

CENTRAL HIGHLANDS

BOTHWELL TOWNSHIP STRUCTURE PLAN



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Central Highlands Council acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of this land and acknowledge and pay respect to Elders, past, present and emerging.



CONTENTS

1.	INTRODUCTION	4
1.1	PURPOSE	Error! Bookmark not defined.
1.2	SCOPE.....	Error! Bookmark not defined.
2.	STUDY AREA	Error! Bookmark not defined.
2.1	OPPORTUNITIES AND CONSTRAINTS	11
2.2	LAND USE	14
2.3	MOVEMENT	14
2.4	HAZARDS	15
2.5	PHYSICAL & NATURE BASED FEATURES	16
2.6	SERVICING & INFRASTRUCTURE.....	16
2.7	COMMUNITY FACILITIES, CHARACTER & HERITAGE.....	17
3.	VISION	20
4.	A SUSTAINABLE AND LIVEABLE MUNICIPALITY.....	22
4.1	SETTLEMENT & LAND SUPPLY	22
4.2	ECONOMIC ANALYSIS.....	Error! Bookmark not defined.
4.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	25
4.4	OBJECTIVES & STRATEGIES	26
5.	A PRODUCTIVE AND RESILIENT ECONOMY.....	31
5.1	SETTLEMENT & LAND SUPPLY	31
5.2	ECONOMIC ANALYSIS.....	31

5.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	34
5.4	OBJECTIVES & STRATEGIES	35
6.	A THRIVING TOURISM SECTOR.....	39
6.1	SETTLEMENT & LAND SUPPLY.....	39
6.2	ECONOMIC DRIVERS	39
6.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	41
6.4	OBJECTIVES & STRATEGIES	42
7.	IMPLEMENTATION	44

Document Issue and Status Record

Document Issue Number	Issue & Report Status	Prepared By	Checked By	Date Approved
A	DRAFT Report for Council review	AL	NS	04/10/2024
B	DRAFT Report for Community Consultation	AL		

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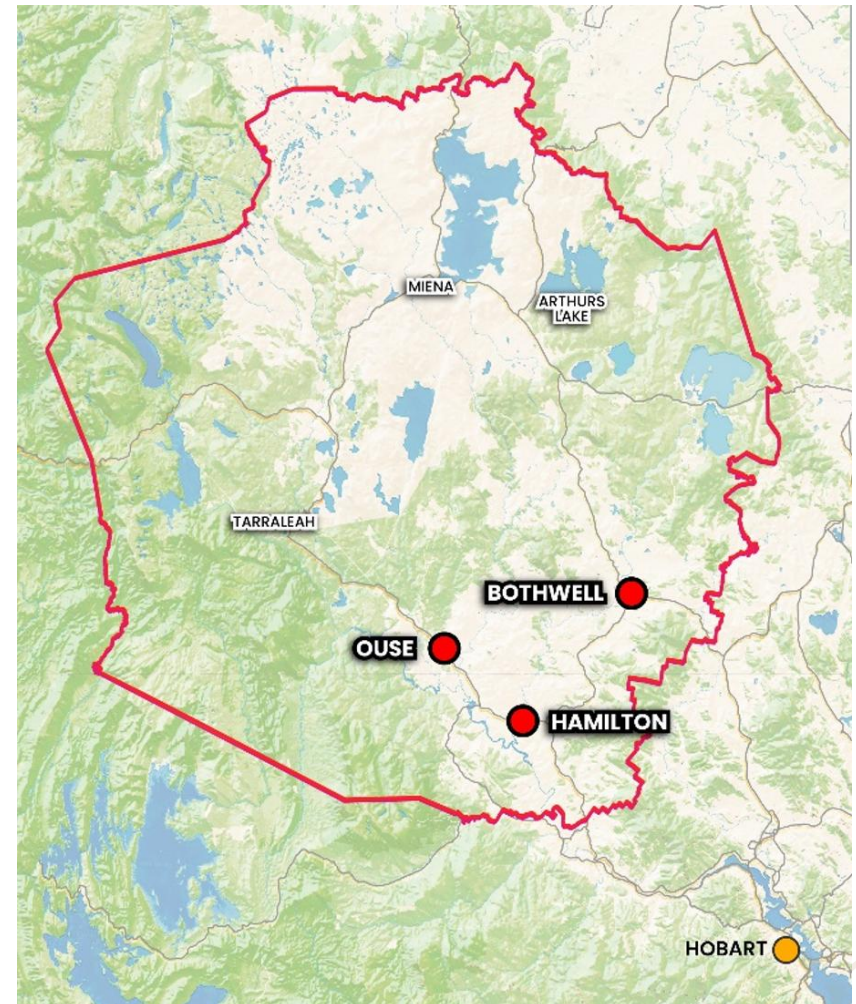
INTRODUCTION – CENTRAL HIGHLANDS

Central Highlands Council, located in central Tasmania between the State's two major cities of Hobart and Launceston, has begun to experience significant change with growing employment, an ageing population and an increasing demand for housing. The area offers competitive employment and economic advantages in agriculture, tourism, electricity supply and emerging renewable energy opportunities. This unique economic environment is underpinned by the local environment, natural assets and resources. These forces are generating new imperatives to critically reflect on how best to ensure the resilience and liveability of each of the regional townships within the municipality.

Geographically, Central Highlands is one of the largest municipalities in Tasmania, covering around 12% of the state's land area (8,010 square kilometres). Conversely, Central Highlands is the least densely populated local government area in Tasmania, with around 2,520 residents.

Central Highlands Council recognised the need for holistic strategic planning to guide future preferred development for three key towns within the municipality of Bothwell, Hamilton and Ouse. These towns play vital roles in providing essential services, accommodation options, and acting as gateways for visitors who wish to explore the natural beauty and heritage of the Central Highlands region of Tasmania.

Recent public notification of the Central Highlands Draft Local Provisions Schedule resulted in substantial feedback and representations from the community. Whilst some representations highlighted potential rezoning issues in the townships, feedback has particularly emphasized the need for strategic land use planning exercises in these townships.



GROWTH & EVOLUTION OF OUR REGION

In addition to the adoption of a new Local Provisions Schedule at a municipal level, a state government planning review of the Southern Tasmania region was initiated in the form of the Southern Tasmania Regional Land Use Strategy (STRLUS). This strategy is intended to provide a long-term plan for managing growth and change in Southern Tasmania over the next 25 years, whilst protecting our natural environment.

The intention is that detailed structure planning exercises undertaken within each of the municipalities, such as Central Highlands, will feed into the STRLUS review and guide the ongoing evolution of townships such as Bothwell.

Accordingly, the specific strategic direction for each township, outlining a vision, existing assets, challenges, and a future plan for service and infrastructure delivery needs to be reviewed and updated. Strategic thinking is necessary to determine how to best balance investment across those towns with projected growth, while ensuring communities have fair access to the facilities and services necessary for liveability.

To do this, it is important to understand how each community uses the facilities in their town, what they need and value, and how/where they access services not available locally.

This approach will ensure the individual towns are as self-contained as possible while also supporting the towns to function in a broader network supporting the provision of housing, employment, tourism opportunities and key community infrastructure to ensure the wellbeing of residents for years to come.

As such, the Bothwell Township Structure Plan will provide key guidance to both the State Government and Council enabling Central Highlands to advocate, facilitate and/or implement recommendations around funding, community infrastructure, tourism and housing investment.



PLANNING FOR GROWTH - BOTHWELL

As one of the largest established towns within the Central Highlands, Bothwell primarily caters to the needs of the local population, providing services and facilities to established residents, accommodating visitors to the region and a transient workforce employed primarily in the renewable energy industry.

Bothwell is a small historic town situated approximately 63km northwest of Hobart, supporting a total of 379 residents. Bothwell is known for its scenic beauty, rich history and rural charm. The first golf course in Australia, and longest continuously open golf course in Australasia, is located on the property of Ratho and is still in use today.

Initial considerations for the Bothwell study area included:

- Heritage-related tourism opportunities, including provision of short-stay accommodation, attractors and improvements to the movement network.
- Potential for increase in residential land supply and servicing capacity.
- Flooding from the River Clyde
- Capacity of the town's water and sewer services.
- Increasing town capacity through potential rezoning of existing serviced Low Density Residential land to Village, Rural Living land to Low Density Residential and nearby Rural land to Rural Living.
- Potential to provide a new rural living area on poor quality land west of the township.
- Potential to revitalise the town's historic centre.
- Strengthening visitor potential as the gateway to the Highlands Lakes' fishing, bushwalking and hunting areas, and the birthplace of golf in Australia.
- Improving pedestrian/cycle linkages within the town between the town's facilities, attractions and open space areas.
- Improving linkages to key adjacent visitor attractions such as Ratho and Nant.
- Improving safety at the main junction in the town (Highlands Lakes Road / William Street, Market Place / Queen Street).
- Potential to increase visitor accommodation, including tourist, farm workers and windfarm construction workers.
- Telecommunications and television black spots.
- Proximity of new Agriculture Zone to the town, particularly the rural residential sized titles.
- The landscape setting of the town.



The Bothwell Structure Plan has been developed by Niche Studio for Central Highlands Council (CHC) with the assistance of Urban Enterprise, Entura, relevant government agencies, service authorities, major stakeholders and, critically, the local community.

The report has been prepared in accordance with the current *Tasmanian Planning Scheme – Central Highlands (2023)*.

The Structure Plan sets out the overarching themes to guide future development and growth within the township of Bothwell. Objectives and strategies designed to enhance economic development opportunities, plan for aspirational growth rates and protect and enhance the historic character of Bothwell are outlined as logical conclusions to the detailed opportunity and constraint analysis conducted.



BOTHWELL

PLAN 001A - Aerial



THE WORK WE ARE BUILDING ON

In developing a Structure Plan for Bothwell, Niche completed a range of background investigations across the project to ensure that a thorough investigation into the opportunities and constraints of the town was made.

Phase 1 included an analysis of the physical opportunities and constraints of the study area.

A background review of relevant policy and strategy documents was also conducted, serving to ground the Structure Plan in a current regional context. The background report is attached as Appendix 1.

Initial targeted community consultation with selected community organisations and key stakeholders was also undertaken in Phase 1. These conversations were designed to highlight current issues facing the region and draw out themes and opportunities as seen by local community members. Input from key government agencies was also invited, as servicing and infrastructure provision plays an important role in growth and development.

Phase 2 focused on engaging the community and building a collaborative vision for the future of Bothwell. Niche developed a comprehensive understanding for the region and the elements of the built and natural environment valued by the community. The community workshopped potential improvements for Bothwell across six main themes, as detailed further in this Structure Plan.

Four key types of community consultation were undertaken to inform the preparation the Structure Plan, in the form of online surveys and communication, intercept surveys, visioning workshop, and targeted one-on-one discussions. A detailed discussion of the consultation undertaken, together with the findings that arose, can be found in the Community Consultation Summary Report, appended to this report.

Phase 3 required Niche to collate and investigate the themes arising from background analysis and community consultation, in conjunction with priorities and aspirations as set by Council and considering State-level guidelines as set out by the Southern Tasmanian Regional Land Use Strategy (STRLUS).

This has culminated in the Structure Plan as stepped through in the following report.

The background of the page is a landscape photograph of Central Highlands Township. It shows a grassy hill in the foreground with a wooden bench and a stone fire pit. In the middle ground, there is a small town with various houses and buildings. The background features rolling hills and mountains under a cloudy sky.

RESEARCH

Conduct work internally and with expert consultants to research the local place, including the planning context, with the goal of understanding the environment which we are looking to contribute to.

LISTEN & LEARN

Conduct authentic community and stakeholder engagement, listening to feedback and ideas with the goal of learning about what matters to locals.

DESIGN EXCELLENCE

Through a robust analysis process, understand and achieve 'design excellence' for urban planning and design with the goal of raising the bar for placemaking in the area.

THE TOWNSHIP OF BOTHWELL

A detailed analysis of existing constraints and potential opportunities was conducted as part of Phase 1 of the Structure Plan project, including review of current planning-related reporting, documentation and policy applicable to the Central Highlands municipality.

Mapping existing constraints, including current zoning, hazards, environmental considerations and servicing within the study area has been used to inform development of the Bothwell Structure Plan, and these are described in detail in the following sections.

Building on the mapped constraints, an in-depth investigation of economic drivers, demographics and housing was conducted by Urban Enterprise. The major findings from the economic analysis centred around the aging population of the municipality as compared to the population of greater Tasmania. This then has flow-on effects to the local economy, community infrastructure needs and housing requirements. Accentuating the unique needs of the municipality is the pressure that a large number of holiday homes and shacks, and a largely transient workforce employed in the renewable energy sector place on the municipality – requiring services that cannot be supported by the year-round resident population of Central Highlands.

If required services and facilities are absent from an area, it can be difficult to attract new residents. Conversely, if population growth remains low, it is difficult to attract the required development that would support population growth. However, the lifestyle and affordability advantages in the region, coupled with the commuting distance to greater Hobart, represent opportunities that could be capitalised on to build resident population of Bothwell.

The needs and expectations of an aging population for a liveable, inviting place are different to those of young families or working age residents, and this in turn presents opportunities and challenges for Bothwell and the municipality at large.

LAND USE

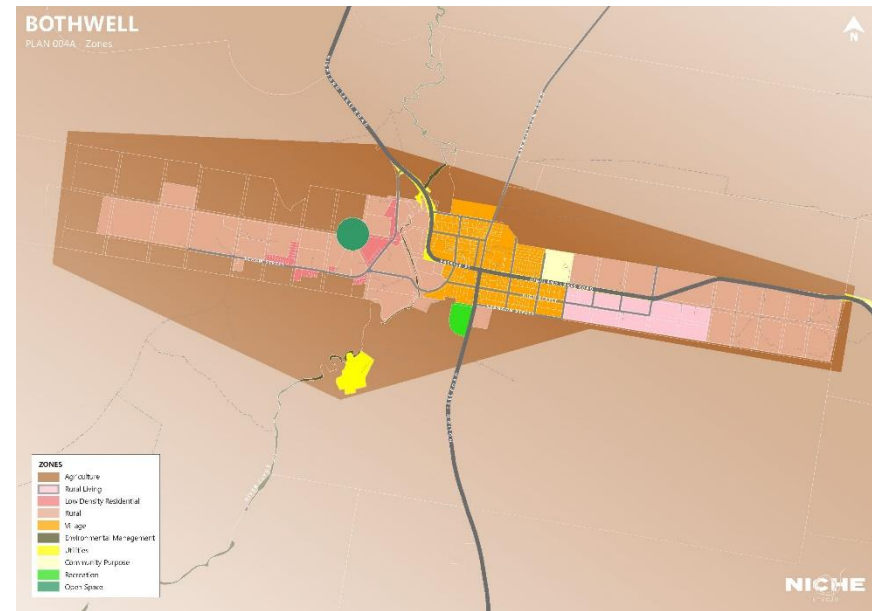
The town of Bothwell comprises a central core of land zoned Village, extending from a central point at the intersection of Highland Lakes Road and William Street/Market Place for approximately two blocks in all cardinal directions.

The Bothwell Recreation Ground on Hollow Tree Road is zoned Recreation, and Mount Adelaide to the west of the town centre is zoned Open Space.

A section of ten blocks in the southeast of the study area, bounded by Mary Street to the west, Highland Lakes Road and then High Street to the north, is zoned as Rural Living. Specific lots to the west of the town, fronting Schaw Street and Wentworth Street, on the western side of the River Clyde are zoned Low Density Residential.

Land set aside for public utilities, such as the sewerage treatment plant in the southern part of the study area, and underlying Highlands Lake Road, is zoned Utilities. The land that Bothwell District High School partly occupies, at the corner of Highland Lakes Road and Michael Street is zoned Community Purpose.

The majority of the remainder of the land within township boundaries is zoned Rural, with land zoned for Agriculture purposes occupying the rest of the study area.



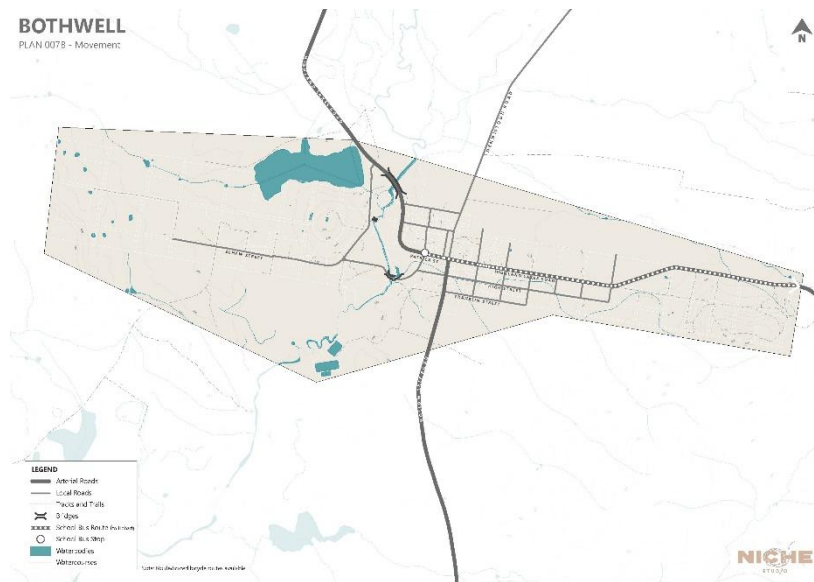
MOVEMENT

Bothwell is situated on Highland Lakes Road, which is the major road running from the Midland Highway at Melton Mowbray to the Bass Highway at Deloraine, and is maintained by the Department of State Growth. This road is the main access for residents and visitors to access Bothwell, while Bothwell town itself has a network of minor sealed and unsealed roads.

There are two vehicle bridges over the River Clyde, one on Highlands Lakes Road and the other on Arthur Crescent. Neither of these bridges have pedestrian accessways.

The Department of State Growth indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community. There are government grants available for active transport facilities and EV chargers.

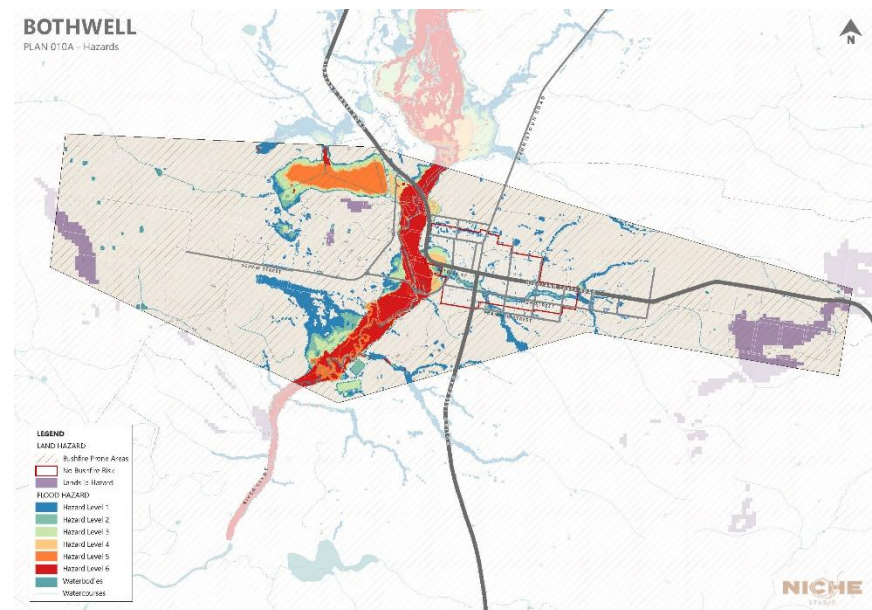
A school bus route, running from a stop on the corner of Patrick Street and Arthur Street to Hobart, connects upper high school students to further education. There are no other forms of public transport in the town. No dedicated bicycle routes have been mapped in the study area.



HAZARDS

The majority of the Bothwell study area is subject to a Bushfire Prone Area hazard, which presents a constraint to future development of the town. Flood hazard mapping shows that land adjacent to the River Clyde is most severely at risk, with a flood hazard level of 6.

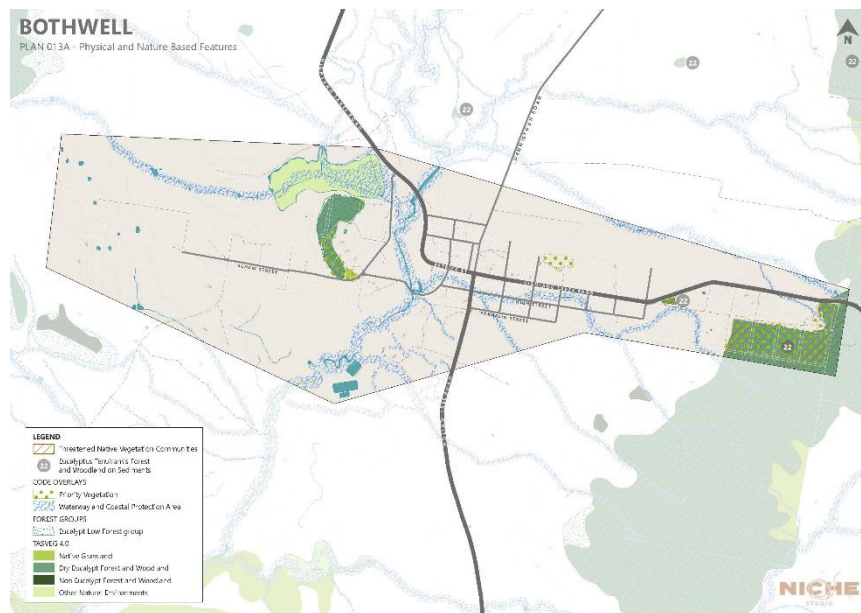
The River Clyde Flood Mapping Study (GHD 2023) was developed to provide informed recommendations to better manage floodwaters. There are several features that influence flooding in the River Clyde catchment area. These include the high rainfall in the area, the steep terrain, and the narrow valleys that can cause rapid runoff and flash flooding. Additionally, the flat floodplain areas are vulnerable to overflow during periods of heavy rainfall. Some landslip hazard is present in the western and eastern edges of town.



PHYSICAL & NATURE BASED FEATURES

The natural environment of Bothwell comprises areas for waterway protection along the banks of the River Clyde and other minor waterways. There are several flood-dependent ecosystems in the River Clyde catchment area, including wetlands, which play an important role in reducing the impact of flooding. The preservation of these ecosystems is crucial for reducing the risk of flooding in the catchment area.

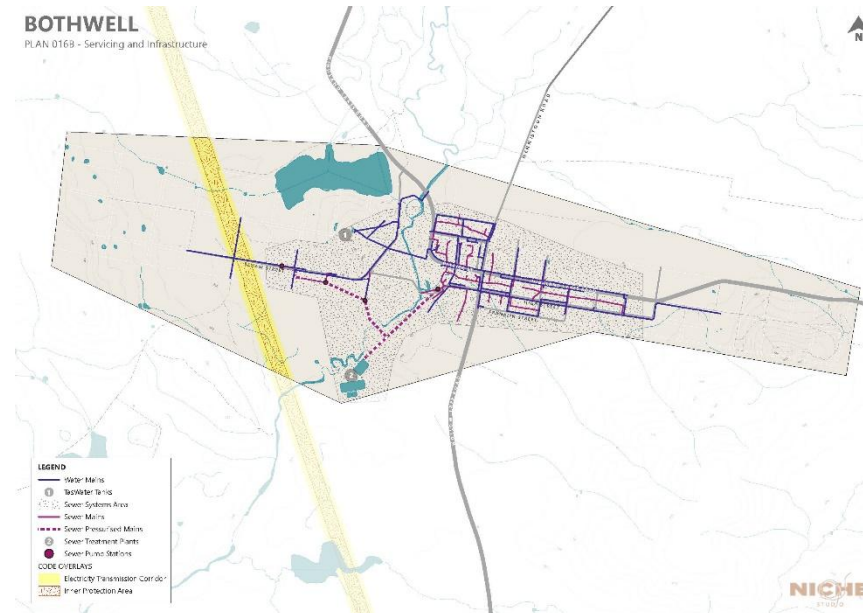
Areas of native vegetation are mapped through the study area, to the western and northern sides of Mount Adelaide. The south-eastern corner of the study area comprises a small portion of a larger Threatened Native Vegetation Community. It has been extensively cleared across Tasmania for agriculture.



SERVICING & INFRASTRUCTURE

The majority of Bothwell is serviced with town water and reticulated sewerage. Town water is gravity fed from TasWater tanks on Mount Adelaide, while the sewerage treatment ponds are located to the south.

Bothwell's water is supplied by the Clyde River, and a new water treatment plant is currently proposed to be installed. A location is yet to be selected, but TasWater are actively engaging with Tasmanian Irrigation to determine possibilities. The current sewerage infrastructure is considered ample to manage projected growth.



Central Highlands Council Stormwater indicated that the stormwater infrastructure in Bothwell is currently performing well since recent upgrades. Consideration of stormwater treatment capacity is an important consideration when considering any rezoning opportunities.

An electricity transmission corridor in the western portion of the study site restricts construction of dwellings and other substantial structures. No piped gas service is provided in Bothwell.

According to 2016 Census data, 62.1% of households in Bothwell accessed the internet from their dwelling. Telstra, Vodafone and Optus all offer 4G coverage for mobile phones in Bothwell and surrounds.

COMMUNITY FACILITIES, CHARACTER & HERITAGE

Bothwell has a distinctive central core of well-preserved Georgian sandstone structures. More than 40 buildings and places, including cottages, the former manse, St Luke's Uniting Church and cemetery, the Bothwell Post Office, the Town Hall, St Michael and All Angels Church, the Castle Hotel, Birch Cottage, the Queen's Square War Memorial, Thorpe Mill and Farm, Ratho and the sandstone paving and kerbing on Queen, Alexander, Patrick and Dalrymple Streets are listed on the Tasmanian Heritage Register. This register is managed by the Tasmanian Heritage Council, with assistance from Heritage Tasmania, and places listed are considered to be of special interest in the broader context of the state or territory. Places listed are protected through the Heritage Act to ensure any future changes proposed complement significant aspects of the heritage listed place.

The majority of the study area is also covered by a Local Heritage Place Code Overlay.

A large number of community facilities are evident across Bothwell and are listed and marked in the plan adjacent. Of note, the Bothwell District School (Kinder to Year 12) is currently strong and self-sustaining in enrolment numbers. Children travel to the school from the Highlands and Central Lakes area, while an upcoming school district boundary review is likely to benefit Bothwell District School.

BOTHWELL

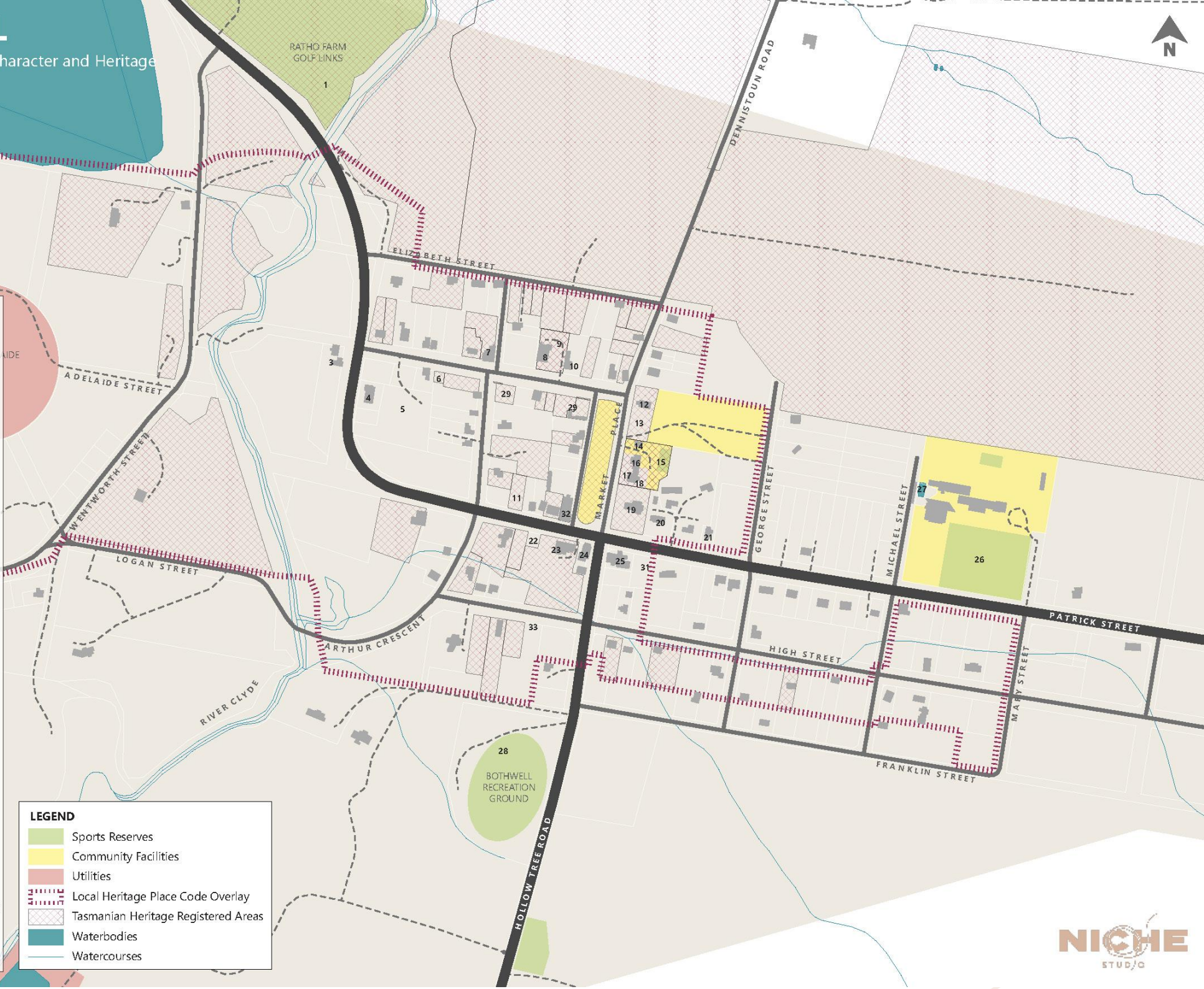
PLAN 019C - Facilities, Character and Heritage



- FACILITIES**
- 1 Ratho Farm Golf
 - 2 Mount Adelaide
 - 3 Bothwell Police Station
 - 4 Bothwell Fire Brigade
 - 5 CH Council Bothwell Depot
 - 6 Bothwell CWA Hall
 - 7 Bothwell Grange B&B
 - 8 Bothwell Library
 - 9 CH Council Office
 - 10 Batts Cottage
 - 11 Bothwell Post Office
 - 12 St Lukes Uniting Church
 - 13 Bothwell Cemetary
 - 14 Public Toilets
 - 15 Tennis Courts
 - 16 Bothwell Camping Ground and Caravan Park
 - 17 Bothwell Visitors Centre
 - 18 Australasian Golf Museum
 - 19 St Michael and All Angels Anglican Church
 - 20 Bothwell Medical Centre
 - 21 St Andrew's Catholic Church
 - 22 CH Pharmacy
 - 23 Castle Hotel
 - 24 Bothwell Garage Roadhouse
 - 25 Bothwell Superstore
 - 26 Bothwell District High School
 - 27 Oatlands Aquatic Centre
 - 28 Bothwell Recreation Ground and Football Club
 - 29 Sealy's Store
 - 30 White's Corner Accommodation
 - 31 Halls Ammo
 - 32 Elders
 - 33 Old Bootmaker Shop

LEGEND

- Sports Reserves
- Community Facilities
- Utilities
- Local Heritage Place Code Overlay
- Tasmanian Heritage Registered Areas
- Waterbodies
- Watercourses



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BOTHWELL TOWNSHIP STRUCTURE PLAN

THE VISION

A VISION FOR BOTHWELL

Bothwell will continue to evolve as a historic town that embraces and shares its heritage with residents and tourists, offering unmatched opportunities for adventure, hospitality and recreation.

Supported by a productive, resilient economy, Bothwell will continue to develop as a welcoming, connected community and gateway to the highland lakes, that thrives sustainably in the unique natural environment of the Central Highlands.



EMERGING COMMUNITY THEMES

From the extensive consultation conducted by Niche, several common themes emerged that guided the development of the Township Structure Plan for Bothwell.

The following chapters discuss our analysis of each theme.

A SUSTAINABLE & LIVEABLE MUNICIPALITY

A PRODUCTIVE & RESILIENT ECONOMY

A THRIVING TOURISM SECTOR

A SUSTAINABLE AND LIVEABLE MUNICIPALITY

SETTLEMENT & LAND SUPPLY

Central Highlands has a very small population base, with negligible population growth recorded over the past decade. Low growth will challenge the prospect of economic growth, especially industries that rely on population-based demand. Population retention and attraction will be critical for economic resilience and growth, particularly attracting young to middle aged working families. This typically relies on suitable housing, employment and community infrastructure and services to be available and/or accessible.

Central Highlands has a series of advantages that could be better promoted to attract residents and visitors, including the regional lifestyle, housing affordability, the heritage characteristics of townships, and the natural environment

Low dwelling growth and very limited residential development is evident. This is from a combination of low population growth, but also scarcity of readily developable sites that are available to the market. More investment in new housing should be encouraged in the main settlements of Bothwell, Ouse and Hamilton. According to landowners and developers, the viability of residential subdivision and development is marginal.

Zoned land supply that can accommodate housing is limited in Bothwell, especially in the Village Zone. There is a need to ensure that the urban area has suitable land supply available to accommodate more housing. Logical expansion of the Village Zone could be considered to encourage more housing to be delivered in Bothwell. This could also address viability challenges of residential development.

Land supply analysis reveals that Bothwell has:

- 2.28ha of vacant Village zoned land across 10 lots, and further 0.25ha of underutilised land;
- 0.43ha of vacant Low Density Residential zoned land across 4 lots, and a further 1.97ha of land within one underutilised site.
- 10ha of vacant Rural Living zoned land across 6 lots, and a further 8ha of underutilised land across 4 lots.

Village Zoned land that is vacant and available for consumption in Bothwell is scarce. There is limited capacity for the urban area of Bothwell to accommodate subdivision and new housing development. Existing capacity within Village Zoned land is mostly confined to individual sites that could accommodate a single dwelling or small subdivision.

Based on a minimum subdivision area of 600sqm, vacant and underutilised VZ land supply in Bothwell has an estimated theoretical capacity to accommodate around 25-30 new residential lots. Realising this capacity depends on whether individual landowners facilitate residential subdivision. The extent to which this could occur is highly uncertain, particularly given that the Village Zone can also permit commercial and community uses.

The Rural Living Zoned land to the east of Bothwell's urban area remains vacant and inactive. There may be an opportunity to investigate the expansion of the Village Zone to encompass vacant Rural Living land to accommodate more housing and improve the development viability of areas within the township boundary.

ECONOMIC ANALYSIS

Major investment and infrastructure projects planned in the region such as Tarraleah Hydropower redevelopment and St Patricks Plains Wind Farm will attract a notable number of workers to the region during the construction phase of the project. Accommodating key workers in the region will be a major challenge due to the lack of rental housing, commercial accommodation and short term rentals available in the region.

Central Highlands has an aging population, with a higher proportion of older cohorts (e.g. seniors, elderly). The aging of the resident population is expected to continue over time, and is likely to increase demand for health care and medical services, as well as aged care facilities, requiring a working age population to support the needs of this aging population base.

Central Highlands has a higher level of socioeconomic disadvantage compared with the national average. This is more than likely attributed to lower labour force participation and low access to essential services such as health care, medical services, and so on.

There is a lack of public transport available in Central Highlands. There is one bus that runs between Bothwell and Hobart (via Brighton) for school transport, with no access for the general public. However, there are currently no bus services that link Bothwell, Ouse and Hamilton to each other or to the broader region. There is a lack of public transport available in Central Highlands. There is one bus that runs between Bothwell and Hobart (via Brighton). However, there are currently no bus services that link Bothwell, Ouse and Hamilton



STAKEHOLDER & COMMUNITY ASPIRATIONS

Bothwell is highly valued for its strong sense of community spirit, with residents appreciating the towns willingness to participate in community activities. The town celebrates a calming and quiet atmosphere, alongside an abundance of existing amenities such as a community pool and historic golf course. Bothwell's distinct connection to the natural environment and rural simplicity was echoed as a strength throughout the vision workshops.

Key feedback received from the community in relation to sustainability and liveability measures included:

- Movement and Servicing
 - o Bothwell needs accessible active transport routes including upgrading existing footpaths, as well as establishing new bicycle and walking trails.
 - o The introduction of public transport provisions, as well as improvement to road safety through the town and connecting towns roads.
 - o Maintenance of heritage buildings.
- Physical and Nature
 - o Works to clean up the towns environment such as community clean up days, river cleans, and removal of willows and weeds.
 - o Increased access for pool
 - o PE programs, shade, water safety.
 - o Increased proofing and protection for the built form of the towns from natural disasters.

A SUSTAINABLE & LIVEABLE TOWN - OBJECTIVES & STRATEGIES

1. To celebrate the existing character of Bothwell

- 1.1 Continue to support the operation of the Ratho Farm Golf Course and the Australian Golf Museum to celebrate Bothwell's rich golf history, including an improved pedestrian link between the two.
- 1.2 Continue to maintain Council-owned heritage buildings, ensuring preservation of their unique character and contribution to the town's existing built form.
- 1.3 Support the retention of historically important buildings (such as the St Michael & All Angels Anglican Church and St Lukes Uniting Church) by utilising their space for town community festivals and events relevant to their history.
- 1.4 Continue to promote and enforce the design criteria contained within the Central Highlands Local Provisions Schedule of the Tasmanian Planning Scheme for the Bothwell Heritage Precinct that seek to retain and amplify the characteristics of the existing built form.
- 1.5 Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as:
 - Heritage walks and tours
 - Community festivals and exhibitions
 - Cultural and educational programmes
 - Culinary trails
 - Local ambassador programmes
- 1.6 Support proposals in Bothwell that propose allowable renovation or re-purposing of privately owned heritage buildings in line with the requirements of the Bothwell Heritage Precinct in the Central Highlands Local Provisions Schedule.

2. To retain existing local residents within the township

- 2.1 Support new residential development proposals in Bothwell to increase housing supply and provide greater housing choice for existing and new residents.
- 2.2 Advocate for State Government funding to assist the implementation of additional recreational and social facilities, as well as infrastructure projects to improve the safety and walkability of the town.
- 2.3 Implement recommendations from Bothwell Flood Study (2023), including initiation of a Planning Scheme Amendment for land in Bothwell requiring identification of flood prone area.

3. To attract new residents to the township

- 3.1 Rezone land parcels as indicated on Plan 42A to Village Zone and Low Density Residential Zone to facilitate availability of serviced land for development of diverse housing typologies.
- 3.2 Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.
- 3.3 Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.
- 3.4 Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality that:
 - Target younger demographics through the use social media platforms to showcase community life and local attractions.
 - Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Bothwell.
 - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.
- 3.5 Investigate feasibility of future housing provision and township growth at Investigation Areas 1 and 2 on Plan 42A.

4. To identify gaps in key social and recreational services such as health, education and aged care.

- 4.1 Rezone the entire parcel of land with Bothwell Secondary School to Community Purpose (as shown on Plan 42A).

- 4.2 Advocate to the State Government to ensure the sustained operation of Bothwell Secondary School.
- 4.3 Review provision of library services to the community. If appropriate, adjust opening hours and service provision to meet community needs (Item 16 in Plan 31A)
- 4.4 Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 31A) such as:
 - Accessibility upgrades
 - External cover
 - Opening hour changes

5. To prioritise existing and future community needs.

- 5.1 Ensure future housing and growth is located in serviced areas.
- 5.2 Investigate the feasibility of using existing community buildings in Bothwell for child care services.
- 5.3 Upgrade footpaths as required to deliver a connected pedestrian network through Bothwell, including:
 - Link the Bothwell Recreation Ground to Patrick Street (Item 5 on Plan 31A).
 - Link Schaw Street to the heart of Bothwell (Item 3 on Plan 31A).
 - Upgrades to Croaker's Alley (Item 1 on Plan 1A).
 - Maintenance of footpath on Queen Street (Item 7 on Plan 31A).
- 5.4 Undertake a Community Needs Assessment.
- 5.5 Advocate for provision of community services as identified as lacking in the Community Needs Assessment.
- 5.6 Provide a pedestrian footbridge over the river adjacent to existing traffic bridge, linking the historic golf course and tourist attraction of Ratho to Bothwell township.

- 5.7 Consider a traffic study, with State Government support, to determine if traffic calming and slowing interventions are required, such as stop signs at intersections (Item 6 on Plan 31A).

6. To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable town.

- 6.1 Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:
- Need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing in Bothwell.
 - Need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.
 - Partner with aged care and social housing providers in projects to increase the housing stock for these groups.
 - Direct housing growth to Bothwell.
 - Encourage an increase in the number of rental properties available.
 - Addressing viability challenges that present barriers to residential development and housing growth in Bothwell.

7. To ensure the provision of adequate open space

- 7.1 Review the provision of open space within the municipality.
- 7.2 Produce an Open Space Strategy.
- 7.3 Consider development of an Urban Forest Strategy to:
- Extend the formal tree avenues to the eastern entrance of Bothwell, and westwards from Croakers' Alley entry to the traffic bridge. (Item 22 on Plan 31A)
 - Increase shading at recreation grounds and public open space (Item 19 on Plan 31A).
- 7.4 Upgrade and expand community infrastructure in parks and open spaces, such as seating, rubbish bins, water fountains (Item 25 on Plan 31A).
- 7.5 Consider relocation of tennis courts to the recreation precinct at Hollow Tree Road to create an active recreation hub (Item 9 on Plan 31A) and allow existing tennis court site to be used for additional caravan / motor home parking.

- 7.6 Add community adult exercise equipment to recreation spaces (Item 15 in Plan 31A).
- 7.7 Continue to remove invasive willow species from river banks (Item 21 in Plan 31A).

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

The retail, commercial, tourism, accommodation, civic and recreation uses in Bothwell is discussed below:

- There is no small or convenience based supermarket in Bothwell.
- Bothwell includes the only pharmacy in Central Highlands.
- There is a Roadhouse and a Superstore that are adjacent to one another, and provide fuel and convenience based goods for locals, visitors and stopover travellers.
- The main Council offices are located in Bothwell.

ECONOMIC ANALYSIS

Bothwell is spatially separate from Hamilton and Ouse, and largely operates in isolation from these towns. The retail and commercial offering is very limited in Bothwell, but the town performs an important civic, recreation and community role that differentiates it from Hamilton and Ouse.

The resident catchment in Bothwell (~500 residents) is not currently of a scale that could viably support notable retail and commercial growth. If the resident population in Bothwell recorded notable growth over time, there would be an opportunity for the town to support new speciality and/or convenience based retailers (e.g. bakery, butcher, convenience supermarket). It is likely however, that residents would continue to be directed to higher order centres such as Bridgewater and Greater Hobart for higher order needs (e.g. full-line supermarket, bulky goods, etc).

To catalyse retail and commercial investment that aligns with the activity centre role of towns, it is likely that a higher level of demand is needed; from a combination of residents and visitors.

Population-service industries are underrepresented. Attracting new retail, hospitality and health-related businesses to establish in Ouse, Hamilton and Bothwell should be encouraged.

The region is at the heart of the State's proposed Renewable Energy Zone and is very well placed to attract renewable energy investment, especially hydropower, wind and solar.

Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region. Renewable energy projects such as solar and wind farms have the potential to raise municipal rates and community funds, which could be directed for community benefit. Determining how these funds should be spent within the community should be considered. Renewable energy projects can create environmental and amenity impacts, which should seek to be minimised wherever possible. Negative impacts may be acceptable to the community if linked to local economic productivity and improvements to social services and infrastructure. It is now increasingly expected that renewable energy projects include ongoing community infrastructure funding for the benefit of local communities.

Commercial and industrial businesses are accommodated in the Village Zone within townships, and there is currently no standalone land areas or precincts dedicated to industrial and commercial activities. There may be an opportunity to investigate establishing an industrial and/or commercial precinct in the region that is well-located, has service capabilities, and is strategic in terms of serving supply-chain activities from key industries such as horticulture and renewable energy projects

The internet service, speeds and coverage is fairly unreliable across Central Highlands, which limits digital access and connectivity. The road network in Central Highlands is critical for accessibility and connectivity for residents, workers and businesses. The condition and maintenance of regional roads is an ongoing issue and requires ongoing advocacy with the Department of State Growth.

T20. RETAIL & COMMERCIAL ROLE

Township	Approx. population	Classification	Role
Bothwell	500	Local centre (small)	Community & civic; Basic convenience retail; and Stopover visitor servicing.
Ouse	300	Local centre (small)	Convenience retail; and Stopover visitor servicing.
Hamilton	240	Local centre (small)	Stopover visitor servicing (hospitality, accommodation)

Source: Urban Enterprise, 2024

STAKEHOLDER & COMMUNITY ASPIRATIONS

The vision for the future of Bothwell is one which seeks to protect and celebrate the existing heritage of the town whilst utilising the ample heritage buildings for community-based activities. Residents and visitors envisioned the town rich in heritage-based tourism with bountiful facilities to service a growing population of residents and visitors. The lack of medical serviced in and surrounding the town is a considerable worry for the people of Bothwell, so an increased availability of permanent medical services is present in the towns future vision. The town also envisions a settlement that provides adequate childcare facilities and better connectivity between the community and education facilities. The youth of Bothwell raised concerns about the longevity of the town and the lack of local job opportunities.

Key feedback received from the community in relation to sustainability and liveability measures included:

Community and Heritage

- Maintenance of heritage and increased use of heritage buildings for community activities i.e. church used for choir.
- Need childcare and better connection between the community and schools.
- Need for permanent doctor and aged care services.

Infrastructure and Facility Recommendations

- Community infrastructure (Camping, outdoor seating, BBQ, children's/ youth activities i.e. skate park, improvement to playground).
- Increased medical, aged care facilities and a grocery store.

PRODUCTIVE & RESILIENT ECONOMY - OBJECTIVES & STRATEGIES

8. To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.

- 8.1 Encourage the growth of employment opportunities by supporting the development of new commercial facilities that offer a unique but in-demand need for the community.
- 8.2 Advocate to State Government for sufficient funding to ensure the ongoing operation of community facilities such as Bothwell District High School, Bothwell Police Station, and Bothwell Fire Brigade.
- 8.3 Collaborate with renewable energy providers to identify opportunities in the region.
- 8.4 Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.

9. To sustainably grow the value of the existing agriculture sector.

- 9.1 Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.
- 9.2 Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.
- 9.3 Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.
- 9.4 Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
 - o The state and outlook for the sector; and
 - o The regulatory environment.

10. To advocate for the sustainable growth of new agricultural opportunities.

- 10.1 Encourage intensive and high value activities within irrigated areas.
- 10.2 Facilitate promotion of agricultural opportunities to industry. These may include:
 - o Export market opportunities;

- Domestic market opportunities;
- Information around innovation and technology in the agriculture sector that could be harnessed;
- Off-farm income opportunities;
- Value-add opportunities.

10.3 Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:

- Current challenges/barriers to industry growth;
- Opportunities for industry growth; and
- Research and innovation.

11. To actively support the development of renewable energy and green infrastructure projects.

- 11.1 Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.
- 11.2 Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.
- 11.3 Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.
- 11.4 Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by:
 - Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects.
 - Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell.
 - Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects.
- 11.5 Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).

- 11.6 Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.
- 11.7 Support provision of short-stay workforce accommodation.

12. To support the growth of local industrial and innovation opportunities.

- 12.1 Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).
- 12.2 Investigate industrial land requirements to facilitate projected growth of renewable energy sector.
- 12.3 Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.
- 12.4 Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes.

13. To improve existing digital and transport infrastructure.

- 13.1 Advocate for relevant road improvements and upgrades to ensure efficient and safe vehicle movements across the municipality, specifically:
 - Linkages to Melton-Mowbray and greater Hobart (Item 13 on Plan 31A).
 - Straighten bends in Hollow Tree Road (Item 12 on Plan 31A).
- 13.2 Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.
- 13.3 Ensure that developers contribute proportionally to any required upgrades to transport infrastructure considered necessary for successful development.
- 13.4 Consider closure of Queen Street to through traffic to encourage the preferential use of Market Place (Item 11 on Plan 31A).
- 13.5 Investigate, with Elders, an improved traffic solution for large trucks accessing the Elders yard off Queen Street.

14. To encourage the growth of existing and new retail and commercial services.

- 14.1 Discourage the conversion/adaptation of retail/commercial premises into residential uses.

- 14.2 Attract new retail and commercial businesses to establish in Bothwell.
- 14.3 Support growth and development of existing retail and commercial businesses (Item 14 in Plan 31A)

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

Servicing the needs of short-stay visitors, there is a Council-owned caravan park in Bothwell that is well-utilised., although a pub and café are the only hospitality operators.

Ratho Golf Course is located to the north west of the town centre, and includes a function centre and accommodation.

ECONOMIC DRIVERS

The primary product strengths in Central Highlands include:

- Sightseeing, hiking, bushwalking and camping in state forests and national parks;
- Recreational boating and fishing in the network of lakes and rivers; and
- History and heritage significance of townships and settlements.

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon and the broader ‘thousand lakes’ area;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park,
- Franklin-Gordon Wild Rivers National Park;
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Great Lake, Arthurs Lake and other lakes north of Bothwell.

- Whiskey distillery's at Lawrenny Estate (Ouse), Lower Marsh (Apsley) and Kempton (in Southern Midlands).
- The region has high tourism and visitor growth potential, primarily linked to the natural advantages of the area.
- The towns of Ouse, Hamilton and Bothwell all receive a high number of visitors travelling through and stopping over, particularly from self-drive camping and caravan visitors. These towns could perform a greater visitor servicing role.
- There is a high level of self-drive visitors that travel within and across the region, including a high proportion of caravan/RV's. There is a need to ensure that visitor preferences are being met through infrastructure, services and amenity.
- The Council owned and operated caravan parks in Bothwell and Hamilton are well utilised. There may be an opportunity to improve and/or expand the offering.
- Potential for greater activation and promotion of signature nature and water-based experiences, including hiking, camping, fishing, cycling and kayaking.
- There is an opportunity to support further development and investment in farm gate and agri-tourism.
- There is an opportunity to support further development and investment in visitor accommodation and hospitality offering.
- Destination functions and events are an effective way to attract visitors to the region. Supporting existing and new events that attract visitation and align with regional strengths should be encouraged.
- The heritage townships of Hamilton and Bothwell could seek to attract new visitor market segments such as higher yielding couples and families from Greater Hobart.
- There is a potential for Central Highlands to improve destination branding and increase destination awareness as a key region in central Tasmania.

STAKEHOLDER & COMMUNITY ASPIRATIONS

Bothwell's historic nature and connection to the sport of golf provides tourists with motivation to visit and stay within the town. The 'location' nature of the town provides a unique opportunity for tourists to "stopover" suggesting provisions for visitor accommodation and camping facilities are an area to be capitalised on.

THRIVING TOURISM SECTOR - OBJECTIVES & STRATEGIES

15. To enhance the visitor service role of Bothwell.

- 15.1 Optimise towns for capturing the RV market by focusing on improving RV friendly infrastructure.
- 15.2 Consider expansion and upgrades to the Council-owned caravan parks in Bothwell, potentially expanding onto land used for the current tennis court if that is relocated to the Recreation Ground.
- 15.3 Add signage to the caravan park to allow for easy identification of location by visitors (Item 4 on Plan 31A).
- 15.4 Attract and encourage investment in new commercial accommodation.
- 15.5 Review wayfinding and tourist signage in Bothwell. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.
- 15.6 Encourage tourism and community events within and proximate to townships.
- 15.7 Review opening hours of visitor centre to ensure potential visitors to the region are welcomed (Item 18 on Plan 31A).
- 15.8 Upgrade the amenity of the intersection of Patrick and Queen Street. Consider implementation of footpaths, pedestrian refuges and landscaping (Item 10, Plan 31A).

16. To facilitate development of tourism attractors in the region.

- 16.1 Develop and implement a Destination and Tourism Action Plan in conjunction with local tourism operators.
- 16.2 Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- 16.3 Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- 16.4 Advocate for the re-opening of Nant Distillery north of Bothwell.
- 16.5 Support agri-tourism and farm-gate experiences on regional properties.

- 16.6 Establish a regular farmer's market, with direct to public sales.
- 16.7 Support new trail and mountain biking experiences in the region.
- 16.8 Encourage new tourism and community events to be held in the municipality.
- 16.9 Support heritage-based tourism opportunities that celebrate the built and natural heritage of Bothwell.

17. To improve activation and accessibility of the region's signature water and nature based assets.

- 17.1 Improve promotional and wayfinding signage across popular water and nature-based areas
- 17.2 Improve public access and activation of water and nature-based areas.
- 17.3 Review available community infrastructure such as seating, rubbish bins, and lighting, and enhance or upgrade as required (Item 2, Plan 31A).
- 17.4 Provide a walking trail along the river that links to key destinations within Bothwell (Item 24 in Plan 31A).
- 17.5 Maintain the attraction of the River Clyde by ensuring best-practice stormwater management guidelines are followed by key stakeholders, landowners and developers (Item 23, Plan 31A).

BOTHWELL TOWNSHIP STRUCTURE PLAN:

IMPLEMENTATION

IMPLEMENTATION

The Bothwell Township Structure Plan reviews three key themes and outlines 17 key objectives and associated strategies. These objectives have been tied to key actions to enable Council's practical application, namely:

18. Implement

19. Advocate

20. Facilitate

By recognising which strategies Council can implement directly, and which requires external intervention ensures the ongoing realisation of the Bothwell Township vision.

The following two pages illustrate spatial recommendations from the objectives and strategies. These have been tested with the community, working group and Councillors. The first illustrates recommended zoning upgrades to reflect growth projections and are a direct response to the three key themes. The community strongly voiced their desire for immediate upgrades to a number of existing facilities within the township area including footpaths, public park upgrades and public buildings. These are identified on the second plan.

BOTHWELL

PLAN 042A - Proposed Rezoning



LEGEND

Areas of change

Investigation Areas

ZONES

Agriculture

Rural Living A

Low Density Residential

Rural

Village

Environmental Management

Utilities

Community Purpose

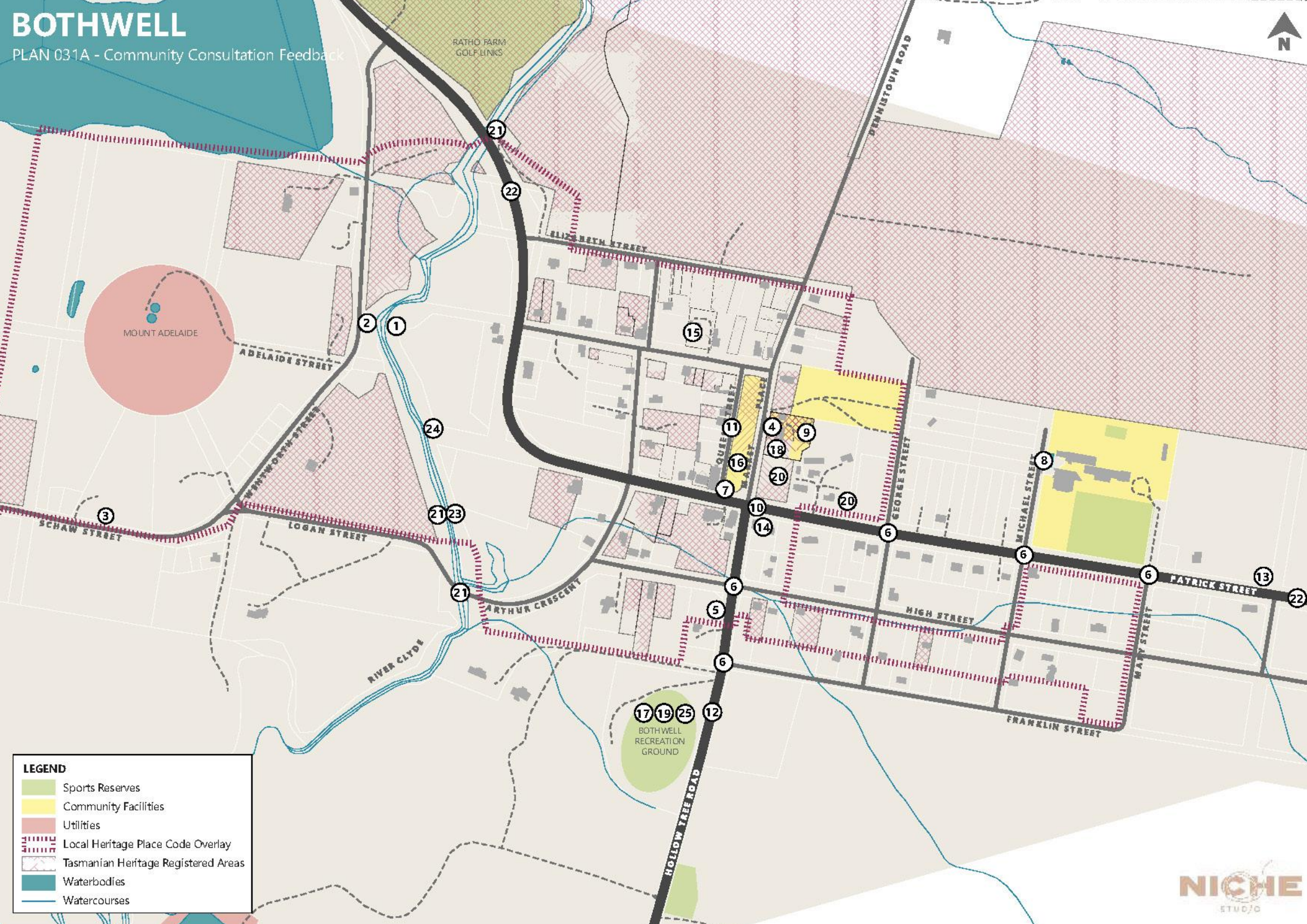
Recreation

Open Space



BOTHWELL

PLAN 031A - Community Consultation Feedback



PRIORITIES

To ensure successful implementation of the Bothwell Structure Plan, the following priorities and timeframes should be considered.

A = Advocate | I = Implement | F = Facilitate

Short Term = 3 years | Medium Term = 5 -10 years | Long Term = 10+ years

A SUSTAINABLE, LIVEABLE TOWN			SHORT	MEDIUM	LONG
1.1	To celebrate the existing character of Bothwell				
	A	Continue to support the operation of the Ratho Farm Golf Course and the Australian Golf Museum to celebrate Bothwell's rich golf history.	Ongoing		
	I	Continue to maintain Council-owned heritage buildings that contribute to the established character of Bothwell.	Ongoing		
	F	Support the retention of historically important buildings (such as the St Michael & All Angels Anglican Church and St Lukes Uniting Church) by utilising their space for town community festivals and events relevant to their history.	Ongoing		
	I	Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.			
	A	Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as: 21. Heritage walks and tours 22. Community festivals and exhibitions	Ongoing		

		23. Cultural and educational programmes 24. Culinary trails 25. Local ambassador programs			
	I	Prepare a heritage strategy for Bothwell that clearly delineates allowable renovation or re-purposing of privately owned heritage buildings.			
1.2	To retain existing local residents within the township				
	F	Support new residential development proposals in Bothwell to increase housing supply and provide greater housing choice for existing and new residents.			
	A	Advocate for State Government funding to assist the implementation of additional recreational and social facilities, as well as infrastructure projects to improve the safety and walkability of the town.			
	I	Implement recommendations from <i>Bothwell Flood Study</i> (2023)			
1.3	To attract new residents to the township				
	I	Rezone land parcels as indicated on Plan 42A to Village Zone and Low Density Residential Zone to facilitate availability of serviced land for development of diverse housing typologies.			
	F	Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.	Ongoing		
	A	Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.			
	I	Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality:			

		26. Target younger demographics through the use social media platforms to showcase community life and local attractions. 27. Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Bothwell. 28. Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.			
	I	Investigate feasibility of future housing provision and township growth at Investigation Areas 1 and 2 on Plan 42A.			
1.4	To identify gaps in key social and recreational services such as health, education and aged care.				
	I	Rezone the entire parcel of land with Bothwell Secondary School to Community Purpose (as shown on Plan 42A).			
	A	Advocate to the State Government to ensure the sustained operation of Bothwell Secondary School.			
	I	Review provision of library services to the community. If appropriate, adjust opening hours and service provision to meet community needs (Item 16 in Plan 31A)			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	I	Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 31A) such as: 29. Accessibility upgrades 30. External cover 31. Opening hour changes			
1.5	To prioritise existing and future community needs.				
	F	Ensure future housing and growth is located in serviced areas.	Ongoing		
	F	Investigate the feasibility of using existing community buildings in Bothwell for child care services.			
	I	Upgrade footpaths as required to deliver a connected pedestrian network through Bothwell, including: 32. Link the Bothwell Recreation Ground to Patrick Street (Item 5 on Plan 31A). 33. Link Schaw Street to the heart of Bothwell (Item 3 on Plan 31A). 34. Upgrades to Croaker's Alley (Item 1 on Plan 1A).			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		35. Maintenance of footpath on Queen Street (Item 7 on Plan 31A).			
	I	Undertake a Community Needs Assessment.			
	I	Advocate for provision of community services as identified as lacking in the Community Needs Assessment.			
	I	Provide pedestrian footbridges over rivers.			
	F	Consider a traffic study to determine if traffic calming and slowing interventions are required, such as stop signs at intersections (Item 6 on Plan 31A).			
1.6	To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable town.				
	I	<p>Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:</p> <p>36. Need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing in Bothwell.</p> <p>37. Need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.</p> <p>38. Direct housing growth to Bothwell.</p>			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		39. Seek to increase the number of rental properties available.			
		40. Addressing viability challenges that present barriers to residential development and housing growth in Bothwell.			

1.7	To ensure the provision of adequate open space				
	I	Review the provision of open space within the municipality.			
	I	Produce an Open Space Strategy for the municipality.			
	I	Consider development of an Urban Forest Strategy to: 41. Add formal tree avenues on entrance to Bothwell (Item 22 on Plan 31A) 42. Increase shading at recreation grounds and public open space (Item 19 on Plan 31A).			
	I	Upgrade and expand community infrastructure in parks and open spaces, such as seating, rubbish bins, water fountains (Item 25 on Plan 31A).			
	I	Consider relocation of tennis courts to the recreation precinct at Hollow Tree Road to create an active recreation hub (Item 9 on Plan 31A).			
	I	Add community adult exercise equipment to recreation spaces (Item 15 in Plan 31A).			
	I	Remove invasive willow species from river banks (Item 21 in Plan 31A).			

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

2.1	To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.				
	A	Encourage the growth of employment opportunities by supporting the development of new commercial facilities that offer a unique but in-demand need for the community.	Ongoing		
	A	Advocate to State Government for sufficient funding to ensure the ongoing operation of community facilities such as Bothwell District High School, Bothwell Police Station.			
	F/A	Collaborate with renewable energy providers to identify opportunities in the region.			
	A	Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.			
2.2	To sustainably grow the value of the existing agriculture sector.				
	A	Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors	Ongoing		
	A	Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.	Ongoing		
	A	Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.	Ongoing		
	F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: 43. The state and outlook for the sector; and 44. The regulatory environment.	Ongoing		

2.3	To advocate for the sustainable growth of new agricultural opportunities.				
	A	Encourage intensive and high value activities within irrigated areas.			
	A	Promote agricultural opportunities to industry. These may include: 45. Export market opportunities; 46. Domestic market opportunities; 47. Information around innovation and technology in the agriculture sector that could be harnessed; 48. Off-farm income opportunities; 49. Value-add opportunities.	Ongoing		
	F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: 50. Current challenges/barriers to industry growth; 51. Opportunities for industry growth; and 52. Research and innovation.	Ongoing		

2.4	To actively support the development of renewable energy and green infrastructure projects.				
	A	Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.			
	A	Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.			
	A	Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.	Ongoing		
	F/I	<p>Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by:</p> <p>53. Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects.</p> <p>54. Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell.</p> <p>55. Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects.</p>			

	A	Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).	Ongoing
	F	Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.	Ongoing
	A	Support provision of short-stay workforce accommodation.	Ongoing

2.5	To support the growth of local industrial and innovation opportunities.				
	F	Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).	Ongoing		
	F	Investigate industrial land requirements to facilitate projected growth of renewable energy sector.			
	I	Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.	Ongoing		
	I	Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes	Ongoing		
5.4.6	To improve existing digital and transport infrastructure.				
	A	Advocate for road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality, specifically: 56. Linkages to Melton-Mowbray and greater Hobart (Item 13 on Plan 31A). 57. Straighten bends in Hollow Tree Road (Item 12 on Plan 31A).			
	I	Ensure that developers contribute proportionally to any required upgrades to transport infrastructure considered necessary for successful development.			
	I	Consider closure of Queen Street to through traffic to encourage the preferential use of Market Place (Item 11 on Plan 31A).			
	A	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.	Ongoing		
5.4.7	To encourage the growth of existing and new retail and commercial services.				
	F	Discourage the conversion/adaptation of retail/commercial premises into residential uses	Ongoing		

	A	Attract new retail and commercial businesses to establish in Bothwell.	Ongoing
	F	Support growth and development of existing retail and commercial businesses (Item 14 in Plan 31A)	Ongoing

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

3.1	To enhance the visitor service role of Bothwell				
	I/F	Optimise Bothwell for capturing the RV market by focusing on improving RV friendly infrastructure.	Ongoing		
	I	Consider expanding and upgrading Council-owned caravan parks.			
	I	Add signage to the caravan park to allow for easy identification of location by visitors (Item 4 on Plan 31A).			
	F	Attract and encourage investment in new commercial accommodation.			
	I	Review wayfinding and tourist signage in Bothwell. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.			
	A	Encourage tourism and community events within and proximate to townships.	Ongoing		
	I	Review opening hours of visitor centre to ensure potential visitors to the region are welcomed (Item 18 on Plan 31A).			
	I	Upgrade the amenity of the intersection of Patrick and Queen Street. Consider implementation of footpaths, pedestrian refuges and landscaping (Item 10, Plan 31A).			
3.2	To facilitate development of tourism attractors in the region.				
	A	Establish a Tourism and Destination Action Plan for the municipality.	Ongoing		
	F	Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.	Ongoing		
	F/A	Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.	Ongoing		
	A	Support agri-tourism and farm-gate experiences on regional properties.	Ongoing		
	A	Advocate for the re-opening of the Nant Distillery, north of Bothwell.			
	F	Support new trail and mountain biking experiences in the region.			

A THRIVING TOURISM SECTOR

			SHORT	MEDIUM	LONG
	F	Establish a regular farmer's market, with direct to public sales.			
	A	Encourage new tourism and community events to be held in the municipality.			
	F	Support heritage-based tourism opportunities that celebrate the built and natural heritage of Bothwell.			
3.3	To improve activation and accessibility of the region's signature water and nature based assets.				
	A	Improve promotional and wayfinding signage across popular water and nature-based areas			
	I	Improve public access and activation of water and nature-based areas			
	I	Review available community infrastructure such as seating, rubbish bins, and lighting, and enhance or upgrade as required (Item 2, Plan 31A).			
	I	Provide a walking trail along the river that links to key destinations within Bothwell (Item 24 in Plan 31A).			
	I	Maintain the attraction of the River Clyde by ensuring best-practice stormwater management guidelines are followed by key stakeholders, landowners and developers (Item 23, Plan 31A).	Ongoing		

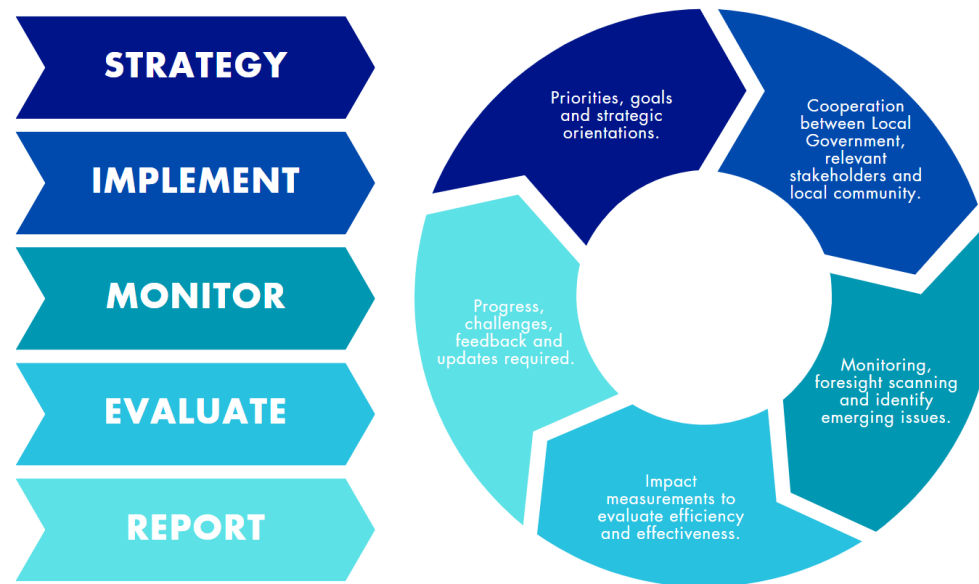
MONITORING

The Bothwell Township Structure Plan should be reviewed **annually** to ensure the vision and key objectives are reflected in the ongoing development of the precinct. Similarly, as the township changes over time, the Structure Plan should be reviewed to ensure the vision and key objectives reflect the needs and preferences of the local community.

It is recommended that a review of the Bothwell Township Structure Plan vision and key objectives against the Central Highlands Planning Scheme is undertaken every **five years** to ensure that the Scheme and the Structure Plan are aligned.

Further, it is recommended that the Bothwell Township Structure Plan is reviewed in **fifteen years** to ensure that the vision and key objectives are still reflective of the existing community preferred strategic direction.

The following policy cycle highlights the key phases of implementing a strategic plan. Community consultation should be undertaken at each phase, with participation from a diverse representation of the community encouraged.



BOTHWELL TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis