

**Preliminary subdivision plan
Techno Park Drive,
Kings Meadows
Consultation Report**

**Homes
Tasmania**

Building homes,
creating communities.

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Homes Tasmania acknowledges Tasmanian Aboriginal communities, their culture and their rights as the first peoples of this Land, the island of lutruwita/Tasmania.

Homes Tasmania is committed to a safe and inclusive community for people of LGBTIQ+ communities and their families.

Introduction

Tasmanians need more homes and there is high demand for housing in the Launceston municipality.

Homes Tasmania's role is to improve housing affordability and increase housing supply across Tasmania's housing continuum.

Homes Tasmania is proposing a new subdivision for Lot 3 Techno Park Drive, Kings Meadows, a well-located suburb, close to services, with land that is appropriate for residential subdivision development.

Subject to Council approval, Homes Tasmania can deliver a mixed-tenure, residential subdivision development with around 104 lots providing opportunities for a range of dwelling types and lot sizes that would make a real difference for people in Launceston.

Background

Lot 3 Techno Park Drive is owned by Homes Tasmania and was previously held by Tasmania Development and Resources. Homes Tasmania applied for a Housing Land Supply Order (HLSO) under the Housing Supply Act 2018 to rezone the land from Particular Purpose (commercial) to General Residential.

The State Planning Office (SPO) who is the responsible authority for preparing HLSO submissions, conducted extensive community consultation, including the statutory requirement of 28 days from 30 October 2022 to 1 November 2022 which was extended for an additional 15 days until 16 November 2022 to allow neighbouring residents additional time to make a submission. Thirty-five submissions were received by the SPO.

The issues raised during this consultation included concerns about potential traffic congestion and the suitability of road access to the site, landslip hazard, stormwater management, impacts on natural values of the site, and concerns that property values would reduce in the area.

Additional information was requested from Homes Tasmania in response to these issues and a further 28 days of public consultation was made available between 25 September 2023 until 24 October 2023 where 25 submissions were received reflecting similar issues to those raised in the earlier consultation.

The consultation report including responses to the issues raised can be found in the [Minister's report and submissions tabled in Parliament](#).

The HLSO passed through both Houses of Parliament on 8 August 2024 and the land was rezoned.

Preliminary subdivision plan

The 10.46-hectare site can deliver about 104 lots of land. Most lots would be General Residential in size, ranging from 450m² to 3 964m², which are permitted under current zoning regulations. Additionally, four discretionary small-lot housing lots, ranging from 330m², are proposed to promote affordability.

The draft preliminary subdivision plan included the following lot sizes:

- 4 x 330 – 450m²
- 78 x 450 – 550m²
- 4 x 550 – 650m²
- 19 x 650 – 3 964m²

This diverse range of lot sizes would cater to various household types, including opportunities for strata developments, townhouses, and freestanding homes.

The proposal has been developed in consultation with the City of Launceston and includes a significant 18 634m² area of public open space, which represents 18 per cent of the overall development area. This provides connectivity to adjacent recreational areas, including Youngtown Park, Jinglers Creek Reserve, and Youngtown Memorial Oval.

Four new roads will form part of the subdivision, with the primary access point located on Techno Park Drive. A one-way entry point from Woolven Street is also proposed, though traffic volumes using this entry point are expected to remain low.

The preliminary subdivision plan can be viewed on the Homes Tasmania webpage - www.homestasmania.com.au/kings-meadows

Consultation

To inform the community about the upcoming consultation sessions, 170 letters were mailed to neighbours, and advertisements were placed in *The Examiner* as well as on Homes Tasmania's social media.

Consultation sessions were held with the community on Tuesday, 5 November 2024 from 3.30pm to 6.30pm and Wednesday, 6 November 2024, from 9am to 11am.

Based on feedback from the Penguin community session held in August 2024, community members were invited to register for a 30-minute appointment in small groups of four to five people to discuss the concept plan with two Homes Tasmania project staff. Registrations were managed by an online ticketing platform.

Nineteen people registered to attend the session. One registration for the Wednesday session did not attend and most attendees were booked between 5.30pm and 6.30pm.

Most attendees were generally supportive of the development with five members opposing the development.

Homes Tasmania staff met separately with Board and staff representatives of the OneSchool Global, a business neighbour of the site.

Online feedback was open for four weeks closing on 29 November 2024.

A total of seven online responses were received. Four of these related to booking inquiries for the consultation session. One response was interested in home ownership assistance. Two responses reflected many of the issues raised elsewhere during consultation.

One related to a property owner adjacent to the development on Quarantine Road, who requested future access to the rear of his property via the subdivision.

Scope of this report

This report provides a summary of feedback received during consultation on the Kings Meadows concept plan prepared for submission for planning approval to the Launceston City Council.

It includes:

- verbal feedback captured at the drop-in session
- written feedback collated from the online form
- feedback from a total of 26 community members including 19 people who registered and attended the drop-in session.

This feedback is collated in themes in this report.

Consultation Themes

Traffic

The primary issue raised during consultation was traffic, particularly concerns about the accuracy of the Traffic Impact Assessment (TIA) at the Techno Park Drive and Quarantine Road intersection. Feedback highlighted that the TIA may not reflect peak traffic conditions, failing to account for call centre, daycare, and school traffic, as well as trucks and heavy machinery using the intersection.

Concerns included reports of up to 10 vehicles queuing to turn into Techno Park Drive, increasing truck movements from St Leonards, and cars waiting over six minutes to exit the intersection. The intersection was described as dangerous, with references to recent accidents and concerns about worsening conditions with increased traffic. A proposed solution was adding an entry point from Lorne Street to reduce pressure on the Quarantine Road intersection.

There was a view that Woolven Street was too narrow to be used as an entry point into the proposed development and it was likely to also be used a 'rat run' to avoid the traffic lights on Hobart Road. Feedback suggested that the road proposed within the subdivision should be a dead-end, cul-de-sac.

Concerns were raised about the proposal to convert the dead-end section of Techno Park Drive, adjacent to the main entry point and student bus drop-off area for OneSchool Global, into a through road for the subdivision. This change could potentially increase traffic volumes and potentially pose safety risks at the existing student drop-off area.

Most feedback on traffic requested traffic-calming measures such as traffic signals at the intersection of Quarantine Road and Techno Park Drive, or the addition of a roundabout to improve safety. There was a suggestion that traffic calming devices should be specifically installed near the entry to the school.

Opposition was expressed to any future access points from Lorne Street, with concerns it would also create 'rat run' traffic through the area.

One community member noted a preference for the Techno Park Drive Road widths and would like to see similar road widths throughout the proposed subdivision.

Response

Homes Tasmania engaged consultants Pitt and Sherry to prepare a TIA for the proposed subdivision and its effect on the surrounding road network.

Traffic data was sourced from the Department of State Growth, with additional traffic surveys conducted in March 2023 during peak hours at the following intersections:

- Hobart Road / Kings Meadows Link
- Quarantine Road / Techno Park Drive
- Hobart Road / Woolven Street.

Peak traffic times were determined using the Sydney Coordinated Adaptive Traffic System (SCATS), a tool used by State Growth to monitor traffic conditions via road traffic sensors. Based on this data, the peak hours were identified as:

- Morning: 8:00am - 9:00am
- Evening: 4:00pm - 5:00pm.

The additional traffic generated by the subdivision is anticipated to be minimal, both in the immediate term and 10 years after development. It is not expected to significantly impact the safety or functionality of the surrounding road network.

Furthermore, the subdivision will be developed progressively over an extended period, as lots are sold and new homes are constructed. This gradual development will result in traffic increases occurring incrementally over time.

The subdivision will include four new roads and shared paths. The road and access design complies with all relevant traffic engineering standards, ensuring suitable road widths, parking, and connections for vehicles, cyclists, and pedestrians.

The subdivision will primarily be accessed via Quarantine Road and Techno Park Drive. Due to the predicted low traffic volumes, no traffic lights are planned for this intersection, which is located outside the subdivision development area. The City of Launceston may decide to upgrade the intersection in the future if traffic issues become an issue.

Woolven Street will serve as an entry point into the subdivision only. To prevent vehicles from exiting the subdivision via Woolven Street, a cul-de-sac design will be implemented with appropriate signage and line markings. Emergency vehicles and bicycles will be permitted to exit via Woolven Street.

Density

Density was a key issue raised in feedback, specifically the overall number and location of lots to be retained by Homes Tasmania.

There were a few inquiries about financial assistance to buy and build a home through the MyHome shared equity scheme.

Feedback also included:

- A preference for larger lots to be located to the south of the proposed subdivision in keeping with the adjacent Jinglers Creek area.
- Oversight of strata development density and potential to include a Special Area Plan to manage density.
- Concern with the General Residential zoning and a view that smaller blocks, multi-storey and medium-density housing was not appropriate or needed in Tasmania.
- Multi-storey development would block some views.
- Support for the public open space and a preference for this to be extended to the school boundary and number of lots reduced.

Response

The draft preliminary subdivision plan features a mix of lot sizes within the recently rezoned General Residential area. Four lots are smaller than the standard 450m² minimum, at 330m². The General Residential Zone supports medium suburban density, consistent with surrounding zoning and lot sizes to the north, west, and south, except for a small number of Low Density Residential lots in Jinglers Creek to the south.

The General Residential Zone does not accommodate high-density housing and is the standard residential zone used across all parts of Tasmania. Medium-density development is a key housing supply strategy, offering benefits such as increased yield, improved affordability, and contemporary living options. It also ensures more efficient land use, helping to reduce urban sprawl.

Natural Values

Feedback raised concerns about the potential impact of the development on the site's natural values, including habitat loss for the Masked Owl, Swift Parrot, bandicoots, and other bird species.

Feedback included:

- questions about whether Homes Tasmania had conducted thorough natural values assessments, particularly for Masked Owl and bandicoot habitats
- a desire to retain mature gum trees and preserve the natural bushland character of the area
- interest in where public open space would be located and how it would connect to other recreation areas nearby
- inquiries about how natural values will be protected both during construction and after development.

Response

Several detailed flora and fauna assessments confirmed the site is environmentally degraded, with no native flora, fauna, or habitats requiring protection.

Homes Tasmania engaged GHD to conduct Significant Impact Tests under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) for the Tasmanian Masked Owl, Swift Parrot, and Eastern Barred Bandicoot. These assessments found no significant impact on habitats, with little evidence of these species present. Consequently, no referral under the EPBC Act is required.

An independent report by Masked Owl specialist David James concluded there was no evidence of Masked Owl activity on the site. Tree hollows potentially suitable for wildlife were inspected and covered to prevent future occupation, and all trees will be checked again before removal.

The development will implement a weed management plan during construction, to remove the invasive species currently blanketing the site. Construction works will stage weed removal as recommended to allow animals to safely move on. The site will be continually monitored during development to ensure no unforeseen impacts on wildlife occur.

Public open space, comprising over 18 per cent of the site—well above the 5 per cent Council requirement—will connect to nearby recreational areas and provide habitat opportunities. Mature trees will be retained where possible, including all existing trees within the area of public open space, and planted along new roads to support biodiversity.

Disadvantage and anti-social behaviour

Feedback received was also concerned with the presence of social housing and the view that it would result in anti-social behaviour. Some feedback expressed concerns for the safety of their person and property, drug use and hooning from social housing tenants. Some feedback suggested that Homes Tasmania should be responsible for implementing security provisions.

Feedback included:

- Wanting to know where social housing lots would be located and distrust at the information that specific social housing lots had not yet been identified.
- The preference for the public open space to be co-located adjacent the school's play area or including a green buffer between the school and the proposed subdivision on the southern boundary to minimise anticipated anti-social behaviour towards the school. Additionally, some feedback suggested 'flipping' the lots adjacent to the school with the area designated for public open space.

Response

Best practice urban development acknowledges that green buffers can increase security risks by allowing unrestricted public access rather than limiting it to a small number of residents. Furthermore, the land slopes away from the school playground, with future residences positioned downhill, reducing the potential for overlooking the play area. A solid 2.1-metre-high boundary fence between the school playground and the southern lots would further eliminate any visual connection.

Additionally, the southern lots and greenspace are unable to be flipped due to the location of a significant landslip hazard band within the greenspace which has been deemed a 'no-build' zone.

Construction of the subdivision is expected to be completed late 2026. Homes Tasmania will allocate preferred lots for retention based on housing demand prior to this time.

Property values

Feedback included the observation that land in the suburb was worth over a million dollars and that the proposed development including social housing would negatively affect property prices. Further to this, it was suggested that Homes Tasmania identify alternative land in broadacre suburbs.

Response

Land lots will be sold at market value, reflecting property prices within the broader area.

There are many local, national, and global factors that affect property values including increases in interest rates, slow wages growth, cost of living pressures, access to services, location, property condition and street appeal. Most of these are not the result of residential developments.

New residential developments also have the capacity to bring more economic benefits through initial construction and a growing population base, and social benefits for diversifying the community.

Landslip, Storm Water and Services

Some queries were received relating to how storm water and detention of flows would be managed. This noted that there were several natural springs where the proposed public open space was located and the potential to further increase drainage issues experienced for some residences in Jinglers Creek Drive.

One suggestion was received to consider street lighting noting that the preference for street lighting in Jinglers Creek Drive which is relatively dark, eg with additional landscaping. Similarly, there was concern that light spill from vehicles using the new roads would be unpleasant.

Other issues raised including concern about the landslip area and a possible underground cable located in the south corner of the development site next to Youngtown Oval.

Response

Independent assessments for landslide risk support development of the site.

Further geotechnical investigations for each lot will be required through the planning and building permit processes to ensure new homes are constructed to meet the regulations.

A small section to the southeast is unsuitable for construction because of an existing spring and this area will be reserved for public open space and a new public connection to Jinglers Drive will be constructed.

TasWater have advised that there is no major water and sewer servicing issues in the area but noted that sewer servicing and water may require some localised upgrades as part of future development.

Construction disruption

Feedback queried whether the subdivision construction would exacerbate traffic concerns with increased truck movements and increase dust and noise in the neighbourhood. One neighbour sought assurance that access to their house would not be blocked during construction.

Response

During future construction of the subdivision, traffic management plans will be implemented to minimise the impact of truck movements, and measures will be taken to reduce dust and noise during the construction process. Access to all properties will be maintained throughout the works, with efforts made to minimise disruption to daily activities. Specific arrangements for individual properties will be addressed as needed to ensure clear and safe access.

Conclusion

Feedback from the community consultation held during November 2024 on the preliminary subdivision plan reflected similar issues raised during consultation held by the State Planning Office for the Housing Land Supply Order process.

Homes Tasmania also developed fact sheets to provide further information on some of these issues. These are available on the Homes Tasmania website. These refer to several of the independent, expert assessments commissioned by Homes Tasmania to support the proposed subdivision development.

The outstanding issue relates to concerns about low-income Tasmanians who need housing assistance with social housing.

Social and affordable housing developments often face opposition to social housing density and stereotypes of antisocial behaviour and flow-on effects like reduction in property values. This can impact on the cost and timing of delivering developments and it has the potential to reduce community cohesion and inclusiveness, increasing the challenges for Tasmanians on low incomes.

The stereotypes and misconceptions also detract from the success stories: tens of thousands of Tasmanians who are living meaningful and fulfilling lives and contributing to their community who are either currently living in the stable environment that social housing provides or who have benefited earlier in life from the foundation social housing provides.

Homes Tasmania has maintained ongoing engagement with the City of Launceston throughout the project. A Development Application package will be submitted to Council in early 2025, as required. The community will have further opportunity to provide comment on the plans through the development application process, which will be assessed against the relevant planning scheme by the City of Launceston.

Homes Tasmania intends to submit the preliminary subdivision plan to Council in early 2025 without amendments. Discretionary development applications are advertised [on the City of Launceston website](#).

Homes Tasmania

Building homes,
creating communities.

[ISBN if applicable]

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