

Consultation Report

**102-106 Lilydale Road,
Rocherlea – July 2026**

**Homes
Tasmania**

Building homes,
creating communities.

Acknowledgement

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

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

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Executive summary

Homes Tasmania is proposing to rezone approximately 40 hectares of government-owned land at 102–106 Lilydale Road, Rocherlea through a Housing Land Supply Order (HLSO) under the *Housing Land Supply Act 2018*.

The proposed rezoning will enable the future development of a new residential neighbourhood that contributes to northern Tasmania's housing supply while creating a well-planned extension of the existing Rocherlea community.

As part of preparing the proposed HLSO, Homes Tasmania has developed an early draft master plan to test how the site could accommodate future housing, public open space, community connections and supporting infrastructure.

Importantly, the draft master plan is not a final design. It is an early planning document intended to guide technical investigations and support meaningful community engagement before a HLSO submission to rezone the land is lodged with the State Planning Office.

Between January and April 2026, Homes Tasmania undertook community and stakeholder consultation to understand local values, identify opportunities and concerns, and inform refinement of the draft master plan.

Consultation identified several consistent themes.

Community members recognised the need for additional housing but emphasised that future growth should protect the qualities that make Rocherlea a valued place to live. Participants highlighted the importance of maintaining the suburb's strong community identity, providing generous public open space, improving walking and cycling connections, delivering supporting infrastructure alongside housing, and protecting existing environmental and landscape features.

Stakeholder organisations, including the City of Launceston (Council) and the Northern Suburbs Community Centre also identified the importance of coordinated strategic planning, infrastructure delivery and continued collaboration as the proposal progresses.

The feedback received has directly informed the ongoing refinement of the draft master plan and will continue to guide technical investigations and the proposed Specific Area Plan before the proposed HLSO is submitted.

Summary of actions

Theme	Actions
Rezoning	In 2026, Homes Tasmania will prepare and submit the HLSO submission to rezone and continue to progress the master plan and subdivision development.
Working with Stakeholders	Homes Tasmania will continue to engage and collaborate with statutory and government stakeholders such as Council, government agencies, infrastructure service authorities, etc on strategic planning for the wider area. This will assist the project to align with long-term housing, infrastructure and community outcomes.
Technical investigations	Homes Tasmania will complete and share relevant technical studies with the relevant stakeholders to address concerns about infrastructure capacity, stormwater and flood management, transport and access, open-space ownership, and maintenance, social and community infrastructure needs.
Infrastructure planning	Homes Tasmania will continue working with Council, government agencies and infrastructure service providers to ensure roads, drainage and utilities are delivered in line with staging and emergency access and transport upgrades are considered.
Environmental and landscape features	As the master plan is developed it will continue to retain heritage-listed trees and mature vegetation, strengthen biodiversity corridors and incorporate blue-green infrastructure for stormwater management.
Community benefit	Homes Tasmania will work with Council to refine the detailed design of the central open space to include flexible outdoor spaces for the community to enjoy, including paths linking to surrounding streets and green corridors.
Consultation	Homes Tasmania will continue to develop the master plan incorporating appropriate feedback. Updates to the project will be published on the project webpage. There will be further opportunities for community input.

1 Purpose of this report

This report documents the outcomes of community and stakeholder consultation undertaken during preparation of the draft master plan supporting the proposed Housing Land Supply Order (HLSO) for 102–106 Lilydale Road, Rocherlea.

The report aims to:

- explain the proposed HLSO and the role of the draft master plan
- summarise the consultation activities undertaken
- identify the key themes raised by the community and stakeholders
- demonstrate how consultation has informed the ongoing development of the proposal
- outline the next steps in the planning process.

This report forms part of Homes Tasmania's commitment to transparent, meaningful and evidence-based community engagement.

A copy of the draft master plan and fact sheet for the site can be found on the Homes Tasmania website at www.homestasmania.com.au/rocherlea.

2 About the project

2.1 Proposed Housing Land Supply Order

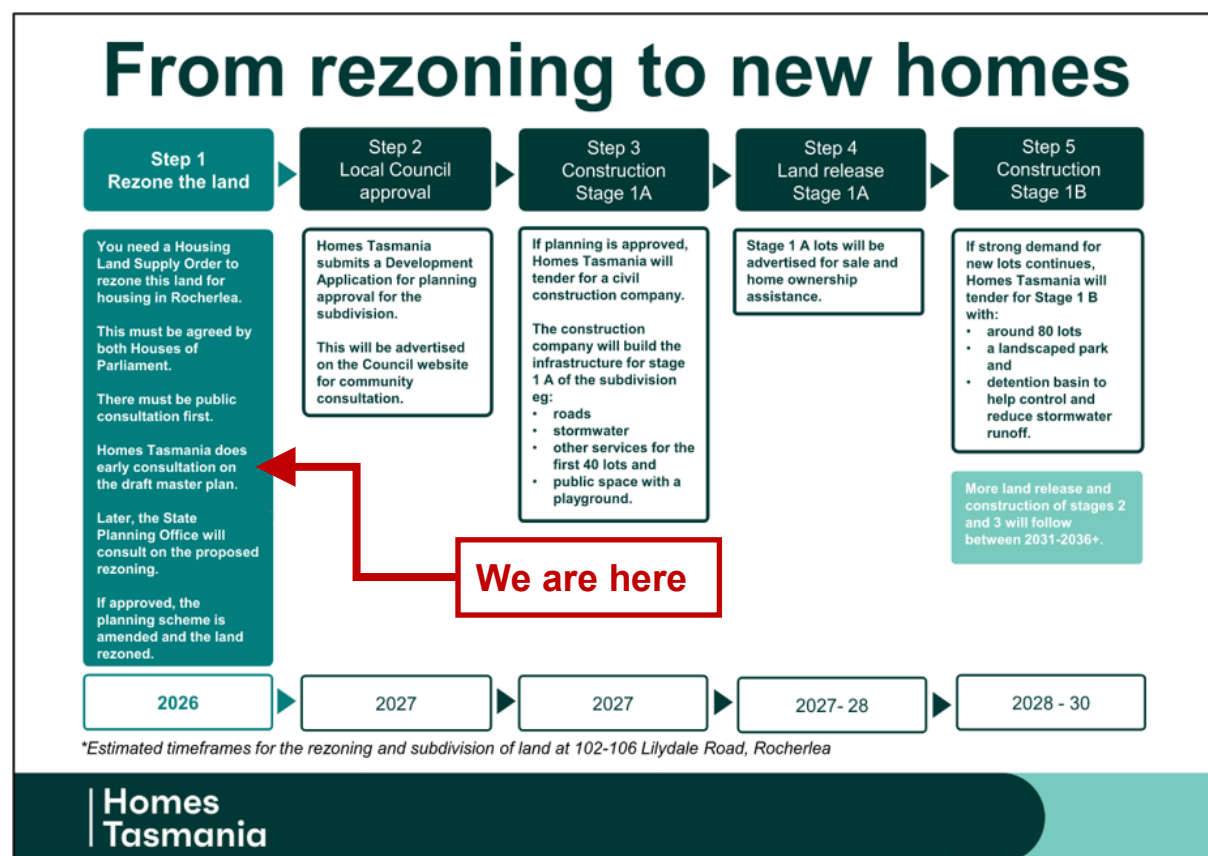
Homes Tasmania is investigating the rezoning of approximately 40 hectares of government-owned land at 102–106 Lilydale Road, Rocherlea through a Housing Land Supply Order (HLSO) under the *Housing Land Supply Act 2018*.

The land is currently zoned Low Density Residential and Rural.

The proposed HLSO would rezone the land to General Residential, enabling future residential development that responds to growing housing demand across northern Tasmania.

The HLSO is the first statutory step required before any subdivision or residential development can occur.

Approval of a HLSO does not approve development. If the rezoning proceeds, further planning, engineering design, technical investigations and statutory approvals will still be required before construction could commence.



2.2 Why is the land being considered for housing?

Tasmania continues to experience increasing demand for housing, with growing pressure on housing availability and affordability across many communities.

Homes Tasmania is responsible for increasing the supply of well-located residential land to support future housing opportunities.

The Lilydale Road site presents an opportunity to deliver a new residential neighbourhood adjacent to existing services and infrastructure while responding to the natural landscape, existing community and long-term growth of northern Launceston.

The proposal also aligns with Homes Tasmania's objective of creating neighbourhoods that provide a mix of housing opportunities supported by quality public open space, connected streets and appropriate infrastructure.

2.3 Draft master plan

To support preparation of the proposed HLSO, Homes Tasmania has prepared a draft master plan.

The master plan is a strategic planning document that explores how the site could be developed over time while responding to environmental constraints, infrastructure requirements and community aspirations.

The current draft investigates the potential for:

- approximately 400 lots delivered in stages over more than 10 years
- a mix of lot sizes to accommodate a diverse range of households and future housing types
- approximately 15 per cent of lots retained for social and affordable housing
- an interconnected network of parks, open spaces and biodiversity corridors
- new walking and cycling connections throughout the neighbourhood
- integrated blue-green infrastructure to manage stormwater
- protection of significant vegetation and heritage features
- a central community open space that supports recreation, wellbeing and social connection.

The master plan is not a final design and is likely to evolve as technical investigations are completed and community and stakeholder feedback is incorporated into future revisions.

2.4 What is a Housing Land Supply Order?

A HLSO is a planning mechanism established under the *Housing Land Supply Act 2018* that enables Homes Tasmania to facilitate the rezoning of suitable government-owned land for future housing. The HLSO process is intended to increase the supply of residential land while ensuring appropriate planning, environmental and engineering assessments are undertaken.

Approval of a HLSO does not authorise development or construction. If a HLSO is approved, any future subdivision and development proposals must still undergo detailed design, technical assessment, statutory planning and construction approvals and public consultation (where required) before construction can commence.

2.5 Why this site?

Homes Tasmania has identified 102–106 Lilydale Road as a suitable location to help meet future housing demand in northern Launceston.

The site is one of the few large, government-owned landholdings capable of delivering a significant number of new homes while integrating with an existing urban area. Its location provides an opportunity to expand the Rocherlea neighbourhood in a planned and coordinated manner, making efficient use of existing community facilities, transport connections and essential infrastructure.

Importantly, the site has the capacity to deliver a range of housing options while retaining environmental, landscape and heritage features. This provides an opportunity to create a neighbourhood that responds to the site's natural characteristics rather than replacing them.

Development of the site also supports broader Tasmanian Government objectives to increase housing supply and improve housing choice, helping more Tasmanians access secure and affordable homes.

While the site presents significant opportunities, Homes Tasmania recognises that careful planning is essential. Technical investigations, consultation and collaboration with Council, government agencies and infrastructure service providers will continue throughout the planning process to ensure future development responds appropriately to environmental, infrastructure and community considerations.

2.6 Who will live there?

The proposed neighbourhood is intended to support a diverse and inclusive community, providing housing opportunities for people at different stages of life and across a range of housing needs.

The neighbourhood is expected to include a mix of:

- homes constructed by Homes Tasmania for sale on the open market and to first homeowners
- homes delivered through the MyHome shared equity program, supporting eligible Tasmanians into home ownership
- social and affordable rentals
- residential lots sold to the private market for individual home construction or private residential development.

Homes Tasmania anticipates retaining approximately 15 per cent of the developable land to support the future delivery of social and affordable housing, with the remaining land contributing to a mix of public and private housing opportunities.

The final mix of housing will continue to be refined as planning progresses, considering community feedback, technical investigations and future housing needs.

2.7 Key opportunities

The draft master plan has been prepared to explore how the site could evolve into a well-connected neighbourhood that complements the existing Rocherlea community while responding to the site's landscape, environmental and infrastructure opportunities.

Rather than prescribing a final development outcome, the master plan establishes a framework to guide future planning and technical investigations.

The key opportunities identified through this work are outlined below.

Creating a natural extension of Rocherlea

The site presents an opportunity to expand the existing Rocherlea neighbourhood in a way that feels connected rather than separate.

Future development has the potential to:

- extend the existing street network
- provide a diverse mix of housing
- create new public open spaces
- strengthen neighbourhood identity
- support a growing and inclusive community.

By integrating with surrounding streets, parks and community facilities, the proposal seeks to build upon the qualities that already make Rocherlea a valued place to live.

Improving connections

Improving movement throughout the neighbourhood is a key objective of the draft master plan.

The proposal investigates opportunities to:

- create new walking and cycling connections throughout the site
- improve links between Rocherlea and neighbouring communities
- provide connections to future subdivision The Green (private developer)
- investigate a future extension of Waratah Road connecting to Reservoir Road
- encourage walking, cycling and active transport.

Funding has already been secured in partnership with the neighbouring developer to deliver a new pedestrian and vehicle bridge across the rail corridor, significantly improving local connectivity between the two developments.

Protecting green space and biodiversity

The site's natural landscape provides an opportunity to establish an interconnected network of parks, biodiversity corridors and public open spaces.

Rather than treating open space as isolated parcels of land, the draft master plan uses green infrastructure to connect neighbourhoods, support recreation and improve environmental outcomes.

Opportunities include:

- retaining mature vegetation where practical
- protecting biodiversity corridors
- creating tree-lined streets
- providing walking and cycling paths through green spaces

- integrating stormwater management into the landscape through blue-green infrastructure
- creating opportunities for community gardens and productive landscapes.

These elements will continue to be refined as environmental investigations progress.

Creating places for people

Public open space plays an important role in supporting healthy, connected communities.

The draft master plan proposes a central community open space that has the potential to become the heart of the new neighbourhood.

The space may include:

- a contemporary playground
- picnic and barbecue facilities
- flexible community gathering spaces
- informal recreation areas
- connections to surrounding parks and shared paths.

The final design will continue to evolve through future consultation, with Council ultimately being responsible for design and development of public open space.

Supporting a diverse community

The proposal seeks to provide a range of housing opportunities that respond to different household sizes, life stages and housing needs.

The draft master plan explores a mix of housing densities and lot sizes that support:

- first home buyers
- families
- downsizers
- older Tasmanians
- affordable and social rentals.

Providing a diverse range of housing types helps create a balanced neighbourhood while making more efficient use of infrastructure and public investment.

Planning principles

The draft master plan has been developed around six key principles:

1. Create a connected neighbourhood
2. Protect the site's natural landscape
3. Provide diverse housing opportunities
4. Deliver quality public open space
5. Support walking and cycling
6. Plan infrastructure alongside growth.

3 Consultation overview

3.1 Consultation objectives

Homes Tasmania is committed to engaging with the community early in the planning process to ensure local knowledge, values and aspirations help inform future development.

Consultation on the draft master plan was undertaken to:

- introduce the proposed HLSO and explain the process
- present the early draft master plan
- understand community values and priorities
- identify opportunities and potential issues early in the planning process.

As the draft master plan is an early planning document, consultation focused on understanding community aspirations and identifying matters requiring further investigation, rather than seeking feedback on detailed subdivision design.

3.2 Consultation activities

Consultation was undertaken between January and April 2026.

Homes Tasmania used a range of engagement methods to ensure community members and stakeholders could participate in a way that suited them.

Engagement activities included:

- presentation of the draft master plan to the City of Launceston councillors
- meetings and engagement with key stakeholders, including the Council, government agencies (Education, Transport, etc), infrastructure service providers (TasWater, TasNetworks, etc), Community Housing Limited (local community housing provider), the Northern Suburbs Community Centre (Neighbourhood Housing and community programs provider)
- two community drop-in sessions held at the Rocherlea Recreation Ground in February 2026
- letters and information packs distributed to neighbouring landowners and businesses
- public notices in local newspapers
- a dedicated project webpage containing project information, frequently asked questions and the draft master plan
- online feedback opportunities
- email submissions
- direct telephone enquiries.

The consultation period remained open until 11 March 2026, with additional stakeholder discussions continuing throughout April 2026.

3.3 Participation

Homes Tasmania received feedback from residents, neighbouring landowners, community organisations, government agencies and other interested stakeholders.

Rather than focusing on the number of submissions received, the consultation sought to understand the range of views expressed and identify common themes that could inform future planning.

Feedback was received through:

- conversations at community drop-in sessions
- written submissions
- online feedback forms
- email correspondence
- telephone discussions
- stakeholder meetings.

While individual opinions varied, clear themes emerged across the consultation.

These themes are summarised in the following section.

4 What we heard

Homes Tasmania received feedback from 25 community members and private industry, including 20 attendees at the drop-in sessions, as well as written submissions from the City of Launceston Council, the Northern Suburbs Community Centre and Community Housing Limited.

In addition to community consultation, Homes Tasmania sought feedback and direct input from key stakeholders including government agencies (Education, Transport, etc) and infrastructure service providers (TasWater, etc) with an interest in the future planning and development of the site.

Community feedback demonstrated a strong sense of pride in Rocherlea and a shared interest in ensuring future growth enhances the suburb rather than changing its character.

Stakeholder feedback focused primarily on strategic planning, infrastructure coordination, servicing requirements and the broader planning context. Feedback reinforced the importance of ensuring future growth is coordinated with infrastructure, community facilities and long-term planning for northern Launceston.

While community participants and key stakeholder groups expressed different views about aspects of the proposal, there was broad agreement on several important principles:

- protecting Rocherlea's community identity
- retaining green space and mature vegetation
- improving walking and cycling connections
- ensuring infrastructure keeps pace with growth
- creating places for children and young people
- providing quality public open space, and
- delivering a mix of housing while maintaining neighbourhood character.

These themes are discussed in more detail below.

4.1 Community and sense of place

One of the strongest themes to emerge during consultation was the community's pride in Rocherlea.

Community participants described the suburb as welcoming, resilient and closely connected. Many spoke positively about the strength of local relationships, the area's multicultural community and the important contribution of Aboriginal culture, farming and history to the identity of the neighbourhood.

Local sporting clubs, community organisations and informal neighbourhood networks were frequently identified as important contributors to community wellbeing and belonging.

Many participants expressed a desire for future development to strengthen these existing qualities rather than create a separate or disconnected neighbourhood.

How this has influenced the project

The draft master plan has been developed as an extension of the existing Rocherlea neighbourhood rather than a standalone development.

Future refinement of the master plan will continue to:

- strengthen connections with the existing community
- create welcoming public spaces that encourage social interaction
- support neighbourhood identity through quality place-making
- recognise the area's Aboriginal and multicultural heritage as planning progresses.

4.2 Green space and landscape

Protection of green space was one of the most consistent themes raised throughout consultation.

Community and stakeholders valued the existing vegetation, open landscapes and opportunities to connect with nature. Many considered these qualities to be fundamental to Rocherlea's character and an important reason people enjoy living in the area.

Support was expressed for the inclusion of walking and cycling connections, protection of green corridors and significant vegetation, water-sensitive urban design principles and the provision and management of public open space. Residents also highlighted opportunities to improve recreation through additional parks, walking trails, community gardens, tree planting and biodiversity corridors.

There was strong support for ensuring future development works with the landscape rather than replacing it.

How this has influenced the project

The draft master plan places landscape at the centre of the proposed neighbourhood.

As planning progresses, Homes Tasmania will continue to:

- retain significant vegetation where practical
- strengthen biodiversity corridors
- provide interconnected parks and open spaces
- improve walking and cycling connections through green corridors
- integrate stormwater management into the landscape using blue-green infrastructure
- investigate opportunities for community gardens and productive planting.

Importantly, the draft master plan responds to the relative shortage of accessible public open space within Rocherlea by creating a network of new parks, green corridors and recreational spaces that will be available for new as well as existing residents.

4.3 Safety, walkability and neighbourhood connections

Creating a safe, connected and walkable neighbourhood was identified as a high priority throughout the consultation.

Community participants consistently supported improvements that would make it easier and safer for people to walk and cycle throughout Rocherlea, access parks and community facilities, and travel between surrounding neighbourhoods.

Specific suggestions included:

- safer pedestrian crossings
- traffic calming measures
- wider footpaths and shared paths
- improved cycling connections
- better links across the Bell Bay rail corridor
- strong support for street trees
- safe routes for children travelling to schools, parks and sporting facilities.

Many participants also recognised that encouraging walking and cycling would improve community wellbeing while reducing reliance on private vehicles.

How this has influenced the project

Creating a connected neighbourhood is a key objective of the draft master plan.

The project continues to investigate opportunities to:

- provide an interconnected network of shared walking and cycling paths
- improve access to surrounding neighbourhoods and open spaces
- incorporate traffic calming measures into future street design
- improve pedestrian safety throughout the development
- generous provisions for street trees
- strengthen connections to the private development, The Green, through the proposed bridge across the Bell Bay rail corridor.

As detailed transport investigations progress, the movement network will continue to be refined in consultation with the Council, and relevant government agencies and infrastructure providers.

4.4 Local services and community facilities

Community participants highlighted the importance of ensuring new housing is supported by convenient access to community facilities and essential services.

While recognising that Rocherlea already benefits from a range of nearby facilities, many participants identified opportunities to improve access to:

- neighbourhood shops
- health services

- community meeting spaces
- recreation facilities
- local employment opportunities.

Some participants also expressed interest in allowing small-scale commercial or mixed-use development to support local businesses and encourage neighbourhood activity.

Stakeholder feedback identified the need to consider future demand for community facilities, social infrastructure and services that support a growing population. Stakeholders also highlighted the importance of creating neighbourhoods that contribute positively to long-term social and economic outcomes.

A common theme throughout consultation was that community infrastructure should grow alongside housing rather than lag behind it.

How this has influenced the project

Although the primary purpose of the proposal is residential development, Homes Tasmania recognises the importance of planning for complete neighbourhoods rather than housing alone.

As the project progresses, Homes Tasmania will continue working with the Council, government agencies, relevant service providers, local businesses and community stakeholders to understand future demand for community facilities and local services. It is expected these services would be accommodated on the existing local business land directly adjacent to the proposed rezoning.

The master plan also seeks to strengthen connections to existing commercial and community facilities within the surrounding area while providing opportunities for future neighbourhood-scale services where appropriate.

4.5 Supporting children and young people

Many participants spoke positively about creating a neighbourhood that supports children, teenagers and young families.

Community members highlighted the importance of providing spaces where young people can safely gather, play and socialise.

Suggestions included:

- playgrounds
- informal recreation spaces
- pocket parks
- sports and fitness opportunities
- safe walking and cycling routes
- shaded gathering spaces
- opportunities for community gardens and outdoor learning.

Participants noted that well-designed public spaces contribute not only to recreation but also to community safety, social connection and neighbourhood pride.

How this has influenced the project

The draft master plan proposes a network of public open spaces designed to support people of all ages.

As planning progresses, Homes Tasmania will continue working with the Council to refine the area, function and extent of public open space, ensuring land is set aside to support future community needs.

The proposed open space network has been planned to:

- provide opportunities for informal recreation
- support children's play
- encourage positive social interaction
- maximise passive surveillance
- connect with walking and cycling networks throughout the neighbourhood.

The proposed central community open space will remain an important element of the master plan. The detailed design, delivery and ongoing management of public parks will be determined through future planning, design and approval processes in collaboration with Council.

4.6 Transport and infrastructure

Transport and infrastructure were consistently identified as critical considerations for the future development of the site.

Community participants generally acknowledged the need for additional housing but emphasised that infrastructure must be delivered alongside future growth.

Common topics included:

- road capacity
- intersection upgrades
- public transport
- drainage and stormwater management
- emergency access
- water and sewer infrastructure
- staging of infrastructure delivery.

Many participants sought reassurance that infrastructure planning would occur before, or alongside, residential development.

A key issue raised through direct input from stakeholders was the capacity, timing and delivery of supporting infrastructure. Stakeholders stressed the importance of ongoing planning and coordination for transport networks, utilities and essential services to ensure infrastructure keeps pace with future development.

How this has influenced the project

Homes Tasmania recognises that successful neighbourhoods rely on coordinated infrastructure planning.

Technical investigations are continuing across a range of disciplines, including:

- traffic engineering
- stormwater management
- servicing infrastructure
- environmental investigations
- emergency access
- transport planning.

These investigations will inform ongoing refinement of the master plan and support future statutory planning and construction approval processes.

Homes Tasmania will continue working collaboratively with the Council, government agencies, TasWater, TasNetworks and other service providers to ensure infrastructure planning is integrated with future development staging.

4.7 Housing diversity and neighbourhood character

Housing density generated a range of views throughout the consultation.

While many community participants acknowledged the need to increase housing supply across northern Tasmania, some expressed concern that the proposed neighbourhood may appear denser than surrounding parts of Rocherlea.

Participants generally emphasised the importance of balancing additional housing with:

- generous open space
- landscaping
- neighbourhood amenity
- privacy
- high-quality streetscapes
- a mix of housing options.

There was also recognition that providing different housing types would improve opportunities for first home buyers, downsizers, older residents and smaller households.

Stakeholders noted the importance of providing a mix of housing types, including social, affordable and private housing, while ensuring appropriate transitions in residential density across the site and surrounding areas.

How this has influenced the project

The draft master plan proposes a mix of housing types and lot sizes to support a diverse community that includes social, affordable and private housing, while making efficient use of government-owned land.

As the master plan continues to evolve, Homes Tasmania will refine neighbourhood character through:

- landscape design
- street tree planting

- generous public open space
- varied lot sizes
- careful transition between housing densities
- integration of housing with parks and green corridors.

The objective is to create a neighbourhood that accommodates future growth while remaining consistent with the broader character and landscape qualities of Rocherlea.

4.8 Strategic planning and growth coordination

Across all themes, community members recognised the importance of coordinating planning and residential development alongside infrastructure and servicing to ensure long-term social and economic outcomes.

This was reinforced by stakeholder input that emphasised the importance of aligning the project with broader strategic planning objectives and ensuring future residential growth is coordinated across northern Launceston. Stakeholder feedback highlighted the need for an integrated framework to guide land use, infrastructure investment, community services and development sequencing.

Stakeholders stressed the need for ongoing technical investigations to inform future planning decisions and master plan refinement. This includes consideration of infrastructure capacity, environmental matters, heritage values and development feasibility.

How this has influenced the project

The feedback reinforces the importance of a coordinated and evidence-based approach to planning the site. Homes Tasmania will continue to:

- undertake detailed technical investigations to inform the master plan
- work collaboratively with the Council, government agencies, infrastructure providers and service organisations
- plan for transport, servicing, public open space, environmental outcomes and community facilities
- support the delivery of a diverse residential neighbourhood that includes social, affordable and private housing
- ensure development staging is coordinated with infrastructure and service provision
- continue community and stakeholder engagement throughout the planning process
- refine the master plan as new information becomes available and to support the long-term needs of northern Launceston.

5 Next steps

Feedback received through this consultation has informed the ongoing refinement of the draft master plan and will continue to guide technical investigations and future planning for the site.

The next phase of the project will focus on completing the investigations required to support the proposed HLSO, including detailed assessment of transport, servicing, environmental values, stormwater management and infrastructure requirements.

As these investigations are completed, the draft master plan will continue to evolve to reflect both technical findings and community feedback.

Subject to completion of these investigations, Homes Tasmania intends to:

- finalise the draft master plan
- complete supporting technical investigations
- prepare and submit a proposed HLSO
- continue working collaboratively with the Council, service providers and government agencies
- continue engaging with the community as the project progresses.

Should the proposed HLSO be approved, future subdivision and development proposals will be subject to further planning, engineering design and statutory approval processes before any construction can commence.

Ongoing community engagement

Homes Tasmania recognises that meaningful community engagement must continue throughout the life of a project.

Early consultation has provided valuable insight into the qualities that the community values most about Rocherlea and the issues that should be carefully considered as planning progresses.

As the project moves forward, Homes Tasmania will continue to provide opportunities for the community and stakeholders to remain informed and contribute to future stages of planning.

Project information will continue to be made available through the Homes Tasmania website, with updates provided as significant milestones are reached.

Acknowledgment

Homes Tasmania gratefully acknowledges the residents, stakeholders and organisations who participated in the consultation process. Your insights, local knowledge and constructive feedback have played an important role in shaping the proposed HLSO and the ongoing refinement of the draft master plan.

Homes Tasmania

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