earlier than the Northern Region on average.

At the same time, parts of the Growth Area remain popular with families and younger households. For example, about 25% of the residents were under 20 years of age in 2021 in Blackstone Heights, relative to about 22% across Tasmania. The service needs of younger families and youth, such as recreation and educational facilities, also need to be considered in planning for the future of the area.

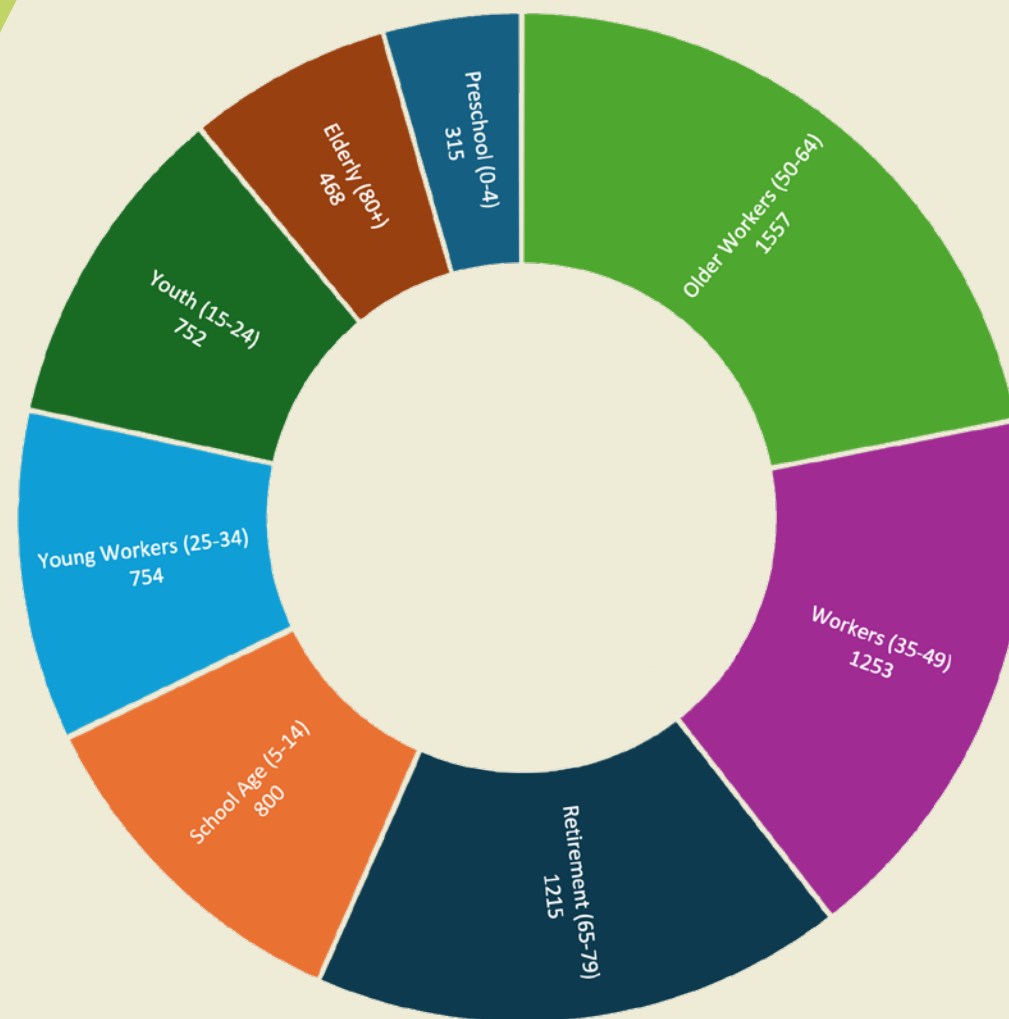


Figure 5: Growth Area population by life stage (ABS 2021).

4 POPULATION GROWTH AND DEMOGRAPHIC CHANGE

The population projections prepared for the 2015 Structure Plan, which were adapted from State Government forecasts of the day, anticipated a population of 8,310 by 2021 and 8,625 by 2031. Population growth has been slower than expected, on average, over the past 10 years and these projections have not been met.

Population forecasts undertaken for the urban parts of Prospect Vale and Blackstone Heights, as part of a broader Residential Demand and Supply Study for Northern Tasmania in 2024, suggest that the broader area will reach a population of about 8,289 through an additional 1,080 people by 2045 (see Figure 6).

This anticipated growth is expected to constitute about 5% of the growth of all of Greater Launceston (including satellite settlements such as George Town, Hadspen, Longford, Perth, and Evandale).

The majority of this population growth is expected to be driven by local migration of older cohorts, particularly Workers (aged 35-49), Retirees (aged 65-79) and the Elderly (aged 80+), to the area (see Figure 7). This will further speed up the natural ageing of the population, with the median age in the area already having increased from 34 in 2001 to 46 in 2021.

When considering these numbers, it is vital to understand that projections and forecasts, as tools, are predictions based on a set of detailed assumptions. While they may represent the most likely future based on recent and anticipated trends, they are not a predetermined outcome. The future is inherently uncertain and the way in which all levels of government and the community respond to local and macro trends will alter how our communities grow and flourish. This means that individual and collective decisions on development may mean growth is quicker or slower than forecast.

Table 1: Key 2021 Census population statistics (ABS 2021).

2021 ABS Census Statistics	Prospect Vale	Blackstone Heights	Travellers Rest
Population	5,530	1,245	384
Largest age cohort	Older Workers (aged 50 – 64)		
	20%	27%	31%
Aged 65 and over	27.40%	12.50%	14.40%
Aged 14 and under	14.70%	18.60%	14.90%
Aboriginal and Torres Strait Islander born	3%	2.50%	1.40%
Born overseas	16.20%	11.90%	12.60%
Language at home other than English	7%	5.40%	2.50%
Moved to area between 2016-2021*	35%	33.60%	18.40%

*includes movement within the Prospect Vale – Blackstone Heights SA2.

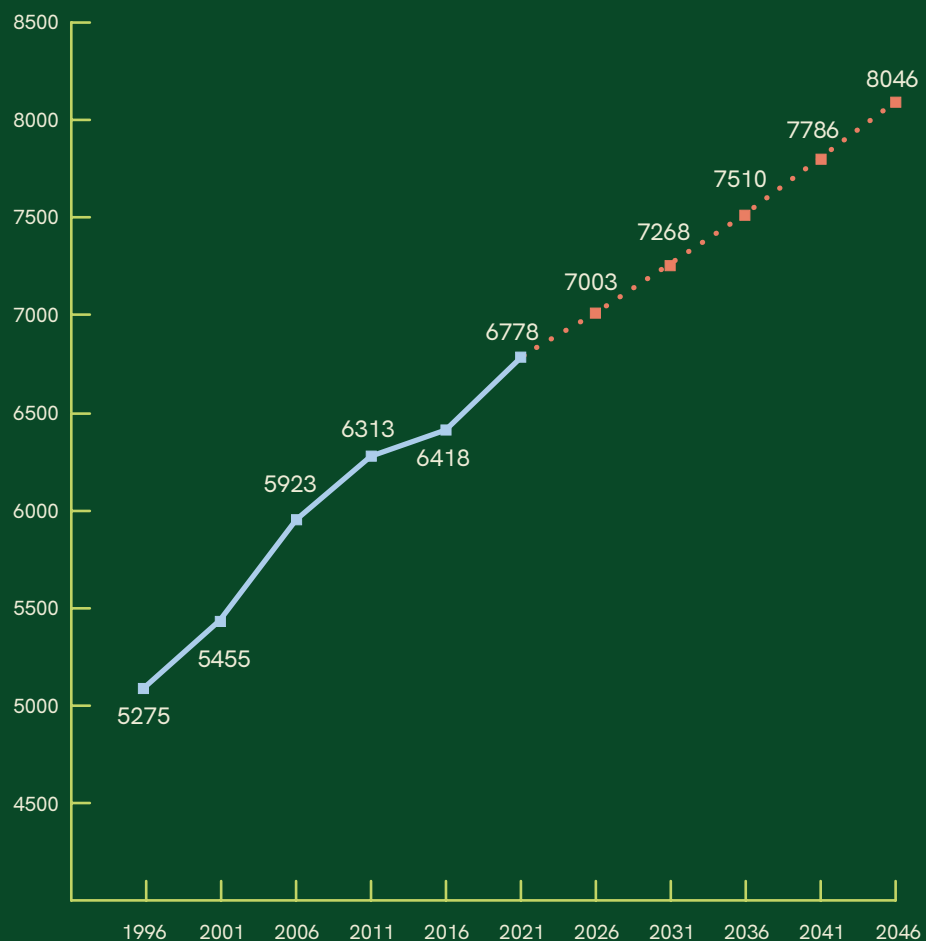


Figure 6: Historical and forecast urban population growth 1996 - 2046 (adapted from ABS 2021 and REMPLAN 2024).



Figure 7: Forecast urban population change by life stage 2021-2046 (adapted from REMPLAN 2024).

4.1 HOUSING SUPPLY AND DEMAND

Current Profile

As of 2021, there were about 3,133 dwellings within the Structure Plan area, with 80% of these dwellings being within Prospect Vale.

Average household sizes, while declining, remain above 2 persons per household, with larger households being found in Blackstone Heights and Travellers Rest.

Over 80% of dwellings continue to be separate houses (inclusive of villa units). Villa units are predominantly located within Prospect Vale, which also possesses the highest concentration of villa units within Greater Launceston.

While family households continue to predominate across the area, for example 85% of households in Blackstone Heights are family households, almost one third of all households in Prospect Vale accommodate only a single person.

The majority of dwellings have spare bedrooms, with 35% of dwellings having one spare bedroom, 34% of dwellings having two bedrooms and 13% having three bedrooms spare. Whilst one spare bedroom is often a desired feature in a home, the presence of multiple spare bedrooms indicates a potential mismatch between the type of housing currently provided and what is needed.

The majority of dwellings are owned outright at 40%, while 14% are owned with a mortgage. Rented dwellings constituted 23% - or almost one quarter - of all housing stock. 5% of private dwellings are recorded as being unoccupied.

Affordability

Entry to home ownership is becoming increasingly unaffordable across Tasmania, and the Growth Area is no exception. Middle-income housing affordability can be rated on a scale from affordable (3.0 and under) up to impossibly unaffordable (9.0 and over), by dividing the median house price by the median household income.

As shown in Table 2, for the median household income in Launceston (\$68,744 in 2021), purchasing the median dwelling in both Prospect Vale and Blackstone Heights is rated as ‘impossibly unaffordable’. Units are relatively more affordable, but still fall within the category of ‘severely unaffordable’. These higher ratings indicate both a high latent demand and a lack of corresponding supply. Despite this high rating, only 9% of households with mortgages endured mortgage repayments greater than 30% of household income within Prospect Vale – Blackstone Heights, suggesting that the Growth Area remains affordable day to day for homeowners.

Table 2: Median House Price to Launceston Median Household Income Ratio (ABS 2021).

Locality	Unit	House
Prospect Vale	5.6 : 1	9.1 : 1
Blackstone Heights	5.9 : 1	9.4 : 1

Renting, as seen in Table 3, also shows signs of notable stress, with a significant proportion of renter households enduring rent payments greater than 30% of household income within the Growth Area.

Table 3: Renter households experiencing housing stress (ABS 2021).

Locality	Number of Households	Proportion of rental households experiencing housing stress
Prospect Vale	218	35.8%
Blackstone Heights	16	48.5%
Travellers Rest	0	0%



Dwelling Need

Anticipated population growth, coupled with decreasing household sizes in the area, are expected to create demand for about an additional 530 homes in the area by 2045.

Available and appropriately zoned land can theoretically accommodate all of this growth. This supply, however, is almost exclusively found in large landholdings with concentrated ownership that are zoned for conventional and lower density suburban densities. In order to successfully meet the housing needs of a varied population, a wider variety of housing must be provided to accommodate different types of demand.

The appeal and attraction of the Growth Area, and therefore the housing needs they are best placed to respond to, are diverse and cater for different markets. This can be seen in which demographics are generating demand in those areas:

Table 4: Housing market appeal and opportunities
(adapted from Urban Enterprise 2022).

Locality	Market Appeal
Prospect Vale	<i>Closest proximity to central Launceston and with good amenity, this area predominantly caters to a mix of 'upsizers' (Second, third home buyers and 'downsizers' (retirees, seniors).</i>
Blackstone Heights and Travellers Rest	<i>Low density and rural living areas with high scenic/ environmental values, this area mostly caters to established families and older couples seeking larger allotments and dwellings.</i>

These suburbs can also play an important role in accommodating the changing settlement patterns of young people and families, where the movement of younger 'early-career' employed people (many with families) capitalise on the employment, lifestyle, amenity, and housing market conditions of outer suburban and satellite communities.



4.2 ECONOMIC ACTIVITY

The following economic data is based on the Prospect Vale – Blackstone Heights 2021 destination zone, unless otherwise specified. This area aligns with the SA2 area for Prospect Vale and Blackstone Heights.

About 60% of the resident population, or about 3,450 residents, reported being in the labour force in 2021. A detailed breakdown of labour participation and employment metrics, inclusive of Travellers Rest, is provided below.

Table 5: Tertiary education and employment rates (ABS 2021).

	Prospect Vale	Blackstone Heights	Travellers Rest
University qualification	43.2%	50.7%	44.4%
Trade qualification	44.4%	44.4%	46.8%
Unemployment rate	2.6%	2.9%	4.6%
Population in labour force	57.4%	73.9%	70%

The top five occupations of the resident working population is shown below in Table 6. Notably, the proportion of clerical and administrative workers is four percentage points higher than the Tasmanian average.

Table 6: Top five occupations of resident working population (ASB 2021).

Top Five Occupations	Prospect Vale – Blackstone	Tasmania
Professionals	18.4%	20%
Clerical and Administrative Workers	15.7%	11.7%
Technicians and Trade Workers	13.1%	13.9%
Community and Personal Service Workers	13.1%	12.7%
Managers	11.8%	12.7%

While it is estimated that there are about 1,400 jobs located within the destination zone, only 13% of residents in the labour force actually worked within the area itself. Instead, the vast majority of working residents travelled elsewhere for work, notably the Launceston CBD and other activity centres within the Greater Launceston area.

Table 7: Top six work locations of resident working population (ABS 2021).

Top Six Work Locations	Prospect Vale – Blackstone Heights Resident Working Population
Launceston	34%
Prospect Vale - Blackstone Heights	13%
Kings Meadows - Punchbowl	8%
Invermay	6%
South Launceston	6%
Summerhill	5%

The majority of gross revenue output within the destination zone is generated by the four industry sectors listed in Table 8 below.

Table 8: Top four industry sectors by output (REMPAN Economy 2025).

Industry Sector	Estimated Output (millions)
Construction	\$108.5
Gambling	\$75.7
Rental, Hiring and Real Estate Services	\$47.1
Manufacturing	\$42.8

4.3 COMMUNITY AND RECREATIONAL FACILITIES

The Growth Area is generally underserved by public community facilities but well serviced by passive open space. As the local population grows, there will be increased pressure for new and upgraded public facilities and services to be provided locally.

Community Facilities

There are limited public community facilities within the Growth Area. Where present, they predominantly service passive and active recreation needs and are clustered in Prospect Vale. For other educational and social needs, many residents instead utilise services and facilities provided elsewhere within the Greater Launceston area, notably Prospect.

Passive Recreation Facilities

Passive open space in Blackstone Heights is concentrated in Blackstone Park. Pitcher Park also services this area. The foreshore of Lake Trevallyn is largely underutilised by the public and instead fields a number of private jetties and landings.

Passive open space within Prospect Vale is generally well-distributed throughout the suburb and is furnished with a range of play spaces.

Active Recreation Facilities

Most active recreation facilities available to residents - notably AFL, soccer and touch football - are concentrated at Prospect Vale Park. This facility serves as both a local and a regional facility and is experiencing capacity pressures.



Figure 8: Community facilities



5 COMMUNITY PRIORITIES

Consultation was undertaken with key stakeholders and the wider community in June 2024. Over 330 people actively participated in surveys and drop-in sessions, highlighting the community priorities below. Priorities in the left column respond to qualities already present within the area that are highly valued and desired to persist whilst priorities on the right column respond to qualities that the community aspires towards achieving within the area as a matter of importance.

Prospect Vale

- Supporting easy access to activity centres, the Launceston CBD and the Bass Highway.
- Developing a safe and efficient road and movement network for all users.
- Encouraging a mix of suburban housing types, each with access to functional public and private green spaces.
- Strengthening community connections that enable a safe and friendly suburban environment.
- Enabling strong growth through new shops, businesses and dwellings.
- Cultivating an active and lively 'Main Street' character along Westbury Road.

Blackstone Heights

- Protecting the scenic and natural values within the area, particularly Blackstone Hills, the South Esk River, and Duck Reach.
- Supporting easy access to activity centres, the Launceston CBD and the Bass Highway.
- Maintaining a predominance of low density residential living.
- Facilitating additional access roads in and out of the area.
- Developing footpaths and recreational trails to better connect with open spaces and natural assets such as the Blackstone Hills, Lake Trevallyn, and Duck Reach.
- Enabling a greater number and variety of shops and services.

Travellers Rest

- Supporting a rural lifestyle within commuting distance to Launceston.
- Protecting the scenic and natural values in the area, particularly Blackstone Hills.
- Encouraging a quiet and peaceful lifestyle.
- Facilitating additional access roads, particularly to Blackstone Heights.
- Developing trail links to Hadspen, Prospect Vale and Blackstone Heights.
- Improving road safety throughout the local road network.



6 HAZARDS AND CONSTRAINTS

Pressures on active open space in the area

Sports grounds at Prospect Vale Park are at effective capacity due to the regional role they provide within Greater Launceston. There is an anticipated lack of active open space that serves future local needs within the Growth Area.

Activity centre fragmentation

The distance between existing and planned commercial activities on Westbury Road, and presence of both residential and industrial uses, poses challenges for planning the activity centre while minimising land use conflict. The arterial role of Westbury Road also risks attracting commercial strip development without further investment into the streetscape and appropriate planning controls.

Topography and stormwater

The steep topography and presence of rock in parts of Blackstone Heights and Travellers Rest sometimes makes construction difficult, and means that stormwater runoff needs to be carefully managed.

Fire risk

Vegetation along the Blackstone Hills, as well as one road access into Blackstone Heights, create fire risks in this area.

Road network overdependent on single roads links

Many places, such as Blackstone Heights and Travellers Retreat, are dependent upon single road links. This type of road network concentrates flows onto individual roads which maximises risks of bottlenecks in the system, increasing traffic, car crashes and hinders evacuation during natural disasters.

Reticulated infrastructure limitations

Potable water reservoirs in Blackstone Heights are at capacity and require augmentation. The capability to service areas within the upper parts of Blackstone Hills and the areas along the Bass Highway is extremely limited.

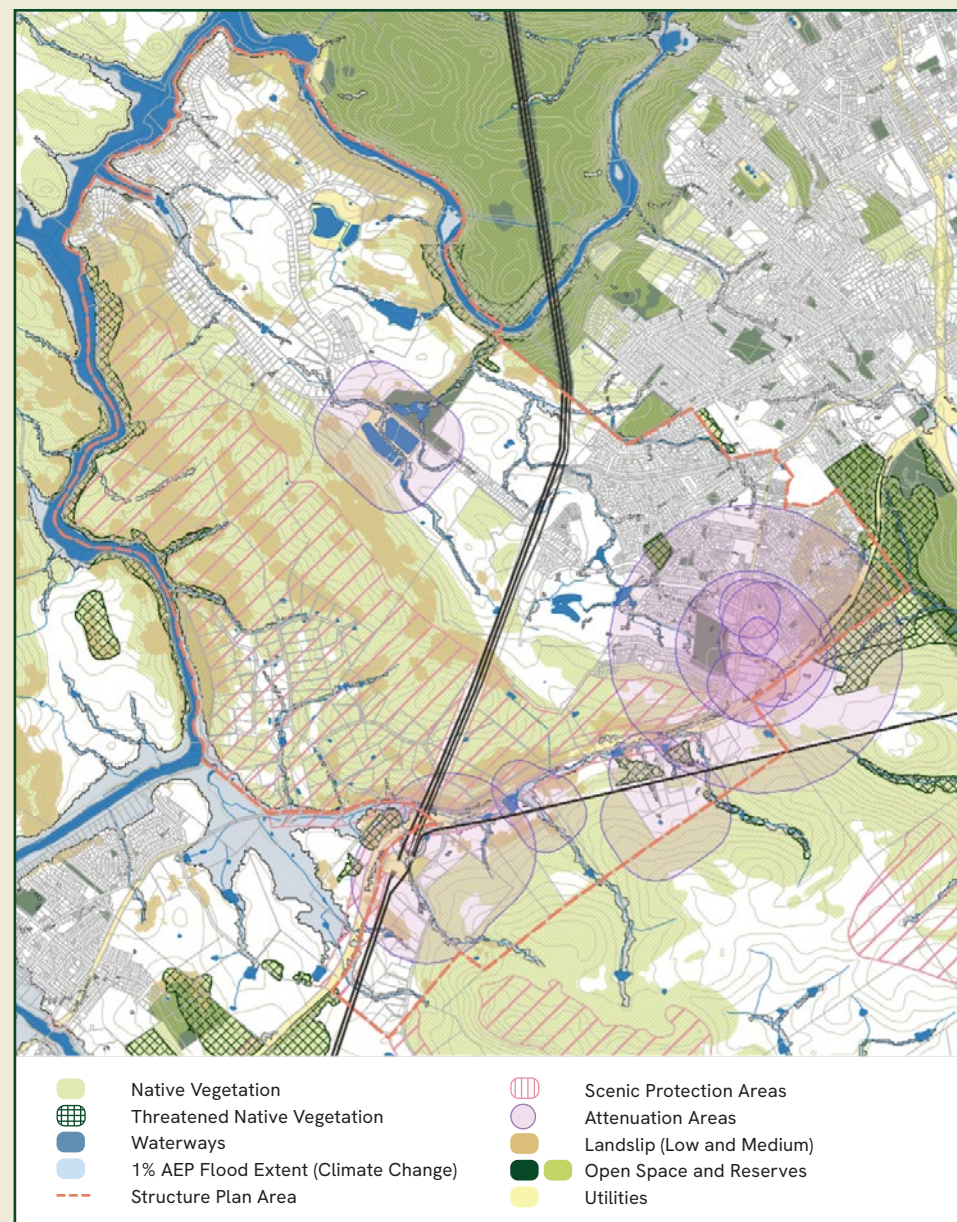


Figure 9: Issues and constraints.

7 OPPORTUNITIES AND ASSETS

Spare capacity in the existing road network

There is sufficient capacity within existing roads to cater for forecast growth over the next twenty years. Specific 'pinch points' in the network, particularly along Westbury Road, can be resolved through reconfiguration and upgrades.

Continued potential for Blackstone Heights neighbourhood centre

There is potential for the small activity centre at Blackstone Heights to develop further with local level retail. It could also provide the focal point for any new local community facilities. These would be supported by a growing population.

Opportunities for a network of linear open spaces

Creeks and encumbered land throughout the Growth Area provide an opportunity to connect the community to environmental assets through a network of linear open spaces.

Opportunities to expand housing diversity

The large proportion of strata housing along Westbury Road shows strong demand for smaller dwellings, especially from older residents. Similarly, the Growth Area's beautiful natural setting offers an opportunity for high quality low density, rural and environmental living development that appeals to young and established families.

Good active transport network

There is potential to reinforce the existing pathway network in Prospect Vale and extend into Blackstone Heights, Travellers Rest, and surrounding suburbs.

Large, strategic development sites on Westbury Road

There are several large sites along Westbury Road that could accommodate higher uses in the future (e.g. mixed use, medium density housing, aged care, community, new supermarket or similar retail anchors).

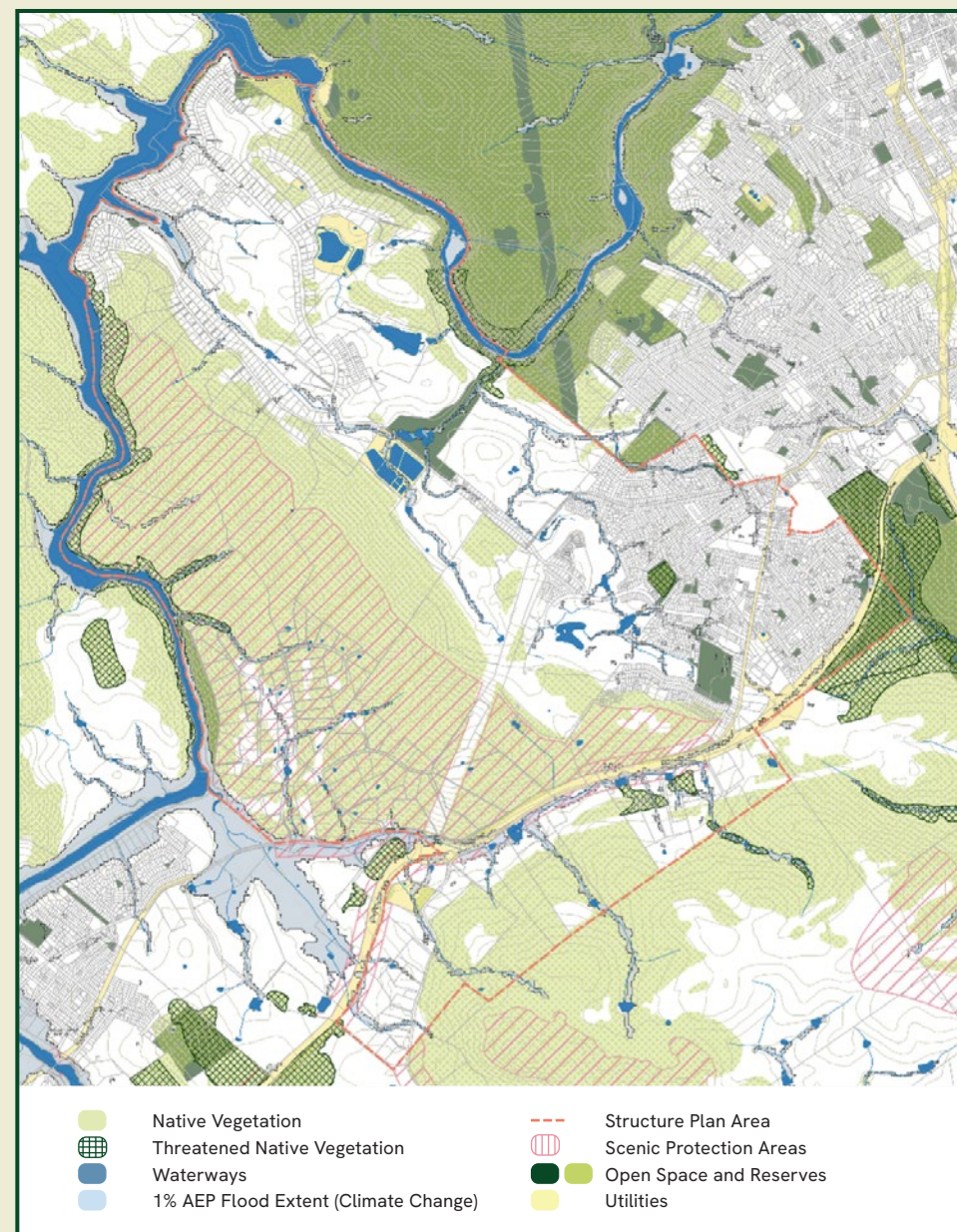


Figure 10: Opportunities and Assets



8 OUR SHARED VISION

The visions below describe the desired future for each locality within the Growth Area, as well as its primary activity centre. It has been informed by consultation with the community, as well as the analysis of planning issues and opportunities detailed in the preceding chapter.

Unified Vision for Growth Area

The Growth Area will collectively offer a high quality of life, blending vibrant social hubs, quiet residential areas, and natural landscapes. They will be well connected through networks of walking and cycling paths, recreation trails, and efficient road links, ensuring easy access to Greater Launceston and surrounding destinations.

A strong sense of place will be fostered through thoughtfully designed community hearts, where shops, services, tourism opportunities, and community facilities are clustered for convenience and vibrancy. Housing diversity will be a hallmark, providing options from medium-density homes in accessible locations to low density and environmental living. These varied offerings will meet the needs of all life stages, including an ageing population, while respecting scenic vistas.

Natural assets and open spaces will be celebrated and protected, with improved connections allowing residents to enjoy the surrounding landscapes. Rural and environmental living will be encouraged in ways that maintain the integrity and values of these landscapes.

Most growth will be directed to Prospect Vale, with modest growth occurring in Blackstone Heights, and incremental rural development in Travellers Rest.

Together, the Growth Area will form a network of distinctive yet complementary communities—places that are connected, inclusive, and resilient, offering a lifestyle that balances convenience and tranquillity.

The Vision for the Westbury Road Activity Centre

Westbury Road will be a major activity centre, servicing the growing population of south-west Launceston and surrounding towns with a wider mix of retail, entertainment and community facilities.

Improved walking and cycling links, frequent bus services, and easy car access, will ensure that the activity centre is accessible for residents across the western suburbs and surrounding townships.

New shops and facilities will face a beautified Westbury Road, where pedestrian movements are prioritised, activating the street and creating a community focal point.



9 THE STRUCTURE PLAN

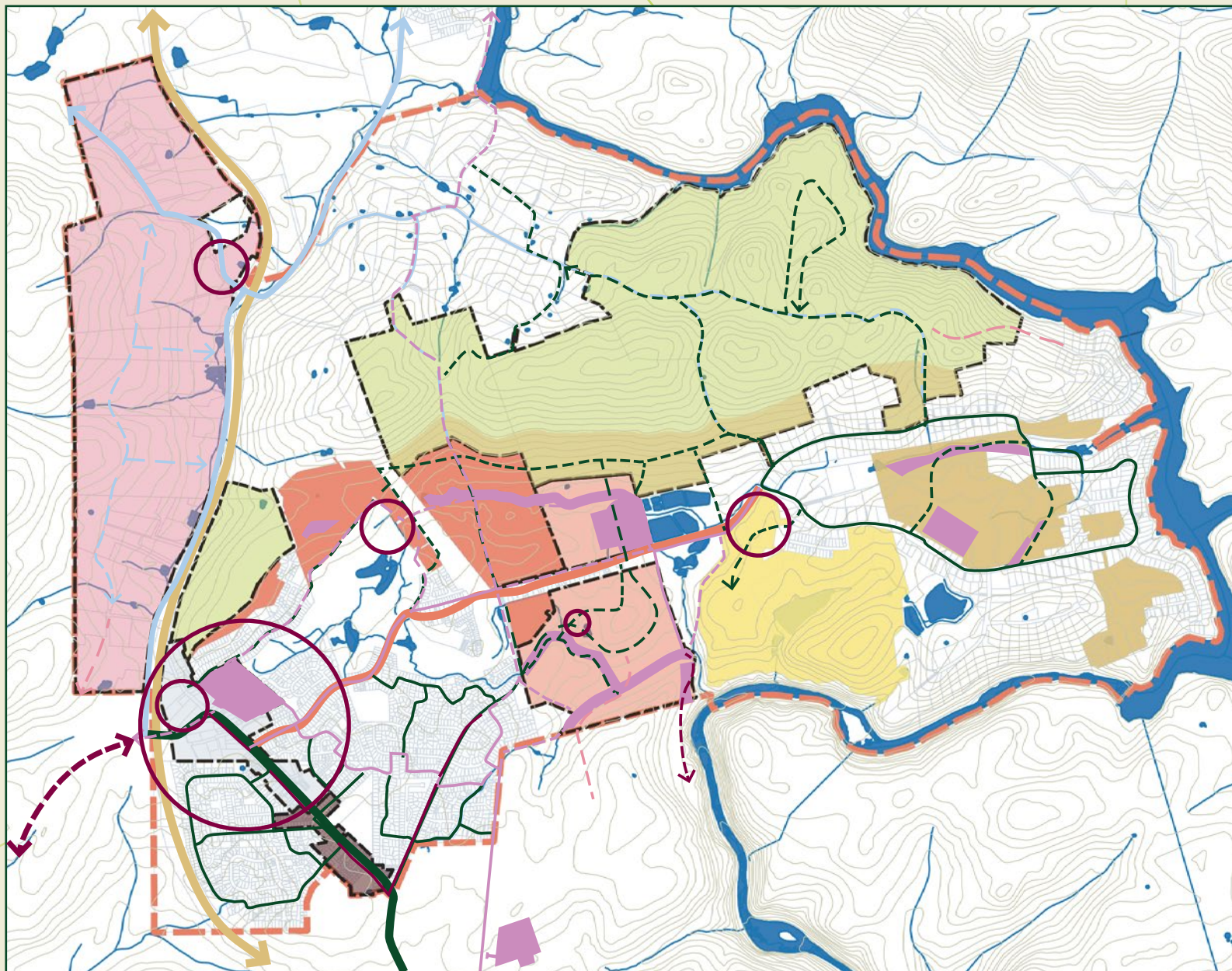
This section provides a framework to guide development across the Growth Area until the year 2045 and beyond. This section provides a blueprint for growth and infrastructure investment in the area. The recommendations are based on planning and transport analysis, community consultation and vision, and priority areas of focus detailed in this section. The overall Structure Plan is detailed in Figure 11, on the following page.

The major elements of the Structure Plan are:

- Long-term provision for a variety of housing types across the Growth Area through multiple development fronts. These types include medium density lots and housing, conventional suburban densities, rural and environmental living, and innovative models of low density housing in Blackstone Heights.
- The development of Westbury Road as a major activity centre, supporting greater diversity of commercial and community facilities. More detailed planning for the Westbury Road Activity Centre is provided in Section 9.3.1.
- An extended Mount Leslie Road, providing a crucial second connection into Prospect Vale's growth areas. The road will be complemented by improved links to Pitcher Parade.
- Long-term planning for additional links into Blackstone Heights and Travellers Rest, providing crucial connections to reduce reliance on single access points and address emergency access concerns.
- The signalisation of key junctions along Westbury Road to improve pedestrian safety and manage congestion.
- A new network of open space and off-road pathways connecting Prospect Vale, Travellers Rest, Blackstone Heights and surrounds.
- Long-term planning for provision of major new passive and active open space and education facilities along Pitcher Parade, within proximity to Dalrymple Creek.
- Recognition of the value that scenic and landscape qualities within and surrounding the area provide to the community.

Further details regarding these elements and the overall structure plan are provided in the following pages.





- KEY**
- Environmental Living Areas
 - Low density Areas
 - Cluster Residential Areas
 - Conventional Suburban Density Areas
 - Medium Density Areas
 - Rural Living Areas
 - Major Development Fronts
 - Public Open Space
 - Urban Arterial
 - Rural Collector
 - Major Collector
 - Minor Collector
 - Local Connection
 - Potential New External Link
 - Primary Routes
 - Secondary Routes
 - Walking Routes

Figure 11: The Structure Plan

9.1 PRIORITY AREAS OF FOCUS

This section provides an overview of the five focus areas that will guide the delivery of our collective vision for the area. Each focus area is arranged thematically and supported by objectives and a description of the desired state. These focus areas will assist in prioritising action and enhancing decision-making.

The five priority areas of focus are:

- Landscape and Environment
- Housing and Enabling Infrastructure
- Community and Recreation
- Commerce and Industry
- Roads and Movement

Each priority area of focus is supported by three to four strategies. Each strategy explains what it is trying to achieve and why and what actions Council will take to further them. Further details on how these actions will be implemented is provided within the sections following.



9.1.1 LANDSCAPE AND ENVIRONMENT

The Growth Area stands out for its unique mix of natural features, including the Blackstone Hills, the South Esk River (Plipatumila) and its mix of ridges, valleys and vistas. These landscapes not only shape the community's identity but also serve as a visual reminder of our connection to nature. The Blackstone Hills also acts as a green buffer between Launceston and Hadspen, and marks a natural gateway into the city through Travellers Rest. However, if not carefully managed, natural processes - such as flooding, bushfires, and landslip - can also pose risks to human life and property.

Protect and leverage our scenic landscapes

New residents are attracted by the Growth Area's scenic vistas of hills, open spaces, and waterways. Protecting, enhancing and creating better linkages to this landscape will benefit the community and differentiate the Growth Area within the context of Greater Launceston.

- Maximise connections between urban areas and scenic assets such as Lake Trevallyn, the South Esk River (Plipatumila), and Duck Reach.
- Maximise vistas from public spaces to scenic assets such as waterways, treed hills and ridgelines.
- Consider the prominence, profile, and vegetation values when exploring potential development on hills in the area.
- Maintain predominately low-density housing in Blackstone Heights and support environmental living opportunities across the Growth Area.
- Recognise that Travellers Rest and Prospect Vale serve as a western gateway to Launceston, particularly when viewed from the Bass Highway.

Protect and enhance ecological functions

Healthy ecosystems are fundamental to the health and wellbeing of our community. Conscious consideration of underlying ecological functions and biodiversity will promote sustainable outcomes. New development provides opportunities to design with, and enhance, these natural processes.

- Promote healthy waterways by establishing parklands along riparian corridors.
- Incorporate Water Sensitive Urban Design (WSUD) and erosion and sediment controls into greenfield development areas.
- Protect and establish riparian and vegetated wildlife corridors to provide functional landscape connectivity.
- Encourage cluster developments to minimise disturbance of significant habitat.

Prepare for the impacts of climate change

As Tasmania's climate changes, extreme weather events are projected to increase in frequency and intensity over time. Our community will need to be prepared to adapt to a range of changes, including increased storm events and flooding, more hot days and heatwaves, longer fire seasons and more intense bushfire events.

- Reserve overland flow paths subject to flooding for the natural capture and management of stormwater and floods.
- Consider the risks of development on areas prone to landslip and salinity.
- Review and improve existing public stormwater infrastructure systems to prepare for more extreme rainfall events.
- Mitigate urban heat by incorporating street trees into greenfield developments.
- Provide for secondary public access into and out of Blackstone Heights and Travellers Rest to ensure safe evacuation during a bushfire.



9.1.2 HOUSING AND ENABLING INFRASTRUCTURE

The Growth Area has strong potential to help meet the region's housing needs. While planning typically looks ahead 20 years, the decisions made now will shape the next century. To support this growth, it is important to plan for the infrastructure that future housing will require so that it is well-located and available when needed. Taking a long-term, multi-generational approach will help ensure development is orderly and aligned with the community's priorities and vision.

Plan for long term housing demand

The Growth Area is one of several major growth areas for Greater Launceston and has a significant amount of developable land. To ensure that sufficient infrastructure and services are available to the community as it grows, the full needs of the future population must be considered and delivered when required.

- Consider the full development potential of the Growth Area.
- Provide enough suitably zoned land to accommodate dwelling demand until at least 2045 through multiple active development fronts.
- Support provision of additional residential land supply where it enables strategic transport network connections. Recognise that local population growth is migration led and underpinned by high amenity, ease of movement, and lifestyle motivators.
- Establish a 'Green Break' between the urban form of Launceston and Hadspen, and support rural and environmental lifestyle options within that 'Green Break'.

Support the provision of enabling infrastructure for well-located housing

Providing for a growing community takes ongoing collaboration between many stakeholders and infrastructure provided. To make this work fairly, infrastructure funding should be shared in an equitable way so that early developers aren't unfairly burdened and ratepayers aren't left with the cost.

- Advocate for capacity improvements to potable reticulated water supply in Blackstone Heights.
- Support the conversion of the Prospect Sewage Treatment Plant to a pump station, in line with the Launceston Sewer Transformation Project.
- Implement and leverage developer contributions to equitably finance future infrastructure, such as roads, pathways, stormwater, and shared public parking.
- Leverage existing public open space contribution mechanisms to provide and improve public open spaces. Maximise use and development of land capable of being serviced by reticulated infrastructure.

Provide a diversity of housing and lifestyle choices

Our broader community is increasingly looking for more diverse housing options – from smaller homes, townhouses, and aged care facilities through to lower density, rural and environment living. Demand for compact, low-maintenance homes is rising among both younger and older residents who want more affordable options.

At the same time, there is also continued demand for lower density housing, including rural and lifestyle properties.

- Provide for a mix of housing options compatible with the lifestyle preferences of each locality.
- Minimise barriers to building more villa units, townhouses, and low rise apartments, particularly along Westbury Road.
- Support 'ageing in place' through provision of aged care facilities and opportunities to downsize.
- Provide the opportunity for innovative development models that respond to the unique natural attributes of the area, such as cluster housing.

9.1.3 COMMUNITY AND RECREATION

As populations grow and change, so too do their communal and recreational needs. With the community anticipated to both grow and age, it will be important to leverage existing spaces to promote healthy living, active lifestyles, human connection and ageing in place. Over the longer term, new active recreation spaces, linear passive corridors, and community facilities will also be critical in this endeavour, as will developing the active transport links between them.

Create a network of linear open spaces along waterways

A network of open space and off-road pathways will connect residents to services, parkland, and environmental assets. Connected open space and pathways will encourage recreation, walking, cycling and a healthy community. There is an opportunity to use natural assets and encumbered land to form this network.

- Maximise connections between public open spaces to create a network.
- Extend open space to places of major community and commercial activity.
- Plan for open space that follow natural linear networks such as creeks, low points and ridge lines.

Develop new community and active recreation focal points

There are currently limited community services available within the Growth Area. Existing active recreation facilities act as regional facilities and have little capacity for expansion. These limited services have been a key concern for the local community. Clustering new community and recreational facilities with new commercial development provides the opportunity for developing a strong community 'focal point'.

- Cluster community facilities in activity centres, where practicable.
- Plan for the medium to long term provision of a community centre in Prospect Vale.
- Plan for the long term provision of a primary school in Prospect Vale.
- Encourage the provision of key community services, such as doctors, local retail and childcare, in activity centres.
- Plan for the long term provision of passive and active recreation facilities.

Encourage facilities that respond to the needs of an ageing population

The ageing population will require new facilities and services that are not currently, or adequately, provided in the Growth Area. These include medical facilities, community services and transport infrastructure.

- Advocate for a local medical centre in Prospect Vale, recognising the lifestyle and health benefits of local services for older residents.
- Recognise the benefits of walking and public transport access for older residents when accessing services.
- Support participation in age-friendly team sports.

- Advocate for improved reliability, accessibility, safety and frequency of bus services and its supporting infrastructure.

Create opportunities for play in nature

Whether it be through living in the landscape, seeing it every day as they move about the area, through easy access to local parks or even in their own backyard, residents value being close to nature and greenery. Continued investment into creating and maximising these opportunities will ensure a high level of amenity for residents and greater appreciation of the natural world.

- Encourage passive water sports (e.g. swimming, kayaking) on Lake Trevallyn at Blackstone Park. Discourage motorised watercraft from impacting on the safety and amenity of passive users in this area.
- Provide opportunity for a nature recreation area within the Blackstone Hills.
- Investigate the provision of new infrastructure to launch motorised watercraft into Lake Trevallyn.
- Provide for play spaces within easy walking distance of most urban households.



9.1.4 COMMERCE AND INDUSTRY

The Growth Area hosts a mix of unique commercial and industrial activities, including Launceston's only casino and premier outdoor driving range, and Tasmania's only hot-dip galvaniser. It is well-positioned to unlock even more economic potential. The surrounding landscape offers a chance to expand hospitality and tourism through new recreational experiences. Meeting future demand can help grow the range of shops and services in the Westbury Road Activity Centre. Repositioning the industrial precinct to support local trade, such as hardware, garden supplies, or a homemaker centre, can help build a more diverse and connected local economy.

Support the expansion of the Westbury Road Activity Centre

There is an opportunity for Westbury Road to develop into a more significant centre that serves a wider sub-regional population catchment. Historical land use conflict between residential, commercial and heavy industrial land uses persists, and provide an opportunity to transition to new uses in the medium to long term.

- Promote the establishment of sub-regional level commercial and community uses within the Westbury Road Activity Centre.
- Improve pedestrian amenity along Westbury Road.
- Promote links between the regional sporting facilities at Prospect Vale Park and new sub-regional commercial and community uses.
- Enhance the gateway into Prospect Vale by strengthening the built form, design and environmental amenity of surrounding development.

Build upon Prospect Vales's regional tourism and entertainment sector

The growth area benefits from regionally significant tourism and entertainment assets within Prospect Vale. There are opportunities to build upon, and create better links between, these assets to provide more recreational opportunities for both visitors and locals.

- Connect tourism assets through pathways wherever practical.
- Promote the development of entertainment facilities that complement tourism at Westbury Road Activity Centre and Country Club Tasmania.
- Promote recreational tourism through recreational offerings, such as scenic walks and lookouts, caravan parks, nature recreation areas, and mountain bike trails.
- Encourage further development of the Blackstone Heights neighbourhood activity centre.

Reposition the Prospect Vale Industrial Precinct

Prospect Vale's industrial precinct, particularly Donalds Avenue, has been identified as suitable for partial transition to alternate uses. While the precinct is well-located for continued light industrial uses, long term demand for local trade services is relatively low and surplus industrial land is suitable for commercial use. As the primary gateway into Prospect Vale and the western suburbs, a high quality presentation from adjacent uses, through landscaping and design excellence, is also essential to elevate the Growth Area, improve first impressions, and foster civic pride.

- Encourage recomposition of the industrial precinct to prioritise local trade services and compatible bulky goods suppliers.
- Support the ongoing development of Valley Central and TRANSLink Industrial Precincts.
- Explore opportunity for low impact storage and depot uses to be provided outside the industrial precinct, such as near the Travellers Rest Roundabout.
- Provide an adaptable framework for the transition of land at Donalds Avenue away from heavy industrial uses. Where heavy industry is present, minimise land use conflict between these activities and new sensitive uses.



9.1.5 ROADS AND MOVEMENT

Easy and safe movement is a top priority for the community. But the current road and path network, over reliant on single links and made up of indirect roads and dead ends, makes it harder to get around. This can lead to more traffic on main roads, discourage walking and cycling, and create risks during emergencies. By adding new link roads, upgrading intersections, and improving pathways for walking and riding, there is opportunity to reduce congestion, support active transport, and better connect neighbourhoods.

Provide a mix of integrated transport choices

Promoting alternative transport options, such as public transport, walking and cycling, are important to creating a sustainable and healthy community. These alternative transport modes are especially important for children, youth, and ageing cohorts and those with fewer financial resources.

- Design a street layout that enables efficient bus services.
- Plan for most urban households to be within easy walking or cycling distance of bus routes.
- Integrate public transport routes with walking and cycling paths to extend functional catchments.
- Encourage higher density housing to cluster around activity centres and bus corridors served by multiple routes.

Distribute road traffic to enhance safety and minimise congestion

Pitcher Parade and Country Club Avenue provide a single route in and out of Blackstone Heights. This creates a safety risk during emergencies and capacity issues during major events and peak traffic. Investments into new and existing road infrastructure will provide alternative access points and distribute traffic across the wider network.

- Create a more permeable network of roads within the Growth Area to avoid single road dependencies.
- Plan for alternatives to Country Club Avenue for those accessing Blackstone Heights, Prospect Vale and Country Club Estate.
- Provide a public link between Travellers Retreat to Prospect Vale and Blackstone Heights.
- Advocate for additional links into and out of the Growth Area and surrounding suburbs.

Create a network of pedestrian and cycling pathways

A network of pathways will connect residents to activity centres, parkland, and landscape features. Designed to encourage people of all ages and abilities to walk or cycle, these pathways will support recreation, active transport, and a healthy community. The provision of linear open spaces along natural features, such as waterway corridors, creates an opportunity support off-road shared pathways.

- Develop an all ages and abilities pathway network for walking and cycling.
- Extend network to major community and commercial activities centres, including to surrounding towns and suburbs.
- Plan for open space and off-road pathways that follow natural linear networks such as creeks, natural depressions and ridgelines.
- Encourage provision of pedestrian and cycling infrastructure in Blackstone Heights.



9.2 DEVELOPMENT FRAMEWORK

This section provides a detailed framework to guide urban and rural development across the Growth Area until the year 2045 and beyond that furthers the vision and strategies outlined in Section 9.1.

It does so by establishing plans, based on planning and transport analysis and community consultation, for the delivery of the following series of key networks and provision types within the Growth Area:

- Housing Types
- Community Services and Facilities
- Activity Centre Network Plan
- Public Open Space Network Plan
- Road Network Plan
- Pathway Network Plan

9.2.1 HOUSING TYPES

The Structure Plan supports and encourages the development of five different types of housing densities. The variety of housing types reflects the different lifestyles and different needs within the future community, which are facilitated both within existing residential areas, greenfield sites, and within the identified major development fronts. The distribution of housing densities and options is detailed in Figure 12.

Medium density areas encourage smaller dwellings, responding to an ageing population and declining household sizes. Areas with good public transport access, and access to facilities and services are most suitable for this form of housing. These areas could include townhouses, flats, and low rise apartments. Encouraging the efficient release of smaller dwellings will promote housing affordability, and encourage both younger and older residents to remain in the local area.

Conventional suburban density areas are suitable for lots at least 450 sqm. These lots will accommodate conventional family homes. These lots will provide options for families with children, as well as other demographic groups. Conversion of the Prospect Vale Sewer Treatment Plant to a pump station and broader road network upgrades (see Section 9.2.5) will unlock additional capacity for this kind of growth.

Low-density areas are suitable for lots of at least 1500 sqm, depending on location. These lots will accommodate larger family homes and offer more premium housing, allowing owners to live within a natural landscape and environment. These areas are generally less accessible by public transport and further from services and facilities. Predominantly located within Blackstone Heights, upgrading of the existing reticulated potable water supply will be required for further growth.

Cluster residential development areas will accommodate clusters of dwellings placed within a high amenity environment. The overall density of cluster residential areas will be low and respond to the character of the surrounding areas.

Rural and environmental living areas are suitable for lots of around at least 2 ha in size, depending on the location and the environmental context. These areas support sustainable development through diverting housing pressure away from productive resource areas and high priority natural environmental areas. Principles of cluster residential development also apply for new environment living areas within interurban 'Green Living' breaks and corridors.

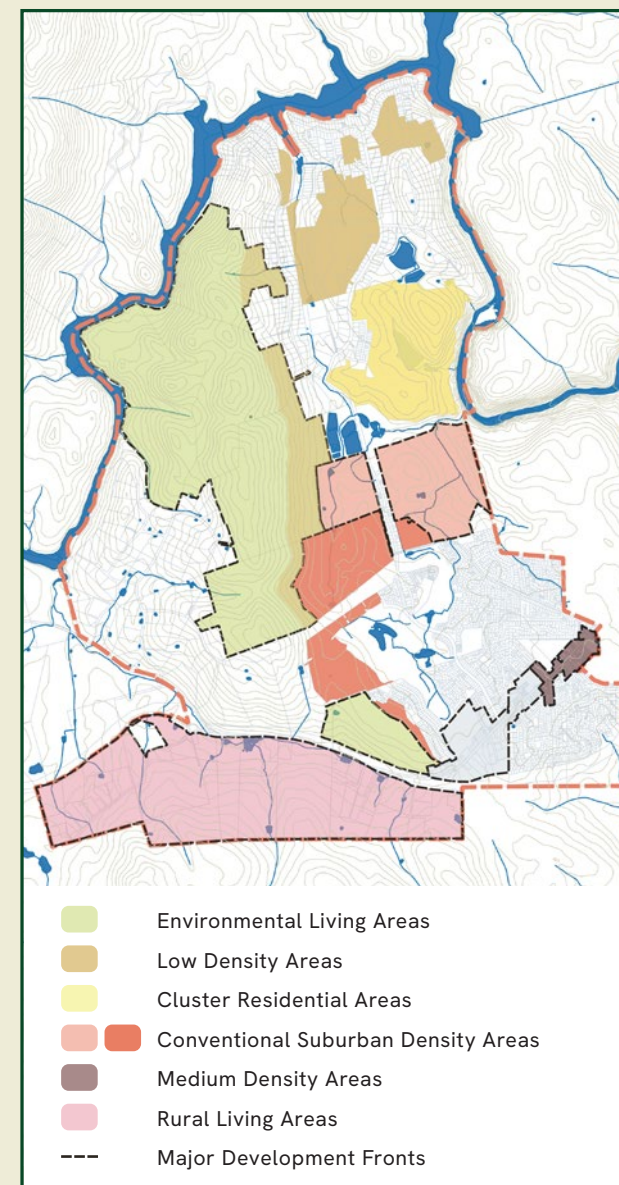


Figure 12: Major Areas of Future Housing Types

9.2.2 COMMUNITY SERVICES AND FACILITIES

There will be growing demand for community services and facilities, such as multi-purpose community facilities, medical services, community meeting spaces and seniors' activities, in the growth area. Ideally, these services will be located within the Westbury Road Activity Centre, promoting accessibility for both local residents and the activity centre's wider catchment area. Schools are best co-located with recreational grounds, where possible.

Medical Services

There is a need for additional medical services to meet unmet local demand, particularly for dental practitioners, occupational therapists and physiotherapists.

Potential for local level medical facilities supported by up to 14 general practitioners and 7 dental practitioners in the Growth Area can be realised over the next twenty years. However, these facilities would need to compete with and capture customers from existing medical centres in the adjoining suburbs of Prospect and Summerhill. Over the very long term, there is also potential for more substantial medical facilities with up to 26 general practitioners, supported by a mix of medical professionals.

Community Meeting and Activity Spaces

There are currently limited publicly owned community meeting or activity spaces in the area. The current and future population size in the Growth Area warrants the consideration of a multi-purpose community centre in the local area.

A local community centre would require a site about 0.8 ha in size. Ideally interfacing with Prospect Vale Park, it could create a community focal point and promote the shared use of facilities. Potential uses include small-medium meeting spaces, early year and youth facilities, and family and aged services.

If the Growth Area and the Westbury Road Activity Centre continue to develop, there will be long term demand for a more substantial multi-purpose community centre servicing a much larger catchment. A sub-regional facility could accommodate additional uses such as a small library, youth spaces, government service delivery, medium-large community meeting spaces and function as a 'community resource centre'. This would require a site of up to 1.5 ha, with co-location of parking potentially reducing the area needed.

Schools and Education

In 2021, there were about 560 children attending primary school living in the growth area, of which about 340 attended government primary schools.

Over the next twenty years, the number of primary school aged children is expected to remain steady and existing schooling arrangements are anticipated to be adequate.

However, consideration needs to be given to the very long term demand for primary schooling within our growing community, with the Growth Area likely to generate enough demand for an additional primary school over the very long term. If a new primary school is to be developed locally, it should be located centrally within the growth area to maximise accessibility, be within proximity to an active recreation ground and located near a major collector road. A preferred site with a minimum area of 4.5 ha, to provide co-location for a two court indoor recreation and early years facility, should be identified.

Growth in the number of children aged between 0-4 is expected to continue. Additional kindergarten, play group and childcare facilities will need to be established to meet this growing demand.

Childcare facilities should be co-located within or near activity centres in the short term, any multi-purpose community centre in the medium-long term, and any future primary school in the very long term.



9.2.3 ACTIVITY CENTRE NETWORK PLAN

This section provides a more detailed plan to guide future development and establishment of activity centres, and associated activities, within the Growth Area.

Activity Centres

Activity centres are areas allocated for community and commercial uses, such as supermarkets, restaurants, health services, retail and employment. Two primary activity centres are proposed for Prospect Vale and Blackstone Heights:

- Westbury Road Major Activity Centre, a sub-regional centre servicing the Growth Area and surrounds (see Section 9.3.1 of this Plan for further details).
- Blackstone Heights Neighbourhood Activity Centre, a small, local activity centre that will provide convenience retail and hospitality for a catchment of up to 5,000 local residents.

All commercial and community facility investment will be directed toward these centres, creating community focal points and maximising the community's accessibility to services and facilities.

To support the provision of walkable neighbourhoods within the growth area, the long-term establishment of additional small local clusters should be investigated. Potential opportunities include co-location with the Country Club Tasmania complex, Blackstone Park, and within the Pitcher Parade future urban corridor.

Tourism and Entertainment Precincts

Prospect Vale plays a substantial tourism and entertainment role within the Northern Region of Tasmania. Two key precincts have been identified where further major tourism and entertainment functions should be encouraged:

- Country Club Tasmania (No. 1, Figure 13)
- The Westbury Road Activity Centre (No. 2, Figure 13)

There is scope to direct tourism and entertainment development (cinemas, accommodation, function and exhibition spaces, gaming, restaurants and hospitality businesses) to these areas. Further tourism opportunities within Blackstone Heights largely arise from existing and potential recreational facilities, and should support rather than dominate that recreational function.

Industrial Precincts

Industrial activity will be predominantly focused within the Industrial Precinct of the Westbury Road Activity Centre. Local trade services, small lot light industry and compatible bulky goods sales will be prioritised within this precinct. As the Westbury Road Activity Centre is further developed, new development will need to demonstrate compatibility with the operations of industrial uses within the Precinct.

Relocation of land-hungry uses such as storage, transport depots, and heavy industry will be encouraged through:

- Exploring a low-impact rural industrial precinct, for storage and depot uses, adjacent the Travellers Rest Roundabout.
- Continued support of the Valley Central Industrial Precinct.
- Providing an adaptable framework for transition to commercial uses within Donalds Avenue.

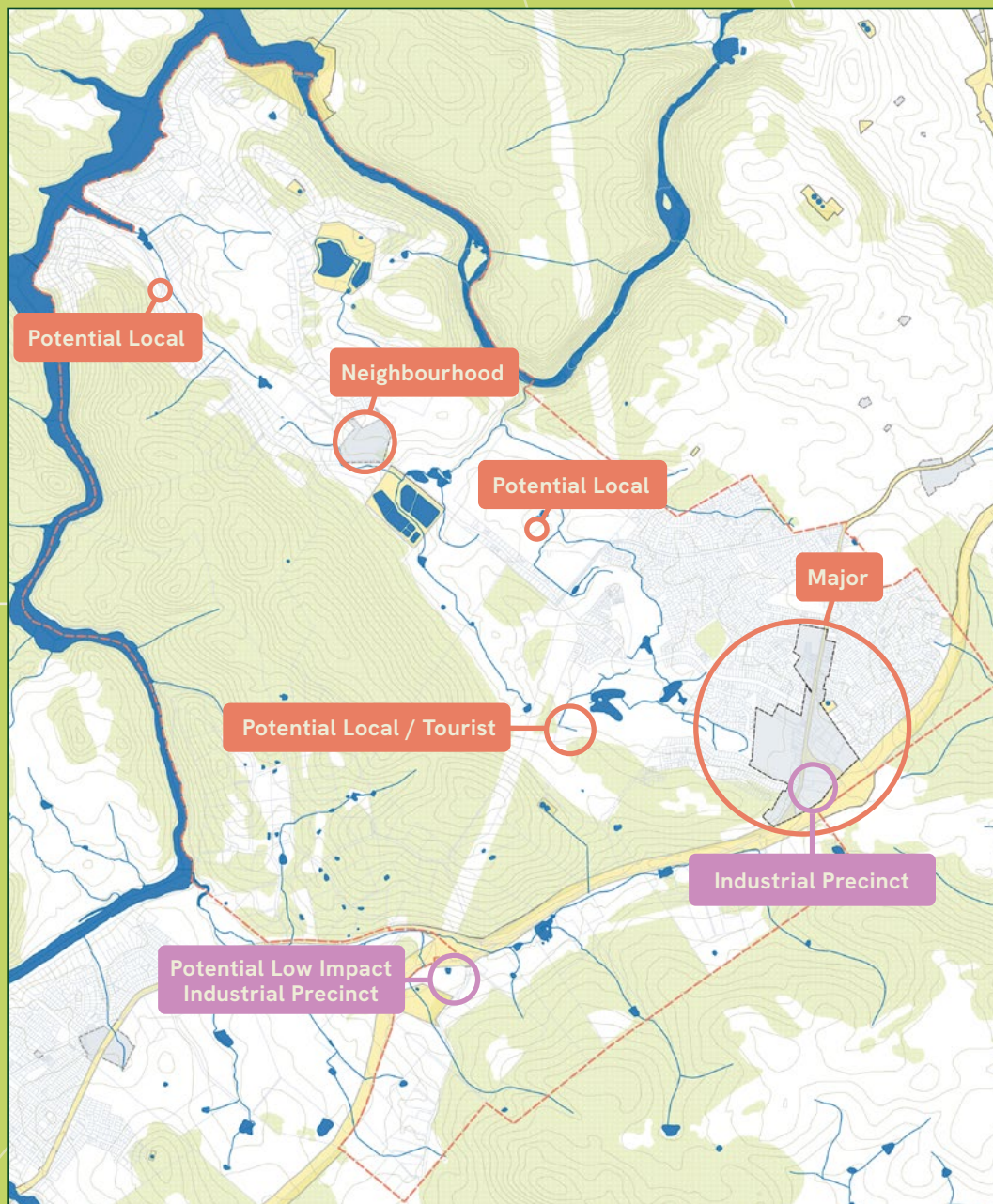


Figure 13: Activity Centres, including Tourism and Industrial Precincts

9.2.4 PUBLIC OPEN SPACE NETWORK PLAN

The community will benefit from a diverse and well-connected network of passive and active open spaces that will foster increased participation in sports, outdoor recreation, play and immersion in nature. The open space network will help promote a range of sports and activities and boost the health of the community. Spaces will connect residents to our local environmental assets, such as the South Esk River (Plipatumila), Lake Trevallyn, and Dalrymple Creek.

The Public Open Space Network Plan shown in Figure 14 outlines the preferred locations for how and where public open space is to be located. The specific extent and configuration of open spaces will be subject to further consideration during zoning and subdivision processes and Council's relevant Public Open Space Policy.

Key elements of this Public Open Space Network Plan include:

1. Provision for major new passive and active open spaces near Pitcher Parade and Blackstone Road.
2. Linear open space, including wildlife corridors and pathways, following naturally occurring creeks. This will include the extension of Blackstone Park toward Panorama Drive, and functional extensions of Pitcher Park.
3. Public open spaces alongside the South Esk River, including a potential nature recreation area west of the Blackstone Hills.
4. Providing for access changes to Prospect Vale Park to help resolve car parking issues and conflict with residences around the Park. See Section 9.3.1 for further details.
5. Potential lookouts within Blackstone Hills and near Duck Reach.
6. Exploration of opportunities to utilise the Prospect Vale Sewage Treatment Plant site, once decommissioned, for active recreational use.
7. Provision and rationalisation of passive open spaces within five minute walking distance of most urban households, in accordance with the *Eastern Play Spaces Strategy 2024*.

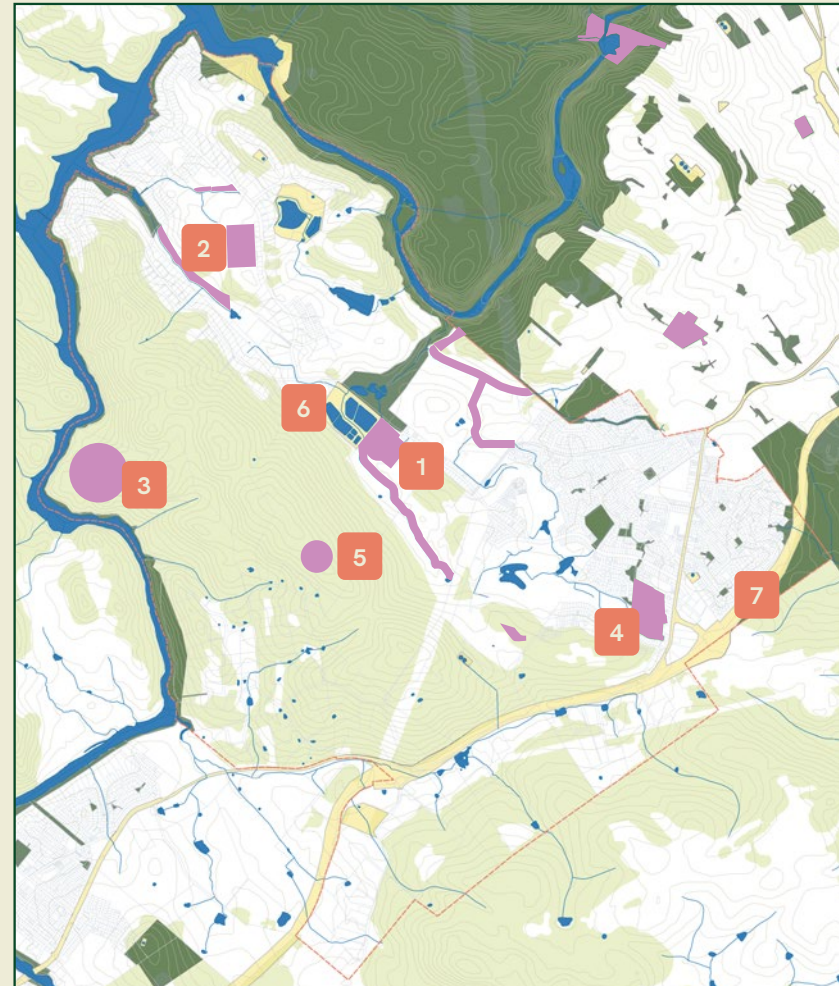


Figure 14: Public Open Space Network Plan

Public Open Space

Planning for Open Space Reserves

The Structure Plan adopts the provision ratios and design guidelines outlined within Planning for *Community Infrastructure in Growth Areas* (ASR 2008) for open space reserves, which recommends provision ratios of at least:

- 2 ha of active open space per 1,000 people;
- 1 ha of local passive open space per 1,000 people; and
- 4 ha of neighbourhood passive open space per 10,000 people.

The reserves identified in the Open Space Network Plan (see Figure 14) ensure that both short and very long term demand for open space can be met within the area.

Passive Open Space

Based on the above thresholds, the minimum provision ratio for passive open space is met over the next twenty years. However, as the local population grows it is critical to ensure that residents have equitable access to open spaces. The location of future passive open spaces should ensure that most urban households are within five minutes easy walking distance to passive open space or achieve other public purposes.

Linear open spaces along waterways would also ensure that passive open space is easy to get to and provide opportunities to recreate, relax and socialise in a natural environment. The provision of passive open space should also further aspirations for greater community focal points. For example, augmentation of the Westbury Road Activity Centre with open spaces, such as plazas, provide such an opportunity. The potential for environmental living development within the Blackstone Hills also represents an opportunity to leverage its natural and scenic values through a potential higher order nature reserve near the South Esk River and lookouts (with aspects towards the Western Tiers, Launceston and Mount Barrow) along the ridgeline of the hills.

Delivery of play spaces within open spaces will be guided by the *Eastern Play Space Strategy 2024*.

Active Public Open Space

The Growth Area is currently underserved by active open space and will require at least an additional 7.3 ha by 2045. Opportunities to convert the Prospect Vale Sewage Treatment Plant, following decommissioning, to active open space could resolve this undersupply without relying upon landowner-led subdivisions.

Demand arising from development of available suitably zoned land would require delivery of an additional 8 ha neighbourhood active open space reserves. Far Future demand would require one regional and three neighbourhood active open spaces (about 10 ha each).

The *Northern Tasmania Sports Facility Plan* (NTDC 2023) outlines sport facility provision standards. The Growth Area will need to provide for the sporting facilities as listed in Table 9. These facilities are to be provided for within the identified active open spaces or co-located within schools.

Table 9: Projected Demand in Growth Area for Sporting Facilities

Sports Facility	Provision Ratio	Current			Future Local Gap	
	Per Population	Supply	Local Gap	2045 Forecast	Future Build Out*	Far Future**
ESTIMATED POPULATION		7,311		8,377	12,750	20,000
AFL	5,000	1	0	1	2	4
Basketball	8,000	0	1	1	1	3
Cricket	4,000	0	2	2	3	5
Soccer	5,000	1***	0	1	1	3
Lawn Bowls	15,000	0	0	0	1	1
Netball	5,000	0	1	2	2	4
Tennis	2,500	0	3	3	5	8
Indoor Recreation Centre (2 Courts)	20,000	0	0	0	0	1

* 'Future Build Out' includes all areas currently suitably zoned for residential development only.

** 'Far Future' considers all areas currently zoned and identified for residential development, plus an additional buffer of about 4,000 to account for higher than forecast rates of infill dwelling yield.

*** Three fields but two serve broader demand from outside the Growth Area.

NOTE: Crude estimate, with units rounded up at 0.7 or higher.



9.2.5 ROAD NETWORK PLAN

This section provides a more detailed plan to guide future development of the road network within the Growth Area. This section is adapted from the *Prospect Vale and Blackstone Heights Road Network Plan* (Traffic and Civil Services 2024).

Key Road Infrastructure Changes

A number of key road infrastructure changes are required to facilitate population growth over the next twenty years. In doing so, these changes will create a more efficient road network and increase the safety of residents. These changes include:

1. Finalise connecting Mount Leslie Road and Pitcher Parade. Mount Leslie Road has sufficient capacity to accommodate forecast population growth in Prospect Vale. The extension will provide crucial extra capacity in the local road system, and reduce traffic volumes along Country Club Avenue and Westbury Road.
2. Developing a north-south collector road parallel to Pitcher Parade along the base of the Blackstone Hills. This will improve the capacity of the local road system, avoid single road dependencies, and provide alternative routes in case of emergencies, such as fire.
3. Connecting Travellers Rest and Blackstone Heights with a public road. This will provide extra connectivity between suburbs, avoid single road dependencies, and provide alternative routes in case of emergencies.

4. Changes to Westbury Road to promote the development of a more pedestrian friendly and commercially viable centre (see Section 9.3.1 for detail) and improve road safety and efficiency as the population grows.
5. Advocate for long term planning for highway ramps off Oakden Road. This intervention would reduce through-traffic along Westbury Road and provide an alternate route into and out of the western suburbs.

These changes, and others, are detailed in Figure 15 and Table 10 on the following pages.

Further Design Considerations for Roads in New Subdivisions

When considering the arrangement and construction of roads within new subdivisions, an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists should be achieved by ensuring that:

- All collector roads are designed to be capable of integrating into the public bus network.
- A minimum link to node ratio of 1.4 in new subdivisions is achieved to ensure a high level of street connectivity and reduce reliance on single road links¹.

- The effective length of local and collector roads is reduced to less than 250 m, by installing traffic calming devices, such as chicanes, roundabouts and median islands, to discourage vehicles accelerating to high speeds.
- Provision of pathways is in accordance with the Pathway Network Plan to deliver an integrated transport system (see Section 9.2.5).

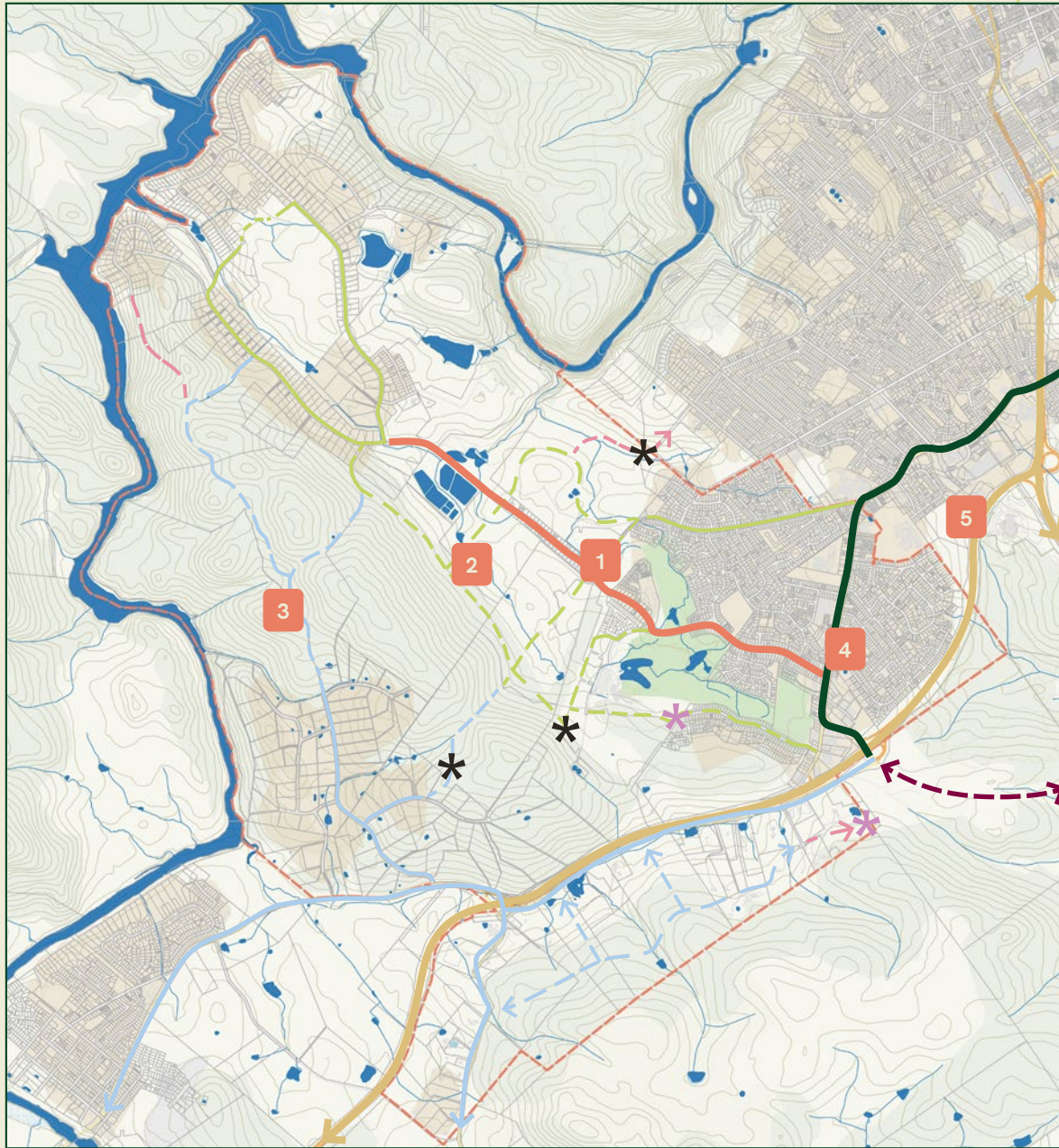
Growth Beyond 2045

As the population continues to grow beyond 2045, it is anticipated that some roads currently identified as minor and major collectors will be elevated up the hierarchy. For example, Mount Leslie Road may be elevated to a major collector while Country Club Avenue would be elevated to an arterial.

Further investigation is required to understand and manage traffic generated from anticipated long-term development beyond 2051.

¹ Link to Node Ratio = Total number of road segments between intersections divided by total number of intersections including dead ends





- KEY**
- Urban Arterial
 - Rural Collector
 - Major Collector
 - Minor Collector
 - Local Connection
 - Potential New External Link
 - Slow Point
 - Modal Filter

Figure 15: Road Network Plan

Key Intersection Treatments Within Growth Area

Anticipated population growth within and surrounding the Growth Area will require a series of interventions to intersections across the road network to maintain an acceptable level of service (LOS).

The recommended treatments to key intersections within the broader road network are listed in Table 10. New roundabouts are also shown within Figure 15 above.

The recommended treatments to intersections along Westbury Road and Meander Valley Road are shown in Figure 16.

Figure 16: Intersections Recommended for Signalisation

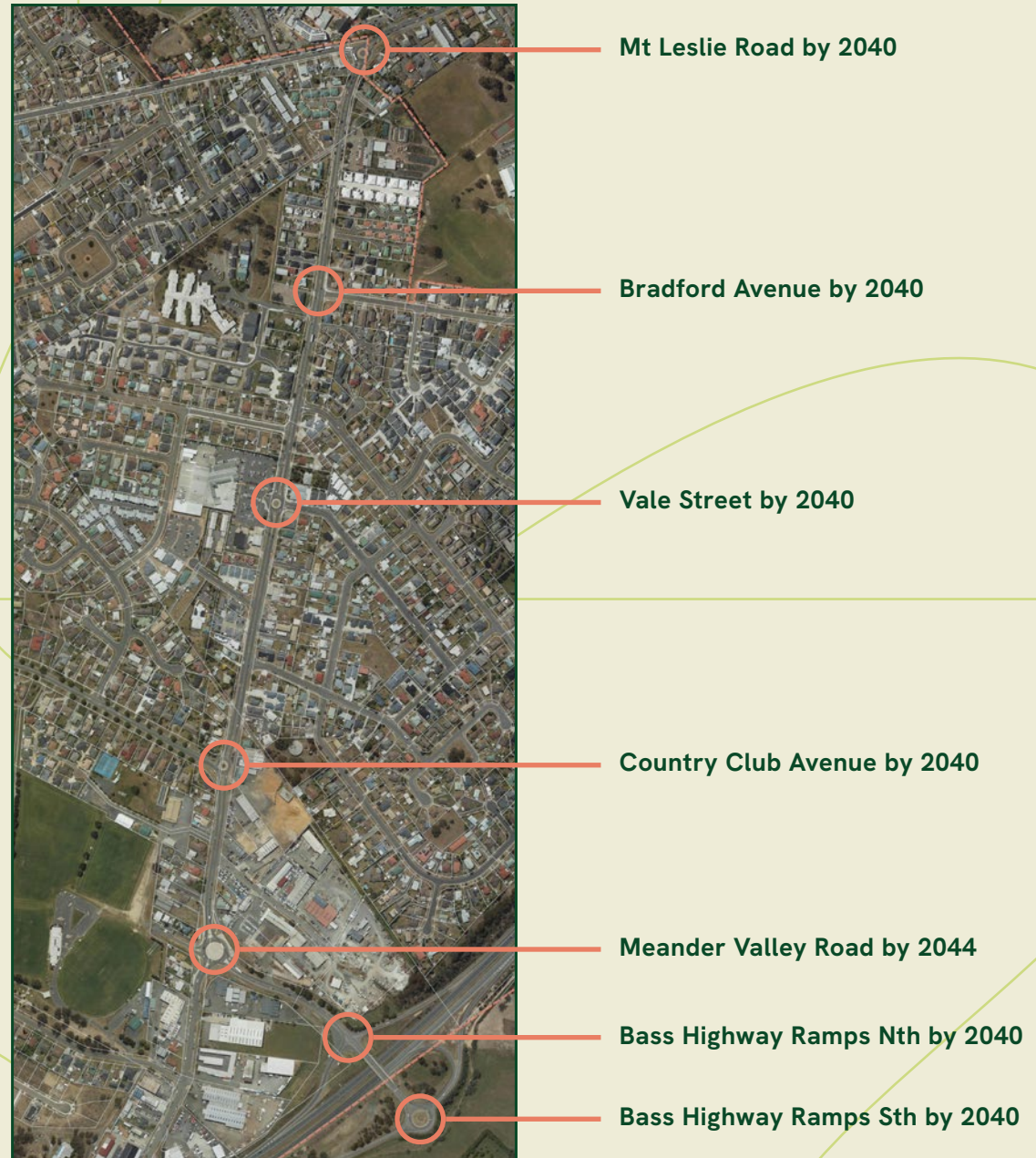


Table 10: Proposed intersection upgrades within Growth Area (adapted from Traffic and Civil Services 2024).

Priority Road	Side Road	Existing Intersection	Proposed Upgrade	Intervention By
URBAN ARTERIALS				
Meander Valley				
	Bass Highway Ramps South	Roundabout	Signals	2040
	Bass Highway Ramps North	BAR	Signals	2040
Westbury				
	Mount Leslie	Roundabout	Signals	2040
	Bradford	CHR(s)	Signals	2040
	Mace	CHR(s)	CHR(s) & NRT	2030
	Bimbimbi	CHR(s)	CHR(s) & NRT	2030
	Vale	Roundabout	Signals	2040
	Stuart	CHR(s)	CHR(s) & NRT	2030
	Burrows	CHR(s)	CHR(s) & NRT	2030
	Country Club	Roundabout	Signals	2040
	Donalds	BAR	BAR & NRT	2034
	Meander Valley	Roundabout	Signals	2044
	Harley	BAR	BAR	-

LEGEND

CHR(s) = Urban Channelised Short Junction

NRT = Typical No Right Turn onto priority road

BAR = Urban Basic Right Turn Junction

WD = With Development

Roundabout = Typical Urban Collector Road Roundabout

Signals = Typical Signalised Intersection

Priority Road	Side Road	Existing Intersection	Proposed Upgrade	Intervention By
MAJOR COLLECTOR				
Country Club				
	Las Vegas	CHR(s)	CHR(s)	-
	Sherwood	Part BAR	BAR	2034
	St Andrews	Part BAR	BAR	2034
	Cheltenham	Part BAR	BAR	2034
	Casino	Part BAR	CHR(s)	2034
	100 lots	-	BAR	WD
Casino - Pitcher - Blackstone				
	Heald - Mount Leslie	-	Roundabout	WD
	Mount Leslie Extension	-	Roundabout	WD
	Panorama	Simple	BAR	WD
	Proposed West	-	BAR	WD
	Kelsey	Simple	BAR	WD
MINOR COLLECTORS				
Proposed East - West Minor Collector				
	Heald - Mount Leslie	-	Roundabout	WD
	Travellers	-	BAR	WD
	Harley	-	BAR	WD
	Westbury South	-	Extension	WD
Mount Leslie Extension				
	Outram Extension	-	Simple	WD



9.2.6 PATHWAY NETWORK PLAN

This section identifies preferred roles and locations for key walking and cycling routes within the Growth Area, to create a convenient, accessible, and safe transport network suitable for ages and abilities. A more mature pathway network, integrated with public transport, will help to improve the overall functioning of the local transport network, improve the health and wellbeing of walkers and riders, reduce road maintenance costs, and reduce noise and air emissions.

To support more people choosing to walk and ride when commuting, shopping, going on a school run, or for recreation, the Pathway Network Plan (see Figure 17) seeks to provide comfortable and safe paths, lanes and shared streets that:

1. Enable direct connectivity between destinations (such as workplaces, schools, parks and bus stops); and
2. Appeal to new and existing walkers and riders.

The Pathway Network Plan identifies the role that such links are intended to play within the network, with a particular focus upon:

Primary Routes - the spine of the network which provide long distance routes across and through the Growth Area;

Secondary Routes - which stretch into neighbourhoods and provide access to local business and neighbour destinations; and

Walking Routes - links where walking is prioritised or where riding infrastructure is not readily practicable or safe.

While the design of the network has maximised use of off-road shared pathways through linear open spaces, this Pathway Network Plan does not recommend specific treatments.

Each section will instead require further design investigations to allow adaptable solutions, aligned with the Tasmanian Cycling Infrastructure Design Guide (Department of State Growth 2025), that are responsive to local context.

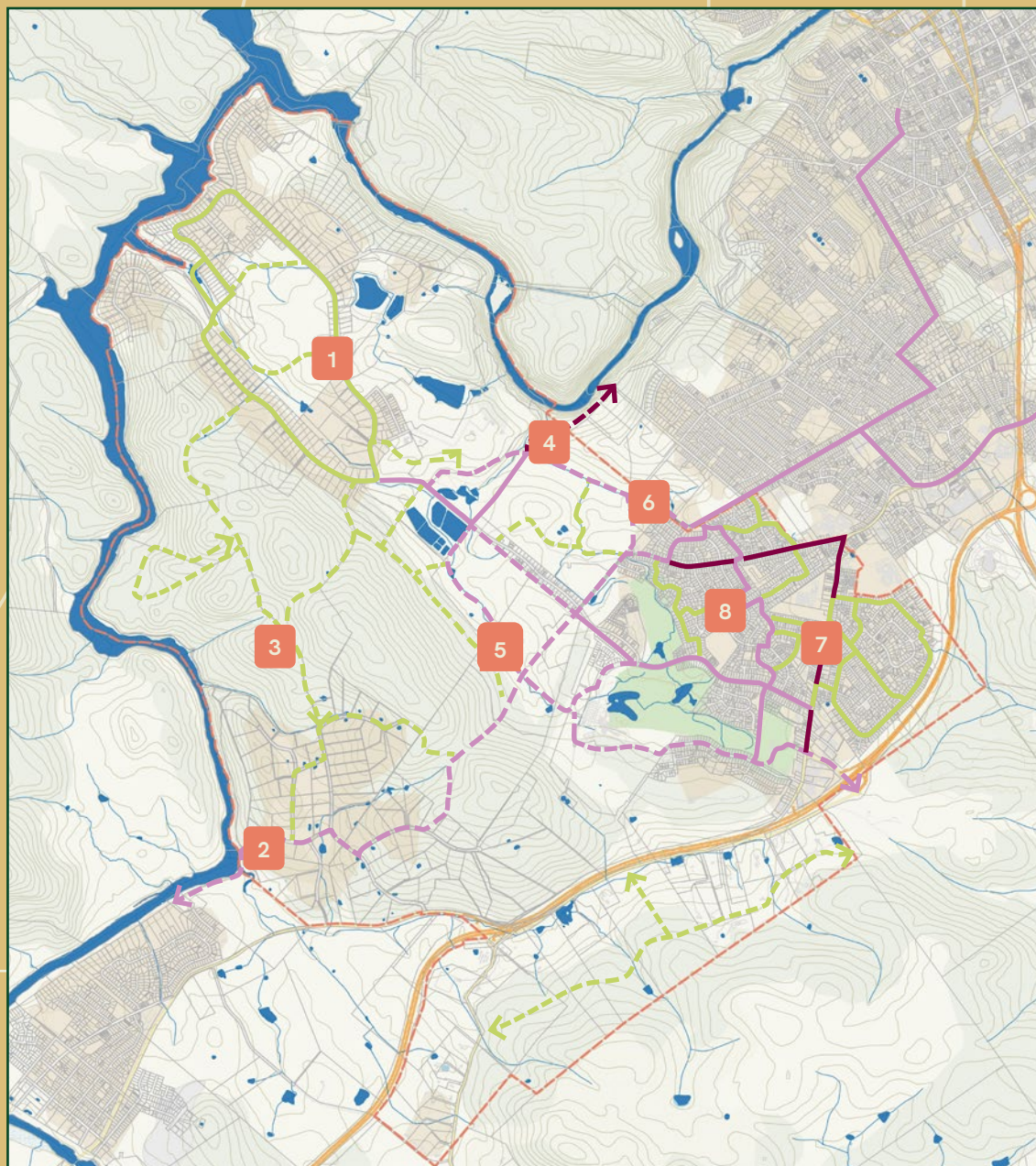
For example, routes prioritised for walking, such as Westbury Road and Mount Leslie Road, may still be suitable for future designation as Primary Routes subject to further design and feasibility investigations prior to being elevated to that function.

Roads and links not identified within the Pathway Network Plan will be provided with pathways in accordance with the relevant Tasmanian Standard Drawings and Austroads guidelines, with particular regard to maximising connectivity to bus stops along existing and planned routes.

This will ensure that, where bus services are not provided within easy walking distance of new dwellings, the transport system is integrated to support 'cycle and ride'. This integrated network approach can be supported by the construction of bus shelters with secure bike parking, and pathways to access bus stops.

Key links identified within the Pathway Network Plan include:

1. A new pathway along Panorama Road, creating safe access to bus stops and further development of 'The Loop'.
2. New West - East link running from Hadspen, through Blackstone Heights and Prospect Vale, to Prospect.
3. New North - South link between Travellers Rest and Blackstone Heights.
4. New walking link between Pitcher Park and Duck Reach, with connections to Cataract Gorge.
5. New North - South link between Pitcher Park, the Country Club, and the Westbury Road Activity Centre through linear open spaces, such as along Dalrymple Creek.
6. New East - West link between Pitcher Park and Saint Patricks College through linear open spaces.
7. Prioritisation of walking movements along Westbury Road and Mount Leslie Road.
8. Reinforcement of pathway links through a chain of open spaces within Prospect Vale.



KEY

- Primary Routes
- - - Secondary Routes
- Walking Routes

Figure 17: Pathway Network Plan

9.3 MAJOR DEVELOPMENT FRONTS

This section provides an overview of key areas of land recommended to be further developed through implementation of the Structure Plan. It includes a description of the features and key considerations required to facilitate the proposed growth. This section should be read in conjunction with the preceding 'Priority Areas of Focus' and 'Development Framework' sections.

Unlike many urban growth areas, Prospect Vale and Blackstone Heights benefit from substantial existing infrastructure connections. The existing provision of water, sewerage and road infrastructure will allow development to occur from multiple directions and managed staging of development will be less important. Figure 18 provides an indication of the preferred development fronts. The development fronts consider land ownership, the availability of infrastructure and site access.

The following major development fronts are considered in detail:

- Westbury Road Activity Centre
- Westbury Road Residential Corridor
- Pitcher Parade Corridor
- Blackstone Hills
- Bass Highway Corridor

This section is not intended to be exhaustive, and other areas may still be considered for rezoning or changes to overlays to further the vision and strategies of this Structure Plan. For example, existing areas capable of further infill development, but may still require enabling infrastructure, are not listed in this section. For these other areas, regard should be given to the preceding sections. It is also important to note that each development front will require further investigation concurrently with future zonings and development applications.

Specific actions that Council can take to further the development of these areas are described within the Implementation Section.

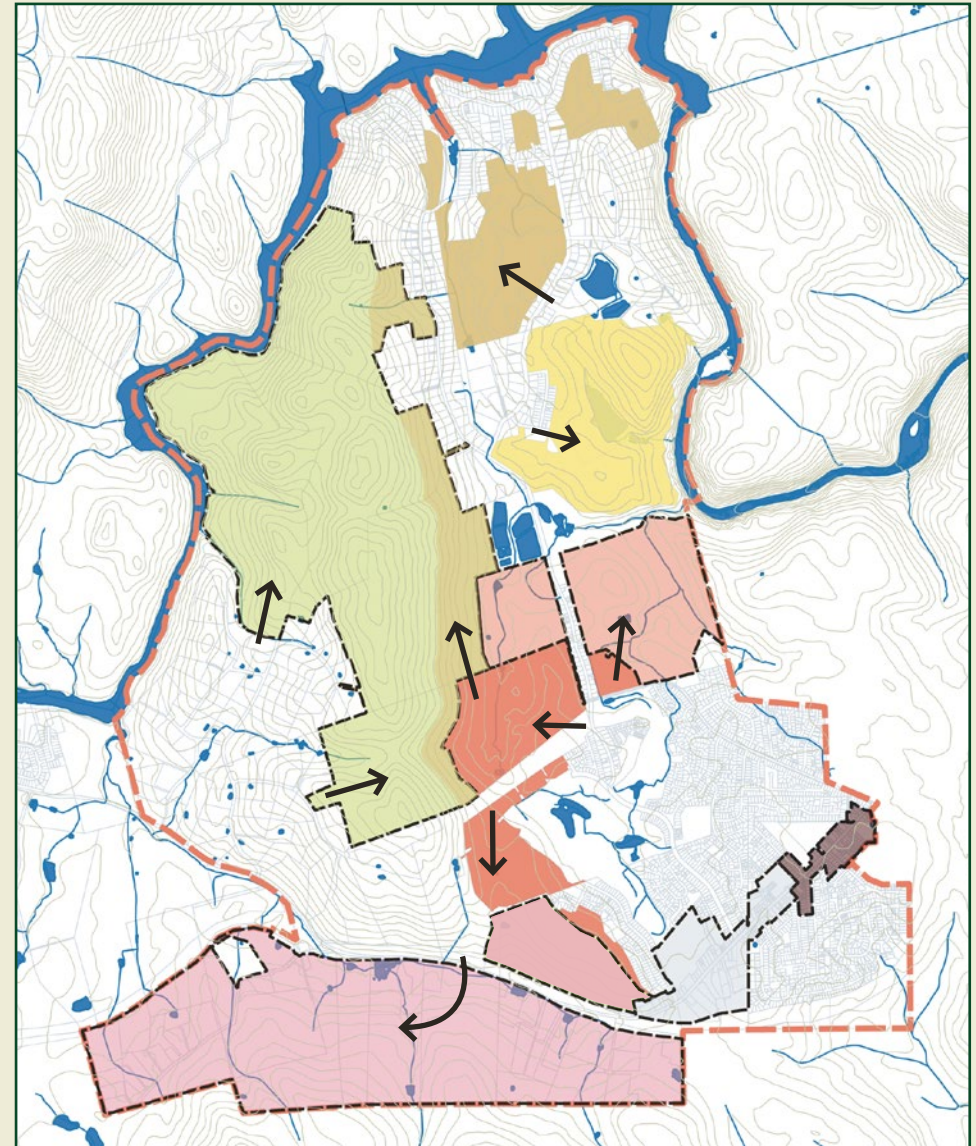


Figure 18: Preferred Development Fronts

9.3.1 WESTBURY ROAD ACTIVITY CENTRE

This section provides a more detailed plan to guide future development within the Westbury Road Activity Centre, extending the length of Westbury Road from Vale Street through to the southern end of Westbury Road.

A Major Activity Centre

With the western suburbs of Launceston and surrounding satellite towns forecast to grow, there is a need to plan for a higher order activity centre within this sector of Greater Launceston. Council and residents have expressed a vision for Westbury Road Activity Centre to move to a sub-regional retailing role, seeking a wider mix of retail, entertainment, and community facilities.

The activity centre is currently diffuse but does have a diverse range of uses, from heavy industrial activities in Donalds Avenue, commercial and lighter industrial activities near Harley Parade, and grocery and retail near Vale Street, with residential uses interspersed.

Existing retail analysis has identified unmet demand for some sub-regional retail uses, such as a discount department store, in the southern areas of Launceston. Providing for this sub-regional commercial space at Westbury Road could require up to 20,000 sqm of additional floor space. There is potential for sub-regional retail facilities to be supported by additional tourism and entertainment uses in the area.

Major new commercial development could occur at both Prospect Vale Marketplace and the Donalds Avenue area, linked by an arterial high street along Westbury Road containing a mix of commercial, community and residential uses.

About 2.6 ha of commercial land (mostly on 900-1500 sqm lots) could be realised along Westbury Road, while up to 6 ha of commercial land (mostly through large 1.5-2.5 ha sites) could be made further available at Donalds Avenue if it were transitioned away from its current industrial use.

In the interim, continued industrial use within Donalds Avenue and south of Meander Valley Road would support the Activity Centre by generating job diversity and providing opportunity for foot traffic and incidental sales.

As a major activity centre, a wide range of uses may be provided for within the Westbury Road Activity Centre, and could potentially include:

- Supermarkets, a discount department store, and associated specialty stores. These would ideally be located on commercial land to the north of Donalds Avenue.

- Bulky-goods retailing including a homemaker centre or large format hardware store, ideally located on commercial land between Meander Valley Road and Donalds Avenue.
- High exposure retailing with good access that could be used for fast food, petrol stations and other convenience uses.
- A variety of medical centres and health services, cafes, and business and professional services, ideally located along Westbury Road.
- Complementary uses such as a multi-purpose community centre, gyms, and banks.
- Tourism and entertainment uses, such as taverns, cinemas or hotels.
- Supporting local service industries, with higher job to land ratios.

The preferred arrangement of these potential uses within the Westbury Road Activity Centre are directed towards particular precincts. These precincts are described further below, and also shown in Figure 19, and will guide future zoning.

PRECINCT 1: Marketplace Precinct

This precinct is one of two key focal nodes within the Activity Centre. Located in the north, it currently provides for a major supermarket, a range of specialty shops and secondary retailing, a small discount department store, a service station and bottle shop. These uses are supported by a large car park between Jardine Crescent and Stuart Avenue. No substantial change to this mix of services and facilities is proposed.

PRECINCT 2: Mixed Use Precinct

This precinct is separated into three sub-precincts (A, B, and C) and links together the two primary commercial nodes within the Activity Centre and Prospect Park. Uses within this precinct should provide a mix of retail, community and health services and supporting residential use. A range of dining and entertainment uses are also interspersed. Active frontages and pedestrian amenity are prioritised, with high traffic generating activities discouraged. New use and development will ensure that they do not cause an unreasonable loss of amenity to nearby residential uses.

PRECINCT 3: Donalds Avenue Precinct

This precinct is the second, and southern, key focal node within the Activity Centre and will provide additional sub-regional shopping facilities, potentially through a major supermarket, department stores or speciality shops. Bulky goods retailing (e.g. homemaker centre or large format hardware store), high exposure retailing (fast food and petrol stations) and discount departments stores are best located within this Precinct. The shift from industrial to commercial uses in this precinct is expected to be a long-term process. In the interim, existing industrial uses should be protected from encroachment from incompatible use and development.

PRECINCT 4: Community and Recreation Precinct

This precinct contains Prospect Park, which functions as a higher order regional level sporting facility, and the Australian Italian Club, which acts as a key community and cultural hub for the Growth Area. Improved linkages to this Precinct can provide further opportunities for compatible community and health related uses within the adjacent Mixed Use Precinct and Transition Precinct.

PRECINCT 5: Transition Precinct

This precinct is located between Prospect Park and Westbury Road, and near the Meander Valley Road roundabout. Due to proximity to existing industrial activities and the most heavily trafficked link of Westbury Road, continued prioritisation of medium density residential use is not appropriate. Further investigation is required to determine the most appropriate zoning. Depending on how likely new sensitive uses in this Precinct are to constrain existing industrial activity, then transition to either the Urban Mixed Use Zone or the Commercial Zone may be the most appropriate response. As the primary terminating vista for Meander Valley Road upon entry to Prospect Vale, a high quality presentation through landscaping and design excellence, will be prioritised.

PRECINCT 6: Southern Industrial Precinct

This precinct is the primary local service industry cluster within the Growth Area. Reinforcement of this role and recomposition of low land to job ratio uses (such as self-storage and transport depots) to local services and compatible bulky goods suppliers will be prioritised to ensure that viability of the precinct, and the broader Activity Centre is maintained. This precinct is also site of Richardson's Harley Davidson, which is a notable motorcycle touring tourism node.





Figure 19: Westbury Road Activity Centre Plan

Movement and Parking

New links, parking facilities and upgraded signalised intersections are proposed to improve pedestrian safety and amenity around the Westbury Road Activity Centre, and help accommodate future commercial activity in the area. New commercial use will also generate additional traffic, which requires proactive management to secure the greatest benefits to the Westbury Road Activity Centre. Changes include:

- Upgrading of roundabouts to signalised intersections, as shown in Figure 16 and in accordance with the Road Network Plan (see Section 9.2.5).
- Creating a more direct road link from Westbury Road into Prospect Vale Park. This will help to provide better traffic management and improve pedestrian safety.
- If uses in the Donalds Avenue Industrial Sub-Precinct transition away from industrial use, provide for a new link to Donalds Avenue, either from Meander Valley Road or the Westbury Road roundabout. This will provide more direct access into future commercial uses in Donalds Avenue and improve traffic circulation. Alternatively, investigate straightening the Donalds Avenue junction onto Westbury Road.
- Implementation of a Parking Plan to consolidate the provision of car parking into off-street shared public parking, funded through cash-in-lieu contributions. This will minimise the amount of land dedicated to separate private car parking arrangements and improve pedestrian amenity.
- Prioritisation of pedestrian movement and activity over siting of vehicle parking and access while still maintaining the arterial function of Westbury Road. Potential measures include installation of mid-block crossings and pedestrian refuges, and potential lowering of speed limits.
- Consider introducing bus priority measures such as highly accessible stops and prioritisation at interchanges.

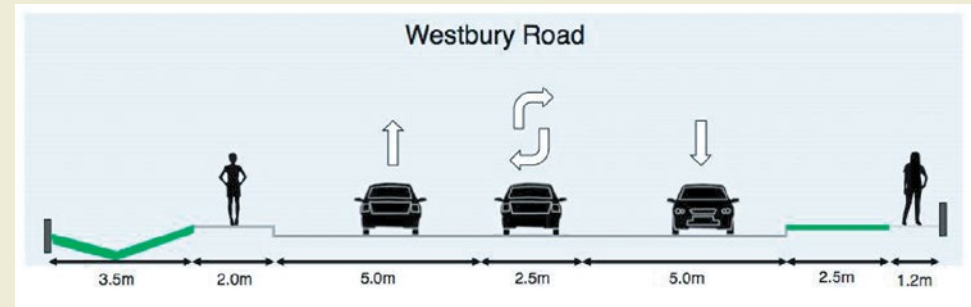


Figure 20: Existing configuration of Westbury Road



Figure 21: Potential reconfiguration of Westbury Road

Built Form and Urban Design

The plan for the Westbury Road Activity Centre promotes a single, linear activity centre extending from Mace Street in the north to near Harley Parade in the south. Westbury Road will form the spine of this activity centre with a 'main street' character north of Donald Avenue. Key urban design and built form changes to support this character will include:

- New commercial buildings interfacing with Westbury Road to promote street life and activate public areas. Active street frontages along Westbury Road should be prioritised.
- The reconfiguration of Westbury Road to promote a 'main street' character, and a more pedestrian friendly environment. The potential reconfiguration of Westbury Road is shown in Figures 20 and 21 and would allow for the widening of footpaths and streetscape enhancements (e.g. street trees and street furniture), while maintaining turning lanes at key intersections. Consider slowing of traffic along Westbury Road to encourage a more pedestrian friendly space.
- More medium density housing along Westbury Road, preferably above and to the rear of commercial premises. New housing south of Country Club Avenue should ensure that existing industrial uses are not constrained.
- The development of gateways at key points along Westbury Road and Meander Valley Road (see Figure 19) to signal to visitors that they are entering the Centre. Gateway treatments in the public realm could include

streetscape, signage or public art installations. Gateway treatments for development at high-exposure sites and corridors should be constructed with high quality facades and landscaping.

- North of Meander Valley Road, onsite parking (where provided) should primarily serve long-term users such as employees and be located to the side or rear of buildings. Loading areas should also be positioned at the rear of buildings.
- This will enhance safety, character and pedestrian access within the Activity Centre. The use of laneways for rear loading access should be encouraged, where practical.
- Investigate feasibility of transitioning to underground powerline, in tandem with other road upgrades such as intersection signalisation, to improve amenity.

Donalds Avenue

It is unlikely that the Donalds Avenue Precinct will transition away from industrial uses to commercial uses in a single stage. The fragmented land ownership in the precinct creates complexities for staging this transition. Figure 22 provides a potential staging patterns for the long-term redevelopment of the Donalds Avenue area. The actual transition pattern will depend on a number of factors such as the future plans of landowners, market demand for commercial space, and developer interest.

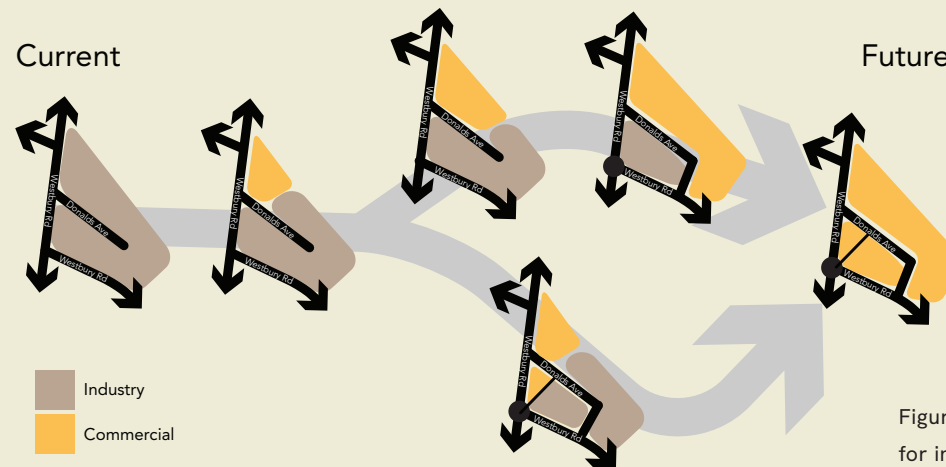


Figure 22: Potential transition patterns for industrial land at Donalds Avenue

9.3.2 WESTBURY ROAD RESIDENTIAL CORRIDOR

This section provides guides future development along Westbury Road, between the Westbury Road Activity Centre and the Mount Leslie Road junction, and the parts of Bimbimbi Avenue, Bradford Avenue, Mace Street, and Vale Street within around 200 m walking distance of Westbury Road.

This corridor is identified as a Priority Consolidation Area by the Northern Tasmania Regional Land Use Strategy 2021. These areas are intended to support a broadened range of housing accommodation types and provide improved access, services, amenity and liveability.

Applying the Inner Residential Zone, or similar, to the area shown in Figure 23 would further this objective and be expected to provide for up to an additional 175 dwellings suitable for downsizers, renters, and young workers, in a location that is serviced by multiple bus routes, close to shops, services and schools. Potential dwelling types include villas, low rise apartments, and townhouses.

The majority of stormwater from this corridor is directed to the northwest, through Tyler Village, and the St Ives – Williwow Lane – Peel Street Reserves, before discharging into Dalrymple Creek further downstream. Further stormwater modelling is required to determine future system capacity and suitable responses, such select upgrades to the system, on-site detention or limitations on site coverage.

With Westbury Road acting as a principal bus route within the context of Greater Launceston, more people living along this route will improve bus patronage and support more frequent services. However, to prioritise pedestrian safety, new crossovers should be minimised. As traffic volumes along Westbury Road increase, right hand turns across traffic should also be restricted.

A preferred location for a passive open space should be identified and secured along this corridor as development of the corridor progresses to maximise accessibility to open space for local residents.



Figure 23: Westbury Road Residential Corridor

9.3.3 PITCHER PARADE CORRIDOR

This section provides a detailed plan to guide future development within the Pitcher Parade Corridor. While currently used for grazing, the land is currently reserved for future urban development, through the Future Urban Zone, and will be instrumental in the long term delivery of the proposed road, pathway and open space networks referred to earlier in this document. This major development front is divided by Pitcher Parade, into two Precincts: Pitcher Parade West and Pitcher Parade East. Development of a masterplan for each Precinct, and implemented through a Specific Area Plan, will be necessary to achieve the outcomes described below.

Pitcher Parade West

The land within this Precinct has the potential to yield up to 110 dwellings based on current dwelling yields, and function as an additional community and recreation hub.

While currently constrained by proximity to the Prospect Vale Sewage Treatment Plant, the diversion of sewage to Ti Tree Bend is likely to remove this primary impediment to future development. To ensure sufficient water supply, the water main along Pitcher Parade would require augmentation.

Dalrymple Creek provides opportunity to establish linear open space that can manage stormwater naturally and serve as a major off-road shared pathway within the broader network. This pathway, and other links to the surrounding area would provide for an integrated transport network for the broader Growth Area.

As one of the flatter and undeveloped sites within the Growth Area, this sub-precinct also represents one of the few feasible locations for new recreation facilities.

The need for recreation facilities has already been discussed, with a suitable area having been highlighted near the Prospect Sewage Treatment Plant.

With very long term demand for a primary school in the Growth Area, there is a need to identify a preferred suitable location. While 68 Country Club Avenue, Prospect Vale was originally intended as a school site, this site is considered unfeasible by the current owners (the Department of Education) due to the presence of a threatened vegetation community. The preferred location identified in Figure 24 would ensure that the primary school is centrally located within the growth corridor, co-located with the proposed recreation area, and accessible by active and public transport links. Subject to further investigation, the Pitcher Parade East Precinct may provide an alternative viable location.



Figure 24: Pitcher Parade West Precinct - Preferred Zoning and Facility Configuration

Pitcher Parade East

Located east of Pitcher Parade and north of Mount Leslie Road, the land within this Precinct has the potential to yield up to about 650 dwellings based on current dwelling yields (see Figure 25). Specific yields will be subject to further development of a masterplan for the Precinct.

Waterways running through the area provide an opportunity for linear open space that can manage stormwater naturally and serve as a major off-road shared pathway within the broader network.

The area north of these waterways is constrained by steep topography, landslip and scenic values. Low density or environmental living, similar to that at nearby Havelock and Corin Street, should be considered. This northern area also commands an elevated position and provides an opportunity to link walking trails at Pitcher Park with those within Duck Reach, and improve recreational access to the Gorge and Trevallyn Reserve.

The Precinct is also constrained by the Prospect Vale Sewage Treatment Plant, but to a much lesser extent and mostly limited to the western end. Lower parts of the site, particularly below the 140 m AHD line, requires further investigation to determine the most appropriate and cost effective method of managing wastewater (e.g. pump station or on-site wastewater treatment).

Configuring the internal road layout to minimise through-traffic, particularly to Summerhill, while still providing local access will ensure that Salisbury Crescent is not further overburdened.

Subject to further investigation, the Precinct may provide for a suitable location for a local cluster activity centre to provide for local convenience or an alternative location for a small recreational or primary school facility. The Precinct that contains the sites identified for a future primary school and recreation facility should be established first.



Figure 25: Pitcher Parade East Sub-Precinct - Preferred Zoning and Facility Configuration

9.3.4 BLACKSTONE HILLS

With the population of the Growth Area continuing to grow, there is a need to determine the appropriate level of development within the Blackstone Hills. This section provides a more detailed plan to guide future development within the Blackstone Hills, extending from the South Esk River in the west, to Blackstone Road in the north, and Strahans Hill in the south. Development of a masterplan, and implemented through a Specific Area Plan, will be necessary to achieve the outcomes described below.

The scenic values of the Blackstone Hills are highly valued by the community. While the site is already subject to scenic protections, these can be reinforced. At the same time, the site provides strategic opportunities to better link our community and provide unique lifestyle and recreational offerings.

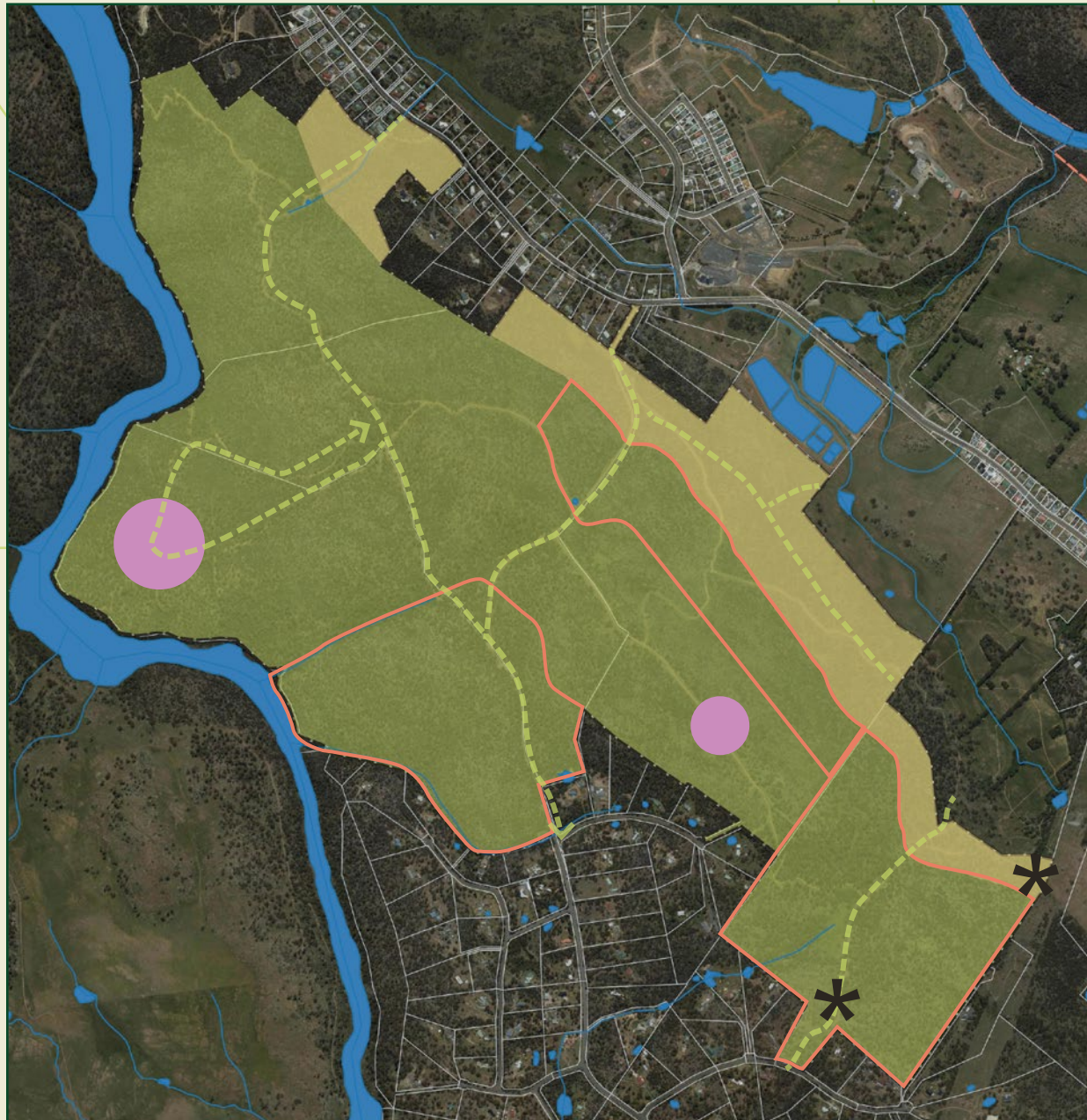
Greater connectivity between Prospect Vale, Blackstone Heights and Travellers Rest can be achieved by extending new roads, particularly along existing dirt tracks (such as through Trulls Saddle and past Strahans Hill) and along the eastern foothills parallel to Pitcher Parade. This will provide flexibility in the road network and is critical to resolve long-standing concerns about single road access to residential areas, particularly during bushfires.

Exploration of the potential for a nature recreation reserve on the western side of the Blackstone Hills near Reedy Basin can diversify existing recreational opportunities and potentially provide alternate access to the South Esk River. This reserve can be linked to surrounding area by walking trails, furnished without lookouts, along the ridgeline of the Blackstone Hills and along the South Esk River.

Environmental living, clustered into the three areas shown in Figure 26, can assist in diverting lifestyle development pressures away from sensitive environmental and productive agricultural areas within the broader region. These areas should be located on mid-slopes and low locations to protect prominent high points, vistas, and views.

Low density residential development along the eastern base of the Blackstone Hills, will respond to local constraints such as steep topography, landslip, bushfire natural and scenic values and provide for a parallel collector road into Blackstone Heights. This development will transition from standard low density residential development below the slope break to larger lots above and along gullies.





- KEY**
- Open Space (Indicative)
 - Environmental Living
 - Cluster (Indicative)
 - Low Density Residential
 - Potential Road Link
 - Slow Point

Figure 26: Blackstone Hills

9.3.5 BASS HIGHWAY CORRIDOR

This section provides a more detailed plan to guide future development along the Bass Corridor, between the Blackstone Hills in the north and the hills surrounding Mount Arnon to the south.

South of Bass Highway

The area shown in Figure 27 is currently located within the Rural Living Zone D. The minimum lot size is currently 8 ha despite a significant proportion of lots within the area ranging between 1-4 ha. Legacy zoning and historical development has also resulted in several attenuating activities being located within this corridor, such as a sawmill and concrete batching plant.

This rural living area is close to Launceston and would support a greater diversity of housing mix available within the surrounding area. Reticulated water and sewerage services are not available, and the land is not required for urban purposes in the foreseeable future. The road network will have sufficient capacity for such consolidation if new crossovers onto Meander Valley Road are minimised and a new road link is constructed in line with the Road Network Plan.

The application of the Rural Living Zone B, with a 2 ha acceptable lot size, would provide up to 50 new dwellings, which would significantly divert rural living housing pressure away from productive agricultural land. This zoning balances this consolidation with natural and scenic values and provides appropriate buffers to existing attenuating activities while reflecting predominant lot sizes in the area.

Further consolidation of lots off Coates Road may be appropriate if development of South Prospect progresses.

The area adjacent to the Travellers Rest roundabout currently serves a self-storage facility, a sawmill and the Hadspen Substation. This area has a rural industrial character and, subject to further investigation, may be suitable for similar low impact industrial activities.

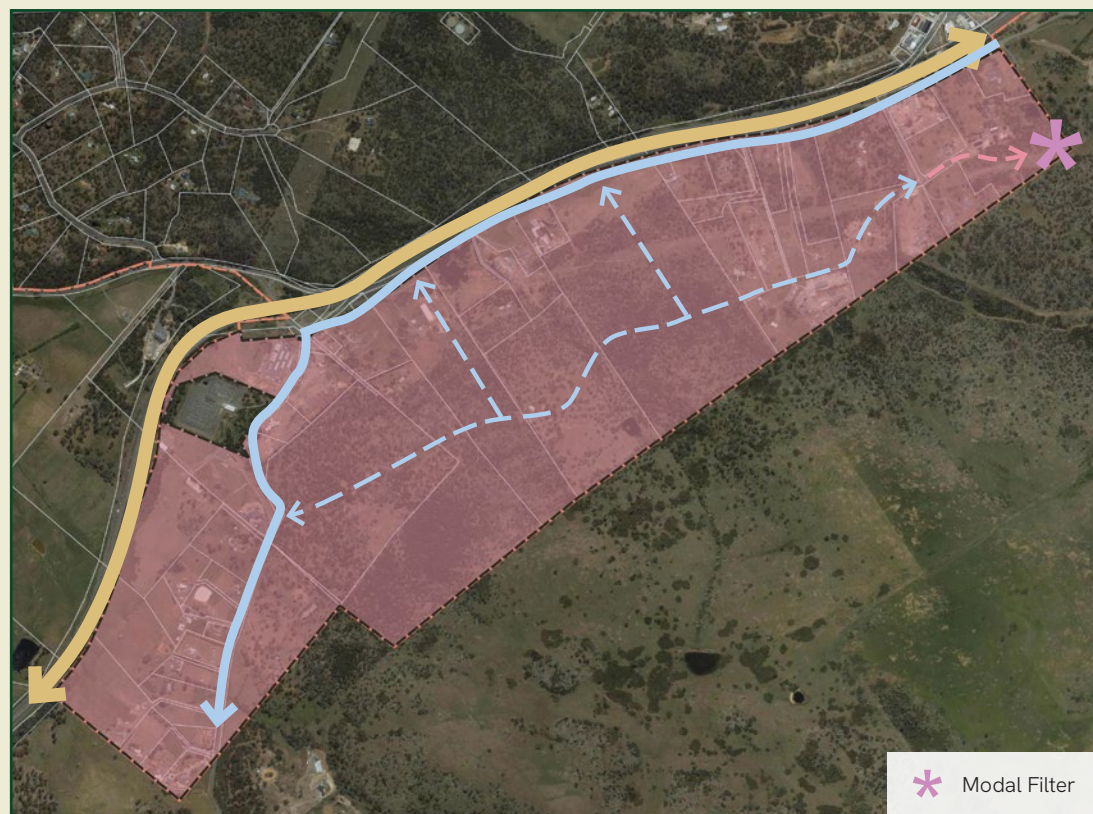


Figure 27:
Rural living south
of Bass Highway

North of Bass Highway

Currently located within the Rural Zone, this area contains notable scenic values, through forming part of the gateway into Launceston along the Bass Highway, whilst also being constrained by topography, landslip risk, nearby industrial activities and the Bass Highway. However, proximity to facilities and services within the Westbury Road Activity Centre also makes the site suitable for additional lower density residential development.

There is opportunity to reinforce the protection of scenic and natural landscape values, whilst still providing for small scale residential development, through encouraging an environmental living cluster of up to about 17 dwellings (see Figure 28). This residential development should be clustered in areas of cleared land or low tree canopy and the ability to be screened by vegetation to preserve the scenic quality of the treed hillside. A Specific Area Plan, maintaining a low average dwelling yield across the site of at least 2 ha, with larger lots in areas of higher scenic value, in combination with continued application of the Scenic Protection Area, Scenic Corridor, and Priority Vegetation overlays would provide the necessary guidance to development in this area.

The site also interacts with the Southern Industrial Sub-Precinct within the Westbury Road Activity Centre. Rationalisation of this edge, by expanding the Light Industrial Zone, would secure a buffer between existing industrial uses and residential uses within Daytona Rise, and improve operability of the adjoining commercial and industrial uses.

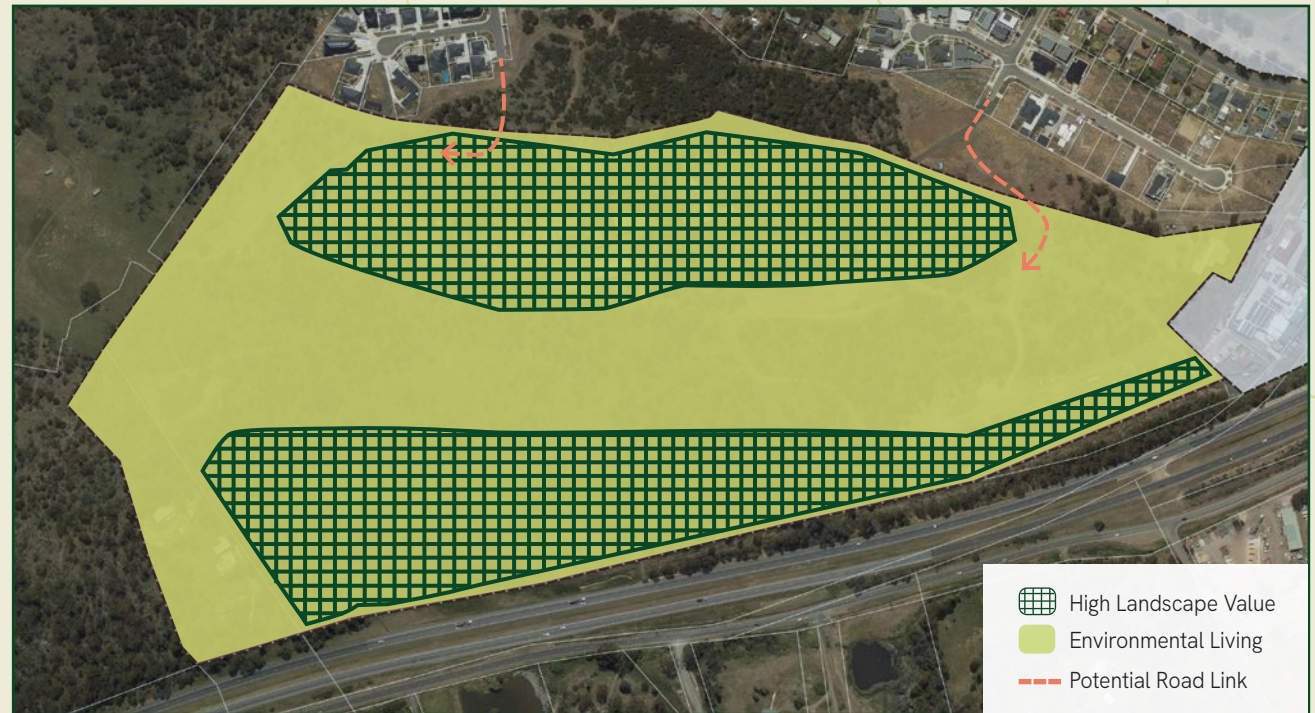


Figure 28: North of Bass Highway

10 IMPLEMENTATION

This section outlines the specific actions recommended to progress the Structure Plan. It is important, however, to note that the Structure Plan does not commit Council to implementing all of the recommended actions. The Structure Plan will be used as a guide to achieve the vision for the Growth Area through the identified strategies and to better service the community as resources become available. Alternative actions will be considered and progressed on a case by case basis.

Amendments to the Meander Valley Local Provisions Schedule will be required to implement the blueprint defined in this Structure Plan. Amendments to progress greenfield developments should be undertaken in partnership with landowners and any rezoning can potentially be undertaken in stages, depending on the readiness of landowners for development or land-use changes. For many major development fronts, further investigations are required, as detailed in Table 11 and 12, to guide future development.

TasWater and TasNetworks have indicated that infrastructure will be able to respond to the increased population in the area. In the case of TasWater, there will be a need for investment in new or improved sewerage and water infrastructure to cater to new development. This Structure Plan will provide these utilities with greater certainty about the level of growth, and the pattern of development in the area. The Structure Plan will be critical to planning for infrastructure investment in the area.

New road and pathway infrastructure will be essential to delivering adequate capacity and guaranteeing safety for residents in the Growth Area. Council and major landowners in the area will be jointly responsible for the timing and delivery of these new roads. Ongoing discussions with Metro should be held with regard to route planning and road needs.



Table 11: Development Framework - Proposed Actions

#	Action	Council Role	Priority
Housing Types			
1	Support conversion of the Prospect Vale Sewage Treatment Plant to a pump station, to support long term population growth.	Advocate	High
2	Develop and implement an Infrastructure Contribution Framework for major development areas to equitably finance future infrastructure, as required.	Provider	High
3	Advocate for capacity improvements to potable reticulated water supply in Blackstone Heights.	Advocate	Medium
Community Services and Facilities			
1	Undertake a feasibility study into the development of a community centre within the Westbury Road Activity Centre. If feasible, identify and secure the preferred site for a multi-purpose community centre.	Provider	Medium
2	Advocate for the establishment of more medical facilities within the Westbury Road Activity Centre.	Advocate	Ongoing
Activity Centre Network Plan			
1	Identify the Westbury Road Activity Centre as a Major Activity Centre within the Northern Tasmania Regional Land Use Strategy.	Advocate	High
2	Progress the recommended infrastructure and zoning changes within the Westbury Road Activity Centre (see below).	Provider / Facilitator	High / Medium
3	Undertake further investigations into the establishment of additional small local clusters within Growth Area, co-located with existing tourism or community nodes where possible.	Provider	Low
Public Open Space Network Plan			
1	Divest surplus public open space within Prospect Vale in accordance with the Eastern Play Spaces Strategy 2024.	Provider	High
2	Investigate potential use of the Prospect Vale Sewage Treatment Plant site, once decommissioned, for active public open space.	Provider	High
3	Collaborate with MAST to investigate long-term boat and watercraft access to river.	Facilitator	Low
4	Upgrade Prospect Park with new entry and car park accessed from the Meander Valley Road roundabout.	Provider	Medium
5	Deliver play spaces in accordance with the Eastern Play Spaces Strategy 2024.	Provider	Ongoing
Pathway Network Plan			
1	Construct a pathway along Panorama Road to complete 'The Loop' in Blackstone Heights.	Provider	High
2	Recognise Westbury Road and Mount Leslie Road as a Priority Pedestrian Road.	Provider	Medium
3	Undertake a feasibility study into the construction of a pathway between Pitcher Park and Duck Reach.	Facilitator	Medium
4	Undertake an audit of the existing pathway network against the Tasmanian Cycling Infrastructure Design Guide and identify specific treatments, such as wayfinding and end-of-trip facilities, and implement.	Provider	Medium
Road Network Plan			
1	Recognise Westbury Road as a Major Road.	Provider	High
2	Recognise Country Club Avenue as a Future Major Road.	Provider	Medium
3	Advocate for the development of bus shelters along bus routes in Prospect Vale and Blackstone Heights.	Advocate	Ongoing
4	Participate in service planning reviews for bus services, advocating for more direct routes and more frequent services in the area.	Advocate	Ongoing
5	Advocate for long term planning for interchange ramps at Oakden Road.	Advocate	Ongoing
6	Advocate for long term planning for an arterial road link between the Prospect Vale and Kings Meadows interchange through South Prospect.	Advocate	Ongoing
7	Plan for and progress the intersection upgrades proposed in Table 10.	Provider / Facilitator	Ongoing

Table 12: Major Development Fronts - Proposed Actions

#	Action	Council Role	Priority
Westbury Road Activity Centre			
1	Undertake further investigation into existing attenuating activities to manage and mitigate land use conflict. Amend the Meander Valley LPS, such as implementing mapped attenuation areas, as required.	Provider	High
2	Develop a Specific Area Plan to further the urban design outcomes sought in Section 9.3.1.	Provider	High
3	Develop and adopt a Parking Precinct Plan.	Provider	Medium
4	Investigate rezoning of the Mixed Use Sub-Precincts, beginning with Sub-Precinct 2A, to the Urban Mixed Use Zone. Sub-Precinct 2B and 2C to be rezoned when Sub-Precinct 2A has achieved a mix of uses.	Provider	Medium
5	Investigate rezoning within the Community and Recreation Precinct to support its role as a community and cultural hub.	Provider	Medium
6	Investigate rezoning of Sub-Precinct 3B to the Commercial Zone.	Provider	Medium
7	Cost and prepare engineering design for the streetscape improvements outlined in Section 9.3.1, including all roundabout to traffic light conversions and intersection treatments, a four lane two way road with median turning lane between Meander Valley Road and Country Club Avenue junctions, including consideration of feasibility of bicycle facilities and underground power.	Provider	Medium
Westbury Road Residential Corridor			
1	Review current and future capacity of the stormwater network, including climate change factors, and facilitate upgrades as necessary.	Provider	High
2	Further investigate feasibility and trade-offs of safe cycling facilities along Westbury Road.	Provider	Medium
3	Investigate rezoning of to the Inner Residential Zone, or equivalent, and identify a preferred public open space area near the Mount Leslie Road junction.	Provider	Medium
Pitcher Parade Corridor			
1	Collaborate with landowners to develop a masterplan for the major development area that outlines the preferred locations for an 8 ha recreation ground, linear open space, 4.5 ha primary school site, residential development, and road and pathway layouts. The masterplan should also consider the opportunity and need for a future local activity centre within the east part of Pitcher Parade Corridor; and investigate the most appropriate and cost effective method to manage wastewater, particularly below the 140 m AHD line.	Facilitator	Low
2	Subject to decommissioning of the Prospect Vale Sewage Treatment Plant, rezone the land supported by a Specific Area Plan to implement the masterplan.	Provider	Low
3	Investigate rezoning of 19 and 22 Hammond Court Prospect Vale from the Future Urban Zone to the Low Density Residential Zone.	Facilitator	Low
Blackstone Hills			
1	Collaborate with landowners to develop a masterplan for the Blackstone Hills area that outlines the preferred locations for environmental living residential clusters, a nature reserve, critical road links between localities, and low density residential development, in a manner that responds to landscape values.	Facilitator	High
2	Investigate rezoning of the land supported by a Specific Area Plan to implement the masterplan.	Facilitator	High
3	Develop the new road connections as development progresses in accordance with the Road Network Plan.	Facilitator	High
Bass Highway Corridor - North			
1	Collaborate with landowners of Lot 1 Harley Parade, Prospect Vale to develop a masterplan that provides for environmental living residential development with an average yield of one dwelling per 2 ha, and expansion of the Light Industrial Zone along the western edge of the Southern Industrial Sub-Precinct.	Facilitator	Low
2	Investigate rezoning of the land supported by a Specific Area Plan to implement the masterplan.	Provider	Low
3	Investigate rezoning of 400 Bass Highway, Prospect Vale to the Landscape Conservation Zone.	Provider	Low
Bass Highway Corridor - South			
1	South of the Bass Highway, Investigate rezoning of the area to Rural Living B, supported by further investigations into natural values and existing attenuating activities.	Provider	High
2	Investigate removal of the Priority Vegetation Area Overlay from 26 Pateena Road, Travellers Rest (TasNetworks Substation)	Provider	Low
3	Investigate a Specific Area Plan for land adjacent to the Travellers Rest roundabout to provide for low-impact storage and transport depot uses.	Provider	Low



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