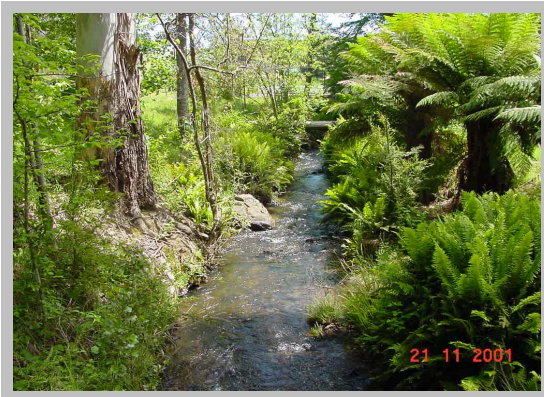




# Launceston City Council Open Space Strategy 2007



**June 2007**



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## **Executive Summary**

Launceston is renowned for its parks, especially its cultural heritage parks dating back to the 19<sup>th</sup> century and its natural heritage parks containing an abundance of natural values including many threatened species and plant communities. Currently the Launceston City Council manages 237 areas of open space covering 963 hectares. Approximately 46% of this is bushland.

Open space contributes to the environmental, economical and social well being of the community. The quality of our local environment is important because we regularly use open spaces and are affected by their condition. High quality open spaces have an important and positive contribution to make, not just in improving our physical environment but also in enhancing people's health and sense of well being, and the prosperity of local communities.

This strategy will guide future planning, provision, use and development of open space in the Launceston municipality. The strategy will provide a guideline for open space provision and recreational opportunities. It will protect and enhance our environment and will provide a range of actions for implementation. The strategy will not be implemented in the short-term. Many of the recommendations will take decades to achieve, in some cases open space provision will be dependent on the future expansion of urban areas.

The Open Space Strategy and Recreation Strategy are the two principal strategies guiding the provision of open space and recreational facilities in Launceston. The Open Space Strategy deals with the provision of land for all types of recreation and conservation while the Recreation Strategy deals with specific recreational issues for the open space areas.

The key opportunities for future development of open space with the Launceston City Council area include the protection of key landscape elements, the expansion and connection of recreational trails and the reservation of priority native vegetation.

Ideally larger parcels of land should be targeted for acquisition. This has many advantages including providing greater flexibility in catering for changing recreational demands. Outline Development Plans (ODPs) should be encouraged where appropriate to maximise opportunities for acquiring larger and significant areas of public open space.

The Tamar Valley Regional Open Space System advocates an assessment of the potential needs, linkages and opportunities to review, improve and rationalise open space. It also states that Councils must consider rationalising the inventory of their current open space areas to ensure a sustainable and accessible system of open spaces that cater well for the needs of the local community. Through rationalisation there is a greater ability to gain more land, improve existing reserves and link areas. This plan supports the principle of no net loss of open space but there are some sites that have very limited potential and may enable more important goals to be met if sold.

Each suburb/locality was assessed for its current open space provision. The number of parks and the area of parks compared to the population of each



suburb/locality was assessed. Recommendations were then made on a suburb/location basis providing guidelines for acquisition, linking and disposal of open space.

Subdivisions should be seen as an opportunity to acquire public open space if any is required in that particular area. Any potential areas identified in this strategy that are offered for sale should also be seen as an opportunity. All potential acquisition land should be assessed on a case by case basis including using the guidelines and criteria in this strategy. If considered suitable then the process of acquiring that land should be commenced.

Promotion of parks is very important. The current parks brochure features the top 29 parks in the municipality. This brochure is also available on the Launceston City Council web site. The Parks section of the web site is currently being upgraded to provide further information for park users.

Although this plan has a long-term focus it should be reviewed every 5 years to allow for changes in the open space system across Launceston.

#### Summary of Actions

Action	Responsibility	Timing	Reference
Locality recommendations – acquisition, linkage and disposal	Parks and Recreation Department	Ongoing as opportunities arise	Chapter 3 Future Opportunities and under each locality heading
Promotion of parks	Parks and Recreation Department Communications and Economic Development	Ongoing	
5 year review	Parks and Recreation Department	1 <sup>st</sup> review 2012	

#### Sites Recommended for Disposal or Return to Crown

Site	Suburb	Recommendation
Chestnut Road Reserve	Youngtown	Disposal recommended
Crestview Court Park	Mayfield	Disposal recommended
Dunnivan Street Reserve	Youngtown	Disposal recommended
Jillian St Environment Corner	Kings Meadows	Disposal recommended
Mallard Place Reserve	Newnham	Disposal recommended
Merino Street Reserve	Kings Meadows	Disposal recommended
Eddington Cres Recreation Reserve (1 title only, others to be retained)	Invermay	Disposal recommended
Dunning Street Reserve	Invermay	Return to Crown
Emerald Environment Corner	Ravenswood	Return to Crown
Yarloop Street Park (1 title only, other to be retained)	Waverley	Return to Crown



# Chapter 1 Overview

## **Introduction**

Launceston is Australia's third oldest city. The municipality has a population of 64,057, including most of the urban area of Launceston and large rural areas to the north, north east and east. The population of greater Launceston, including parts administered by Launceston, Meander Valley, West Tamar and Northern Midlands, is 101,984. Launceston is renowned for its parks, especially its cultural heritage parks dating back to the 19<sup>th</sup> century. Its natural heritage parks are also a feature containing and abundance of natural values including many threatened species and plant communities. Currently the Launceston City Council manages 237 areas of open space covering 963 hectares. Approximately 46% of this is bushland.

Within the Launceston municipality 1323 hectares are zoned Public Recreation and 334 hectares are zoned Recreation and Leisure. As well as Council land this zoning includes non Council open space such as land owned and managed by the state government.

Open space plays an important role in the community contributing to the environmental, economical and social well being of the community. The many and varied benefits of quality open space are well documented, page 9 of this strategy details many of these benefits. It is important in areas of urban growth to secure public open space for the community.

Promoting our open space areas is also very important. The implementation part of this strategy deals with the promotion of our parks.

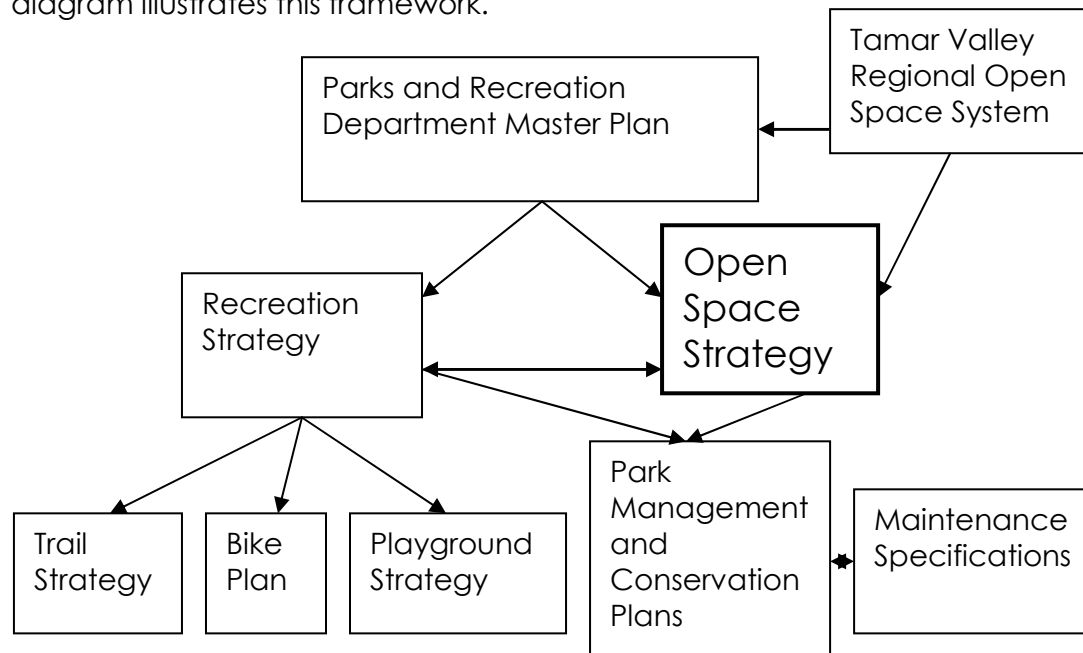
## **Purpose of this Strategy**

This strategy will guide future planning, provision, use and development of open space in the Launceston municipality. The strategy will cater for open space provision and recreational opportunities. It will protect and enhance our environment and will provide a range of actions for implementation. It will contribute to the economic, social and environmental wellbeing of the community. This strategy will not be implemented in the short-term. Many of the recommendations will take decades to achieve, in some cases open space provision will be dependent on the future expansion of urban areas.



## Open Space and Recreational Planning Framework

The Open Space Strategy and Recreation Strategy are the 2 principal strategies guiding the provision of open space and recreational facilities in Launceston. The Open Space Strategy deals with the provision of land for all types of recreation and conservation while the Recreation Strategy deals with specific recreational issues for the open space areas. The following diagram illustrates this framework.



## Scope

This plan deals primarily with open space owned and managed by the Launceston City Council. However significant open space is found in state government and private land, in and outside of the Launceston municipality and this will be taken into account when making recommendations.

While the plan will be reviewed every five years it has a very long-term focus i.e. more than 100 years in terms of the strategic provision of public open space.

## Roles and Responsibilities

The principal user of this Strategy is the Parks and Recreation Department. Other directorates and departments that contribute to open space provision are the

- Planning and Building Department who deal with open space provision as part of the strategic planning and subdivision process. This strategy can be used as a guideline by Council planners in conjunction with advice from the Parks and Recreation Department.
- Infrastructure Services who may combine their engineering and drainage requirements with the provision of open space. This strategy can be used as a guideline by Infrastructure Services in conjunction with advice from the Parks and Recreation Department.



- Communication and Economic Development who promote parks, park use and events.
- Urban Design Department who plan and design features and facilities in parks.

## **Parks and Recreation Department Mission and Vision**

### *Parks & Recreation Department Mission Statement*

#### *Statement of Purpose:*

*The purpose of the Parks and Recreation Department is:*

- *To encourage and facilitate residents and visitors to the City of Launceston to participate in recreational opportunities*
- *Conserve natural and built heritage*
- *Sustainable development of resources*

*We do this through the provision of infrastructure and the management of our natural and built resources within a sustainable management framework.*

*The aims of our Department are:*

- *To provide infrastructure for both active and passive recreation participation*
- *The sustainable management of our natural and built assets*
- *To facilitate both active and passive use of our infrastructure*
- *To plan current and future infrastructure and recreational opportunities in keeping with current trends*
- *To green the municipality of Launceston*
- *To be leaders in the management of our natural resources*
- *To ensure the provision of safe and accessible recreation opportunities and infrastructure*
- *To maintain our heritage and to ensure that there is recognition, respect and understanding of our cultural heritage*
- *To be customer focussed and plan driven*
- *To provide good design*
- *To facilitate art and culture in public places*
- *To advocate for sustainable environmental and recreational outcomes*
- *To provide interpretation and education in relation to the environment and recreation*
- *To ensure our planning processes are integrated across the organisation and to reflect our other relevant regional, State and national plans as appropriate*
- *To work with our neighbours and regional partners*
- *To promote our achievements and successes*

## **Definition of Open Space**

This strategy will use the same definition for open space as the TVROSS. For the purposes of the current study, open space is broadly defined as:

Land which has not been built on and which is, or will be, managed for a range of ecological or human purposes.

Within the definition, the 'main ecological or human purposes' of open space are seen to include the:



- protection, preservation or enhancement of natural areas and systems for their intrinsic, ecological or environmental maintenance values
- protection, preservation or enhancement of Aboriginal or historic heritage sites, sites of landscape amenity or scenic value and/or areas which contribute to the sense of place of a community
- provision of space for educational, scientific or research activities
- provision for areas and linkages promoting active and passive recreation, and facilitate alternative transport modes
- provision of linkages for humans between other open spaces, nodes of development and/or community facilities or for wildlife movement
- retention of areas for utilities, services or buffers between incompatible land uses; and retention of areas for unforeseen needs.
- Within the definition open space 'not built on' is intended to mean land that is entirely or predominantly open ground that has no or few buildings, supporting instead a range of benefits which can be gained in the absence of buildings. 'Not built on' does not preclude extensive development of outdoor recreational facilities and their attendant requirements (eg parking, access roads, toilets, etc.) nor does it preclude the presence of other community facilities (e.g. halls, sports stadiums, health centres, etc.) provided the overall value of the surrounding land is for its open space functions.
- Within the definition of open space 'managed' is intended to mean those strategic or day to day activities which direct or control use so as to ensure the intended purposes of the open space are achieved.

Open space does not include areas set aside exclusively for drainage reserves or similar utilitarian or engineering requirements. These areas may be open space if they fulfil a recreational, ecological or scenic role as well.

## ***Benefits of Open Space***

Open space contributes to the environmental, economical and social well being of the community. The quality of our local environment is important because we regularly use open spaces and are affected by their condition. High quality open spaces have an important and positive contribution to make, not just in improving our physical environment but also in enhancing people's health and sense of well being, and the prosperity of local communities.

The primary values of open space from Tamar Valley Regional Open Space System (TVROSS) include:

- leisure and recreation
- nature and heritage conservation
- visual amenity
- contribution to sense of place
- community and personal health, well being and quality of life
- social benefits (e.g. social interaction, less crime and vandalism, community, etc.)
- education, science and research
- environmental maintenance (climate amelioration, water recharge, water quality maintenance, stormwater management, air pollution control, flood protection, etc.).



Other values include the transport role of some open spaces (e.g. multi-use trails). The provision of suitable trails can decrease automobile use and improve people's health.

Economic benefits can be both direct and indirect. They include direct benefits such as the increase in the value of properties near open space and indirect benefits such as improving the wellbeing of the community. Another direct benefit, tourism, attracts new residents, businesses and tourists. Launceston is particularly renowned for its heritage parks attracting national and international visitors.

In Launceston parks contribute significantly to the greening of the city. City Park, Princes Square and Royal Park are located close to the city centre. Windmill Hill and the Cataract Gorge Reserve are visible from many places in the city.



## **Chapter 2 Policy Framework**

This section deals with internal and external plans and policies that provide a management framework for open space in Launceston.

### **Tamar Valley Regional Open Space System**

The aim of this system is to provide the policy and strategic framework for the establishment of a comprehensive and robust regional open space network that meets community needs and aspirations. The objectives for the project were to:

- 1) Draw together and build on existing recreation, tourism and land management strategies and determine community needs and aspirations as they relate to the provision of open space.
- 2) Develop a local government policy framework which:
  - clearly defines the purpose and principles of open space provision
  - establishes a hierarchical and value based categorisation system to assist in the identification, analysis and future management direction of the region's open space
  - provides guidance in the acquisition and disposal of open space
- 3) Identify and map the existing and potential future open space network (including trails, associated key activity nodes and other proposed linkages) suitable for incorporation into local government planning schemes.
- 4) Assess the adequacy of the existing open space network to meet community needs and aspirations for the future.
- 5) Identify opportunities to improve, expand or consolidate the network (with an emphasis on linkages) to meet the recreational, environmental, tourism and landscape amenity aspirations of the community (this could be achieved through land zonings, acquisitions and/or disposals, site improvements and management arrangements).
- 6) Develop a staged implementation plan including priorities, strategies and actions.
- 7) Provide a framework and project methodology which can be easily expanded and implemented with consistency across the northern region.

The primary guiding principle under-pinning the regional open space system is the need for open space to contribute to the ecological, social and economic well being of the region. A number of secondary principles guide the nature, form and process of a successful regional open space system. In principle, a regional open space system should:

- 1) ensure that the natural and cultural values of the region are managed on a sustainable basis
- 2) include a representation of the broad spectrum of settings available in a region ranging from the highly structured to the predominantly natural
- 3) provide for a diversity of opportunities for human use and enjoyment and conservation of natural and cultural values



- 4) provide for a high quality of user experience through appropriate planning, design and management of facilities, and services
- 5) be comprised of individual open spaces whose uses are suited to their biophysical character and are compatible with surrounding land uses
- 6) be widely accessible to the whole of the community regardless of age, socio-economic status, ability/disability and cultural background
- 7) seek to link key regional features (other open spaces, community facilities or development nodes)
- 8) reflect defined community needs for access (or non-access) to open space and the uses (or non-use) of open space
- 9) be managed in an economically and ecologically sustainable manner at the policy, planning, design and day to day action levels
- 10) be managed in partnership between all levels of government and the public and private sectors

(see Appendix 1 for further population, demographic, classification, hierarchy and open space size information).

## ***Launceston City Council Recreation Strategy***

The plan for this strategy is currently under development. The Launceston City Council Open Space Strategy will be closely connected to and provide support for the Recreation Strategy, helping to fulfil its principles and policies.

### **PRINCIPLES FOR RECREATION PLANNING**

#### **Achievable**

Council will endeavour to work in accordance with the adopted Recreation Principles and Policy Positions within budget restrictions. All provision should be made with regard to the ability of Council and community to provide, operate and maintain opportunities.

#### **Organisational Capacity**

Develop internal organisational and financial capacity to actively plan, manage and assist with the delivery of facilities, programs and services which enhance opportunities for all members of the community to benefit from pursuing recreation activities.

#### **Access for All**

Council will endeavour to take action to ensure equitable access to recreation opportunities regardless of the age, gender, sexual preference, mobility, ethnicity, distance or economic capacity of the community.

#### **Fairness, Equality and Balance**

Ensure that there is fairness, equality and balance in the provision of recreation facilities, programs and services.

#### **Beneficial Outcomes**

Preference to be given to supporting those facilities, programs and services which deliver the widest range of beneficial outcomes to the widest cross-section of the community. Assessment of all initiatives should be based on an analysis of need and expected benefits. Evaluation will measure these beneficial outcomes against the provision of opportunities. Research conducted over the past 20 years has demonstrated that recreation is as central to the well-being and happiness of the community as are work, food, housing and education. The benefits can be categorised into the following four areas:

Personal, Economic, Environmental, Community and Social.

#### **Quality and Safety**



Seek to ensure that the community has access to a high standard of recreation opportunities which are provided in accordance with contemporary standards and practices for health, risk management and public safety.

#### **Continual Improvement**

Commit the resources needed to continually upgrade the provision of recreational facilities, programs and services. Seek to improve internal operational capacity to provide these, and to facilitate initiatives in the community and commercial sectors which improve recreation opportunities.

#### **Sustainability**

Work towards ensuring the sustainability of recreation opportunities. Ensure that environmental impacts are carefully considered and managed with respect to protecting and conserving the built and natural environment.

#### **Multi-use and Efficiency**

Work to achieve multi-use (shared use) and efficiency in the provision of recreation opportunities. Efficiency is measured in terms of the costs incurred in the running of programs, maintenance, improvement or replacement of facilities against the benefits to the whole community in terms of recreation opportunity.

#### **Community Building and Social Capital**

Use recreation as one means of contributing to the strengthening of community and the development of social capital. Measures of community development and social capital will be used to evaluate the extent of success in the provision of recreation opportunities.

#### **Community Health**

Pro-actively pursue opportunities which support the objectives which enhance the health and well-being of residents and visitors. Measures of community health and well-being will be used to evaluate the extent of success in the provision of recreation opportunities.

#### **Partnerships and Shared Responsibility**

Actively pursue opportunities for the joint development of facilities, programs and services with other providers. Encourage community and commercial initiative in the provision and management of recreation opportunities.

(see Appendix 2 for further information regarding the Recreation Strategy)

## ***Launceston City Council Planning Scheme***

### **Planning Scheme Purpose**

- 1) To further the objectives of the resource management and planning system of Tasmania.
- 2) To make provisions which relate to the use, development, protection or conservation of land within the municipal district of the Launceston City Council.
- 3) To seek to ensure a consistent and co-ordinated approach to the use and development of land within the greater Launceston region as an entity in environmental, economic and social terms.

### **Recreation Objective 4.8.1:**

Recreational opportunities which meet the needs of the current and future population

Principles to achieve this objective:

- 1) Encourage diversity in the provision of recreational and cultural activities available within the City.



- 2) Provide for a hierarchy of park and recreational facilities in forms and locations which meets the needs of the population.
- 3) Cater for a range of recreational and community land uses in residential, business, industrial, recreation or specific purpose zones, depending upon the intensity of the activity and its compatibility with neighbouring uses.

#### **Pedestrian and Bicycle Objective 4.19.1:**

Pedestrian paths and cycles routes constructed and maintained to facilitate safe and easy movement providing links between dwellings, commercial centres and community facilities

Principles to achieve this objective:

Permeable residential areas with convenient and direct pedestrian paths and cycle routes linking dwellings to public transport, recreation and employment areas, commercial centres and community facilities.

In places intended for general public use, to encourage public pedestrian movement through and between buildings.

Improve shoppers' accessibility to and within commercial centres through an integrated design approach to transport, parking and pedestrian movement.

Adequate safety for pedestrian, vehicular and bicycle traffic with respect to separation and visibility through the appropriate location and design of footpaths, roadways and cycleways, and access points.

#### **Recreation And Leisure Zone**

This zone is intended to make provision for active and passive recreation pursuits, either indoor or outdoor, to which access for the general public is restricted. The zone includes bowling greens, golf courses, the Mowbray Swimming Pool, N.T.C.A. Sports Ground, the Mowbray Racing Centre, and York Park. It is expected that a limited range of community, business and retail activities may also be established to complement the principal uses in the Zone.

#### **Public Recreation Zone**

Provision is made for areas used for passive recreational purposes which generally have unrestricted access to the public. Generally, this zone is intended only to accommodate Public Parks. Intermittent activities for such purposes as circuses, athletic carnivals, fairs, weddings, and the like are acceptable. These activities will not require a planning permit under the planning scheme, but will be subject to relevant Council By-laws.

#### **Scenic Protection**

The purpose of this provision is:

- 1) To minimise the visual intrusion of development.
- 2) To enable the maintenance and enhancement of vegetation cover which contributes to the scenic qualities of the city

## ***Launceston City Council Playground Provision Study 1999***

This study provides recommendation for the provision of playgrounds across the municipality. It is based on census data and is connected with the availability of public open space. This study is now due for a review.



## ***Launceston City Council Dog Management Policy 2002***

This policy was developed as a requirement of the *Dog Control Act 2000*. The policy classifies all of Launceston City Council's open space in four ways relating to dog control. These are on-leash, off-leash, restricted and prohibited. Further details can be found in the Policy and the Act.



## Chapter 3 Open Space Assessment

The Launceston City Council currently has a total of 237 open space areas, totalling just under 1000 hectares. The majority of these areas are classified as Park (109 areas or 164 hectares); conversely, 35 areas are classified as Conservation and Heritage, but total 482 hectares. 144 of the Launceston City open spaces are categorised as being of local scale, with 4 national and 4 state scale open space areas. In summary:



The classification and hierarchy for each park can be found in the locality tables in this strategy. The Launceston City Council's GIS system also maps the parks according to their classification and hierarchy.

### Future Opportunities

The key opportunities for future development of open space with the Launceston City Council area include:

- The protection of key landscape elements, including the Kings Meadows ridge, Boomer Hills, Tressick Hills, Mt Arthur, Dismal Range, Mt Direction, Tamar Estuary Foreshore and the North Esk River floodplains;
- The integration of open space planning and management with the recommended trail links of the Regional Recreation Trails Strategy and other commuter and recreation trial links, particularly;
  - Strengthening the Rocherlea Trail and its connection to the Launceston city centre for integration in the Northeast Rail Trail;
  - The expansion and connection of riverside trails, Glenwood Trail and acquisition of riparian land areas adjoining the North Esk River between St Leonard's and Corra Linn for integration within the Esk Loop Trail;
  - The establishment of a south-western link alongside the South Esk (Duck Reach) from the Second Basin as part of the Esk Loop Trail;
  - The continuation of the Newnham Bikeway into the northern area of Alanvale;
  - The continuation of the University Trail along the East Tamar Highway Route to connect with the above northern extension of the Newnham Bikeway;
  - An eastern extension of the Distillery Creek trail upstream to the Water Treatment Plant;
- The reservation of Priority A and B native vegetation as identified within the Tamar NRM Strategy, particularly;



- o The areas of priority native vegetation surrounding existing reserves such as the Punchbowl Reserve, Youngtown Regional Park, Boucher's Creek Conservation Area, Trevallyn State Reserve, Rocherlea Recreation Ground, Ravenswood Bushland Reserve, Aberdeen Recreation Reserve and Wood's Reserve;
- o Areas of priority riparian vegetation such as those along Distillery Creek, the North Esk and St Patrick's Rivers;
- o other areas of priority native vegetation such as that adjacent the Mowbray Golf Course
- o The integration of open space to reduce the edge effects upon and the fragmentation of existing reserves, including; land parcels between Mount Barrow and Mount Barrow Falls State Reserves, and land parcels connecting Pipers River Conservation Area, Lady Nelson Forest Reserve, Pipers River Private Sanctuary to the Hollybank Forest Reserve and Pipers River Forest Reserve.

Some of the more remote rural areas identified above may need to be reserved through other means than Council acquisition.

Ideally larger parcels of land should be targeted for acquisition. This has many advantages including providing greater flexibility in catering for changing recreational demands. Appendix 1 provides guidelines for open space sizes relating to classification. Outline Development Plans (ODPs) should be encouraged where appropriate to maximise opportunities for acquiring larger and significant areas of public open space.

All subdivisions should be seen as an opportunity to acquire public open space if any is required in that particular area. Subdivisions must be assessed on a case by case basis for public open space. When imposing a planning permit condition to increase public open space, the conditions must be reasonable in the circumstances and only be included to achieve proper town planning purpose. Any potential areas identified in this strategy that are offered for sale should also be seen as an opportunity. All potential acquisition land should be assessed against the guidelines and criteria in this strategy. If considered suitable then the process of acquiring that land should be commenced. Purchasing land for public open space will be limited by funds available to Council.

Land may be acquired for different reasons, it may be for general park or recreational purposes or because it contains significant natural or cultural values. Each situation should be assessed on a case by case basis with community needs and conservation needs both considered. If natural or cultural values cannot be protected through acquisition then other measures can be considered eg. covenants can be put in place to protect natural areas on private land.

Generic guidelines for potential acquisition of open space can be found in Appendix 3. Specific guidelines can be found under each locality below. The process of public open space acquisition follows.

## ***Public Open Space Acquisition Process for Subdivisions***

Council will seek to use the applicable provisions of the Local Government (Building and Miscellaneous Provisions) Act 1993 to assist in implementing the Launceston City Council Open Space Strategy. Sections 116 and 117 of the Act (attachment 1) provide Council two powers: To require new subdivisions to dedicate up to 5% of their land area for public open space and where considered necessary further amounts of land (subject to fair compensation); When it is undesirable or unfeasible to take additional land for public open space, Council can require cash in lieu payment of equal to 5% of the land values...'on trust for the acquisition or



improvement of land for public open space for the benefit of inhabitants of the municipal area.' These powers are to be used on a case by case basis at the discretion of Council.

The powers conferred by the Act greatly increase the ability of Council to secure adequate public open space and to ensure an appropriate level of facilities is provided within existing public open space areas.

This strategy suggests that the powers under the act be directed as follows:

To ensure that in areas of urban expansion or growth the Council ensure that sufficient land is taken to provide for the recreational needs of future populations and to implement the stated strategic objectives of the Open Space Strategy;

That in mature residential areas where it is not feasible to take land that Council should seek to take cash in lieu payment to assist with improvement of facilities and increasing the quality and range of recreational opportunities.

As stated elsewhere in this strategy there are important reasons why it is essential for Council to secure adequate open space areas in areas of urban growth

The principles (from the Tamar Valley Regional Open Space System detailed in Chapter 2 of this strategy) should be used in the process of acquiring land for public open space.

This strategy recognises Councils recent move towards Outline Development Plans (ODPs) for urban expansion. It is considered essential for the recreational needs of the community to be an important part of the outline development planning process

Issues to be considered when acquiring land for open space include:

- Connectivity to other areas of open space
- Linking existing trails
- Providing good road frontage open space
- Ensuring adequate security for open space areas eg. lighting
- Development of open space eg. pathways

(see Appendix 3 for further guidelines)

### **Increasing Densities and the Need for Improvement in Facilities**

An identifiable trend within many Launceston suburbs in increasing residential density. This is a function of increasing land prices, and aging population and changing preferences of house buyers. Dual occupancies and other multi unit developments, integrated developments such as retirement villages and 'subdividing off the back yard' all increase residential densities. Increasing densities necessarily reduces the private recreational space available for each dwelling in an area and it increases the usage and dependence on public open space for the recreational need of the community.

Additional factors such as the scale of school ovals and the development of informal areas of vacant land may also progressively erode the availability of land for recreation.

In mature residential area that are experiencing increasing density it is generally unlikely that additional land of the required dimensions is available to be dedicated for public open space through subdivision. This is particularly true of small subdivisions such as loss of back gardens or redevelopments of larger existing houses. In this case it is particularly important for Council to take a financial contribution in lieu of land area.



The Act Specifically provides for that cash in lieu payments should be used for the acquisition of available land and more importantly in this context 'the improvement of existing public open space. There is considerable evidence to suggest that increasing the range of recreational opportunities available is an important as the specific quantity of open space provided. Increasing the attractiveness and range of facilities is particularly important in circumstances where achieving the desired physical area is not possible.

Cash in lieu payments should be directed where appropriate to improving facilities including play equipment, skate parks, fitness trails etc. etc. in existing areas that are undergoing progressive change in demographics or residential densities.

Land set aside for drainage reserves or other utility purposes should not be considered as open space.

## **Rationalisation**

The Tamar Valley Regional Open Space System advocates an assessment of the potential needs, linkages and opportunities to review, improve and rationalise open space. It also states that Councils must consider rationalising the inventory of their current open space areas to ensure a sustainable and accessible system of open spaces that cater well for the needs of the local community. Through rationalisation there is a greater ability to gain more land, improve existing reserves and link areas.

This plan supports the principle of no net loss of open space but there are some sites that have very limited potential and may enable more important goals to be met if sold.

A rationalisation process has been developed for each parcel of land identified as not being high quality open space, having few or no values. This has included a full assessment as part of this strategy and will require further consultation with the community prior to the decision to sell. If the land is on the Public Land Register then the process for sale of land on the register needs to be followed.

A preliminary assessment was made of all the Launceston City Council parks using the following criteria:

- Is very small (less than 1000m<sup>2</sup>) or does not fulfil ROSS size requirements?
- The locality has a large number or area of open space compared to population; what other open space areas are nearby?
- Are there any significant features present? – playgrounds, recreational or sporting features
- Is any natural heritage present?
- Is any cultural heritage present?
- Is any significant vegetation or trees present? (generally not native)
- Is there any utility value? eg. walkway
- What is the location and frontage?
- Is there any specific known association with any individual or group? (apart from local residents)
- Is the zoning Public Recreation or Recreation and Leisure?

Each area was scored out of 10, the higher the score, the less value the area had. The score was used as a guideline to recommend whether the park should be retained or evaluated for disposal. A high score doesn't automatically mean an area should not be retained. For example, Outram Street Lower scored 8 out of 10 but is a valuable link in the trail network. Areas scoring 5 or less were automatically recommended to be retained. The results of this are in the



tables below for each locality. The full results are in Appendix 2. Initially 36 parks were listed as evaluation for disposal. After further assessment this was reduced to 8 parks which are currently listed for disposal.

Park usage is important but harder to quantify. Usage levels were considered when evaluating parks. Evaluation also included a local scale assessment of each park, its relationship to local properties, streets and nearby parks.

Landslip parks in South Launceston may need to be retained regardless of their value. Land acquired under the Lawrence Vale Landslip Act 1961 can not be sold (refer to Act for more details and land list).

Due to the work involved in selling land (particularly land listed on the Public Land Register) it is envisaged that the rationalisation of unwanted parkland will be implemented progressively and slowly over time. This will enable any further analysis and public consultation that is required for determining the future of these areas.



## Assessment by Suburb/Locality

Each suburb/locality was assessed for its current open space provision. The number of parks and the area of parks compared to the population of each suburb/locality was assessed. Recommendations were then made on a suburb/location basis for acquisition, linking and disposal of open space.

### Urban Locality List

- Alanvale/Newnham \*subject to a case study in the TVROSS
- East Launceston
- Invermay/Inveresk
- Kings Meadows \*subject to a case study in the TVROSS
- Launceston/Elphin
- Mayfield \*subject to a case study in the TVROSS
- Mowbray
- Newstead
- Norwood \*subject to a case study in the TVROSS
- Prospect LCC
- Punchbowl \*subject to a case study in the TVROSS
- Ravenswood
- Rocherlea \*subject to a case study in the TVROSS
- South Launceston
- St Leonard's
- Summerhill
- Trevallyn LCC
- Waverley
- West Launceston
- Youngtown \*subject to a case study in the TVROSS

### Rural Locality List

- Dilston
- Karoola (Turners Marsh, Lower Turners Marsh, Mt Direction)
- Lebrina (Wyena, Golconda, Pipers Brook, Retreat, Tunnel, Pipers River)
- Lilydale (North Lilydale, Bangor, Lalla)
- Nunamara
- Relbia
- Targa (Patersonia, Myrtle Bank, Springfield, Tayene)
- Underwood
- Upper Blessington (Burns Creek, Blessington)
- White Hills
- Windermere (Swan Bay)

#### Other Significant Parks and Recreational Areas in and around Launceston

- Ben Lomond National Park - Upper Blessington 18274 hectares
- Boucher's Creek Conservation Area – Rocherlea 127 hectares
- Corra Linn – St Leonard's 1 hectare
- Hollybank Forest Reserve – Underwood 136 hectares
- Kate Reed Nature Recreation Area – Prospect 138 hectares
- Mount Direction Historic Site – Mt Direction 181 hectares
- Mt Arthur Forest Reserve – Lisle 880 hectares
- Mt Barrow Falls State Reserve – Nunamara 101.75 hectares
- Mt Barrow State Reserve – Nunamara 1577 hectares



- Native Point Nature Reserve – Swan Bay 124 hectares
- Pipers River Conservation Area – Underwood 41 hectares
- St Patrick's River Reserve - Nunamara 2.4 hectares
- Tailrace Park – Riverside 9 hectares
- Tamar Island Wetland – Riverside 59 hectares
- Trevallyn Nature Recreation Area – Trevallyn 441 hectares
- Windsor Park - Riverside

Other Large Private Open Space Areas in and around Launceston

- Launceston Golf Course
- Mowbray Golf Course
- Mowbray Racecourse
- Educational Institutions

Some or all of these areas may not be publicly accessible.





## Alanvale/Newnham Population 5399

name	m2	Park classification	park hierarchy	zoning	owner	recommendation
Archers Manor	2959	linear/link	local	particular use/rural	LCC PLR	6/10 RETAIN (Drainage Reserve)
Camira St Reserve	4415	Utilities	local	public recreation	LCC	RETAIN
Commodore Drive Reserve	3044	Utilities	local	public recreation	LCC PLR	6/10 RETAIN (Drainage Reserve)
Cornwall Cres Playpark	5743	Park	local	public recreation	LCC PLR	6/10 RETAIN (contains playground, covers eastern area of Newnham)
Helenwood Grove Playpark	3417	Park	local	public recreation	LCC PLR	6/10 RETAIN (contains playground)
Mallard Pl Reserve	5834	Park	local	reserved residential (3 titles)	LCC	8/10 RECOMMEND DISPOSAL If sold ID require the following: 3 lots consolidated into 1. Easements created over the existing sewer, stormwater drains and overland flow. Future owner responsible for cost of future service connections. Part 5 agreement to ensure all habitable floor levels are 300mm above 1% ARI flood level and that overland stormwater flow path is provided (see Appendix 5).
Manzoney Reserve	92005	linear/link	district	closed residential	LCC PLR	6/10 RETAIN
Mt Stuart Park	15803	Park	district	public recreation	LCC PLR	RETAIN
Newnham Bikeway	57433	linear/link	district	closed residential /public recreation /utility services	LCC PLR	RETAIN
Newnham Creek	4624	utilities	local	public recreation	LCC	6/10 RETAIN (Drainage Reserve)
Stephen St Park	4706	park	local	public recreation , 2 titles	LCC PLR	7/10 RETAIN (useful link and open space)
Vermeer Ave Reserve	6923	park	local	public recreation	LCC PLR	RETAIN
Viewbank Rd Park	14045	park	local	public recreation	LCC PLR	6/10 RETAIN
Total Area	220951					



## Profile of Location

A relatively new, developing locality in Launceston's northern suburbs. The locality is in the lower range of park provision in both number of parks and area of parks compared to population. Of the thirteen parks ten are small community parks servicing local residents, three are district parks servicing the wider community. Many of the smaller parks have poor road frontage. The district parks have minimal facilities when compared to other localities. The largest, most significant park is the Newnham Bikeway, providing good recreational opportunity for many users. The eastern terminus of this bikeway is within 300m of the Rocherlea end of the Old Rail Trail. Sporting facilities are limited in this locality although adjoining localities offer a wide range of facilities.

## Natural Resources

No natural vegetation occurs in parks in Alanvale/Newnham. The land has been under agriculture for many years but probably would have contained grassy woodlands dominated by *Eucalyptus amygdalina* and *Eucalyptus viminalis* dry forests with *Melaleuca ericifolia* woodlands in the wetter, lower areas. There is opportunity to recreate natural areas along watercourses and drainage lines.

## Recommendations

There is a need for larger parks with more facilities in the area, especially in the faster developing western side of the locality. The linking of parks should be of a priority, especially the linking of Newnham Bikeway to the Old Rail Trail. While the opportunities still exist, the linking of the open space west of Alanvale Road should also be a priority. Linking areas east-west across the locality is also a priority but will be harder to achieve. Smaller parks with no opportunity for linking and poor frontage should be considered for disposal.

**Key linkages:** Old Rail Trail to Newnham Bikeway. Open space west of Alanvale Road.

**Key land opportunities:** Develop a high quality park facility in the western side of the locality.

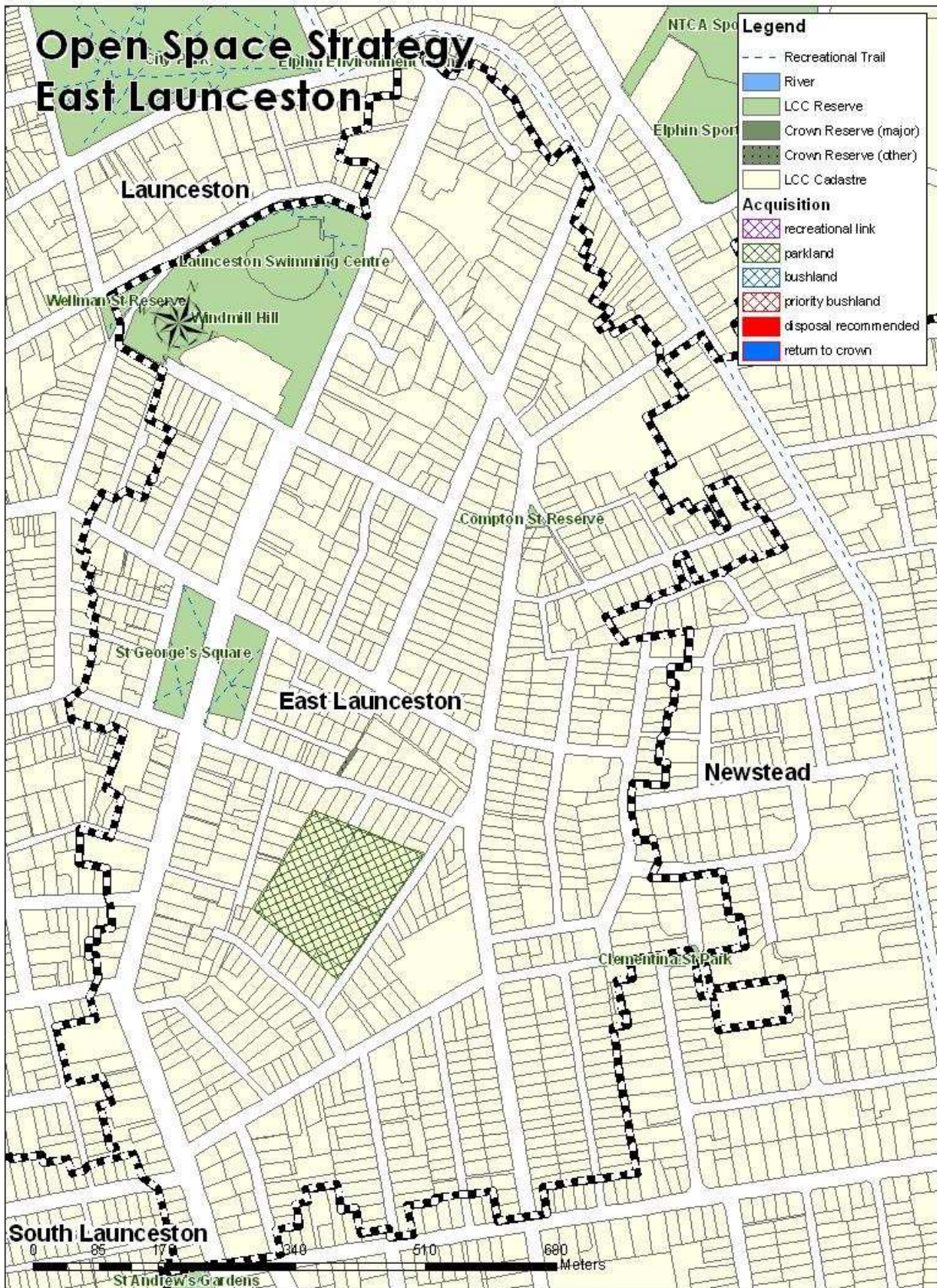
**Disposal:** Small parks with no links and poor frontage.

## Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## East Launceston





## East Launceston Population 2239

name	m2	park classification	park hierarchy	zoning	owner	recommendation
Clementina St Playpark	1435	park	local	None	LCC PLR	8/10 RETAIN (not on titled land, is on road reserve, only playground in area)
Compton St Reserve	418	park	local	public recreation	LCC Road Reserve (most of reserve)/LCC (south east corner)	6/10 RETAIN
Launceston Swimming Centre	8297	sport	regional	recreation and leisure	LCC	RETAIN
St George's Square	12797	lands/amenity	district	public recreation	Lands Department	RETAIN
Wellman St Reserve	2318	park	local	public recreation	LCC	RETAIN
Windmill Hill Park	39489	cons/heritage	sub-regional	recreation and leisure	LCC PLR	RETAIN
Total Area	64754					

### Profile of Location

A very old well developed locality in Launceston's inner eastern suburbs. The locality is in the lower range of park provision in both number of parks and area of parks compared to population. The locality is relatively small and residents can readily access open space in adjacent localities. East Launceston has two regional parks (Launceston Swimming Centre & Windmill Hill), one district park and three local parks. There is very little linking of parks in the locality although the High Street nature strips provide limited linkages from Windmill Hill to Talbot Road. While sporting facilities are limited in East Launceston surrounding localities have a wide range.

### Natural Resources

No natural vegetation exists in parks in East Launceston.

### Recommendations

While the number of and area of parks compared to population is low there is little opportunity to create more open space in East Launceston. The largest area of non-council open space in the locality is the East Launceston school oval. If this became available in the future it should be acquired as public open space rather than being lost to development. Fortunately surrounding localities are well serviced by parks. Improving the linkages along High Street should be a priority. Clementina St Playpark is very small and poorly located. Its playground and a lack of suitable alternative locations means it should be retained until a better location can be found.

**Key linkages:** High Street

**Key land opportunities:** None identified at present.

**Disposal:** None at present.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space or as a suitable replacement for Clementina Street Playpark.



## Invermay/Inveresk





Invermay/Inveresk Population 2996						
name	m2	park classification	park hierarchy	zoning	Owner	recommendation
Aurora Stadium	56264	sport	national	recreation and leisure	LCC	RETAIN
Caledonian Square	4085	park	local	public recreation	LCC PLR	RETAIN
Dunning St Park	672	park	local	urban residential	Housing Services (3 titles)	9/10 RETURN TO CROWN Pass management back to housing services
Eddington Cres Recreation Reserve	7896	park	local	public recreation 4 titles	LCC	7/10 RETAIN 3 titles for a trail link, DISPOSAL of southern title, will not impact on other 3 titles or recreational use
Elizabeth Gardens	5319	lands/amenity	local	recreation and leisure	LCC	RETAIN
Heritage Forest	481251	lands/amenity	regional	public recreation/recreation and leisure/rural	LCC PLR	RETAIN
Inveresk Precinct	167855	cons/heritage	state	particular use	LCC	RETAIN
Invermay Park	36230	sport	sub-regional	recreation and leisure	LCC	RETAIN
King's Wharf Flood Levee	25893	foreshore/water	local	public recreation	Lands Department and LCC	7/10 RETAIN (river frontage)
Monash Park	3602	park	local	public recreation	LCC PLR	RETAIN
Mowbray Flood Levee	14959	linear/link	local	none/recreation and leisure	LCC and DIER Road Reserves	RETAIN (flood protection)
Murphy St Flood Levee	21039	utilities	local	rural/industrial	LCC	8/10 RETAIN (flood protection)
Queen St Playpark	385	park	local	Public recreation	LCC PLR	8/10 RETAIN (playground is only one in area)
Russell St Park	1066	park	local	public recreation	LCC	8/10 RETAIN (reassess reserves future in 2012)
Scottsdale Flood Levee	13940	utilities	local	public recreation	LCC	RETAIN
Weaving Place Park	350	park	local	closed residential	LCC PLR	10/10 RETAIN too small to develop
Total Area	840456					

## Profile of Location

A very old and developed locality in Launceston's inner northern suburbs. The locality is in the higher range of park provision in both number of park and area of parks compared to population. The two larger parks to the east, Heritage Forest and Inveresk provide most of the



parkland. Invermay/Inveresk has ten local, two regional parks (Invermay & Heritage Forest), and one park of national significance (Aurora Stadium). The parks to the east are well linked with formal trails linking to other surrounding areas. There are many sporting facilities within the locality.

### **Natural Resources**

Invermay/Inveresk has no natural vegetation parks although there are some very small remnants of natural vegetation along the North Esk and Tamar Rivers. The land has been developed or under agriculture for many years but probably would have contained wetlands, sedgeland and *Melaleuca ericifolia* woodlands. There is an opportunity to recreate natural areas along watercourses and drainage lines.

### **Recommendations**

While Invermay/Inveresk is in the higher range of park provision, there is still opportunity to improve linkages, especially in the western half of the locality. Protecting the Tamar River foreshore is also a priority in this area. Improving park linkages could also be quite important in a regional and national sense for people travelling to Aurora Stadium and the Inveresk museum precinct. Linkage to City Park and the city could be made via bridges and walkways created through present car parks and levee banks. The creation of a circular walking or bike route could happen around the levee banks. As the outer suburbs grow these connections to the city may become more important. Small non-linked parks with no facilities should be considered for disposal.

**Key linkages:** City to Inveresk, circular western trail around levee banks.

**Key land opportunities:** Land to link western trail areas. Tamar River foreshore areas.

**Disposal:** Small parks with no links or facilities.

### **Recommendation for Open Space Requirements in New Subdivisions**

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.





## Kings Meadows Population 3720

name	m2	park classification	park hierarchy	zoning	owner	recommendation
Carr Villa Flora Reserve	58822	cons/heritage	district	public recreation	LCC PLR	RETAIN
Carr Villa Memorial Park	520999	utilities	regional	particular use	LCC PLR	RETAIN
Eurella St Reserve	1775	linear/link	local	public recreation	LCC PLR	RETAIN
Janet St Park	2959	utilities	local	public recreation	LCC PLR	6/10 RETAIN (Drainage Reserve)
Jillian St Environment Corner	1610	park	local	closed residential 2 titles	LCC	8/10 DISPOSAL RECOMMENDED If sold ID require the following: Blocks consolidated into 1 or private easement created over 15 Jillian and private drain constructed to provide drainage connection to 13 Jillian St. An easement created on 15 Jillian over sewer drain along north boundary. Future owners responsible for cost to connect to services (see Appendix 5).
King's Meadows Playpark	5618	park	local	public recreation	LCC PLR	RETAIN
Machen's Reserve	41980	cons/heritage	district	public recreation	LCC PLR	RETAIN
Meadow Ridge Reserve	12055	cons/heritage	local	public recreation	LCC PLR	RETAIN
Merino St Reserve	4373	park	local	public recreation 2 titles	LCC PLR	8/10 DISPOSAL RECOMMENDED For 8 Merino St Infrastructure require land be consolidated with adjoining land. For block at rear of 18B Infrastructure require land be consolidated with adjoining land and an easement created over open drain along eastern boundary (see Appendix 5).
Nunamina Park	32087	park	local	recreation and leisure	LCC PLR	RETAIN
Warwick Pl Park	13401	park	local	public recreation	LCC PLR	RETAIN
Total Area	695679					



## Profile of Location

An older mostly developed locality in Launceston's southern suburbs. The locality is in the middle range of park provision in both number of parks and area of parks compared to population. Carr Villa Memorial Park to the east provides most of the parkland. There are eight local parks, two district parks and one regional park (Carr villa Memorial Park). There are no sporting facilities in Kings Meadows, the nearest are in Youngtown to the south. The Launceston Golf Course provides a large area of private open space in the locality providing a natural link from Punchbowl Reserve to Carr Villa.

## Natural Resources

11% of parkland is bushland. Carr Villa Flora Reserve is the most important bushland reserve as it is in good condition and representative of the vegetation of the midlands region. This reserve contains a wide selection of flora species with two recorded threatened species. There are eight threatened species in the Carr Villa bushland (including the Flora Reserve and Memorial Park). The inclusion of the Memorial Park bushland would increase the conservation value of the Flora Reserve, and provide linkage from Youngtown to Punchbowl Reserve for wildlife and possible pedestrian bike tracks. Apart from Carr Villa remnant bushland can be found in Machen's Reserve and Meadow Ridge Reserve.

## Recommendations

As Kings Meadows is average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation. There are some opportunities to link parks such as Carr Villa and Punchbowl Reserve and Youngtown Regional Park. Continuing the links along Kings Meadows Rivulet is important as well as creating links to Kings Meadows Ridge. As identified in the Tamar Valley Regional Open Space System any opportunity to acquire and link vegetation and parkland along Kings Meadows Ridge should also be taken. The bushland on Kings Meadows Ridge is high priority for conservation as well as having scenic values and should be acquired where possible. Small parks with no links or facilities should be considered for disposal.

**Key linkages:** Kings Meadows Rivulet, Kings Meadows Rivulet to Kings Meadows Ridge, Kings Meadows Ridge.

**Key land opportunities:** Natural and parkland areas along Kings Meadows Ridge.

**Disposal:** Small parks with no links or facilities.

## Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Launceston/Elphin





## Launceston/Elphin Population 3547

name	m2	park classification	park hierarchy	Zoning	owner	recommendation
Bathurst St Environment Corner	257	lands/amenity	local	Commercial	LCC	7/10 RETAIN (explore other uses for site)
Brickfields Park	14368	lands/amenity	district	public recreation	LCC PLR	RETAIN
Brisbane St Mall	2629	linear/link	sub-regional	particular use	LCC	6/10 RETAIN
Canning St Reserve	4750	park	local	public recreation	LCC PLR	RETAIN
Cimitiere St Median	2650	utilities	local	None	LCC Road Reserve	RETAIN (Road Reserve)
City Flood Levee	38361	foreshore/water	local	public recreation	Lands Department	RETAIN
City Park	60812	cons/heritage	state	public recreation/recreation and leisure	LCC PLR	RETAIN
Civic Square	8514	lands/amenity	sub-regional	particular use	LCC PLR	RETAIN
Elphin Environment Corner	106	lands/amenity	local	None	LCC Road Reserve	RETAIN (Road Reserve, Adye Douglas Fountain)
Elphin Sports Centre	22240	sport	regional	recreation and leisure	LCC PLR	RETAIN
Esplanade Square Reserve	644	utilities	local	utility services	Lands Department	6/10 RETAIN (Drainage Reserve)
Hobart Flood Levee	7366	utilities	local	utility services	Lands Department	6/10 RETAIN (flood protection)
King's Park	18351	foreshore/water	sub-regional	public recreation/utility services	LCC and crown land	RETAIN
Maitland St Recreation Reserve	6400	park	local	urban residential	LCC PLR	6/10 RETAIN
North Esk Powder Magazine	17708	park	regional	Rural	LCC	RETAIN (land along river, does not contain Powder Magazine)
NTCA Sportsgrounds	70890	sport	regional	recreation and leisure	LCC PLR	RETAIN
Ockerby Gardens	14200	lands/amenity	sub-regional	public recreation	LCC PLR	RETAIN
Prince's Square	12522	cons/heritage	sub-regional	public recreation	LCC PLR	RETAIN
Quadrant Mall	1423	linear/link	sub-regional	particular use	LCC	RETAIN
Queen Victoria Museum &	1514	lands/amenity	sub-regional	community services	LCC PLR	RETAIN



Launceston/Elphin Population 3547						
name	m2	park classification	park hierarchy	Zoning	owner	recommendation
Art Gallery						
Royal Park	101356	park	regional	public recreation/recreation and leisure/commercial/part use	LCC PLR	RETAIN
St John St Park	1190	linear/link	local	None	LCC Road Reserve	6/10 RETAIN (Road Reserve)
Stone St Reserve	1689	park	local	public recreation	LCC	6/10 RETAIN
Trustees' Court	258	linear/link	district	central business district	LCC	8/10 RETAIN (valuable city open space)
York & George St Environment Corner	167	lands/amenity	local	central business district	LCC PLR	8/10 RETAIN (valuable city open space)
Total Area	410365					

### Profile of Location

A very old well developed locality in the centre of Launceston. The locality is in the higher range of park provision in the number of parks compared to population and is in the middle range of park provision in the area of parks compared to population. Parks are generally of higher quality and evenly distributed through this locality. There are eight local parks, two district parks, eleven regional parks and one state park (City Park). There are numerous sporting facilities in and around this locality.

### Natural Resources

Launceston/ Elphin has little natural vegetation parks with some very small remnants along the North Esk and Tamar Rivers. There may be some opportunity to acquire some more land along the rivers but much of this environment has been modified by the levee bank systems. The area around Kings Bridge and Paterson Bridge provides some opportunities for native vegetation restoration. The other opportunity for bushland is for links to be made to the North Esk Powder Magazine.

### Recommendations

As Launceston/Elphin is average to above average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation, especially in the vicinity of the Powder Magazine. There are some opportunities to further link areas along the North Esk and Tamar Rivers. These links are important as they provide a link to the outer suburbs as well. Any opportunity to link the inland parks back to the rivers should also be taken. Even very small city areas should be retained as they provide a green contrast in a built environment.

**Key linkages:** Along the North Esk and Tamar Rivers, inland parks to the rivers.

**Key land opportunities:** Any land associated with the North Esk River.

**Disposal:** None currently identified.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Mayfield





Mayfield Population 1434						
Name	m2	park classification	park hierarchy	zoning	owner	Recommendation
Crestview Court Park	1364	park	local	closed residential	LCC PLR	9/10 DISPOSAL RECOMMENDED - ID are against sale as separate developable land as it has limited services access and it may be inundated by stormwater flow. The land could be sold and consolidated for non building reasons. If sold ID require a Part 5 agreement to ensure that an overland flow path is maintained, not alter land profile and prohibit the construction of buildings (see Appendix 5).
Hargrave Cres Playpark	12106	park	local	public recreation	LCC PLR	6/10 RETAIN
Hargrave Crescent Reserve	19678	park	local	public recreation	LCC PLR	6/10 RETAIN
Kennedy St Park	2872	park	local	public recreation	LCC PLR	8/10 RETAIN valuable in local area
Laver Grove Park	4535	park	local	public recreation	LCC PLR	8/10 RETAIN valuable in local area
Mawson PI Park	2348	park	local	public recreation	LCC PLR	7/10 RETAIN (may be a link)
Parklands Parade Playpark	1749	park	local	public recreation	LCC PLR	7/10 RETAIN (playground)
Torren's St Park	11428	park	local	public recreation	LCC PLR	6/10 RETAIN
Total Area	56080					

### Profile of Location

An older mostly developed locality in Launceston's northern suburbs. It is in the higher range of park provision in the number of parks compared to population and is in the lower range of park provision in the area of parks compared to population. Parks are generally small and reasonably well distributed throughout the locality. There are eight local parks. Most of these parks are isolated and small. There are some links to the Old Rail Trail. Open space sport is available with soccer and basketball and play equipment at Torrens Street Park. Larger council owned sports fields are at Dover Village (1.5 km) or Churchill Park (2km).

### Natural Resources

The only natural vegetation in Mayfield's parks is an area of native grassland along the side of the Old Rail Trail.

### Recommendations

While Mayfield has an above average number of parks, the area of these parks is below average. Therefore there is a need to acquire more land to adhere to existing parks. Future subdivisions may provide more land in the Hargrave Crescent Reserve area. The linking of parks should be of a priority, especially the linking of all parks to the Old Rail Trail. In addition a link



should be established across to the Newnham Bikeway. Smaller parks with no opportunity for linking and poor frontage should be considered for disposal.

**Key linkages:** Old Rail Trail to all Mayfield parks. Mayfield parks across to the Newnham Bikeway.

**Key land opportunities:** Land adjacent to Hargrave Crescent Reserve.

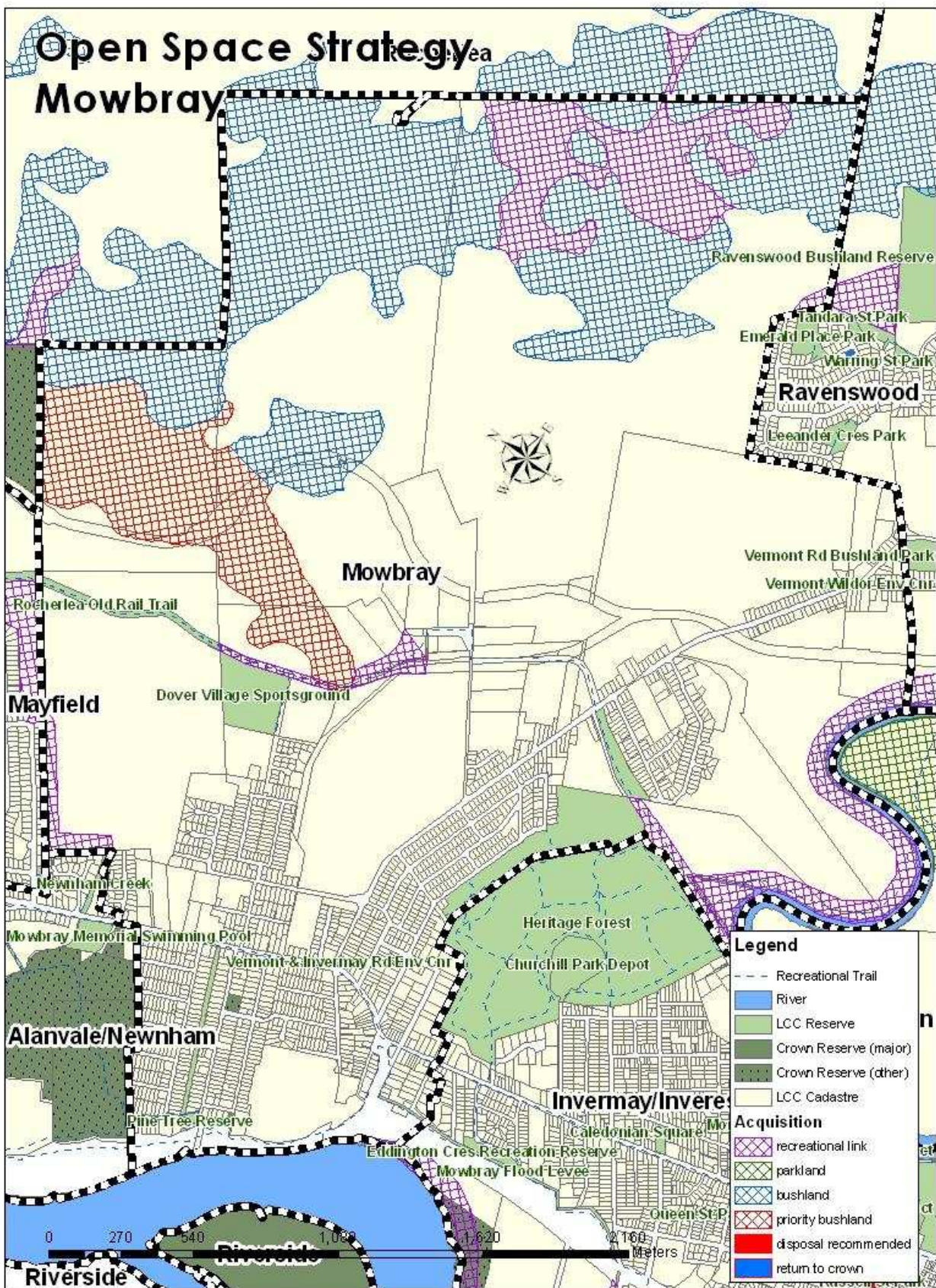
**Disposal:** Small parks with no links and poor frontage.

### **Recommendation for Open Space Requirements in New Subdivisions**

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Mowbray





Mowbray Population 3245						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Dover Village Sportsground	53102	sport	district	recreation and leisure	LCC PLR	RETAIN
Heritage Forest	124000	lands/amenity	regional	public recreation/recreation and leisure/rural	LCC PLR	RETAIN
Pine Tree Easement	13835	linear/link	local	closed residential/urban residential	LCC	RETAIN
Rocherlea Old Rail Trail	58386	linear/link	district	Rural/utility services	LCC	RETAIN
Vermont & Invermay Rd Environment Corner	634	park	local	urban residential	LCC	8/10 RETAIN (amenity value)
Total Area	249957					

### Profile of Location

An older mostly developed locality in Launceston's northern suburbs. The locality is in the lower range of park provision in both number of parks and area of parks compared to population. Parkland is mostly found on the fringes of the locality. There two local parks, two district parks and one regional park (Heritage Forest). There are sporting facilities within and surrounding the locality. The Mowbray Golf Course and Mowbray Racecourse provide large areas of private open space in the locality.

### Natural Resources

The only natural vegetation in Mowbray's parks is an area of native grassland along the side of the Old Rail Trail. While Mowbray has no reserved bushland there have been several recordings of threatened species within the area especially around the tip. There are many opportunities to reserve land around the tip site, areas should be carefully considered to fill any flora and fauna habitat not already existing or to link bushland areas together to form corridors for animal movement.

### Recommendations

Mowbray is below average in terms of park provision so every opportunity should be made to acquire and link more parkland. Linking the Old Rail Trail to Heritage Forest is a high priority.

**Key linkages:** Old Rail Trail to Heritage Forest.

**Key land opportunities:** None identified.

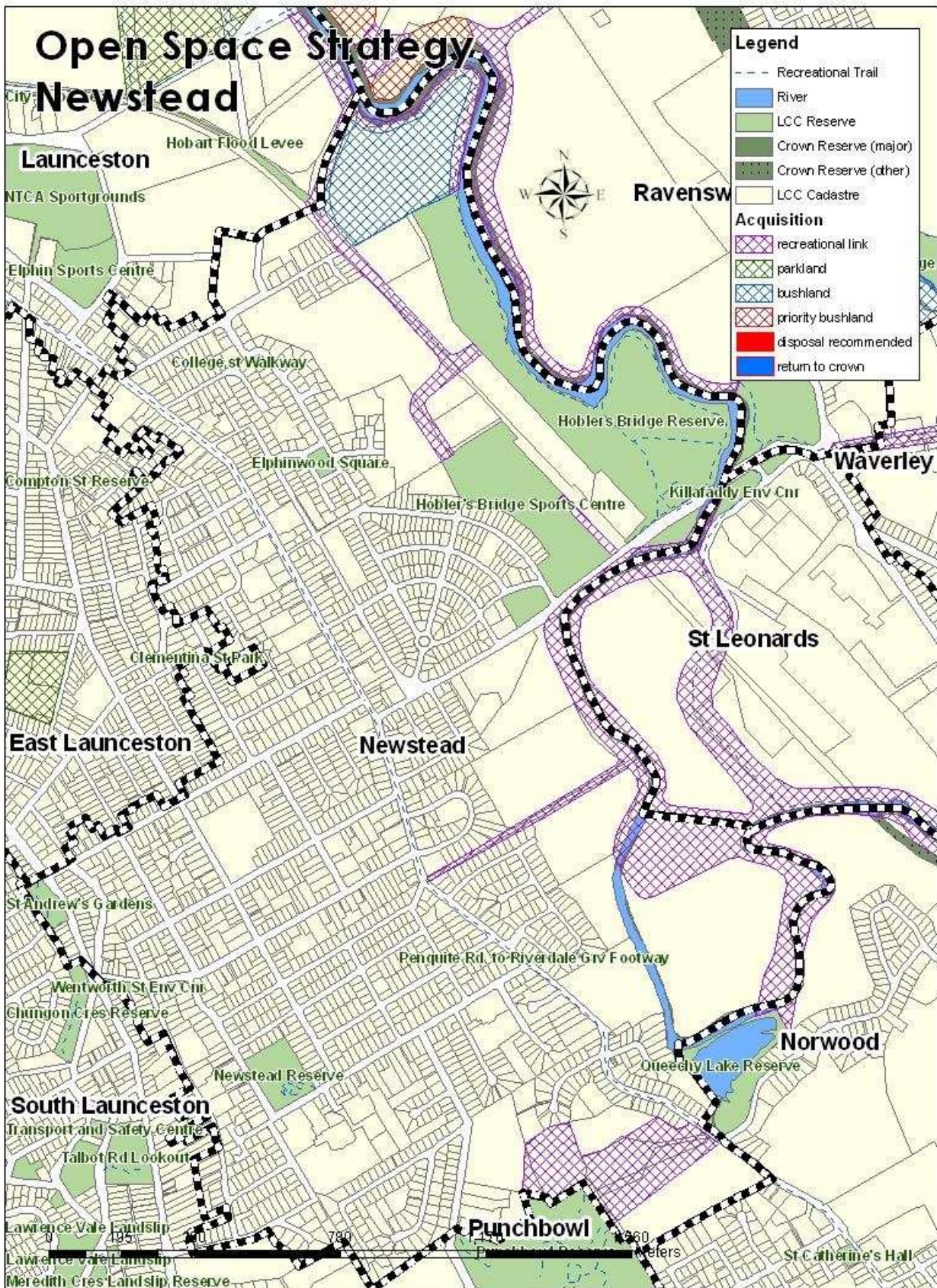
**Disposal:** None, although the Pine Trees Easement does not fulfil the role as public open space and may be considered for disposal if the opportunity arose.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Newstead





Newstead Population 4366						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
College Street Walkway	295	linear/link	local	urban residential	LCC PLR	7/10 RETAIN (walkway)
Elphinwood Square	3415	lands/amenity	local	urban residential	LCC PLR	8/10 RETAIN (need parks in this locality)
Hobler's Bridge Reserve	263835	foreshore/water	regional	Rural	Lands Department	RETAIN
Hobler's Bridge Sports Centre	86085	sport	state	recreation and leisure	Lands Department	RETAIN
Killafaddy Environment Corner	8677	park	local	public recreation	Lands Department	RETAIN
Newstead Park	20291	park	district	public recreation	LCC PLR	RETAIN
St Andrew's Gardens	8248	lands/amenity	local	public recreation	LCC PLR	RETAIN
Wentworth St Environment Corner	2460	park	local	public recreation	LCC	7/10 RETAIN (amenity and need parks in this locality)
Total Area	393306					

## Profile of Location

An older well developed locality in Launceston's southern suburbs. The locality is in the lower range of park provision in the number of parks compared to population and is in the middle range of park provision in the area of parks compared to population. Most of the parkland is found on the fringes of the locality, especially in the north-eastern corner. There are five local parks one district park and one regional/state park (Hobler's Bridge). There are a number of sporting facilities in Newstead and surrounding localities.

## Natural Resources

8% of parkland is bushland, mainly wetland. The bushland at Hobler's Bridge has recently had the willows removed and the river banks will need continued maintenance of weed growth.

## Recommendations

Newstead is below average in number of parks compared to population. It is a well developed suburb with little opportunity to provide parks or links through the suburb, however there is plenty of opportunity on the outer fringes to provide links and other user areas. Links from Punchbowl Reserve through Hobler's Bridge to the city could be made in this suburb which could help bicycle commuters and pedestrians to all these parks. All opportunities should be taken to acquire additional parkland.

**Key linkages:** Along the North Esk River. From the North Esk River to Punchbowl Reserve.

**Key land opportunities:** Along the North Esk River.

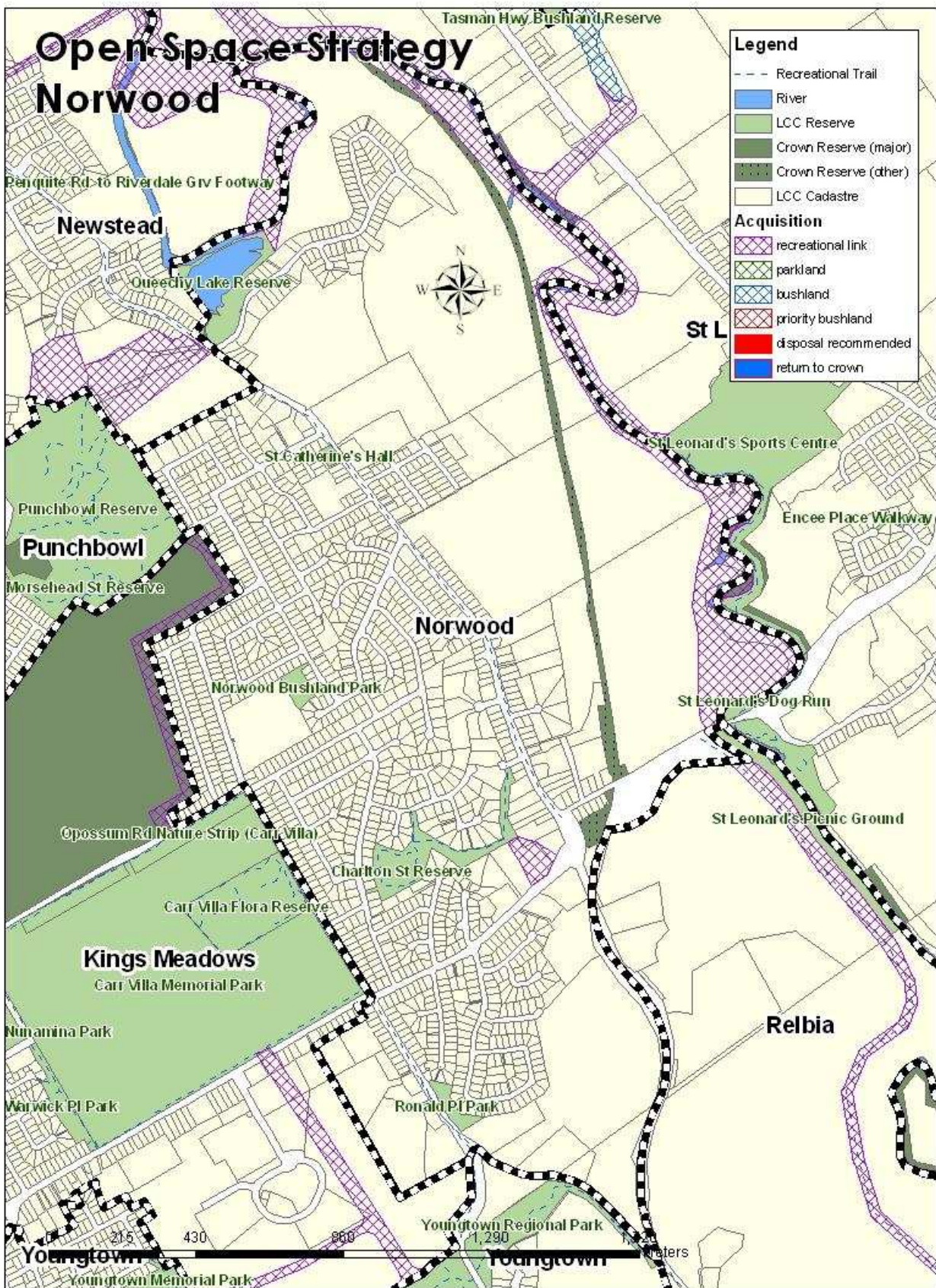
**Disposal:** None.

## Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Norwood





Norwood Population 3784						
Name	m2	park classification	park hierarchy	zoning	Owner	recommendation
Charlton St Reserve	35533	park	district	public recreation	LCC PLR	RETAIN
Norwood Bushland Park	6752	cons/heritage	local	public recreation	LCC PLR	RETAIN
Opossum Rd Nature Strip (Carr Villa)	30668	cons/heritage	local	particular use	LCC	RETAIN
Queechy Lake Reserve	48551	cons/heritage	district	public recreation	LCC PLR	RETAIN
Ronald PI Park	7209	park	local	public recreation/rural	LCC PLR	RETAIN
St Catherine's Hall	2292	park	district	local business	LCC PLR	RETAIN
Total Area	131005					

### Profile of Location

A mostly newer locality in Launceston's southern suburbs. The locality is in the lower range of park provision in both number of parks and area of parks compared to population. Most parkland is on the fringe of the locality with a good range of parks in adjacent localities. There are three local parks and three district parks. Most sports facilities in Norwood are informal half court or pitches. Sports facilities can be found in adjacent localities.

### Natural Resources

1% of parkland is bushland, mostly mixed shrubby Eucalyptus ovata and viminalis. On the higher ground mixed open forest would have existed with Allocasuarina and Eucalyptus. On the lower wetter ground Eucalyptus ovata and riparian species would have existed.

### Recommendations

Norwood is below average in park provision therefore acquisition of additional parkland would be a priority. There are quite a few opportunities to link parks together for both access and wild life corridors. There are areas of land at the east edge of the suburb along the river that would make good parks and links to other suburbs. Although Norwood has few parks, significant nearby parks such as Carr Villa and Punchbowl Reserve service the area. There is good opportunity to provide some bushland links into Youngtown Regional Park and Carr Villa through to the North Esk River.

**Key linkages:** Along the North Esk River, North Esk River to Carr Villa (via Charlton Street Reserve), Carr Villa to Youngtown Regional Park.

**Key land opportunities:** Riparian land along the North Esk River.

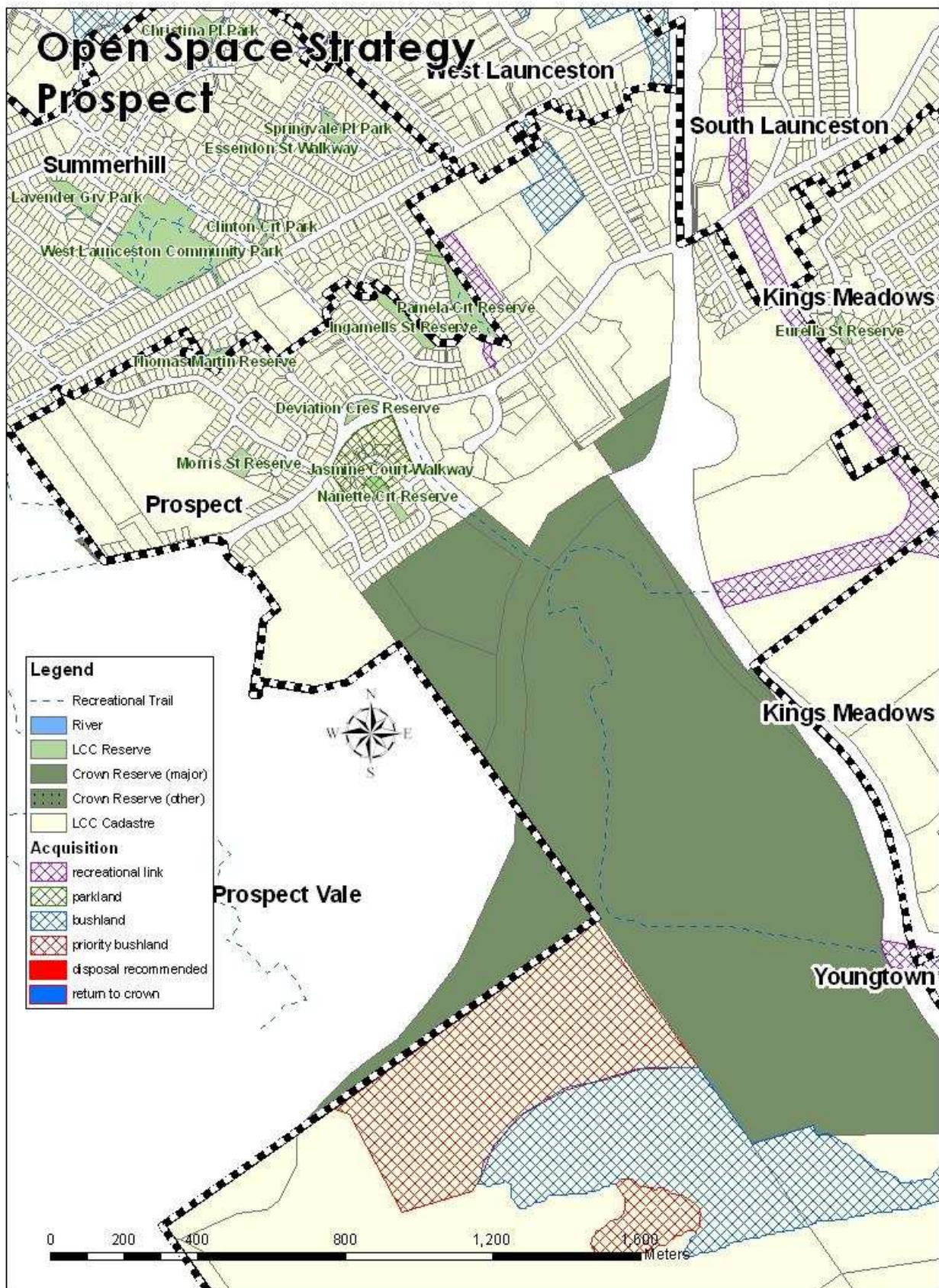
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Prospect





Prospect Population 1476 (4318 Meander Valley Council)						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Deviation Cres Reserve	2609	lands/amenity	local	public recreation	Lands Department	7/10 RETAIN (few parks in locality)
Ingamells St Reserve	8689	cons/heritage	local	public recreation	LCC PLR	RETAIN
Morris St Park	4302	park	local	public recreation	LCC PLR	7/10 RETAIN (few parks in locality)
Nanette Court Reserve	3115	park	local	public recreation	LCC PLR	8/10 RETAIN (only park in area)
Pamela Court Reserve	17371	cons/heritage	local	public recreation	LCC PLR	RETAIN
Thomas Martin Reserve	4700	cons/heritage	local	public recreation	LCC PLR	RETAIN
Total Area	40786					

### Profile of Location

A newer faster growing locality in Launceston's western suburbs. The locality is in the middle range of park provision in the number of parks compared to population and is in the lower range of park provision in the area of parks compared to population. Most parks are small and evenly distributed in the western half of the locality. There are three local parks and three district parks. Open space sports areas are limited. Nearby localities in and out of the Launceston municipality provide a range of sporting facilities. Other parks in the Meander Valley Council area including the nearby state owned Kate Reed Reserve provide areas of public open space for this locality.

### Natural Resources

11% of parkland in Prospect is bushland. The bushland of Prospect is dominated by Eucalyptus viminalis and amygdalina dry forest. Some of Prospect remains undeveloped so there are opportunities to link bushland and to increase bushland reserves. There are several significant species and vegetation communities within the suburb of Prospect. Most of the natural areas are covered by Dry Eucalyptus grassy Woodlands with Eucalyptus viminalis, ovata and amygdalina.

### Recommendations

As Prospect develops there is some opportunity to plan parks so that good linkage is made between areas and to try and link in other suburbs including the Meander Valley Municipality. The parks in Prospect are often small and there is little council owned open space. The state owned Kate Reed Reserve in the middle of Prospect is an asset for natural heritage and bushland links for wildlife corridors should be made where possible. As remnant native vegetation still exists in Prospect any opportunity to acquire this should be taken.

**Key linkages:** Existing parks to Kate Reed Reserve.

**Key land opportunities:** Any land with significant natural values.

**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Punchbowl





Punchbowl Population 411						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Morsehead St Reserve	19280	linear/link	district	public recreation	LCC PLR	RETAIN
Punchbowl Reserve	236924	park	regional	public recreation	LCC PLR	RETAIN
Total Area	256204					

### Profile of Location

An older well developed locality in Launceston's southern suburbs. The locality is in the middle range of park provision in the number of parks compared to population and is in the high range of park provision in the area of parks compared to population. The locality is dominated by the relatively large Punchbowl Reserve, almost covering the entire eastern half. There is one district parks and one regional park (Punchbowl Reserve). There are no official sport open space sports facilities within Punchbowl, the nearest being 1.5–2 km away.

### Natural Resources

50% of parkland in Punchbowl is bushland. Most of the vegetation communities in Punchbowl are Dry Eucalyptus amygdalina forest and are in good condition. The link between Punchbowl and Carr Villa bushland reserve is an important wildlife corridor that needs to be preserved and enhanced.

### Recommendations

There are quite a few possible links that could be made through Carr Villa through to Youngtown, and through Queechy Lake to The North Esk and Hobler's Bridge. The quality of Punchbowl Reserve is excellent with many facilities, but with no other parks of this quality in the area it has a large collection area and can be overused.

**Key linkages:** Along Kings Meadows Rivulet from Queechy to Kings Meadows, from Punchbowl Reserve to Carr Villa.

**Key land opportunities:** None identified.

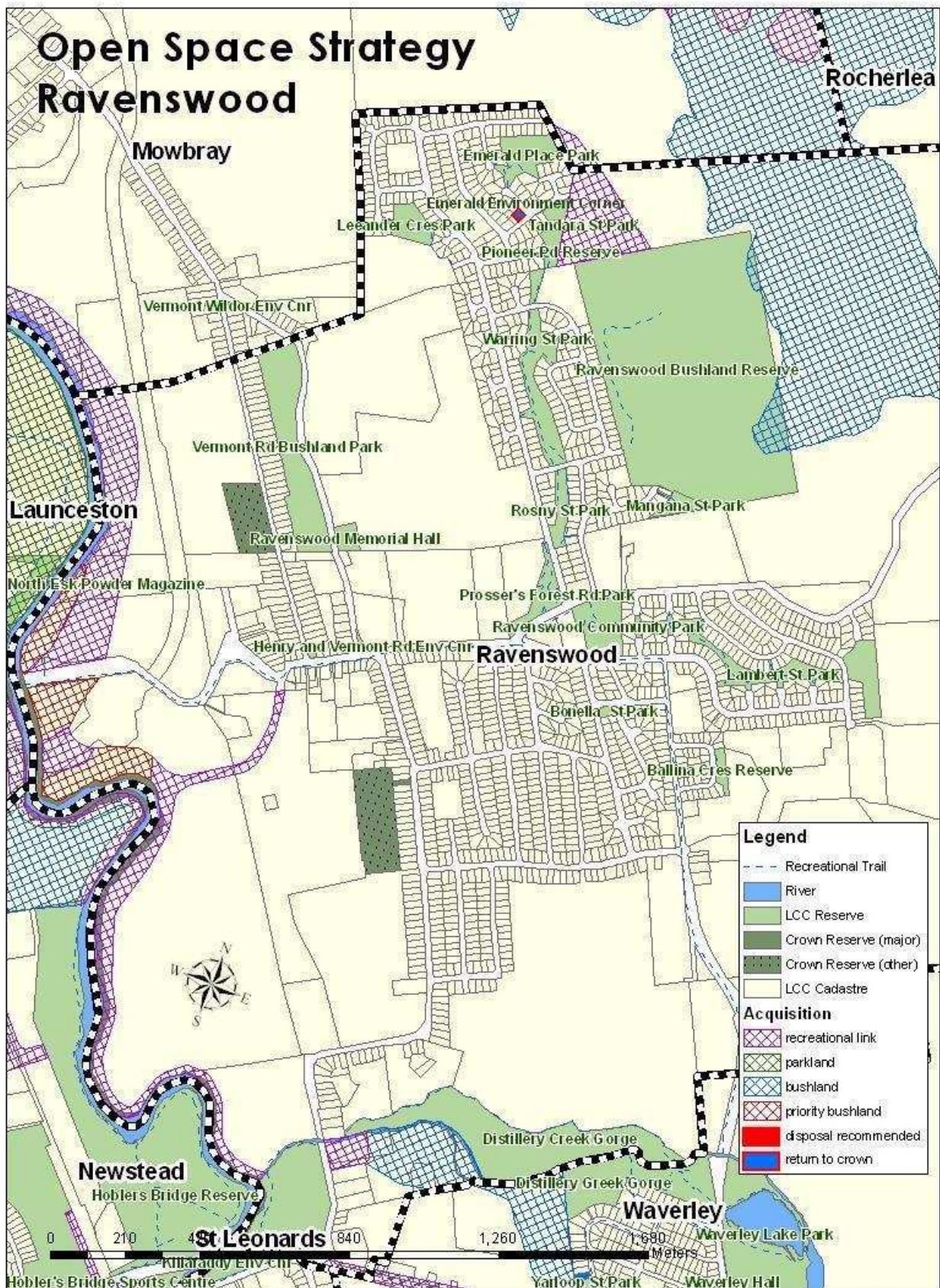
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance linkages. Take cash in lieu for all other instances.



## Ravenswood





## Ravenswood Population 4065

Name	m2	park classification	park hierarchy	zoning	Owner	recommendation
Ballina Cres Reserve	3308	park	local	public recreation	LCC PLR	6/10 RETAIN (contains playground and could be enlarged)
Bonella St Park	846	park	local	closed residential	LCC	8/10 RETAIN, restrictive easements unable to provide a building envelope.
Castlemaine Rd Reserve	13757	park	local	public recreation	LCC PLR	RETAIN
Emerald Environment Corner	695	park	local	closed residential	Housing Services	8/10 retain while tree is present then pass management back to housing services
Emerald Place Park	16948	park	local	public recreation	LCC PLR	RETAIN
Henry and Vermont Rd Environment Corner	1130	park	local	none	No title, is LCC Road Reserve	7/10 RETAIN - minimal recreational value, could be planted to enhance entrance to Ravenswood
Henry and Wildor Cres Env Corner	458	park	local	closed residential	LCC	7/10 RETAIN (lot size is below minimum required so unable to sell, consult with neighbours regarding future maintenance)
Lambert St Park	24141	linear/link	local	public recreation	LCC PLR	RETAIN
Leeander Cres Park	10327	park	local	public recreation	LCC PLR	6/10 RETAIN
Mangana St Park	5502	park	local	closed residential	LCC PLR	8/10 RETAIN (linked to school land)
Pioneer Pd Reserve	9455	park	local	public recreation	LCC PLR	RETAIN
Prosser's Forest Rd Park	11210	park	local	public recreation	LCC PLR	RETAIN
Ravenswood Bushland Reserve	342665	cons/heritage	local	public recreation	LCC	RETAIN
Ravenswood Community Centre Park	18832	park	district	particular use	LCC PLR	6/10 RETAIN
Ravenswood Memorial Hall	4437	park	district	particular use	LCC	RETAIN
Rosny St Park	7908	park	local	public recreation	LCC PLR	RETAIN
Tandara St Park	2462	park	local	closed residential	LCC PLR	8/10 RETAIN as it provides good frontage for adjacent park
Vermont Rd Bushland Park	50308	cons/heritage	local	future urban	LCC	RETAIN
Vermont/Wildor	480	park	local	closed	LCC	8/10 RETAIN as it is



Ravenswood Population 4065						
Name	m2	park classification	park hierarchy	zoning	Owner	recommendation
Environment Corner				residential		too small to sell and can be planted as a feature
Warring St Park	25538	linear/link	local	public recreation	LCC PLR	RETAIN
Total Area	550407					

### Profile of Location

A newer mostly developed locality in Launceston's outer eastern suburbs. The locality is in the middle range of park provision in both number of parks and area of parks compared to population. Parkland is generally well distributed with many linear parks connecting areas. There are three local parks and three district parks. There are minimal sporting facilities in Ravenswood, the nearest being in the Launceston/Elphin locality.

### Natural Resources

78% of parkland in Ravenswood is bushland. Ravenswood is made up of Eucalyptus viminalis woodland and heath land, in the hills there is dry Eucalyptus amygdalina dry forest and on the flat toward the river there are grassy woodlands. There are opportunities to reserve other communities in this suburb.

### Recommendations

As Ravenswood is average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation. Linking Ravenswood to the North Esk River should be a priority. There are quite a few linear parks in this suburb allowing for links between parks. Vandalism can be a problem so an increase in park usage may help to deter this. As the suburb grows efforts should be made to link the bushland areas together with the larger forests to the east. The protection of any of the vegetated hills to the east of Ravenswood is also important. Small non linked parks could be considered for disposal.

**Key linkages:** Ravenswood parks to North Esk River, Ravenswood parks to bushland to east.

**Key land opportunities:** Natural areas on the fringe of the locality.

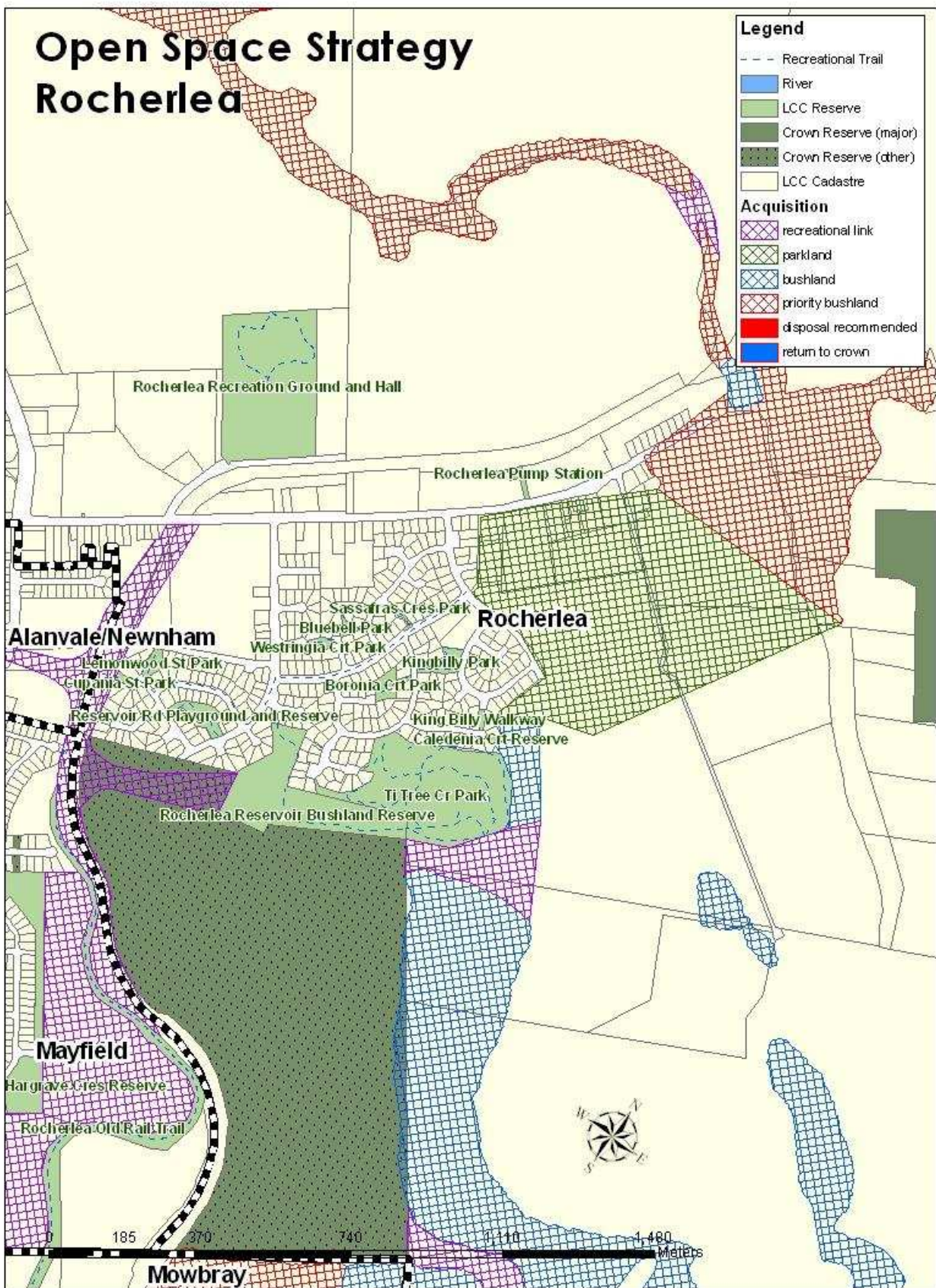
**Disposal:** Small parks with no links or facilities.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Rocherlea





Rocherlea Population 1143						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Bluebell Park	1291	park	local	public recreation	LCC	6/10 RETAIN (local link)
Boronia Court Park	3647	park	local	public recreation	LCC	9/10 RETAIN largest park in central Rocherlea
Caledonia Court Reserve	599	park	local	public recreation	LCC PLR	8/10 RETAIN (may be required as a trail network link to the east)
Cupania St Reserve	577	park	local	public recreation	LCC PLR	8/10 RETAIN (is required as a trail network link to the west)
Kingbilly Playpark	3132	park	local	public recreation	LCC PLR	7/10 RETAIN (most useful park in central Rocherlea)
King Billy Walkway	883	linear/link	local	public recreation	LCC PLR	7/10 RETAIN (may be required for a link)
Lemonwood St Park	2157	park	local	public recreation	LCC PLR	6/10 RETAIN (may be required to link to the rail trail)
Reservoir Rd Playground and Reserve	5843	park	local	public recreation	LCC PLR	6/10 RETAIN
Rocherlea Recreation Ground and Hall	82084	park	district	recreation and leisure	LCC PLR	RETAIN
Rocherlea Reservoir Bushland Reserve	50748	cons/heritage	local	Utility services	LCC	RETAIN
Sassafras Cres Park	936	park	local	public recreation	LCC PLR	7/10 RETAIN (local link)
Ti Tree Cr Playpark	75816	park	local	public recreation	LCC PLR	RETAIN
Westringia Court	1428	park	local	public recreation	LCC PLR	7/10 RETAIN (required for a local link)
Total Area	229141					

## Profile of Location

A newer, partially developed locality in Launceston's northern suburbs. The locality is in the higher range of park provision in both number of parks and area of parks compared to population and contains a good range of evenly distributed parks. There are three local parks and three district parks. The Rocherlea Recreation Ground is close and accessible for all the residents of Rocherlea. There is plenty of space for informal sport.

## Natural Resources

46% of Rocherlea's parkland is bushland. In the hills behind Rocherlea the vegetation is Dry Eucalyptus amygdalina forest and woodland. Around Rocherlea there is a mixture of Eucalyptus viminalis/amygdalina woodlands and grasslands. There are chances to extend the bushland reserves and join them with other wild life corridors. Boucher's Creek Conservation Area is a large bushland reserve east of Rocherlea. Any opportunities to link to this reserve should be considered.

## Recommendations



While Rocherlea is in the higher range of park provision, there is still opportunity to improve linkages and expand open space areas. Links to the Newnham bikeway and trails that lead to the city are achievable from Rocherlea. Otherwise links could circle the suburb joining at Rocherlea Recreation Ground. Rocherlea has many small parks within the suburb. The links between the parks are poor and security would be an issue in most of them as they are at the end of courts. Small non-linked parks with no facilities should be considered for disposal. The protection of any of the vegetated hills to the east of Rocherlea is also important.

**Key linkages:** Rocherlea to Newnham Bikeway, Old Rail Trail to Rocherlea Recreation Ground.

**Key land opportunities:** Any large blocks adjacent to residential areas.

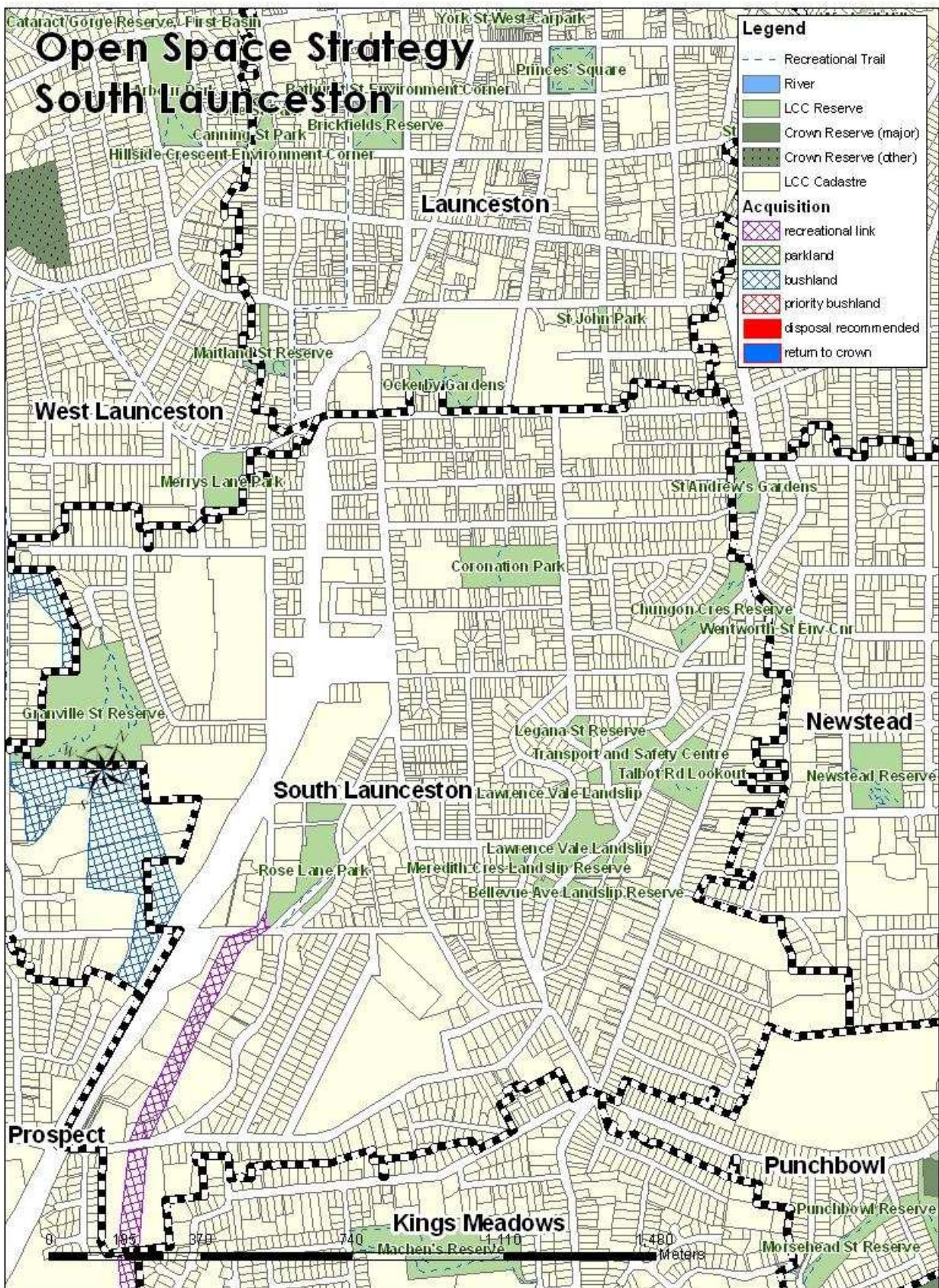
**Disposal:** None currently identified but small parks with no links or facilities could be considered.

### **Recommendation for Open Space Requirements in New Subdivisions**

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## South Launceston





South Launceston Population 3739						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Bellevue Ave Landslip Reserve	7124	lands/amenity	local	public recreation	LCC PLR	RETAIN (landslip)
Chungon Cres Reserve	12628	lands/amenity	local	public recreation	LCC PLR	RETAIN
Coronation Park	24123	sport	district	recreation and leisure	LCC PLR	RETAIN
Granville Street Reserve	67589	cons/heritage	local	future urban	Lands Department	6/10 RETAIN
Lawrence Vale Landslip Park	16589	lands/amenity	local	public recreation	LCC PLR	RETAIN (landslip)
Legana St Reserve	3604	park	local	public recreation	LCC PLR	6/10 RETAIN
Meredith Cres Landslip Reserve	2369	lands/amenity	local	public recreation	LCC PLR	RETAIN (landslip)
Rose Lane Park	19604	park	local	recreation and leisure	LCC PLR	RETAIN
Talbot Rd Lookout	16953	lands/amenity	sub-regional	public recreation/utility services	LCC	RETAIN
Transport and Safety Centre	12591	park	sub-regional	particular use	LCC PLR	RETAIN
Total Area	183174					

## Profile of Location

A very old well developed locality in Launceston's inner southern suburbs. The locality is in the lower range of park provision in both number of parks and area of parks compared to population. Parkland is generally scattered and isolated due to topography or major roads. There are three local parks and three district parks. Coronation Park provides some organised sport facilities.

## Natural Resources

33% of South Launceston's parkland is bushland. This bushland is west of the southern outlet and effectively isolated from the majority of South Launceston's residents. The bushland is mostly *Eucalyptus viminalis* grassy woodland. Expanding and developing the Granville Street Reserve is probably one of the few opportunities for South Launceston.

## Recommendations

South Launceston is below average in park provision therefore acquisition of additional parkland would be a priority, especially in the eastern more populated half of the locality. Because the suburb is well established linking parks is difficult. There may be opportunities along the Southern outlet to link to southern suburbs, but links to the city would have to be made along roads and verges. There are a wide variety of parks in south Launceston scattered throughout the suburb. There are also quite a few close to the border of the suburb, which would allow access for most residents to a quality park nearby.

**Key linkages:** Along the Southern Outlet, along the eastern side of the locality.

**Key land opportunities:** Bushland to the west.

**Disposal:** None.

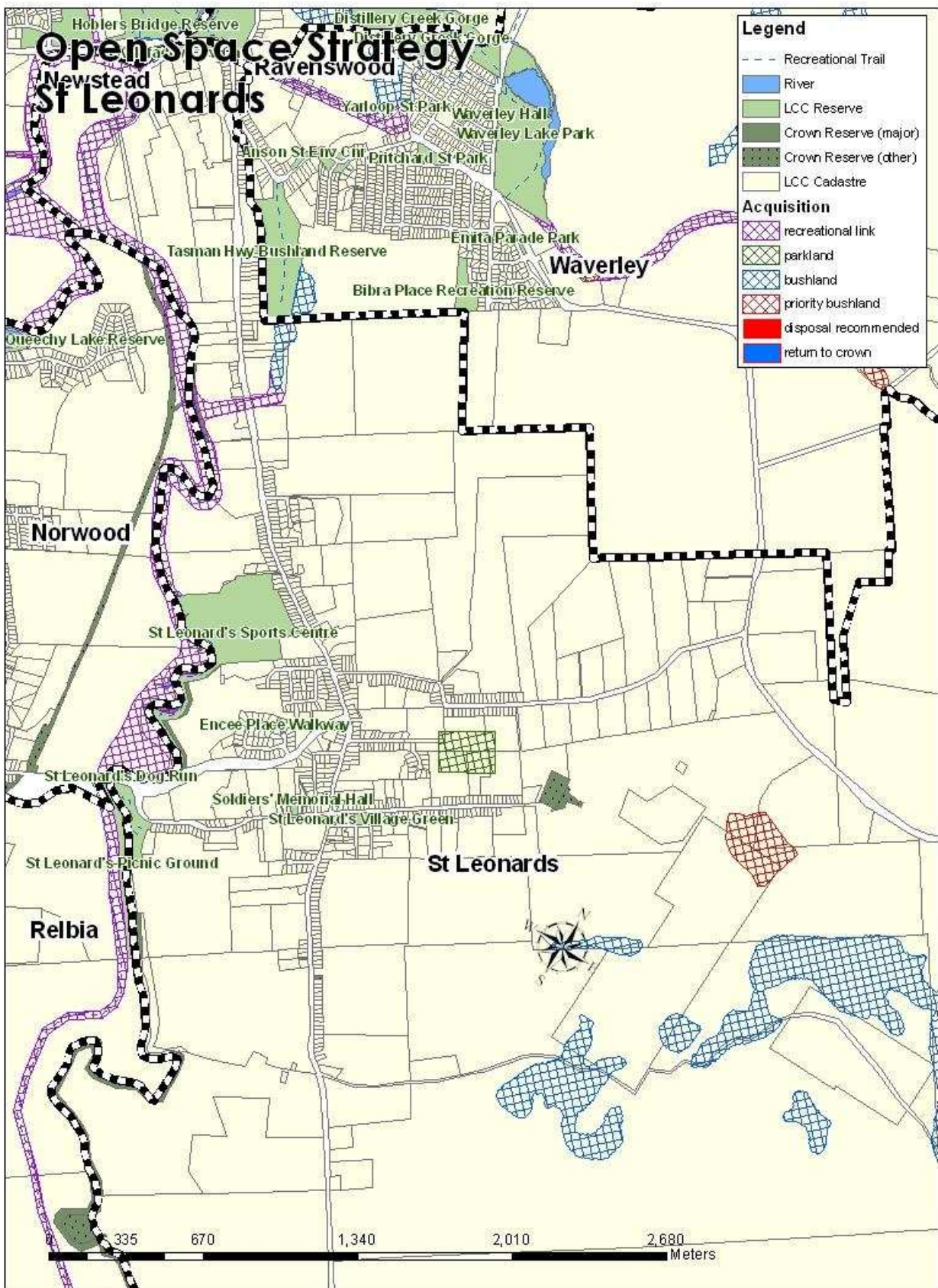
## Recommendation for Open Space Requirements in New Subdivisions



Acquire larger blocks of land ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## St Leonard's





## St Leonard's Population 1613

Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Encee Place Walkway	1171	linear/link	local	closed residential	LCC	6/10 RETAIN
Soldiers' Memorial Hall	2017	Park	district	closed residential	LCC PLR	RETAIN
St Leonard's Dog Run	6701	foreshore/water	district	None	LCC Road Reserve	RETAIN
St Leonard's Picnic Ground	58144	foreshore/water	sub-regional	public recreation	LCC PLR	RETAIN
St Leonard's Sports Centre (Athletic Track)	161081	Sport	state	recreation and leisure	LCC PLR	RETAIN
St Leonard's Village Green	3753	Park	local	public recreation	LCC PLR	RETAIN
Total Area	232867					

### Profile of Location

An older developing locality in Launceston's southern suburbs. The locality is in the middle range of park provision in both number of parks and area of parks compared to population. Most parkland is located on the western fringe of the locality. There are two local, two district, one sub-regional and one state park. There is good access to open space sports areas in St Leonard's. Although soon to be diminished the state-owned Corra Linn area provides a recreational area in the south of the locality.

### Natural Resources

There is no natural vegetation in parkland in St Leonard's. There are small patches of riparian vegetation along the North Esk River and to the east. St Leonard's has large areas of dry Eucalyptus viminalis/amygdalina forests and woodlands with patches of non Eucalypt, Bursaria /Black Wattle dominated vegetation. There may be opportunity to link natural areas to existing parkland along the river and inland around the Tasman Highway Bushland Reserve and the Corra Linn area.

### Recommendations

As St Leonard's is average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation. There are some opportunities to link parks along the North Esk River and inland to the Tasman Highway Bushland Reserve. Opportunities to acquire areas of natural vegetation should be taken. The protection of any of the vegetated hills to the east of St Leonard's is also important. Most parkland is near the North Esk River so any opportunities to expand on parkland in the town area, especially the eastern side should be taken if this area is being subdivided.

**Key linkages:** North Esk River, Tasman Highway Bushland Reserve.

**Key land opportunities:** Land in populated town area.

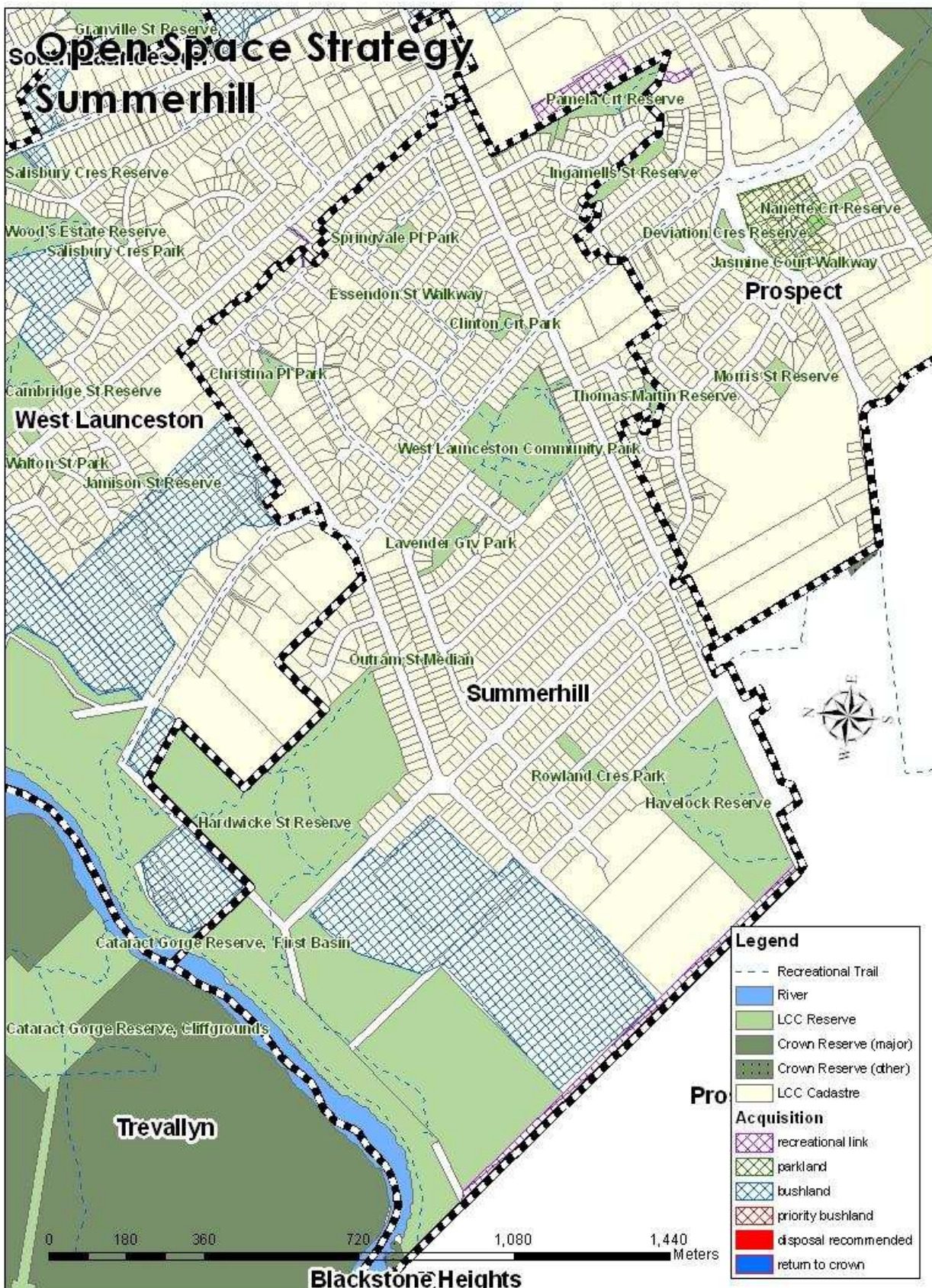
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Summerhill





Summerhill Population 2904						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Cataract Gorge Reserve (East), First Basin	104500	cons/heritage	national	public recreation/recreation and leisure	LCC PLR and Lands Department	RETAIN
Christina Place Park	4781	park	local	public recreation	LCC PLR	6/10 RETAIN
Clinton Court Playpark	3097	park	local	public recreation	LCC PLR	8/10 RETAIN (important pedestrian link)
Hardwicke St Reserve	325286	cons/heritage	district	public recreation	LCC PLR	RETAIN
Havelock Reserve	79947	cons/heritage	district	public recreation	LCC PLR	RETAIN
Lavender Grove Park	6124	park	local	public recreation	LCC PLR	6/10 RETAIN
Outram St Lower	961	park	local	closed residential	LCC	8/10 RETAIN (is a link in the trail system)
Rowland Cres Playpark	5293	park	local	public recreation	LCC PLR	RETAIN
Springvale PI Park	4040	park	local	public recreation	LCC PLR	7/10 RETAIN
West Launceston Community Park	55174	park	sub-regional	recreation and leisure	LCC PLR	RETAIN
Total Area	589203					

### Profile of Location

An older, mostly developed locality in Launceston's western suburbs. The locality is in the middle range of park provision in the number of parks compared to population and is in the higher range of park provision in the area of parks compared to population. Parkland is well distributed throughout the locality. There are three local parks and three district parks. Summerhill has one major sporting facility.

### Natural Resources

69% of Summerhill's parkland is bushland. Most of Summerhill's bushland is made up of Dry Eucalyptus viminalis woodland. Linking Havelock and Hardwicke Reserves would provide wildlife corridors that would link the bushland to the Cataract Gorge Reserve. There is some opportunity to add some bushland to the south of Hardwicke Street and the South West end of the Cataract Gorge Reserve.

### Recommendations

As Summerhill is average to above average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation, especially in the vicinity of existing bushland reserves. There are few opportunities to link parks in this well established suburb, exceptions being between the bushland reserves. Small parks with no linkages or facilities should be considered for disposal.

**Key linkages:** Dalrymple Street from Havelock Reserve to the Cataract Gorge Reserve.



**Key land opportunities:** Any land adjacent to existing bushland reserves, especially on the western fringe of the Cataract Gorge Reserve.

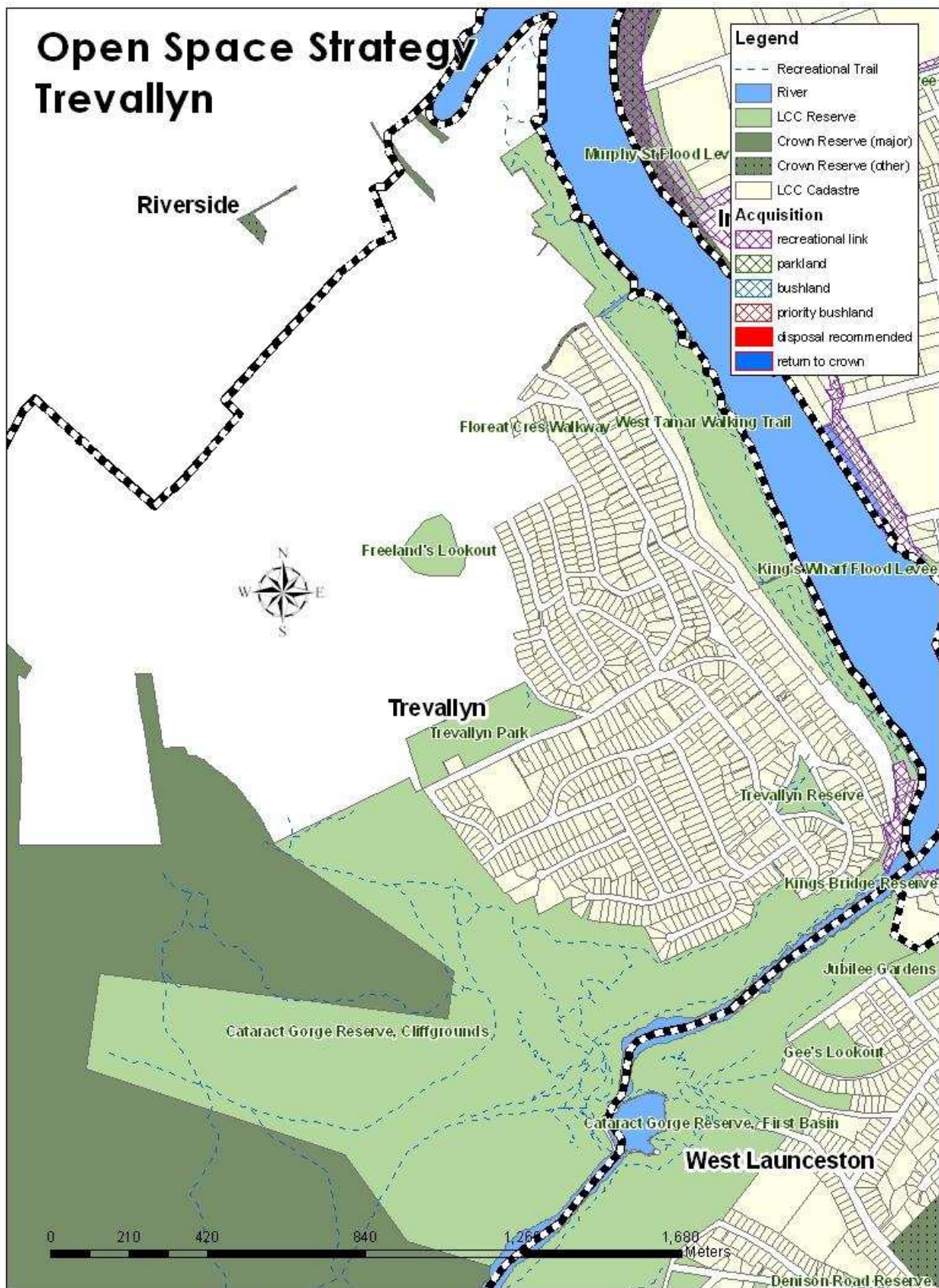
**Disposal:** Small parks with no linkages or facilities.

**Recommendation for Open Space Requirements in New Subdivisions**

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Trevallyn





Trevallyn Population 4330 (includes West Tamar Council)						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Cataract Gorge Reserve (West), Cliff Grounds	1100725	cons/heritage	national	public recreation/recreation and leisure	LCC PLR	RETAIN
Freeland's Lookout	19207	lands/amenity	regional	public recreation	LCC	RETAIN
Trevallyn Park	53838	sport	sub-regional	recreation and leisure	LCC PLR	RETAIN
Trevallyn Reserve	12202	lands/amenity	local	public recreation	LCC PLR	RETAIN
West Tamar Walking Trail	219762	foreshore/water	sub-regional	public recreation/recreation and leisure	LCC PLR	RETAIN
Total Area	1405734					

### Profile of Location

A very old well developed locality in Launceston's north-western suburbs. It is in the lower range of park provision in the number of parks compared to population and is in the higher range of park provision in the area of parks compared to population. Most of the parkland is on the eastern and southern fringe of this locality. There are three local parks and three district parks. Residents have access to open sports within a kilometre at Trevallyn Nature Recreation Area. Other parks in the West Tamar Council area provide an abundance of recreational areas for this locality.

### Natural Resources

77% of Trevallyn's parkland is bushland. Trevallyn is mostly Dry Eucalyptus viminalis/amygdalina and Allocasuarina verticillata forest with some small patches of Eucalyptus ovata/pauciflora forests in lower areas. Trevallyn has large areas of bushland in the Cataract Gorge Reserve, Trevallyn Nature Recreation Area, Freeland's Lookout and the West Tamar Trail. Linking the parks together more formally especially between West Tamar Trail the Gorge and the City would be beneficial especially for those visiting the area. It is important that links to the state park and other smaller parks are maintained and expanded where possible to maintain a viable area for wildlife and flora particularly the larger species such as wallabies and wombats.

### Recommendations

While Trevallyn is below average in number of parks compared to population it is very high in the area of parks compared to population. It is a well developed suburb with little opportunity to provide parks or links through the suburb, however there are plenty of existing links on the fringes of the locality. All opportunities should be taken to acquire additional parkland in the central developed part of the locality.

**Key linkages:** Along the Tamar River, along the southern edge of the locality.

**Key land opportunities:** None identified.

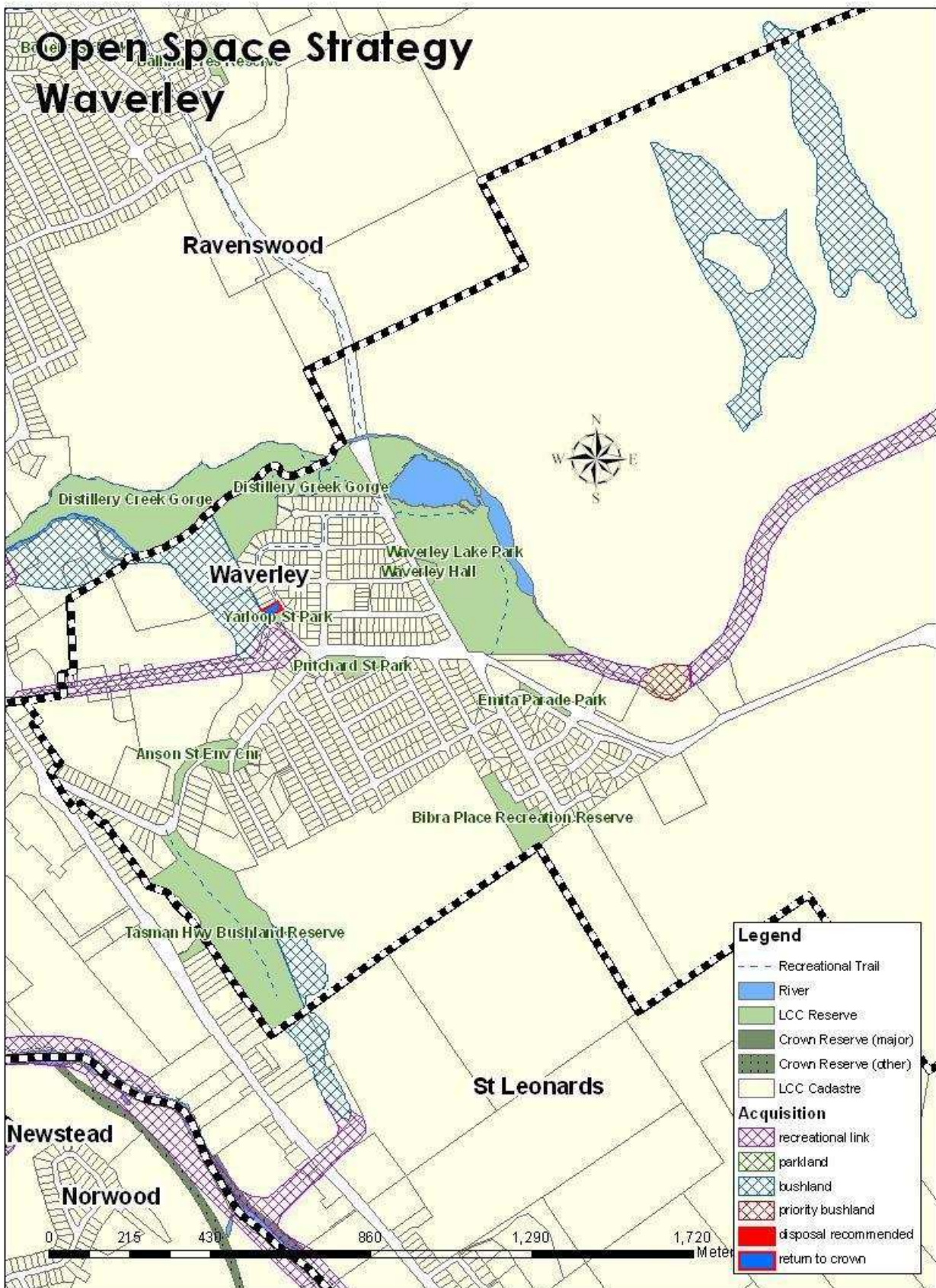
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Waverley





Waverley Population 1570						
Name	m2	park classification	park hierarchy	Zoning	owner	recommendation
Anson St Environment Corner	10360	park	local	None	LCC Road Reserve	7/10 RETAIN (on road reserve)
Bibra Place Recreation Reserve	15530	park	local	public recreation	LCC	7/10 RETAIN (larger useful area)
Distillery Creek Gorge	87632	cons/heritage	district	public recreation	LCC	RETAIN
Emita Parade Park	7230 (2980 for LCC title)	park	local	public recreation	LCC (eastern half only) rest is road reserve	6/10 RETAIN - LCC title may be too narrow for development
Magnet St Reserve	44979	cons/heritage	district	public recreation	LCC PLR	RETAIN
Pritchard St Park	6947	park	local	public recreation	LCC PLR	6/10 RETAIN
Tasman Hwy Bushland Reserve	85216	cons/heritage	local	public recreation/light industrial	LCC	RETAIN
Waverley Lake Park	143783	foreshore/water	district	public recreation	Education Department	RETAIN
Yarloop St Park	1246	park	local	closed residential	LCC PLR	9/10 RECOMMEND RETURN TO CROWN of no. 11, RETAIN no. 9 – No. 11 is owned by the crown and maintained by us. No. 11 should be returned to the crown. No. 9 may be required as a link in the trail network and require access to stormwater.
Total Area	405263					

## Profile of Location

A newer mostly developed locality in Launceston's outer eastern suburbs. The locality is in the higher range of park provision in both number of parks and area of parks compared to population. Parkland is reasonably well distributed throughout the locality. There are three local parks and three district parks Waverley is reasonably well serviced for open sport recreation with Bibra Place Recreation Reserve providing a large area for informal sports and Hobler's Bridge sports centre within 1.5 km.

## Natural Resources

25% of Waverley's parkland is bushland. Waverley has Dry Eucalyptus amygdalina dominated forest in the hills coming down to some Danthonia/Stipa/Themeda dominated grassland. Around the town there is quite a bit of Riparian and Non Eucalyptus Bursaria/Black Wattle dominated forest. There is opportunity to extend the Distillery Creek Gorge reserve with some bushland to the east. The Tasman Highway Bushland reserve could be expanded, although this bushland is badly weeds infested and needs to be controlled first. Distillery Creek Gorge is a



significant bushland area for Launceston; it contains vegetation in good order and some significant plants species and forms.

### **Recommendations**

While Waverley is in the higher range of park provision, there is still opportunity to improve linkages, especially in the western half of the locality. The present Waverley Lake and Distillery Gorge could provide opportunity to upgrade this park into a park with the significance of Punchbowl Reserve, this may relieve some of the overuse of these suburban park facilities. There are opportunities to link from Distillery Creek to the North Esk, and through Tasman Highway Bushland to St Leonard's. At present Tasman Highway Bushland and Distillery Creek Gorge have limited access with not many formal walking tracks. The protection of any of the vegetated hills to the east of Waverley is also important.

**Key linkages:** Waverley Lake to North Esk River, Tasman Highway Bushland to St Leonard's.

**Key land opportunities:** Any land with significant natural values.

**Disposal:** Small parks with no links or facilities.

### **Recommendation for Open Space Requirements in New Subdivisions**

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.





West Launceston Population 3984						
Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Arbour Park	33069	lands/amenity	district	public recreation	Lands Department	RETAIN
Cambridge St Reserve	43117	cons/heritage	district	public recreation	LCC PLR	RETAIN
Cataract Gorge Reserve (East), First Basin	713374	cons/heritage	national	public recreation/recreation and leisure	LCC PLR and Lands Department	RETAIN
Denison Rd Reserve	1702	park	local	low density residential / closed residential	LCC	9/10 RETAIN (Road Reserve)
Fraser St Reserve	28063	cons/heritage	local	public recreation	LCC PLR	6/10 RETAIN
Gee's Lookout	21063	lands/amenity	district	public recreation	LCC PLR	6/10 RETAIN (natural values)
Georgina Court Reserve	1894	linear/link	local	public recreation	LCC PLR	6/10 RETAIN (local link)
Granville St 105-107 (Skyline)	1611	cons/heritage	local	closed residential	LCC	7/10 RETAIN (part of larger area)
Hillside Crescent Environment Corner	334	Park	local	urban residential	LCC	9/10 RETAIN too small to develop, could be planted out
Jamison St Park	2209	park	local	public recreation	LCC PLR	8/10 RETAIN (potential to expand to the south east)
Jubilee Gardens	22142	lands/amenity	local	public recreation	Lands Department	RETAIN
Merry's Lane Playpark	13724	park	local	recreation and leisure	LCC PLR	RETAIN
Salisbury Cres Park	1474	park	local	public recreation	LCC	6/10 RETAIN
Salisbury Cres Skyline	1546	lands/amenity	local	public recreation	LCC	6/10 RETAIN
Walton St Park	517	park	local	public recreation	LCC PLR	8/10 RETAIN too small to develop
Wood's Estate Reserve	78727	cons/heritage	district	public recreation	LCC PLR	RETAIN
Total Area	964566					

### Profile of Location

An older, mostly developed locality in Launceston's western suburbs. The locality is in the middle range of park provision in the number of parks compared to population and is in the higher range of park provision in the area of parks compared to population. Parkland is reasonably well distributed throughout the locality. There are three local parks and three district parks. There are very few open space sport facilities in West Launceston. The nearest organised sporting facility is 1-2km.



## Natural Resources

75% of West Launceston's parkland is bushland. The bushland in West Launceston is mostly Dry Eucalyptus viminalis/amygdalina and Allocasuarina verticillata forest. The bushland is mostly part of the Cataract Gorge Reserve and is in reasonable condition. There may be limited opportunities to expand this park to the south, most of the expansion should aim at providing corridors joining bushland together.

## Recommendations

As West Launceston is average to above average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation, especially in the vicinity of the Cataract Gorge Reserve. There are some opportunities to further link areas through the Woods Reserve and Granville Street area. Any opportunities to acquire bushland blocks, especially adjacent to existing reserves should be taken. Small parks with no links or facilities could be considered for disposal.

**Key linkages:** Cataract Gorge Reserve to Granville Street.

**Key land opportunities:** Any land adjacent to bushland reserves.

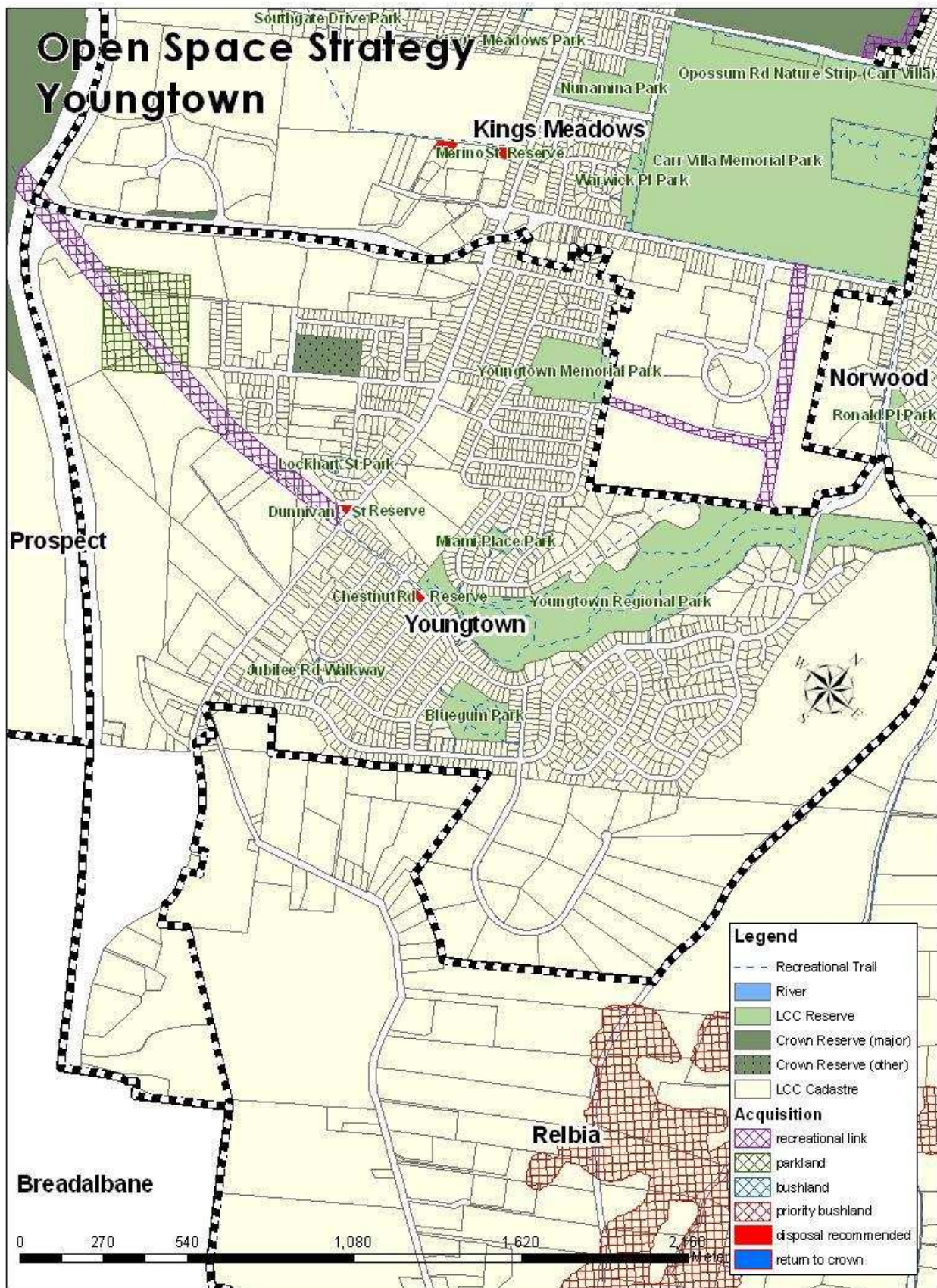
**Disposal:** None identified.

## Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Youngtown





Youngtown Population 2938						
name	m2	park classification	park hierarchy	zoning	owner	recommendation
Bluegum Park	30949	park	district	public recreation	LCC	RETAIN
Chestnut Rd Reserve	1249	utilities	local	public recreation	LCC PLR	6/10 DISPOSAL RECOMMENDED (contains transmission tower, not very useful recreationally, sell to Aurora)
Dunnivan St Reserve	1068	park	local	public recreation	LCC PLR	7/10 DISPOSAL RECOMMENDED If sold ID require an easement over existing stormwater drain and future owner responsible for cost of connecting to services. Overland flow path to be filled before being built on through Part 5 agreement (see Appendix 5).
Jubilee Rd Walkway	502	linear/link	local	closed residential	LCC	7/10 RETAIN (link)
Lockhart St Park	1092	park	local	public recreation	LCC PLR	RETAIN
Miami Park	6100	cons/heritage	local	public recreation	LCC PLR	RETAIN
Poplar Parade Reserve	2958	utilities	local	closed residential	LCC	RETAIN (re-evaluate when adjoining land is subdivided)
Youngtown Memorial Park	47160	sport	sub-regional	recreation and leisure	LCC PLR	RETAIN
Youngtown Regional Park	299347	cons/heritage	sub-regional	public recreation/utility services	LCC PLR	RETAIN
Total Area	390425					

### Profile of Location

A newer, developing locality in Launceston's southern suburbs. The locality is in the middle range of park provision in both number of parks and area of parks compared to population. Most parkland is located in the eastern half of the locality. There are three local parks and three district parks. Youngtown Memorial Park provides open space sports area for the area.

### Natural Resources

32% of Youngtown's parkland is bushland. Youngtown is dominated by Eucalyptus amygdalina grasslands, Acacia dealbata and Bursaria/Black wattle non Eucalypt forests. The quality of the bushland in Youngtown varies from good in the grassland areas, to weed infested in some of the forest areas. There are some areas of bush that could be used to expand Youngtown Regional Park. Linking the park to Carr Villa with a bushland corridor could be intrinsic for wildlife value.

### Recommendations

As Youngtown is average in terms of park provision then acquisition can be targeted to linking areas and acquiring significant natural vegetation. Links can be made through to Carr villa reserve and to the Southern Outlet. There is enough room to upgrade some areas in Youngtown



Regional Park for multi use to help take pressure off other important parks such as Punchbowl Reserve. Consideration could be given to developing a park in the far west of the locality if this area is subdivided. Small parks with no links or facilities could be considered for disposal.

**Key linkages:** Youngtown Regional Park to Carr Villa.

**Key land opportunities:** Any land adjacent to bushland reserves. Land in the far west of the suburb if subdivision occurs.

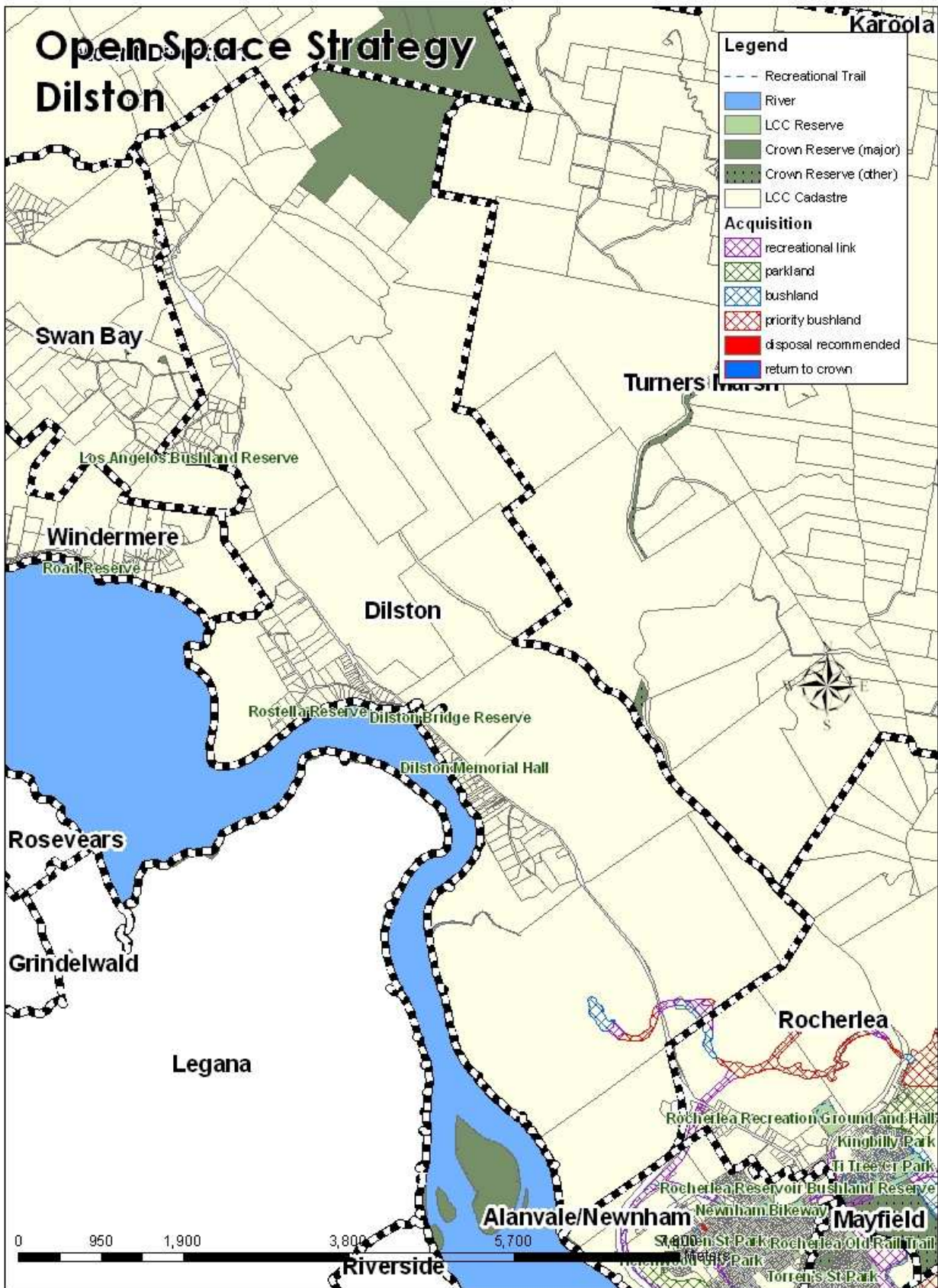
**Disposal:** Small parks with no links or facilities.

### **Recommendation for Open Space Requirements in New Subdivisions**

Acquire larger blocks of land containing significant natural values where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Dilston





Dilston Population 325						
name	m2	park classification	park hierarchy	zoning	owner	recommendation
Dilston Bridge Reserve	12721	utilities	local	public recreation	LANDS DEPARTMENT	RETAIN
Dilston Memorial Hall	3592	park	district	Rural	LCC PLR	RETAIN
Rostella Reserve	14585	foreshore/water	local	public recreation	LCC PLR	RETAIN
Total Area	30898					

### Profile of Location

A rural locality approximately 12 kilometres north of Launceston. This locality is in the high range of park provision in the number of parks compared to population and is in the middle range of park provision in the area of parks compared to population. Most parkland is in the more populated area of the locality. There are two local parks and one district park. The nearest open space sport facility is 6km away toward Launceston.

### Natural Resources

41% of Dilston's parkland is bushland. The Dilston area has two riverside bushland parks representing salt marsh and wet sclerophyll forest. North of Dilston much of the area is covered in Dry Eucalyptus amygdalina forest and woodland with tracts of Danthonia/Stipa & Themeda grasslands. There are areas of natural bushland that could be reserved in the hills behind Dilston. Links down the river and possibly inland could be made.

### Recommendations

As park provision is average to high and the area is not experiencing any major population growth then there is no need to acquire more public open space. There are opportunities however to link existing foreshore areas and these should be pursued.

**Key linkages:** All foreshore areas.

**Key land opportunities:** None identified.

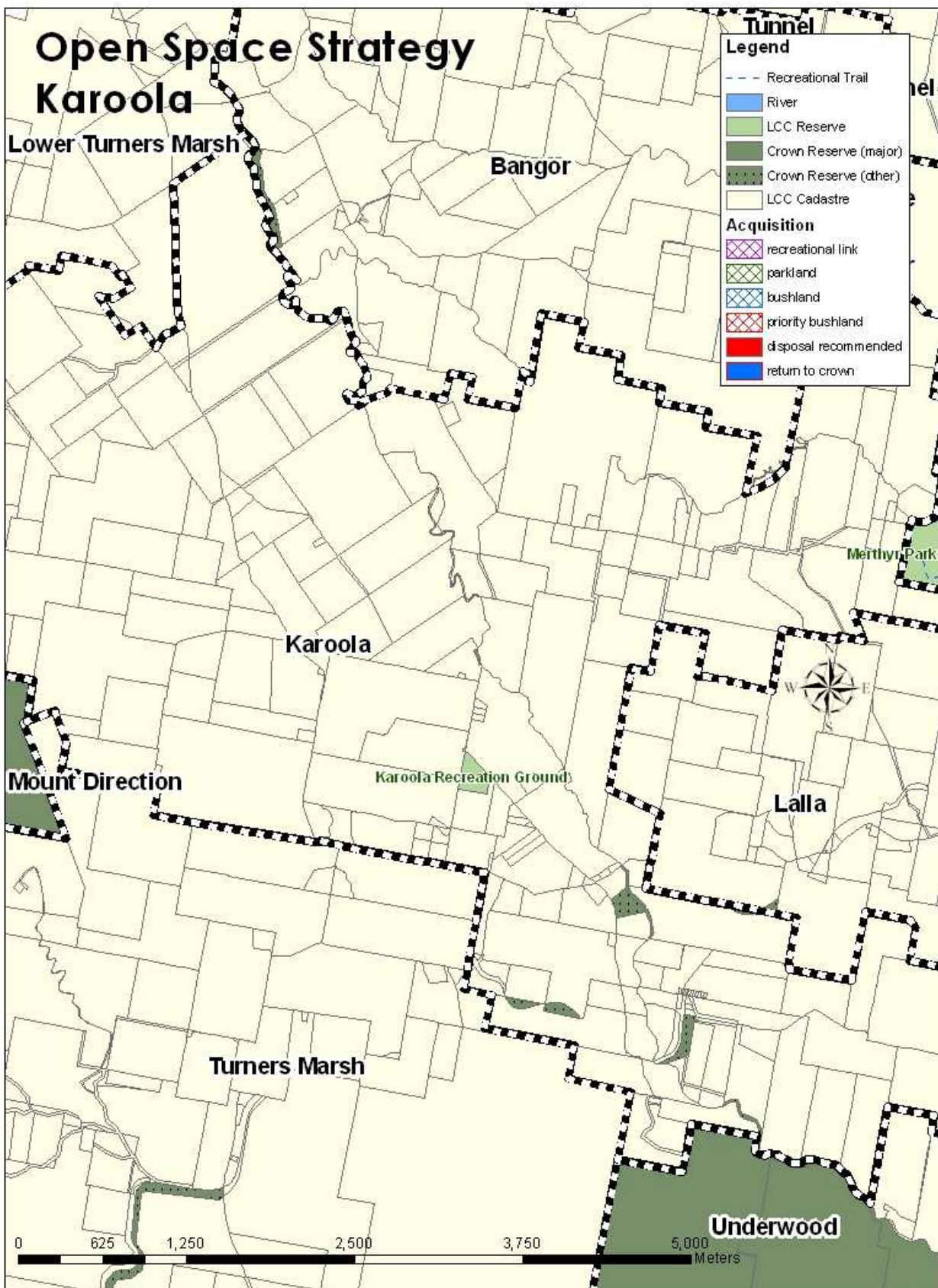
**Disposal:** None at present.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance foreshore linkages. Take cash in lieu for all other instances.



## Karoola (Turners Marsh, Lower Turners Marsh, Mt Direction)





Karoola Population 376						
name	m2	park classification	park hierarchy	zoning	owner	recommendation
Karoola Recreation Ground and Hall	46860	park	district	Rural	LCC PLR	RETAIN
Total Area						

### Profile of Location

A rural locality approximately 20 kilometres north of Launceston. The locality is in the lower range of park provision in the number of parks compared to population and is in the middle range of park provision in the area of parks compared to population. The only park, a district park is centrally located in the locality. It contains an oval for outdoor open space sport.

### Natural Resources

14% of Karoola's parkland is bushland. The bushland reserve at Karoola has important conservation value in that it is a native grassland reserve. A population of burrowing crayfish live in the Karoola Recreation Ground. The area is made up of mostly agricultural land with areas of Dry Eucalyptus amygdalina forest and woodlands with pockets of wet Eucalyptus ovata forest. There is an opportunity to link the Karoola Recreation Ground to a nearby damp sclerophyll forest to the East.

### Recommendations

Although park provision is below average it is safe to assume there will be no great demand for further public open space in this locality. There is sufficient nearby public open space at Lilydale.

**Key linkages:** None identified.

**Key land opportunities:** None identified.

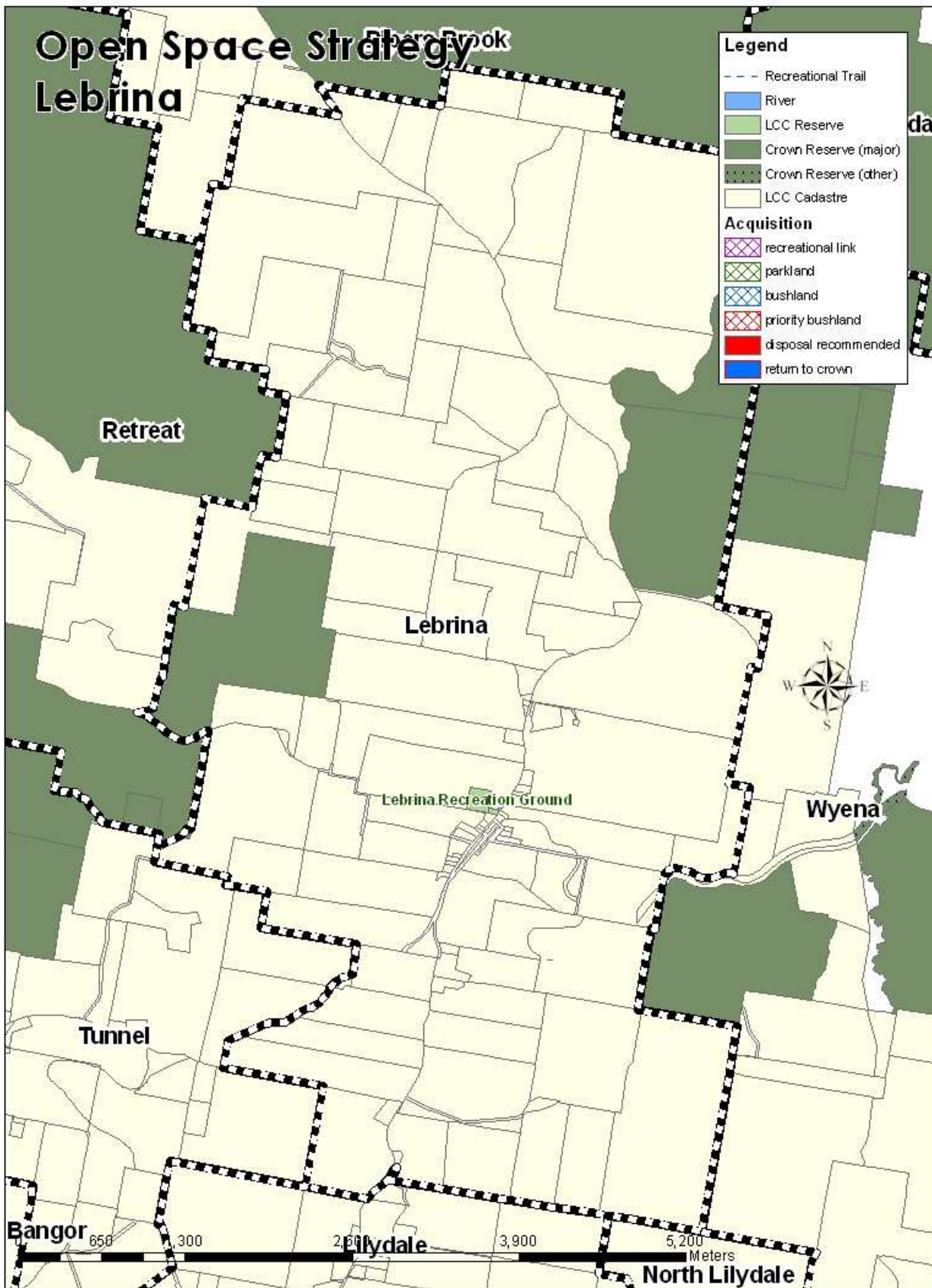
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Take cash in lieu for all subdivisions.



## Lebrina (Wyena, Golconda, Pipers Brook ,Retreat, Tunnel, Pipers River)





Lebrina Population 316						
name	M2	park classification	park hierarchy	zoning	owner	recommendation
Lebrina Memorial Hall	3169	park	district	public recreation	LCC	RETAIN
Lebrina Recreation Ground	29698	sport	district	public recreation	LCC PLR	RETAIN
Total Area	32867					

### Profile of Location

A rural locality approximately 30 kilometres north of Launceston. The locality is in the higher range of park provision in the number of parks compared to population and is in the middle range of park provision in the area of parks compared to population. The two park areas are joined and located centrally in the locality. There one district park and a hall. There is an oval for open space sport in this area.

### Natural Resources

There is no natural vegetation in parks in Lebrina. A population of burrowing crayfish live in the Lebrina Recreation Ground. There are a range of different Eucalypt forests and woodland within the area with some non-forest shrub land and heath areas.

### Recommendations

As park provision is high and the area is not experiencing any major population growth then there is no need to acquire more public open space. Nearby Lilydale has sufficient open space for the region.

**Key linkages:** None identified.

**Key land opportunities:** None identified.

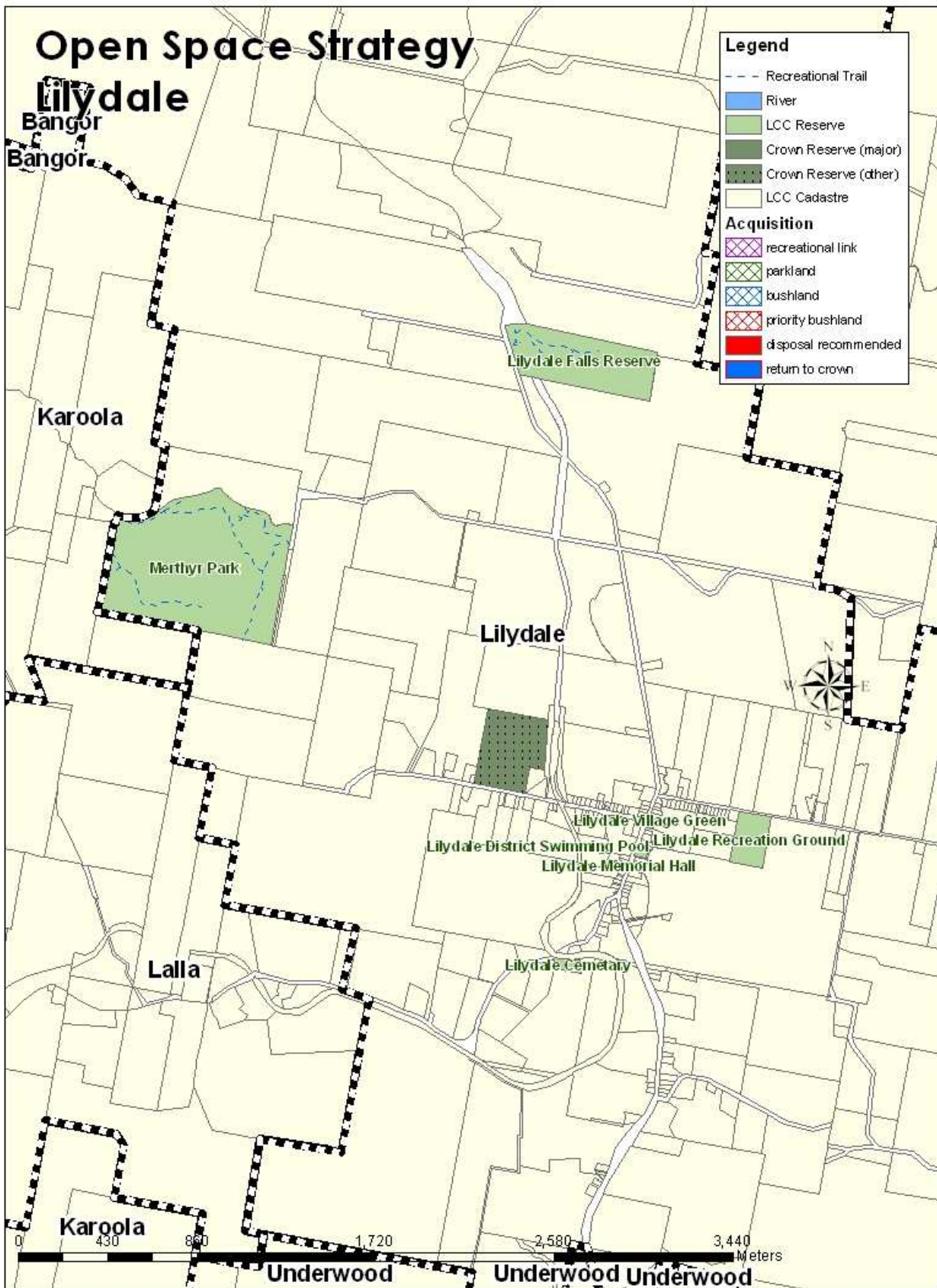
**Disposal:** None at present.

### Recommendation for Open Space Requirements in New Subdivisions

Take cash in lieu for all subdivisions.



## Lilydale (North Lilydale, Bangor, Lalla)





Lilydale Population 992						
name	m2	park classification	park hierarchy	zoning	owner	recommendation
Lilydale Cemetery	7035	utilities	district	particular use	LCC PLR	RETAIN
Lilydale District Swimming Pool	2849	sport	district	utility services/village	LCC PLR	7/10 RETAIN (pool)
Lilydale Falls Reserve	168768	cons/heritage	regional	public recreation	Lands Department	RETAIN
Lilydale Football Ground	40152	sport	district	recreation and leisure	LCC PLR	RETAIN
Lilydale Village Green	1236	lands/amenity	district	Village	LCC PLR	7/10 RETAIN (amenities)
Merthyr Park	500110	cons/heritage	regional	public recreation	LCC PLR	RETAIN
Total Area	720150					

### Profile of Location

A rural locality approximately 22 kilometres north of Launceston. The locality is in the higher range of park provision in both number of parks and area of parks compared to population. Most parkland is in the central more populated areas of the locality. There are four district parks and two regional parks. There is an oval for open space sport in Lilydale. The nearby Walker Rhododendron Gardens and Mount Arthur Forest Reserve provide further recreational opportunity in this locality.

### Natural Resources

80% of Lilydale's parkland is bushland. Most of the area is made up of Wet Eucalyptus obliqua forests or Acacia dealbata forest.

### Recommendations

The quality of bushland parks is good, Lilydale Falls Reserve has facilities that cater for passers, day trippers and stayers. Privately owned forests connecting to our reserves should remain intact so that diversity is maintained in these reserves. As park provision is high and the area is not experiencing any major population growth then there is no need to acquire more public open space. There may be opportunities however to link existing areas and these should be pursued as they arise.

**Key linkages:** None identified.

**Key land opportunities:** Bushland adjoining existing reserves.

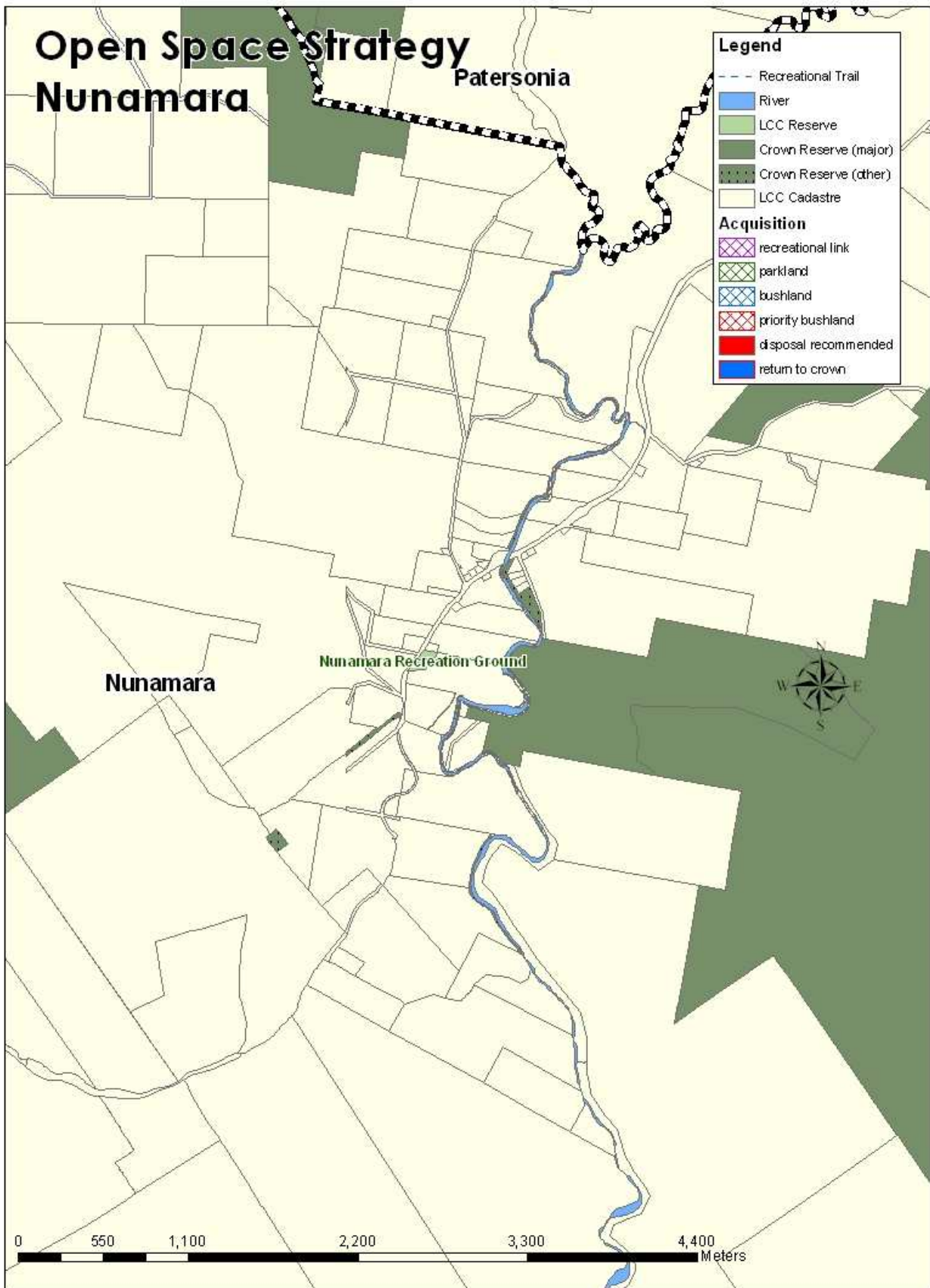
**Disposal:** None at present.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to link or enlarge existing parks. Take cash in lieu for all other instances.



## Nunamara





## Nunamara Population 185

Name	m2	park classification	park hierarchy	zoning	owner	recommendation
Nunamara Recreation Ground and Hall	254742	park	district	Rural	Launceston City Council	RETAIN
Total Area	254742					

### Profile of Location

A rural locality approximately 14 kilometres east of Launceston. The locality is in the lower range of park provision in the number of parks compared to population and is in the higher range of park provision in the area of parks compared to population. The only park, a district park is centrally located in the locality. There are limited sporting facilities in Nunamara. Nearby Myrtle Park contains a wide range of sporting facilities. The state owned Mt Barrow State Reserve and the St Patrick's River Reserve at Nunamara provide further recreational opportunity in this area.

### Natural Resources

There is no natural vegetation in Nunamara's parks. The vegetation in this area varies considerably from alpine to grasslands with many in between.

### Recommendations

Although park provision is below average it is safe to assume there will be no great demand for further public open space in this locality. There is nearby public open space at Myrtle Park. Any opportunities for riparian land along the St Patrick's River should be explored providing they link to existing public open space or are easily accessible themselves. The Tamar Valley Regional Open Space System recommends the reservation of priority vegetation between Mount Barrow and Mount Barrow Falls State Reserves.

**Key linkages:** None identified.

**Key land opportunities:** None identified.

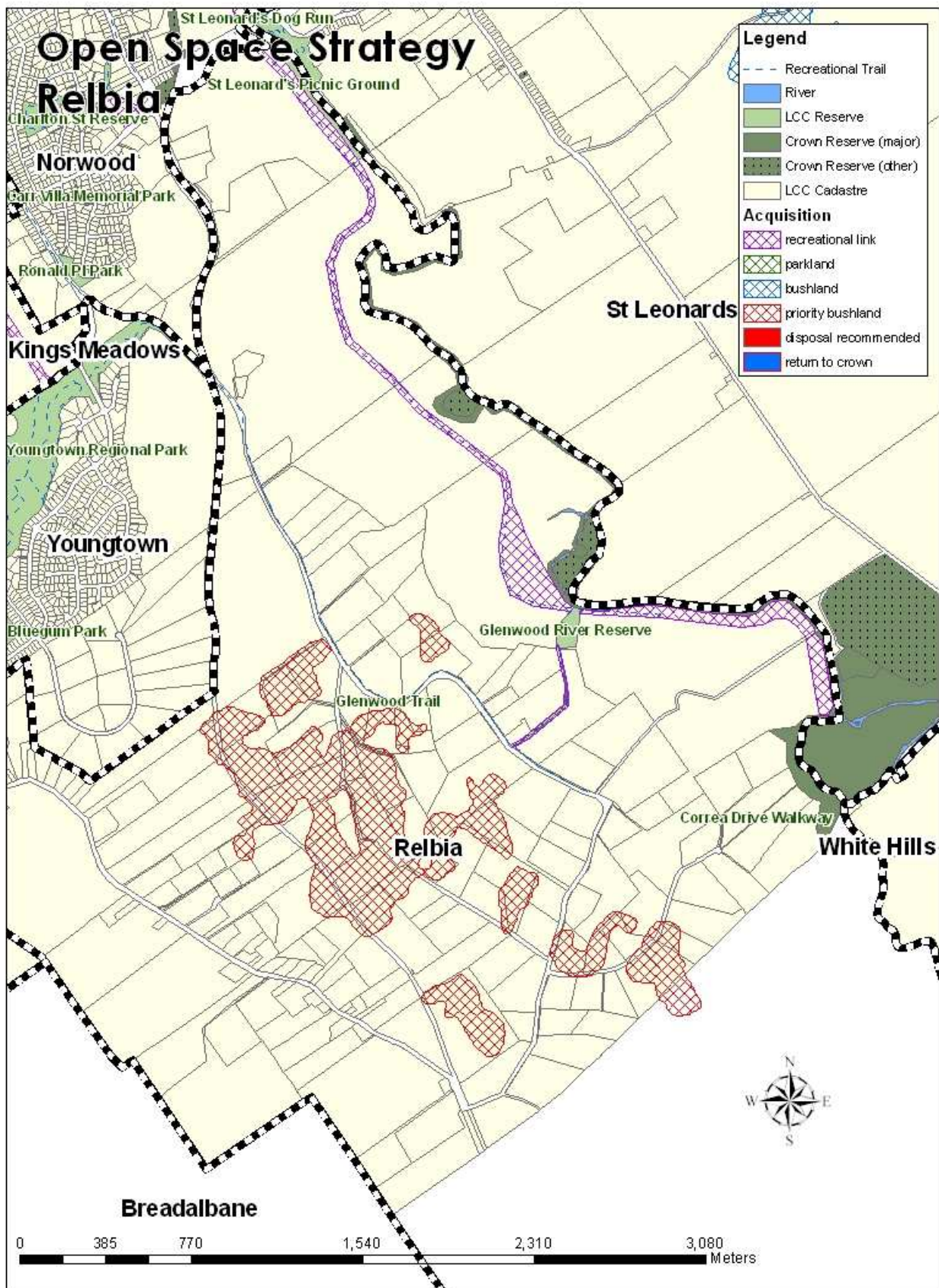
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance riparian linkages. Take cash in lieu for all other instances.



## Relbia





## Relbia Population 539

name	m2	park classification	park hierarchy	zoning	owner	recommendation
Correa Drive Walkway	1610	linear/link	local	rural residential	LCC	7/10 RETAIN (river access)
Glenwood River Reserve	13559	foreshore/water	local	public recreation	LCC PLR	7/10 RETAIN (river access)
Glenwood Trail	8748	linear/link	sub-regional	public recreation	LCC PLR	RETAIN
Total Area	23917					

### Profile of Location

A rural locality approximately 10 kilometres south of Launceston. The locality is in the higher range of park provision in the number of parks compared to population and is in the lower range of park provision in the area of parks compared to population. Parkland is either linear or isolated. There are two local parks and one regional park. There are no sporting facilities in Relbia, the nearest being in Youngtown, approximately 3 kilometres away.

### Natural Resources

There is no natural vegetation in parks in Relbia. Much of the area is classified Dry Eucalyptus woodland.

### Recommendations

Although park provision is above average in terms of the number of parks it is below average in the terms of area of parks. As Relbia is on the urban fringe, there may be future development in the locality therefore opportunity to acquire parkland should be taken.

**Key linkages:** Along the North Esk River.

**Key land opportunities:** Along the North Esk River.

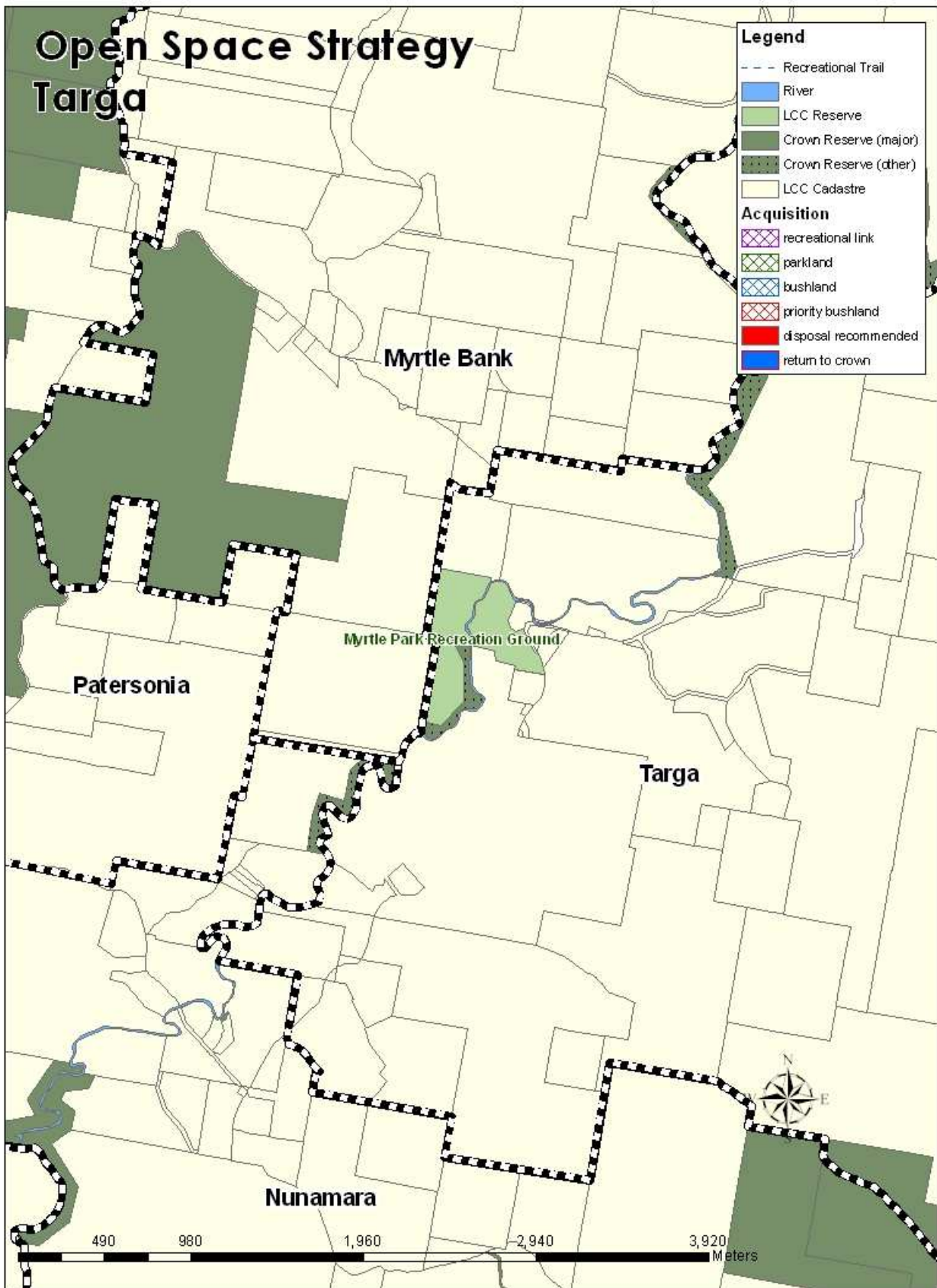
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire larger blocks of land where possible, ideally linked to existing POS. Avoid small acquisitions, the preference in these cases would be to take cash in lieu. A smaller block may be considered if it links to existing public open space.



## Targa (Patersonia, Myrtle Bank, Springfield, Tayene)





Targa Population 300						
name	M2	park classification	park hierarchy	zoning	owner	recommendation
Myrtle Park and Hall	295167	park	regional	public recreation	LCC PLR	RETAIN
Total Area	295167					

### Profile of Location

A rural locality approximately 25 kilometres east of Launceston. The locality is in the middle range of park provision in the number of parks compared to population and is in the higher range of park provision in the area of parks compared to population. The only park, a regional park is centrally located in the locality. It contains a wide range of recreational and sporting facilities.

### Natural Resources

63% of parkland is bushland. The vegetation of the area varies from Tall Rainforest dominated by Myrtles to wet Eucalyptus obliqua, viminalis and delegatensis forests.

### Recommendations

As park provision is high and the area is not experiencing any major population growth then there is no need to acquire more public open space.

**Key linkages:** None identified.

**Key land opportunities:** None identified.

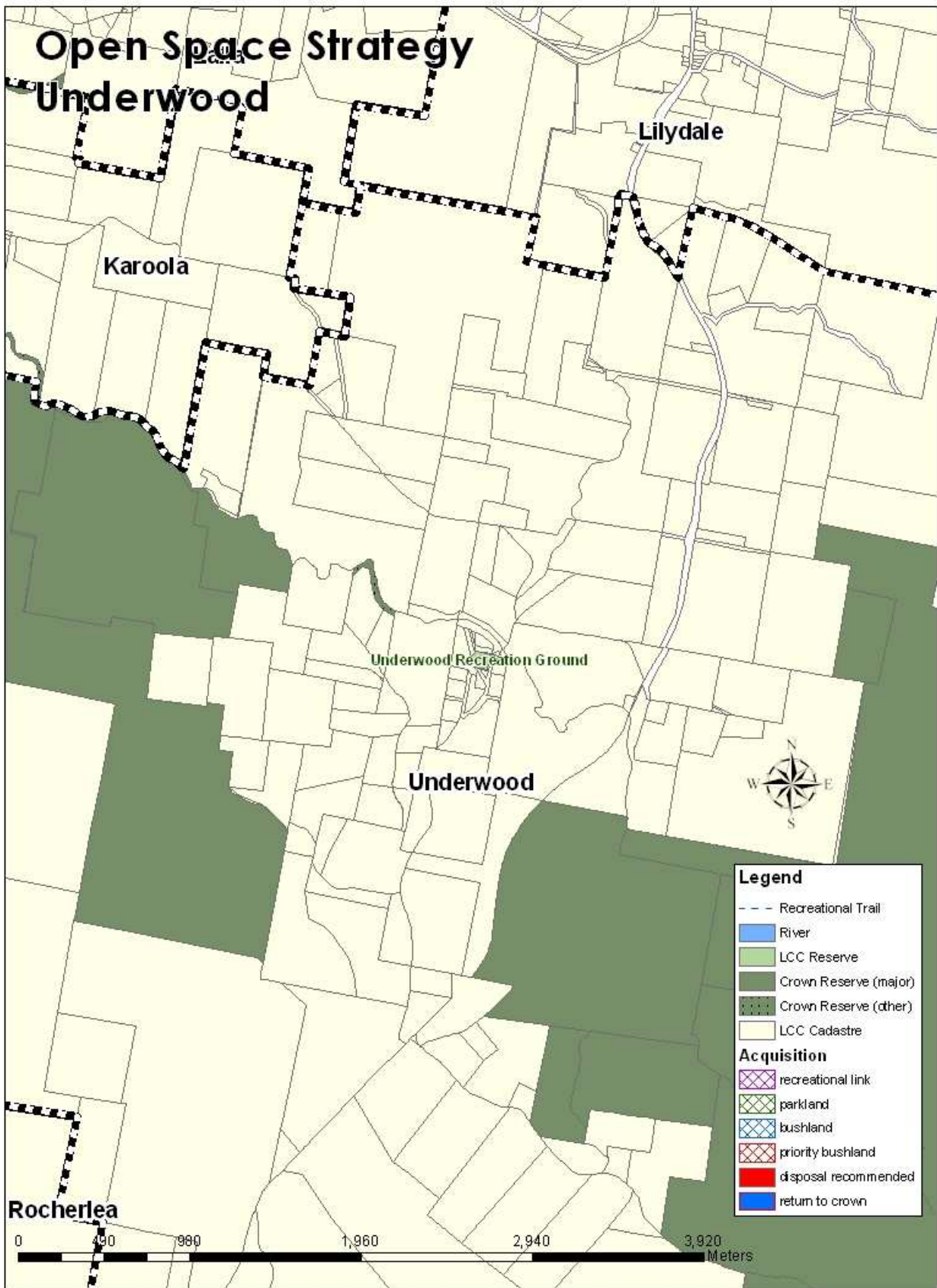
**Disposal:** None at present.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance riparian linkages. Take cash in lieu for all other instances.



## Underwood





## Underwood Population 452

name	M2	park classification	park hierarchy	zoning	owner	recommendation
Underwood Recreation Ground	9250	sport	district	Rural	Lands Department	6/10 RETAIN
Total Area	9250					

### Profile of Location

A rural locality approximately 16 kilometres north of Launceston. The locality is in the lower range of park provision in both number of parks and area of parks compared to population. The only park is centrally located in the locality. There is one district park that includes a sports oval. The nearby Hollybank Forest Reserve also provides further recreational opportunity.

### Natural Resources

There is no natural vegetation in the park. The vegetation in Underwood is Wet Eucalyptus obliqua, viminalis and delegatensis forests and Acacia dealbata dominated canopy.

### Recommendations

Although park provision is below average it is safe to assume there will be no great demand for further public open space in this locality. There is nearby public open space at Hollybank and Lilydale. Any opportunities for riparian land along the Pipers River should be explored providing they link to existing public open space or are easily accessible themselves. Linking the Underwood Recreation Ground to the Pipers River should also be considered. The Tamar Valley Regional Open Space System recommends the reservation of priority vegetation on land parcels connecting the Pipers River Conservation Area, Lady Nelson Forest Reserve, Pipers River Private Sanctuary and the Hollybank Forest Reserve.

**Key linkages:** Along the Pipers River.

**Key land opportunities:** None identified.

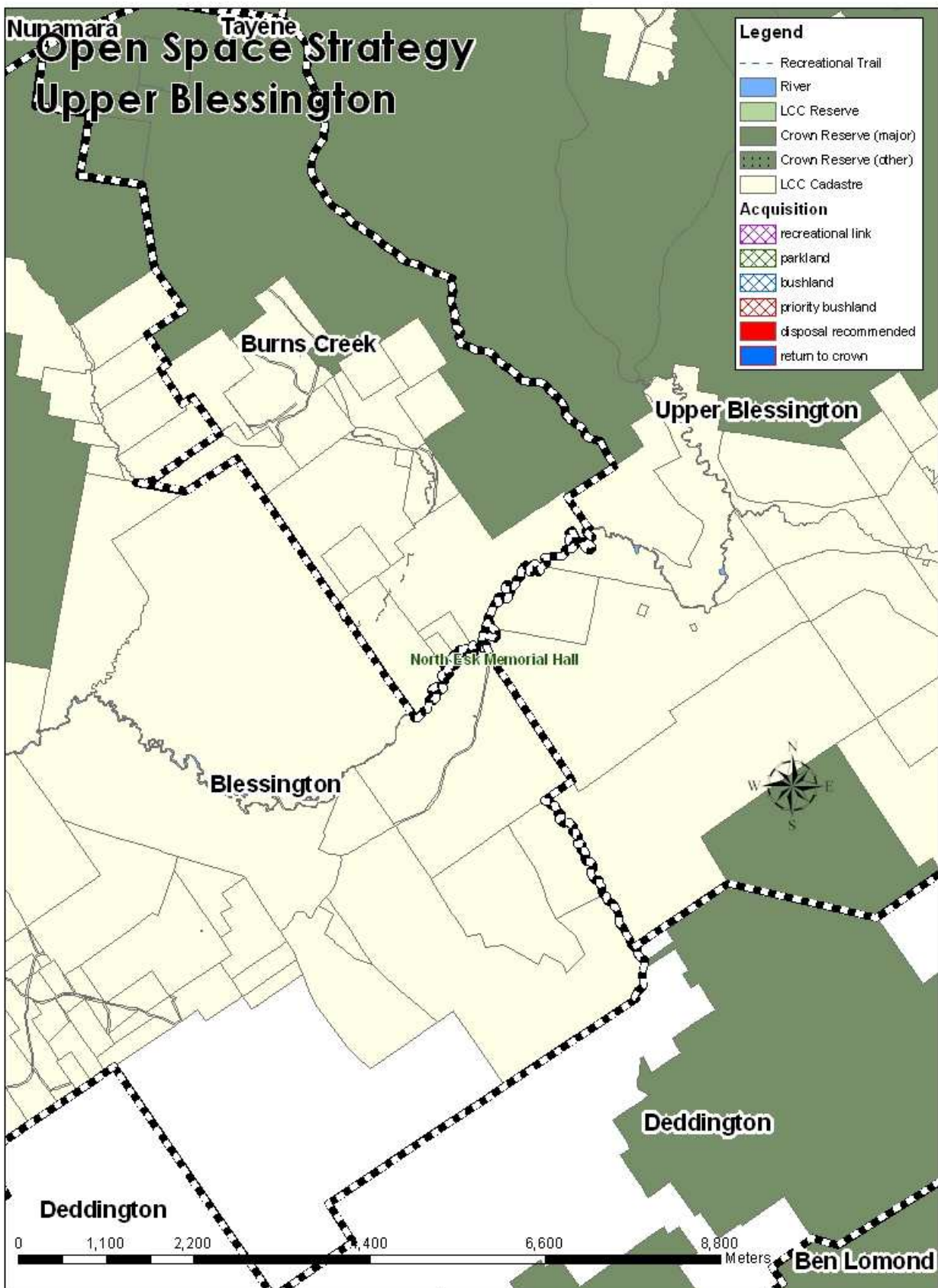
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance riparian linkages. Take cash in lieu for all other instances.



## Upper Blessington (Burns Creek, Blessington)





## Upper Blessington Population 188

name	m2	park classification	park hierarchy	zoning	owner	recommendation
North Esk Memorial Hall	3475	park	district	Rural	LCC PLR	RETAIN
Total Area	3475					

### Profile of Location

A rural locality approximately 32 kilometres east of Launceston. The locality is in the middle range of park provision in the number of parks compared to population and is in the lower range of park provision in the area of parks compared to population. The only park is located at the western end of the locality. The community hall is the only place owned by the council for local meetings and community use. The hall grounds contain a sportsfield. The nearby Ben Lomond National Park provides further recreational opportunity.

### Natural Resources

Some remnant bushland is located in the grounds. The bushland in this area is varied from Dry Eucalyptus viminalis gassy forests with Eucalyptus amygdalina, delegatensis, and cordata dry forests to Wet Eucalyptus regnans forests and Acacia dealbata forest.

### Recommendations

Although park provision is average to below average it is safe to assume there will be no great demand for further public open space in this locality. Any opportunities for riparian land along the North Esk River near the existing park should be explored providing they are easily accessible themselves.

**Key linkages:** Along the North Esk River.

**Key land opportunities:** None identified.

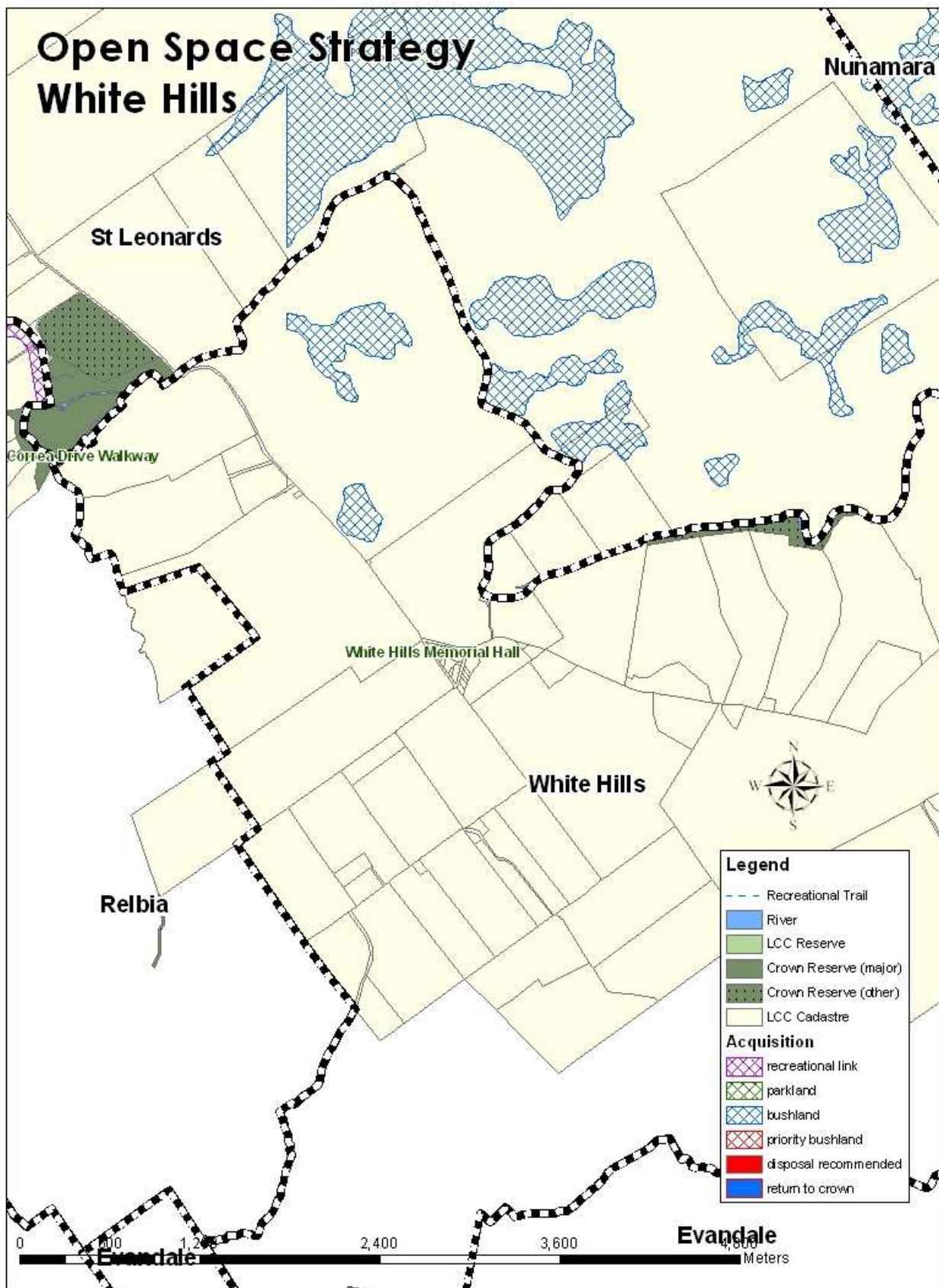
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance riparian linkages. Take cash in lieu for all other instances.



## White Hills





White Hills						
name	m2	park classification	park hierarchy	zoning	owner	recommendation
White Hills Memorial Hall	517	park	district	Rural	LCC PLR	RETAIN
Total Area	517					

### Profile of Location

A rural locality approximately 13 kilometres east of Launceston. As no population data is available it cannot be assessed for provision against this criteria. The only park is located in the main populated area in the west of the locality. There is one district park, a community hall used for local meetings and community use. Other recreational areas can be found nearby at Corra Linn and in Evandale.

### Natural Resources

There is no natural vegetation in the park. There are some native grasslands in the extreme East and West of this locality, the majority of the area is under agriculture with scattered Eucalyptus viminalis and amygdalina woodlands with some non-Eucalyptus, Bursaria and Black Wattles.

### Recommendations

Although no population data exists it is safe to assume there will be no great demand for public open space in this locality. There is nearby public open space at Corra Linn and St Leonard's. Any opportunities for riparian land along the North Esk River south of Corra Linn should be explored providing they link to existing public open space or are easily accessible themselves.

**Key linkages:** Along the North Esk River.

**Key land opportunities:** None identified.

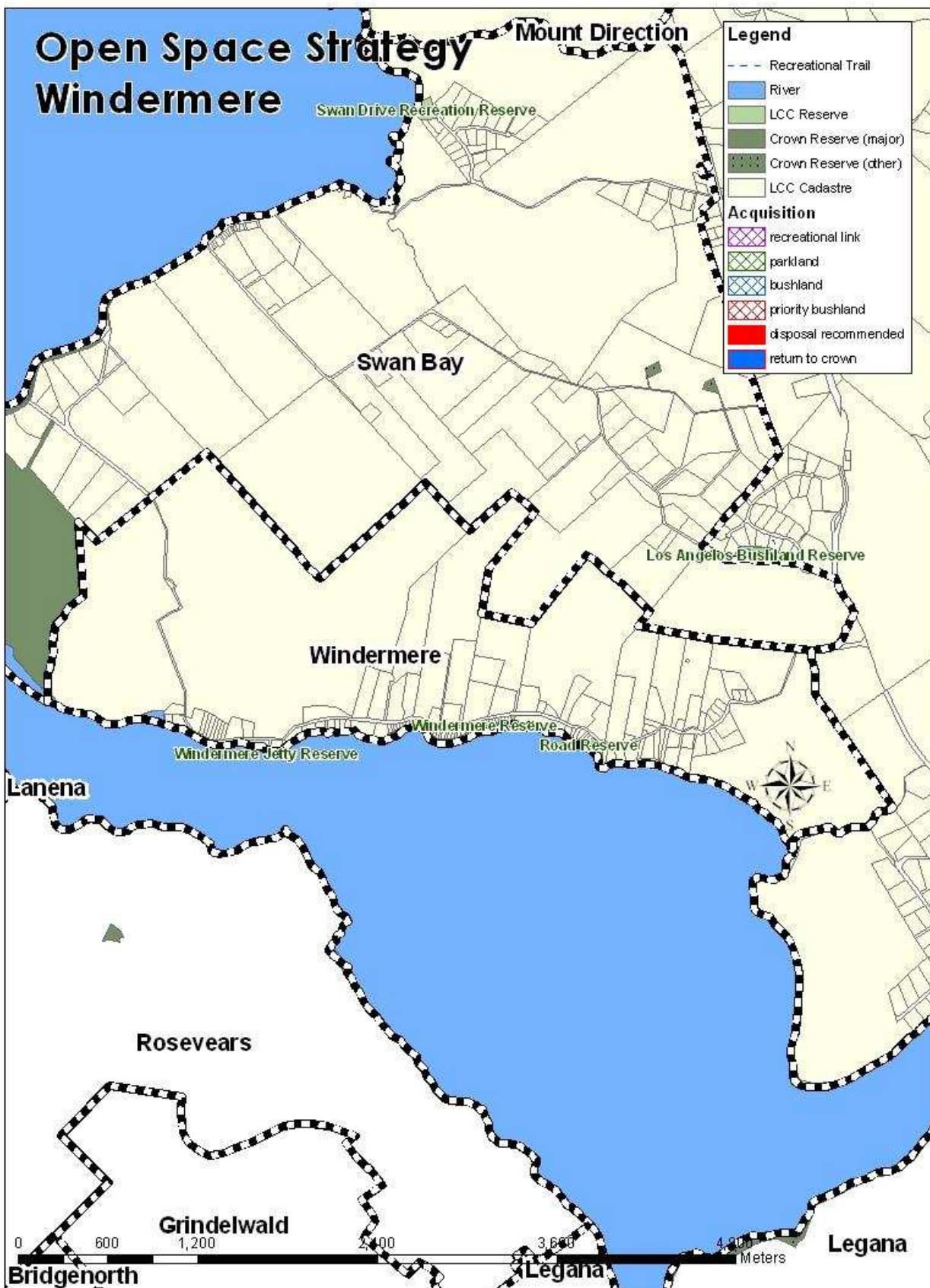
**Disposal:** None.

### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance riparian linkages. Take cash in lieu for all other instances.



## Windermere (Swan Bay)





Windermere Population 599						
name	m2	park classification	park hierarchy	zoning	owner	recomm endation
Los Angeles Bushland Reserve	25934	cons/heritage	district	rural residential	LCC PLR	6/10 RETAIN
Swan Drive Recreation Reserve	14416	cons/heritage	local	public recreation	Lands Department	RETAIN
Windermere Jetty Reserve	195	foreshore/water	district	None	Lands Department	7/10 RETAIN (valuabl e river access)
Windermere Reserve	13293	foreshore/water	local	public recreation	LCC	RETAIN
Total Area	53838					

### Profile of Location

A rural locality approximately 17 kilometres north of Launceston. The locality is in the higher range of park provision in the number of parks compared to population and is in the middle range of park provision in the area of parks compared to population. Most parkland is on the fringe of the locality in more populated areas. There are two local parks and two district parks. The state owned Native Point Nature Reserve is located in Swan Bay. Another significant open space area, the Mount Direction Historic Site is located nearby.

### Natural Resources

87% of parkland is bushland. The vegetation of this area is mostly improved agricultural land; the bushland areas are mostly along the foreshore and are sedgeland communities with some Eucalyptus amygdalina dominated communities.

### Recommendations

As park provision is average to high and the area is not experiencing any major population growth then there is no need to acquire more public open space. There are opportunities however to link existing foreshore areas and these should be pursued.

**Key linkages:** All foreshore areas.

**Key land opportunities:** None identified.

**Disposal:** None at present.

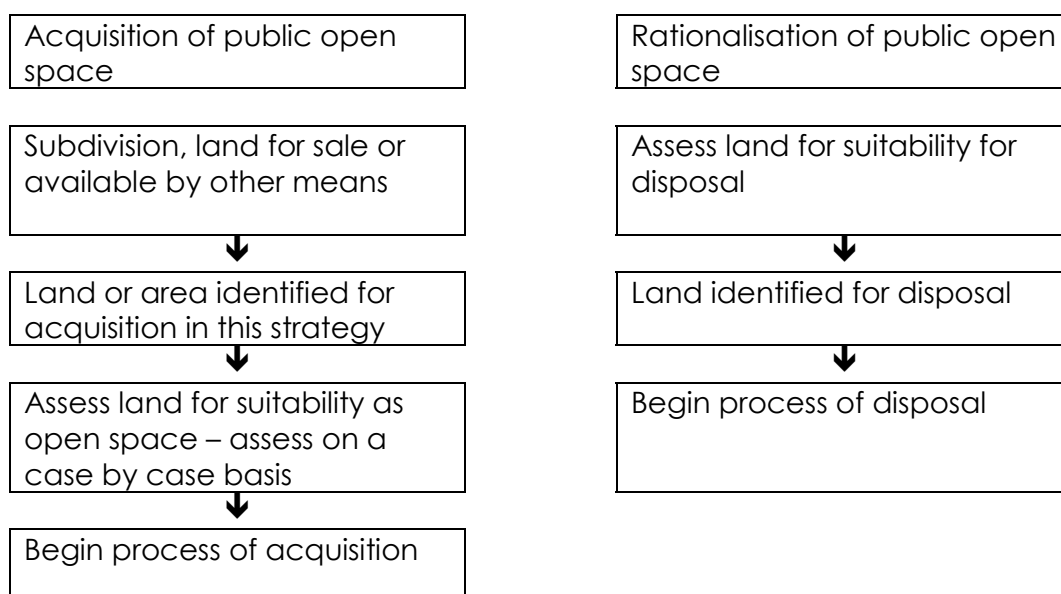
### Recommendation for Open Space Requirements in New Subdivisions

Acquire land to advance foreshore linkages. Take cash in lieu for all other instances.



## Chapter 4 Implementation and Review

Action	Responsibility	Timing	Reference
Locality Recommendations – acquisition	Parks and Recreation Department	Ongoing as opportunities arise	Chapter 3 Future Opportunities and under each locality heading
Locality Recommendations – linkage	Parks and Recreation Department	Ongoing as opportunities arise	Chapter 3 Future Opportunities and under each locality heading
Locality Recommendations – disposal	Parks and Recreation Department	Ongoing as opportunities arise	Chapter 3 Future Opportunities and under each locality heading
Promotion of parks using parks brochure and Launceston City Council web site	Parks and Recreation Department Communications and Economic Development	Ongoing	
Although this plan has a long-term focus it should be reviewed every 5 years to allow for changes in the open space system across Launceston.	Parks and Recreation Department	1 <sup>st</sup> review 2012	





# **Bibliography**

## **Plans and Policies**

Launceston City Council Dog Management Policy 2002

Launceston City Council Planning Scheme

Launceston City Council Playground Provision Study 1999

Launceston City Council Recreation Strategy 2006 Draft

Tamar Valley Regional Open Space System 2004 Inspiring Place Pty Ltd HM Leisure Planning Pty Ltd

## **Legislation**

Dog Control Act 2000

Lawrence Vale Landslip Act 1961

Local Government (Building and Miscellaneous Provisions) Act 1993



## ***Appendices***



## Appendix 1: Tamar Valley Regional Open Space System – Population, Demographics, Classification, Hierarchy and Sizes

### Population and Demographics

An assessment of population change within the Study Area is provided in Appendix B of the TVROSS. Some of the general findings are:

- the Tamar Valley study area has a total population of 85,820 persons; this represents almost 20% of the total 2001 Tasmanian Census population;
- approximately 90% of the regional population lives in urban districts, this trend is evident in each municipality (Launceston 95%, George Town 84% and West Tamar 91%);
- whilst the population within the whole of the northern Tasmania region has been experiencing slow growth, the developing areas of Legana and Prospect have been increasing their population; and ageing profile across the region and Study Area. The main northern Tasmania demographic trends which are likely to affect the potential demand for open space are the minimal population growth rate, the ageing of the population base, and rural/urban population movements. The possible implications have been drawn from content analysis of relevant journals, interpretation of national trends, professional experience and consultation with sporting clubs and organisations elsewhere. The implications for open space planning and management include:
  - limited population base to support some existing or new facilities, programmes and services associated with some open space areas;
  - reduction in use of open space in the older and inner suburbs of the urban areas where there is a greater decline in population;
  - loss of some outdoor sports and recreational clubs and activities which may use open space with insufficient numbers to sustain levels for competition, interest or meeting operating costs;
  - pockets of new demand for open space provision and facilities in some developing areas (e.g. Legana, Prospect); and
  - access and mobility to open space facilities, programmes and services will be more critical given the ageing population.

### Open Space Classification

The open space typology defined for the Tamar Valley contains eight different types of open space (see Appendix C in the TVROSS for further details). They are:

**PARK** - Parks are defined as open space sites which have been developed to meet a range of non-competitive recreational pursuits in a predominantly informal setting (eg Charlton St Reserve).

**SPORT** - Sports open spaces are defined as sites used for active, competitive recreation. They include sports grounds used for a wide range of team and individual competitions, golf courses, outdoor sports courts, race tracks, rowing courses, equestrian courses, outdoor pools and rifle ranges (eg Hobler's Bridge Sports Centre).

**LANDSCAPE AND AMENITY** - Landscape and Amenity open spaces are defined as sites which have landscape and amenity features and value which warrant reservation and protection ahead of use for other purposes (eg. Arbour Park).

**LINEAR AND LINKAGE** - Linear and Linkage open space are defined as multi-use trails, off- and on-road cycling reservations, unused road and rail reservations, service easements which provide linear reserves and routes. It also includes small pathways and routes which provide links to other open spaces or other public and community venues (e.g. to shops, schools, residential areas). Linear and Linkage open spaces are predominantly for human use but may also serve as wildlife corridors (eg. Newnham Bikeway).



**FORESHORE AND WATERWAY** - Foreshore and Waterway open spaces are defined as estuaries, foreshores, beaches, creeks, rivers and lakes and the land and water areas associated with them (eg. St Leonard's Picnic Grounds).

**CONSERVATION AND HERITAGE** - Conservation and Heritage open space are defined as natural and developed venues, which have vegetation, habitat, archaeological, building remnants, land uses or other features which warrant conservation and protection ahead of their use for other purposes (eg. Princes Square).

**UTILITIES AND SERVICES** - Utilities and Services open spaces are defined as reserves established to provide for a range of essential urban and rural services. They include flood management areas, water catchments, forest harvesting, fire surveillance and control, road development, utilities easements (power, water, gas), sand extraction and other mining activities, airports, railways and noise, dust, visual and other similar abatement zones (eg. Newnham Creek).

**UNDEVELOPED** - Undeveloped open spaces are defined as resources, which have been reserved or are to be reserved to meet future needs of each of the other open space categories, but do not include forestry harvesting areas. Undeveloped open spaces would have their eventual uses allocated to them following an assessment of the need for other open space types.

In applying the typology, each open space would be allocated to one of the above categories, with this being its "primary" category. The specific uses to which each category is put will be determined to an extent by existing uses and by a needs assessment process.

### Open Space Hierarchy

The open space hierarchy defined for the Tamar Valley contains six different levels of open space (see body of the TVROSS for further details). They are:

**LOCAL** - Local open spaces predominantly or totally serve small rural localities, small townships, and neighbourhoods or suburbs within the urban areas of the Tamar Valley (eg Caledonian Square).

**DISTRICT** - District open spaces serve substantial and often well defined geographical districts or precincts within a municipality or region (eg. Waverley Lake Park).

**SUB-REGIONAL** - Sub-Regional open spaces are those which serve the community living in a council area (eg. Windmill Hill).

**REGIONAL** - Regional open spaces are those, which serve the needs of the residents of the broad geographical area considered in the current study and its surrounds (eg. Heritage Forest).

**STATE** - State level open spaces have characteristics similar to regional venues but serve the whole State because their characteristics are generally considered to be more marked or significant than those of the regional venues (eg. City Park).

**NATIONAL** - National level open spaces have characteristics similar to State and regional areas but serve the whole country (as well, perhaps, as overseas visitors) because their characteristics are generally considered to be more marked or significant than those of the State and regional venues (eg. Cataract Gorge Reserve).

### Open Space Sizes

#### **PARK** Indicative Sizes

Parks should be of a size, which allows use flexibility and diversity across an array of activities, needs and ages. Wherever possible, single use provision should be avoided or designed out. Ideally, all new provision initiatives should seek to achieve the following sizes, although intensity of development can offset the disadvantages of smaller sites:

Local: 0.5 hectares minimum

Sub-municipal/municipal: 2 hectare minimum

Regional: 5+ hectares minimum



### **SPORT** Indicative Sizes

Sports open spaces should be of a size, which offers use flexibility and a diversity of sports; which facilitates and/or can accommodate long term growth and change of uses, and which enables and facilitates the co-location of uses. This will optimise utilities provision and the provision of change/social facilities, parking, lighting etc. Wherever possible, single use provision should be avoided or designed out. The level of provision of facilities for individual sports should reflect research into the minimum number needed to provide for viable competition and/or viable user clubs. The following minimum site sizes are recommended:

Local: 1.5 hectares minimum

Municipal: 1.6-10 hectares minimum

Regional: 10 hectares minimum

### **LANDSCAPE AND AMENITY** Indicative Sizes

Indicative sizes cannot generally be specified for Landscape and Amenity open spaces as they will be determined by:

The attributes of the landscape and/or amenity resource;

The size of the area required to protect the resource, and/or;

The area required to ensure site and resource sustainability.

In all instances, the larger and more "complete" the site, the better is its capacity to provide the values and benefits for which it has been reserved.

### **LINEAR AND LINKAGE** Indicative Sizes

The size of Linear and Linkage open spaces will be determined by their key purposes and location. Spaces used for recreational purposes can generally be narrower than those used for other purposes and may well be far longer than those established for example, to protect streamside habitats or to provide wildlife movement corridors. The size of areas reserved for natural habitat purposes will be determined by the assessed minimum area or length required for a sustainable ecosystem. The indicative characteristics of Linear and Linkage open spaces used for recreational activities are:

Length:

Local, minimum determined by linkage requirements (e.g.: to link two residential streets)

Municipal: 1 kilometre

Regional: 5 kilometres +

Width:

Local: within an easement of 5 metres unless preconditions limit this. No section which is less than 10 m. wide should be more than 50 m. long. In urban areas, no section should be more than 150 m. long without alternate access/entry points

### **FORESHORE AND WATER WAY** Indicative Sizes

Indicative sizes cannot generally be specified for Foreshore and Waterway open spaces as they will be determined by:

The attributes of the resource;

The size of the area required to protect the resource and to ensure ecosystem sustainability;

The size of the area required to minimise impacts on other uses and/or

The area required to establish viable recreational and commercial activities together with the appropriate service areas.

In all instances, the larger and more "complete" the site, the better is its capacity to provide the values and benefits for which it has been reserved.

### **CONSERVATION AND HERITAGE** Indicative Sizes

Indicative sizes cannot generally be specified for Conservation and Heritage open spaces as they will be determined by:

The attributes of the conservation and heritage resource

The size of the area required to protect the resource, and/or

The area required to ensure ecosystem sustainability.



From a conservation and heritage perspective, larger rather than smaller sites should be sought. The larger a site and the more it is connected to other open spaces (particularly those which are also of conservation and heritage significance), the better is its capacity to provide the values and benefits for which it has been reserved. From a heritage perspective, more intact sites can better provide the values and benefits for which they have been reserved.

**UTILITIES AND SERVICES** Indicative Sizes

Indicative sizes cannot generally be specified for Utilities and Services open spaces as they will be determined by:

The purpose for which the resource has been reserved;

Health and safety rules and regulations associated with each use;

The size and dimensions of the area required to minimise impacts on other uses; and

The area required to allow viable use together with the appropriate service areas.

**UNDEVELOPED LAND** Indicative Sizes

Indicative sizes cannot generally be specified for Undeveloped open spaces as these will have been determined by earlier acquisition processes. However, sizes which reflect the projected long term use of surrounding areas should be included in outline development plans or should be acquired. If the possible future use has not been determined at all, then parcels of 10 hectares, which are capable of contributing usefully to most open space types should be acquired or zoned.



## Appendix 2: Recreation Strategy

### POLICY POSITIONS FOR RECREATION PLANNING

The following Policy Positions reflect the present and desired direction of local government involvement in the recreation industry in Australia.

- Major recreation developments initiated or supported by Council will only proceed where they are the outcome of a 'whole-of-Council' process of planning, review and approval.
- Council will endeavour to facilitate the provision of recreation programs/projects for the community when deemed appropriate, where there is an identified 'gap' in provision.
- Council will consider the provision of recreational programs and services where they are essential for the viability of a major Council recreation facility.
- Council will only provide or support new facilities, programs and services which reflect researched community needs, which help achieve optimal use, which offer a diversity of measurable beneficial outcomes and which maintain or broaden the base for participation in recreation activities.
- Recreation provision proposals should meet the proposed project assessment criteria. The criteria encompass the following questions; Does the proposal meet the current and future needs of the community?; Does the proposal incorporate a planned and well managed approach?; Will the proposal be financially viable?
- Council will continue to provide or support the provision of a diversity of open space and built recreation facilities to allow the opportunity for an equitable range of both structured and unstructured recreational experiences. Unless a strong case to the contrary can be demonstrated, open space and built facilities will only be developed where this supports multiple uses and users.
- Council will encourage a transition to a shared or multiple occupation of existing grounds, facilities, clubroom and social facilities.
- Council will endeavour to provide and maintain recreation facilities, programs and services in a condition which is appropriate to the standard and level of use. Maintenance schedules will comply with contemporary standards for competition, safety and risk management.
- Council will aim to continuously review the existing provision and use of recreation facilities, programs and services for the purpose of determining need and in order to respond to emerging trends.
- Where deemed appropriate, Council will endeavour to refurbish, redevelop and/or rationalise recreation assets or restructure their management and use to ensure current and emergent needs are satisfied and that duplication or over-provision does not occur.
- Council will only deal with sporting and recreation associations or parent groups (as opposed to individual clubs) on matters of strategic planning relating to the development of recreation facilities, programs and services. Major capital works initiatives will only be undertaken when they are supported by an acceptable feasibility and/or business plan.
- Council will seek to promote the availability of recreation facilities, programs and services in the community for a broad range of uses, and will encourage individual, associations and clubs to provide events and sporting fixtures on Council reserves whether on a regular or occasional basis.
- Council will strive to facilitate, support and/or develop and maintain recreation facilities, programs and services at a hierarchy of standards in order to ensure a sustainable array of opportunities for participation at all appropriate skill levels.
- Fees and charges will be established on the basis of facility, program and service maintenance costs, facility, program and service types, user types and market acceptance.



- Fee subsidies and concessions will be considered as part of a specific council funding initiative or referrals will be made to the Council Community Grants scheme.
- Recreation facilities, programs and services on Council land or land for which Council is responsible will be managed, maintained and programmed in keeping with the principles of Councils Recreation Strategy and other relevant Council policies.
- Council will endeavour to monitor the implementation and impacts of these policy positions and review and revise them on a 5 yearly basis or as deemed appropriate. Additional items will be added depending on changing and new circumstances. Council will seek to prepare a report to the community on the revision.



## Appendix 3: Guidelines for Potential Acquisition of Open Space

### **PARK**

Priority be given to:

- areas which satisfy the specified purposes of the open space type;
- areas which improve the conservation of the natural and cultural resources within the region;
- areas which support or link to the regional recreation trails network;
- areas which can cater for higher levels on the hierarchy of open space;
- areas where the impacts of park use will not cause adverse impacts on other open space values;
- areas where funding assistance for any recreational facilities, programmes and services is known/available; and/or
- areas which meet identified local recreational needs including local recreational trails or tracks.

### **SPORT**

Priority be given to:

- areas which satisfy the specified purposes of the open space type;
- areas which cater for identified and demonstrated community sporting needs;
- those areas which can cater for higher levels on the hierarchy of open space;
- areas where the impacts of sporting use will not cause adverse impacts on other open space values;
- areas where funding assistance for sporting facility, programs and services is known/available.

### **LANDSCAPE AND AMENITY**

Priority be given to:

- areas which satisfy the specified purposes of the open space type;
- areas identified as having high visual values for the region or significance to a local community;
- areas with other significant open space values including conservation, cultural, or recreational values;
- areas connected with the amenity of important trails or tracks including touring routes and regional recreation trails;
- areas which need to be in public ownership and management to effectively protect the landscape values.

### **LINEAR AND LINKAGE**

Priority be given to:

- areas which satisfy the specified purposes of the open space type;
- open spaces associated with the proposed or existing regional recreation trails;
- open space which provides linkage between existing open space areas and potential conservation or landscape or recreational benefits;
- open space with existing or potential trails or tracks that link to the proposed or existing regional trail network;
- open space with existing or potential trails or tracks which link to regional, sub-regional or municipal level open spaces;
- open space with existing or potential trail or track sections which extend existing, high use local trails or tracks which can cater for both residents and visitors;
- other open space with existing or potential for trails or tracks which link to sub-municipal level parks or recreation areas;
- open space with existing or potential for local trails or tracks which cater for shared use.

### **FORESHORE AND WATERWAY**

Priority be given to:

- areas which satisfy the specified purposes of the open space type;
- areas which provide linkages between existing Linear and Linkage areas;
- areas of high conservation value and health along Class 1 streams;
- areas along Class 1 streams generally<sup>13</sup>;



areas along Class 2 and 3 streams where recreational benefits can be gained in terms of future Linear and Linkage areas or other uses;

areas along waterways where benefits can be gained in terms of future Utility area requirements (particular attention should be given to those areas required for stormwater management e.g. retention, infiltration, sediment control, etc.).

### **CONSERVATION AND HERITAGE**

Priority be given to:

areas that satisfy the specified purposes of the open space type;

areas that improve the conservation of the natural and cultural resources within the region;

areas with identified conservation value e.g. RAMSAR, threatened species, Burra Charter, RNE, Tasmanian Heritage List, local planning schemes;

areas that can cater for higher levels on the hierarchy of open space;

areas where funding and management assistance for any conservation works is known/available.

### **UTILITIES AND SERVICES**

Priority be given to:

areas that satisfy the specified purposes of the open space type;

areas along waterways where benefits can be gained in terms of stormwater management e.g. retention, infiltration, sediment control, etc.;

areas where recreational benefits can be gained in terms of existing or future Linear and Linkage areas; and/or

areas where or other recreational uses can be integrated with the functional requirements for the utility in question (e.g. floodways used for sports grounds or for retention of riparian vegetation, etc.).

### **UNDEVELOPED**

Priority be given to:

areas which satisfy the specified purposes of the open space type.



## Appendix 4: Preliminary Assessment for Open Space Areas.

Each park was assessed against the following 10 criteria:

- Is very small (less than 1000m<sup>2</sup>) or does not fulfil ROSS size requirements
- The locality has a large number or area of open space compared to population, what other open space areas are nearby
- Are there any significant features present – playgrounds, recreational or sporting features
- Is any natural heritage present
- Is any cultural heritage present
- Is any significant vegetation or trees present (generally not native)
- Is there any utility value, eg. walkway
- What is the location and frontage.
- Is there any specific known association with any individual or group (apart from local residents)
- Is the zoning Public Recreation or Recreation and Leisure.

The higher the score, the less value the area had.

Score out of 10	name	Address	suburb
7	Anson St Env Cnr	Anson St/Tasman Hwy	Waverley
3	Arbour Park	7-21 Hill Street	West Launceston
6	Archers Manor	Alanvale Road	Alanvale/Newnham
6	Ballina Cres Reserve	Ballina Crescent	Ravenswood
7	Bathurst St Env Corner	Bathurst/Frederick	Launceston/Elphin
4	Bellevue Ave Landslip Res	Bellevue Ave	South Launceston
7	Bibra Place Rec Reserve	Bibra Place	Waverley
6	Bluebell Park	Bluebell Ct	Rocherlea
4	Bluegum Park	Bluegum Road	Youngtown
8	Bonella St Park	Lot 131 Bonella St	Ravenswood
9	Boronia Crt Park	9 Boronia Court	Rocherlea
3	Brickfields Park	Bathurst Street	Launceston/Elphin
6	Brisbane St Mall	Brisbane Street	Launceston/Elphin
8	Caledonia Crt Reserve	Caladenia Court	Rocherlea
4	Caledonian Square	78 Invermay Road	Invermay/Inveresk
2	Cambridge St Reserve	73-83 Brougham Street	West Launceston
5	Camira St Reserve	27-35 Camira Street	Alanvale/Newnham
4	Canning St Reserve	Cnr Canning & Bourke Sts	Launceston/Elphin
2	Carr Villa Flora Reserve	Opossum Road	King's Meadows
1	Carr Villa Memorial Park	Nunamina Ave	King's Meadows
5	Castlemaine Rd Reserve	Lot 212 Castlemaine Rd	Ravenswood
1	Cataract Gorge Reserve (East), First Basin	Basin Road	Summerhill
1	Cataract Gorge Reserve (East), First Basin	Basin Road	West Launceston
1	Cataract Gorge Reserve (West), Cliffgrounds	Gorge Rd	Trevallyn
3	Charlton St Reserve	30 Charlton Street	Norwood



Score out of 10	name	Address	suburb
5	Chestnut Rd Reserve	Cnr Alma St & Chestnut Rd	Youngtown
6	Christina Pl Park	8 Christina Place	Summerhill
3	Chungon Cres Reserve	Chungon Cres	South Launceston
4	Cimitiere St Median	Cimitiere Street	Launceston/Elphin
5	City Flood Levee	Esplanade	Launceston/Elphin
3	City Park	45 Tamar Street	Launceston/Elphin
4	Civic Square	St. John/Charles Sts	Launceston/Elphin
8	Clementina St Playpark	Clementina Street	East Launceston
8	Clinton Crt Playpark	7-9 Clinton Crt/St Stanley St	Summerhill
7	College st Walkway	College St/Landsbrough Ave	Newstead
6	Commodore Drv Reserve	Commodore Drive	Alanvale/Newnham
6	Compton St Reserve	Cnr Abbot & Compton St	East Launceston
6	Cornwall Cres Playpark	Cornwall Crescent	Alanvale/Newnham
4	Coronation Park	44 Mulgrave Street	South Launceston
7	Correa Drive Walkway	Correa Drive	Relbia
9	Crestview Crt Park	28 Crestview Court	Mayfield
8	Cupania St Reserve	24 To 30 CUPANIA St	Rocherlea
9	Denison Rd Reserve	14 Denison Rd	West Launceston
7	Deviation Cres Reserve	Deviation Crescent	Prospect
4	Dilston Bridge Reserve	East Tamar Highway	Dilston
5	Dilston Memorial Hall	East Tamar Highway	Dilston
4	Distillery Creek Gorge	Naroo Street	Waverley
4	Dover Village Sportsground	Dover Street	Mowbray
9	Dunning St Park	8 Dunning Street	Invermay/Inveresk
7	Dunnivan St Reserve	1 Dunnivan Street	Youngtown
7	Eddington Cres Rec Reserve	Eddington Crescent	Invermay/Inveresk
4	Elizabeth Gardens	Cnr Invermay Rd & Forster St	Invermay/Inveresk
5	Elphin Environment Corner	Cnr Of Elphin Rd And Brisbane St	Launceston/Elphin
5	Elphin Sports Centre	Dowling Street	Launceston/Elphin
8	Elphinwood Square	Elphinwood Square	Newstead
8	Emerald Environment Cnr	1 Emerald St	Ravenswood
5	Emerald Place Park	Lot 137 Emerald Place	Ravenswood
6	Emita Parade Park	Emita Parade	Waverley
6	Encee Place Walkway	Encee Place	St Leonard's
6	Esplanade Square Reserve	Esplanade St	Launceston/Elphin
4	Eurella St Reserve	B/W Gibson And Eurella St	King's Meadows
6	Fraser St Reserve	39 Denison Road	West Launceston
2	Freeland's Lookout	Summit Road	Trevallyn
6	Gee's Lookout	Alfred St	West Launceston
6	Georgina Crt Reserve	Georgina Court	West Launceston



Score out of 10	name	Address	suburb
7	Glenwood River Reserve	Glenwood Rd	Relbia
3	Glenwood Trail	Glenwood Rd	Relbia
6	Granville Street Reserve	15 Aberdeen Ct	South Launceston
2	Hardwicke St Reserve	Hardwicke Street	Summerhill
6	Hargrave Cres Bush Reserve	Hargrave Crescent	Mayfield
6	Hargrave Cres Playpark	Hargrave Crescent	Mayfield
2	Havelock Reserve	Cnr. Peel, Havelock St	Summerhill
6	Helenwood Grv Playpark	7-9 Franmaree Rd	Alanvale/Newnham
7	Henry & Vermont Rd Env Cnr	Henry And Vermont Rd	Ravenswood
7	Henry & Wildor Cres Env Cnr	Henry And Wildor Cres	Ravenswood
3	Heritage Forest	Churchill Park Drive	Invermay/Inveresk
1	Heritage Forest	Churchill Park Drive	Mowbray
9	Hillside Cres Env Corner	38 Stone Street	West Launceston
6	Hobart Flood Levee	Off Henry St	Launceston/Elphin
2	Hobler's Bridge Reserve	Hobler's Bridge Road	Newstead
5	Hobler's Bridge Sports Centre	Hobler's Bridge Road	Newstead
4	Ingamells St Reserve	Ingamells Street	Prospect
5	Inveresk Precinct	Invermay Road	Invermay/Inveresk
4	Invermay Park	Forster St	Invermay/Inveresk
8	Jamison St Park	19-24 Jamison Street	West Launceston
6	Janet St Park	41 Janet Street	King's Meadows
8	Jillian St Env Cnr	13 Jillian Street	King's Meadows
4	Jubilee Gardens	Upper Brisbane Street	West Launceston
7	Jubilee Rd Walkway	Jubilee Rd	Youngtown
1	Karoola Rec Ground & Hall	Turners Marsh Road	Karoola
8	Kennedy St Park	35-37 Kennedy St	Mayfield
4	Killafaddy Env Cnr	Hobler's Bridge Road	Newstead
7	King Billy Walkway	King Billy Crescent	Rocherlea
7	Kingbilly Playpark	King Billy Crescent	Rocherlea
5	King's Meadows Playpark	75 Fawkner St/Blaydon St	King's Meadows
2	King's Park	Paterson Street	Launceston/Elphin
6	King's Wharf Flood Levee	Lindsay Street	Invermay/Inveresk
5	Lambert St Park	Lambert Street	Ravenswood
3	Launceston Swim Centre	16 High Street	East Launceston
6	Lavender Grv Park	8 Lavender Grove / 8 Rene Rd	Summerhill
8	Laver Grv Park	Laver Grove	Mayfield
4	Lawrence Vale Landslip Park	Meredith Cres/Lawrence Vale Rd	South Launceston
5	Lebrina Memorial Hall	Golconda Road	Lebrina
5	Lebrina Recreation Ground	Lilydale Road	Lebrina
6	Leeander Cres Park	29 Leeander Crescent	Ravenswood



Score out of 10	name	Address	suburb
6	Legana St Reserve	2 Legana St	South Launceston
6	Lemonwood St Park	30 Lemonwood Street	Rocherlea
3	Lilydale Cemetery	Lalla Road	Lilydale
7	Lilydale District Swim Pool	Main Road	Lilydale
2	Lilydale Falls Reserve	Golconda Rd	Lilydale
4	Lilydale Football Ground	Doaks Rd	Lilydale
7	Lilydale Village Green	Mainroad	Lilydale
5	Lockhart St Park	11 Lockhart Street	Youngtown
6	Los Angeles Bushland Res	Los Angeles Rd	Windermere
0	Machen's Reserve	Machen Street	King's Meadows
3	Magnet St Reserve	27 Magnet Street	Waverley
6	Maitland St Rec Reserve	B/H Maitland, St Andrews, Church	Launceston/Elphin
8	Mallard Pl Reserve	3 Mallard Place	Alanvale/Newnham
8	Mangana St Park	24 Mangana Street	Ravenswood
6	Manzoney Reserve	179a Georgetown Rd	Alanvale/Newnham
7	Mawson Pl Park	8 Mawson Place	Mayfield
4	Meadow Ridge Reserve	Gibson, Nichols, Jillian	King's Meadows
5	Meredith Cres Landslip Res	Cnr Meredith & 26-28 Vernon St	South Launceston
8	Merino St Reserve	Merino Street	King's Meadows
3	Merrys Lane Playpark	Merrys Lane	West Launceston
1	Merthyr Park	Old Tip Site	Lilydale
4	Miami Park	Miami Place	Youngtown
3	Monash Park	South Street	Invermay/Inveresk
7	Morris St Park	Morris Street	Prospect
4	Morsehead St Reserve	Blamey Rd/Morsehead St	Punchbowl
5	Mowbray Flood Levee	East Tamar Highway	Invermay/Inveresk
5	Mt Stuart Park	2 Wintercole Court	Alanvale/Newnham
8	Murphy St Flood Levee	Murphy St	Invermay/Inveresk
1	Myrtle Park and Hall	Tasman Highway	Targa
8	Nanette Crt Reserve	Nanette Crt	Prospect
5	Newnham Bikeway	Rondora Crt/Viewbank Rd	Alanvale/Newnham
6	Newnham Creek	Newnham Crt. Next To Creek	Alanvale/Newnham
2	Newstead Park	21 Strahan Road	Newstead
3	North Esk Memorial Hall	54 Blessington Road	Upper Blessington
5	North Esk Powder Magazine	Henry St	Launceston/Elphin
4	Norwood Bushland Park	24 Hawthorn Street	Norwood
4	NTCA	55 Racecourse Cres	Launceston/Elphin
5	Nunamara Rec Gnd & Hall	Tasman Highway	Nunamara
2	Nunamina Park	Nunamina Avenue	King's Meadows
2	Ockerby Gardens	Cleveland & Howick St	Launceston/Elphin



Score out of 10	name	Address	suburb
4	Opossum Rd Nature Strip (Carr Villa)	Opossum Rd	Norwood
8	Outram St Lower	127-129 Outram St	Summerhill
5	Pamela Crt Reserve	Pamela Court	Prospect
7	Parklands Parade Playpark	6-8 Parklands Parade	Mayfield
5	Pine Tree Easement	Invermay Road	Mowbray
5	Pioneer Pd Reserve	Pioneer Parade	Ravenswood
7	Poplar Parade Reserve	36 Poplar Parade	Youngtown
3	Prince's Square	Frederick Street	Launceston/Elphin
6	Pritchard St Park	Cnr Pritchard St & Tasman Hwy	Waverley
4	Prosser's Forest Rd Park	Prossers Forest Road	Ravenswood
2	Punchbowl Reserve	Punchbowl Road	Punchbowl
5	Quadrant Mall	Quadrant Mall	Launceston/Elphin
2	Queechy Lake Reserve	Lot 1 Queechy Road	Norwood
8	Queen St Playpark	10-14 Queen Street	Invermay/Inveresk
5	QVM Museum & Art Gallery	Wellington Street	Launceston/Elphin
4	Ravenswood Bushland Res	Rosny Street	Ravenswood
6	Ravenswood Comm Ctr Park	Lambert Street	Ravenswood
4	Ravenswood Memorial Hall	139 Vermont Road	Ravenswood
6	Reservoir Rd Playground & Reserve	Reservoir Road	Rocherlea
5	Rocherlea Old Rail Trail	Dover Street	Mowbray
2	Rocherlea Recreation Gnd & Hall	Archer Street	Rocherlea
4	Rocherlea Reservoir Bushland Res	Reservoir Road	Rocherlea
5	Ronald Pl Park	Opossum Rd/Ronald Pl	Norwood
2	Rose Lane Park	Westbury Road	South Launceston
5	Rosny St Park	Rosny Street	Ravenswood
4	Rostella Reserve	Rostella Road Creek	Dilston
5	Rowland Cres Playpark	29 Rowland Crescent	Summerhill
3	Royal Park	Paterson Street	Launceston/Elphin
8	Russell St Park	17 Russell Street	Invermay/Inveresk
6	Salisbury Cres Park	Cnr Salisbury Cres & Outram St	West Launceston
6	Salisbury Cres Skyline	13-29 Salisbury Cres	West Launceston
7	Sassafras Cres Park	Sassafras Crescent Between 17 & 19	Rocherlea
5	Scottsdale Flood Levee	Lindsay Street	Invermay/Inveresk
5	Soldiers' Memorial Hall	14 Station Road	St Leonard's
7	Springvale Pl Park	11 Springvale Place	Summerhill
1	St Andrew's Gardens	High/Galvin Sts	Newstead
5	St Catherine's Hall	188-192 Penquite Road	Norwood



Score out of 10	name	Address	suburb
2	St George's Square	High Street	East Launceston
6	St John St Park	St. John Street	Launceston/Elphin
4	St Leonard's Dog Run	Station Rd	St Leonard's
2	St Leonard's Picnic Ground	Station Road	St Leonard's
2	St Leonard's Sports Centre	240a ST. Leonard's Road	St Leonard's
5	St Leonard's Village Green	8-14 Benevenue Road	St Leonard's
7	Stephen St Park	7 Stephen Street	Alanvale/Newnham
6	Stone St Reserve	Hillside Cres And Stone St	Launceston/Elphin
5	Swan Drive Rec Reserve	Swan Drive	Windermere
2	Talbot Rd Lookout	Talbot Road	South Launceston
8	Tandara St Park	14-20 Tandara Street	Ravenswood
5	Tasman Hwy Bushland Res	Tasman Highway	Waverley
4	Thomas Martin Reserve	Jessica Place	Prospect
3	Ti Tree Cr Playpark	Ti Tree Crescent	Rocherlea
6	Torren's St Park	Torrens Street	Mayfield
3	Transport and Safety Centre	70 Lawrence Vale Road	South Launceston
5	Trevallyn Park	Gorge Road	Trevallyn
3	Trevallyn Reserve	South Esk Road	Trevallyn
8	Trustees' Crt	Brisbane Street	Launceston/Elphin
6	Underwood Rec Ground	Underwood	Underwood
5	Vermeer Ave Reserve	8a El Greco Court	Alanvale/Newnham
8	Vermont & Invermay Rd Env Cnr	Cnr Vermont & Invermay Rds	Mowbray
5	Vermont Rd Bushland Park	Vermont Rd	Ravenswood
8	Vermont/Wildor Env Cnr	Vermont And Wildor Rd	Ravenswood
6	Viewbank Rd Park	82 Viewbank Road	Alanvale/Newnham
8	Walton St Park	4 Walton Street	West Launceston
3	Warring St Park	Warring Street	Ravenswood
5	Warwick Pl Park	Quarantine Road	King's Meadows
6	Waverley Community Hall	Naroo Street	Waverley
5	Waverley Lake Park	Naroo Street	Waverley
10	Weaving Place Park	9 Weaving Place	Invermay/Inveresk
4	Wellman St Reserve	Wellman St At York And Tamar St	East Launceston
7	Wentworth St Env Cnr	54 Junction Street	Newstead
3	West Launceston Community Park	Stanley Street	Summerhill
2	West Tamar Walking Trail	West Tamar Highway	Trevallyn
7	Westringia Crt	Westringia Court	Rocherlea
5	White Hills Memorial Hall	White Hills Road	White Hills
7	Windermere Jetty Reserve	Main Road	Windermere



Score out of 10	name	Address	suburb
4	Windermere Reserve	Main Road	Windermere
1	Windmill Hill Park	16 High Street	East Launceston
2	Wood's Estate Reserve	Brougham/Outram Sts	West Launceston
9	Yarloop St Park	9 Yarloop Street	Waverley
8	York & George St Env Cnr	Cnr York & George Sts	Launceston/Elphin
4	York Park	Invermay Road	Invermay/Inveresk
4	Youngtown Memorial Park	Highgate, Medina, Lorne St	Youngtown
2	Youngtown Regional Park	Belgrave Pde And Poplar Pde	Youngtown



## Appendix 5: Infrastructure Comments

FILE NO: SF2232

HG

DATE: 21 March 2007

TO: Jill Lynd

Administration Officer

**SUBJECT: Disposing unused Public Open Spaces**

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The Parks Department have identified the following properties as public open space properties in excess of the needs of the Department. As a result Infrastructure Services have been requested to investigate these properties to determine if any matters relating to

- provision of services for facilitate future development of the land or
- infrastructure issues that limit or eliminate the potential of the land to be disposed.

The properties investigated were:

1. Lot 23 Dunnivan Street, Youngtown
2. Lot 404 Crest View Road, Newham
3. 11 Binney Street, Ravenswood
4. Lots 112 & 113 Jillian Street
5. Lot 3 Russell Street, Invermay
6. 3A Mallard Place, Newham
7. 8 Merino Street, Kings Meadows
8. 0 (rear 18B) Merion Street, Kings Meadows

The outcomes of the Directorate's investigations are:

**1. Lot 23 Dunnivan Street, Youngtown**

There are no objections to the sale of this lot.

**Benefits:**

The property has access to the public sewer, stormwater and water reticulation.

**Disbenefits:**

The lot by a 900mm dia stormwater line serving as an outlet from the dam on the land behind. This needs to be protected by the creation of an easement. Also the land provides an overland flow path in the event that the underground system is at capacity. It would be acceptable to fill the land as then the stormwater will be diverted along Dunnivan Street. This public line significantly reduces the building area available on the land - there is some doubt whether enough land is available for a reasonable building envelope. It is recommended that the lot be surveyed to determine the amount of space available.

**Conditions:**

- 1 An easement shall be created on title over the stormwater drain existing over the land.
- 2 The future owner of the lot shall be responsible for the cost to connect to and extend sewer, stormwater and water reticulation services to the lot.



- 3 A Part 5 Agreement shall be placed on title to fill the land to above the 1% ARI Flood level.

**2. Lot 404 Crest View Road, Newham**

This lot should NOT be sold as a separate developable land.

**Benefits:**

The property has access to the public water reticulation system.

**Disbenefits:**

The property does not have practical access to the public sewer nor stormwater systems. Also the lot may be inundated by storm flood flows given the topography of the area drains excess stormwater to this site - however it is recognised that the land below the subject land is fully developed and would (in all probability) experience flooding in severe storm events.

**Conditions:**

No conditions if not sold.

**Footnote:** As mentioned Infrastructure Services do not recommend sale of this lot as a separate developable site. However if the lot was consolidated in title with an adjoining land then IS would raise no objection provided a Part 5 Agreement was entered into which prohibited the construction of buildings on the land and to not alter the land profile (as the lot provides an overland stormwater flow path).

**3. 11 Binney Street, Ravenswood (BONELLA ST RESERVE – now recommended to retain)**

There are no objections to the sale of this lot.

**Benefits:**

The property has access to the public sewer, stormwater and water reticulation.

**Disbenefits:**

The lot is bi-sected by 4 separate sewer or stormwater mains. Each need to be protected by the creation of easements. These public lines significantly reduce the building area available on the land.

**Conditions:**

1 Easements shall be created on title over the sewer and stormwater drains existing over the land.

2 The future owner of the lot shall be responsible for the cost to connect to and extend sewer, stormwater and water reticulation services to the lot.

**4. 13 & 15 Jillian Street**

There are no objections to the sale of these lots.

**Benefits:**

Both properties have access to the public sewer, however only 15 has access to stormwater. Water supply is available (to both lots) but not connected to either lot.

**Disbenefits:**



The land is very steep at the rear. It will be necessary to confirm with Planning if a suitable building envelope is available at the front of the lots. It will be necessary to extend a stormwater main to service 13. A potentially major issue which requires further investigation is that the rear fencelines abutting 51 Bond Street and 10 Ernest Street appear to be well within the public open space lots. (although difficult to be conclusive the intrusion may be upwards of 3 - 5 m).

**Conditions:**

- 1 The lands are to be consolidated or a private easement created over 15 Jillian Street and a private drain constructed to provide a drainage connection to 13 Jillian Street.
- 2 An easement shall be created on title of 15 Jillian Street over the sewer drain along the northern boundary.
- 3 The future owners of the lots shall be responsible for the cost to connect to and extend sewer, stormwater and water reticulation services to the lot.

**5. 17-21 Russell Street, Invermay**

There are no objections to the sale of this lot.

**Benefits:**

Lot can be connected to all services.

**Disbenefits:**

Nil

**Conditions:**

- 1 The future owner of the lot shall be responsible for the cost to connect to and extend sewer, stormwater and water reticulation services to the lot.

**6. 3A Mallard Place, Newham**

There are no objections to the sale of these lots provided the lots are consolidated in title.

**Benefits:**

The property has access to the public sewer, stormwater and water reticulation.

**Disbenefits:**

The lot is bi-sected by 2 separate sewer or stormwater mains. Each need to be protected by the creation of easements.

The property has a natural gully crossing the property which provides a flood path for excessive stormwater flow upstream for the subject land. It is vital to protect this overland flow path. In addition it is equally vital to ensure any floor height is substantially above the ground level to protect the dwellings. The ideal development for the site is multiple dwelling development so that the internal access driveway can be aligned along the natural gully and floor levels set to protect the dwellings.

**Conditions:**

- 1 The 3 lots are to be consolidated in title.



2 Easements shall be created on title over the sewer and stormwater drains existing over the land.

3 A stormwater easement shall be created on title to protect the existing overland flow between Mallard Place and the existing stormwater manhole (being the low point on the property).

4 The future owner of the lot shall be responsible for the cost to connect to and extend sewer, stormwater and water reticulation services to the lot.

5 A Part 5 Agreement (pursuant to the Land-Use and Planning Approvals Act) shall be lodged on title to ensure

- all habitable floor levels are 300mm above the 1% ARI Flood Level and
- that an overland stormwater flow path is provided and maintained between Mallard Place and low point on the property (location of the existing stormwater manhole).

#### **7. 8 Merino Street, Kings Meadows**

There are no objections to the sale of this lot.

##### **Benefits:**

Nil

##### **Disbenefits:**

The land is landlocked without road frontage. There is no practical access to water reticulation nor the sewer nor the stormwater...

##### **Conditions:**

1 The land to be sold to and consolidated with an adjacent lot sharing a common boundary.

#### **8. 0 (rear 18B) Merion Street, Kings Meadows**

There are no objections to the sale of this lot.

##### **Benefits:**

The property has access to the public sewer and stormwater reticulation systems.

##### **Disbenefits:**

The land is landlocked without road frontage and appears to be exclusively used by the industrial development on the adjoining land 18B Merino Street. There is no practical access to water reticulation. Also a Council controlled open stormwater drain is located along the eastern boundary of the lot.

##### **Conditions:**

1 The land to be sold to and consolidated with an adjacent lot sharing a common boundary.

2 An easement shall be created on title over the open drain along the eastern boundary.

**Harry Galea**

**Manager, Infrastructure Development**