

CENTRAL HIGHLANDS

HOUSE 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.



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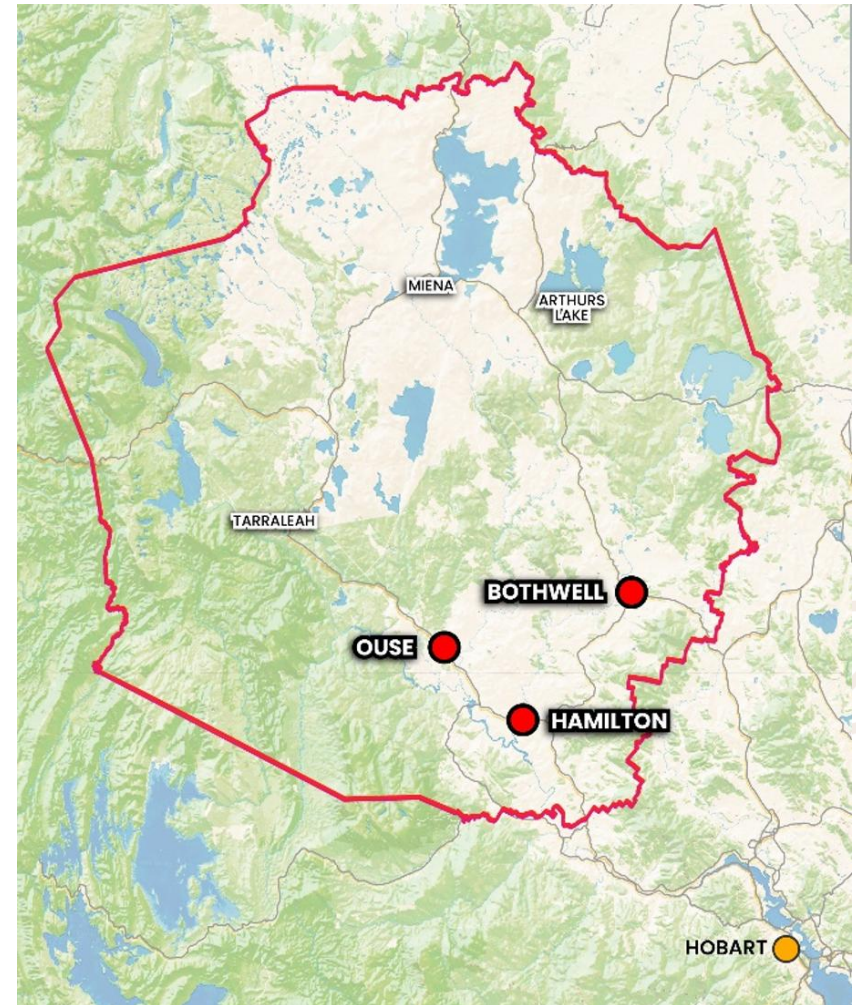
INTRODUCTION – CENTRAL HIGHLANDS

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 Ouse.

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 Ouse 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 - OUSE

Ouse, located northwest of Hamilton and southwest of Bothwell is the second largest town in the Central Highlands municipality, with a population of 326 residents.

Sitting on the banks of the Ouse River, the town is a gateway to the surrounding wilderness areas offering basic amenities including a general store, a hotel, and a community centre. It serves as a base for outdoor enthusiasts, including fishermen, bushwalkers, and campers, who wish to explore nearby lakes, forests, and national parks.

Initial considerations for the Ouse study area included:

- Provision of services and facilities to residents and visitors, including health and aged care services and tourism services.
- Potential rezoning of former Education Department land next to school from Rural/Agriculture to Village.
- The movement network throughout the town, especially with regards to safety and connectivity.
- Potential for rezoning of land to accommodate residential and commercial growth and development.
- Capacity of infrastructure and services, including water and sewerage.
- Flood impacts from the River Ouse.
- Strengthening the town's visitor potential as the gateway to the 'Western Wilds' fishing and bushwalking areas.
- Proximity of the Agriculture Zone to the town, consideration of relevant flood prone land and the broader landscape setting of the town.
- An EV charging point has also been installed in Ouse.

The Ouse 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 Ouse. Objectives and strategies designed to enhance economic development opportunities, plan for aspirational growth rates and protect and enhance the historic character of Ouse are outlined as logical conclusions to the detailed opportunity and constraint analysis conducted.

OUSE

PLAN 002A - Aerial



THE WORK WE ARE BUILDING ON

In developing a Structure Plan for Ouse, 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 Ouse. 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 Ouse 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 image shows a park setting with a large tree on the left, a wooden fence in the foreground, and a sign that reads "GRACE NICHOLAS PARK" in the distance. The sky is blue with some clouds.

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 OUSE

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 Ouse 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.

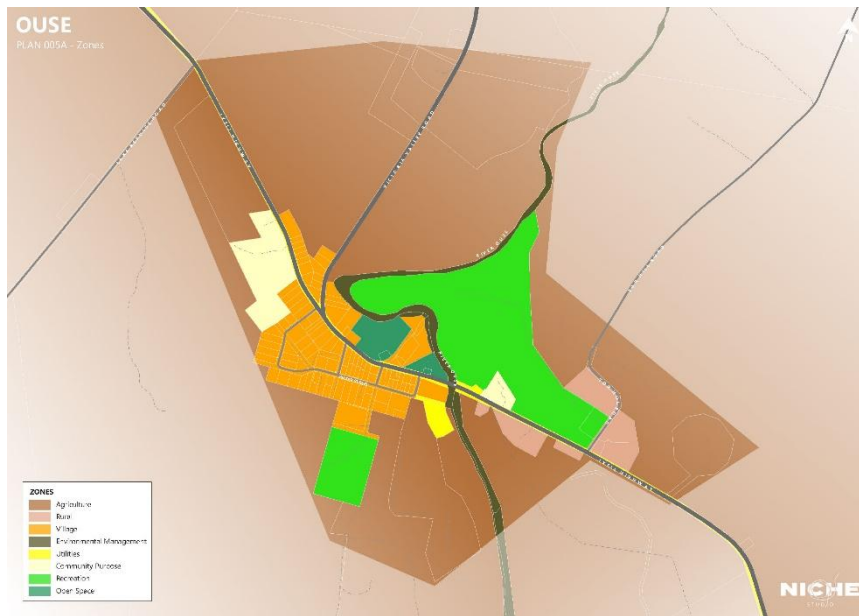
If required services and facilities are absent from an area, it can be difficult to attract new residents. Conversely, if population growth remains low, it is difficult to attract the required development that would support population growth. However, the lifestyle and affordability advantages in the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

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 Ouse and the municipality at large.

LAND USE

Ouse comprises a central core of land zoned Village on the western bank of the River Ouse. To the south of the Village zone is a large lot of Recreation zoned land. Directly adjacent to the western bank of the river, and fronting the Lyell Highway are two large lots zoned Open Space. A large lot zoned for Recreation is located on the eastern bank of the river, reflecting the position of the Ouse Community Country Club, with Rural lots adjacent to the east and south-east.

The locations of major roads and sewerage treatment facilities are reflected in Utilities zoned land, with land surrounding the school to the north-west of Ouse zoned as Community Purpose. The remainder of land within the study area is zoned Agriculture.

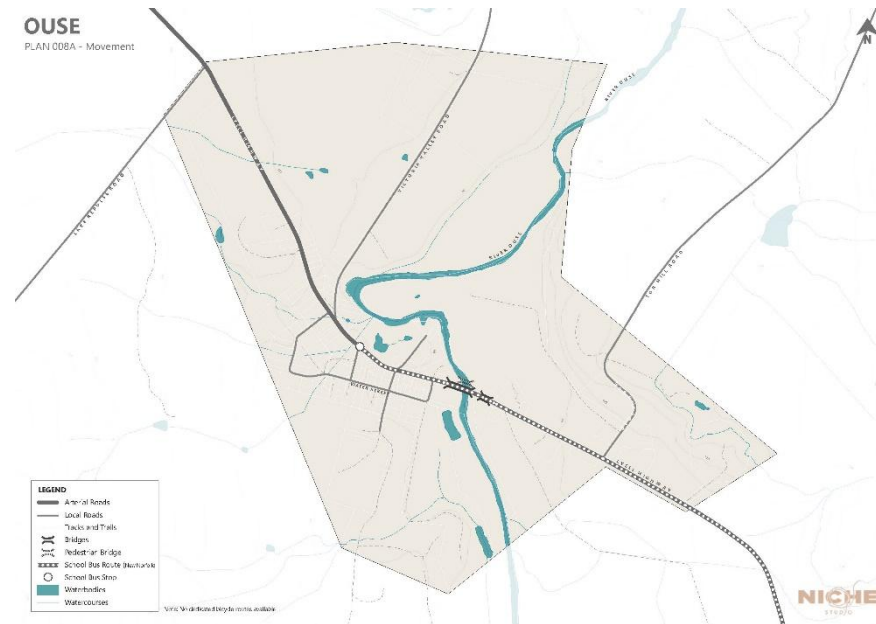


MOVEMENT

Ouse is located on the Lyell Highway, 15 km north-west of Hamilton and 53km north-west of New Norfolk. The Lyell Highway is maintained by the Department of State Growth, who are responsible for any required upgrades. They indicated that they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community

There is a vehicle bridge and a separate pedestrian bridge across the River Ouse on Lyell Highway, which forms the main street of the town. There are minor local roads forming the remainder of the town centre.

A school bus route runs to New Norfolk for students. No public transport is available in town. No dedicated bicycle routes are available in town.

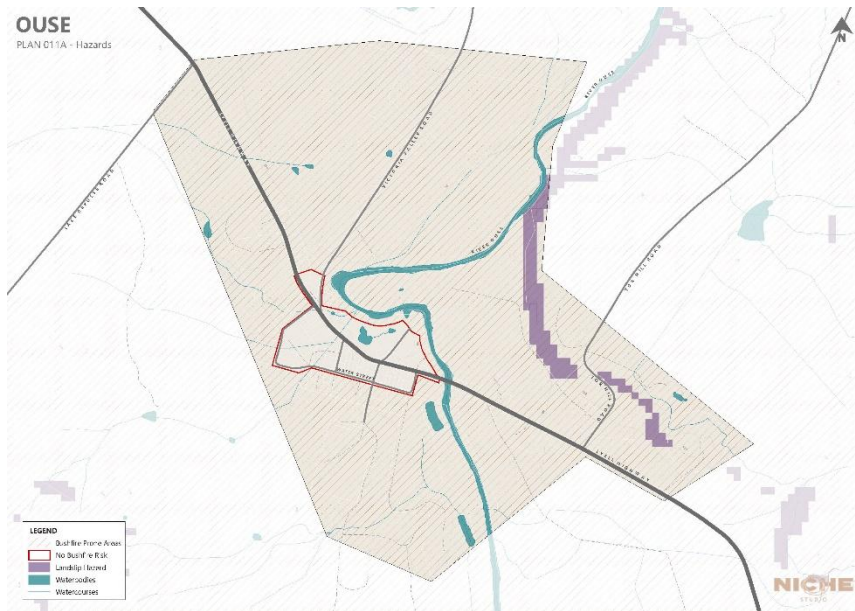


HAZARDS

The majority of the Ouse study area is subject to consideration of a Bushfire Prone Area. This excludes the central core of the town fronting Lyell Highway on the western bank of the River Ouse.

There is a small amount of landslip hazard through the Ouse Community Country Club land in the eastern part of the study area.

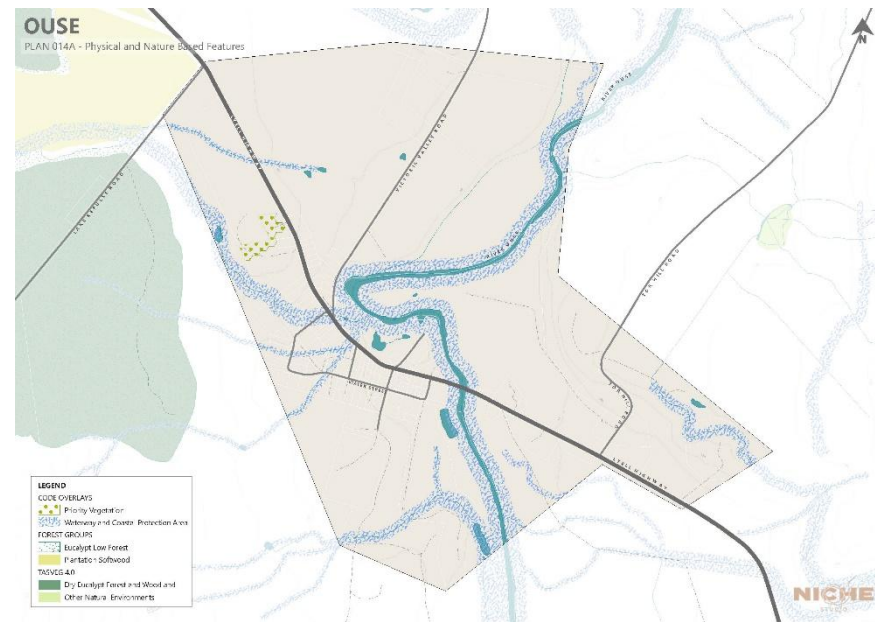
No flooding information has been made available for the River Ouse, but the catastrophic floods of 2016 reflect the importance of considering this as a constraint to future development in the town.



PHYSICAL & NATURE BASED FEATURES

The Ouse study area has a small area of priority vegetation in the north-west of the study area. No Threatened Native Vegetation Communities exist in the Ouse study area.

Following the waterways, there are areas of waterway and coastal protection on each bank.

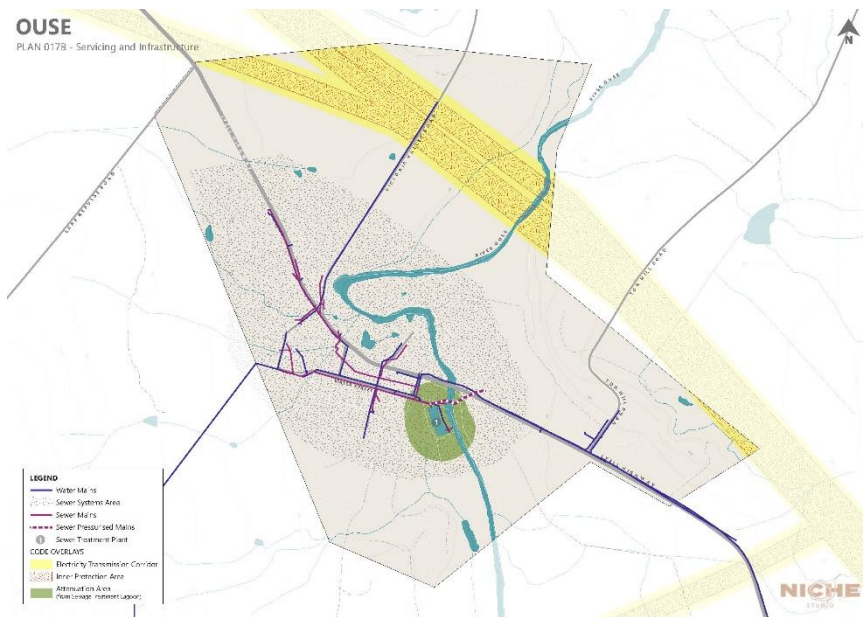


SERVICING & INFRASTRUCTURE

The majority of the study area is serviced with town water. The majority of the western bank of the study area has access to reticulated sewerage.

The sewerage treatment ponds are located to the south west of the River Ouse, accessed from Water Street. They are surrounded by an Attenuation Code Overlay, in order to assist in odour mitigation.

An electricity transmission corridor, together with associated easements, runs through the north and south-eastern corner of the study area. This may pose a constraint to future residential development, but currently runs through land zoned for Agriculture purposes.



COMMUNITY FACILITIES, CHARACTER & HERITAGE

Ouse has several places registered on the Tasmanian Heritage Register, including the Catholic and Baptist churches. There is no local heritage provisions for the Ouse study area in the LPS.

Community facilities in Ouse include:

- Ouse Fire Station
- Roadhouse
- Public Toilets
- Post Office and IGA
- Hotel
- Community Health Centre
- Town Hall
- Ambulance Tasmania
- Community Country Club and Golf Course

Prior to discussions with the Department of Education, Communities and Young People (DECYP), anecdotal advice suggested that the school at Ouse was in abeyance. DECYP confirmed there is no active enrolments at Ouse District School in 2024, and children are travelling to other schools in the broader region, including Glenora District School and Westerway Primary School.

The most recent enrolment numbers at Ouse DS comprised nine students in late 2022. Children received education at Ouse DS two to three days per week and travelled by bus to Westerway Primary School the other days to ensure social interaction and further education opportunities. Parents were supportive of this arrangement.

DECYP engaged a third-party demographer to review the broader school enrolments in the region. They also engaged with the Tarraleah project to understand if there would be any significant increase in enrolment numbers if the project was to commence. The conclusion was that there would not be any significant increase in number of children requiring education.

Only communities can close schools. As such, the Department put a recommendation to the Minister to put Ouse DS into recess, with a review of the enrolment in Term 3 2024, and also a review of the boundary intake areas for the broader area. If Ouse DS goes into recess, the site would be handed to Facilities Office (outside of the remit of DECYP). They would engage with Council and the community over the future potential use of the site. The site is currently used by a daycare, though the numbers are diminishing for that facility as well. There are also some ad-hoc uses managed by DECYP. There are two school staff houses next to Ouse DS at the moment; both are on the same title. There is potential for future use of those houses and/or the land but that would be up to Facilities Office.

OUSE

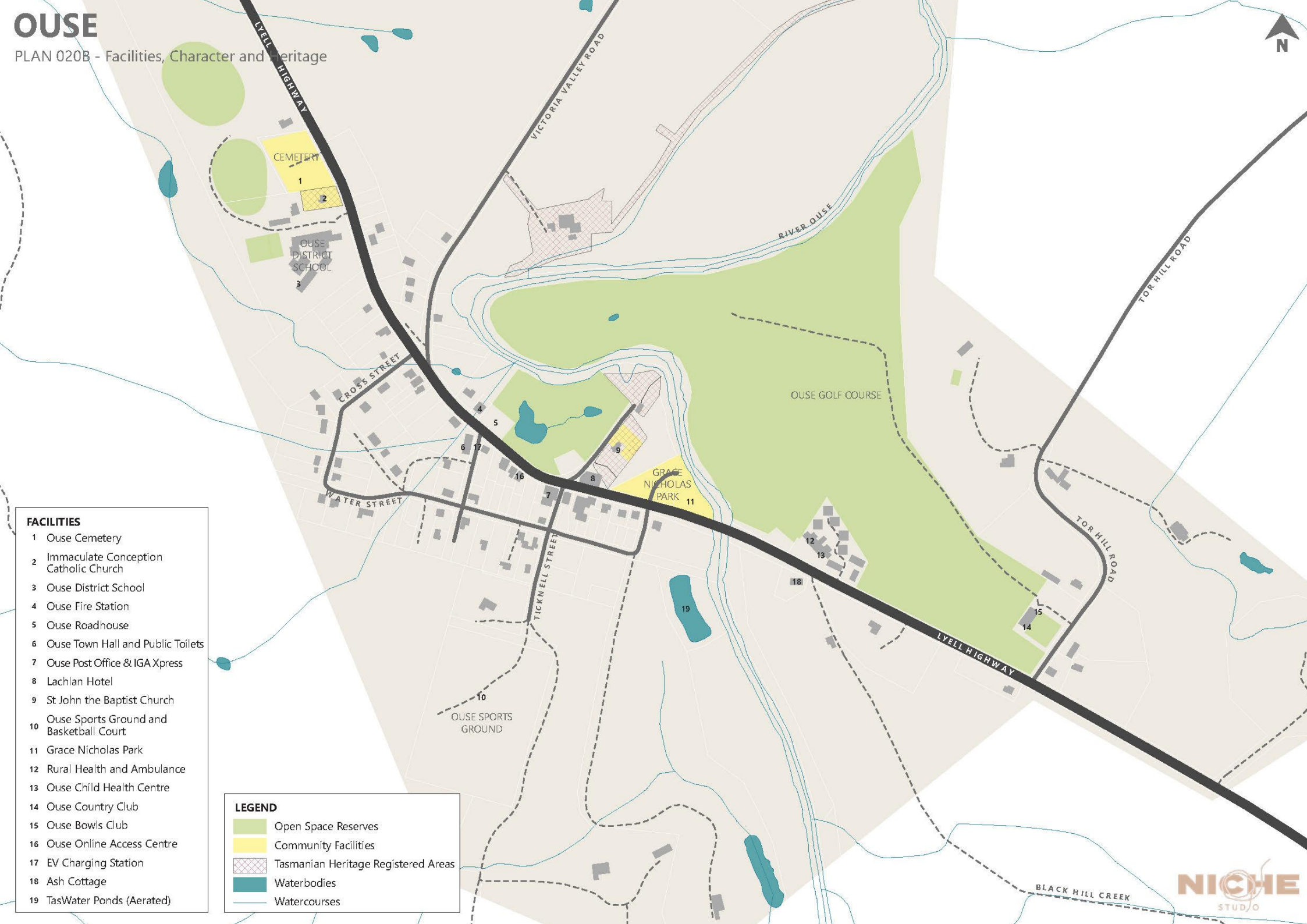
PLAN 020B - Facilities, Character and Heritage



- FACILITIES**
- 1 Ouse Cemetery
 - 2 Immaculate Conception Catholic Church
 - 3 Ouse District School
 - 4 Ouse Fire Station
 - 5 Ouse Roadhouse
 - 6 Ouse Town Hall and Public Toilets
 - 7 Ouse Post Office & IGA Xpress
 - 8 Lachlan Hotel
 - 9 St John the Baptist Church
 - 10 Ouse Sports Ground and Basketball Court
 - 11 Grace Nicholas Park
 - 12 Rural Health and Ambulance
 - 13 Ouse Child Health Centre
 - 14 Ouse Country Club
 - 15 Ouse Bowls Club
 - 16 Ouse Online Access Centre
 - 17 EV Charging Station
 - 18 Ash Cottage
 - 19 TasWater Ponds (Aerated)

LEGEND

- Open Space Reserves
- Community Facilities
- Tasmanian Heritage Registered Areas
- Waterbodies
- Watercourses



OUSE TOWNSHIP STRUCTURE PLAN:

THE VISION

A VISION FOR OUSE

Ouse is a peaceful town nestled on the banks on the River Ouse, connected to the inviting natural environment daily through opportunities for recreation and movement.

As a gateway to the productive agricultural region of the Central Highlands and to the West Coast, Ouse supports the everyday needs of its community and visitors. Ouse offers a serene location for young families and key workers to reside, as a liveable, welcoming town.



EMERGING COMMUNITY THEMES

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

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.

Land supply analysis reveals that Ouse has:

- 2.283ha of vacant Village zoned land across 15 lots.
- There is no Low Density or Rural Living Zoned land in Ouse.

With the exception of several vacant sites, Ouse has limited vacant land supply available, especially compared with Hamilton.

Based on a minimum subdivision area of 600sqm, vacant and underutilised VZ land supply in Ouse has an estimated theoretical capacity to accommodate around 20-35 new residential lots.

There are two vacant Council owned sites to the north and south of the Lyell Highway. The northern site is zoned Village, whereas the southern site is zoned Recreation. There may be an opportunity to investigate more productive use and utilisation of Council owned land.

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.



LAND SUPPLY STATUS
Vacant

ZONES
Community Purpose
Rural
Village



STAKEHOLDER & COMMUNITY ASPIRATIONS

Ouse is highly valued for its 'peacefulness', with residents appreciating the strong connection to the natural area and subsequent rural lifestyle. The towns existing amenities were seen consistently as a strength of Ouse, specifically the pub, golf course and fuel service stop. A strength mentioned across all who participated in the vision workshop was Ouse's connection to its surrounding natural environment.

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

- **Movement and Servicing**

- Ouse requires new and improved footpaths.
- The addition of speed limit needs to be changed due to closure of school.

- **Community and Heritage**

- Childcare must be maintained, and many of the participants called for the school to return.
- An ageing population and lack of access to facilities was mentioned as a concern. Participants identified a need for medical facilities as well as aged care.
- The town doesn't have many heritage buildings focus was on retaining the info/ history centre to educate visitors.

- **Physical and Nature**

- Connection to the surrounding natural environment is something that is valued highly in Ouse, therefore participants request new and improved footpaths and walkways, especially near the river.
- Improving existing recreation infrastructure, specifically the half court.
- The school building in the town has been shut down, so participants suggest utilising the school's facilities such as the kitchen and gym would allow community activities.
- More recreational activities for children.

SUSTAINABLE & LIVEABLE MUNICIPALITY - OBJECTIVES & STRATEGIES

1. To celebrate the existing character of Ouse

- 1.1 Continue to support the operation of the Ouse Golf Course (marked as 17 on Plan 32A) by utilising the facility to host sporting and community events.
- 1.1 Support the retention of historically important buildings (such as the St John the Baptist Anglican Church) by utilising their space for town community festivals and events relevant to their history.
- 1.2 Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme.
- 1.3 Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.
- 1.4 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
- 1.5 Ensure the architecture of new buildings respond to the surrounding established character of Ouse.

2. To retain existing local residents within the township

- 2.1 Support new residential development proposals in Ouse to increase housing supply and provide greater housing choice for existing and new residents, including aged care and key worker accommodation.
- 2.2 Improve residential amenity by supporting the implementation of additional recreational and social facilities within Ouse by:
 - Encourage the refurbishment and improvement of the Golf Club House (marked as 8 on Plan 32A) located near Tor Hill Road.
 - Constructing new netball court (marked as 9 on Plan 32A) located near proposed housing development to the south of Ouse.
 - Finalising works associated with the half court (marked as 16 on Plan 32A).
 - Support continuance of existing childcare (marked as 11 on Plan 32A).
- 2.3 Advocate for State Government funding to improve the walkability of Ouse by providing upgrades and construction of new active travel infrastructure by:
 - Improving existing footpaths along Lyell Highway (marked as 1 on Plan 32A).
 - Improving existing footbridge over the River Ouse (marked as 5 on Plan 32A).
 - Constructing new footpath connection Grace Nicholas Park to Bridge Hotel Road (marked as 7 on Plan 32A).
 - Constructing new floodproof footpaths adjacent to the River Ouse (marked as 15 on Plan 32A).
- 2.4 Advocate for State Government funding to improve existing safety by providing improvements to vehicular movement and parking provisions within the town of Ouse by:
 - Improving the carparking provisions within the centre of Ouse (marked as 2 on Plan 32A).
 - Undertaking works associated with widening the Lyell Highway (marked as 4 on Plan 32A).
 - Implementing additional lighting at the east end of Water Street (marked as 10 on Plan 32A).

3. To attract new residents to the township

- 3.1 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.
- 3.2 Investigate opportunities for developing Council owned land (marked as 14 of Plan 32A) to provide a mixture of residential typologies including affordable housing.
- 3.3 Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.
- 3.4 Investigate opportunities to provide key worker accommodation for existing and future industries within close proximity to the township.
- 3.5 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.
 - Undertake a renewal of the existing Ouse website to create a user-friendly interface that showcases important information on housing, community facilities, and upcoming community events.
 - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.

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

4.1 Support the rezoning of land from Village to Community Purpose in the following locations:

- Ouse Fire Station
- Lachlan Hotel
- St John the Baptist

4.2 Support the rezoning of land to Open Space in the following locations:

- Grace Nicholas Park
- Half Court at Ouse Rec Reserve

4.3 Advocate to the State Government to enable the revitalisation of the Ouse District School (marked as 12 on Plan 32A).

4.4 Investigate feasibility of expanding existing childcare service through provision of funding, assistance with grant applications, or attracting a service provider.

4.5 Advocate to the State Government for sufficient funding to provide upgrades to the Central Highlands Rural Health Centre (marked as 13 on Plan 32A).

5. To prioritise existing and future community needs.

- 5.1 Ensure location of future housing and growth in serviced areas.
- 5.2 Developers should contribute proportionally to the cost of any required servicing upgrade considered necessary to facilitate future development.
- 5.3 Conduct flood mapping of the River Ouse and implement any recommendations arising to ensure protection of community safety and assets.
- 5.4 Develop a strategy to attract and retain staff for the existing medical centre.
- 5.5 Undertake a Community Needs Assessment.
- 5.6 Advocate for provision of community services as identified as lacking in the Community Needs Assessment.
- 5.7 Support development proposals that aim to fulfil under-served community needs within Ouse.

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:
- The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing.
 - The 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 Ouse.
 - Encourage an increase in the number of rental properties available.
 - Addressing viability challenges that present barriers to residential development and housing growth in Ouse.
- 6.2 Implement the Ouse Structure Plan as outlined in the implementation plan.
- 6.3 Review implementation of the Ouse Structure Plan periodically to ensure timelines and action items are achieved.

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 Improve open space amenity by supporting the implementation of additional recreational and leisure facilities within Ouse by:
- Constructing a walking trail along the River Ouse to the north of the town (marked as 3 on Plan 32A).
 - Constructing a new park adjacent to the River Ouse (marked as 6 on Plan 32A).
 - Providing additional recreational facilities surrounding the existing half court development (marked as 16 on Plan 32A).

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

Key observations on retail, commercial, civic and recreational land use in Ouse includes the following:

- Ouse includes the only convenience supermarket in Central Highlands (IGA X-Press)
- There is an existing pub (Lachlan Hotel), which also includes a bakery/café.
- There is a roadhouse that provides fuel and convenience based goods for locals and stopover travellers.
- Ouse includes the only health/medical centre in Central Highlands (Moreton Group Rural Health), but this facility is currently closed.

ECONOMIC ANALYSIS

The town centre of Ouse (~300 residents) primarily performs a visitor servicing/stopover tourism role. The visitor servicing role for all three towns is important in sustaining the viability of existing operators, given the small local resident population.

Ouse includes a small IGA express, which serves residents of Ouse and Hamilton for convenience based goods.

Local residents of Ouse and Hamilton typically travel to New Norfolk and/or Brighton for higher order retail and commercial needs.

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. 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, should be encouraged.

The region is 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, and should sought to be minimised where possible, especially linked to economic productivity.

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 Ouse is one which has an increased number of facilities. Residents and visitors envisioned the town having increased shopping and retail options as well as camping facilities. The lack of medical services is a big worry for the residents in Ouse so in the future they see increased medical facilities. Most see that increased facilities will attract people to the town and therefore result in the town being busier in the future.

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 retention and growth of existing employment opportunities within the health care industry by:
- Facilitating upgrades to the existing aged care units at the Central Highlands Rural Health Centre.
 - Implementing programs that subsidise key workers accommodation associated with the health care sector.
- 8.2 Promote opportunities for growth of the commercial sector in Ouse by:
- Improving wayfinding along Lyell Highway to promote commercial facilities to passing traffic.
 - Supporting the addition of commercial facilities that offer a new service to the local economy.
 - Advocating to State Government for funding to provide monetary incentives that encourage innovation within the service-based economy of Ouse.

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 established 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 Explore opportunities to establish farm-gate sales or a regular farmer's market with direct sales to the general public.
- 9.5 Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
- The state and outlook for the sector; and
 - 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 Promote agricultural opportunities to industry. These may include:

- 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 Ouse.
 - 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.

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 road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality.
- 13.2 Explore opportunities to build on service offerings to road freight utilising the Lyell Highway.
- 13.3 Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.

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 Ouse.

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

Ouse offers the only convenience supermarket in the Central Highlands, and serves primarily a service stop-over role for visitors, with access to fuel sales and meals available at the pub. There is no provision for short-stay accommodation in town. Ouse has a publicly accessible EV charging station.

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 Lake Meadowbank and other hydro storages on the Derwent River, and the western lakes;
- 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 Lake St Clair, Meadowbank Lake and Derwent River.
- 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.
- 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.
- 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

The towns being “stopover” towns for people driving across the state should be capitalised on. This is suggested as a consideration when planning for tourism growth.

THRIVING TOURISM SECTOR - OBJECTIVES & STRATEGIES

15. To enhance the visitor service role of Ouse.

- 15.1 Optimise towns for capturing the RV market by focusing on improving RV friendly infrastructure.
- 15.2 Attract and encourage investment in new commercial accommodation.
- 15.3 Review wayfinding and tourist signage in Ouse. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.
- 15.4 Leverage off the towns existing golf course facilities to provide unique tourism opportunities surrounding sports tourism.
- 15.5 Encourage alternative tourism and community events within and proximate to townships.

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

- 16.1 Promote the growth of agri-tourism opportunities through the support of initiatives such as:
 - Encouraging local farmers to explore Farm Stays that offer accommodation, farm tours, petting zoos.
 - Encouraging local farmers to engage in Farm-to-Table activities that promote local produce and products.
- 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 Support new trail and mountain biking experiences in the region.
- 16.5 Encourage new tourism and community events to be held in the municipality.

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.
- 17.4 Celebrate built and First Nations heritage locations, where appropriate.



OUSE TOWNSHIP STRUCTURE PLAN:
IMPLEMENTATION

IMPLEMENTATION

The Ouse 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:

- Implement
- Advocate
- Facilitate

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

HOUSE

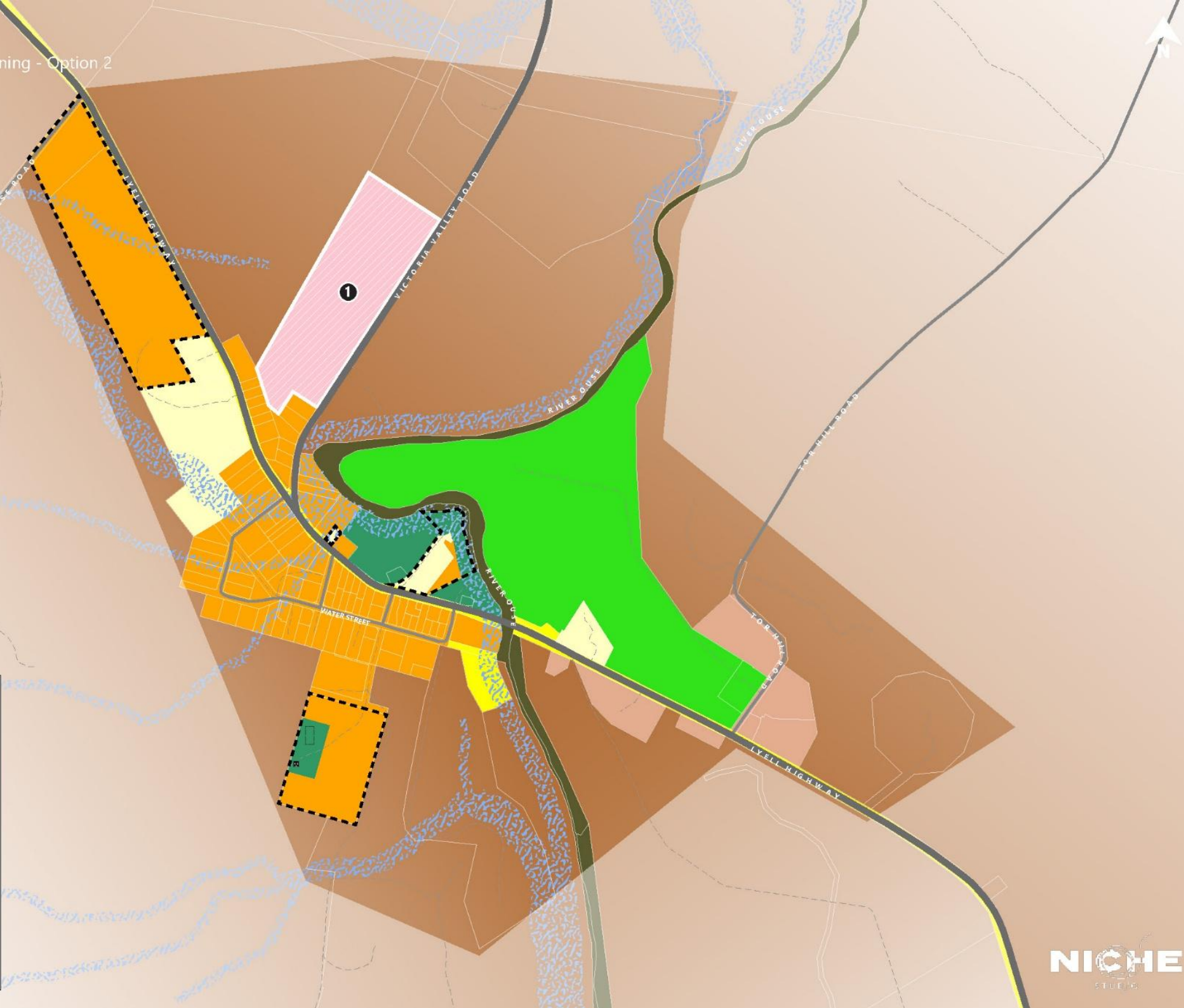
PLAN 044C - Proposed Rezoning - Option 2

LEGEND

- Areas of change
- Investigation Areas
- Public Toilets
- Half Court

ZONES

- Agriculture
- Rural
- Village
- Future Urban
- Environmental Management
- Utilities
- Community Purpose
- Recreation
- Open Space



OUSE

PLAN 033A - Community Consultation Feedback



LEGEND

- Open Space Reserves
- Community Facilities
- Tasmanian Heritage Registered Areas
- Waterbodies
- Watercourses

PRIORITIES

To ensure successful implementation of the Ouse 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 Ouse			
	F	Continue to support the operation of the Ouse Golf Course (marked as 17 on Plan 32A) by utilising the facility to host sporting and community events.	Ongoing	
	F	Support the retention of historically important buildings (such as the St John the Baptist Anglican Church) by utilising their space for town community festivals and events relevant to their history.	Ongoing	
	A	Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme		
	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: <ul style="list-style-type: none"> - Heritage walks and tours - Community festivals and exhibitions - Cultural and educational programmes - Culinary trails - Local ambassador programs 	Ongoing	
	I	Ensure that the architecture of new buildings respond to the surrounding established character of Ouse.	Ongoing	
1.2	To retain existing local residents within the township			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		SHORT	MEDIUM	LONG	
	F	Support new residential development proposals in Ouse to increase housing supply and provide greater housing choice for existing and new residents, including aged care and key worker accommodation.	Ongoing		
	I	Improve residential amenity by supporting the implementation of additional recreational and social facilities within Ouse by: <ul style="list-style-type: none"> - Constructing new Club House (marked as 8 on Plan 32A) located near Tor Hill Road. - Constructing new netball court (marked as 9 on Plan 32A) located near proposed housing development to the south of Ouse. - Finalising works associated with the half court (marked as 16 on Plan 32A). 			
	F	Support continuance of existing childcare (marked as 11 on Plan 32A).			
	A	Advocate for State Government funding to improve the walkability of Ouse by providing upgrades and construction of new active travel infrastructure by: <ul style="list-style-type: none"> - Improving existing footpaths along Lyell Highway (marked as 1 on Plan 32A). - Improving existing footbridge over the River Ouse (marked as 5 on Plan 32A). - Constructing new footpath connection Grace Nicholas Park to Bridge Hotel Road (marked as 7 on Plan 32A). - Constructing new floodproof footpaths adjacent to the River Ouse (marked as 15 on Plan 32A). 			
	A	Advocate for State Government funding to improve existing safety by providing improvements to vehicular movement and parking provisions within the town of Ouse by: <ul style="list-style-type: none"> - Improving the carparking provisions within the centre of Ouse (marked as 2 on Plan 32A). - Undertaking works associated with widening the Lyell Highway (marked as 4 on Plan 32A). - Implementing additional lighting at the east end of Water Street (marked as 10 on Plan 32A). 			
1.3	To attract new residents to the township				
	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	Investigate opportunities for developing Council owned land (marked as 14 of Plan 32A) to provide a mixture of residential typologies including affordable housing.			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	F	Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.			
	F	Investigate opportunities to provide key worker accommodation for existing and future industries within close proximity to the township.			
	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: <ul style="list-style-type: none"> - 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 Ouse. - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living. 			
1.4	To identify gaps in key social and recreational services such as health, education and aged care.				
	I	Support the rezoning of land from Village to Community Purpose in the following locations: <ul style="list-style-type: none"> - Ouse Fire Station - Lachlan Hotel - St John the Baptist 			
	I	Support the rezoning of land to Open Space in the following locations: <ul style="list-style-type: none"> - Grace Nicholas Park - Half Court at Ouse Rec Reserve 			
	A	Advocate to the State Government to enable the revitalisation of the Ouse District School (marked as 12 on Plan 32A).			
	F	Investigate feasibility of expanding existing childcare service through provision of funding, assistance with grant applications, or attracting a service provider.			
	A	Advocate to the State Government for sufficient funding to provide upgrades to the Moreton Group Rural Health Centre (marked as 13 on Plan 32A).	Ongoing		

1.5	To prioritise existing and future community needs.			
	I	Complete a Community Needs Assessment for Ouse.		
	A	Advocate for provision of community services as identified as lacking in the Community Needs Assessment.		
	F	Ensure future housing and growth is located in serviced areas.	Ongoing	
	I	Developers should contribute proportionally to the cost of any required servicing upgrade considered necessary to facilitate future development.	Ongoing	
	F	Support development proposals that aim to fulfil under-served community needs within Ouse.	Ongoing	
	I	Conduct flood mapping of the River Ouse and implement any recommendations arising to ensure protection of community safety and assets.		
	F	Develop a strategy to attract and retain staff for the existing medical centre.		
1.6	To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable town.			
	F	Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following: <ul style="list-style-type: none"> - The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing. - The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents. - Direct housing growth to Ouse. - Seek to increase the number of rental properties available. 		
	I	Implement the Ouse Structure Plan as outlined in the implementation plan.		
	I	Review implementation of the Ouse Structure Plan periodically to ensure timelines and action items are achieved.	Ongoing	
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	Improve open space amenity by supporting the implementation of additional recreational and leisure facilities within Ouse by:		

		<ul style="list-style-type: none">- Constructing a walking trail along the River Ouse to the north of the town (marked as 3 on Plan 32A).- Constructing a new park adjacent to the River Ouse (marked as 6 on Plan 32A).- Providing additional recreational facilities surrounding the existing half court development (marked as 16 on Plan 32A).			
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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.		
F	Encourage the retention and growth of existing employment opportunities within the health care industry by: <ul style="list-style-type: none"> - Facilitating upgrades to the existing aged care units at the Moreton Group Rural Health Centre. - Implementing programs that subsidise key workers accommodation associated with the health care sector. 	Ongoing		
F/A	Promote opportunities for growth of the commercial sector in Ouse by: <ul style="list-style-type: none"> - Improving wayfinding along Lyell Highway to promote commercial facilities to passing traffic. - Supporting the addition of commercial facilities that offer a new service to the local economy. - Advocating to State Government for funding to provide monetary incentives that encourage innovation within the service-based economy of Ouse. 			
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: <ul style="list-style-type: none"> - The state and outlook for the sector; and - 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: <ul style="list-style-type: none"> - Export market opportunities; - Domestic market opportunities; - Information around innovation and technology in the agriculture sector that could be harnessed; 	Ongoing		

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

		<ul style="list-style-type: none"> - Off-farm income opportunities; - Value-add opportunities. 			
	F	<p>Facilitate and participate in an annual roundtable event for local agriculture industry representatives.</p> <p>Discussion points should include:</p> <ul style="list-style-type: none"> - Current challenges/barriers to industry growth; - Opportunities for industry growth; and - 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> <ul style="list-style-type: none"> - 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 Ouse. - Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects. 			
	A	Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).		Ongoing	
	F	<p>Support community-led renewable energy projects in the municipality and other green initiatives.</p> <p>Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.</p>		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.			

A PRODUCTIVE, RESILIENT ECONOMY

			SHORT	MEDIUM	LONG
	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	
2.6	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.			
	F	Explore opportunities to build on service offerings to road freight utilising the Lyell Highway.			
	A	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.		Ongoing	
2.7	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 Ouse.		Ongoing	

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

3.1		To enhance the visitor service role of Ouse		
	I/F	Optimise Ouse for capturing the RV market by focusing on improving RV friendly infrastructure.	Ongoing	
	F	Attract and encourage investment in new commercial accommodation.		
	I	Review wayfinding and tourist signage in Ouse. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.		
	F	Leverage off the towns existing golf course facilities to provide unique tourism opportunities surrounding sports tourism.	Ongoing	
	F	Encourage alternative tourism and community events within and proximate to townships.	Ongoing	
3.2		To facilitate development of tourism attractors in the region.		
	A	Promote the growth of agri-tourism opportunities through the support of initiatives such as: <ul style="list-style-type: none"> Encouraging local farmers to explore Farm Stays that offer accommodation, farm tours, petting zoos. Encouraging local farmers to engage in Farm-to-Table activities that promote local produce and products. 	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	
	F	Support new trail and mountain biking experiences in the region.		
	A	Encourage new tourism and community events to be held in the municipality.		
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.		
	F	Celebrate local settler and First Nation heritage values where appropriate.	Ongoing	

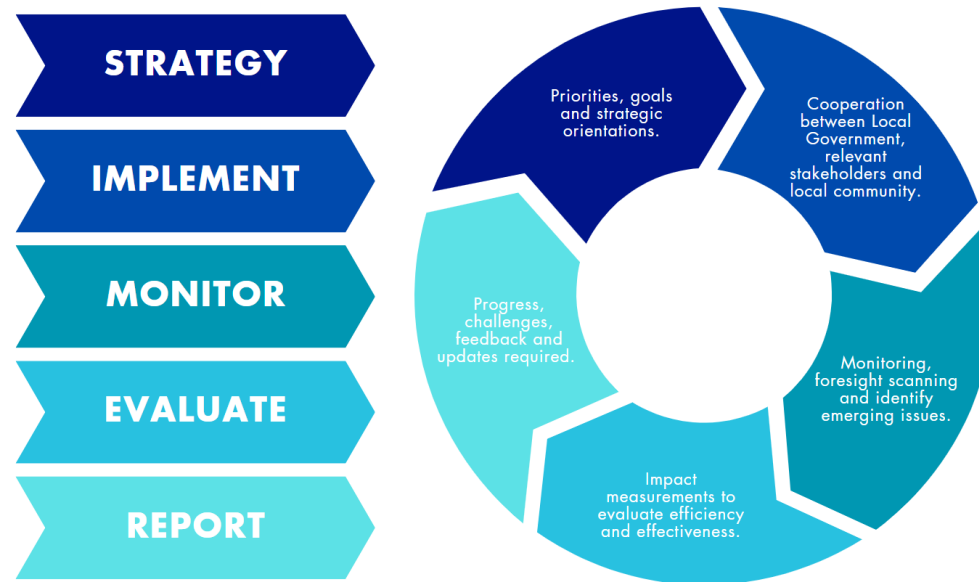
MONITORING

The Ouse 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 Ouse 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 Ouse 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.





HOUSE TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis