Prospect Vale – Blackstone Heights Structure Plan 2025-2045

Supporting Report

Author: T Wagenknecht

19/12/2025

Prepared for Meander Valley Council

Table of Contents

Figures 3
1. Introduction 5
2. Planning Policy Framework 7
2.1 Tasmanian Resource Management and Planning System 7
2.2 State Policies 8
2.2.1 State Policy on the Protection of Agricultural Land 2009 8
2.2.2 State Policy on Water Quality Management 1997 9
2.2.3 State Coastal Policy 1996 9
2.2.4 National Environment Protection Measures 10
2.3 Schedule 1 of the LUPA Act 10
2.4 Tasmanian Planning Policies 12
2.5 Northern Tasmania Regional Land Use Strategy 2021 14
2.6 Meander Valley Community Strategic Plan 2024-2034. 20
2.7 Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule 21
3. Structure Plan Guidelines 23
4. Changes in Context 24
5. Growth Area Profile 27
5.1 Physical Attributes Analysis 27
5.1.1 Topography and Natural Features 27
5.1.2 Land Capability 28
5.1.3 Environmental Hazards 31
5.1.4 Environmental Values 42
5.1.5 Settlement Pattern 52
5.2 Socioeconomic Attributes Analysis 53
5.2.1 Demographic Profile 53
5.2.2 Projected and Forecast Population Growth and Change 58
5.2.3 Housing Profile 68
5.2.4 Forecast Housing Demand and Supply 70
5.2.5 Adequacy of Residential Land Supply 71
5.2.6 Residential Land Affordability and Buyer Profiles 77
5.2.7 Economic Activity 80
5.2.8 Activity Centres and Access to Retail and Commercial Facilities 83
5.2.9 Industrial Land Demand and Supply 88
5.3 Sociocultural Attributes Analysis 102

5.3.1 Cultural Heritage Values 102
5.3.2 Aboriginal Heritage Values 102
5.3.3 Open Space and Recreation 102
5.3.4 Community Facilities 109
5.4 Physical Infrastructure Capacity Analysis 116
5.4.1 Sewer 116
5.4.2 Water 118
5.4.3 Stormwater 124
5.4.4 Electricity 125
5.4.5 Telecommunications 126
5.4.6 Gas 126
5.5 Transport Analysis 127
6. Community Consultation 130
7 Community Priorities and Visions 130
8 Structure Plan 130
10 Bibliography 131

Figures

Figure 1: Aerial image illustrating the spatial extent of the Structure Plan Growth Area. **6**
Figure 2 Hierarchy of Tasmanian Planning Instruments **7**
Figure 3: Map D.1 Regional Framework Plan **15**
Figure 4: Indicative Priority Consolidation Area along Westbury Road **16**
Figure 5: Indicative edge of Growth Corridor along eastern face of Blackstone Hills **17**
Figure 6: Slope in degrees within Growth Area **28**
Figure 7: Modelled land capability **29**
Figure 8: Land currently within the Agriculture and Rural Zones **30**
Figure 9: Mapped bushfire-prone area overlay **31**
Figure 10: Mapped landslip hazard area overlay **32**
Figure 11: Extent of flooding in the Growth Area within the South Esk Catchment during a 1% AEP Climate Change Event **34**
Figure 12: Extent of flooding within Blackstone Heights within the South Esk and North Esk Catchment during a 1% AEP Climate Change Event **35**
Figure 13: Extent of flooding within Prospect Vale within the South Esk Catchment during a 1% AEP Climate Change Event **36**
Figure 14: Extent of flooding within Travellers Rest within the South Esk Catchment during a 1% AEP Climate Change Even **37**
Figure 15: Attenuation buffers of known attenuating activities within the Growth Area **40**
Figure 16: Attenuation Buffers within the Westbury Road Activity Centre **41**
Figure 17: Approximate extent of the Midlands region of central Tasmania priority place **43**
Figure 18: Vegetation communities within the Growth Area as identified by TASVEG 4.0 **45**
Figure 19: CFEV riverine sub-catchments and waterbodies **47**
Figure 20: Wetland with high (green) integrated conservation value, as identified by CFEV **47**
Figure 21: Wetlands of high (green) and very high (blue) integrated conservation value, as identified by CFEV **48**
Figure 22: Waterway protection areas, or riparian areas, identified within the Growth Area 49
Figure 23: Map identifying the location and spatial extent of land use zone allocation within the Growth Area 52
Figure 24: Population by Life Stages - Growth Area 54
Figure 25: Population by Life Stages – Prospect Vale 54
Figure 26: Population by Life Stages - Blackstone Heights **55**
Figure 27: Population by Life Stages - Travellers Rest **56**
Figure 28: Total Population Projections for Meander Valley, 2024-2056 **58**
Figure 29: Forecast Annual Population Change by Year, Prospect Vale - Blackstone Heights Assessment Area, 2024-2044 **60**
Figure 30: Natural Change (Birth less Deaths) **61**
Figure 31: Forecast Population Change by Age Group - Prospect Vale and Blackstone Heights Assessment Area, 2024-2044 **62**
Figure 32: Primary local places of migration to growth area by SA2 **63**
Figure 33: Primary places of migration away from Growth Area by Locality. **65**
Figure 34: Net migration, Northern Tasmani **66**
Figure 35: Dwelling Tenure in Growth Area **68**
Figure 36: Household composition in Growth Area **69**
Figure 37: Number of bedrooms per dwelling in Growth Area **69**
Figure 38: Housing suitability in Growth Area **70**

Figure 39: Suitably zoned residential land supply **73**
Figure 40 Output by Industry Sector – Prospect Vale and Blackstone Heights Destination Zone **81**
Figure 41: Employment by Industry Sector – Prospect Vale and Blackstone Heights Destination Zone **82**
Figure 42: Occupation of Resident Working Population in Prospect Vale and Blackstone Heights (SA2) **83**
Figure 43: Existing Growth Area Activity Centres with 1200m buffer and potential locations for local clusters in blue **88**
Figure 44: Activities within the Westbury Road Light Industrial Precinct 2025 **90**
Figure 45: Donalds Avenue Sub-Precinct **92**
Figure 46 Westbury Road West Sub-Precinct **93**
Figure 47: Westbury Road East Sub-Precinct **95**
Figure 48: Lot sizes within the Industrial sub-precincts **100**
Figure 49: View from ridgeline of Blackstone Hills facing east towards the western tiers **104**
Figure 50: Slope suitability, with areas of up to 5% slope in dark green and 5-10% in light green **107**
Figure 51: Reticulated Sewerage Infrastructure in Blackstone Heights **116**
Figure 52: Reticulated Sewerage Infrastructure in Prospect Val **117**
Figure 53: TasWater Water Supply Zones in Blackstone Heights **119**
Figure 54: Reticulated Water Network in Blackstone Heights **120**
Figure 55: Reticulated Water Infrastructure in Prospect Vale **121**
Figure 56: Possible reserve locations and pipes of concern **123**
Figure 57: Council's Public Stormwater Network **124**
Figure 58: Electricity Transmission Infrastructure Protection Overla **125**
Figure 59: Declared Gas Pipeline Planning Corrido **126**
Figure 60: Bus Network **128**

1. Introduction

This document provides an overview of the background analysis and consultation that has informed the review and development of the Draft Prospect Vale - Blackstone Heights Structure Plan 2025-2045 (the 'Structure Plan').

A structure plan provides a coordinated planning approach to ensure that an area develops as a great place to live, work and visit and provides greater certainty for all stakeholders, including community members, business, governments and developments. It responds to community values, physical constraints, environmental values and hazards, movement networks, land use supply and demand, existing and requisite physical infrastructure, and impacts on broader physical and social infrastructure.

While the current structure plan only relates to Prospect Vale and Blackstone Heights, consideration of Travellers Rest was identified as an important inclusion into the Structure Plan to ensure a holistic consideration of both the Blackstone Hills and the urban growth corridor between Hadspen and the Prospect Vale interchange. This area is collectively referred to as 'the Growth Area'.

The spatial extent of the Growth Area is illustrated in Figure 1.

Review of the current Structure Plan will focus on existing land use patterns and zoning within the Growth Area to ensure there is sufficient and appropriately zoned residential, commercial, industrial, recreational and community land. Insofar as practicable, the Structure Plan will also be reviewed and updated to be consistent with the Tasmanian Planning Policies.

This review has been guided by (i) contemporary residential demand and supply, market segmentation and traffic data, (ii) contemporary community vision, priorities, and values, and (iii) legislated policy frameworks such as the Tasmanian Planning Policies.

Upon endorsement, the Structure Plan will provide a framework for future growth and development within the Growth Area through to 2045, and will include strategies, areas of focus and identify projects to realise the community's vision and objectives for the area whilst meeting our statutory obligations.

Figure 1: Aerial image illustrating the spatial extent of the Structure Plan Growth Area. (source: adapted from The LIST)

2. Planning Policy Framework

2.1 Tasmanian Resource Management and Planning System

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

The hierarchy of land use planning instruments derived from the RMPS is illustrated in Figure 2 below.

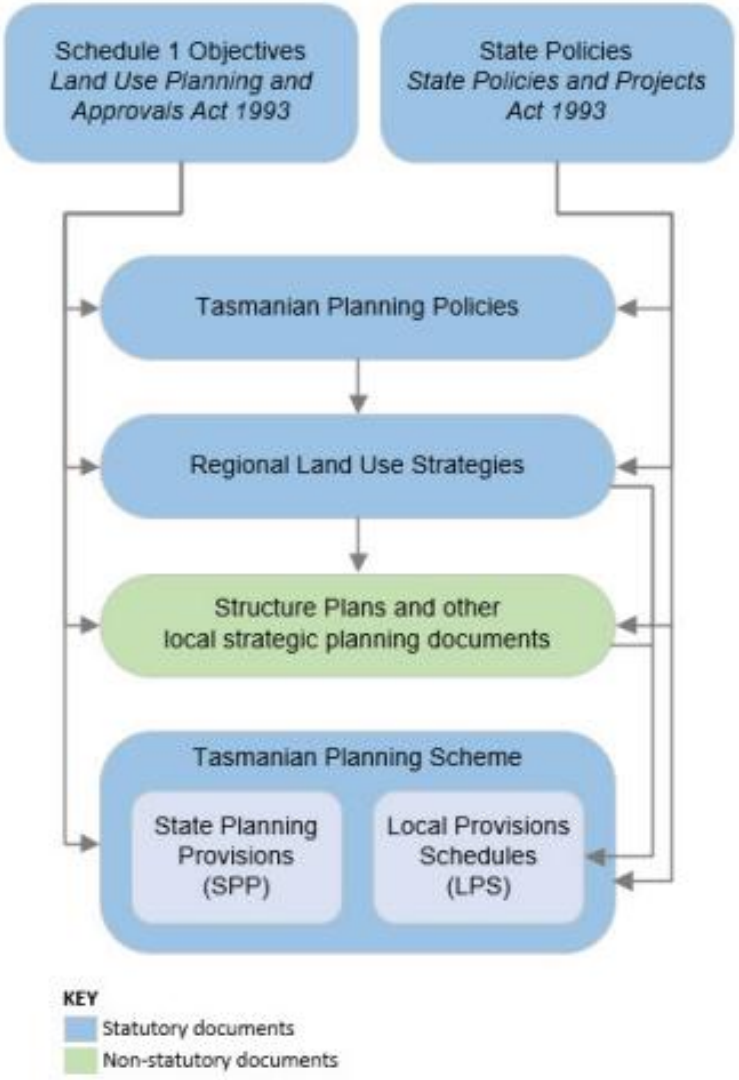

Figure 2 Hierarchy of Tasmanian Planning Instruments (source: Structure Plan Guidelines Draft November 2022)

Planning instruments listed at the top of the hierarchy provide the overarching strategic and policy context for the use and development of land. The instruments at the bottom of the hierarchy provide specifical detail and statutory controls for the use and development of land.

Structure plans sit at the interface between the suite of strategic instruments including Regional Land Use Strategies ("the RLUSs") and the Tasmanian Planning Policies ("the TPPs") and the statutory instruments which primarily encompasses the Tasmanian Planning Scheme ("the TPS"). They are developed to be consistent with and reflect high-level use strategy and policy whilst

concurrently aligning with specific statutory land use and development controls within Council's 'toolkit'.

In essence, structure plans synthesise the high-level policies and strategies to inform the application of land use zoning, and guide the development of other specific land use and development controls for a defined area which are implemented under the TPS though the municipal Local Provisions Schedules ("the LPSs").

2.2 State Policies

State Policies are made under the *State Policies and Projects Act 1993* to articulate the Tasmanian Government's strategic policy direction on matters of State significance related to sustainable development.

State Policies do not override legislation. They are implemented through the State's planning, development and regulatory systems, including incorporation into planning schemes or special planning orders. Planning decisions made by Tasmanian Government regulators and councils must be consistent with the provisions of the State Policies. The provisions of State Policies are captured in the normal development application approval processes of councils, in their capacity as local government planning authorities, and relevant Tasmanian Government regulators.

There are currently three State Policies operating within Tasmania:

- *State Policy on the Protection of Agricultural Land 2009*
- *State Coastal Policy 1996*
- *State Policy on Water Quality Management 1997*

National Environment Protection Measures (NEPMs) are also taken to be State Policies in Tasmania.

2.2.1 State Policy on the Protection of Agricultural Land 2009

The *Protection of Agricultural Land Policy 2009* ('the PAL Policy') seeks to conserve and protect agricultural land so that it remains available for the suitable development of agriculture, recognising the particular importance of prime agricultural land to the agricultural sector and applies to all agricultural land in Tasmania.

The PAL Policy introduces the term 'Agricultural land' which is defined as:

> *"all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses."*

The PAL Policy defines the term 'Agricultural use as:

> *"means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the*

handling, packing or storing of produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry."

The PAL Policy also introduces the term 'prime agricultural land' which is defined as:

"agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania."

The PAL Policy comprises 11 principles which relate to the protection, conservation and administration of agricultural land. The principles are integrated into the current RMPS. In this regard, the Rural and Agriculture zones of the TPS have been prepared to be consistent with the PAL Policy.

2.2.2 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* applies to all surface waters, including coastal waters and ground waters, other than (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or (ii) waters in any tank, pipe or cistern. It seeks to manage and, where possible, enhance the quality of surface and ground water systems through catchment management, monitoring, and development control. The policy compromises a series of often technical objectives for the management of surface and ground water systems.

The objectives of the Policy are integrated into the current RMPS. In this regard, the Natural Assets Code of the TPS which applies to watercourses contains development controls that seek to minimise impacts on water quality including native vegetation, watercourse condition and the natural ecological function of watercourses.

Proposed strategies, such as the development of linear parks along waterways will also support consistency with this State Policy.

2.2.3 State Coastal Policy 1996

The *State Coastal Policy 1996* defines the term 'Coastal Zone' as, *under the State Coastal Policy Validation Act 2003, a reference in that State Coastal Policy 1996 to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.*

The subject area is greater than 2km from the nearest high-water mark (the estuarine portion of the South Esk River adjacent to the First Basin within Cataract Gorge). The State Coastal Policy therefore does not apply to the subject area.

2.2.4 National Environment Protection Measures

National Environment Protection Measures (NEPMs) are statutory instruments that specify national standards for a variety of environmental issues. There are seven NEPMs that must be considered:

- Air Toxics NEPM
- Ambient Air Quality NEPM
- Assessment of Site Contamination NEPM
- Diesel Vehicle Emissions NEPM
- Movement of Controlled Waste NEPM
- National Pollutant Inventory NEPM
- Used Packaging Materials NEPM

The Codes within the planning scheme, such as the Attenuation Code (C9) and Potentially Contaminated Land Code (C13), deal in detail with the relevant matters listed above, as they relate to land use and development.

2.3 Schedule 1 of the LUPA Act

The LUPA Act mandates that all planning instruments made under it are required to further the objectives of the RMPS which are set out in Schedule 1 of the LUPA Act.

The objectives of the RMPS are outlined in schedules in each relevant Act. Within the *Land Use Planning and Approvals Act 1993*, the objectives of the RMPS system and the planning processes, are listed in Part 1 and Part 2 of Schedule 1 and are reproduced below.

The Tasmanian Planning Policies, the State Planning Provisions, the Regional Land Use Strategies and the Local Provision Schedules must all further the objectives set out in Schedule 1.

Part 1 of Schedule 1 outlines the objectives of the RMPS system:

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are –
    (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
    (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
    (c) to encourage public involvement in resource management and planning; and
    (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and
    (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

2. In clause 1 (a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people

and communities to provide for their social, economic and cultural well-being and for their health and safety while –

(a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
(c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

Part 2 of Schedule 1 outlines the objectives of the planning process established by the LUPA Act:

PART 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

(a) to require sound strategic planning and co-ordinated action by State and local government; and
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
(i) to provide a planning framework which fully considers land capability.

Sustainable development, as defined within Part 1 of Schedule 1, underpins the RMPS and the Structure Plan must facilitate the sustainable development of the subject area in accordance with the objectives.

To ensure that the Structure Plan is actionable and functional, it will need to be prepared in a manner that furthers the objectives set out in Schedule 1. To do so, the Structure Plan will need to be consistent with, and reflect, the broader planning policy and strategic framework of the RMPS, including the Tasmanian Planning Policies (once made), the Northern Tasmania Regional Land Use Strategy, and the State Planning Provisions. By virtue of each of these planning instruments being established to further the objectives of the RMPS, the Structure Plan will also further the objective of the RMPS.

2.4 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. In this regard, strategic and regulatory planning instruments of the RMPS, including the applicable RLUS and the TPS, are all required to be consistent with the TPPs.

Draft TPPs were exhibited in March 2023. Following a lengthy review process, the Minister determined on 12 November 2025 to modify and make the TPPs under section 12G(2) of the *Land Use Planning and Approvals Act 1993*. The TPPs will be effective from 1 July 2026.

While the review of the Structure Plan is occurring prior to the TPPs coming into effect, as the Structure Plan will predominantly operate under the TPPs, is it logical to ensure broad consistency with imminent policies.

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.

Notably, the application principles specify that there is no order or hierarchy associated with the TPPs and that no single TPP policy or strategy should be read in isolation from another to imply a particular action or consequence. Where the application of the TPPs to a particular planning matter results in competing interests or conflicts between a TPP topic or specific strategy, the application guidelines call for resolution to be based on a balanced consideration and judgement derived from evidence having regard to the overall purpose of the TPPs and the particular planning outcome that is being sought within the context of the broader strategic and regulatory land use and planning framework.

There will be instances where a TPP policy or strategy is not specifically relevant or applicable to a particular planning outcome which is being sought based on a contextual consideration of the nature of the particular matter, the purpose of the applicable planning instrument, the Policy Application statement for each policy, the scale at which the strategies are being applied, and the environmental, social and economic characteristics of the area.

Although a direct response to each Policy and suite of strategies is not provided within this document, they have been considered in the preparation of the Structure Plan. Of particular relevance is Strategy 6 of Policy 1.1 (Growth), as follows:

Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:

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.*

While this Policy only applies to existing settlements and land that is proposed, allocated or identified for future settlement growth (with the exception of rural residential settlements not included within an urban growth boundary), the extent of the Structure Plan area has been expanded to include existing rural living and rural areas to better express and achieve the objectives of the current Northern Tasmania Regional Land Use Strategy, particularly in respect to guiding the development of rural and environmental living and the establishment of inter-urban breaks and corridors.

It is worth noting that the Northern Tasmania Regional Land Use Strategy does not delineate an urban growth boundary, but instead identifies urban growth areas. With the Northern Tasmania Regional Land Use Strategy currently under review, it is anticipated that urban growth boundaries for settlements across the region will be established through that process. The relevant urban growth boundary established by the Northern Tasmania Regional Land Use Strategy will be integrated into this Structure Plan during the next review cycle.

The matters listed above are considered throughout the Structure Plan, this and other supporting reports.

Any future rezonings will need to demonstrate that the relevant criteria within the Tasmanian Planning Policies, as required under section 34 of the *Land Use Planning and Approvals Act 1993*.

2.5 Northern Tasmania Regional Land Use Strategy 2021

The Northern Tasmania Regional Land Use Strategy 2021 (NTRLUS) is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through to 2032. The NTRLUS contains seven (7) distinct parts which are:

- Part A: The purpose and scope of the NTRLUS
- Part B: Regional Profile and Overview
- Part C: Regional Strategic Planning Framework
- Part D: Regional Planning Land Use Categories
- Part E: Regional Planning Policies
- Part F: Implementation and Monitoring Measures
- Part G: Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all applicable parts of the NTRLUS. In this instance, the parts of the NTRLUS that are most pertinent to the review of the Structure Plan are Parts D and E.

However, the NTRLUS is currently under review and will be overhauled to spatially apply the TPPs at the regional level and outline further community strategic directions. However, as the NTRLUS is the current operational policy framework, the following represents the most pertinent matters that Council ought to consider when preparing the Structure Plan, noting that the next review cycle will need to align the Structure Plan with the updated NTRLUS.

Part D - Urban Growth Areas

Within Part D of the NTRLUS, land use is separated into three categories:

i) Urban Growth Areas
ii) Rural Areas
iii) Natural Environment Areas

All land must be categorised into one of the above categories, in order to provide context for zoning of land in municipal planning areas.

Map D.1. Regional Framework Plan (see Figure 3 below) outlines Urban Growth Areas as a key land use category that are intended to support a sustainable development pattern consistent with the policies within Part E of the Strategy.

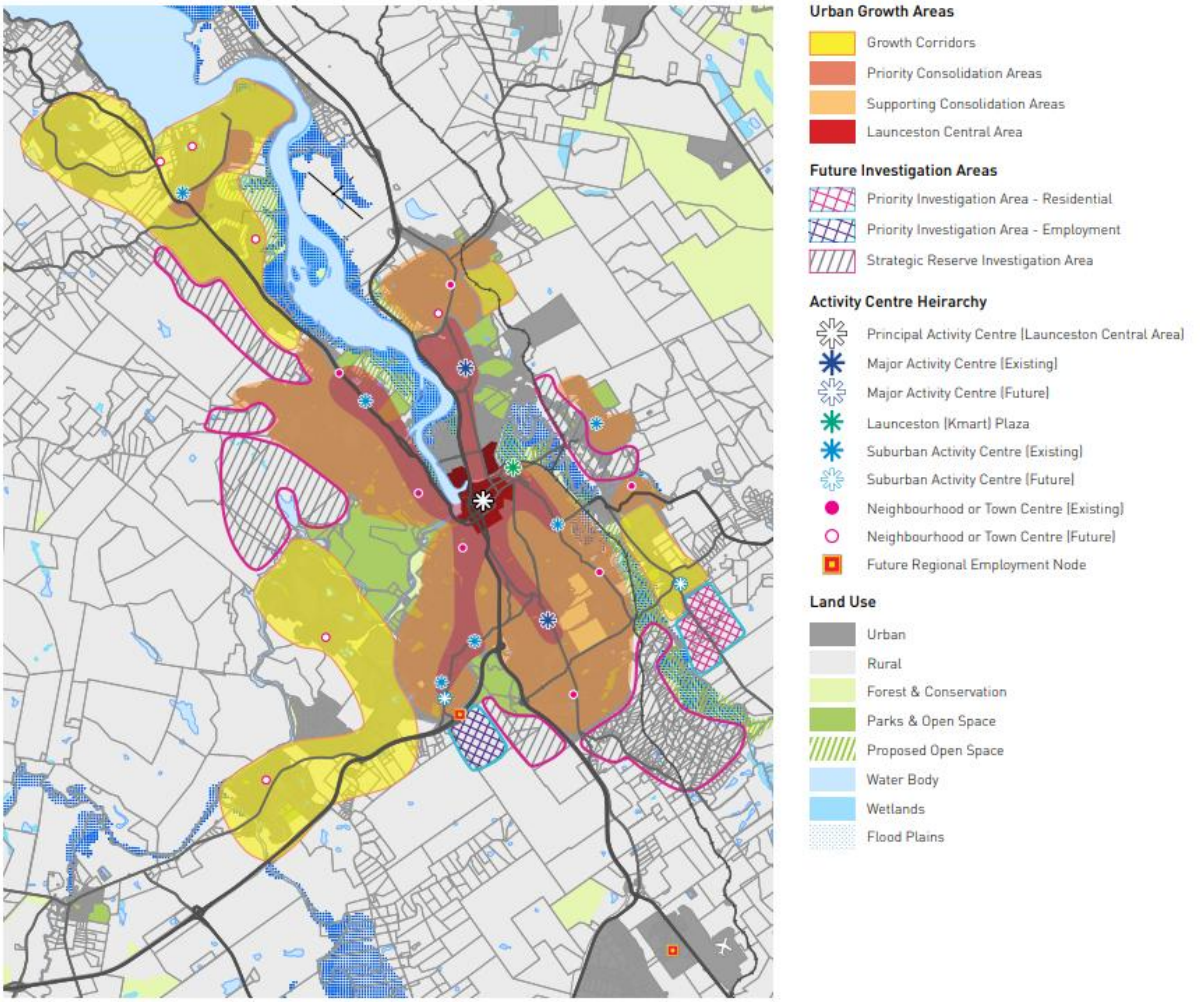

Figure 3: Map D.1 Regional Framework Plan (source: Northern Tasmania Regional Land Use Strategy 2021)

Urban Growth Areas are separated into (i) *Growth Corridors*, (ii) *Priority Consolidation Areas*, (iii) *Supporting Consolidation Areas*, and (iv) *Future Investigation Areas* (which are in turn separated into *Priority – Residential*, *Priority – Employment*, and *Strategic Reserve*).

Greater Launceston's primary western *Growth Corridor* extends from Blackstone Heights, down along Pitcher Parade, the Country Club Estate, parts of Travellers Rest along the highway, and also encompasses the entirety of Hadspen.

A *Priority Consolidation Area* extends between the Olde Tudor complex and the Marketplace along Westbury Road, with the balance of the suburb forming a *Supporting Consolidation Area*.

There are no *Future Investigation Areas* within the assessment area, however land to the southeast of Prospect Vale (also known as 'South Prospect') is identified as a *Priority Investigation Area – Employment* (inclusive of a *Future Regional Employment Node*) and a *Strategic Reserve Investigation Area*. The impacts of potential future development in this area upon the traffic network has been considered through the supporting Road Network Plan report prepared by Traffic & Civil Services.

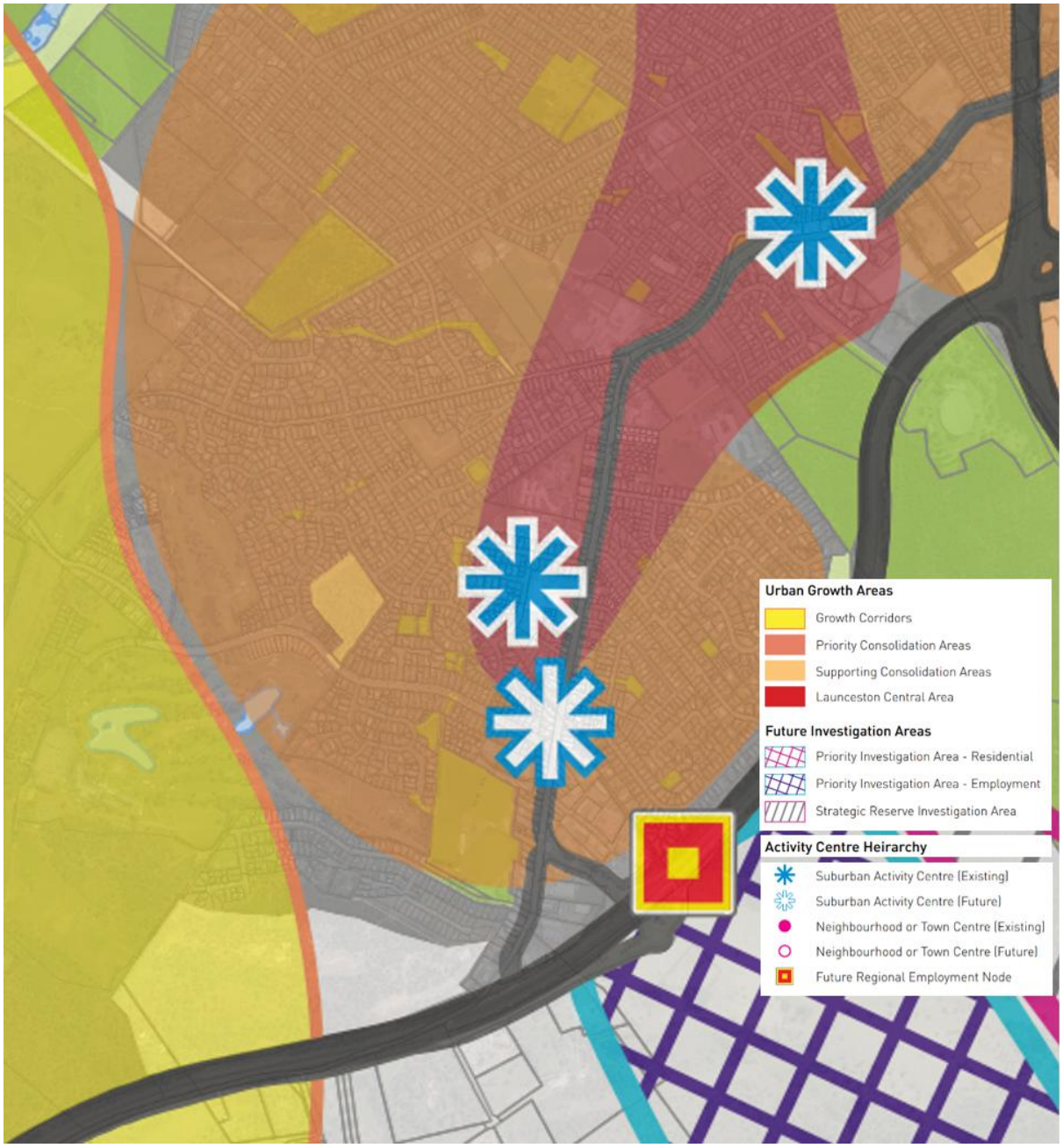

Figure 4: Indicative Priority Consolidation Area along Westbury Road (source: adapted from the Northern Tasmania Regional Land Use Strategy 2021)

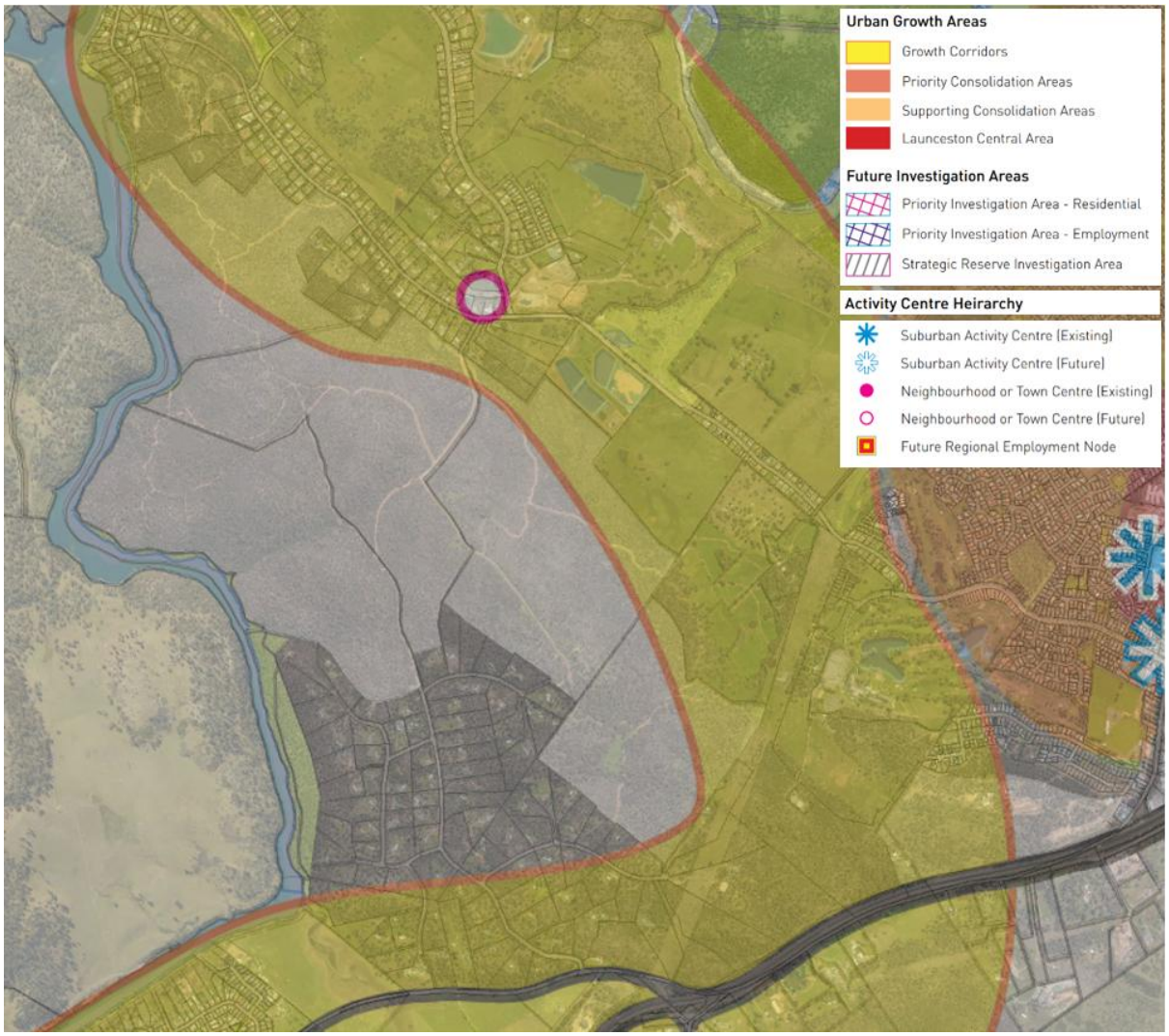

Figure 5: Indicative edge of Growth Corridor along eastern face of Blackstone Hills (source: adapted from the Northern Tasmania Regional Land Use Strategy 2021)

Importantly, the NTRLUS makes clear that the areas indicated in the Regional Framework Plan are indicative only, and represent a contiguous urban form that will be subject to detailed local planning. Thus, this Structure Plan is the necessary mechanism to spatially represent the contiguous urban form that is the western urban growth corridor.

The purposes of the different urban growth areas are outlined below:

Priority Consolidation Areas

- Support a broadened range of housing accommodation types and provide improved access, services, amenity and liveability.

Supporting Consolidation Areas

- Support reliable and effective transportation and reduce vehicle dependency
- Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;

- Promote cohesive communities;
- Support a wide range of services and facilities;
- Support access to existing or planned activity centres; and
- Comprise a suitable and complementary mix of land uses to support the *Regional Settlement Hierarchy* and the *Regional Activity Centre Hierarchy*.

Growth Corridors

- Comprising land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development.

The NTRLUS also states that opportunities to increase the capacity of existing *Urban Growth Areas* should be given higher priority than to their expansion. Expansion of *Urban Growth Areas* should only occur where additional demand to accommodate growth in an area has been identified.

Part E – Regional Settlement Network Policy

Within Part E of the NTRLUS, Table E.1 – Northern Tasmanian Regional Settlement Hierarchy outlines the agreed settlement pattern and the outlines a network of differing settlement types and their expected functions and form.

The settlement network information relevant to Prospect Vale, Blackstone Heights and Travellers Rest from Table E.1 is summarised below.

Table 1: Summary of Table E.1 Northern Tasmanian Regional Settlement Network

	Prospect Vale Blackstone Heights	Travellers Rest
Settlement Type	Greater Launceston Urban Area	Rural Locality
Description	Provides the central business district level functions to the region with high levels of administrative, government, business, commercial, financial and retail services. The Regional City is supported by modern and vibrant regional arts, cultural, entertainment and recreational facilities and is set within a strong built cultural heritage and history. Contains regional education, health and allied health facilities to support regional and visitor needs.	Residential settlements with limited or no services and commercial activity in a defined spatial area, including holiday settlements that have established a more permanent population. May also include a grouping of residential properties at lower densities with no established centre or not within a clearly defined spatial area, typical of many rural living residential areas.
Utility Infrastructure	Full provision of utilities and urban infrastructure serviced by regional freight, road, rail and air transportation networks	Electricity.

Facilities and Services	A full range of services as provided through the *Regional Activity Centres Network*.		May have local convenience shop or community hall.
Regional Activity Centre Type	Suburban Activity Centre	Neighbourhood or Town Centre	N/A

Within Part E of the NTRLUS, Table E.2 – Northern Tasmanian Regional Activity Centre Hierarchy outlines the agreed activity centre hierarchy and the outlines their expected role, form and function.

The activity centre hierarchy information relevant to Prospect Vale and Blackstone Heights from Table E.1 is summarised below. Prospect Vale contains two Suburban Activity Centres within 500m of each other, Blackstone Heights contains one Neighbourhood or Town Centre, while Travellers Rest does not form part of the activity centre hierarchy.

Table 2: Summary of Table E.2 Northern Tasmania Regional Activity Centre Hierarchy

	Suburban Activity Centres (SAC)	Neighbourhood or Town Centre
Role	To provide for the daily needs of the immediately surrounding area in an urban environment and provide a focus for day-to-day community life. Provides a range of convenience and goods and services as well as some community services and facilities.	To serve daily needs of surrounding community and provide a focus for day-to-day life within a community.
Employment	Includes a mix of retail, community, and health services (such as GP) and office-based employment servicing the local area.	Includes a mix of small-scale retail, community, and health services. Limited office based employment.
Land Uses		
Commercial and Retail	At least one major supermarket, a range of speciality shops and secondary retailing. May contain small discount department store. Office spaces are limited to small-scale finance, banking, insurance, property, and professional services.	An independent supermarket or discount department store as anchor tenant, surrounded by a small range of specialty shops. In rural context often tourism related businesses.
Government and Community	Local community services. Provision for community groups.	Local community services, including Child Health Centre.
Residential	Some 'in-centre' residential development, complemented by infill development and	Some adjoining in centre/town residential development offering a greater mix of housing types and

	consolidation of surrounding residential areas at medium to higher densities (up to 25 dwellings per hectare).	densities than outer laying residential areas.
Arts, Cultural and Entertainment	May include some nighttime activities focussed on dining or a local hotel.	May include dining and restaurants and/or a local bar to support local or tourist trade.
Access	Ideally located on a public transport corridor with at least good bus services. Should be highly accessible by cycling or walking from surrounding area to enhance local access.	When in urban context, ideally located nearby a public transport corridor or bus services. Should be highly accessible by cycling or walking from surrounding area to enhance local access.
Public Open Spaces	Local sports grounds, playgrounds and linear parks. Active sports facilities such as skate parks, basketball/ tennis courts and the like to serve local needs.	Local sports grounds, playgrounds and linear parks. Active sports facilities such as skate parks, basketball/tennis courts.
Indicative Catchment	Serves a number of suburbs but may attract people from a wider catchment on an occasional basis.	Serves rural areas not served by regional level activity centres.

2.6 Meander Valley Community Strategic Plan 2024-2034.

Whilst not a statutory planning instrument created under the LUPA Act, section 34(2)(f) requires the Meander Valley LPS to have regard to the strategic plan of Council, prepared under section 66 of the *Local Government Act 1993*. Consideration of Council's strategic plan is therefore beneficial in the preparation of the Structure Plan.

Council's Community Strategic Plan was reviewed and endorsed in 2024. The strategic plan sets out a framework to identify and establish the community future directions of Council to meet the needs and aspirations of the community. The Community Strategic Directions of the strategic plan are as follows:

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 connection.
5. Delivering responsible leadership and governance.

The preparation of the Structure Plan aligns with, and facilitates, the vision and Community Strategic Directions of the Community Strategic Plan 2024-34. The Structure Plan responds directly to all five directions by undertaking contemporary planning that will support and guide sustainable growth and development with the area, promote liveable settlements, facilitate planned economic and infrastructure development.

The Structure Plan will also support:

- Promotion of increased housing options that accommodate a range of affordability
- Preparation for the emerging impacts of climate change
- Responsible use and management of our valuable waterways
- Planning for quality parks and green spaces
- Provision of a safe and efficient road network
- Planning and delivery of pedestrian linkages to support safe access to key community infrastructure
- A range of employment opportunities for our residents
- Leadership and advocacy on local and regional issues on behalf of the community
- The encouragement and facilitation of community participation and engagement in decision making processes.

2.7 Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule

The Meander Valley LGA is under the controls of the Tasmanian Planning Scheme including the Meander Valley LPS which came into effect on 19 April 2021.

Changes in the suite of zones during the transition from the Meander Valley Interim Planning Scheme 2013 and the Tasmanian Planning Scheme have also meant that some recommendations (e.g. targeted densities or certain zonings) no longer directly align with the suite of generic zones available to Council's disposal.

The Tasmanian Planning Scheme (excluding Local Provision Schedules) is also currently under broad review by the State Planning Office. This includes review of matters such as:

- Residential standards;
- Subdivision standards;
- Hazard Codes;
- Landslip hazard mapping updates;
- the Parking and Sustainable Transport Code;
- the Tasmanian Strategic Flood Mapping Project;
- the Signs Code;
- the Attenuation Code;
- the Landscape Conservation Zone;
- the Scenic Protection Code; and
- the Natural Assets Code.

Some review processes are currently underway while others are expected to commence after approval of all Local Provisions Provision Schedules.

The Meander Valley Local Provisions Schedule is also approaching its 5 yearly review period in April 2026. The Growth Area includes several Specific Area Plans and Site-specific Qualifications which will be reviewed at that time.

Given this environment of reform, the updated structure plan will outline preferred land use and broad outcomes to ensure the strategic intent of the plan is achieved. References to specific zones and provisions will be limited to the Implementation Section of the Structure Plan, to demonstrate how some of the preferred outcomes are intended to be achieved.

3. Structure Plan Guidelines

The State Planning Office has released draft Structure Plan Guidelines (SPGs) to provide guidance for the preparation of structure plans at the local strategic planning level.

The SPGs provide for some core elements that are intended to deliver structure plans that involve appropriate stakeholder engagement and community consultation, and coordinate growth with the provision of services and infrastructure in a manner that integrated with the surrounding area.

It is not intended that the SPGs prescribe a methodology for the structure planning process and is a non-statutory guidance document.

Structure plans play an important role in local strategic planning in Tasmania. Despite not being one of the statutory instruments in the Tasmanian planning system, structure plans have a key role in implementing and articulating the Tasmanian Planning Policies and Regional Land Use Strategies at the local, finer grain, level.

Localised structure plans then inform the application of zonings and overlays within Council's Local Provision Schedule, and the preparation of specific area plans or particular purpose zones where a more unique integration of use and development is required. These changes are then facilitated through amendments to Council's Local Provisions Schedule. Structure plans also assist in coordinating infrastructure provision and private and public investment and may also be used to further urban design objectives to strengthen the public realm according to community aspirations.

Structure plans, therefore, provide a strategic link between the NTRLUS and the local level planning within municipalities to resolve and reconcile regional and local priorities.

4. Changes in Context

A number of physical and zoning changes have occurred within the area since the first iteration of the Structure Plan came into effect in 2015. Some of these have arisen as a result of the Structure Plan and some are natural responses to socio-economic factors and private actors. These include, but are not limited to:

- The Country Club Estate has been partially rezoned to the General Residential Zone and currently being developed for 374 lots.
- The Country Club has constructed a new driving range and is in the process of redeveloping the golf course into a championship 18 hole golf course.
- The General Residential Zone has been expanded south of Harley Parade.
- Further residential development south of Prospect High School has occurred.
- A specific area plan has been developed to enable to residential cluster development at 12 Neptune Drive Blackstone Heights (as identified within the Structure Plan).
- Part of Travellers Rest (north of Meander Valley Road) have been rezoned from the Low Density Residential Zone to the Landscape Conservation Zone with additional provisions enabling residential use and development through the transition to the Meander Valley Local Provisions Schedule in 2021.
- 369-377 Westbury Road, Prospect Vale has been rezoned from the Light Industrial Zone to the General Business Zone, to facilitate a new suburban activity centre, but has not yet been developed.
- Tyler Village (a residential aged care facility) has been established alongside Tyler House on Westbury Road.
- A local activity centre at Blackstone Heights has been rezoned to the Local Business Zone and established – currently with restaurant and an independent grocer - with further subdivision approved and development on the horizon.
- The highway off-ramp at the end of Westbury Road have been closed off and a new off ramp has been installed at the Prospect Vale interchange ramps.
- A new roundabout installed at the junction of Westbury Road and Meander Valley Road.
- A new roundabout installed at the Westbury Road - Vale Street intersection.
- Additional private car parking developed adjacent to Prospect Marketplace.
- Reconfiguration of on-street parking on Mount Leslie Road adjacent Saint Patrick's College to improve safety.
- Installation of footpaths along Blackstone Road
- Prospect Vale has experienced an increase of in the number of dwellings, Blackstone Heights experienced an increase between 2011-2016 but a small decline by 2021, whilst Travellers Retreat has had marginal growth (see Table 3 below).

Table 3: Total Dwellings and Change by Locality, ABS 2011-2021

	2011	2016	2021
Prospect Vale	2273	2369 (+96)	2536 (+167)
Blackstone Heights	446	478 (+32)	471 (-7)
Travellers Rest	85	87 (+2)	90 (+3)

Further discussion of historical and forecast changes in demographics is provided in section 5.2 of this report below.

Whilst the Structure Plan does not include an explicit implementation plan, it does include general statements about how the plan ought to be implemented and provides a list of further investigations and advocacy tasks to undertake. The status of these tasks is outlined below in Table 4.

Where tasks have not progressed, this appears to have resulted from various factors, including competing priorities, private landowners not progressing with rezonings, and decision making outside of Council (e.g. state agencies and private landowners).

Any future version of the Structure Plan will need to update this list of tasks and ensure that they are practicable tasks that can be undertaken by Council within the respective timeframe.

Table 4: Original 'Further Investigations and Advocacy' Tasks

Task	Status
Develop a more detailed Urban Design Framework (UDF) for the Westbury Road Activity Centre, in partnership with landowners and developers active in the area. This UDF should provide further detail about built form and movement outcomes in the Centre. The UDF can also develop further detail about streetscape enhancement and investment in the area. Consider undertaking a thorough feasibility assessment for the development of commercial, tourism and entertainment use around the Activity Centre to inform the UDF. Undertake preliminary investigations of potential contamination and other environmental constraints surrounding the Donalds Avenue industrial area to inform the UDF.	Not progressed.
Develop a Specific Area Plan for the area identified for future cluster residential development in Blackstone Heights, in partnership with land holders. The Specific Area Plan should reflect the following principles: • Housing densities should respond to the character of the local area, giving consideration to the interface with existing residential areas of Blackstone Heights. • Medium density housing should only be promoted within proximity to services such as public transport and the proposed activity centre. Lower density housing should be promoted further away from services. • Development should respond to the natural environment in the area, including topography and landscape values. • Development will promote public access to the South Esk River and Gorge, including connections with the wider open space and pathway network in Blackstone Heights and Prospect Vale.	Completed.
Undertake further investigation to determine an appropriate management plan to protect the existing botanical and ecological values at the Education Department site *(CT 18448/1 and CT 18448/2)*. Prepare a development plan for the site in consultation with Department of Education, relevant agencies and local residents.	Further investigation was undertaken, with the preferred option being the continued ownership of the site by Department of Education.
Investigate long-term boat and watercraft access to river.	Initial considerations occurred but was deemed a low priority relative of other projects around 2018.
Undertake detailed twenty-year school planning for the south-west corridor extending from Prospect to Westbury. Consider the need for any land reservation in Prospect Vale.	Ongoing commitment by Department of Education. Anticipated growth over the next twenty years will not generate a need for a new school, however anticipated 'build-out' population will likely necessitate future land reservation.
Undertake a feasibility study into the development of a community centre within the Westbury Road Activity Centre.	Not progressed.
Advocate for the development of bus shelters along bus routes in Prospect Vale and Blackstone Heights.	Ongoing commitment.
Undertake a feasibility study into the construction of pathway from Duck Reach to Prospect Vale, Blackstone Heights, and Country Club Tasmania.	Not progressed.
Participate in service planning reviews for bus services, advocating for more direct routes and more frequent services in the area.	Ongoing commitment.

5. Growth Area Profile

Prospect Vale, Blackstone Heights and Travellers Rest are settlements with the Meander Valley LGA that are located approximately 6km directly south-west of the CBD of Launceston and are situated at the outer suburban and rural fringes of the Greater Launceston Area.

The physical, social, economic and cultural attributes, settlement pattern, role and function of these settlements are described in the following sections.

5.1 Physical Attributes Analysis

5.1.1 Topography and Natural Features

Prospect Vale is predominately located on a valley that lies between the Blackstone Hills and the hills surrounding both the Gorge and Mount Arnon, sitting at around 180 AHD, and is predominantly flat. It falls away to the west, north and east and is bound by the end of the Blackstone Hills and the hills surrounding Mount Arnon on its southern side. Prospect Vale is bound, and partially intersected, by the Bass Highway along its southern side. The plateau continues north, albeit slowly declining, towards Prospect and Summerhill where it combines to former a large suburban urban form. Westbury Road forms the main spine of the suburb and sits approximately along the 'ridgeline' of the plateau. East of Westbury Road, the land falls towards a tributary stream running through Kate Reed Reserve that then discharges into the Kings Meadow Rivulet. West of Westbury Road, the land falls away towards two valleys formed by the Dalrymple Creek and an unnamed minor stream. The Bass highway runs through the valley between the Blackstone Hills and the hills surrounding Mount Arnon, where it sits along the continuation of Meander Valley Road and an unnamed minor stream.

Blackstone Heights is a hilly and rocky area, bound by Lake Trevallyn and the South Esk River, the Blackstone Hills and Dalrymple Creek along its southern edge.

The ridgeline of the Blackstone Hills rises from approximately 260m AHD to 300m AHD at its peaks and forms a considerable treed hill face when meeting the flatter areas of Prospect Vale and Blackstone Heights. Water predominately flows towards three watercourses in the in the east, including Dalrymple Creek and two minor streams in the north where they both discharge into Lake Trevallyn at Blackstone Park.

Travellers Rest is best characterised as the valley and hill faces between the Blackstone Hills and the hills surrounding Mount Arnon, and is intersected by the Bass Highway and Meander Valley Road. Land within the Blackstone Hills is treed and characterised by lifestyle lots within smaller valleys within the hills. The land falls towards the South Esk River in the west, where water discharges by way of unnamed minor streams.

Slope of the land within the area is expressed in Figure 6 below.

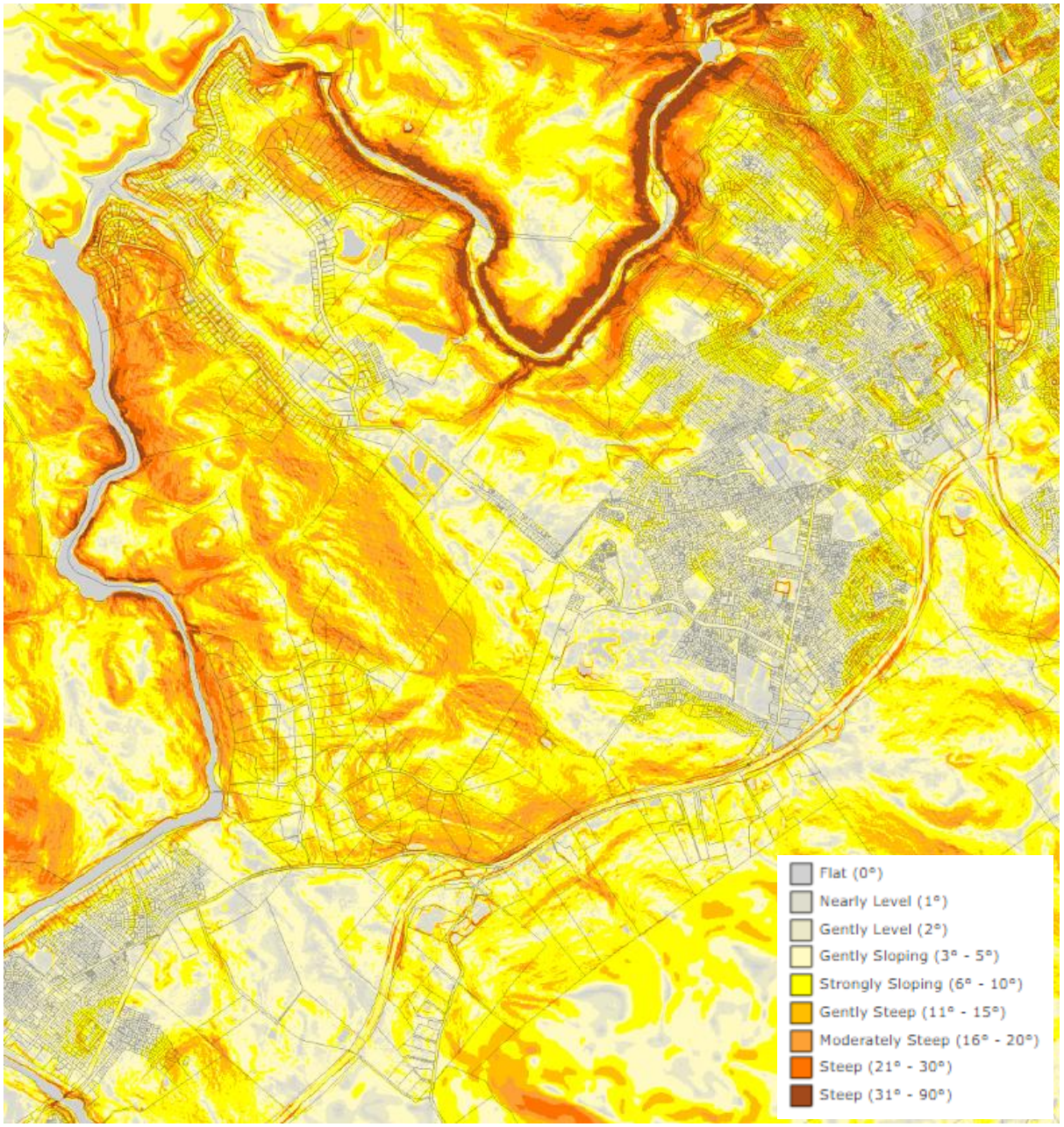

Figure 6: Slope in degrees within Growth Area (source: adapted from the LIST)

5.1.2 Land Capability

In the Tasmanian context, land capability refers to the classification of land to evaluate the capability to support agricultural uses in accordance with the *Land Capability Handbook, Guidelines for Classification of Agricultural Land in Tasmania, 2nd edition, 1999*. Land capability assessment considers biophysical factors (geology, soil, slope and climate), physical limitations (drainage, flooding, presence of rocks and stones and erosion susceptibility), versatility (range of agricultural activities such as different crops) and the productivity (crop yield and stocking rates) of land to determine the agricultural productivity value of the land and how it can be used for agricultural activities without long-term detrimental impacts to sustainable agricultural production.

Land capability is distilled down to 7 classes of agricultural land. Class 1, 2 and 3 is identified as prime agricultural land which is the highest order of agricultural land suitable for suitable for a wide range of intensive cropping and grazing activities. Class 4-7 land is identified as having limitations to agricultural production with Class 7 land having very severe to extreme limitations making it unsuitable for agricultural use.

There is no prime agricultural land within or adjacent to the subject area. Prospect Vale is largely excluded from agricultural mapping but is surrounded by Class 4, 5 and 5 land. Blackstone Heights is similarly excluded, but the Blackstone Hills are largely Class 6 with some Class 7. Travellers Rest comprises Class 6 within the Blackstone Hills, Class 4 within its valley, and Class 5 and 6 within the hills surrounding Mount Arnon. Figure 7 illustrates the location and spatial extent of agricultural land within and surrounding the subject area.

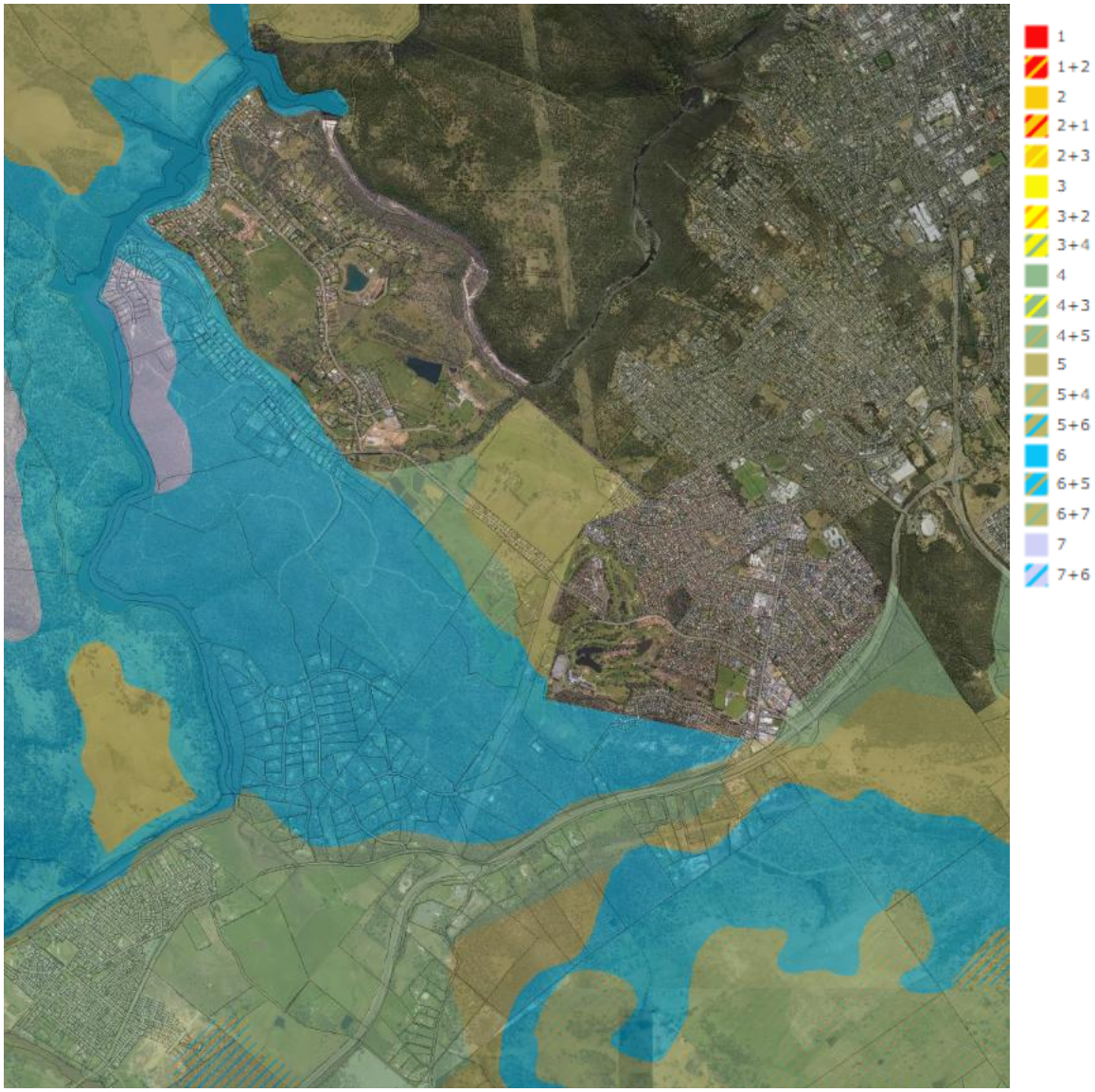

Figure 7: Modelled land capability (Source: adapted from the LIST)

An overview of land within the Rural and Agriculture Zone is shown in Figure 8 below. There are seven parcels within the subject area that are within the Rural Zone. These parcels cover the area of Blackstone Hills not otherwise within the Landscape Conservation Zone. Of these, the two

adjoining the Bass Highway (near Harley Parade) have both been converted to residential use and are rural residential in nature. No parcels within the Growth Area are within the Agriculture Zone. Land adjoining the rural living area to the south of the Bass Highway is within the Agriculture Zone. Land to the northwest of Lake Trevallyn and the South Esk River is located within a combination of the Agriculture Zone and the Rural Zone according to land capability.

Two large parcels of land within the Future Urban Zone are currently used for agriculture. However, as the land has been zoned for the purpose of future urban use and development it is not considered 'agricultural land' in accordance with the PAL Policy. All other land is likewise zoned for other purposes and not considered 'agricultural land'.

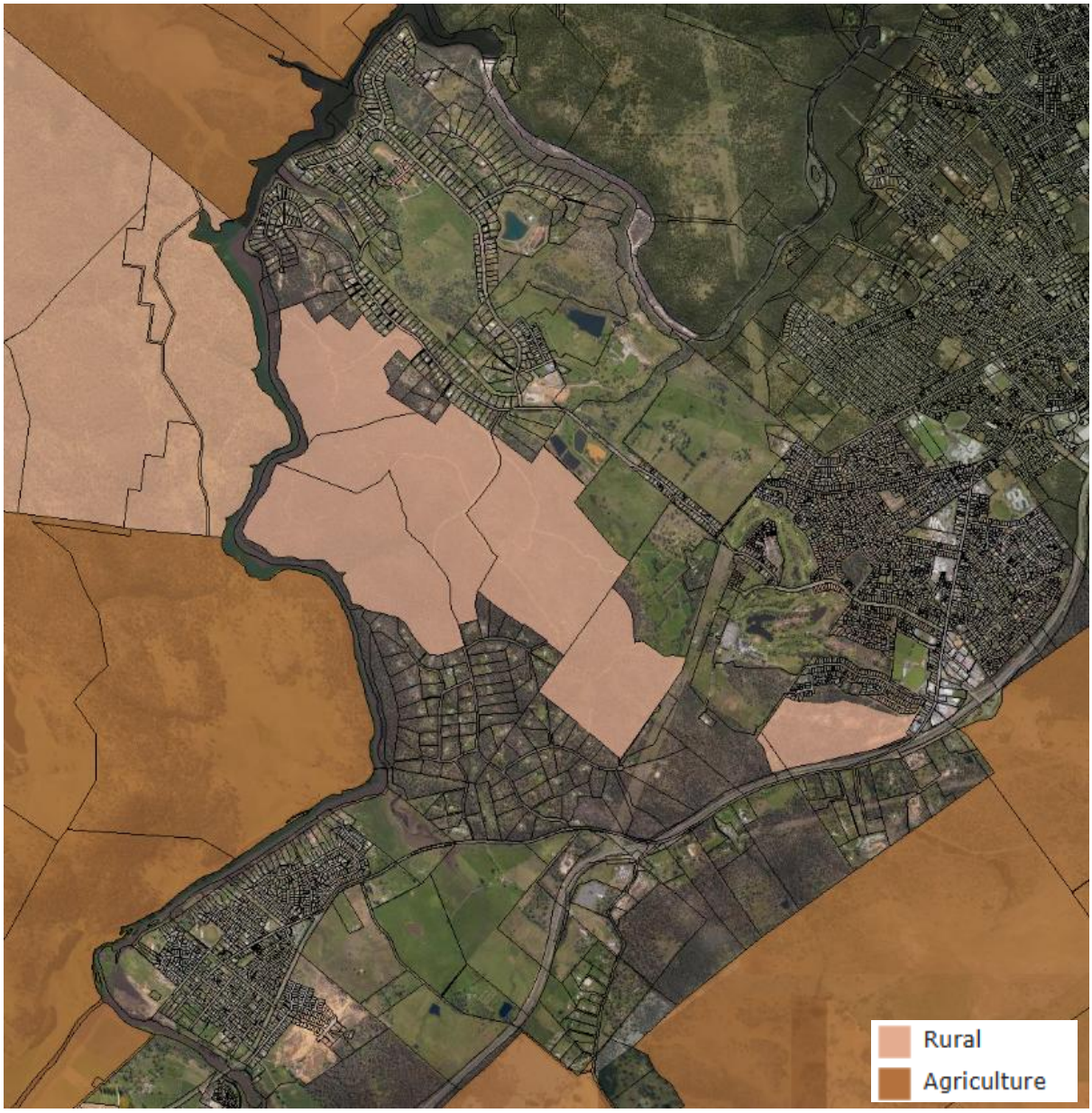

Figure 8: Land currently within the Agriculture and Rural Zones (source: adapted from the LIST)

5.1.3 Environmental Hazards

5.1.3.1 Bushfire

The suburban portions of Prospect Vale are predominantly clear of bushfire hazards, with the exception being where the land abuts unmanaged vegetation. All other land is identified as being bushfire-prone and is subject to the controls of the Bushfire-Prone Areas Code of the TPS (See Figure 9).

Both Blackstone Heights and Travellers Retreat are low density residential areas with only a single public accessway each. This poses a notable risk to human life in the event of a significant bushfire and poses a substantial obstacle for further intensification of current allowable use and development within these areas.

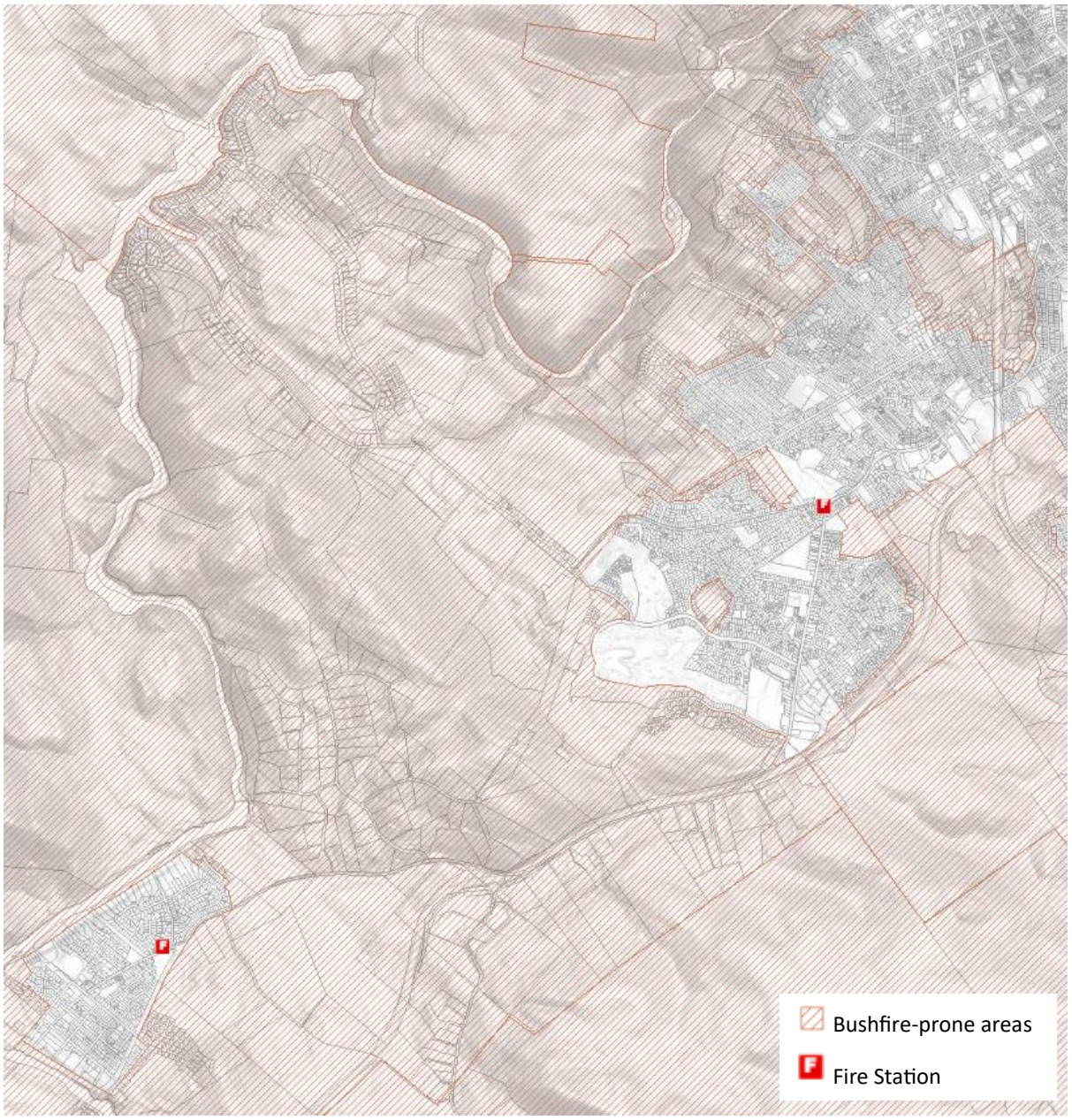

Figure 9: Mapped bushfire-prone area overlay (source: adapted from the LIST)

5.1.3.2 Landslip

Areas subject to landslip are shown in Figure 10. Low and medium landslip risk hazard bands within the area are typically focused upon the eastern and western faces of the Blackstone Hills, along the Launceston Gorge and Trevallyn Dam, and the easternmost portion of Prospect Vale adjacent to Kate Reed Reserve. These areas correlate with steepest slopes within the area.

The area does not contain any known 'medium to active' or high landslip risk hazard bands.

Landslip hazard mapping is currently being reviewed and updated by Mineral Resources Tasmania.

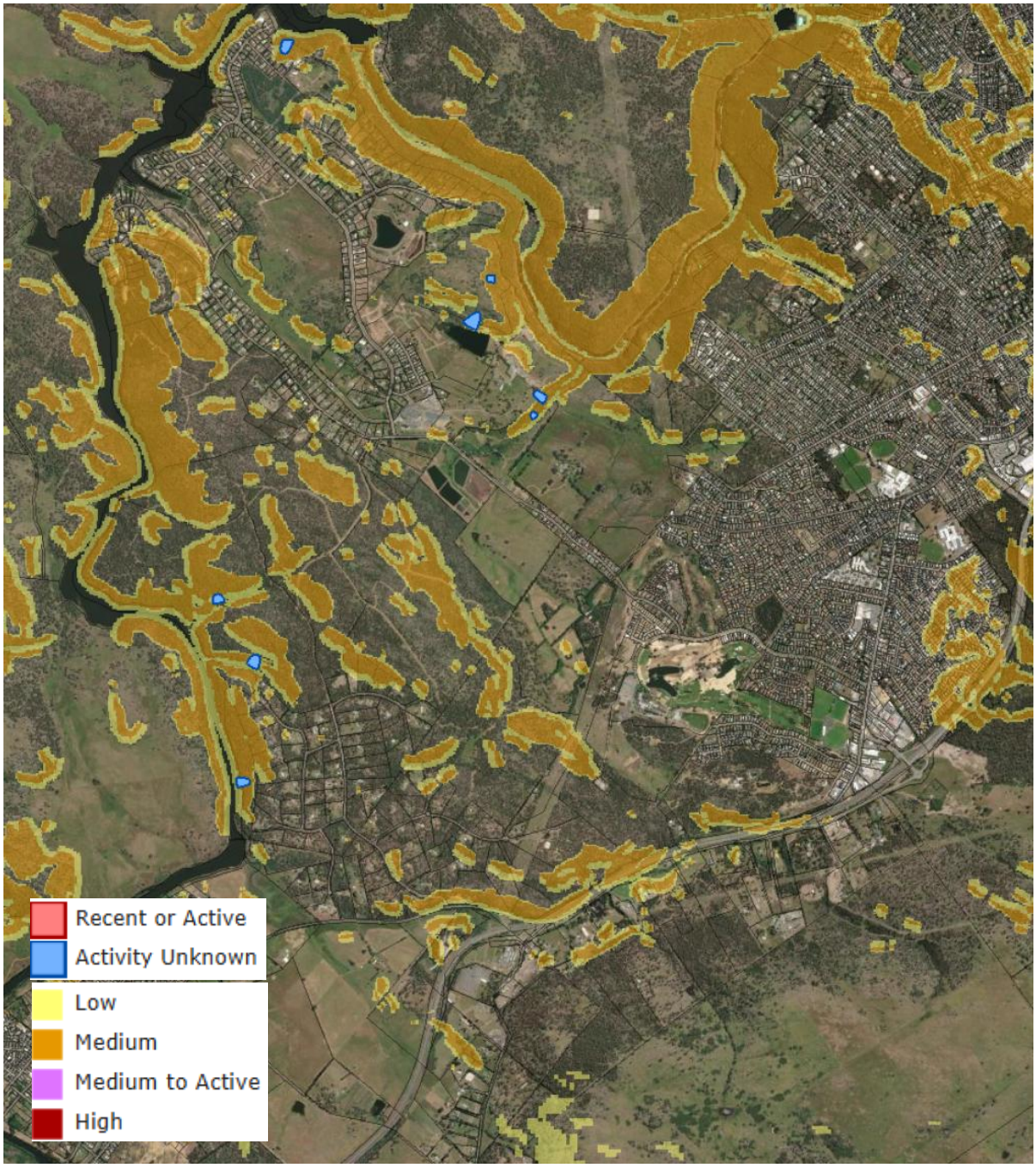

Figure 10: Mapped landslip hazard area overlay (source: adapted from the LIST)

5.1.3.3 Riverine and Overland Inundation

The South Esk River is identified as being prone to major flood events and has been subject to flood modelling recently prepared by the SES. This contemporary flood modelling (See Figures 11-14) does vary from the current flood overlay and the Flood Extent 2016 mapping but is considered to be more accurate and has been given priority within this review.

Riverine inundation is predominantly limited to the immediate banks of the South Esk River and Lake Trevallyn with the exception of (i) Blackstone Park and the lower portions of surrounding properties and (ii) Beams Hollow reaching up along Meander Valley Road towards the Travellers Rest interchange. Overland flooding predominantly follows defined creeks, such as Dalrymple Creek and drainage lines.

While the risks arising from overland flooding are relatively limited to natural drainage lines across the Growth Area, there is significant riverine inundation from the South Esk River and Beams Hollow which restricts access to Travellers Retreat from its sole public accessway onto Meander Valley Road. This inundation also restricts eastern access to Hadpsen. Alternate public access to Travellers Rest during flood events and upgrades to Meander Valley Road (where feasible) would improve the prevailing safety profile.

Figure 11: Extent of flooding in the Growth Area within the South Esk Catchment during a 1% AEP Climate Change Event Source: adapted from the LIST and SES data)

Figure 12: Extent of flooding within Blackstone Heights within the South Esk and North Esk Catchment during a 1% AEP Climate Change Event (Source: adapted from the LIST and SES data)

Figure 13: Extent of flooding within Prospect Vale within the South Esk Catchment during a 1% AEP Climate Change Event (Source: adapted from the LIST and SES data)

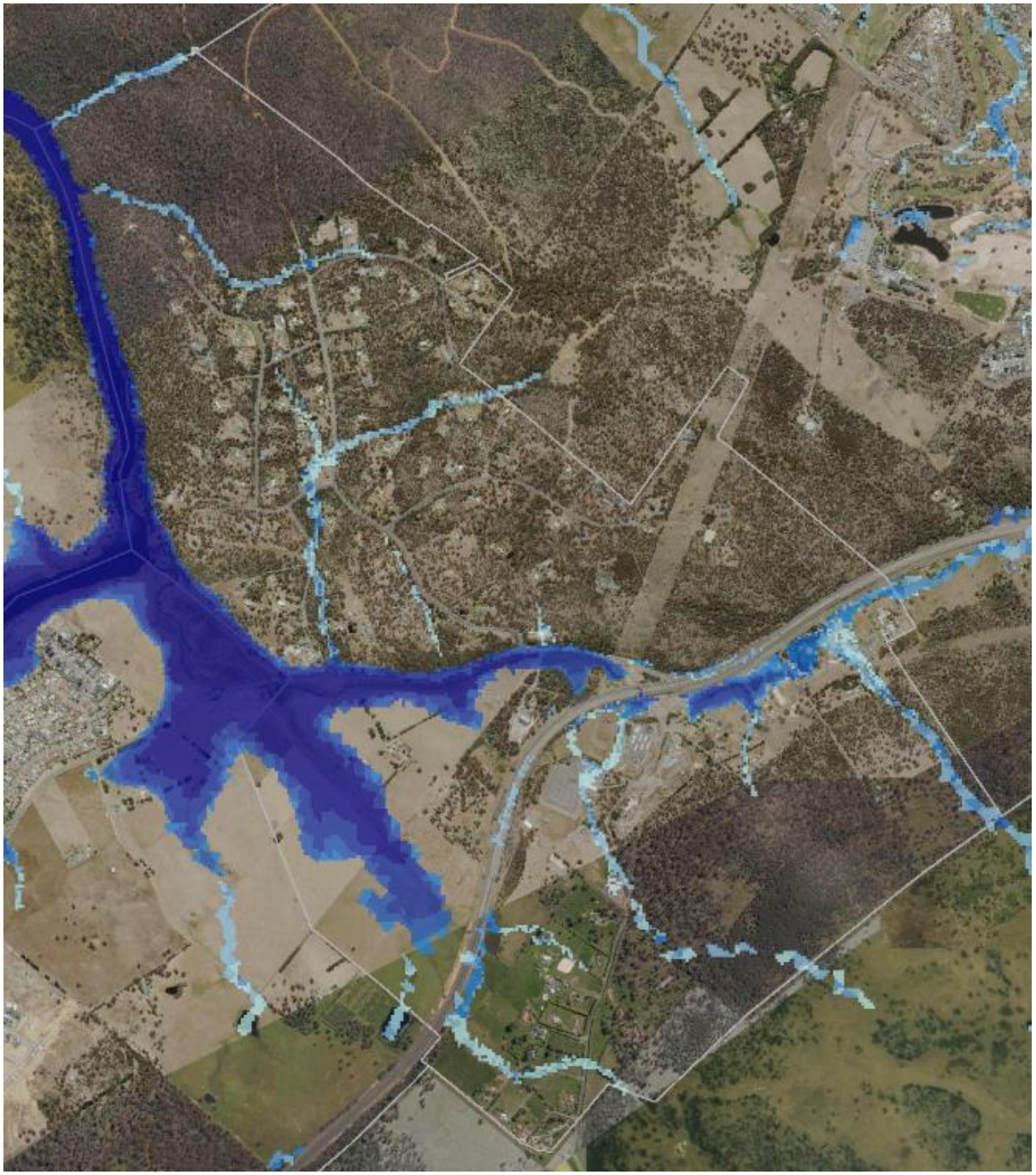

Figure 14: Extent of flooding within Travellers Rest within the South Esk Catchment during a 1% AEP Climate Change Event (Source: adapted from the LIST and SES data)

5.1.3.4 Coastal Hazards

The area is greater than two kilometres from the nearest coastline (the mean high-water mark of the kanamaluka / Tamar Estuary just below the first basin of the Gorge). Subsequently, the area is not subject to any coastal inundation nor erosion hazards.

The Structure Plan Growth is entirely upstream of the kanamaluka / Tamar Estuary, predominantly through the South Esk River, and use and development allowed within the area can influence and impact upon the risk profile of coastal impacts if not managed appropriately. The TEER Water Quality Improvement Plan outlines the sources and loads of pollutants in the estuary and the catchment and recommends actions to reduce pollutant loads.

5.1.3.5 Contaminated Air and Land

All known attenuating activities (activities listed within Table C9.1 and Table C9.2 of the Attenuation Code) that are relevant to the area are listed below in Table 5 and shown in Figure 15 and 16.

The majority of these activities are clustered around the industrial estate at Donalds Avenue and the land south of the Bass Highway formerly zoned 'Rural B' under the Meander Valley Planning Scheme 1995 which provided opportunities for a mix of light industrial development and residential development.

There are no known activities within the adjoining municipalities of West Tamar, Launceston and Northern Midlands that result in an attenuation area protruding into the subject area.

Table 5: List of Known Attenuating Activities

Site	Activity	Specific Attenuation Area	
		Interim Planning Scheme	Tasmanian Planning Scheme
Lot 1 Pitcher Parade, Prospect Vale	Sewage Treatment Lagoons - mechanical/biological treatment, including aerated lagoons with a designed capacity of <5500kL/day (Level 2 Activity)	300m	300m
2-4 Donalds Avenue, Prospect Vale	- Metal Melting (ferrous and non-ferrous (Level 2 Activity) - Hot Dip Galvanising - Metal Fabrication	- NIL - NIL - 500m	- 1,000m - 300m - 500m
3-5 Donalds Avenue, Prospect Vale	Motor bodyworks (Level 1 Activity)	NIL	100m
7-9 Donalds Avenue, Prospect Vale	Concrete batching plant (Level 1 Activity)	100m	200m

7-9 Donalds Avenue, Prospect Vale	Concrete product manufacture (Level 1 Activity)	100m	300m
35 Pateena Road, Prospect Vale	Wood processing works - Sawmill (Level 2 Activity)	300m	500m
397 Westbury Road, Prospect Vale	Joinery (Level 1 Activity)	NIL	200m
367 Westbury Road, Prospect Vale	Joinery (Level 1 Activity)	NIL	200m
109 Meander Valley Road, Prospect Vale	Concrete product manufacture (Level 1 Activity)	100m	300m
209 Meander Valley Road, Travellers Rest	Wrecking yard (automotive)	NIL	200m

There are significant differences in acceptable buffers between the lists of attenuated activities in the Tasmanian Planning Scheme and the Meander Valley Interim Planning Scheme 2013. Generally speaking, acceptable buffers are larger under the Tasmanian Planning Scheme than they were previously. There are also several activities that are currently listed that were not listed previously.

Joineries, previously not listed, now have an acceptable buffer of 200m. The acceptable buffers for Level 2 sawmills have enlarged from 300m to 500m, and concrete batching plants have also increased from 100m to 300m (shown in a blue line). The most pertinent of these is the activity of 'Metal Melting (ferrous and non-ferrous)' at 2-4 Donalds Avenue, Prospect Vale (shown with a red line) which currently has an acceptable buffer of 1,000m but was not listed in the previous scheme.

Figure 15: Attenuation buffers of known attenuating activities within the Growth Area source: adapted from the LIST)

Figure 16: Attenuation Buffers within the Westbury Road Activity Centre (source: adapted from the LIST)

Council does not possess a comprehensive list of potentially contaminated sites within the study area and instead deals with potentially contaminated sites through the Potentially Contaminated Land Code (C14) of the TPS on a case-by-case basis. Whilst not exhaustive, Table C14.2 of the Potentially Contaminated Land Code list potentially contaminating activities. Land currently or formerly zoned for industrial purposes is generally a good indicator of land that may potentially be contaminated.

5.1.4 Environmental Values

5.1.4.1 Biodiversity

The Federal *Threatened Species Action Plan 2022-2032* identifies the Midlands region of central Tasmania as one of twenty priority places for targeted action between 2022 and 2027, focusing efforts on threatened ecological communities and threatened species habitats. Priority places are selected based on likely density of threatened species and ecological communities, and the proportion of each site under the management of First Nations people. The extent of the priority place is shown below in Figure 17, and ranges from Legana to Oatlands, and from Deloraine through to Evandale and Campbell Town. The Midlands region of central Tasmania is described by the Department of Climate Change, Energy, the Environment and Water (DCCEEW 2024) as:

> *a mostly agricultural area located northeast of Tasmania's geographic centre. It is also recognised for its heritage values as one of the earliest areas settled by Europeans. Prior to this Palawa people managed the landscape with fire and maintained the Midlands as open woodland and native grassland.*
>
> *The Midlands has a diversity of natural habitats across hills, valleys, plains, rivers, lakes, and wetlands. Vegetation types include forests, woodlands and grasslands.*
>
> *Threatened ecological communities found in the Midlands include:*
>
> - *Lowland Native Grasslands of Tasmania*
> - *Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana).*
>
> *The Midlands region of central Tasmania is home to more than 40 threatened animal and plant species including:*
>
> - *Swan Galaxias*
> - *Eastern Quoll*
> - *Graveside Leek Orchid*
> - *Pungent Leek Orchid.*

While this priority place extends far beyond the Growth Area, it nonetheless demonstrates the importance of the broader landscape and its biodiversity values and provides opportunities to leverage this designation to improve the condition of significant habitat within and surrounding the area. Further detail about natural values, including biodiversity, within the Growth Area is provided below.

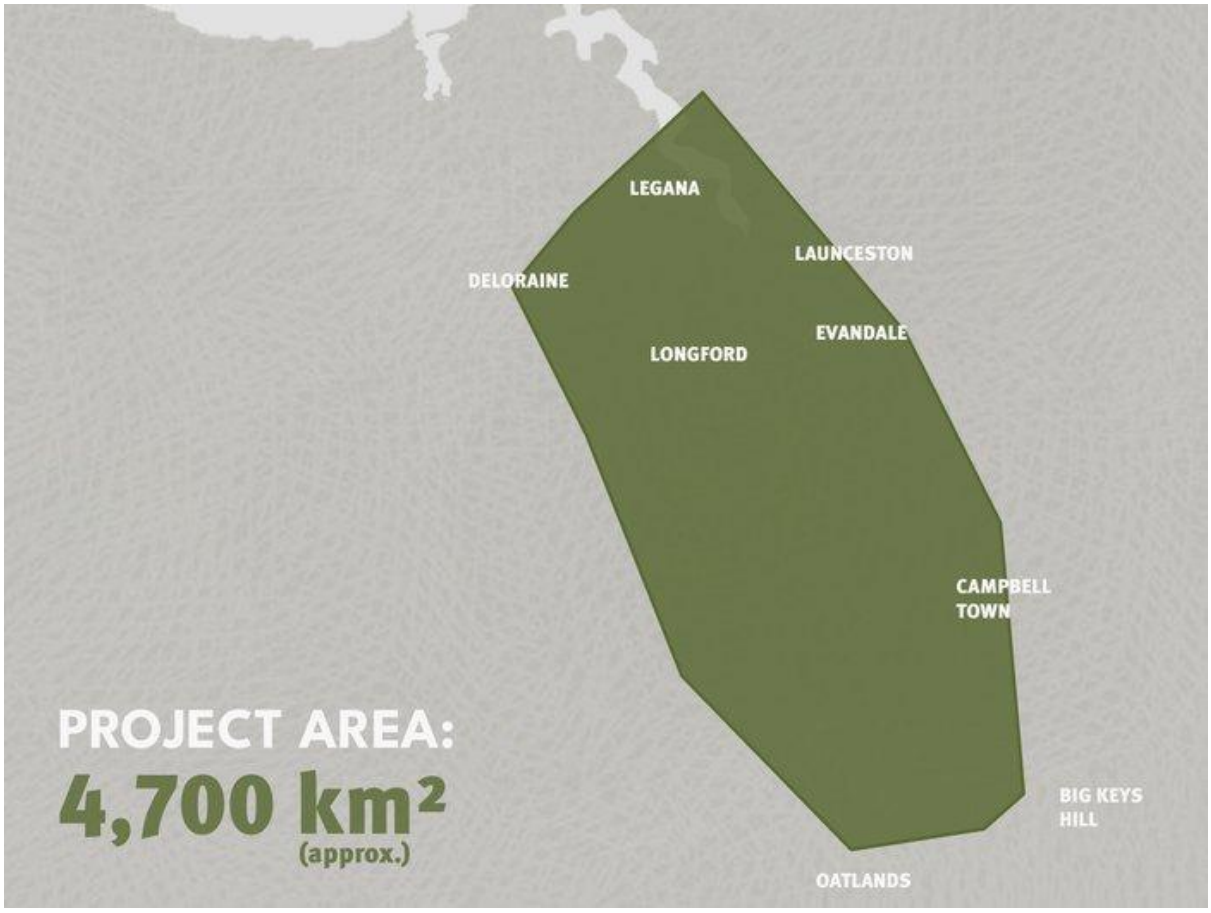

Figure 17: Approximate extent of the Midlands region of central Tasmania priority place (source: NRM North 2025)

Prospect Vale comprises a highly modified landscape with only small amounts of native vegetation and associated natural values remaining, most notably two pockets of the threatened native vegetation community No. 15 (*Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits)*.

Both Blackstone Heights and Travellers Rest are likewise modified landscapes but retain a more natural atmosphere predominantly due to larger undeveloped lots containing either modified agricultural land and large stands of native vegetation. This atmosphere is also facilitated by the green face of the Blackstone Hills, the northern bank of Lake Trevallyn and the Trevallyn Reserve. These natural surroundings are most pronounced within Blackstone Hills, the hills surrounding Mount Arnon, and the riparian corridor of the South Esk River.

The hills surrounding Mount Arnon are predominantly covered by *Eucalyptus viminalis grassy forest and woodland* (DVG), with a strip of *Eucalyptus amygdalina forest and woodland on dolerite*, and a series of small pockets of *Bursaria – Acacia woodland* (NBA), the Threatened Vegetation Community No. 30 (*Melaleuca ericifolia swamp forest*) and No. 15 (*Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits*).

Approximately 1072ha, or 46% of the Growth Area, is covered by vegetation communities mapped by TASVEG 4.0. This mapping is a guide only and it is important to acknowledge that these mapped communities do not include many drainage lines and other modified landscapes such as the Country Club golf course, electricity transmission corridor, and Pitcher Parade Park

that nonetheless still contain natural values and contribute, or have the potential to contribute, to the broader ecological functioning of the local and regional system.

776ha, approximately 52% of all mapped vegetation communities within the area, form a near contiguous patch covering the Blackstone Hills, intersected by the electricity transmission corridor and a network of existing access trails interspersed with pockets of low density and environmental living areas, notably Travellers Retreat and Blackstone Road. The Blackstone Hills are predominantly covered by dry eucalyptus amygdalina forest and woodland on dolerite (DAD) with two pockets of Bursaria – acacia woodland (NBA) and Eucalyptus viminalis grassy forest and woodland.

135ha, approximately 13% of all mapped vegetation communities with the area, are located south of the Meander Valley Road and are interspersed with rural living allotments of varying sizes and intensities. These communities contribute to the north-south connection between the Blackstone Hills and the broader network and mosaic of native vegetation to the south and east.

A further 102ha are located along the riparian corridor of Duck Reach and is predominately comprised of *Eucalyptus viminalis grassy forest and woodland, Bursaria – acacia woodland* (NBA), and Threatened Vegetation Community No. 34 (*Riparian scrub)*, and a small pocket of *Allocasuarina verticillate forest* (NAV) adjacent to the Trevallyn Dam. This patch forms a contiguous part of the ecological corridor that connects the South Esk River with the Tamar Estuary through the Gorge.

Together, these communities form a green break between the urban forms of Launceston and Hadspen, and provide local and regional wildlife corridor routes along the South Esk River and north-south.

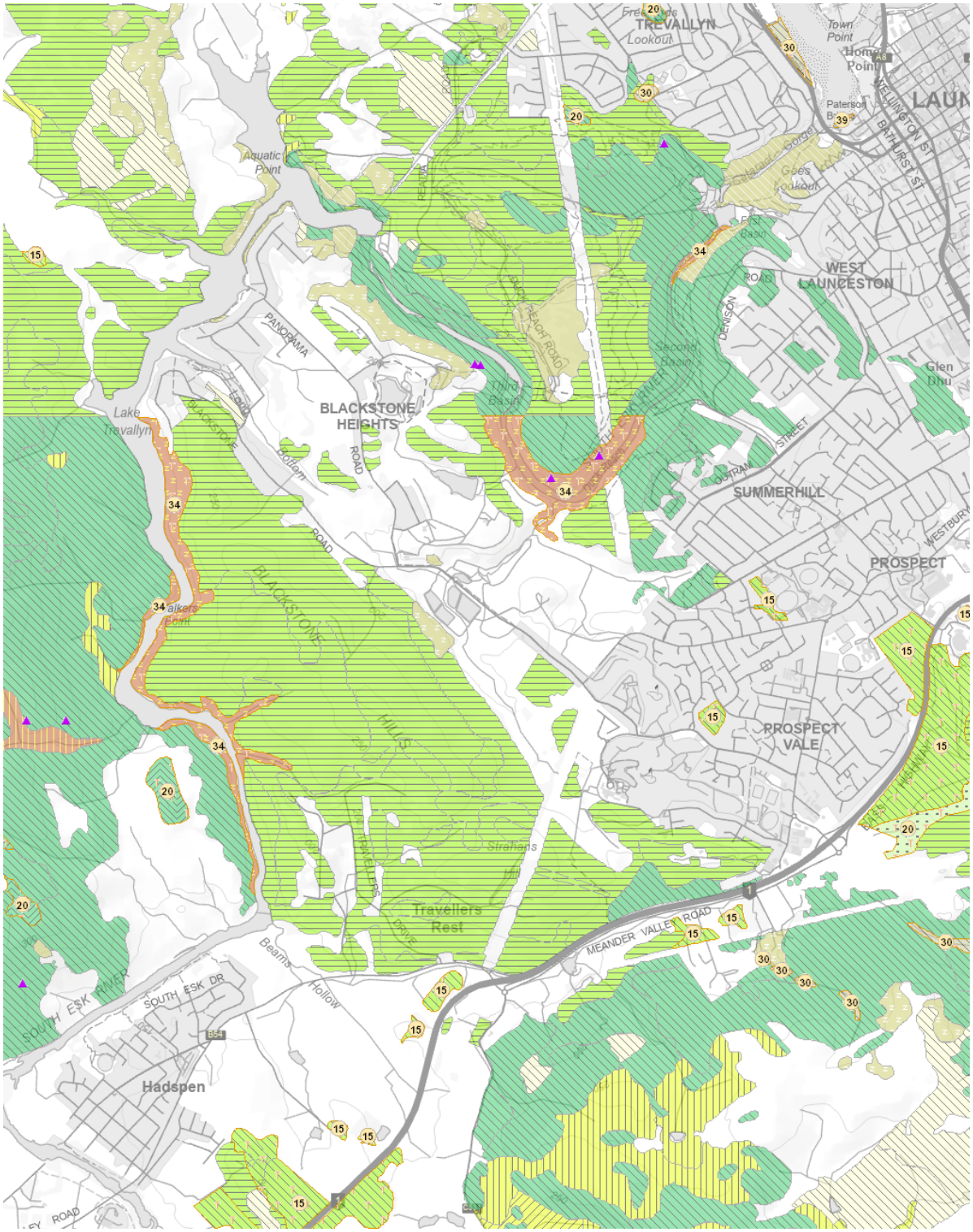

Figure 18: Vegetation communities within the Growth Area as identified by TASVEG 4.0 (source: adapted from the LIST)

While there are only two listed raptor nests (purple triangles) within the Growth Area, there are additional nests to the west (in the Grassy Hut Tiers) and on the Trevallyn side of Duck Reach. Previous investigations in 2020 found that the raptor nests located at the end of Canopus Drive were abandoned and the breeding pair assumed to have relocated to the eastern banks of the South Esk River.

The Forest Practices Authority – Biodiversity Values Database identifies that three threatened fauna species (the eastern quoll, the eastern barred bandicoot and the masked owl) possess core ranges within the area and a further fifteen threatened fauna species possess potential ranges.

The spatial extent of these ranges can be found within the Biodiversity Values Database at https://fpa.tas.gov.au/planning/biodiversity/biodiversity_values_database

The Protected Matters Search Tool, provided by the Department of Climate Change, Energy, the Environment and Water, is an online platform that can be used to check if Protected Matters under the *Environment Protection and Biodiversity Conservation Act 1999* exist in and around a project area. The information provided on the platform is indicative only, but can be a useful starting point.

A search was undertaken on 29 July 2025 and identified a variety of matters of national environment significance that may occur in, or may relate to, the Growth Area, including:

- 3 listed threatened ecological communities
- 9 listed migratory species
- 33 listed threatened species

Other matters protected by the EPBC Act that were identified include 15 marine species (predominantly birds) that may occur, or their habitat may occur, within the area, overfly marine areas, or their migration route may occur within the area. These matters are responded to though the strategies of the Structure and will need to be considered by future planning scheme amendments as appropriate.

5.1.4.2 Waterways, Wetlands and Estuaries

The subject area is, in many ways, defined by the waterway of the South Esk River and Lake Trevallyn as - with the exception of the eastern part of Prospect Vale - all waterways flow to these waterbodies. The most notable local waterway within the area is Dalrymple Creek, which carries much of the flows within Prospect Vale and parts of Blackstone Heights. Only two wetlands are identified by the Conservation of Freshwater Ecosystem Values (CFEV) Database in the area; one within Blackstone Park, Blackstone Heights and the other adjacent to Coates Road, Prospect Vale and the last of a chain of small wetlands following a waterway within the Northern Midlands municipality. While there are there are no estuaries within the subject area, the South Esk River does flow into the estuarine Tamar Estuary shortly after passing through the subject area. These waterways and wetlands are protected through the Tasmanian Planning Scheme through the application of the Natural Assets Code and the 'Waterway and coastal protection' area overlay.

As with much of Northern Tasmania, the subject area is situated within the Tamar estuarine catchment. The large majority of the subject area falls within the South Esk riverine catchment, which not only collects local flows, but also hosts flows from the large catchments of the Meander, Brumbys Lake, South Esk and Macquarie. Once passing through the area, these flows discharge into the Tamar estuary through Cataract Gorge. Within Prospect Vale, approximately 70 hectares of the area east of Westbury Road, instead falls within the North Esk catchment, with riverine flows running through Kings Meadows and Punchbowl reserve and reaching the North Esk River at Newstead.

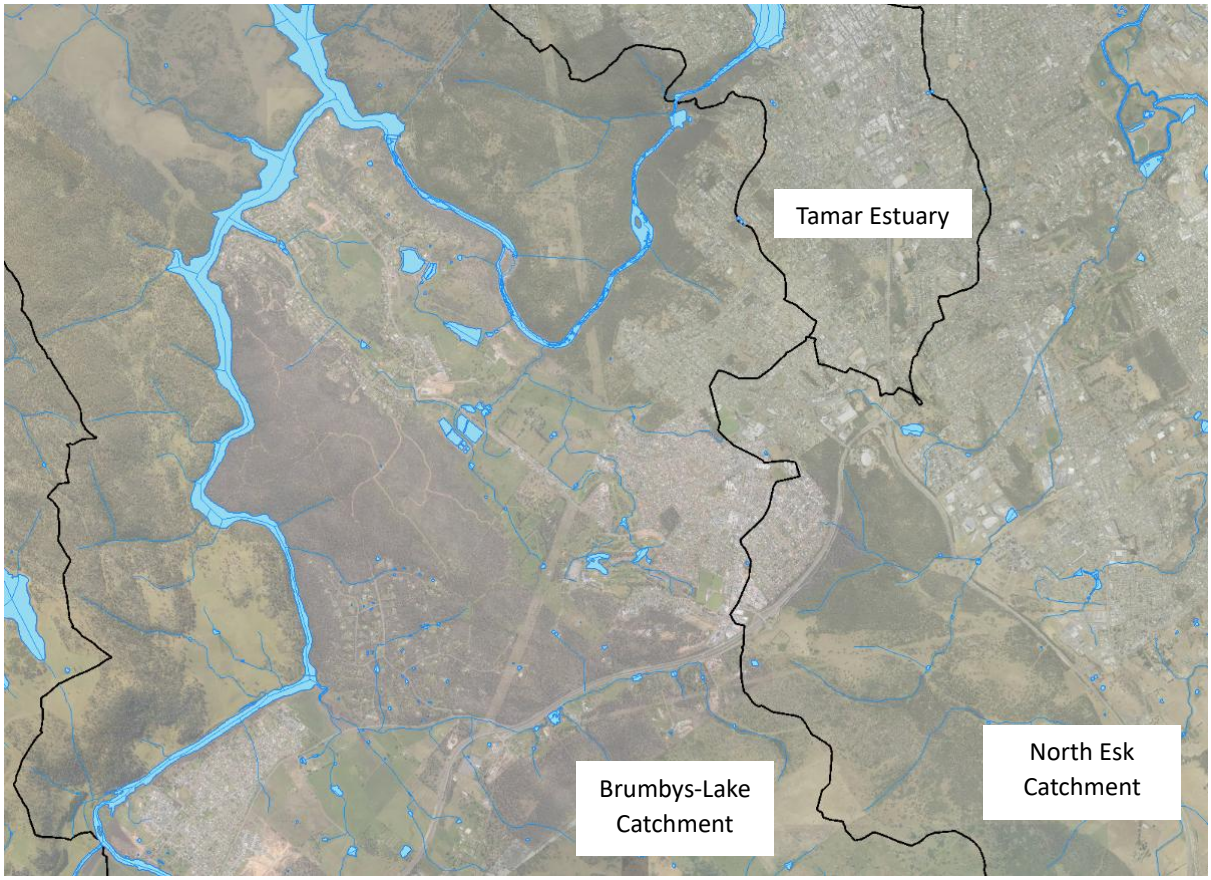

Figure 19: CFEV riverine sub-catchments and waterbodies (source: adapted from the LIST)

Figure 20: Wetland with high (green) integrated conservation value, as identified by CFEV (source: adapted from the LIST)

Figure 21: Wetlands of high (green) and very high (blue) integrated conservation value, as identified by CFEV (source: adapted from the LIST)

Figure 22: Waterway protection areas, or riparian areas, identified within the Growth Area (source: adapted from the LIST)

5.1.4.3 Geodiversity

The diversity of geological formations underpins the diversity of living ecosystems. For example, many vegetation communities identified by TASVEG 4.0 – such as *Eucalyptus amygdalina forest and woodland on dolerite* (DAD) - are categorised in reference to the type of geological formation

they inhabit. Other examples of significant landforms include cave (karst), river (fluvial) systems, sand dunes, and peat soils.

The geological foundations of the study area are predominantly Tasmanian Dolerite, including deep weathered dolerite, which is one of Tasmania's major rock types. Poorly consolidated clay, silt and clayey labile sand with rare gravel and lignite is also present in the east portions of Prospect Vale and along the Meander Valley Road. Alluvial deposits are also present along some waterways.

The Tasmanian Geoconservation Database is a source of information about geodiversity features, systems, and processes of conservation significance in the State of Tasmania. This database is underpinned by the Concepts and Principles of Geoconservation complied by C. Sharples and does not identity any Geoconservation sites of State significance within Prospect Vale, Blackstone Heights, or Travellers Rest.

Notwithstanding, the geology of Duck Reach, which '*is repeated for more than five kilometres of the South Esk River, from the Trevallyn Dam to its junction with the Tamar River*' (Burgess 2022, p. 123) represents a landform of local, and potentially regional, significance given its social and cultural value.. Likewise, the Blackstone Hills also represent a landform of local significance. The hills, while not unique in a regional context, frame the local urban settlements and are a natural boundary for the urban form of Greater Launceston and possess local significance due to their proximity to urban settlements.

5.1.4.4 Landscape Values

Landscape values typically refer to the aesthetic, cultural, ecological and recreational qualities that people associate with landscapes. These values are subjective and vary depending on individual perspectives and cultural contexts. They encompass aspects such as scenic beauty, biodiversity, cultural heritage, and the overall experience or feeling evoked by a particular landscape.

Following a preliminary review, the following landscapes were identified as possessing high landscape value and represent significant landscapes within, and nearby, the Growth Area:

- Duck Reach
- Lake Trevallyn and the South Esk River
- Blackstone Hills, including Strahans Hill
- Grassy Hut Tier

These areas are typically visually distinctive, naturalistic, well vegetated and likely to be valued by the community.

The Bass Highway and Meander Valley Road scenic tourist corridors (recognised as 100m either side of the highways) signify high visibility and high exposure landscapes. The protection and enhancement of these landscapes contribute to the economic basis of the tourism industry, notably as the gateway into Launceston, and well as local visual amenity. Parts of this gateway,

however, are exposed to view only in passing or incidentally and have a lower scenic value that those listed above but still warrant consideration.

Meander Valley Road, and the properties surrounding it north of the Bass Highway, also acts as a gateway into Prospect Vale and this local landscape serves a fundamental role in making a first impression upon residents and visitors to the area.

The treed hills surrounding Mount Arnon are less prominent than the other areas listed above, but are nonetheless visible from the Bass Highway and contribute to the amenity and scenic value of the identified tourist corridors.

Kate Reed Reserve and surrounding treed areas in South Prospect also contribute to the scenic amenity of the eastern parts of Prospect Vale.

5.1.4.5 Coasts

The area is greater than two kilometres from the nearest coastline (the mean high water mark of the kanamaluka / Tamar Estuary just below the first basin of the Gorge) and so the Coastal Policy does not apply.

Nonetheless, the Growth Area is entirely upstream of the kanamaluka / Tamar Estuary, predominantly through the South Esk River, and use and development allowed within the area can have an effect upon the coastal values of the estuarine ecosystem if not managed appropriately.

The TEER Water Quality Improvement Plan outlines the sources and loads of pollutants in the estuary and the catchment and recommends actions to reduce pollutant loads. For urban expansion in the Greater Launceston area, it recommends:

- *Water sensitive urban design should be broadly adopted in all new development areas where on-site constraints allow this to occur. Specific treatment trains will need to be designed subject to site specific constraints using expert assistance to ensure they provide the greatest benefit at the lowest cost. In order to be effective, WSUD devices need to be properly maintained.*

- *While erosion and sediment controls can be seen to have a relatively small impact catchment wide, they still represent an important action in preserving and improving water quality. These controls should be used and properly managed on all new development sites to minimise soil erosion from new developments.*

- *The Northern Tasmanian Stormwater Program should facilitate the development of templates for incorporating WSUD into Development Control Plans (DCPs) and Local Environment Plans (LEPs) for new developments to assist councils in their efforts to implement WSUD in future developments.*

The Structure Plan presents an opportunity to further these recommendations within the Growth Area.

5.1.5 Settlement Pattern

The land use zoning pattern within the Growth Area reflects its varied roles – ranging from a suburb and associated activity centre, low density living, and rural living.

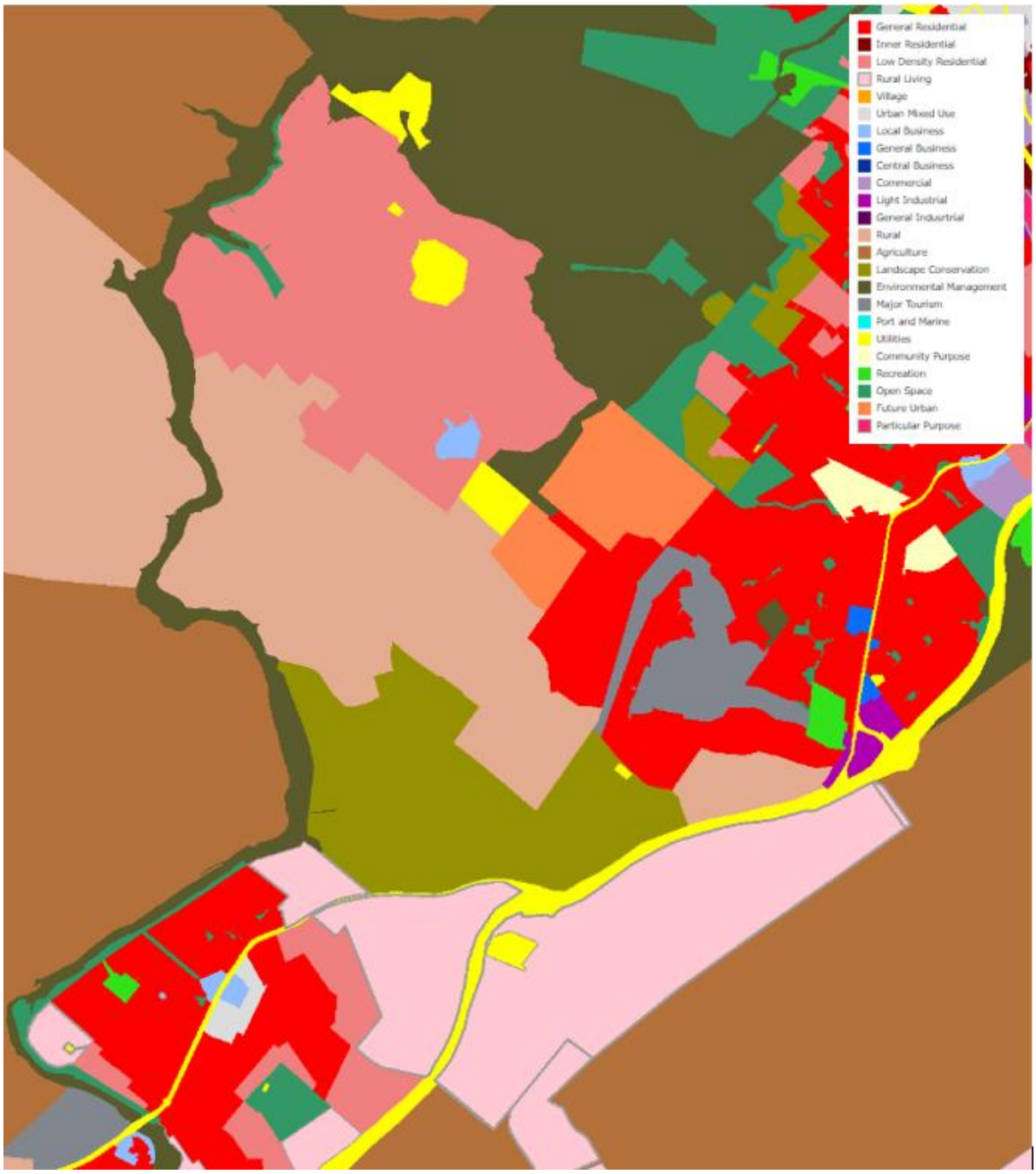

Figure 23: Map identifying the location and spatial extent of land use zone allocation within the Growth Area (adapted from the LIST)

5.2 Socioeconomic Attributes Analysis

5.2.1 Demographic Profile

According to ABS Census Data in 2021, Prospect Vale had 5,530 residents, Blackstone Heights had 1,245 residents, and Travellers Retreat had 348 residents. Together these localities represent approximately one third (34%) of the total population of the Meander Valley LGA.

A population age-sex pyramid by life stages for the entire Growth Area is provided below.

This age-sex pyramid has a very narrow base and a large bulge - comprised of the worker, older worker and retirement cohorts - towards its peak. This suggests declining birth rates and slower natural population growth, but may also indicate outmigration of younger persons, or a preference (or ability) for older cohorts to live in the area.

Dependancy rates are useful metrics to guage the economic activity of a population and its likely growth trajectory. The higher the dependancy ratio, the more the working age population and the overall economy face a greater burden to support and provide social services for the economically dependant persons (youth and elderly persons).

Within the Growth Area, the population has a total dependancy rate (the number of children and elderly relative to the working population) of 39.5%. Further interrogating this ratio, reveals that the current elderly dependancy ratio (the number of people aged 65+ relative to the working population) is 24.15%. This rate is bouyed significantly by the current worker and older worker cohorts and is likely to only increase as time goes by. Future demographic changes is discussed in further detail in Section 5.2.2 below.

Approximately 46% of the population within the Growth Area are over the age of 50, with the largest population 'life stage' cohort being older workers (50-64). This also means that the Growth Area contains a relatively older population when compared to the State average of 40.9%. It is worthwhile noting here that all of the older workers cohort and half of the workers cohort will have transitioned to retirement and beyond by 2045.

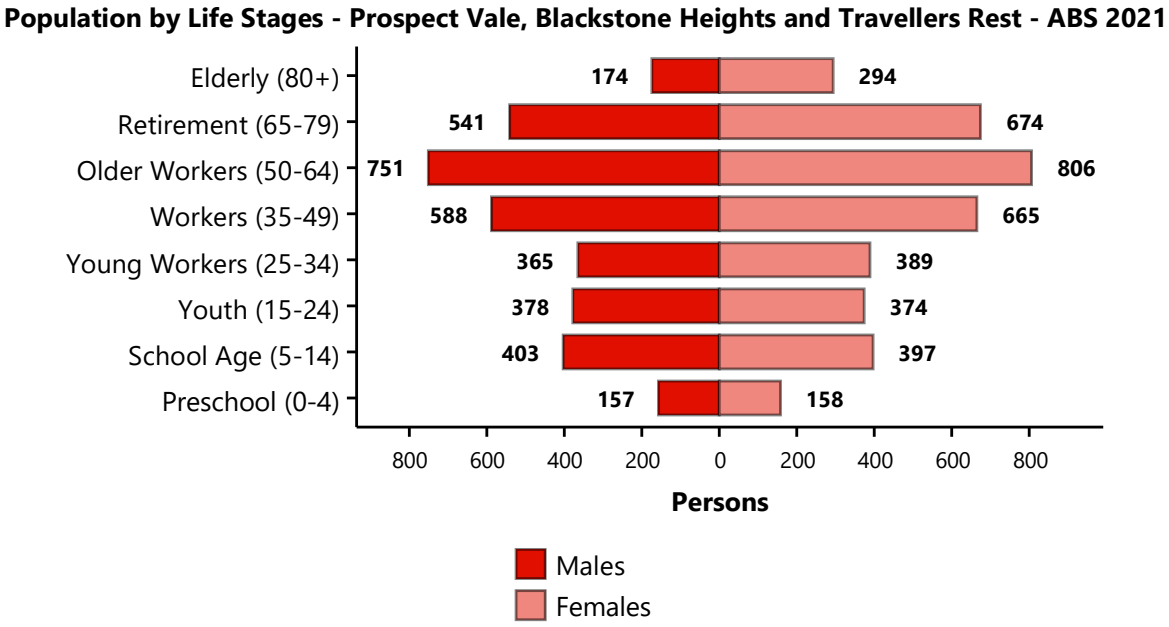

Figure 24: Population by Life Stages - Growth Area (adapted from REMPLAN Community Profile and ABS 2021)

Further nuance can also be revealed by considering the age-sex pyramids of each individual locality.

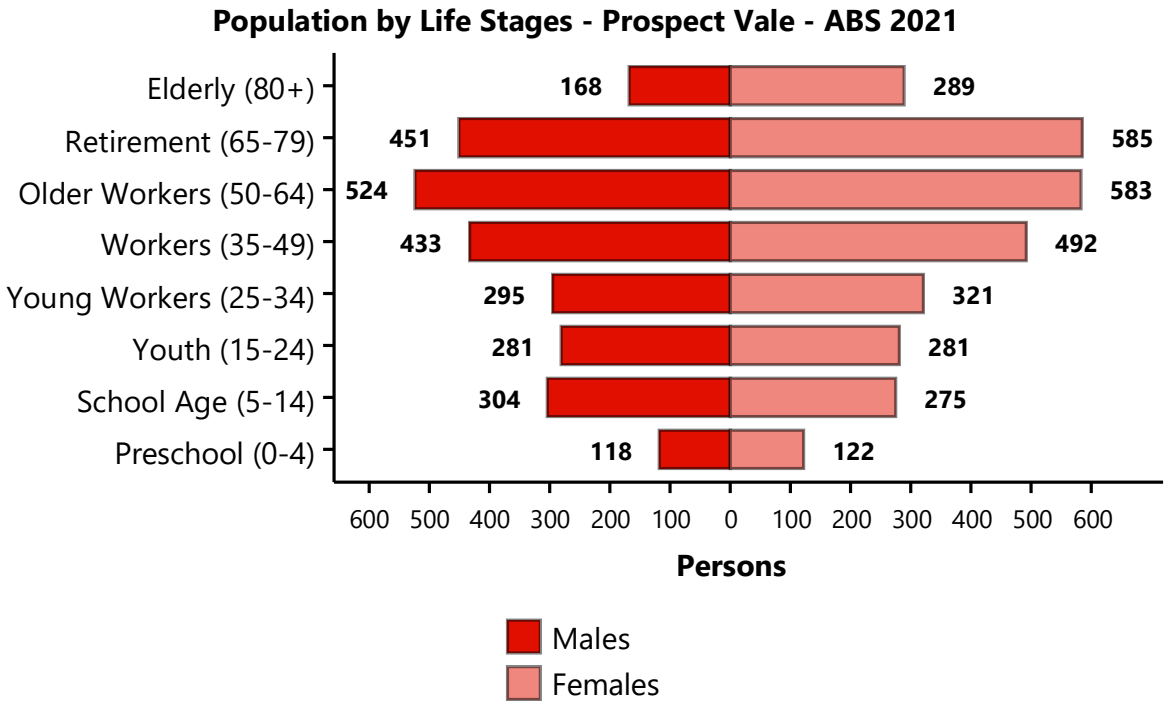

Figure 25: Population by Life Stages – Prospect Vale (adapted from REMPLAN Community Profile and ABS 2021)

Being the primary population base of the Growth Area, the pyramid for Prospect Vale broadly mirrors that of the entire Growth Area. It is also where the vast majority of the preschool, school age and elderly cohorts reside.

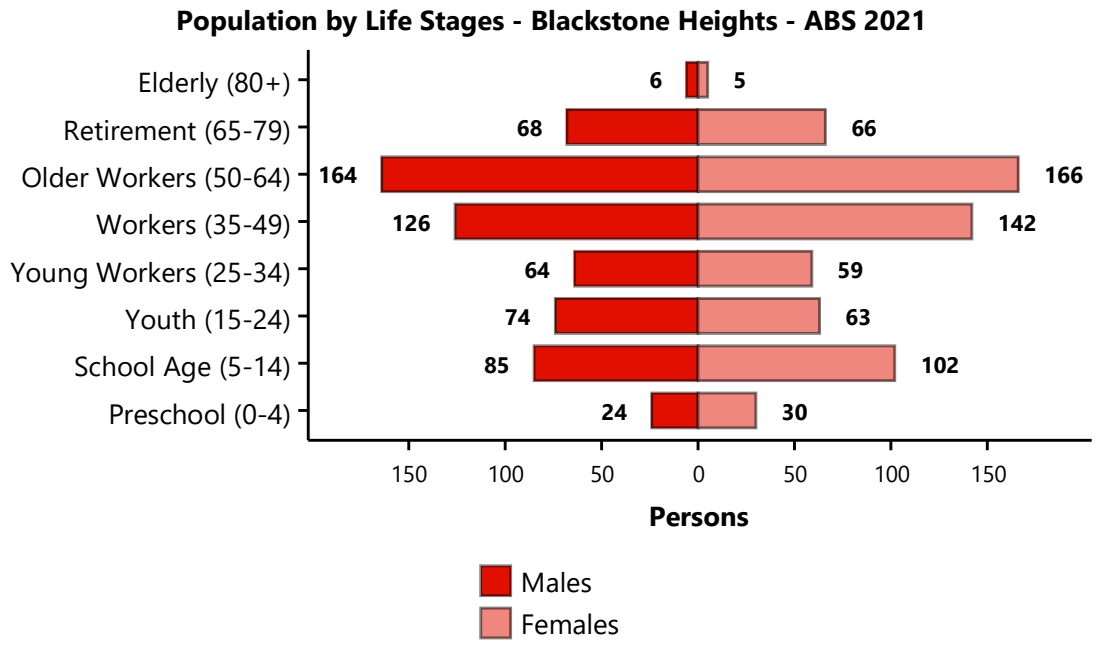

Figure 26: Population by Life Stages - Blackstone Heights (adapted from REMPLAN Community Profile and ABS 2021

Blackstone Heights is heavily weighted towards the older workers and workers cohorts yet still maintaining a decent population of the school age cohort. This suggests a larger proportion of family households choosing to reside within the locality but less youth and young workers. There are very few within the elderly cohort, suggesting that most leave Blackstone Heights during the retirement life stage.

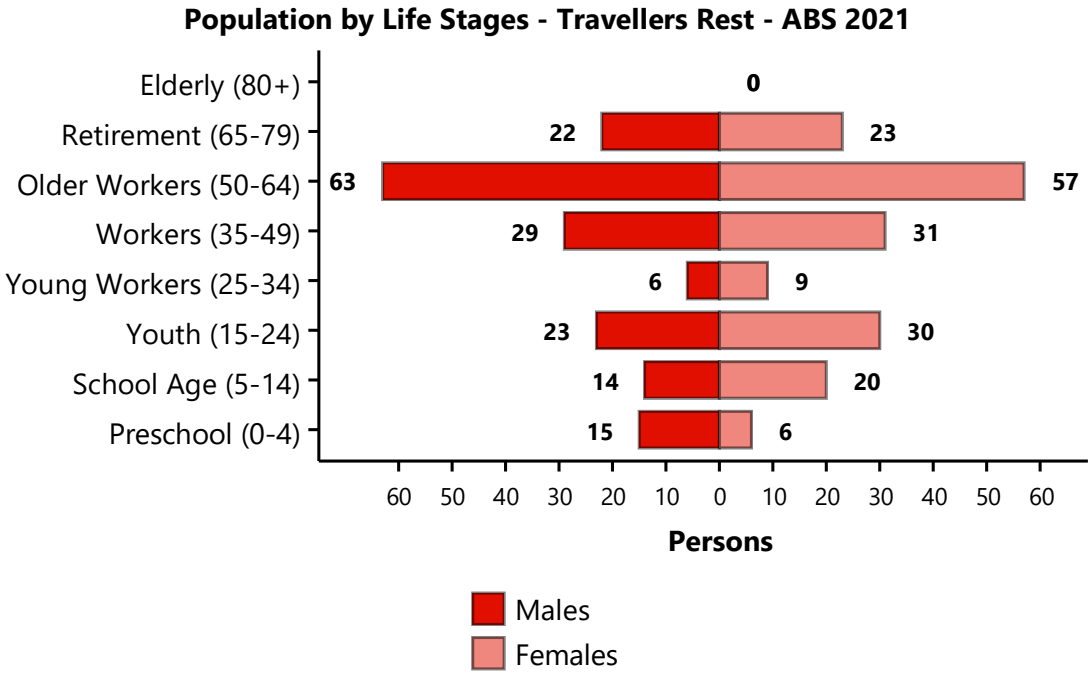

Figure 27: Population by Life Stages - Travellers Rest adapted from REMPLAN Community Profile and ABS 2021

Travellers Rest is also heavily weighted towards the older worker population, but with notably few young workers and no elderly.

All age-sex pyramids display variations of a narrow base and bulge at the top, approaching an inverted pyramid, as a result of greater numbers of of the elderly, retirees and older workers brackets and fewer youth and school age brackets.

The vast majority of the elderly and retired population reside within Prospect Vale. This is reflected in the much lower rates of labour force participation of 57.4%.

A summary table of a variety of key demographic indicators are provided below.

Table 6: Key Demographic Indicators for Localities within Growth Area

2021 ABS CENSUS STATISTICS	PROSPECT VALE	BLACKSTONE HEIGHTS	TRAVELLERS REST
Population	5,530	1,245	384
Land Area (ha)	1,004	762	606
Population Density (persons/ha^2)	5.51	1.63	0.57
Average household size	2.2	2.8	2.8
One Person Households	33.2%	13.3%	15.3%
Aged 65 and over	27.4%	12.5%	14.4%
Aged 14 and under	14.7%	18.6%	14.9%
Aboriginal and Torres Strait Islander born	3%	2.5%	1.4%
Overseas born	16.2%	11.9%	12.6%
Language at home other than English	7%	5.4%	2.5%
Moved to area between 2016-2021	35%	33.6%	18.4%
Public transport to work	1.2%	1%	0%
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%
Median weekly rent	$300	$370	$325
Median weekly mortgage repayment	$1,430	$1,800	$1,521
Median weekly household income	$1,268	$2,324	$2,017

Of particular note is the low labour force participation rate in Prospect Vale, the very low usage of public transport for commuting, and the high proportion of people who moved into the area between 2016 and 2021 in all three localities.

It is also notable that 33% of all households in Prospect Vale are one person households, double that of both Blackstone Heights and Travellers Rest.

Furthermore, within the combined three localities, 49.9% are affiliated with Christianity whilst 43.2% have no religion. Hinduism, Buddhism and Islam each represent between 0.5-1% of all residents.

The demographic makeup of the local population influences how the population will grow and change, the types of housing and services need to be provided for, and what is valued by the community within the area. These facets are considered throughout the below sections.

5.2.2 Projected and Forecast Population Growth and Change

The Department of Treasury and Finance released population projections for each local government area in May 2024. These projections estimated the resident population of Meander Valley Council in 2025 at 21,564.

Within the medium series, as shown in Table 27 below, the population of Meander Valley Council is projected to increase to 22,853 persons in 2045, an increase of 1,289. The projection includes a significant uncertainty range that covers up to 80% of possible futures through to 2053, ranging from a strong population growth to 29,424 and population decline to 16,672.

It is vital to understand that projections model population trajectories based on past performance and are underpinned by a set of assumptions. They are not forecasts or predictions. They should not be regarded as definitive but instead as a tool for considering likely, and potential, future scenarios.

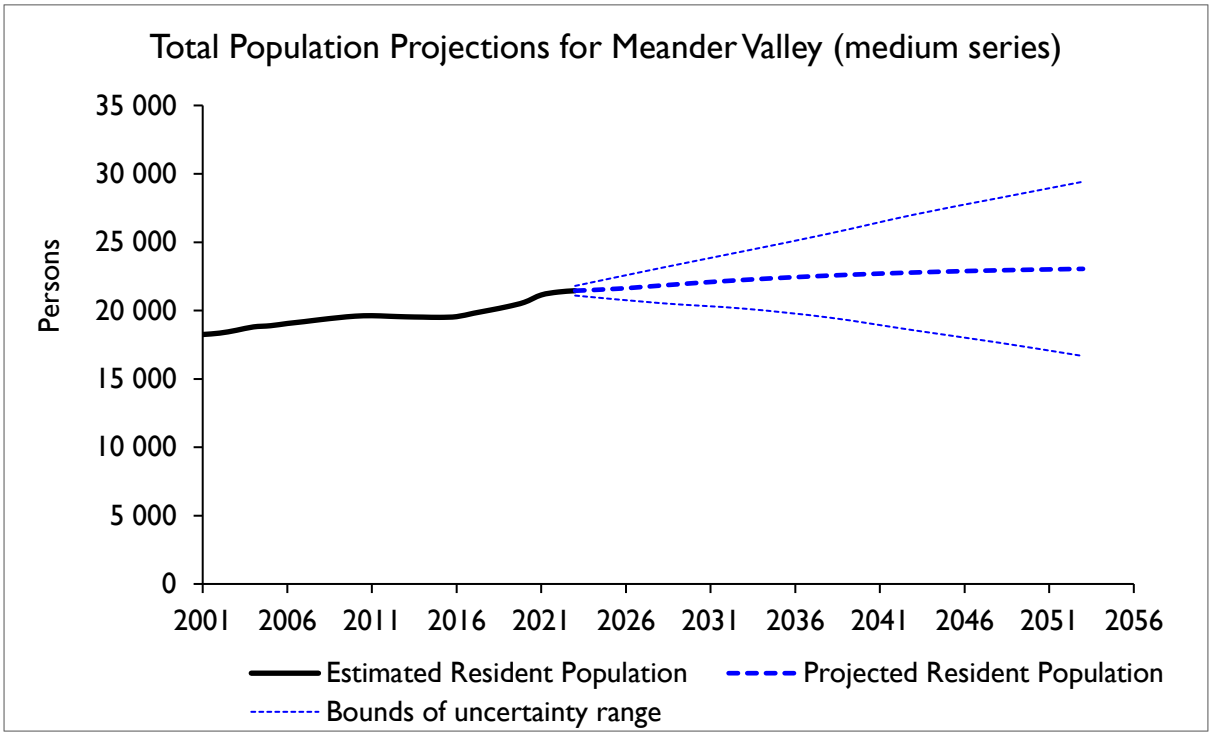

Figure 28: Total Population Projections for Meander Valley, 2024-2056 source: DTF 2024 (medium series)

The high series projects an estimated population within Meander Valley LGA of 25,671, or an additional 4,222, by 2056 (see Table 7 below). The majority of this growth is reliant upon net migration to the area and residents ageing and living longer.

Table 7 Projected Meander Valley population change and components of change, high series, 30 June 2023 to 30 June 2053 (adapted from TasPOPP projections 2024).

LGA	Estimated 30 June 2023	Projected 30 June 2053	Change (persons)	Natural change (persons)	Net migration (persons)

Meander Valley	21,449	25,671	4,222	-683	4,906

The Local Government Association of Tasmania (LGAT), through the Future Populations Network, has also developed Local Government Area demographic snapshots as of August 2025. For the Meander Valley LGA, between 2009 and 2024, the snapshot observes that Meander Valley is currently tracking above its respective high series of the TasPOPP projections, noting that:

- The population grew by 2,102 (10.79%);
- The median age increased from 41.1 to 46.7 years;
- The LGA entered hyper-ageing (when the proportion of the population aged 65 years or older is more than 20 per cent) in 2016.

The snapshot also projects, for the fifteen years from 2023 to 2038, that:

- The population will increase by 1,107 people.
- The number aged 65 or older will increase by 1,973 (37.8%).
- The number aged 85 or older will increase by 880 (151.6%).

The Northern Region undertook a residential demand and supply study (the RDS Study), prepared by REMPLAN, in 2024. The RDS Study was underpinned by a bottom-up approach which built the demand and supply model around localities and targeted assessment areas and then built up towards local government and regional scales. Prospect Vale and Blackstone Heights were combined into a single area referred to as 'Meander Valley – Launceston Outer - MVC' within the RSD Study. This area was predominantly aligned with the existing urban settlements areas of Prospect Vale and Blackstone Heights, and accordingly excluded the rural portion of Prospect Vale south of Meander Valley Road. This assessment area had a population of 6,861 in 2021. This area will be referred to as 'Prospect Vale and Blackstone Heights Assessment Area' throughout this report.

The RDS Study forecast that the population of the Prospect Vale and Blackstone Heights Assessment Area is likely to increase by approximately 1,031 persons between 2025 and 2045. When considering the existing population of Travellers Rest, it is anticipated that the Growth Area will have a population of approximately 8,377 by 2045.

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

When compared with the population projections prepared by Treasury for the municipal area, this forecast suggests that potentially 80% of all population growth in Meander Valley will occur within the Prospect Vale and Blackstone Heights area over the next twenty years.

A breakdown of the rates of this anticipated growth over time is provided below in Table 8 and Figure 29.

Table 8: Forecast Population by Four Year Increments – Prospect Vale and Blackstone Heights Assessment Area, 2021-2045

Year	2021	2025	2029	2033	2037	2041	2045
Population	6,861	6,962	7,159	7,370	7,562	7,786	7,993

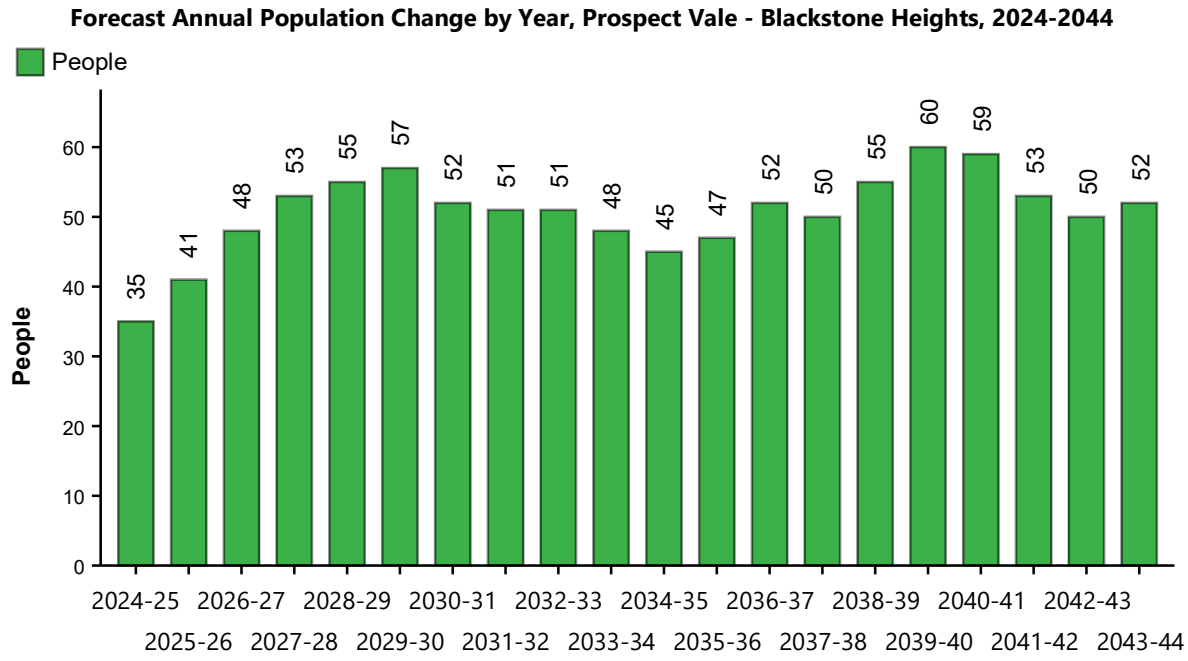

Figure 29: Forecast Annual Population Change by Year, Prospect Vale - Blackstone Heights Assessment Area, 2024-2044

Despite this anticipated population growth, the Prospect Vale and Blackstone Heights Assessment Area are experiencing natural population decline, with natural change being forecast in the negatives from 2025 onwards.

It is expected that the inflection point where deaths outnumber births within the Prospect Vale and Blackstone Heights Assessment Area has therefore already been reached, and that it has arrived almost 10 years earlier than the Northern Region on average (see Figure 30 below).

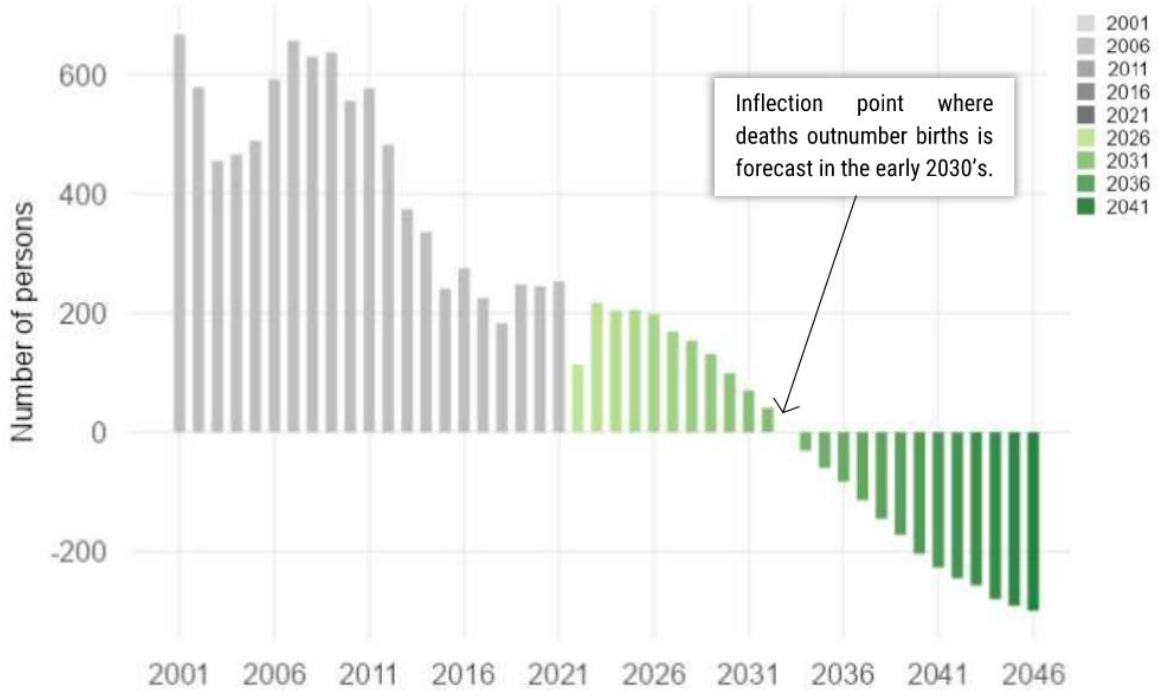

Figure 30: Natural Change (Birth less Deaths), Northern Tasmania (REMPLAN 2024, p. 36)

Accordingly, the forecast population growth is entirely reliant upon migration to the area and is buoyed by the ageing of the resident population. This is consistent with the broader region, where migration has been the driving force behind population growth in Northern Tasmania over recent years. Whilst migration to the area can lead to a variety of advantages - such as increasing the proportion of younger cohorts, and bringing necessary skills and services that would otherwise be unavailable – migration is dictated by trends and policies broadly outside of local government control. This means that population growth may be sporadic or sustained, at high or low levels, depending on socio-economic macrotrends and Federal and State policies. Lifestyle motivators and preferences, which local government can influence, are also a factor.

Nonetheless, it is anticipated that there will be significant growth in the retirement (+296) and elderly cohorts (+385), with further strong growth in the worker cohort (+217) between 2024 and 2044 (see Figure 31). Coinciding with this growth there is anticipated to be little to no change in the school age and youth cohorts. This age structure is consistent with the broader region, which is dominated by a fast-growing aged population.

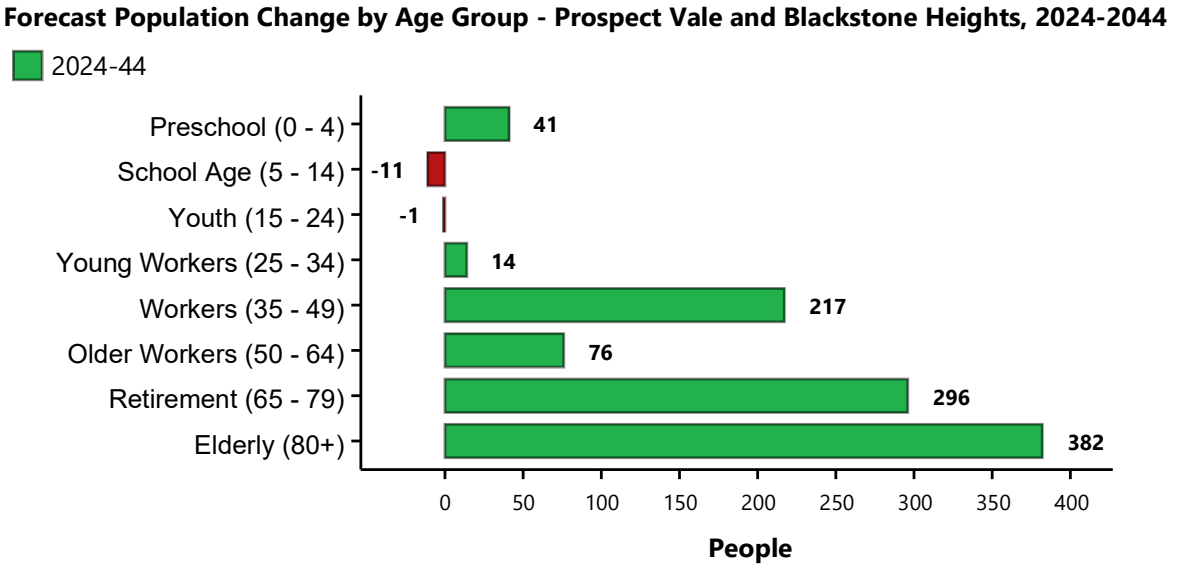

Figure 31: Forecast Population Change by Age Group - Prospect Vale and Blackstone Heights Assessment Area, 2024-2044 (REMPLAN 2024)

When considering census data available for a person's place of usual residence in 2016, and when excluding existing residents of the Growth Area, it is striking that the predominant place of origin was the City of Launceston LGA at 906. Interstate immigration collectively comprised 319 persons followed by overseas migrants at 134. Data is also available for a person's place of usual residence in 2020; however migration movements were significantly reduced due to the outbreak of the Covid-19 pandemic.

Table 9: Place of Usual Residence in 2016 - Growth Area (ABS 2021)

	2016	2020 (during Covid-19)
Place of Usual Residence	Persons	Persons
Tasmania (excluding Growth Area)	1881	844
- Launceston LGA	906	391
- West Tamar LGA	187	53
- Northern Midlands LGA	115	31
Interstate	319	80
- Queensland	118	24
- Victoria	78	30
- New South Wales	62	23
Overseas	134	14

New residents to the Growth Area predominantly move from other suburbs and satellite towns within Greater Launceston, particularly the middle suburbs of Summerhill – Prospect, Riverside, and Kings Meadows and the northern outer suburbs.

Table 10: Local Migration to Growth Area (ABS 2021)

Previous Place of Residence in 2016 (SA2)	Percentage of New Residents 2021 (where ≥4%)
Summerhill - Prospect	7.7%
Newnham – Mayfield	6.5%
Newstead	4.7%
Riverside	4.7%
Kings Meadows – Punchbowl	4.6%
West Launceston	4.4%
Hadspen - Carrick	4.4%

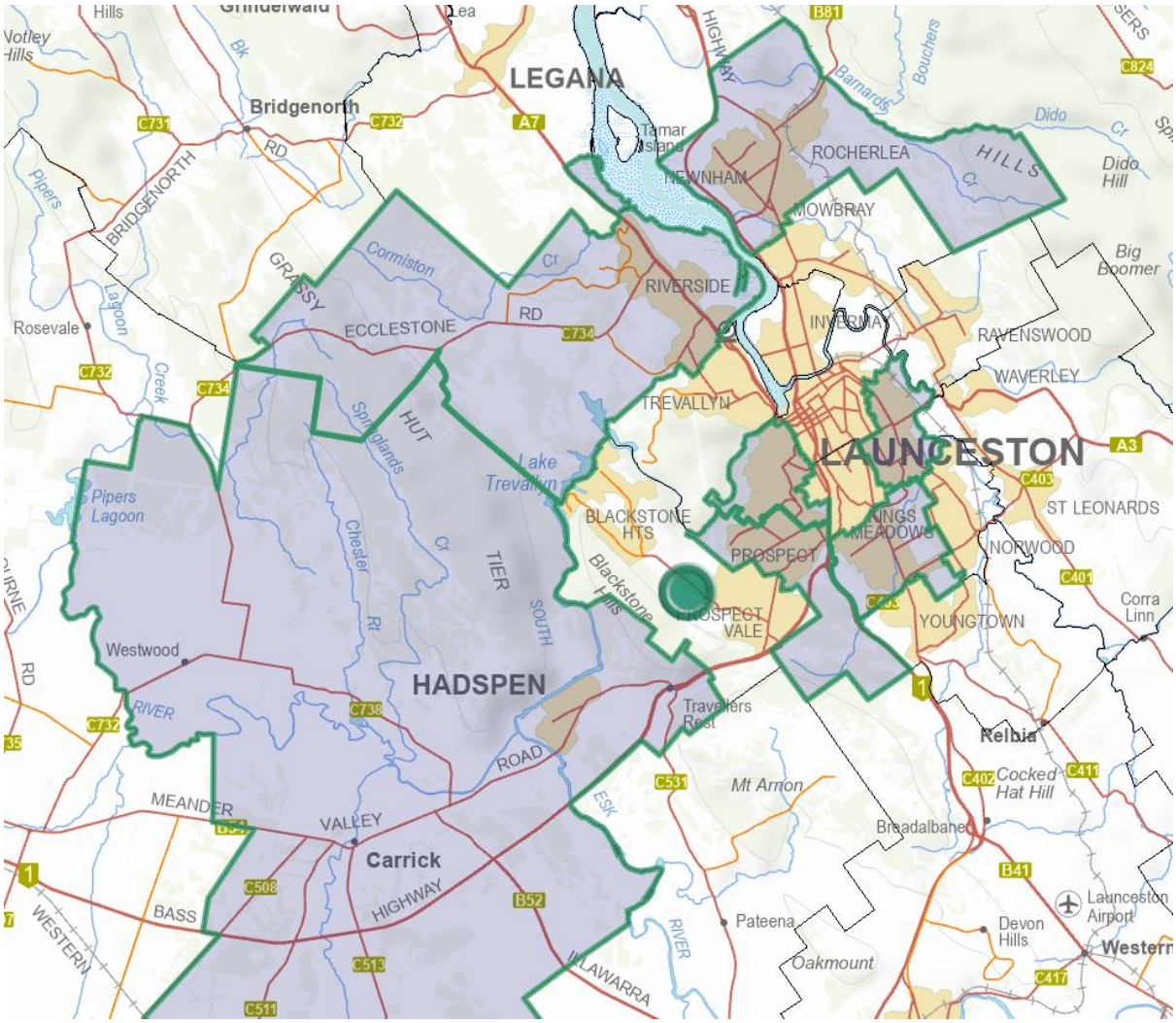

Figure 32: Primary local places of migration to growth area by SA2 (source: adapted from The LIST).

The locations where people have moved to (and away from the Growth Area) are more concentrated and focus on places that have experienced notable housing developments between 2016 and 2021, including the suburbs of Summerhill, Perth, Youngtown, West Launceston and Kings Meadows.

Significantly, 72% of all people who move away from the Growth Area are under 50. Noting that the median age is 48, this is heavily disproportionate. Perhaps just as striking, the 20-29 age bracket represented the greatest proportion of those that moved away from the area at 26% or approximately 300 people.

Table 11: Primary places of local migration away from Growth Area by SA2 (adapted from ABS 2021)

New Place of Residence (Locality)	Percentage of Outgoing Residents 2021 (where ≥4%)
Summerhill	15.4
Kings Meadows	7.2
Youngtown	6.1
South Launceston	5.4
West Launceston	5.0
Perth	4.9
Riverside	4.8

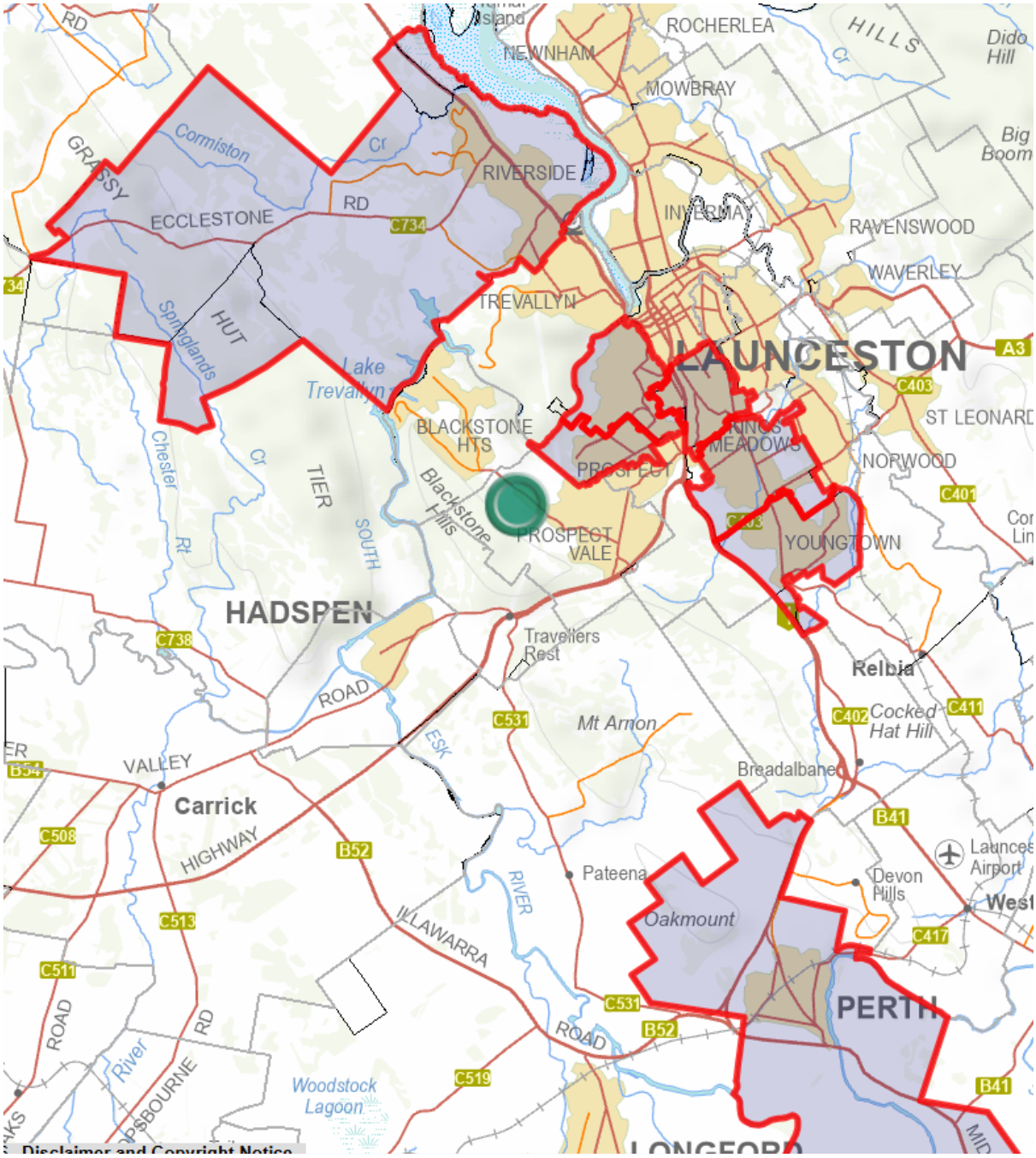

Figure 33: Primary places of migration away from Growth Area by Locality (source: adapted from The LIST).

When taken together, this indicates that the new residents who have moved to the Prospect Vale and Blackstone Heights Assessment Area over the past 10 years are predominantly 'shifting' the existing population base within the Northern Region – that is migrating internally - rather than substantially increasing the total number of residents. Interstate and overseas migration, which does comprise approximately 20% of new residents, is assisting in increasing the local population. While this is notable, it is nonetheless a much smaller contribution that the cumulative local migration from other areas within the Northern Region.

The forecast depicted in Figure 28 above thus represents the extrapolation of this trend of residents within Greater Launceston, moving to the area. When coupled with the forecast

population by age group data detailed in Figure 31, this suggests that the majority of the incoming migration to the area will likely be people who already live in the Northern Region and will be in the workers, older workers, retirement and elderly cohorts.

The RDS Study notes that the increase in the proportion of these age groups will have an impact on not only the type of housing required in the region, but also the number of houses required as these cohorts typically form smaller household units.

Even so, it must be made clear that net migration into Northern Tasmania is set to increase even if this incoming population does not first situate itself in the Growth Area (see Figure 34 below). Net interstate migration is relatively minor, and the vast majority of migration will be from overseas.

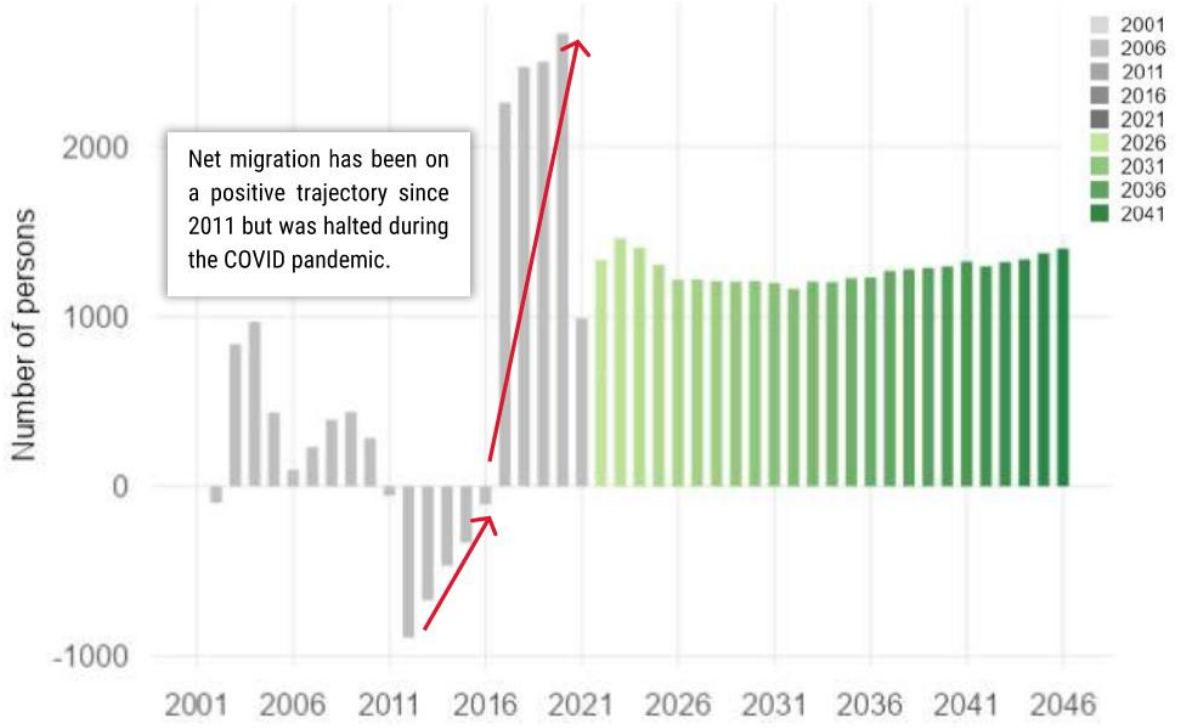

Figure 34: Net migration, Northern Tasmania (REMPLAN 2024, p. 36)

This is reinforced by the NTDC Population Strategy Discussion Paper which states that:

> *'Much internal migration in Australia follows a 'stepping stone' pattern. Overseas migration, dominated by young people, is predominantly to larger cities and metro areas (including Launceston). Migration from city centres to the urban fringe is dominated by working people in their late 20s and 30s, many with young children. Migration to regional and rural areas is drive by older retirees and sea changers'.*

Examples of this at play are the migration of young families to places like Hadspen, Carrick and Westbury.

While migration to Prospect Vale is predominantly from the inner suburbs of Launceston, after accounting for outbound and inbound movements it is mostly older workers and retirees who are moving to Prospect Vale. In this respect, Prospect Vale acts more like a regional and rural area

in terms of migration and is seen as a suitable location with sufficient amenity and services for retirement. Recent and upcoming greenfield developments, such as the Country Club Estate, will need to be monitored to establish if the Growth Area begins to attract working families in their 20s and 30s.

Conversely, three quarters of all people who move away from Prospect Vale are under 50, with this being skewed towards the young workers cohort who represent approximately one quarter of all outmigration. However, rather than moving further away from the city – to towns such as Westbury or Hadspen – they instead moved to nearby suburbs and towns. These suburbs include Summerhill, West Launceston, Perth, Youngtown, and Kings Meadows. All of these suburbs had cheaper median mortgages in 2021 and only Kings Meadows had a higher median rent (by only $12). All of these suburbs, including Prospect Vale, also had active housing developments being delivered during the 2016-2021 intercensal period.

When the age profiles of these population movements are mapped, two key observations can be made of the 2016-2021 intercensal period. Firstly, is the significant churn in the 20-29 and 30-39 age brackets, which roughly equated to two thirds of all movements. Secondly, is that almost twice as many people moved to the Growth Area than left it within the 70-79 age bracket. This movement pattern, if continued, will represent a significant change in the composition and overall rapid ageing of the resident population.

Table 12: Local population movements in and out of Growth Area, 2016-2021

Age Bracket (years)	0-9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80-89	90-99	Total
Population Inbound	80	131	273	229	145	98	121	120	50	12	1259
Population Outbound	91	113	303	195	139	110	124	55	40	5	1175
Net Change 2016-2021	-11	+18	-30	+34	+6	-12	-3	+65	+10	+7	+84

The RDS Study did not forecast population growth or latent demand in Travellers Rest. Looking to the recent past, Travellers Retreat[1] grew by 26 people between 2016 and 2021. This is largely due to the limited development options available within Travellers Rest. Particularly in situations where migration is the predominant form of population growth, increases in population only arise where either new dwellings are constructed or increasing household sizes. Further notable growth is not likely to occur unless additional development opportunities arise.

[1] The locality of Travellers Rest is split by two different Level 1 Statistical Areas: the area known as 'Travellers Retreat' and the remainder being included in the much larger Hadspen-Carrick Level 1 Statistical Area. For the purposes of ensuring consistent datasets, this section only refers to the portion of Travellers Rest that is north of the Meander Valley Road.

5.2.3 Housing Profile

The following information and data is extracted from REMPLAN Community which collates data from the 2021 Census. The data relates specifically to the localities of Prospect Vale, Blackstone Heights and Travellers Rest ('the Growth Area').

In 2021, the Growth Area had a total of 3175 dwellings, with 2,536 (80%) of these being located in Prospect Vale. Approximately 95% of dwellings were occupied.

When considering dwelling types, 83% were separate houses (which includes villa style dwellings), 11% were flats, units or apartments in a 1 or 2 storey block, and the remaining 6% were semi-detached, row or terrace, or townhouses. Further to this, the RDS Study noted that Prospect Vale has the highest concentration of villa units within Greater Launceston, followed by Prospect and the northern suburbs.

Regarding dwelling tenure, the majority of dwelling are owned outright at 35%, while 44% are owned with a mortgage Rented dwellings constituted 21% - or almost one quarter - of all housing stock.

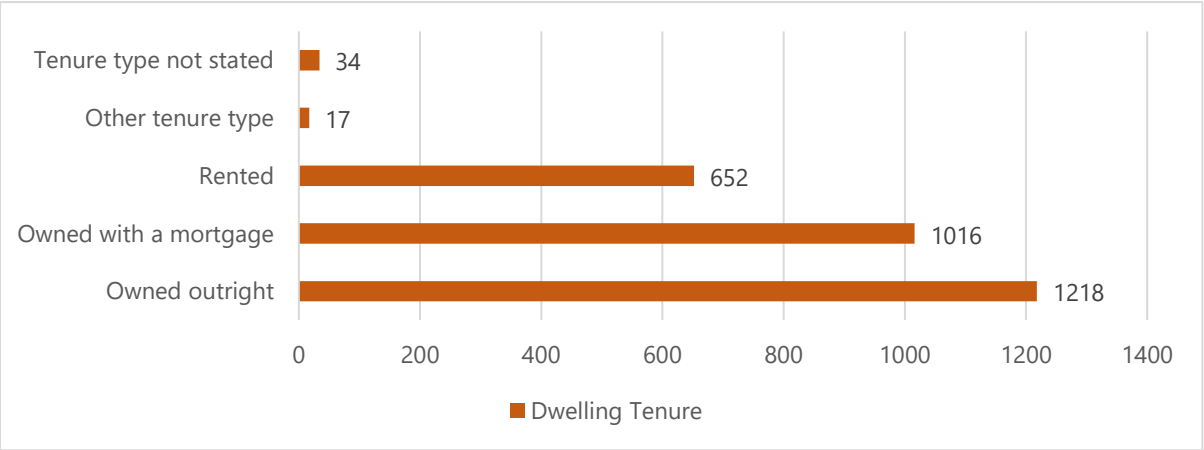

Figure 35: Dwelling Tenure in Growth Area, ABS 2021

Figure 36 depicts the composition of households, particularly the number of people normally residing in a dwelling. Lone person households comprised approximately 32% of all households within the Growth Area. Meanwhile, couples with no children comprised 30% and couples with children were another 26%.

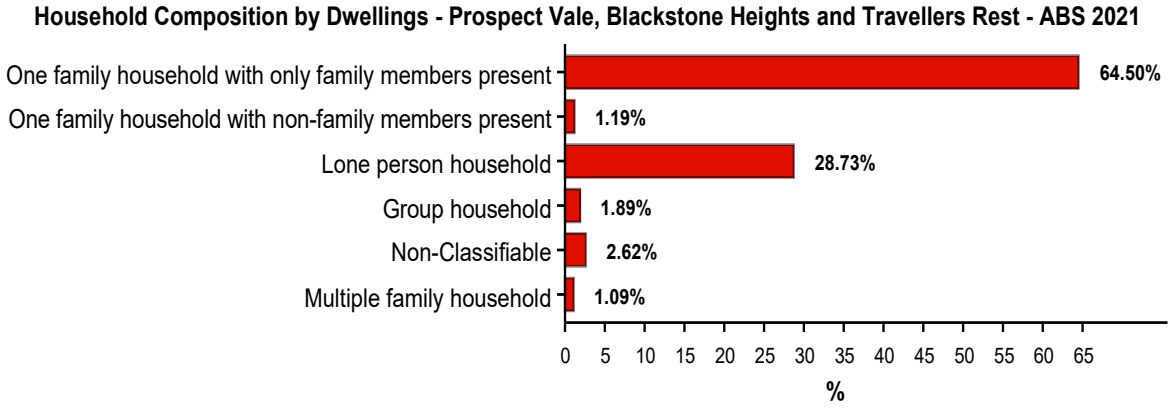

Figure 36: Household composition in Growth Area (REMPLAN 2021)

The majority of dwellings (43%) possessed three bedrooms. 25% contained 4 bedrooms and a not insignfiicant 5% had 5 or more bedrooms. In contrast, only 2% of dwellings contained one bedroom. The remtion aining 23% had two bedrooms. These figures are self-reported and are unlikely to include rooms capable of being a bedroom but are not used in that manner (such as offices, playrooms, games room, etc).

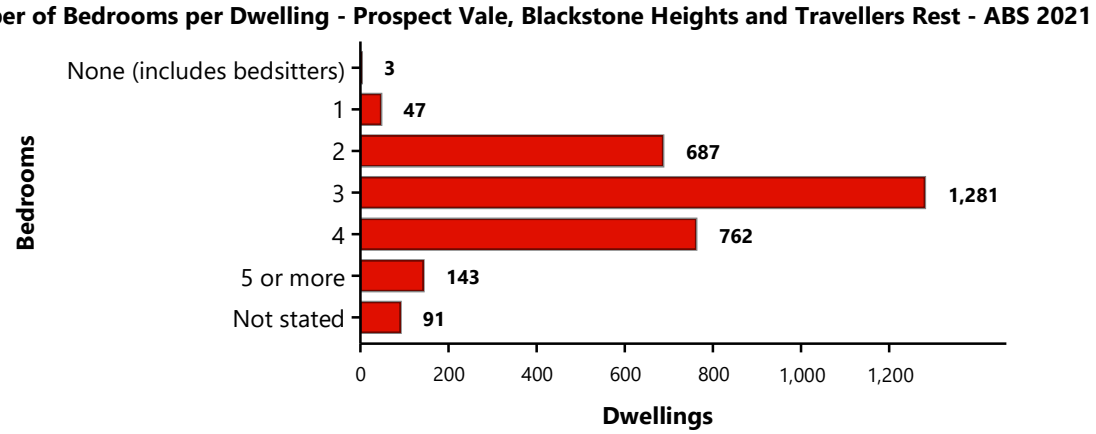

Figure 37: Number of bedrooms per dwelling in Growth Area (REMPLAN 2023 & ABS 2021)

When considering the large proportion of lone and two person households within the Growth Area, and the tendency towards houses with three or more bedrooms, there is the potential for a large number of bedrooms within the area to be spare and unoccupied.

Housing suitability is a measure of housing utilisation that compares the number of bedrooms required with the actual number of bedrooms in the dwelling. Figure 38 below depicts this metric as determined by the ABS for the Growth Area. Of note is that 35% of dwellings had one spare bedroom, 34% of dwellings had two bedrooms spare, and 13% had three bedrooms spare. Proportionally very few households – only approximately 1.3% - identified the need for additional bedrooms.

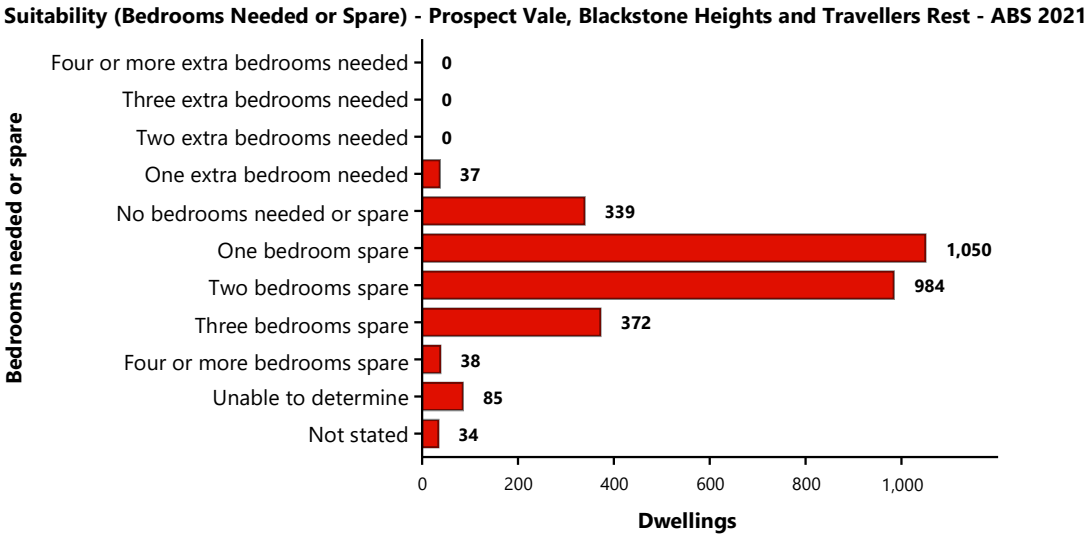

Figure 38: Housing suitability in Growth Area (REMPLAN 2025 & ABS 2021)

Whilst one spare bedroom is often a desired feature in a dwelling, the presence of multiple spare bedrooms indicates a potential mismatch between the type of housing currently provided within the Growth Area, and the type of housing that would more align to the household composition and age structure of the area.

As of 2021, approximately 24% of the population within the Growth Area were over the age of 65 and approximately 15% of the population were aged 14 and under, resulting in a dependency ratio – the ratio of dependents to the total working-age population - of 39.5%. The largest population 'life stage' cohort was the older worker bracket (aged 50-64) which represents 22% of the total population.

The majority of residents (77%) live in Prospect Vale. Of those that reside in Prospect Vale, 27.4% are aged 65 and over (double that of Blackstone Heights). This lower household size in Prospect Vale is also evident through other metrics. In particular, 44% of households recorded more than two spare bedrooms whilst 33.2% of households are one person households. This indicates a potential mismatch between the type of housing currently provided relative to need.

5.2.4 Forecast Housing Demand and Supply

Demand for dwellings in Prospect Vale and Blackstone Heights is driven by the growing and ageing population – discussed in section 5.2.2 earlier in this report - as well as decreasing household sizes. Within Prospect Vale and Blackstone Heights, the average household size is anticipated to decline from 2.35 in 2024 to 2.26 in 2041. This is primarily attributed as a function of the ageing population. Declining household size, while seemingly minor, results in the need for an increase in additional dwellings to house the same number of people over the forecast period.

Together, these factors result in a forecast demand for 553 private dwellings in the Prospect Vale and Blackstone Heights Assessment Area between 2025-2045, an average of 27.7 dwellings per year, as detailed within the RDS Study.

Almost 90% of this demand, or 491 dwellings, is forecast to be separate houses while an additional 60 dwellings would be catered for by medium density development (REMPLAN 2025).

Table 13: Forecast Dwelling Structures, 2025-2045 (REMPLAN 2025)

Housing Typology	2025	2045	Change
High density	0	0	0
Medium density	543	603	+60
Other	0	0	0
Separate house	2,546	3,037	+491
Non-private dwellings	2	4	+2
Total	3,091	3644	+553

The RDS Study, which focused only upon currently zoned residential land, identified a practical land supply equivalent to 1,915 dwellings in 2023, supporting an additional 5440 residents. While the degree to which this supply is certain to be available for development varies (which is discussed further in Section 5.2.6), as dwelling demand is forecast to be at a rate of approximately 27.7 dwellings per year this amount represents a sufficient supply for the next 69.6 years.

It should be noted, however, that the RDS Study has likely underestimated the practical dwelling yield of both Lot 1 Panorama Road, Blackstone Heights and the Country Club Estate. Furthermore, land potentially suitable for urban and rural residential use, such as land within the Future Urban Zone and other areas identified within the Structure Plan, may provide for an additional 1,300 dwellings – or an additional 2991 residents - at current dwelling yields.

Moreover, lots that were identified within the RDS Study as unavailable, particularly along Westbury Road, have also since been developed for multiple dwellings. If greater than anticipated infill and densification in both greenfield and previously established parts of Prospect Vale continues, then practical dwelling yields will also be higher than anticipated. These future densities are difficult to predict, however with the Tasmanian Planning Policies prioritising infill and consolidation, increased densities are likely in the long term. To account for this, the Structure Plan considers a 'far future' growth scenario with a population of up to 20,000 residents. This will ensure that very long term community and physical infrastructure can adapt to changing urban settlement patterns.

When considering this abundance of supply of both existing and potential residential zoned land, the Growth area has more than sufficient land available to meet the forecast housing demand of the next twenty years and well beyond

5.2.5 Adequacy of Residential Land Supply

When considering the amount and type of housing supply available within the region, as discussed in the previous section, the RDS Study differentiates between theoretical and practical yields, by recognising that the housing market responds to local demand and variation that often

does not develop to the highest density allowable under residential zones. Further to this, Section 4.3 of the RDS Study categorises supply into five separate categories:

> *The categories generally reflect an increasing level of certainty around potential timing of supply being realised, from small vacant 'retail' lots that are already available for development of a single dwelling, through to larger occupied 'underutilised' properties. The five land supply categories are defined below and presented in order of certainty of timing in terms of realising supply estimates:*
>
> *Retail: A retail parcel is an existing vacant parcel that is not of a size that can accommodate further subdivision based on localised average yields and criteria established under the supply process. These are parcels that are currently available for development. Retail parcels have the highest certainty of supply realisation.*
>
> *Approved Plan: this category is allocated to any parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar. As such, there is a relatively high certainty around supply being realised. It does not include instances where a specific area plan states an alternative minimum lot sizes, these being incorporated into the model through general yield calculations.*
>
> *Vacant serviced: this category is a vacant parcel that is of sufficient size to accommodate further subdivision based on localised average yields and accounting for standard takeout rates. Servicing is allocated where the property is within a 'Full Service' area of TasWater's sewer serviced land mapping. Given this land is vacant and currently serviced with key infrastructure there is higher certainty of supply being realised compared to unserviced vacant land.*
>
> *Vacant unserviced: this category is generally the same as the vacant serviced category but is allocated to parcels that are within areas identified as 'Unserviced' in TasWater's sewer serviced land mapping. As these parcels do not currently meet TasWater's criteria for serviced land, it is considered that these parcels would be less likely to be developed before fully serviced land.*
>
> *Underutilised: this class is allocated to parcels that are currently developed with a dwelling improvement. These parcels meet the set of criteria established in the supply assessment around land area and building to land area ratios to be considered as underutilised and have further subdivision potential. This class has the lowest certainty around supply being realised.*

The parcels identified as contributing to residential land supply within Prospect Vale – Blackstone Heights by the RDS Study, and their respective supply status, are shown below in Figure 39.

Figure 39: Suitably zoned residential land supply (source: REMPLAN 2024)

The RDS Study notes that 1,069 dwellings are accounted for through approved plans and another 592 dwellings could be secured through underutilised land. Together, this accounts for approximately 86% of all suitably zoned supply.

Most supply through vacant land is within Blackstone Heights and, with the prevailing Low Density Residential Zone, contributes significantly less to dwelling supply than the size of the vacant areas depicted in Figure 39 would otherwise suggest.

There is relatively strong certainty, then, that 1,661 dwellings can be delivered within the Growth Area, subject to resolution of infrastructure limitations. This would address three times the amount of forecast demand and represents a strategic supply for the Greater Launceston area. This supply is, however, highly concentrated in only a few landowners which can influence the timing and coordination of this supply. This, and other, factors are discussed within the RDS Study and can be summarised as follows:

> *Long-term retention of vacant land*
> *A moderate share, but large amount, of land supply in Prospect Vale and Blackstone Heights has been held in the same ownership for an extended period. This is primarily as large parcels 1 hectare in size and above.*
>
> *Concentration of ownership*
> *Prospect Vale and Blackstone Heights have a high proportion of land supply owned by a small number of entities. Intentions of a small number of landowners, will therefore, determine the timing and delivery for much of the land supply in these areas.*

Concentration of ownership is present in Prospect Vale and Blackstone Heights and is one of the highest in Northern Tasmania, with 28% being in the ownership of a single entity. Where land is being actively developed, this can be positive for an area. Where land is being withheld from the market, negotiations with landowners or policy responses may be required to activate dormant land.

Lack of vacant retail parcels
Vacant retail parcels… make up a small share of total supply, with very few being held for an extended period of time. This indicates an active market for 'dwelling-ready' residential land. By contrast, over 20% of estimated land supply is derived from large parcels that have been held for more than 20 years.

Demand Fluctuation
Demand for land can fluctuate due to changing population trends and household structures. Factors influencing demand can include opening or closing of industries or large businesses, expansion of education or health care facilities, new migration policies, availability to finance, or the release of new development areas. Larger population centres experience more substantial fluctuations, but even smaller centres are not immune to population changes. The ageing population trend is an important factor affecting communities of all sizes as housing and service needs differ from younger cohorts.

These factors represent challenges and opportunities when considering how to best deliver supply within the housing market, by both ensuring that the land is available in the event of demand surges whilst not overinvesting or overextending in the event that demand is reduced.

While these factors have uniquely expressed themselves locally, they are also present in many growth areas across the region. It is pertinent then, to consider the demand and supply available within other parts of the Greater Launceston Area and how the level of certainty of realising supply may affect demand within the Growth Area. There are six main 'outward' growth areas within the contiguous Launceston area:

- Prospect Vale and Blackstone Heights (through to Travellers Rest and Hadspen)
- St Leonards and Waverley
- Riverside (through to Legana)
- Mayfield
- South Prospect
- Youngtown and Relbia

Within the RDS Study, these areas are represented as:

- Launceston Central (Launceston, East Launceston, South Launceston and Newstead)
- Launceston North (Invermay, Mowbray, Ravenswood, Mayfield and Rocherlea)
- Launceston Outer (West Launceston, Summerhill, Prospect, Kings Meadows, Youngtown, Norwood, St Leonards, Waverley, South Prospect)
- Launceston Outer – MVC (Blackstone Heights and Prospect Vale)
- Launceston Outer – WT (Riverside)

Across the contiguous urban extent of Launceston, the RDS Study anticipates a dwelling supply shortfall of 1,043 dwellings between 2022 and 2046, with localised shortfalls expected in Launceston Central, Launceston Outer – LC, and Launceston Outer – WT (see Table 18 below).

Table 14: Forecast dwelling demand and supply, 2022-2046, Launceston Urban Area (source: adapted from NTDC 2024)

Assessment Area	Dwelling Demand	Dwelling Supply	Net Supply
Launceston Central	1,512	151	-1,361
Launceston North	1,416	2,126	710
Launceston Outer - LC	3,384	2,055	-1,329
Launceston Outer – MVC	624	1,929	1,305
Launceston Outer – WT	1,176	808	-368
Total	8,112	7,069	-1,043

In its 2023 Launceston Residential Land Review, several areas are identified that may resolve dwelling supply shortcomings within the City of Launceston, including: South Prospect, Alanvale, and St Leonards. Within this review, South Prospect was signalled '*to be the main source for new housing in the Study Area*' with '*it's initial development phase occurring in 2029 – 2036*'. The St Leonards and Waverley Neighbourhood Plan 2025, recently adopted by City of Launceston, also signals an intention to address these supply shortfalls within the Launceston Outer – LC Assessment Area.

Similarly, the draft West Tamar Growth Strategy 2025 notes that '*Riverside has a current capacity to accommodate an increase of 737 new dwellings*' and recommends review of zoning to provide for consolidation and gentle densification to support the forecast dwelling demand.

It is clear then, that municipalities are rising to the challenge to resolve localised supply constraints. However, as the RDS Study (p. 52) notes:

> *'On both the supply and demand side there is varying degrees of uncertainty. Many areas are dependent on the development of occupied, or underutilised land, to accommodate forecast growth. For other areas, significant infrastructure upgrades are required before existing residentially zoned land will be development ready.*
>
> *The market-driven property system also creates its own levels of uncertainty in terms of delivering residential land for housing as the intentions, capability, and capacity of individual owners and developers can be somewhat unknown. This uncertainty can become exacerbated in areas with high concentrations of ownership which is evident in several areas in Northern Tasmania.'*

Within a migration-led population growth scenario, demand also fluctuates considerably and is more difficult to project and forecast. Population surges are possible, particularly in response to the release of area greenfield areas, as are periods of relatively slow population growth.

Unanticipated delays in delivering housing in one area, whether it be through lack of sufficient infrastructure or landowner intention, can divert greater demand to other nearby growth areas that are being actively developed or have no significant infrastructure impediments. For example, Hadspen is currently constrained by the capacity of the reticulated sewage system and so latent demand is redirected to other active development fronts despite significant amounts of land identified for residential development.

A Residential Supply and Demand Analysis, prepared by Urban Enterprise in 2022, provided:

1) commentary on the role of strategic planning in facilitating and managing residential and supply to maintain an equilibrium in the housing market; and
2) An independent residential supply and demand assessment for the southwest growth corridor of Greater Launceston.

When considering the influence of strategic planning on housing supply, the report notes that the primary role of Councils is land supply management and development facilitation, with the purpose of maintaining an equilibrium in the housing market. This includes efficient release of rolling residential land stocks, logical provision of infrastructure delivery, and serving the market demand for a range of housing types and locations (Ainsaar 2022, p. 1).

Where a market equilibrium is not achieved, the report concludes on page 45 that:

> *'it is difficult to address the issue quickly. Given the lengthy timeframes associated with planning, land development and dwelling construction, it is appropriate for Councils and regulatory bodies to actively plan for new housing well in advance; to mitigate the risks associated with an 'undersupplied' market.*
>
> *In the case of the south west growth corridor, there is a need to adopt a long term planning horizon for residential land supply management and provide greater acknowledgement of the housing role and future direction of the growth corridor.*
>
> *Support for the acceleration of development of major strategic sites within the corridor should be considered, particularly in cases where strategic objectives can be met, and where:*
>
> - *An extension of the contiguous urban area can be delivered (i.e. proximate and accessible to existing amenity);*
> - *Services are readily available;*
> - *Ownership is not fragmented, and land development is relatively straightforward;*
> - *There are limited physical constraints and encumbrances on the land; and*
> - *The locational attributes will be attractive to the market.'*

Within the context of Greater Launceston, and in the event that other growth areas are unable to meet their respective local dwelling demand, the Growth Area represents a significant amount of residential supply that can assist in resolving unmet demand from other urban growth corridors. The exact timing of when this may occur is difficult to predict. It is therefore reasonable that a very long term horizon be considered by the Structure Plan. While the planning horizon of the document is a 20 year period, the amount of residential land identified within the preceding

sections requires that an even longer term horizon be considered. To better prepare and plan for new housing in a fair and orderly way and respond to unforeseen structural shifts in market demand, the Structure Plan considers a 'far future' growth scenario of up to 20,000 residents.

5.2.6 Residential Land Affordability and Buyer Profiles

Middle-income housing affordability is also a useful indicator that can also be used to obtain a greater understanding of housing affordability within the Growth Area. This is achieved by dividing the median house price by median annual household income (see Table 13). The median annual household income of the Launceston Urban Centre and Locality is an appropriate means of understanding local middle-income affordability as the Growth Area is within the broader Launceston housing market. This 'median multiple' can also be read as the number of years of the median annual household income would be needed to purchase a median dwelling upfront. Under this rating system, an affordable median dwelling is no more than 3 years' worth of the median household income while a median dwelling worth more than 9 years' worth of the median household income is considered impossibly unaffordable. In short, the lower this ratio, the more affordable the locality is relative to the median household income. In practice, government schemes and incentives such as the first home buyer grants lower the upfront threshold for purchasing a dwelling even through the median household may be rated as unaffordable. While extremely beneficial to those who would otherwise be unable to purchase a home, these incentives also lead to higher prices and therefore higher unaffordability (Ballota 2025.

Demographia International Housing Affordability 2025 (Cox 2025) outlines the following housing affordability ratings:

Table 15: Demographia Housing Affordability Ratings (Cox 2025)

Rating	Median Multiple
Affordable	3.0 and under
Moderately Unaffordable	3.1 to 4.0
Seriously Unaffordable	4.1 to 5.0
Severely Unaffordable	5.1 to 8.9
Impossibly Unaffordable	9.0 and over
Median multiple: Median house price divided by median household income	

The following statistics are sourced from the Real Estate Institute of Tasmania (REIT) and do not include Travellers Rest, which had too few data points to result in accurate averages.

Table 16: Median House Prices to Median Household Income Ratios (adapted from REIT 2025 and ABS 2021).

	Prospect Vale		Blackstone Heights	
	Unit	House	Unit	House
2011	$228,500	$342,500	$222,375	$412,500
2016	$230,000	$338,500	$221,500**	$365,000

2021	$386,000	$625,000	$403,500	$645,000
Median Annual Household Income 2011 by Locality	$48,984		$85,852	
Median Annual Household Income 2021 by Locality	$65,936		$120,848	
Launceston (Urban Locality) Median Household Income 2021	$68,774			
Median Price to Launceston Median Annual Household Income Ratio 2021	5.6 : 1	9.1 : 1	5.9 : 1	9.4 : 1
**ABS Census Statistics* ***2015 median unit price due to lack of available 2016 data*				

Within Prospect Vale, both house and unit prices have both increased at approximately 70-80% between 2011-2021. Median annual household income rose by 35% during that same period, from $48,984 to $65,936. Meanwhile, within Blackstone Heights, both house prices have risen by 56% while unit prices have risen by 81%. Median annual household income rose by 40%, from $85,852 to $120,848.

When considering the median household income of the Launceston (Urban Locality), standalone houses are rated impossibility unaffordable in both Blackstone Heights and Prospect Vale. Units in both localities, meanwhile, are severely unaffordable.

A similar metric can also be used to estimate rental affordability and mortgage affordability. This estimation does not factor in rates, such as water and electricity. Transport costs are also not considered in this metric, but are acknowledged to impact upon a households cost of living with the general rule of thumb that the further the travel distance to work the higher the transport costs. Assuming, for the sake for simplicity, that weekly household income has not notably risen since 2021, then rent has more than doubled for both units in Prospect Vale and for houses in Blackstone Heights between 2011 and 2023 (see Table 16).

Table 17: Median Weekly Rent (REIT 2025)

	Prospect Vale		Blackstone Heights	
	Unit	House	Unit	House
2011*	$180		$265	
2016	$230	$360	$220	$380
2021	$330	$440	$350	$550
2023**	$390	$480	$435	$580
Change 2011-2023	+$210	+$300	+$170	+$315
**Data derived from the ABS Census 2011* ***2024 data is only available between 1/1/24 – 31/7/24*				

Renting, as seen in Table 17 below, 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 18: Renter households experiencing housing stress (ABS 2011-2021).

	2011	2016	2021	Change, 2011-2021
Blackstone Heights				
Rented	39	29	33	-6
Proportion of renter households experiencing housing stress	2.2%	2.9%	48.5%	+46.3%
Prospect Vale				
Rented	496	526	609	113
Proportion of renter households experiencing housing stress	8.9%	10.2%	35.8%	26.9%
Travellers Rest				
Rented	39	29	33	-6
Proportion of renter households experiencing housing stress	2.2%	2.9%	48.5%	+46.3%

Affordability, in terms of both owning a house outright and rentals, is therefore worsening within both localities, with Prospect Vale worsening at a relatively greater rate.

However, this unaffordability does not mean that the area is undesirable nor unlikely to be developed further. Instead, the Growth Area appeals to a variety of demographics and profiles, summarised by Urban Enterprise (2022, p. 43) as follows:

Locality	Market Appeal
Prospect Vale	*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).*
Blackstone Heights and Travellers Rest	*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.*

Nearby, the satellite settlement of Hadpsen serves as the first and second home buyer market through greenfield development.

Urban Enterprise (2022, p. 42) also noted the following in respect of the appeal of the western growth corridor and subsequent housing demand:

- *Being driven by owner-occupier locals seeking to enter the market (first home buyers), upsizers (second and third homebuyers), and downsizers.*

- *The south west growth corridor is an attractive location for buyers due to the access to central Launceston via the Midland Highway, high quality retail, commercial and recreation amenity, as well as the reputable schools.*
- *Overall, Greater Launceston is constrained for housing stock. It is apparent that active subdivisions, the rate of development and the speed to deliver 'market ready' lot and housing stock has not been keeping pace with demand. This has manifested into increased competition for housing stock and has resulted in strong house and lot price growth.*
- *Housing supply in Prospect Vale is significantly limited. If new housing stock was delivered in this area, agents are confident that it would attract significant interest and achieve a high sales rate.*

To leverage and improve the appeal of the Growth Area it will be important to ensure that a sufficient housing supply is maintained for a broad range of housing needs and types, including medium density, standard suburban, low density, and rural and environmental living.

5.2.7 Economic Activity

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

The Prospect Vale – Blackstone destination zone contributes $429.99 million (20.1% of the municipalities total output), with 25% of this value emerging from the construction sector and another 18% generated by the gambling sector (which includes casino operation). The total employment estimate for the destination zone is 1,396 jobs.

Figure 40 below represents gross revenue (economic output) generated by businesses and organisations by sector within the destination zone.

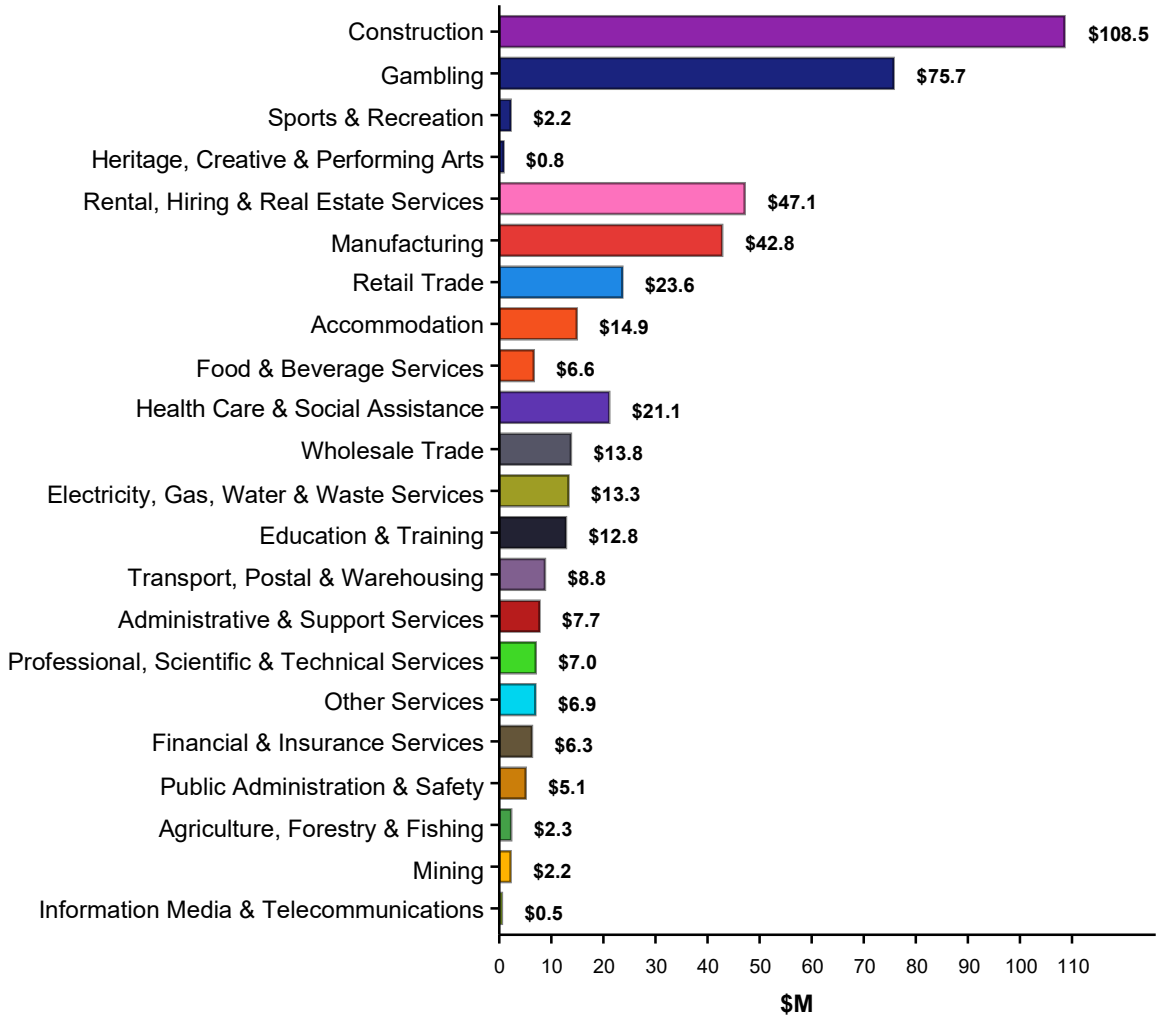

Figure 40 Output by Industry Sector – Prospect Vale and Blackstone Heights Destination Zone (source: REMPLAN 2025):

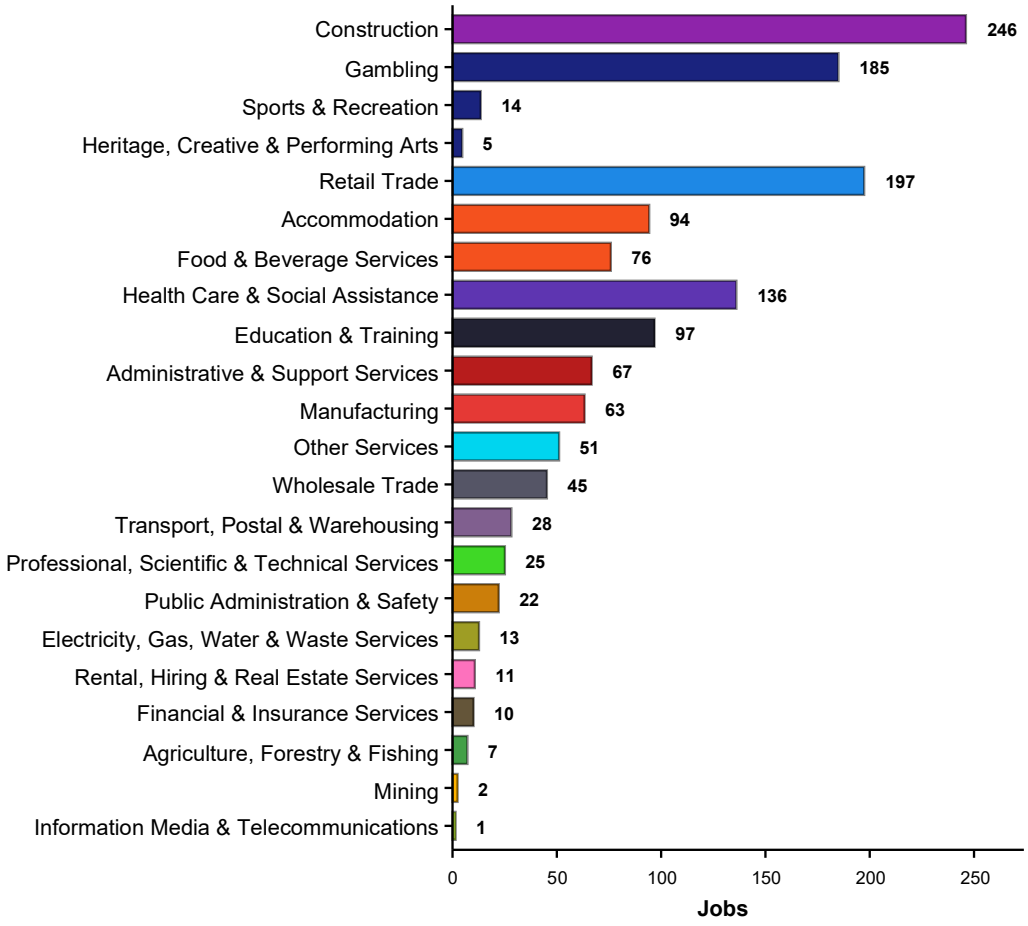

Figure 41: Employment by Industry Sector – Prospect Vale and Blackstone Heights Destination Zone (source: REPMLAN 2025)

The composition of the occupations of working residents reflect a high proportion of professionals, clerical and adminstrative workers, technicians and trade workers, community and personal service workers, managers, sales workers and labourers. In particular, there are elevated levels of health and educational professionals, carers and aides, specialist managers, and sales assistances and salepersons.

Relative to other outer suburbs such as Propsect – Summerhill and Kings Meadows, the assessment area of Propsect Vale and Blackstone Heights provide a greater proportion of professionals (particularly health and education), fewer technicians, trade workers, and community and personal service workers, and fewer machinery operators and drivers.

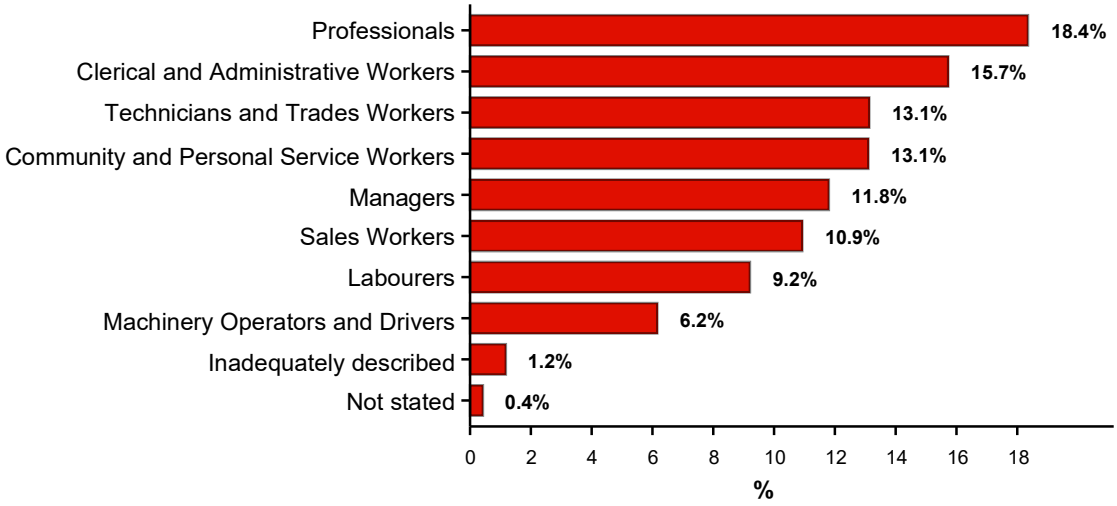

Figure 42: Occupation of Resident Working Population in Prospect Vale and Blackstone Heights (SA2) (source: adapted from REMPLAN 2025 & ABS 2021)

The composition of occupation type generally reflects a strong integration into the economy of Launceston, which has a high proportion of jobs in the health care and social assistance (22.6%), retail trade (11.6%), education and training (9.8%) and construction (9.8%) industry sectors.

Despite the large number of jobs located within the destination zone, the vast majority of the resident working population within the Launceston Outer – Meander Valley assessment area (equating roughly to the localities of Prospect Vale and Blackstone Heights) work outside the Meander Valley municipality. Only 13% of the resident working population work within the assessment area, whilst the balance predominantly works within the Launceston City Council LGA.

The top six work locations of the resident working population are shown in Table 5 below.

Table 19: Work locations for working population of Launceston South - Meander Valley (adapted from ABS 2021)

Top Six Work Locations	Percentage of resident working population
Launceston	34%
Prospect Vale - Blackstone Heights	13%
Kings Meadows - Punchbowl	8%
Invermay	6%
South Launceston	6%
Summerhill	5%

5.2.8 Activity Centres and Access to Retail and Commercial Facilities

The Tasmanian Planning Policies will require that an activity centre hierarchy be identified based on the scale, role, function and accessibility of activity centres. This hierarchy is established in Table E.2 of the Northern Tasmania Regional Land Use Strategy (NTRLUS) and will guide where retail and commercial activity is directed. This regional strategy, including its settlement hierarchy and activity centre hierarchy, is currently under review and expected in mid-2026. While the current NTRLUS recognises the Prospect Vale Activity Centre as two separate suburban activity

centres, there is opportunity to advocate for, and establish recognition of, a higher subregional role for the Westbury Road Activity Centre as part of this review.

Benchmarks for Retail and Commercial Provision

Benchmark standards have been adapted from 'Location *iQ Provision Benchmarks 2022*' (Location iQ 2022) for retail and commercial developments to provide a high-level understanding of demand generated by the Growth Area. Demand generated by a broader retail catchment is not considered here. These benchmarks are shown below in Table 20. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only. The cells highlighted in green show where benchmarks suggest that there is demand (+1.0), or approaching demand (+0.7), for a particular facility or service.

Notably, there appears to be notional demand within the Growth Area for one full line supermarket (equivalent to 3200 sq.m of supermarket floor space) and up to three service stations by 2045.

As discussed further below, the underlying demand for some retail facilities and services, and associated viability to establish themselves, are likely far greater than what is suggested by these benchmarks alone. This can be seen by the presence of a chicken fast food store (Charcoal Chicken) and the recent development of a burger fast food store (McDonalds), which suggests that a broader retail catchment is able to be captured by the Prospect Vale Activity Centre.

Other retail facilities and services, such as a cinema, a general store, and a second full line supermarket or smaller independent grocers, will likely be able to be established earlier than what is suggested in the below benchmarks.

Table 20: Retail Benchmarks for Growth Area (source: adapted from Location IQ Provision Benchmarks 2022)

Facility/service	Provision Ratio (person)	2024 Growth Area (Estimate)	2045 Forecast +Travellers Rest	Future Build Out*	Future Rezone Build Out**	Far Future***
Estimated Population		7311	8377	12751	15742	20000
Supermarkets (1 x Equivalent Full-line store (3200 sq.m of supermarket floor space)	9600	0.8	0.9	1.3	1.6	2.1
Discount Department Stores (1 x DDS store (e.g. Big W,	40,700	0.2	0.2	0.3	0.4	0.5

Target and Kmart)						
Department Stores (1 store)	244,000	0.0	0.0	0.1	0.1	0.1
Cinemas(1 screen)	14,700	0.5	0.6	0.9	1.1	1.4
Service stations (1 station)	3,100	2.4	2.7	4.1	5.1	6.5
	Mini-major Type Tenants (retail tenants of 400 sq.m or larger)					
Apparel (1 store)	36,000	0.2	0.2	0.4	0.4	0.6
Food & Liquor (1 store)	62,000	0.1	0.1	0.2	0.3	0.3
General (1 store)	14,000	0.5	0.6	0.9	1.1	1.4
Homeware (1 store)	100,000	0.1	0.1	0.1	0.2	0.2
Leisure (1 store)	91,000	0.1	0.1	0.1	0.2	0.2
	Large Format Retail					
Electrical (1 store)	34,000	0.2	0.2	0.4	0.5	0.6
Automotive (1 store)	39,000	0.2	0.2	0.3	0.4	0.5
Bedding (1 store)	73,000	0.1	0.1	0.2	0.2	0.3
Outdoor (1 store)	114,000	0.1	0.1	0.1	0.1	0.2
Furniture (1 store)	52,000	0.1	0.2	0.2	0.3	0.4
Hardware (1 store)	52,000	0.1	0.2	0.2	0.3	0.4
Homewares (1 store)	37,000	0.2	0.2	0.3	0.4	0.5
Miscellaneous (1 store)	29,000	0.3	0.3	0.4	0.5	0.7
	Fast Food					
Burger (1 x store)	16,300	0.4	0.5	0.8	1.0	1.2

Chicken (1 x store)	13,600	0.5	0.6	0.9	1.2	1.5
Mexican (1 x store)	56,900	0.1	0.1	0.2	0.3	0.4
Coffee (1 x store)	29,900	0.2	0.3	0.4	0.5	0.7
Pizza (1 x store)	20,500	0.4	0.4	0.6	0.8	1.0
Other (1 x store)	10,900	0.7	0.8	1.2	1.4	1.8

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

***'Future Rezone Build Out' considers all areas currently zoned and identified for future residential development through rezoning.*

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

Westbury Road Activity Centre

As noted earlier in this document, the Growth Area includes two suburban activity centres within 500 m of each other along Westbury Road. The Structure Plan proposes the transition of the two suburban activity centres along Westbury Road into a single 'Major Activity Centre', which would provide for sub-regional retail facilities. The only other major activity centres within the Northern Region are Mowbray and Kings Meadows. The role of this type of centre is to provide a wide range of services and facilities (including offices for business and government) to serve the surrounding sub-region, with a strong focus on the retail and commercial sector. Sub-regional facilities are often the preferred location of discount department stores or similar major anchor tenant.

Economic analysis was undertaken as part of the development of the original Structure Plan that demonstrated both latent demand as a neighbourhood activity centre and the notional viability of playing a sub-regional role (Nott 2013). While this analysis is not recent, the lack of substantial new retail developments within Prospect Vale since 2013 and the slower than expected population growth means that much of the assessment, rationale and recommendations still hold weight.

This analysis estimated that the Westbury Road Activity Centre had a neighbourhood population catchment of approximately 15,000 in 2011 (roughly aligned with the Prospect Vale – Blackstone, Hadspen – Carrick, and Longford SA2 areas) and possessed a latent demand for an additional 2,000 sqm of retail floor area, based on capturing 33% of resident spending. Demand is anticipated to consist of:

- 1,400 sqm of food and groceries;
- 300 sqm of food services; and
- 300 sqm of retail services.

An estimated balance of retail sales and spending in 2031, assuming that 35% of resident spending from a population of approximately 17,400 was captured, anticipated a total demand for 9,800 sqm of floorspace. While a corresponding latent demand of 500 sqm was also estimated, this was predicated upon the former Mitre 10 store being demolished and replaced with a supermarket. While the Mitre 10 was demolished, a replacement development has not yet eventuated.

The analysis also considered the potential for the Westbury Road Activity Centre to operate as a sub-regional centre, with a broader retail catchment of 43,500 people in 2011. It as estimated that this sub-regional resident catchment could support a total of 27,000 sqm of floorspace if 30% of that sub-regional retail spending could be captured.

Further, when considering the potential long term 'build-out' populations of the Growth Area at 16,000-20,000 residents, a potential resident population of Hadspen of 5,000 residents, and a potential residential population of 1,000 in Carrick, it is clear that the western suburbs and towns of Greater Launceston will well and truly exceed the typical catchment population of a neighbourhood activity centre (5,000 – 15,000) and warrants elevation to a higher function activity centre.

While acknowledging that further economic and retail analysis will be required as part of future reviews of the Structure Plan and any rezonings within the Westbury Road Activity Centre, this analysis demonstrated that there is significant latent retail demand within the Growth Area and its surrounding retail catchment and that elevation to a higher order activity centre would be notionally viable.

Blackstone Heights Activity Centre

A neighbourhood activity centre in Blackstone Heights has also been established with an IGA and a restaurant and is currently undergoing development. Despite its notable area, at approximately 6 ha, this activity centre is intended to function as a low density form of local business in a landscaped setting and is facilitated through the Blackstone Heights Neighbourhood Centre Specific Area Plan. This neighbourhood activity centre is sufficiently sized to service the residents of Blackstone Heights over the next twenty years as it develops.

Future Local Clusters

While this existing activity centre arrangement provides for full coverage of the Growth Area by a 5 minute car trip, the majority of the Growth Area – particularly greenfield development sites such as the Country Club Estate, 1A Pitcher Parade, the Pitcher Parade Corridor, and Lot 1 Panorama Road Blackstone Heights - fall outside of reasonable 15 minute walking distance. This is approximately represented with a 1200 m buffer in Figure 43 below).

To provide opportunity for access to convenience goods within a 15 minute walking distance, the Structure Plan identifies several locations potentially suitable for local centres (equivalent to a corner store or café as the key retail outlet) to maximise distribution of local convenience goods in for new growth areas.

The potential locations of these local centres, as indicated in blue in Figure 43, have been co-located within existing or proposed public open space, such as near Blackstone Park, or existing nodes of activity such as the Country Club. An additional potential location has been indicated in the northern part of the Ptticher Parade Corridor which would be subject to further investigation. These clusters are long term considerations, would be highly localised, and sized to not undermine the Blackstone Heights Neighbourhood Activity Centre nor Westbury Road Activity Centre.

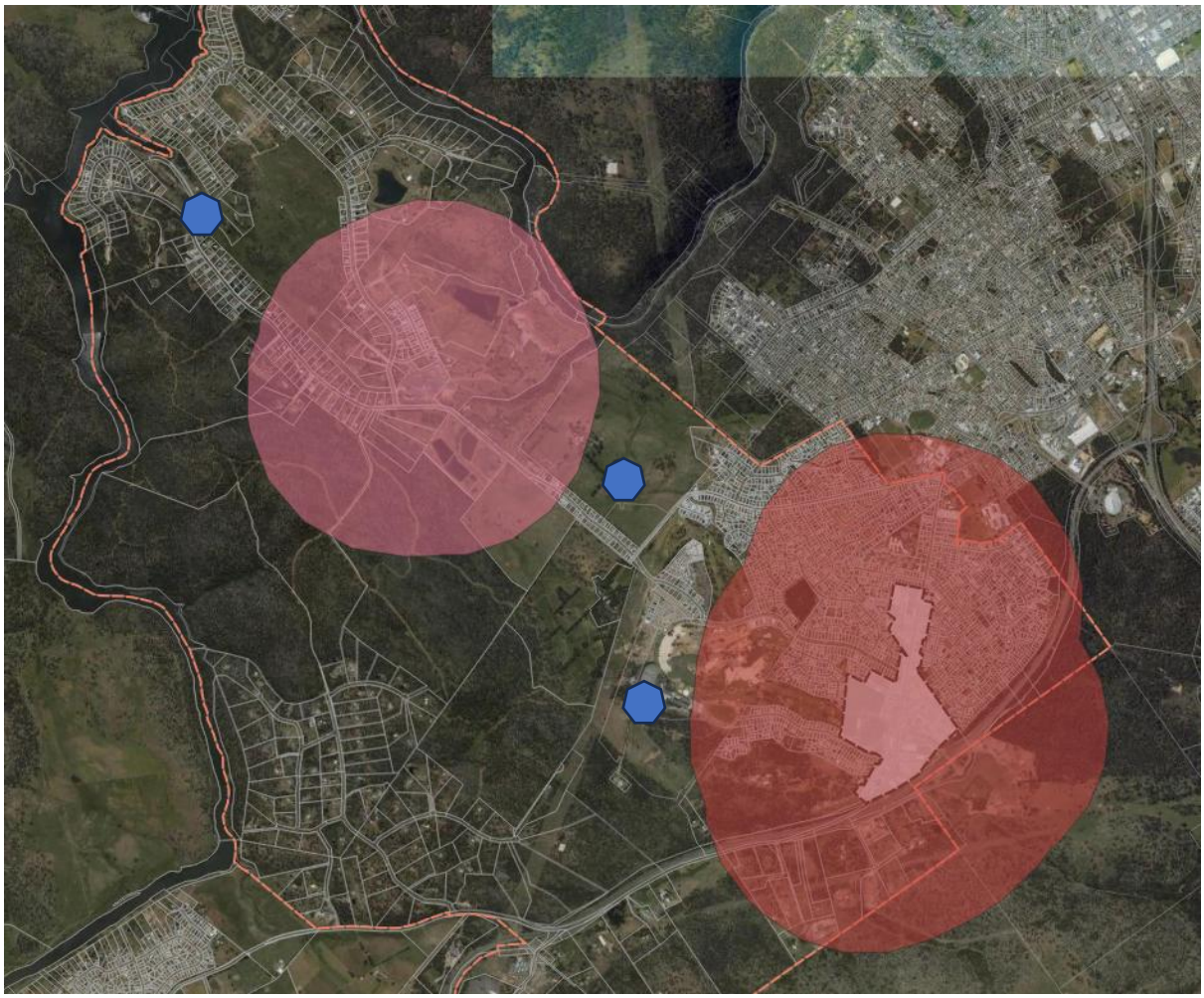

Figure 43: Existing Growth Area Activity Centres with 1200m buffer and potential locations for local clusters in blue (source: adapted from The LIST)

5.2.9 Industrial Land Demand and Supply

Industrial Land in the Growth Area

All industrial land within the Growth Area is zoned Light Industrial and is located adjacent to the Westbury Road – Bass Highway ramps. Due to its location, the precinct has access to the Higher Mass Limits (HML) network which includes this portion of Westbury Road and Meander Valley Road, and is well located next to the Bass Highway. Donalds Avenue does not form part of the HML network. The precinct has access to reticulated water, sewer, power and gas. This industrial

precinct contains approximately 13.13 ha of currently zoned industrial land and can be characterised as three distinct sub-precincts:

- Donalds Avenue
- Westbury Road West
- Westbury Road East

As noted in the *Northern Tasmania Industrial Study 2014*, industrial activities can generally be separated into four distinct categories:

- Local Service Industries, *which are primarily population driven.*
- Export-Oriented Industries *involve industries that export their products to outside the region; to other parts of the state, to the mainland or overseas,*
- Transport, Warehousing and Wholesales *which are intermediate industries riven by both population and export growth and trend to gain higher efficiencies with Just-in-Time (JiT) distribution processes.*
- Bulky Goods Sales *is driven by population growth and the sector specific characteristics most notably the matured life cycle of this subsector.*

There are no activities within this industrial area that solely export their products to outside the region and abroad. Instead, it is more useful to differentiate between service industries that serve a local, regional or statewide role. In addition, not all bulky goods sales support industrial activity and are instead more appropriately considered commercial. The existing Light Industrial Zone limits bulky goods sales to:

(a) A supplier for Extractive Industry, Resource Development or Resource Processing;
(b) A garden and landscaping materials, trade or hardware supplier; or
(c) A timber yard.

These types of bulky good sales support and serve industrial activity and are sometimes included in the 'local services' designation.

Notably, motor vehicle, boat or caravan sales - where not related to one of the above criteria - are prohibited within the Light Industrial Zone. Use of land for this purpose is generally better placed within a Business or Commercial Zone as they have the potential to displace industrial activities by inflating land values and rents, potentially erode the supply of otherwise suitable industrial land, and can increase the likelihood of traffic conflicts.

Accordingly, activities present within the industrial area have been categorised into the following:

- Industrial
    - Bulky Goods Sales – Industrial
    - Equipment, Machinery Hire and Sales
    - Local Service Industry
    - Regional Service Industry
    - Statewide Service Industry
    - Transport, Warehousing and Wholesales

- Commercial
    - Motor Vehicle, Boat or Caravan Sales

- Residential
    - Residential

While some titles involve multiple uses, the Figure 44 below depicts the predominant use of the site. 468 Westbury Road, for example, also includes a restaurant, shop and small scale motor repairs, and subsequently serves as a form of tourist operation for motorcycle touring.

Contractors' yards, where related to industry, have been categorised as 'local service industry'. All others have been categorised as 'transport, warehousing and wholesales'.

Figure 44: Activities within the Westbury Road Light Industrial Precinct 2025 (source: adapted from the LIST)

Table 21: Activities within the Westbury Road Industrial Precinct 2025

Activity	Number of Activities (Predominant Uses Only)	Area (ha)	Percentage of Total Precinct
Bulky Goods Sales – Industrial	3	2.2ha	17%
Equipment and Machinery Sales and Hire	1	0.8ha	6%
Local Services Industry	7	1.5ha	11%
Motor Vehicle, Boat or Caravan Sales	2	0.6ha	5%
Regional Service Industry	2	3.7ha	28%
Residential	2	0.4ha	3%
Statewide Service Industry	1	1.5ha	11%
Transport, Warehousing and Wholesales	4	2.2ha	17%

The majority of the precinct is dedicated to:

- 2 x Regional Service Industries (28%)
- 4 x Five Transport, Warehousing and Wholesales (17%)
- 3 x Bulky Goods Sales – Industrial (17%)
- 1 x Statewide Service Industry (11%)

However, the transport, warehousing and wholesales uses within the precinct are all commercial in nature (e.g. self-storage and removalists) and do not directly facilitate industrial activity. Inclusive of transport warehousing and wholesales, non-industrial uses account for approximately 25% of all industrial land used. There are no vacant sites.

The character of this precinct has a mix of industry and non-industrial activity, with legacy dwellings and various commercial operations interspersed between bulky goods sales, light and heavy manufacturing. Since the adoption of the original Structure Plan, the precinct has seen incremental reuse of dwellings to industrial activities (particularly near Harley Parade), and a gradual intensification of both commercial and industrial activities more generally.

An overview of each sub-precinct in provided below.

Donalds Avenue Sub-Precinct

The Donalds Avenue sub-precinct is the largest precinct at approximately 5.68 ha (excluding road reserves). It contains the two largest and heaviest industrial activities within the precinct; a Level 2 hot dip galvaniser (involving metal melting) and a Level 1 concrete batching and manufacturing plant. These uses are located on high exposure sites along the Meander Valley Road gateway into Prospect Vale, with a direct (albeit nominally buffered) interface to residential uses to the northeast. A mix of non-industrial activities, including a single dwelling, and local service industry are located closer to Westbury Road.

The sub-precinct is also directly adjacent to 1.86 ha General Business zoned area to the north, and interfaces with residential uses on the western side of Westbury Road.

Both the galvaniser and concrete batching and manufacturing plant uses have been situated within the area for a significant period of time and serves a wide range of users. The galvaniser is the only active facility of its kind in Tasmania and thereby represents a State-significant industrial activity. Meanwhile, the concrete batching and manufacturing plant provides a traditional industrial service to the broader region.

Figure 45: Donalds Avenue Sub-Precinct (source: adapted from The LIST)

Table 22: Donalds Avenue Sub-Precinct

Property Address	Approx. Site Area (sqm)	Primary Use Class	Activity Category
391 Westbury Road	1450	Service Industry	Local Services Industry
389 Westbury Road	830	Residential	Residential
387 Westbury Road	900	Bulky Goods Sales	Motor Vehicle, Boat or Caravan Sales
2-4 Donalds Avenue	15440	Manufacturing and Processing	Statewide Services Industry
7-9 Donalds Avenue	24820	Manufacturing and Processing	Regional Services Industry
5 Donalds Avenue	3630	Service Industry	Local Service Industry

3 Donalds Avenue	4760	Bulky Goods Sales	Bulky Goods Sales - Industrial
1 Donalds Avenue	2870	Storage (contractors' yards)	Local Service Industry

Westbury Road West Sub-Precinct

This sub-precinct is the smallest of the three, with an area of 2.44 ha. A long and narrow strip, it is situated along the 430 m length of Westbury Road between the former off-ramp of the Bass Highway in the south and ends approximately 60 m south of the Meander Valley Road roundabout in the north.

It contains a bulky goods rural supplier at its northern end with a lot size of 5150 sqm, a cluster of four local service industries (a contractor's yard, metal fabricator, home maintenance depot/workshop, and motor repairs facility) with lot sizes ranging from 1000 to 2500 sqm, and Richardson's Harley-Davidson (a mixed use facility including a restaurant, motorcycle dealer, and associated storage facilities). There are four dwellings within this precinct, with two of these being co-located with industrial activity. This precinct also has the strongest diversity of local service industries.

Figure 46 Westbury Road West Sub-Precinct (source: adapted from The LIST)

Westbury Road West Sub-Precinct			
Property Address	Approx. Site Area (sqm)	Primary Use Class	Use Category
472 Westbury Road	2010	Residential	Residential
468 Westbury Road	4950	Bulky Goods Sales and Restaurant	Motor Vehicle, Boat or Caravan Sales
466 Westbury Road	3220	Storage	Transport, Warehousing and Wholesales
462 Westbury Road	1480	Storage	Transport, Warehousing and Wholesales
456-460 Westbury Road	2600	Service Industry (Motor Repairs)	Local Services Industry
454 Westbury Road	1090	Storage (Contractors Yard)	Local Services Industry
452 Westbury Road	1850	Manufacturing and Processing	Local Services Industry
448 Westbury Road	1160	Storage (Contractors Yard)	Local Services Industry
446 Westbury Road	1160	Residential	Residential
440-444 Westbury Road	5150	Bulky Goods Sales (rural suppliers)	Bulky Goods Sales - Industrial

Westbury Road East – Sub-Precinct

This sub-precinct has an area of approximately 5ha, is well separated from nearby residential zones and is bound by Westbury to its west, Meander Valley Road to its north, and the Bass Highway to its southeast.

Lot sizes are generally large, with most lots ranging from 0.7ha up to 1.2ha and are all accessed from Westbury Road. These sites are generally well suited to a range of industrial activity that require or prefer larger sites.

The market has responded to the attributes of this sub-precinct by establishing uses such as commercial storage, a contractor's yard, an equipment sales and hire, a bulky goods trade supplier and a medium impact wood processor and retailer (timber frames and trusses), which individually occupy a significant amount of land.

Figure 47: Westbury Road East Sub-Precinct (source: adapted from The LIST)

Table 23: Westbury Road East Sub-Precinct

Property Address	Approx. Site Area (sqm)	Primary Use Class	Use Category
401 Westbury Road	8150	Equipment Sales and Hire / Service Industry	Equipment Machinery Sales and Hire
397 Westbury Road	12110	Manufacturing and Processing (Sawmill)	Regional Services Industry
395 Westbury Road	2480	Storage	Transport, Warehousing and Wholesales
395A Westbury Road	8430	Storage	Transport, Warehousing and Wholesales
393 Westbury Road	11990	Bulky Goods Sales (Trade Supplier)	Bulky Goods Sales – Industrial
391A Westbury Road	6960	Storage (contractor's yard)	Transport, Warehousing and Wholesales

Other Industrial Uses

There are also several legacy industrial activities along Meander Valley Road (south of the Bass Highway), including a sawmill, automotive wrecking yard, and concrete product manufacture.

These uses arose from a former Mixed Industry zoning south of Meander Valley Road which enabled certain industry if a dwelling was also located on the site and are generally scattered across this area. This area is now zoned Rural Living D and is generally not intended to provide for industrial activities.

However, a small cluster of industrial and utility activities exists adjacent to the Travellers Rest roundabout; comprising a sawmill, a self-storage and vehicle storage facility, and a TasNetworks substation. Noting its strategic location next to an interchange onto the Bass Highway and access to the heavy vehicle freight network, and greater separation from surrounding residential uses, this cluster is suitable for continued low impact industrial uses.

Policy Context

The *Northern Tasmania Regional Land Use Strategy 2021* identifies the following policies and actions in relation to industrial land:

POLICY	ACTION
ED-P2 Provide for land use planning and infrastructure networks to support the development of: • High value agriculture and food products; • Digital economy (including the NBN); • Vibrant, creative and innovative activity centres as places of employment and lifestyle; and • Diverse tourism opportunities ED-P3 Provide a 10 year supply of industrially zoned and serviced land in strategic locations	ED-A3 Identify suitably located land within planning schemes to be zoned for industrial and employment purposes, consistent with the Northern Tasmania Industrial Land Study (2014) and provide for the region to be well placed to capture economic opportunities. ED-A4 Analyse industrial land demand to 2040 and provide a sufficient supply of land zoned for industrial purposes, supported by adequate infrastructure and network requirements (transport, water, sewerage and energy).

The *Northern Tasmania Industrial Land Study 2014* did not identify the Prospect Vale Industrial Precinct as a strategic location to provide additional industrially zoned and serviced land supply.

Instead, it identified the Prospect Vale industrial precinct as potentially suitable for rezoning, noting that:

- *The precinct is adjacent to residential uses and a number of uses have existing environmental nuisance impacts.*
- *Most other uses do not have an industrial character, and recent development approvals have been for commercial and retail uses.*

- *A structure plan for the area (August, 2014) shows the planning intent to transform the area into a gateway into Prospect Vale.*
- *An alternative zoning would allow the development of amenities in line with existing uses and the Council's planning intent.*
- The precinct possesses both *'an important push factor'* and there is *'market potential for redevelopment into higher value uses, contributing to the feasibility of the redevelopment'*.

The *Northern Tasmania Industrial Land Study 2014* outlined the following recommendations for precincts potentially suitable for rezoning and redevelopment:

- *To identify these precincts as potential rezoning and redevelopment precincts in the Northern Tasmania Regional Land Use Strategy and other relevant strategic planning documents.*
- *To further explore the feasibility of rezoning and redevelopment on the basis of the instruments local government and State government have to enable redevelopment (refer to page 45) and relocation of businesses (refer to page 46), and on the basis of market intelligence on the involvement of private parties.*
- *If it is deemed feasible (i.e. the benefits outweigh the costs and the costs are within the capacity of the stakeholders involved), it is recommended to actively pursue and implement the rezoning and redevelopment of these precincts.*
- *As part of the feasibility assessment alternative locations for existing businesses need to be identified (in consultation with the business operators involved). Alternative locations are best located to the south of Launceston, close to the road corridors to the south and the west of the state (Bass Highway and Midland Highway) to minimise traffic generation into and through Launceston. Alternative locations include Connector Park, Prospect, Youngtown South and TRANSLink.*
- *There may be a need to consider a new industrial precinct if the existing sites do not meet the requirements of the businesses relocating. A potential site is a site known as the Haselbros site just west of the Connector Park precinct and adjacent to the Midland Hwy and close to the Bass Hwy. There appear to be important constraints including environmental values, a lack of an existing road connection and of other infrastructure services. The consideration of this site needs to meet the requirements listed next.*
- *A new industrial precinct in Northern Tasmania should only be considered and potentially accepted if:*
    i. *It can be demonstrated there is an un met demand for a specific type (location, lot sizes, connectivity) of industrial land*
    ii. *That this unmet demand cannot be realistically met by existing industrial precincts, including the consideration of cost-effective modifications to existing industrial precincts*
    iii. *There will be a local area plan or structure plan that addresses the sequencing and timing of land release within that precinct to prevent an increase in the oversupply of industrial land in the region, lot sizes, transport connectivity and other planning controls. The aim of the structure plan is to prevent oversupply and ensure fair competition with existing industrial precincts.*

The Structure Plan serves to fulfill the first recommendation by identifying the Donalds Avenue Sub-Precinct as potentially suitable for rezoning and redevelopment for commercial purposes. As part of preliminary engagement with landowners within the industrial precinct, the potential for a long-term transition to commercial zoning, in line with the aspirations of the current Structure Plan, was signalled. No direct support from industrial activities for such a transition was recorded from landowners within the precinct.

Accordingly, it is not recommended to actively pursue and implement rezoning of this precinct away from the Light Industrial Zone at this point in time, except where clusters of non-industrial uses are present. Instead, the visions for Prospect Vale and the Westbury Road Activity Centre, notably the establishment of amenity and gateway treatments to signal to residents and visitors that they are entering Prospect Vale and the activity centre, can be achieved through a combination of:

- Introduction of urban design standards and use limitations for high exposure sites between the Bass Highway ramps and the Country Club Avenue roundabout; and
- Public realm upgrades and landscaping.

However, it is considered appropriate that the Structure Plan continue to identify a preferred future pathway of the Donalds Avenue sub-precinct in the event that heavy manufacturing activities relocate or otherwise cease. This will provide for flexibility in the future use of that sub-precinct.

Suitability of Industrial Land

In the absence of clear and imminent opportunity to rezone and redevelopment the precinct, the precinct should be regarded in the interim as a locally significant industrial precinct with the presence of a State significant industrial activity.

The also *Northern Tasmania Industrial Land Study 2014* notes that locally significant precincts *'primarily respond to local needs in each municipality which usually consists of demand by local service industries and a mix of small scale export oriented and transport related industries'*.

The *Northern Tasmania Industrial Land Study 2014* outlines the site requirements for local services, export-oriented industries and transport, warehousing and wholesales:

- Export Oriented Industries *primarily require locations that offer co-location opportunities, transport connectivity (to export markets) and minimal planning constraints in terms of operating hours (24/7), noise and other possible nuisances. By no means do all export oriented industries generate possible nuisances, but as a general criterion it would apply overall.*

- Local Service Industries *require the proximity of their market, i.e. population. Local service industries also depend on the availability of proper services (power, water, phone, internet), as these businesses generally have limited capacity to put services in place themselves (budget constraints) and have too limited mass to persuade infrastructure providers to put services into place. Co-location is also important. It is a well-known phenomenon that car and car accessories, and furniture and design*

businesses tend to co-locate to benefit from the possible buyers they can attract as a collective

- Transport and Warehousing *key requirements include proximity to (major) population centres, transport connectivity (both inbound and outbound), proximity to resources and minimal planning constraints in terms of operating hours (24/7), noise and other possible nuisances. Transport and logistics activities may be oriented to resources, exports or the local market (import) or a combination of these factors. Therefore some logistics businesses may prefer to be located close to a population centre (such as a distribution firm) while others may prefer a location close to a resource (a forestry products transport firm) or the export gateway (container shipment company).*

There are no vacant lots within this industrial precinct, with all properties being currently developed and in use as described in above. There appear, however, to be several underutilised sites, including residential uses and a number of uses that prefer larger sites. The future suitability of the precinct for the two high impact industrial activities, noting the Light Industrial Zone designation and existing proximity to sensitive receptors is unclear.

To adequately respond to the long term needs of the western growth corridor, the industrial precinct must *'primarily respond to local needs … which usually consists of demand by local service industries and a mix of small scale export oriented and transport related industries'*.

To achieve this, it is critical that local service industries are prioritised and provided for within the Industrial Precinct. The Stage 1 Report of the Study notes that:

- *Local service industries will be accommodated on locally significant industrial estates. These estates would generally be close to major population centres with good access to arterial roads. The land parcels would be small, generally up to 1,000 to 2,000 sqm. Affordability is an important requirement.*
- *Local service industries generally occupy lots with a size of up to 2,000 sqm, with a minority occupying lots between 2,000 sqm and 5,000 sqm.*

There are 13 titles with less than 2000 sqm each and 8 titles with a site area between 2,000-5,000 sqm, approximately 35% of the entire precinct, that may be suitable for local service industries. The land currently dedicated to local service industries, however, is relatively small at only 11%, or 1.46 ha, of the total zoned area representing 8 sites.

Instead, the precinct has 8.3 ha, or 63% of the total zoned area, that possess site areas greater than 5000 sqm and are therefore not currently suitable for local service industries. Noting that activities spread across multiple titles (such as the hot dip galvaniser) have not been consolidated in the above figures, the availability of land suitable for local service industries is likely less.

Figure 48: Lot sizes within the Industrial sub-precincts (source: adapted from The LIST)

Table 24: Distribution and supply of lot sizes suitable for Local Service Industries

Sub-Precinct	Lots <2,000 sqm	Lots 2,000 – 5,000 sqm	Lots >5,000 sqm
Donalds Avenue	0.3 ha	1.9 ha	3.2 ha
Westbury Road – West	1.2 ha	0.7 ha	0.5 ha
Westbury Road - East	Nil	0.3 ha	4.6 ha
Total	1.5 ha	2.9 ha	8.3 ha

Projected Demand for Local Services Industries

For the purposes of estimating an approximate demand for local service industries, the current ratio between local service industries and the population of the Growth Area and Hadpsen (1.5 sqm per resident) has been applied and projected to both 2045 and future growth scenarios.

This approach is a basic estimation, and a more detailed supply and demand analysis would likely be required prior to actively pursuing any rezonings within the Industrial Precinct.

The forecast population growth of Hadpsen has been considered in this estimate as there are no local service industries within that township. While the Hadpsen Outline Development Plan does identify a Neighbourhood Activity Centre comprised of the Local Business and the Urban Mixed Use Zone which would likely be able to accommodate light impact local demand in Hadpsen, until that site is developed the Prospect Vale Industrial Precinct serves also serves this population catchment.

Table 25: Projected Industrial Land Demand for Local Service Industries

Year	2021	2024	2045	Future Build Out*	Future Rezone Build Out**	Far Future Growth Scenario***
Growth Area	7,311	7,269	8,377	12,750	15,742	20,000
Hadspen	2,429	2,489	2,835	4,800	4,800	4,800
Total Population	9,638	9,758	11,212	17,550	20,542	24,800
Local Service Industry Demand (ha)	-	1.46	1.68	2.63	3.1	3.72

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

***''Future Rezone Build Out' considers all areas currently zoned and identified for future residential development through rezoning.*

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

As such, there is an excess of industrial land zoned to accommodate the future demand for local service industries from the nearby area. However, this land is in use by larger operations including transport depots, heavy industries, and vehicle sales, and the majority of the sites are a qualitative mismatch for local service industries.

The precinct is the only industrial zoned land within the western suburbs of Launceston. There is limited opportunity to introduce additional industrial activity within the industrial precinct nor the broader Growth Area north of the Bass Highway. South Prospect is currently identified as a regional employment node. This may be in the format of new industrial or commercial land, subject to further strategic planning by the City of Launceston. Accordingly, focus should be on the long term reorganisation of the Growth Area's existing industrial land to prioritise the establishment and protection of local service industries. Given the number of large sites within the Industrial Precinct there is a real opportunity to restructure the existing use profile within the industrial precinct over the long term to increase the proportion of local services.

5.3 Sociocultural Attributes Analysis

5.3.1 Cultural Heritage Values

The subject area does not contain any local heritage places.

Only one property is listed within the State Heritage register – Molecombe Cottage (CT 145648/4) at Unit 4 11 Molecombe Drive.

Duck Reach Power Scheme within Trevallyn Reserve, which is also listed within the State Heritage Register, is adjacent to the subject area.

5.3.2 Aboriginal Heritage Values

Following early correspondence, Aboriginal Heritage Tasmania has provided the following advice:

> *Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Meander Valley Council Structure Plan Review - Prospect Vale and Blackstone Heights.*
>
> *There is no known Aboriginal heritage recorded within the proposed works footprint; however, AHT's records indicate that the area has not been comprehensively assessed and therefore unrecorded Aboriginal heritage may be present.*
>
> *An Aboriginal heritage assessment is recommended to identify whether the future development of the property or related infrastructure will impact on Aboriginal heritage and to offer avoidance and mitigation advice. This assessment should be undertaken jointly by a Consulting Archaeologist and Aboriginal Heritage Officer.*

To ensure that Aboriginal heritage values are considered throughout the next 20 years and beyond, any rezoning application outside existing rural residential or urban arising from this review should be pre-informed by an Aboriginal heritage assessment relating to the specific area being considered.

5.3.3 Open Space and Recreation

When considering current and future demand for both passive and active open space, the Structure Plan has given regard to *Planning for Community Infrastructure in Growth Areas* (Australian Social & Recreation Research 2008). This document, which also underpins the sports facility provision ratios used within the *NTDC Sports Facility Plan 2023*, 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.

Passive Open Space

Planning for Community Infrastructure in Growth Areas 2008 recommends a provision ratio of:

- 0.7 to 1 ha of neighbourhood passive open space per 1,000 people; and

- 2.5 to 4 ha of district level passive open space areas per 2 km radius catchment.

To ensure that the Growth Area is an attractive and desirable place to live, the upper range of these recommend ratios have been adopted.

Within Blackstone Heights, Blackstone Park (5.7 ha) and Pitcher Parade Park (19 ha) serve as district level passive open space. Within Prospect Vale, an upcoming 1.271 ha passive open space within the Country Club Estate, along with informal use of the 4.2 ha treed space at 68 Country Cub Avenue Prospect Vale and the nearby Kate Reed Recreation Reserve also cumulatively serve as district level passive open space. Combined, these sites provide a sufficient amount and distribution of district level passive open space for the Growth Area.

Moreover, the Growth Area currently offers a further 9.15 ha of passive open space, excluding sites identified for divestment. This current supply is expected to meet demand over the next twenty years. This public open space, however, is largely concentrated in existing built areas or at the Pitcher and Blackstone Parks. The provision of passive open space and play spaces in existing urban areas of the Growth Area will be further guided and directed in accordance with the *Easten Plan Space Strategy 2024*, including the divestment of surplus passive open spaces. In greenfield sites, the provision of passive open space must be guided less by area per population provision benchmarks, and instead by ensuring adequate proximity to users and the ability for the space to serve multiple functions.

For example, the 2015 Structure Plan identifies linear parks as the proposed strategy to enable easy access to public open space, while simultaneously enabling off-street active transport routes and enabling natural stormwater management methods. This is proposed to continue to ensure that neighbourhood passive open space is within an easy 5 minute walk of most residences.

There is also an opportunity for localised public open space to serve unique functions, such as lookouts and nature-based reserves, particularly within the Blackstone Hills. These opportunities make the most of clear views from the ridgeline of the hills both east and west, with a western vantage shown in Figure 49 below, as well as proximity to the South Esk River (plipatumila).

Figure 49: View from ridgeline of Blackstone Hills facing east towards the western tiers (source: Meander Valley Council 2020)

This will ensure that as the Growth Area approaches the 'build out' and 'far future' growth scenarios, where an additional 3.6 ha and 10.9 ha of passive open space will need to be provided, passive open space has been located in the most appropriate locals to meet the expectations of residents.

Active Open Space

Active open space is comprised of regional and neighbourhood facilities, tennis facilities and lawn bowls facilities, with a minimum provision of 2 ha per 1,000 people being recommended by *Planning for Community Infrastructure in Growth Areas 2008*. This minimum provision ratio is adopted by the Structure Plan.

Neighbourhood active open spaces are also recommended to be at least 8 ha and up to 10 ha in area, and with a provision ratio of 8 ha per 6,000 residents. Meanwhile, land area requirements for regional active open spaces are dependent on the specific sporting facilities being provided, and range from 10 ha to more than 50 ha, with 30 ha generally recommended by *Planning for Community Infrastructure in Growth Areas 2008*.

Active open space in the Growth Area is currently limited to Prospect Vale Park, which currently serves both a neighbourhood and regional function, with an area of 9.5 ha. Given its location within the Westbury Road Activity Centre and proximity to the Bass Highway, which improves its regional accessibility, Prospect Vale Park should continue to operate as a small scale regional

facility, with additional active open space provision within the Growth Area responding to demand for neighbourhood active open space.

In this respect, the Growth Area will require at least 16.7 ha of total active open space by 2045. The Growth Area therefore currently has a shortfall, and will require an additional 7.3 ha of active open space by 2045. At least one 8 ha neighbourhood active open space reserve should be secured and established over this period.

In the 'build out' growth scenario, a total of approximately 25.5 ha of active open space will be required, equating to one regional facility and two neighbourhood active open space reserves each approximately 8 ha in area. If a neighbourhood active open space reserve is secured by 2045, then this will mean only one additional reserve will need to be secured to respond to demand from all currently suitably zoned residential land.

However, as rezonings and infill occurs, further demand will be generated. In a 'future rezoning build out' growth scenario, a total of approximately 12.8 ha of active open space will be need. This equates to one regional active open space equivalent to the size of Prospect Vale Park, and 2.7 neighbourhood active open spaces (at approximately 8 ha each). In the 'far future' growth scenario a total of approximately 40 ha of active open space will be needed. This equates to one regional and three neighbourhood active open spaces (at an average of 10 ha each).

Large areas up to 5% slope are most suited for active recreation areas, shown in Figure 50 below in dark green. Unfortunately, the majority of the flattest and largest areas of the Growth Area have already been developed or are in the process of being developed. This means that areas that are not fully flat must be investigated, and additional earthworks are likely to be required. The suitability of three greenfield sites has been investigated for locating an 8-10 ha neighbourhood active open space reserve – Lot 1 Panorama Road, Blackstone Heights, 122 Mount Leslie Road, Prospect Vale, and 1A Pitcher Parade, Prospect Vale – indicated by red outlines in Figure 50.

While the rear of the Country Club Estate is sufficiently flat and has an area capable of accommodating an 8 ha modified rectangle, this site is currently under development for a 374 lot subdivision and is not available for this purpose.

Lot 1 Panorama Road, Prospect Vale is approximately 65 ha and includes the Long Bottom valley along its western extent, a large and significant treed ridge and face running adjacent with a bearing of NW-SE, and with a large plateau throughout its remainder. This plateau is approximately 30 ha in area and predominantly flat (with slopes less than 5% with nearby areas up to 10%). While Blackstone Heights is notoriously rocky, and there are another two waterways in its northern section, this area can easily accommodate a 10 ha passive recreational reserve without significant excavation and earthworks. This area is considered suitable for a 10 ha passive recreation area.

1A Pitcher Parade, while almost 43 ha, is comprised of the lower part of the Blackstone Hills in the west, a flat north-south corridor along the Dalrymple Creek, a relatively elevated and undulating ridge through its middle, which then declines east towards Pitcher Parade. Due to presence of these natural features, there are no areas that could contain an 8 ha modified

rectangle that is sufficiently flat without undertaking excessive earthworks or rerouting of the Dalrymple Creek. Accordingly, while passive open space is desirable along Dalrymple Creek, a neighbourhood active open space reserve is not considered appropriate in this location.

122 Mount Leslie Road is located on both sides of Pitcher Parade and extends from the Blackstone Hills in the southwest through to the Hardwick Street Reserve to the northeast. The flattest part of 122 Mount Leslie Road, near the future junction of Mount Leslie Road and Pitcher Parade, is currently being developed for a 52 lot subdivision and is partially compromised by transmission lines and towers. While there are flat areas along waterways, these are generally long and narrow and unsuitable for active recreational areas. East of Pitcher Parade, the site is generally too steep, particularly around the existing dwelling, although there are pockets of flat land. A long flat waterway corridor, running east – west is located in the part of the site. While its width is around 160 m, it is relatively too narrow for the types of sports facilities that may be expected to be required within the Growth Area (see further below). Beyond this corridor, the site becomes steep. Linear parks along these waterways are desirable, however this part of the site is not well suited to the provision of neighbourhood recreation open space.

The western part of the site features the very edge of the toe of the Blackstone Hills, the same flat north-south Dalrymple Creek corridor and accompanying ridge as 1A Pitcher Parade. The area closest to the Prospect Sewer Treatment Plant, however, is predominantly flat (less than 5% slope) - with the exception of a rocky outcrop centrally located within this flat area - and can accommodate a modified 8 ha rectangle with only moderate earthworks. A small drainage line runs circuitously through this area. This area is identified by the 2015 Structure Plan as the preferred location for future recreational active open space. While there are some limitations to this site, this area is considered relatively well suitable for an 8 ha passive recreation area, and the current recommendation of the 2015 Structure Plan is considered appropriate to be continued.

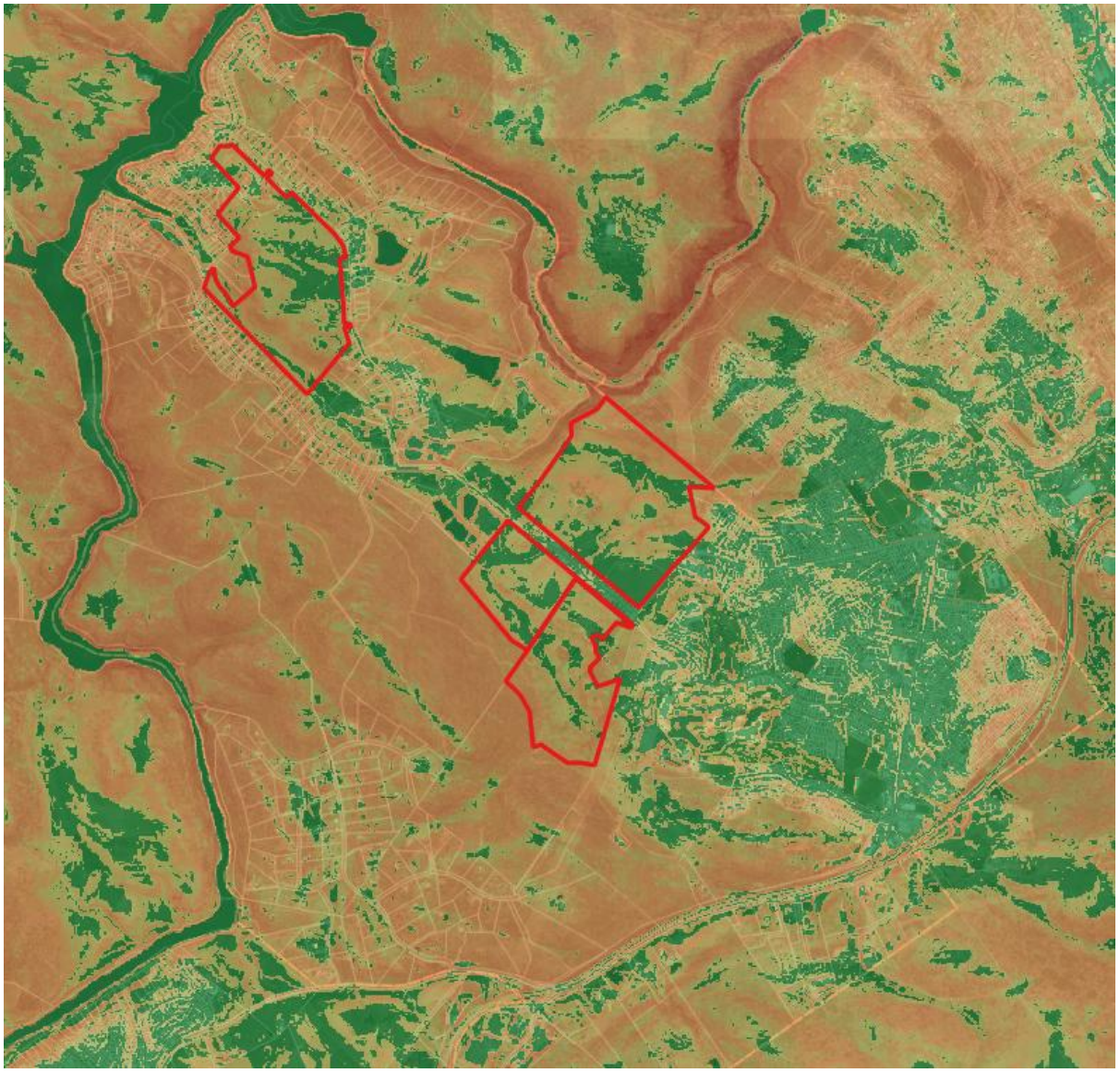

Figure 50: Slope suitability, with areas of up to 5% slope in dark green and 5-10% in light green (source: adapted from the LIST).

Considering the types of facilities that are likely to be required over the long term ensures that the above areas proposed to be reserved for active open space can achieve their intended purpose. The *Northern Tasmania Sports Facility Plan 2023* relies upon facility provision standards to estimate likely demand for a playing area per population. When applying these provision standards to the Growth Area, the below local gaps have been identified (see Table 9). These figures do not include projected demand from nearby suburbs and towns. While it is likely that some local demand will be displaced from these suburbs onto any new recreational facilities within the Growth Area, they are also more proximate to other regional facilities within Greater Launceston, which may cancel out this displacement.

These facilities are to be provided for within the identified active open spaces or co-located within any potential future school, with the specific type and function of the facility subject to local variations in user demand.

Table 26: Forecast and Projected Sports Facility Provision Benchmarks

Sport 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.

Table 9 highlights both current gaps, 20 year gaps, and very long term gaps. When considering provision of these facilities it is noted that:

- Ovals are routinely shared between cricket and AFL. Continuing to do so would provide greater efficiencies and reduce the number of ovals that would otherwise need to be provided for.

- The provision of netball/basketball courts within the Growth Area, prior to any potential establishment of a primary school and co-located indoor recreation centre, should focus on unstructured play rather than competitions.

- While the benchmark demand for a lawn bowls facility is theoretically low, noting that the Growth Area will be characterised by an aged population – especially retirees – the demand for a lawn bowls facility will likely be higher and be achieved earlier than the timeframes above indicate.

5.3.4 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 and Summerhill. Community and public facilities within and near the Growth Area are listed below.

These lists are not intended to be exhaustive but instead to reflect the level of service afforded to the area, both for individual neighbourhoods and collectively.

Community and Public Facilities in Prospect Vale		
Facility	Category	Address
Prospect Vale Park	Recreation	2 Harley Parade
Prospect Fire Station	Emergency Services	282 Westbury Road
Henry Burrows Playground	Recreation	Chris Street
Bordin Street Recreation Reserve	Recreation	45 Mace Street
Peel Street Recreation Reserve	Recreation	Peel Street
Willow Lane Reserve	Recreation	Willow Lane
Molecombe Drive Reserve	Recreation	Molecombe Drive
Las Vega Recreation Reserve	Recreation	Las Vegas Drive
Bimbimbi Avenue Reserve	Recreation	Bimbimbi Avenue
Goodstart Early Learning	Education	5 Stuart Avenue
Pitcher Parade Reserve, including Dog Park	Recreation	Pitcher Parade
Chris Street Dog Park	Recreation	Chris Street
Australian Italian Club of Launceston	Community	414 Westbury Road
Meander Valley Works Depot (Prospect Park)	Community	2 Harley Parade
Open Door Fellowship	Community	827 Westbury Road

Community and Public Facilities in Blackstone Heights		
Facility	Category	Address
Blackstone Park	Recreation	2 Blackstone Park Drive
Blackstone Christian Church	Religious	8 Neptune Drive
Lake Trevallyn	Recreation	Various

Community and Public Facilities in Travellers Rest		
Facility	Category	Address
Nil	Nil	Nil

Nearby Community and Public Facilities		
Facility	Category	Address
Prospect High School	Education	30-32 Ralph Street, Prospect

Kate Reed State Recreation Area	Recreation	60 Oakden Road, Prospect
Silverdome	Sport and Recreation	55 Oakden Road, Prospect
Havelock Reserve	Recreation	276-318 Peel Street West, Summerhill
St Patrick's College Launceston	Education	282 Westbury Road, Prospect
Summerdale Primary School	Education	187 Peel Street West, Summerhill
Australia Post - Prospect	Community	Shop 1 / 225-227 Westbury Road, Prospect
Duck Reach Power Station and Track	Heritage and Recreation	1-5 Crin Street, Trevallyn
West Launceston Community Park		50-58 Stanley Street, Summerhill

Benchmarks

Benchmarks for the provision of community facilities have been applied to provide a high-level understanding of community infrastructure and service needs in the Growth area. The outputs of this benchmarking exercise are provided below in Table 26. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only. The cells highlighted in green show where benchmarks suggest that there is demand (+1.0), or approaching demand (+0.7), for a particular facility or service. The benchmarks have been adapted from *Planning for Community Infrastructure in Growth Areas 2008*. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only.

Of particular note, these benchmarks identify that the Growth Area will establish sufficient demand for a neighbourhood multi-purpose community centre, a variety of meeting spaces, childcare (including kindergarten, playgroup, and long day care) over the next twenty years. In many cases, such as children and meeting spaces, this demand is already present. There is a significant lack of these facilities currently within Growth Area and as the population grows, this demand will only increase. These are discussed further within the Structure Plan. The benchmarks also indicate a notional demand for a primary school within the Growth Area. This is discussed further below.

Table 27: Community Infrastructure Benchmarks (adapted from Australian Social & Research 2008)

Facility / service	Provision Ratio (per person)	2024 Growth Area Estimate	2045 Forecast and Travellers Rest	Future Build Out*	Projected Rezoning 'Build Out'**	Far Future***
Estimated Population		7,311	8,377	12,751	15,742	20,000
			Education Facilities			
Government Primary School (with early learning and indoor court)	9,000	0.8	0.9	1.4	1.7	2.2
Government Secondary School	30,000	0.2	0.3	0.4	0.5	0.7
Catholic Primary School	18,000	0.4	0.5	0.7	0.9	1.1
			Early Years Services			
Kindergarten (3 year old program)	5,000	1.5	1.7	2.6	3.1	4.0
Kindergarten (4 year old program)	5,000	1.5	1.7	2.6	3.1	4.0
Playgroup	5,000	1.5	1.7	2.6	3.1	4.0
Child Care Centre - Long Day Care	8,000	0.9	1.0	1.6	2.0	2.5
Child Care Centre - Occasional Care	30,000	0.2	0.3	0.4	0.5	0.7
Maternal and Child Health Services	16,000	0.5	0.5	0.8	1.0	1.3
			Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities			
Meeting Space - Small (1-20 People)	4,000	1.8	2.1	3.2	3.9	5.0
Meeting Space - Small to Medium (21-50 people)	8,000	0.9	1.0	1.6	2.0	2.5

Meeting Space - Medium (51-100 people)	8,000	0.9	1.0	1.6	2.0	2.5
Meeting Space - Medium to Large (101-200 people)	8,000	0.9	1.0	1.6	2.0	2.5
Dedicated Youth Facilities (lower order)	8,000	0.9	1.0	1.6	2.0	2.5
Multi-Purpose Community Centre (neighbourhood)	8,000	0.9	1.0	1.6	2.0	2.5
Multi-Purpose Community Centre (sub-regional)	40,000	0.2	0.2	0.3	0.4	0.5

Demand for a Primary School

Planning for Community Infrastructure in Growth Areas 2008 identifies a provision ratio of one government primary school per 9,000 residents, and also notes that a long term enrolment in the order of 451-475 students is required to be justified. The Hadpsen Outline Development Plan notes that a government primary school is generally required for every 1,500-1,800 households and that, generally, the Tasmanian Department of Education considers the minimum school size of 350 students. It is noted that the Legana Primary School was constructed based on a built capacity of 350 students. In 2021, there were currently 2,824 occupied private dwellings within Prospect Vale – Blackstone and 2,057 occupied private dwellings within Summerhill – Prospect, indicating that there is currently notional demand for approximately three 350 student capacity school sites.

However, Prospect Vale and Blackstone Heights are currently located within the Summerdale Primary School intake area. The estimated resident population within this intake area (Prospect Vale, Blackstone Heights, Summerhill and Prospect) in 2024 was 11,885. This school has a built capacity of 675 students, with 508 students enrolled in 2024, and a resultant spare capacity of approximately 167 students. Travellers Rest is currently within the Hagley Farm Primary School intake area.

As Prospect Vale – Blackstone Heights is only forecast to achieve a population of approximately 7,993 by 2045 (an additional 1066 persons) and the primary school aged children cohort (6-12 years old) is expected to decline over that period, current schooling arrangements are likely to be sufficient over the next twenty years. This decline is both in total and proportional terms, with the proportion of primary school aged children (6-12 years old) falling from 7.9% of the total resident population in Prospect Vale and Blackstone Heights in 2021 and 7.1% in 2024. Based on the REMPLAN forecast, this is anticipated to decline further to 6.3% in 2045. Furthermore, only

4.1% of the total resident population (equivalent to 327 students) attended a government primary school in 2021. By extrapolating the ratio between primary school aged children and those that attend government primary schools in 2021, then it is estimated that 3.3% of the total resident population will attend a primary government school in 2045. Accordingly, despite the large number of households, there is no immediate need to actively secure and develop a new government primary school.

Despite this forecast, it is likely that an additional primary school servicing the Growth Area will be necessary over the very long term. The projected build out population of current suitably zoned residential land in Prospect Vale and Blackstone Heights (excluding Travellers Rest which is in the Hagley School Farm intake area) is approximately 12,367 residents. If, at build out of all currently available zoned land within Prospect Vale and Blackstone Heights, this 3.3% attendance rate is maintained, then Prospect Vale and Blackstone Heights will likely generate a total of approximately 405 government primary school students. When adding the population of Prospect – Summerhill, there will be approximately 726 government primary school students. This exceeds the current capacity of Summerdale Primary School by only 51 students.

Advice from the Department of Education indicates that intake areas would likely be redrawn as the first response to capacity being reached in Summerdale. For example, the intake area for West Launceston Primary School – with an enrolment of 358 and capacity of 425 in 2025 (a spare 67) – may be enlarged. Improvements to existing schools would also be preferred by the Department of Education prior to expansion.

While 68 Country Club Avenue, Prospect Vale was originally intended as a future school site, this site is considered unfeasible by the current owners (the Department of Education) due to the presence of a threatened vegetation community *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits*. The Department of Education have previously explored divesting of this site in response to this constraint. An alternative potential location must therefore be identified.

Of the areas identified for potential rezoning of land for urban residential purposes, 122 Mount Leslie Road (Pitcher Parade Corridor) represents approximately 70% of potential additional dwellings. To respond to this long term future demand, which would be predominantly generated by this site, the Structure Plan has identified a potential school site within the Pitcher Prade Corridor located centrally within the Growth Area, within walking distance to proposed active open space, existing bus routes, and a major collector road. Further master planning of the Pitcher Parade Corridor will be necessary to determine the exact location of any potential future school.

Medical Services

Benchmarks for the provision of medical services have also been applied to provide a high-level understanding of needs in the Growth area. The outputs of this benchmarking exercise are provided below in Table 27 below. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only. Noting the larger proportion of aged

persons forecast to reside within the Growth Area, demand for these services will likely be higher than suggested below. The cells highlighted in green show where benchmarks suggest that there is demand (+1.0), or approaching demand (+0.7), for a particular facility or service. The benchmarks have been adapted from *Location IQ Provision Benchmarks 2022*. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only.

Table 28: Projected Demand for Medical Services (source: adapted from IQ Provision Benchmarks 2022)

Medical Professionals	Provision Ratio (per person)	2024 Growth Area Estimate	2045 Forecast and Travellers Rest	Future Build Out*	Far Future**
Population		7311	8377	12751	20000
Medical Professionals					
General Practitioners	610	12.0	13.7	20.9	32.8
- Chiropractors	5,090	1.4	1.6	2.5	3.9
- Dental Practitioners	1,140	6.4	7.3	11.2	17.5
- GPs	730	10.0	11.5	17.5	27.4
- Med. Radiation Practitioners	1,680	4.4	5.0	7.6	11.9
- Occupational Therapists	1,210	6.0	6.9	10.5	16.5
- Optometrists	4,580	1.6	1.8	2.8	4.4
- Osteopaths	9,740	0.8	0.9	1.3	2.1
- Pharmacists	1,020	7.2	8.2	12.5	19.6
- Physiotherapists	810	9.0	10.3	15.7	24.7
- Podiatrists	5,160	1.4	1.6	2.5	3.9
- Psychologists	830	8.8	10.1	15.4	24.1
- ATSI Health Practitioner	153,640	0.0	0.1	0.1	0.1
- Chinese Medicine	5,980	1.2	1.4	2.1	3.3

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

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

When considering the current supply of medical professionals within There are very few medical professionals located within the Growth Area, which much of the current demand being met from outside particularly in nearby Summerhill and Prospect.

Table 29: Projected Shortfall of Medical Services (source: adapted from Location iQ Provision Benchmarks 2022)

Medical Practitioner	*Provision Ratio*	*Current Gap*	*Future Local Gap*		
	Per Population	2024 Growth Area	2045 Forecast	Future Build Out*	Far Future**
Estimated Population		7,311	8,377	12,750	20,000
Medical Professionals (per general practitioner)	610	10	17	22	29
- *Chiropractors*	5,090	2	3	3	4
- *Dental Practitioners*	1,140	6	10	13	17
- *GPs*	730	11	17	22	27
- *Med. Radiation Practitioners*	1,680	5	8	9	12
- *Occupational Therapists*	1,210	7	11	13	17
- *Optometrists*	4,580	1	2	2	3
- *Osteopaths*	9,740	1	1	2	2
- *Pharmacists*	1,020	6	11	13	18
- *Physiotherapists*	810	10	16	19	25
- *Podiatrists*	5,160	2	2	3	4
- *Psychologists*	830	10	15	19	24
- *ATSI Health Practitioner*	153,640	0	0	0	0
- *Chinese Medicine*	5,980	1	2	3	3

** '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.*

5.4 Physical Infrastructure Capacity Analysis

A critical consideration when planning for land use and development is understanding the capacity and capability of existing and planned supporting infrastructure. Relevant infrastructure is considered below.

5.4.1 Sewer

Prospect Vale and Blackstone Heights are both serviced by fully reticulated sewer infrastructure.

Figure 51 illustrates the sewer network within Prospect Vale and Blackstone heights.

Figure 51: Reticulated Sewerage Infrastructure in Blackstone Heights (source: adapted from The LIST)

Figure 52: Reticulated Sewerage Infrastructure in Prospect Vale (source: adapted from The LIST)

The sewer treatment plant (STP) is located adjacent to Pitcher Parade Park and has a design capacity of 1720 kL per day to treat an average dry weather flow of sewer and wastewater. The sewer network is a series of gravity and pumps mains.

TasWater have advised in 2024 that the STP is fast approaching its licensed capacity, noting that:

> *'land supply mapping shows that the current estimated 'Average Dry Weather Flow' (ADWF) plus the additional load from the 275 currently developing or vacant lots would meet the licenced ADWF for the site. Any further subdivision of already zoned Residential land or rezoning of new land would further increase the load on this plant and the high-risk discharge to the South Esk River.'*

Notwithstanding, TasWater have also advised of their imminent intention to decommission the STP and pump wastewater from Blackstone Heights and Prospect Vale to Ti-Tree Bend as part of their Launceston Sewerage Improvement Plans (LSIP). Based on these planned works, TasWater believe that the STP will no longer be there when this demand is realised.

Reticulated sewage services are not available within Travellers Rest. Accordingly, properties within Travellers Rest rely upon individual onsite wastewater management systems. However, as the area between Hadspen and the Prospect Vale interchange is identified as part of the Urban Growth Area of Greater Launceston, future servicing arrangements should be considered. In this respect, TasWater have advised the preferred method of servicing Travellers Rest, particularly the area south of the Bass Highway with greatest capacity of further development, would be by connecting into the Hadspen network. The land naturally slopes west towards Hadspen so a gravity option

towards Hadspen and installation of a new sewer pump station at the western end of the development aligns with TasWater's intention for a central sewer pump station that would direct sewage from Hadspen and other settlements to the Longford STP.

5.4.2 Water

The majority of Prospect Vale and Blackstone Heights are serviced, or capable of being serviced, by reticulated potable water. This area is served by two water supply zones ('Blackstone Heights' and 'Prospect' zones) by TasWater.

Properties along Blackstone Road, including Lakeview Court, are serviced by the Prospect Supply Zone. The extent of two networks within Blackstone Heights is shown below in Figure 53.

There are currently approximately 50km of pipe in these zones.

Capacity of these zones, as advised by TasWater, is tabulated below.

Table 30: Water Supply Zone Capacities (source: TasWater 2024)

Zone name	Name	Code	Total Water Level (m)	Capacity (ML)	Available growth standard connections
Blackstone Heights	Zenith Court	SEW02	233	0.6	Fully utilised
Prospect	Casino	SEW06	238	10	Approx. 2000

Of particular note is the full utilisation of the current Blackstone Heights Zone whilst the Propsect Zone still has approximately 2000 standard connections available.

An unusual feature of the zenith court supply is that the mains and hydrants near the reservoir do not meet TasWater requirements for pressure, so all of the hydrants in Zenith court would fail a hydrant test because they are right next to the reservoir, however the actual dwellings are downhill from the road and would therefore experience good service. These hydrants should be identified as being only suitable for use with fire truck boost. Further settlement close to the zenith court reservoir will likely require a boost pump system to be designed and constructed under any development proposal.

Figures 53-55 below illustrates the water supply network within Prospect Vale and Blackstone heights.

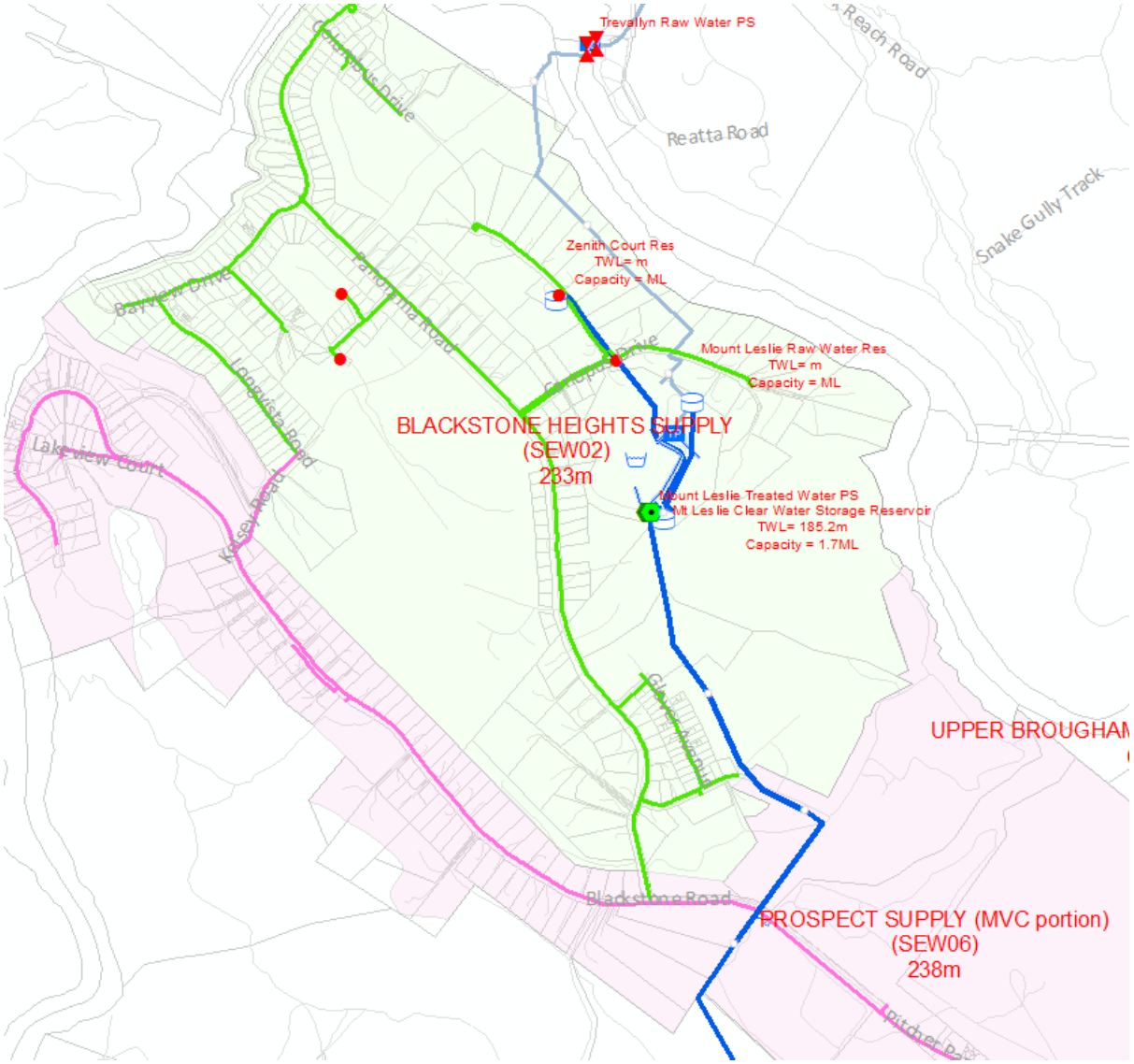

Figure 53: TasWater Water Supply Zones in Blackstone Heights (source: TasWater 2024)

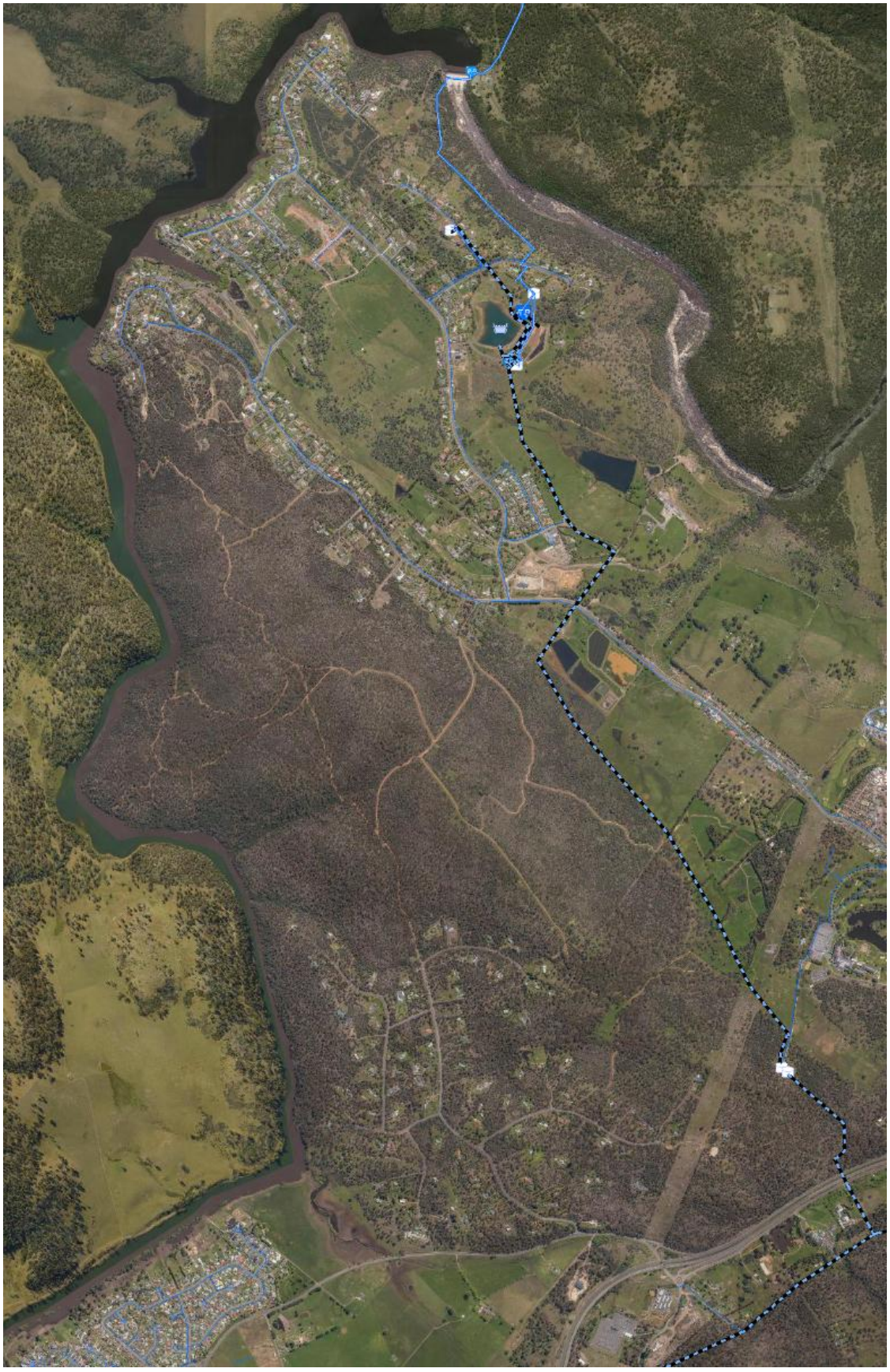

Figure 54: Reticulated Water Network in Blackstone Heights (source: adapted from the LIST)

Figure 55: Reticulated Water Infrastructure in Prospect Vale

As forecast demand materialises, and particularly once an additional 900 people settle west of the Casino, the following insights - in consultation with TasWater - have emerged:

- Over half of the spare capacity within the Casino reservoir will have been used.

- Some water mains near the Casino reservoir are running at full capacity and should be replaced if demand grows significantly but in general pipes have capacity.
- Simulations have indicated that the maximum elevation for the frontage boundary of customers in this area, particularly along with eastern face of Blackstone Hills, is 201m AHD. However, in peak times water pressure in Blackstone Road would drop by 20m and the approximate serviced catchment would drop by 20 m (i.e. drop to 181m AHD).
- One hydrant was selected in each zone based on distance from the reservoir and elevation (most disadvantaged hydrant) and modelling indicates that the most "disadvantaged hydrant", situated in lakeview court, fails a desktop test.
- overloading of the DN 200 main running along Casino Rise (A611360, A611362, A611421 and A611419) will become overloaded.
- A bulk water supply line runs parallel to Dalrymple Creek on its western side, that connects the Prospect reservoirs with the Mount Leslie Basin storage reservoir. The easement requirements for this asset will slightly complicate development. Sometimes these bulk mains are conditioned to be relocated to suit road layouts so that bulk mains are not located in front/backyards of private property.
- Development of 1A Pitcher Parade (CT 133503/2) and 122 Mount Leslie Road (CT 24487/2) will likely lead to new pipes in Casino Rise.
- Any significant settlement in Blackstone Heights and the lower reaches of the Blackstone Hills will lead to an independent supply for Blackstone Heights. The remaining capacity of the Casino reservoirs will likely be needed for Prospect Vale, and the existing Blackstone Heights system will be expanded; possibly with a new reservoir built at a commanding elevation in the Blackstone Hills. A high-level reservoir in the tree top reserve, should there be one, would be supplied by a bulk main running west from the Mount Leslie treatment plant.

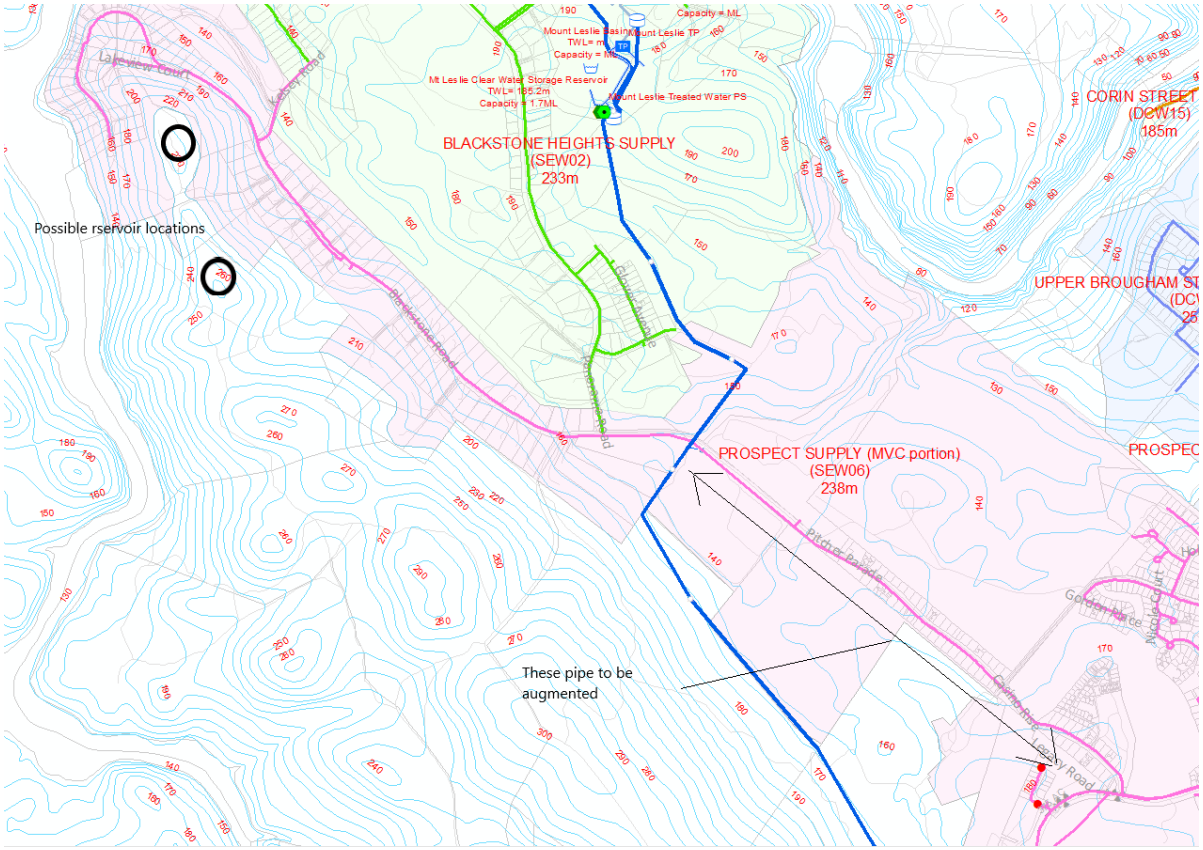

Figure 56: Possible reserve locations and pipes of concern (source: TasWater 2024)

When considering above, it is clear that development within the Blackstone Heights supply zone will likely remain minimal and incremental until additional storage capacity is provided within the zone by TasWater or private water supply systems are developed. No immediate upgrades have been identified by TasWater at this point in time.

There is sufficient capacity within the Prospect zone to accommodate all of the anticipated growth (approximately 30 dwellings per year) over the next twenty years. There is also broad capacity to accommodate the vast majority of anticipated 'build out' dwelling yield. Some capacity improvements may be required in the medium-long term; however Prospect Vale is largely well-serviced and will be able to absorb additional development growth in this respect.

Any significant residential development along the lower-mid reaches of the Blackstone Hills – particularly above the 180m AHD contour – would likely be reliant upon the establishment of a new reservoir as described above.

Reticulated potable water is not currently available within Travellers Rest. Accordingly, properties within Travellers rest rely upon individual rainwater collection systems. Development at urban densities within Travellers Rest, particularly south of the Bass Highway, would rely upon the establishment of an additional water tank to provide for supply and pressure.

5.4.3 Stormwater

Both Prospect Vale and Blackstone Heights are serviced by stormwater network comprising both reticulated pipes, open drains and natural drainage lines. The majority of the stormwater runoff from the two suburbs drain towards Dalrymple Creek before discharging into the South Esk River. Figure 57 depicts the extent of Council's public stormwater network within Prospect Vale and Blackstone Heights.

Travellers Rest is not serviced by a public stormwater system. Stormwater from existing development is managed within property boundaries or otherwise directed to roadside open drains or overland flow paths before discharging into Beams Hollow and the South Esk River.

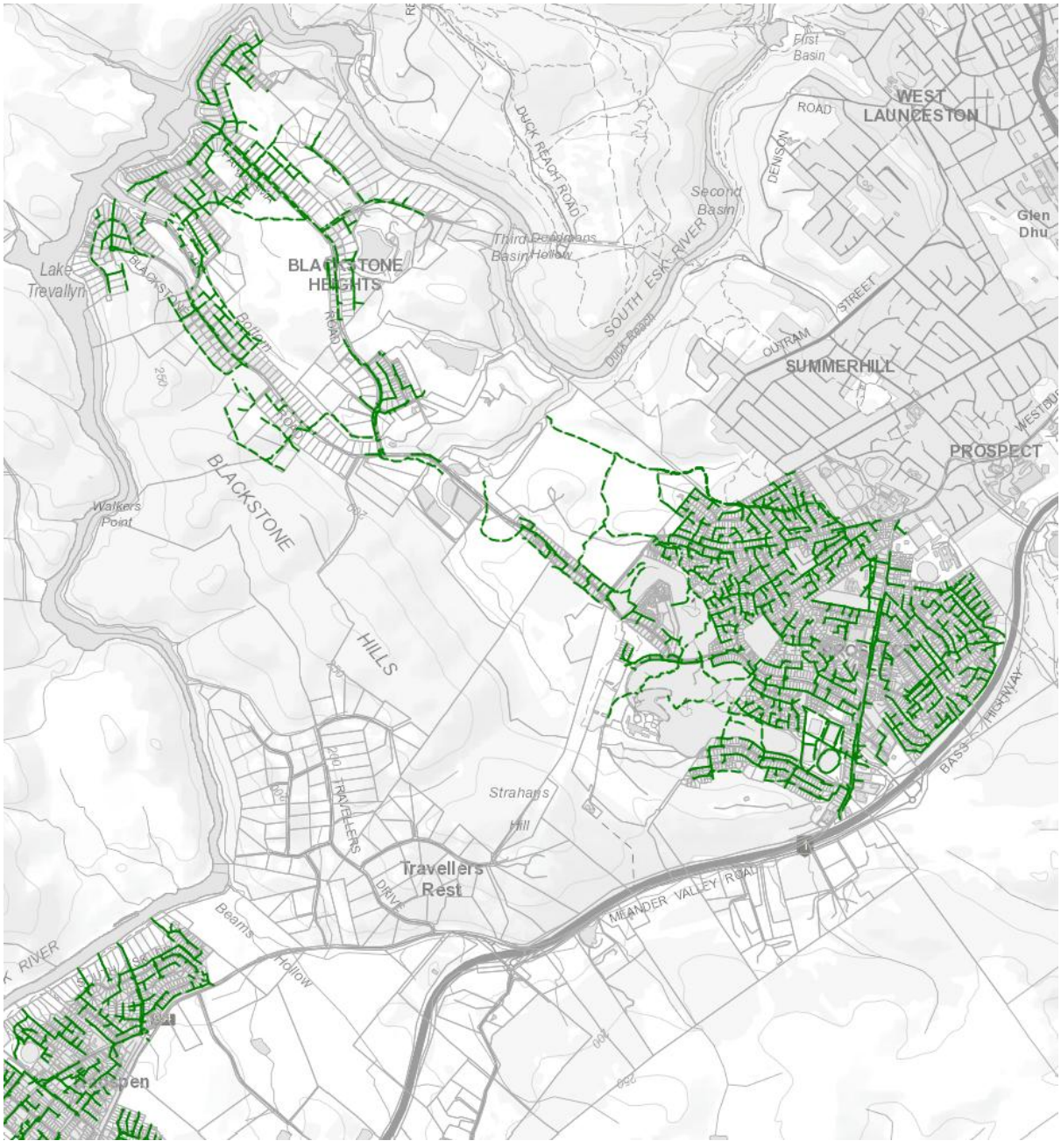

Figure 57: Council's Public Stormwater Network (source: Discover Communities 2025)

5.4.4 Electricity

Electricity supply is provided to the area from the Travellers Rest substation that serves as a critical link in the electricity distribution network, connecting with the following transmission lines:

- Palmerston – George Town line
- Palmerston – Trevallyn
- Hadspen – Trevallyn No. 2
- Hadspen – Norwood

Figure 58 depicts the extent of the electricity transmission infrastructure protection overlay which applies to the electrical infrastructure referred to above.

Figure 58: Electricity Transmission Infrastructure Protection Overlay (source: adapted from The LIST)

5.4.5 Telecommunications

Prospect Vale, Blackstone Heights and Travellers Rest are serviced with existing telecommunications infrastructure including the national broadband network ('NBN') infrastructure, by fixed line connections.

5.4.6 Gas

Prospect Vale is serviced by an existing gas distribution pipeline network, operated by Tas Gas, that provides local gas distribution throughout the suburb.

The local network is facilitated by a Tas Gas Networks ('TGN') Pipeline Corridor, declared under 70B of the *Gas Pipelines Act 2000*, that runs parallel to Meander Valley Road from Hadspen in the west, through to Prospect Interchange, before continuing on along Westbury Road. From there, the corridor continues into the Launceston CBD via Normanstone Road and Charles Street.

The pipeline corridor exists to maintain the security of TGNs critical supply infrastructure and allows the ongoing safe operation and integrity of existing gas pipelines and strategy gas assets.

Figure 59: Declared Gas Pipeline Planning Corridor (source: adapted from The LIST)

5.5 Transport Analysis

Road Network

Council engaged Traffic and Civil Services to review the current road network and identify a preferred Road Network Plan and necessary intersection interventions to accommodate current and future traffic volumes. This assessment has considered the potential impacts of development upon the broader transport network, and has also consider the potential impacts arising from the continued development of Hadspen and future development in South Prospect.

A series of future road links and intersection interventions have been identified and are detailed within the Structure Plan that respond to the potential future growth of the area.

See the accompanying *Road Network Plan* report for further details.

Public Transport Network

The existing public transport network is shown below in Figure 60. Advice from the Department of State Growth has expressed an interest in prioritising the existing bus network, rather than expansion, and note that Westbury Road is supported by frequent buses (every 30 minutes throughout the day) into the Launceston CBD with an approximate travel time of 20 minutes.. All proposed collector roads in the Road Network Plan will be designed to cater for buses to provide future flexibility, future urban growth areas within the Structure Plan have been identified based on being predominantly within 800 m walking distance of these bus routes. Where urban development occurs outside of this distance, these areas and corresponding bus stops should be of low density and equipped with appropriate cycling facilities and infrastructure to support 'cycle and ride' trips. This can extend the functional catchment area of bus stops while still prioritising growth in walkable catchments.

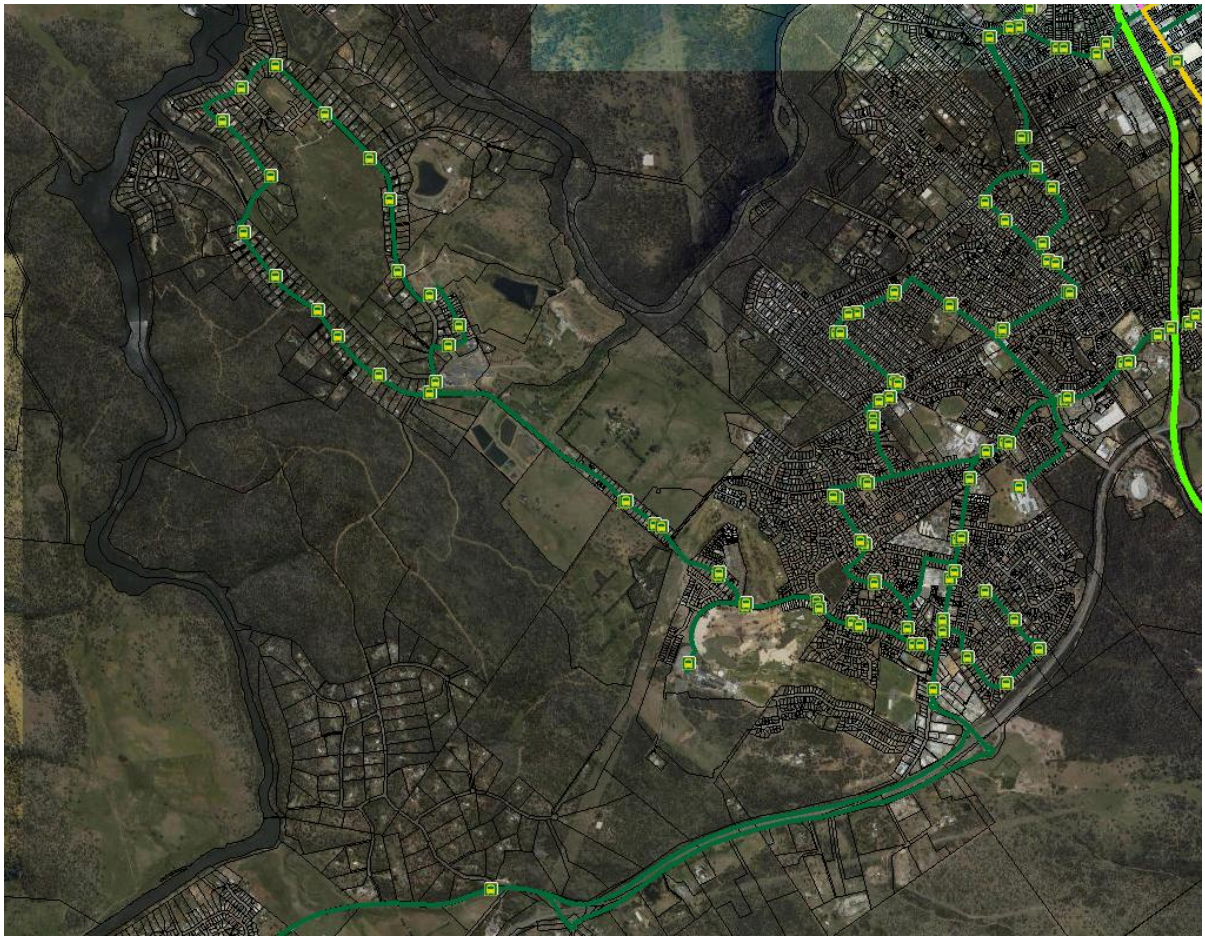

Figure 60: Bus Network (source: adapted from The LIST)

Walking and Cycling Network

A Pathway Network Plan has also been developed, having regard to the *Tasmanian Cycling Infrastructure Design Guide* (Tasmanian Government 2025), for both walking and cycling and is shown in the Structure Plan. The network plan prioritises off-road and shared cycling and walking infrastructure where possible, with the key principles that the network must provide:

1) Direct connectivity to destinations (such as workplaces, schools, and parks); and
2) Comfortable and safe paths, lanes, and shared streets that appeal to new and existing walkers and riders.

Specific facility and infrastructure treatments are not prescribed by the Structure Plan, and instead the Pathway Network Plan seeks to identify the preferred role and function of the identified links. This network is predominantly separated in primary and secondary routes.

Primary Routes are the spine of the network and provide long-distance routes across the area.

Secondary Routes stretch into neighbourhoods and provide access to local business and neighbour destinations.

The Structure Plan also identifies several walking routes. These include Mount Leslie Road and Westbury Road, which are identified as a minor collector and arterial road in the Road Network

Plan respectively. Due to the constrained cross-section of their respective road reserves and road widths, the full length of these roads have not been identified for the prioritisation of cycling movements at this time.

While Westbury Road is identified as part of the principal urban cycling network for Launceston within the *Northern Integrated Transport Plan 2013*, as this road is currently signposted at 60 km/h and is part of the heavy vehicle freight network, further investigation and consideration is necessary to determine whether appropriate cycling infrastructure can be provided along this route. Noting that the *Tasmanian Cycling Infrastructure Design Guide* does not consider the provision of painted buffered bicycle lanes along roads with vehicle speeds of 60 km/h to be a suitable treatment, and there is insufficient road reservation width for off-road paths, further engineering investigation is required. Consideration would also need to be given to reducing the speed limit of Westbury Road to 50 km/h.

6. Community Consultation

In June 2024, Council undertook a community survey to inform the Structure Plan review. A total of 332 responses were received.

The findings of the community survey were published in the *Review of the Prospect Vale – Blackstone Heights Structure Plan: Current State and Summary of Survey Results Report*.

This report provided an overview of current and forecast demographics, complied insights gained from the survey and identified six community priorities for each locality, focusing both on qualities already present within the area that are highly valued as well as qualities that the community aspires towards achieving. These community priorities have been distilled into three draft vision statements for each locality.

See the accompanying Summary of Survey Results Report for further details.

Following release of this Summary document, emerging options arising from the aspirations of the community and higher strategic directions of the Northern Tasmania Regional Land Use Strategy 2021 were identified. During July and August 2025, targeted stakeholders were invited to consider and provide feedback on these options to assist in refining concepts.

All submissions received during that time were considered alongside further strategic investigation, and integrated where appropriate, in the drafting of the Structure Plan.

A combined vision of the Growth Area has since been developed that has built upon the three draft vision statements for each locality, that reflects the local nuances of each.

This document supports the exhibition of the draft Structure Plan and will be updated upon finalisation of the Structure Plan.

7 Community Priorities and Visions

The Structure Plan outlines the Community Priorities and a shared vision that respond to the aspirations identified through previous rounds of community consultation.. This area supported by five priority areas of focus, and a series of strategies, aimed at achieving this vision.

8 Structure Plan

In consideration of the above, the Structure Plan outlines a development framework that the details a road network plan, a pathway network plan, a public open space network plan, and outlines the preferred locations for future residential, commercial, industrial and community uses to occur.

Following the current exhibition period, community feedback will be considered, and the Structure Plan will be refined and updated accordingly prior to presentation to Council for adoption.

10 Bibliography

.id. (2025). *Meander Valley Council economic profile*. Retrieved from .id: https://economy.id.com.au/meander-valley

Ainsaar, K. (2022). *Residential Supply & Demand Analysis: Final Report*. Brunswick: Urban Enterprise.

Australian Bureau of Statistics. (2012). *Population and Housing Census 2011*. Canberra.

Australian Bureau of Statistics. (2017). *Population and Housing Census 2016*. Canberra.

Australian Bureau of Statistics. (2022). *Population and Housing Census 2021*. Canberra.

Australian Social & Recreation Research Pty Ltd. (2008). *Planning for Community Infrastructure in Growth Areas*.

Ballota, J. (2025, September 25). First Home Buyer Incentives Are Fuelling an Affordable Housing Boom – But What Does It Mean for Our Property Markets? Retrieved from Property Update: https://propertyupdate.com.au/first-home-buyer-incentives-are-fueling-an-affordable-housing-boom-but-what-does-it-mean-for-our-property-markets/

Department of Natural Resources and Environment Tasmania. (2025). Retrieved from The LIST: https://www.thelist.tas.gov.au/app/content/home/

Department of Treasury and Finance. (2024). *TasPOPP 2024: Tasmanian and Local Government Area Population Projections - 2023 - 2053*. Hobart: Government of Tasmania.

Government of Tasmania. (2025). *Tasmanian Planning Policies*. Hobart: State Planning Office, Department of State Growth.

Launceston Sewer Transformation. (2025). Retrieved from TasWater: https://yoursay.taswater.com.au/launceston-sewer-transformation

Meander Valley Council. (2024). *Eastern Play Spaces Strategy 2024*. Westbury: Meander Valley Council.

Meander Valley Council. (2024). *Meander Valley Community Strategic Plan 2024 - 2034*. Westbury: Meander Valley Council.

Meander Valley Council. (2025). *Prospect Vale Blackstone Heights 2025-2045: Background Report*. Westbury: Meander Valley Council.

Meander Valley. (2025). *Review of the Prospect Vale - Blackstone Heights Structure Plan: Current State and Summary of Survey Results*. Westbury: Meander Valley.

Nott, T. (2013). *Draft Prospect Vale Activity Centre - Economic Analysis*. West Preston: Tim Nott.

REMPLAN. (2024). *Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report*. Launceston: Northern Tasmania Development Corporation.

REMPLAN. (2025). *Economy Profile: Prospect Vale - Blackstone*. Retrieved from REMPLAN: https://app.remplan.com.au/meander-valley/economy/summary?locality=prospect-vale-blackstone

ROSS Planning Pty Ltd. (2023). *Northern Tasmania Sports Facility Plan 2023.* Launceston: Northern Tasmania Development Corporation.

SGS Economics & Planning. (2014). *Northern Tasmania Industrial Land Study*. Launceston: Northern Tasmania Development Corporation.

State Planning Office. (2021). *Northern Tasmania Regional Land Use Strategy.* Hobart.

State Planning Office. (2022). *Structure Plan Guidelines: Draft*. Department of Premier and Cabinet.

Traffic & Civil Services. (2024). *Prospect Vale & Blackstone Heights Road Network Plan*. Westbury: Meander Valley Council.

Transport Group. (2025). *Cycling Infrastructure Design Guide*. Hobart: Department of State Growth.

Burgess, Julian. (2022), *Duck Reach Launceston's electric light : marvels of the Cataract / Julian Burgess*. Christopher (Gus) Green Launceston, Tasmania

C.J. Grose (Ed), (1999). *Land Capability Handbook, Guidelines for Classification of Agricultural Land in Tasmania, 2nd edition: Hobart,* Department of Primary Industries, Water and Environment.

Cox, W. (2025). *International Housing Affordability: 2025 Edition*. Chapman University: Demographia.

Department of Climate Change, Energy, the Environment and Water (2024). *Midlands region of central Tasmania,* Retrieved from https://www.dcceew.gov.au/environment/biodiversity/threatened/strategy/priority-places/midlands-region-central-tasmania

Department of Climate Change, Energy, the Environment and Water. (2025). *Protected Matters Search Tool.* Retrieved from https://www.dcceew.gov.au/environment/epbc/protected-matters-search-tool

Department of Natural Resources and Environment Tasmania, 2025. Retrieved from: *Land Information System Tasmania*. https://www.thelist.tas.gov.au/app/content/home/

Discover Communities. (2025), *Discover Meander Valley*. Retrieved from https://meandervalley.discovercommunities.com.au/

Dr Lisa Denny with Local Government Association of Tasmania. (2025), *Local Government Area Snapshot : Meander Valley*, Retrieved from https://www.lgat.tas.gov.au/lgat-advocacy/population

Forest Practices Authority. (2025). *Biodiversity Values Database*, Retrieved from https://fpa.tas.gov.au/planning/biodiversity/biodiversity_values_database

Location iQ, (2022). Location *iQ Provision Benchmarks 2022*. Sydney, NSW.

NRM North. (2025). *Improving Midlands Biodiversity: stewardship and restoration*, Retrieved from https://nrmnorth.org.au/biodiversity/improving-midlands-biodiversity

Real Estate Institute of Tasmania. (2025), REIT Statistics – Blackstone Heights Suburb Report. Retrieved from https://reit.com.au/Market-Facts/Suburb-Reports/

Real Estate Institute of Tasmania. (2025), REIT Statistics - Prospect Vale Suburb Report. Retrieved from https://reit.com.au/Market-Facts/Suburb-Reports/

REMPLAN. (2025). *Community Profile: Prospect Vale - Blackstone*. Retrieved from REMPLAN: https://app.remplan.com.au/meander-valley/community/summary?locality=prospect-vale-blackstone

SGS Economics and Planning. (2014). *Northern Tasmania Industrial Land Study*, Northern Tasmania Development Corporation. Hobart, Tasmania.

Tasmanian Government. (2025), *Tasmania Cycling Infrastructure Design Guide : Tasmanian Walk, Wheel, Ride Guidance*. Hobart, Tasmania.