

# **AGENDA ATTACHMENTS**

15 NOVEMBER 2022

ORDINARY COUNCIL MEETING

## Table of Contents

Draft Minutes of the Ordinary Meeting of Council 18 October 2022 .....	3
AGENDA ITEM 11.1	
Derwent Catchment Project – Report – September - October 2022.....	21
AGENDA ITEM 13.0	
Submission to the Tasmanian Planning Policies – Draft for Consultation in accordance with section 12C(2) of the Land Use Planning and Approvals Act 1993.....	25
AGENDA ITEM 15.1	
Renewable Energy Projects & Scenic Landscapes) .....	132
AGENDA ITEM 15.2	
Proposed Township Structure Planning Project.....	166
AGENDA ITEM 15.3	
Tasmania Heritage Register Permanent Entry.....	187
AGENDA ITEM 15.4	
Covid-19 Safety Plan.....	206
AGENDA ITEM 15.5	
GHD Monthly Report Oct 2022.....	230
AGENDA ITEM 16.1	
Request from Orana Enterprises - cartage on Hollow Tree Road.....	242
AGENDA ITEM 16.4	
LGAT Rules March 2022.....	247
AGENDA ITEM 17.4	
LGAT Motions for General Meeting.....	290
AGENDA ITEM 17.7	
EveryAge Counts Letter to Central Highlands Council.....	297
AGENDA ITEM 17.11	
Community Grant -Rotary Club of Hobart Annual Magic Show 2022 .....	299
AGENDA ITEM 17.12	
Community Donation request - Athletics Tasmania letter Cooper and Logan Smythe .....	300
AGENDA ITEM 17.15	



# Central Highlands Council

## MINUTES – ORDINARY MEETING – 18 OCTOBER 2022

**Minutes of an Ordinary Meeting of Central Highlands Council held in the Council Chambers, Bothwell on Tuesday 18 October 2022, commencing at 9.03am.**

### 1.0 OPENING

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

### 2.0 ACKNOWLEDGEMENT OF COUNTRY

### 3.0 PRESENT

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner.

### 3.1 IN ATTENDANCE

Mr Adam Wilson (Acting General Manager) Mrs Janet Monks (Minute Secretary).

### 4.0 APOLOGIES

Clr A Campbell – Leave of Absence  
Clr J Poore - Absent

### 5.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) or conflict of interest in any Item of the Agenda.

*Clr J Honner - 16.3 The Steppes Hall Committee*

### 6.0 CLOSED SESSION OF THE MEETING

Regulation 15 (1) of the *Local Government (Meeting Procedures) Regulations 2015* states that at a meeting, a council by absolute majority, or a council committee by simple majority, may close a part of the meeting to the public for a reason specified in sub-regulation (2).

As per *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, this motion requires an absolute majority

**Moved:** Cllr R Cassidy

**Seconded:** Cllr J Honner

**THAT** pursuant to *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, Council, by absolute majority, close the meeting to the public to consider the following matters in Closed Session

Item Number	Matter	<i>Local Government (Meeting Procedures) Regulations 2015</i>
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 September 2022	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
2	Confidential Report	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
3	Consideration of Matters for Disclosure to the Public	Regulation 15 (8) of the <i>Local Government (Meeting Procedures) Regulations 2015</i> - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner.

*Mrs Janet Monks left the meeting at 9.10*

## 6.1 MOTION OUT OF CLOSED SESSION

**Moved:** Cllr J Honner

**Seconded:** Cllr A Bailey

**THAT** the Council:

- (1) Having met and dealt with its business formally move out of the closed session; and
- (2) Resolved to report that it has determined the following:



Item Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 September 2022	Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 September 2022 were confirmed
2	Confidential Report	Council received the report and noted that comments on the report were to be provided by Monday 24 October 2022
3	Consideration of Matters for Disclosure to the Public	Matters were considered

**CARRIED****FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner.

*Mrs Janet Monks returned to the meeting at 10.00am*

*Mrs Louisa Brown, Planning Officer arrived at 10.06am*

**OPEN MEETING TO PUBLIC**

Due to COVID-19 a limit of 4 members of the public, at any one time will be applied.

**7.0 DEPUTATIONS****7.1 PUBLIC QUESTION TIME****8.0 MAYORAL COMMITMENTS****September to October 2022**

13 September 2022	Planning Meeting – Bothwell
13 September 2022	Workshop - TasWater
13 September 2022	Bothwell Bicentennial Workforce Group meeting
20 September 2022	Ordinary Meeting of Council
21 September 2022	Southern Central Subregion - Pontville
24 September 2022	Tas Trail 25 <sup>th</sup> Anniversary – Miena
26 September 2022	Bothwell Bicentennial Workforce Group meeting
06 October 2022	Tas Community Fund meeting - Hamilton
11 October 2022	Planning Meeting – Bothwell
11 October 2022	Bothwell Bicentennial Workforce Group meeting
11 October 2022	Radio Interview

- Business of Council x 13
- Ratepayer and community members - communications x7
- Elected Members - communications x 4
- Central Highlands Council Management - communications x3

## 8.1 COUNCILLOR COMMITMENTS

### ***Deputy Mayor J Allwright***

20 September 2022 Ordinary Meeting of Council – Hamilton  
11 October 2022 Planning meeting Bothwell

### ***Clr A Archer***

20 September 2022 Ordinary Meeting of Council – Hamilton

### ***Clr A Bailey***

20 September 2022 Ordinary Meeting of Council – Hamilton  
11 October 2022 Planning meeting Bothwell

### ***Clr S Bowden***

20 September 2022 Ordinary Meeting of Council – Hamilton

### ***Clr R Cassidy***

20 September 2022 Ordinary Meeting of Council – Hamilton  
11 October 2022 Planning meeting Bothwell

### ***Clr J Honner***

20 September 2022 Ordinary Council meeting Hamilton  
26 September 2022 Bothwell Bicentennial Workforce Group meeting  
11 October 2022 Planning meeting Bothwell  
11 October 2022 Bothwell Bicentennial Workforce Group meeting

### ***Clr J Poore***

20 September 2022 Ordinary Meeting of Council – Hamilton

---

## STATUS REPORT COUNCILLORS

---

## 8.2 GENERAL MANAGER'S COMMITMENTS

20 September 2022 Council Meeting  
21 September 2022 Southern Central Subregion - Pontville  
06 October 2022 Meeting with Tas Community Fund  
11 October 2022 Planning Committee Meeting  
11 October 2022 Bicentennial Working Group Meeting

---

## 8.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

21 September 2022 River Clyde Flood Mapping - Progress Meeting  
06 October 2022 Tasmanian Community Fund Meeting with the Board  
10 October 2022 Municipal Recovery Coordinators Monthly Meeting  
11 October 2022 Future of Local Government Council Representatives workshops  
17 October 2022 Healthy Tasmania Fund: Grants Information Webinar

---

## 9.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

### 9.1 FUTURE WORKSHOPS

Wednesday 30 November 2022 – Bothwell 11.00am - Councillors Roles & Responsibilities facilitated by David Morris

## 10.0 MAYORAL ANNOUNCEMENTS

- Mayor Lou Triffitt gave a brief update on the Ouse River flooding event at Ouse on Friday 14<sup>th</sup> October. SES, Tas Police, Hydro and Central Highlands staff were onsite assessing the situation
- The newly installed footbridge has been damaged – waiting on a report from State Growth
- The flooding wasn't as bad as the 2016 flood event
- Acting General Manager Adam Wilson advised of grants that are available for businesses affected by the flood.
- Acting General Manager Adam Wilson to include information on grants in the Highland Digest and on Council's webpage and Facebook page
- It was agreed that more was needed to be done with cleaning out the rivers and removing willows.
- Mayor Lou Triffitt advised that she had received a message from the Premier, The Hon Jeremy Rockliff hoping all was well in the Central Highlands and in particular with the flooding at Ouse.

**Moved:** Clr A Archer

**Seconded:** Clr R Cassidy

**THAT** Council write to the Bureau of Meteorology requesting that the Clyde River be included in future flood warnings.

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner.

## 11.0 MINUTES

### 11.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING 20<sup>th</sup> SEPTEMBER 2022

**Moved:** Clr J Honner

**Seconded:** Clr R Cassidy

**THAT** the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 20<sup>th</sup> September 2022 be received.

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner.

## 11.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING 20<sup>th</sup> SEPTEMBER 2022

**Moved:** Deputy Mayor J Allwright

**Seconded:** Clr J Honner

**THAT** the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 20<sup>th</sup> September 2022 be confirmed.

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner.

## 11.3 RECEIVAL DRAFT PLANNING COMMITTEE MEETING MINUTES 11<sup>th</sup> OCTOBER 2022

**Moved:** Deputy Mayor J Allwright

**Seconded:** Clr A Bailey

**THAT** the Draft Minutes of the Planning Committee Meeting held on Tuesday 11<sup>th</sup> October 2022 be received.

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner.

## 12.0 BUSINESS ARISING:

15.1	PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT	The Draft Project Brief and Draft Project Plan, both dated 13 September 2022, be referred to the proposed Project Steering Committee for consideration, once that committee has been formed following the October council elections.
15.2	DA2022/77 : VISITOR ACCOMMODATION (CHANGE OF USE) : 38 PATRICK STREET, BOTHWELL	Correspondence sent by Senior Planning Officer
15.3	PETITION TO AMEND SEALED PLAN – REMOVAL OF COVENANTS TO LOT 3 OF SEALED PLAN 163527, 1280 MEADOWBANK RD, MEADOWBANK	Correspondence sent by Senior Planning Officer
15.4	HALLS ISLAND PUBLIC CONSULTATION – INVITATION FOR COMMENT	Information placed on the Central Highlands Council Webpage advising that hard copies of the documents are available for viewing at Council's Bothwell Office.
16.4	VICTORIA VALLEY ROAD LINES	Council allocate \$20,000 from the \$40,000 allocated for a centre line for Victoria Valley Road to a centre line for Pelham Road.
16.5	MOWER REPLACEMENT REPORT	Council purchase 2 new Kubota ZD22r-2-60 for \$24,750.00 each plus the extended warranty.
16.6	GRANT DEED, OUSE RECREATION GROUND	The General Manager and Works Manager sign the Deed on behalf of Council.

16.7	OUSE RECREATION GROUND STAGE 2 PROPOSAL	Council grant permission to Mrs Catherine Watson to develop a 600m walking track at the Ouse Recreation Ground as per the attached map subject to the success of suitable grant applications.
16.8	CRICKET PITCH BOTHWELL FOOTBALL GROUND	Council allocate the \$3,200 for the purchase a new cricket synthetic wicket from Synthetic Grass Solutions.
16.9	BOTHWELL ROBAIX BICYCLE RACE - BOTHWELL BICENTENNIAL	Council give permission for the usage of Dennistoun Road and Nant Lane for the Bothwell Robaix Bicycle Race at the Bothwell Bicentennial. And Council notifies affected landowners and provide details on start and finish times.
16.10	2023 NATIONAL AUSWIDE RALLY AT BOTHWELL	Council grant permission to the National Auswide Rally to hire the Bothwell Recreation Grounds and facilities for the period of 24 to 30 October 2023 and charge a flat fee of \$1600. Correspondence sent by Works Manager.
16.11	OUSE COMMUNITY COUNTRY CLUB	Council donated the used 'out front' mower that is surplus to Council's requirements to the Ouse Community Country Club. Correspondence sent by Works Manager.
17.3	ANNUAL END OF SCHOOL AWARDS	Correspondence sent by General Manager.
17.5	REQUEST FOR RATES REMISSION	Correspondence sent by General Manager.
17.6	TELSTRA PAYPHONE INTERLAKEN TASMANIA	Petition located across Central Highlands for residents to consider between the 3rd and 31st October 2022 by General Manager and Council include as a future agenda item an update on progress with Telstra tower on Table Mountain
17.7	HYDRO TARRALEAH POWER STATION UPGRADE FIELD VISIT	Deputy General Manager advised the Hydro that the decision to participate and determine a date and time will be discussed at the November 2022 meeting of Council.
17.9	EVERYAGE COUNTS	Council deferred this item until after the new Council has been appointed.
17.10	BUREAU OF METEOROLOGY FLOOD WARNING SERVICE	Correspondence sent by Deputy General Manager.
17.12	INSURANCE COVER	Undertake a review of all Council's Insurance Brokerage including the area of public liability, use of Council's buildings and the capability of Tas Fire Service helicopters being able to land on sports grounds at any time.

### 13.0 DERWENT CATCHMENT PROJECT REPORT

**Moved:** Cllr J Honner

**Seconded:** Deputy Mayor J Allwright

**THAT** the Derwent Catchment Project Monthly Report be received. (See Attachments 31)

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner.

---

### 14.0 FINANCE REPORT

**Moved:** Cllr S Bowden

**Seconded:** Cllr J Honner

**THAT** the Finance Reports be received.

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner.

## 15.0 DEVELOPMENT & ENVIRONMENTAL SERVICES

In accordance with Regulation 25(1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

**Moved:** Cllr R Cassidy

**Seconded:** Cllr A Bailey

**THAT** the Development & Environmental Services Report be received.

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner.

## 15.1 DA2022/71: GREENHOUSE & MAKERS SHED : GREAT LAKE COMMUNITY CENTRE, 55-57 CIDER GUM ROAD, MIENA

**Moved:** Deputy Mayor J Allwright

**Seconded:** Cllr A Bailey

**THAT**

### **1. Approve in accordance with the Recommendation: -**

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, subject to conditions in accordance with the Recommendation.

### **Recommended Conditions**

#### **General**

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

#### **Approved Use**

- 3) The Greenhouse and Makers Shed are approved as Community Meeting & Entertainment Use only and must not be used for any other purpose without the prior written consent of Council or unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

#### **Hours of Operation**

- 4) The use or development must only operate between the following hours unless otherwise approved by Council's Manager of Development and Environmental Services:
 

Monday to Saturday	7:00 a.m. to 9:00 p.m.
Sunday and State-wide public holidays	9:00 a.m. to 5:00 p.m.

#### **Amenity**

- 5) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting, and coloured using colours with a Light Reflectance Value not greater than 40% or painted to the satisfaction of the Council's Manager of Development and Environmental Services.

- 6) All external building materials associated with the development are to be of types and colours that are sympathetic to the existing buildings on the property.
- 7) Any security lighting required adjacent to residential areas must be baffled.

### Landscaping

- 8) Before any work commences submit a Landscape Plan for approval by Council's Manager of Development and Environmental Services. The landscape plan must include:
  - a) Existing vegetation to be retained and/or removed.
  - b) The areas to be landscaped.
  - c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, sizes at maturity and quantities of each plant.
- 9) Planting must bear a suitable relationship to the proposed height of the buildings and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics or unsuitable for fire prone areas. If considered satisfactory, the Landscape Plan will be endorsed and will form part of this permit.
- 10) Prior to commencement of use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Manager of Development and Environmental Services.

### Parking & Access

- 11) At least fifty (50) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney.
- 12) Car parking spaces, other than those designed and marked out for use by the disabled, must be a minimum of 2.60 metres wide and 5.50 metres long, unless otherwise approved by the Council's Manager of Works.
- 13) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following:
  - a) Constructed with a durable all weather pavement;
  - b) The driveway access must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.
  - c) Drained to an approved stormwater system; and
  - d) Minimum carriageway width of 4 metres.
 or as otherwise required by an approved Bushfire Plan.
- 14) Adequate manoeuvring space must be provided in accordance with Standards Australia (2002): *Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Standards Australia, Sydney and the requirements of the Council's Manager of Works and Technical Services. All vehicles including heavy trucks or articulated vehicles may leave the site in a forward direction.
- 15) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.
- 16) Any damage to the cross-over accessing the property, from the property boundary to the formation of Cider Gum Road, resulting from activities associated with the development is to be repaired to the satisfaction of the Manager, Works & Technical Services following completion of the works. Associated costs are the responsibility of the developer.

### Services

- 17) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.



**Stormwater**

- 18) Drainage from the proposed development must be retained on site or must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

**Wastewater**

- 19) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

**Soil and Water Management**

- 20) Before any work commences install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Manager of Development and Environmental Services.

**Noise**

- 21) Noise emissions from the use or development must not exceed a time average acoustic environmental quality objective weighted sound pressure level (LAeq,T) of 5 dB(A) above the background level, adjusted in accordance with Standards Australia: AS 1055, Acoustics – Description and measurement of environmental noise, Standards Association of Australia, Sydney, 1997 when measured at the boundary with another property. All methods of measurement must be in accordance with relevant Australian Standards and DPIWE (2003): Draft Noise Measurement Procedures Manual, *Department of Primary Industries, Parks, Water and Environment*.

**Construction Amenity**

- 22) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- 23) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- The transportation of materials, goods and commodities to and from the land.
- Obstruction of any public footway or highway.
- Appearance of any building, works or materials.
- Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

- 24) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

- 25) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

**The following advice applies to this permit:**

- This permit does not ensure compliance with the *Aboriginal Heritage Act 1975*. It is recommended that you conduct a property search with Aboriginal Heritage Tasmania prior to commencing works – see this website for further details: <https://www.aboriginalheritage.tas.gov.au/assessment-process>
- This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is

available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- d) This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- e) The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- f) A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.
- g) Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
  - a. Minimise site disturbance and vegetation removal;
  - b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
  - c. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - d. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
  - e. Rehabilitation of all disturbed areas as soon as possible.
- h) Fencing must comply with the standards of the zone, as follows:
  - a. fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;
  - b. fences along a frontage must be at least 50% transparent above a height of 1.2 m;
 height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner

*Mr Jason Branch attended the meeting at 10.25*

**MOVE TO AGENDA ITEM 16.3****Moved:** Clr R Cassidy**Seconded:** Clr A Bailey**THAT** Council move to Agenda item 16.3**CARRIED****FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

*Clr J Honner declared a conflict of interest in Item 16.3 and left the room at 10.30**Mrs Katrina Brazendale attended the meeting at 10.30***16.3 STEPPES HALL – REMOVAL OF PINE TREES****Moved:** Deputy Mayor J Allwright**Seconded:** Clr S Bowden**THAT**

1. Council fall the two Radiata pine trees located at the Steppes Hall
2. Council obtain a letter of confirmation from the Steppes Hall Committee

**CARRIED 4/2****FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A W Bailey, Clr S Bowden,

**AGAINST the Motion**

Clr A Archer, Clr R Cassidy

*Clr J Honner returned to the meeting at 10.50***MOVE BACK TO AGENDA ITEM 16.3****Moved:** Clr R Cassidy**Seconded:** Clr A Bailey**THAT** Council move back to Agenda item 15.2**CARRIED****FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

**15.2 INVITATION TO COMMENT ON THE DRAFT TASMANIAN PLANNING POLICIES (TPP'S)****NOTED**

### 15.3 LANDFILL LEVY UPDATE

**NOTED**

### 15.4 DES BRIEFING REPORT

#### PLANNING PERMITS ISSUED UNDER DELEGATION

The following planning permits have been issued under delegation during the past month.

#### NO PERMIT REQUIRED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00095	A P Southgate	18 Dolerite Crescent, Flintstone	Dwelling Addition
2022 / 00088	Pettit Designs	18 Lochiel Drive, Miena	Dwelling
2022 / 00094	M D & K Booth	40 Glenlea Drive, Gretna	Garage & Carport

#### DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00081	P J Booth	9148 Highland Lakes Road, Liawenee	Outbuildings (3)
2022 / 00084	Charlie Ellis Architecture	662 Marked Tree Road, Gretna	Visitor Accommodation
2022 / 00086	6ty Pty Ltd	Florentine Road, Florentine	Telecommunications Tower
2022 / 00069	Bee Newman Next 50 Architects	205 Clarendon Road, Gretna	Dwelling Alterations & Addition and New Outbuilding

#### ANIMAL CONTROL

##### IMPOUNDED DOGS

One dog has been impounded during the last month. Dog released to owner once Council's Animal Control Officer was satisfied that a suitable enclosure was available to retain the dog on their own property and an infringement notice issued.

#### STATISTICS AS OF 12 OCTOBER 2022

##### **Registrations**

Total Number of Dogs Registered in 2021/2022 Financial Year – 978

2022/2023 renewal have been issued.

- Number of Dogs Currently Registered - 816
- Number of Dogs Pending Re-Registration – 128

**Kennel Licences**

Total Number of Kennel Licences Issued for 2021/2022 Financial Year – 30

2022/2023 Renewal have been Issued.

- Number of Licenses Issued – 28
- Number of Licences Pending – 3

**16.0 WORKS & SERVICES**

**Moved:** Cllr J Honner

**Seconded:** Cllr A Bailey

**THAT** the Works & Services Report be received.

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner

**SPECIAL STAFF COMMENDATION – RECORDED IN MINUTES**

Mayor Lou Triffitt commended Mr Jason Branch (Works & Service Manager) and Acting Emergency Coordinator, and staff for the work done during the flood event.

In addition, Mayor Lou Triffitt commended Jason and external staff for their contribution over the Bicentennial Festival Weekend.

Mayor Lou Triffitt suggested that a morning tea to be organised to thank staff and volunteers involved in the Bothwell Bicentennial Festival weekend.

**16.1 PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT**

**Moved:** Deputy Mayor J Allwright

**Seconded:** Cllr J Honner

**THAT** Council receive the monthly project report for September from GHD for the River Clyde Flood Mapping / Study.

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cllr A Archer, Cllr A W Bailey, Cllr S Bowden, Cllr R Cassidy, Cllr J Honner

## 16.2 PLAYGROUND REPLACEMENT

**Moved:** Clr R Cassidy

**Seconded:** Clr J Honner

**THAT** Council accept the following options.

1. **QUEENS PARK** Council accept option 5
2. **BRONTE PARK** Council accept option 1
3. **ELLENDALE PARK** Council accept option 1

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

## 17.0 ADMINISTRATION

### 17.1 REMISSIONS UNDER DELEGATION

The following Remissions have been made by the General Manager under delegation:

01-0893-a3880	\$34.36	Penalty
---------------	---------	---------

**Moved:** Clr J Honner

**Seconded:** Clr R Cassidy

**THAT** the Remission granted by the General Manager under delegation be noted.

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

## 17.2 CENTRAL HIGHLANDS COUNCIL ANNUAL REPORT 2021-2022

Under Section 72 of the Local Government Act 1993 Council must prepare an Annual Report. The Annual Report has been prepared and is submitted to Council for adoption.

Council's Annual General Meeting will be held at Bothwell on Tuesday 6th December at 8.45am.

**Moved:** Deputy Mayor J Allwright

**Seconded:** Clr A Bailey

**THAT** Council adopt the 2021-2022 Annual Report

**CARRIED**

### **FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

### 17.3 FENTONBURY WAR MEMORIAL

**Moved:** Clr J Honner

**Seconded:** Clr A Bailey

**THAT** Council approve the purchase of a third flagpole for the Fentonbury War Memorial.

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

### 17.4 COMMUNITY GRANT APPLICATION – GREтна CRICKET CLUB JUNIOR UNIFORM

**Moved:** Deputy Mayor J Allwright

**Seconded:** Clr A Bailey

**THAT** Council donate \$1500 towards the Junior Uniform for the Gretna Cricket Club which will promote health and wellbeing in our community.

**CARRIED**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner

### 17.5 HIGHLANDS BUSHFEST - LASER TAG

**Moved:** Clr J Honner

**Seconded:** Clr A Bailey

**THAT** Council allow the attendance of Laser Tag at the 2022 Highlands Bushfest.

**CARRIED 6/1**

**FOR the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr J Honner

**AGAINST the Motion**

Clr R Cassidy

### 18.0 SUPPLEMENTARY AGENDA ITEMS

Dealt with under Agenda Item 16.3

### 18.1 OTHER BUSINESS

- 1 Clr S Bowden – installation of plastic toilet seats at the Public Toilets – Bothwell
- 2 Highlands Bushfest (20 & 21 November) – update by Mrs Katrina Brazendale – (Community Relations Officer)
  - TV & radio advertising will commence a week prior to the event.
  - Flyers were given out at the Bothwell Bicentennial Festival
  - Ken Orr has agreed to be the MC over the weekend
  - Stallholder applications are still coming in
  - Under Budget
- 3 Launch of the Miena Community A.E.D Station – invitation from Mr Michael Walls VAO Coordinator, Miena Station, Friday 21 October 2022 at 2pm for the official opening

*Mr Jason Branch Works & Services Manager left the meeting at 11.24*

*Mrs Katrina Brazendale Community Relations Officer left the meeting at 11.24*

---

## **19.0 CLOSURE**

Mayor Lou Triffitt thanked everyone for their contribution and closed the meeting at 12.27pm

DRAFT





## **Derwent Catchment Project Monthly Report for Central Highlands Council**

**11<sup>th</sup> October- 8<sup>th</sup> Nov 2022**

### **General**

Congratulations to all new and re-elected Councillors. We look forward to working with you over the next three years. If you haven't read a NRM report yet, this our monthly update of activities in the Central Highlands. Our core activities revolve around weed management and biosecurity, river restoration, plantings for trees on farms often sourced from the DCP nursery at Hamilton (site provided by Central Highlands Council) and agri-best practice programs.

This past month the ground team have been completing planting projects, maintaining river restoration works, and beginning the roadside weed management program. Morgan McPherson (On-Ground Works Manager and Weed Officer) has been representing the Central Highlands Council at biosecurity workshops and LGA weed program coordination meetings. The wet start to spring has been a challenge for on-ground works but we are making use of the currently sunny weather.

### **Central Highlands weeds program**

*Strategic Actions 4.4 Continue the program of weed reduction in the Central Highlands and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.*

Patterson's curse remains a priority weed for control within the region, and the team is re-treating known sites and undertaking initial treatment on newly identified infestations. The works around Meadowbank continues and includes a range of stakeholders.

The ground team have also completed spraying of fennel between Ouse and Gretna as part of our contract for State Growth roadside weed management. Further roadside spraying of council roads is scheduled for the coming months.



Fennel spraying along the Lyell Hwy between Ouse and Gretna

## Agri-best practice programs

*Strategic Actions 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.*

### **Containment Project - funded by the TasAg Innovation Hub (Drought Hub)**

This project is working to support farmers with drought resilience. We participated in a workshop in Melbourne facilitated by Cam Nicholson from Southern Farming Systems. The workshop generated a comprehensive 'state of play' around containment feeding and drought lotting derived from the surveys we and others have collected over the last couple of months.

We now have a clear picture of what knowledge gaps exist and what is required to integrate containment into farming systems as a critical tool for drought resilience. Other partners present at the workshop were Birchip Cropping Group, Riverine Plains, University of Melbourne, Barossa Improved Grazing Group, MacKillop Farm Management Group and Charles Sturt University.

### **Derwent Pasture Network – funded by NRM South through the Australian Government's National Landcare Program**

This program is about improving dryland grazing management productivity and sustainability in the Derwent. Peter Ball (DCP Ag extension officer) has been busy with Sarah and Tom Clark from Lanoma Estate sowing an extension to the pasture species selection and persistence trial on their property. The extension is based on the species performance in our trial, and we have established 7 new plots within the extension incorporating cockfoot/phalaris/legume mixes.

Peter has also recently monitored Fiona Hume's fertiliser test strip and is seeing similar levels of response to the initial treatment from Autumn 2020. The potassium and phosphorus plots continue to do better than the others. The nitrogen, potassium and phosphorus plots have had a great response in the cocksfoot from the carryover effect of abundant clover. There was no observable difference last Spring in the application of the second round of fertiliser treatment but this spring, big differences are evident. We will host a field session at the fertiliser test strip in the coming weeks. Peter has also been monitoring the early establishment in a multispecies perennial pasture, which is facing the challenges of the various competing needs of the multispecies within a pasture setting.

### **Drought Risk Assessment: Practical management support to build resilience – funded by the TasAg Innovation Hub (Drought Hub)**

We have been reviewing existing information and resources on drought resilience in preparation for an early December workshop with Rural Business Tasmania, our partners on this project. So far it is clear that there is some general resources on drought risk however they are not comprehensive across the key areas we have proposed for assessment and in many cases the surveys are too broad to be useful. We look forward to developing a targeted drought risk assessment and score card as part of this project.

### **Natural capital & On-farm opportunities in the Derwent - funded by the TasAg Innovation Hub (Drought Hub)**

This project is about exploring opportunities and market options for carbon and biodiversity on farms in the Derwent Catchment. The team have been out making the most of the flowering period to survey remnant vegetation on farms as part of the development of carbon and biodiversity plans. We have been collecting condition information at key vegetation remnants to identify priorities for management that will improve condition of these natural assets. We continue to research the current state of play regarding the carbon and biodiversity market.

## **Restoration and Conservation**

*Strategic Actions: 4.1 Continue to fund and support the Derwent Catchment Project and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.*

### **Platypus Walk at Hamilton**

The ground team inspected Platypus Walk after the recent rain events and noticed that one of the fences had severe flood damage. We will work towards repairing the fence to ensure that the revegetation works are maintained.

## **Pelham landslip restoration**

The ground team recently undertook planting at the landslip site to increase the vegetation and reduce ongoing erosion. This planting supports the hydro-mulch, which is starting to germinate, and Karen will continue to monitor the establishment. We will monitor the ongoing effectiveness of the hydro-mulch and plantings to ensure the ongoing effectiveness.

## **Tyenna River Recovery – willow warriors – supported by IFS, SFM, DV council and Tassal**

This project is a long running project which aims to remove the willows and restore the Tyenna River. The program is strongly supported by volunteer activities with monthly working bees on the river. The program works to implement a 10 year plan for river recover.

Unfortunately, the October working bee was cancelled due to the weather. We have organised the next working bee to be at the end of the month, and we hope the good weather stays around.

**River Clyde Flood Mapping** – we attended a workshop facilitated by GHD in which they were seeking feedback from stakeholders to identify critical assets and significant sites, information about past flooding of those assets (dates, levels) and past impacts. We discussed the importance of a comprehensive willow removal project to support improved condition and function of the Clyde system. A willow removal program remains a priority for funding on the Clyde.

## **Nursery update**

Seed sowing is underway and pricking out has starting for the growing season. The heat beds have been successful, and the cuttings Karen has trialed have worked well which opens up opportunities to diversify to species more suited to gardens in the highlands. Seed collecting will also be underway soon.

## **Grant applications**

### **Building drought resilience for small producers in the Derwent Catchment – EOI (Pending decision)**

Funding request \$450, 000

Please don't hesitate to call us if you have any queries about our programs.

Yours Sincerely,

Josie Kelman, Executive Officer, The Derwent Catchment Project 0427 044 700

Eve Lazarus, NRM Co-ordinator, The Derwent Catchment Project 0429 170 048

**Deputy Premier  
Treasurer  
Minister for Infrastructure and Transport  
Minister for Planning**



Level 10, Executive Building, 15 Murray Street, Hobart  
Public Buildings, 53 St John Street, Launceston  
GPO Box 123, Hobart TAS 7001  
Phone: (03) 6165 7701; Email: [Michael.Ferguson@dpac.tas.gov.au](mailto:Michael.Ferguson@dpac.tas.gov.au)

19 September 2022

Councillor Loueen Triffitt  
Mayor  
Central Highlands Council  
Email: [council@centralhighlands.tas.gov.au](mailto:council@centralhighlands.tas.gov.au)

Dear Mayor

**Consultation on draft Tasmanian Planning Policies**

The Tasmanian Planning Policies (TPPs) are intended to provide consistent, high-level strategic policy direction that will guide the State's planning system. The principal mechanisms for delivering the policy content of the draft TPPs is through the Regional Land Use Strategies and the Tasmanian Planning Scheme. The draft TPPs will not apply to individual development applications.

The Tasmania Government has prepared a suite of draft TPPs. Your feedback is sought on the matters addressed, the policy content and their effectiveness in delivering desired land use planning outcomes.

The draft TPPs are accompanied by a Supporting Report that provides background information regarding the preparation of the draft TPPs and some explanatory material to help guide consultation.

Your feedback will assist with informing the draft TPPs prior to them being lodged with the Tasmanian Planning Commission (TPC) for independent review and assessment. The review by the TPC will involve public exhibition of the draft TPPs and may include public hearings.

The draft TPPs and Supporting Report can be viewed under the 'Have Your Say' tab on the Planning in Tasmania website: [planningreform.tas.gov.au](http://planningreform.tas.gov.au)

Written submissions in response to the draft TPPs can be made until close of business on

Tuesday 1 November 2022:

- by email to [yoursay.planning@dpac.tas.gov.au](mailto:yoursay.planning@dpac.tas.gov.au) or
- by post to:

Department of Premier and Cabinet  
State Planning Office  
GPO Box 123,  
HOBART TAS 7001.

Enquiries can be directed to the Department of Premier and Cabinet, State Planning Office by phone on 1300 703 977 or email [stateplanning@dpac.tas.gov.au](mailto:stateplanning@dpac.tas.gov.au)

Yours sincerely



Michael Ferguson MP  
**Minister for Planning**

**CENTRAL HIGHLANDS COUNCIL SUBMISSION**  
**DRAFT TASMANIAN PLANNING POLICIES**  
**Consultation under 12C(2) of the Land Use Planning & Approvals Act 1993**

**GENERAL COMMENTS**

**0.1 Need**

Council supports the State Government in moving to fill the policy void at the heart of Tasmania's planning system. This is long overdue.

The absence of comprehensive policy direction has left the State's planning system unguided, forcing informal policy decisions to be made 'on the fly' in an inconsistent and disjointed fashion by public servants who should not be forced into a position of having to make up policy that impacts the rights and responsibilities of citizens. Policy must be created by the elected representatives of the people.

**0.2 Implementation - Who**

Many of the 'Implementation Guidelines' sections of the policy statements are currently blank.

Yet many of the strategy statements require implementation outside the Planning Authority / Tasmanian Planning Commission sphere of action. In particular, some strategy statements will rely on State Agencies and state-wide infrastructure providers for successful implementation.

If the Tasmanian Planning Policies are to be successful, these entities will need to fully accept the policies and engage in subsequent strategic planning exercises, (such as local settlement planning and reviews of the Regional Land Use Strategies) and accept the outcomes. They then need to be committed to modify their long term infrastructure provision plans to match these outcomes.

It is therefore proposed that State Agencies and infrastructure providers that are pivotal to the implementation of particular strategy statements be named under the relevant implementation guideline.

**0.3 Implementation - How**

It is not clear how some strategy statements will be implemented. Such statements can lead to proposed planning scheme amendments being refused by the Tasmanian Planning Commission where a Planning Authority or proponent can't demonstrate proactive compliance. They can therefore have the unintended consequence of knocking out sound planning scheme amendments.

It is therefore proposed that all strategy statements be written so that they are meaningful in practice and clearly implementable. If this is not possible then the strategy statement should be omitted.

A test is the question: *what ‘work’ has this policy statement to do?* If it cannot clearly be articulated, then that proposed strategy should be omitted.

## **COMMENTS ON PARTICULAR STRATEGIES**

### **1.0 SETTLEMENT**

#### **General:**

Most new housing is provided by the private sector within a free market system, operating under the law of supply and demand. This determines price and, therefore, affordability.

For the market to operate properly, there needs to be ample land available for future housing needs. That is; a truly ‘free’ market. This is necessary to avoid artificial supply bottlenecks and subsequent unnecessarily high housing prices. The current housing supply crises in Tasmania constitutes a major failure of our planning system over the last two decades.

Demand for housing is notoriously difficult to forecast. Attempts to do so usually boil down to projecting the trends of the precious five or ten years forward. This disregards major real world changes that drive demand which, in some cases, cannot be predicted in advance.

Therefore, it is proposed that the stated aim of a 15-year supply of zoned land should be extended to 20 years. There is little down-side to over-estimating supply, but the consequences of under-estimation are severe.

#### **1.0.2 Climate Change Statement**

No comment.

#### **1.1 Growth**

In **Strategy 1**, the aim should be to maintain a 20-year supply of zoned land for development. Settlement planning should endeavour to provide this, and should also earmark future land out to the 30 year time horizon.

In **Strategy 2(d)**, the phrase:

*“ ... or could have the potential to be used for viable agricultural ...uses”*  
should be changed to

*“ ... or could have the potential to be used for significant agricultural ...uses”.*

It may well be that the best overall strategic use of agricultural land abutting a settlement is to make it available for urban expansion, notwithstanding the fact that it might be suitable for viable agriculture. The alternative might be urban sprawl, unviable public transport systems and increased greenhouse gas emissions, to name just a few potential negative outcomes. The policy framework should enable Planning Authorities and the Commission to make this judgement in particular circumstances. Council does not believe that all agricultural land should be sacrosanct regardless of its agricultural worth.



In **Strategy 3** it should be recognised that ‘population projections and forecast demographic change’ have failed us in the past. They cannot foresee future population growth drivers. This is why we should play it safe and aim to provide a 20 year supply of zoned land.

**Strategy 3** should explicitly recognise that the growth of rural towns located beyond the gravitational pull of the major cities is driven by mostly by local factors. Any regional settlement hierarchy should therefore not attempt to dictate growth scenarios for such towns. The current Southern Tasmania Regional Land Use Strategy does this, and this was a mistake.

It follows that **Strategy 4**, which provides that growth should be prioritised in settlements that are in the higher tiers of the settlement hierarchy, should not apply to rural towns beyond the influence of the major cities.

**Strategy 5**, stating that impediments to infill development should be ‘actively addressed’, is strongly supported. Government intervention and proactive planning is needed to remove impediments to infill development and overcome market failure in particular cases.

**Strategy 7**, calling for settlement and urban growth boundaries, should establish an aim to provide a 30 year supply within such boundaries, (encompassing a 20 years supply of zoned land).

The purpose of **Strategy 8** appears to be to provide an ‘out’ for development or rezoning proposals not in accordance with an established settlement plan. If such plans seek to provide a 20 year supply of zoned land, the instances of this should be very few. It may be that **Strategy 8** is actually attempting to provide a mechanism for rare, different, one-off proposals, in which case requiring compliance with the policy sub-clauses would be impossible. It is therefore suggested that **Strategy 8** be removed and a different external mechanism developed to enable the consideration of potentially desirable ‘black swan’ proposals.

**A new strategy statement** should be developed that explicitly acknowledges ‘change’. If we are to develop genuine environmentally sustainable urban footprints, we have to increase densities, particularly on the major cities. This will involve substantial change within our urban environments. There is a belief within some sectors of our Tasmanian community that there should be no, or very little, ‘change’. This thought should be explicitly countered. Change will be tempered by explicit planning scheme mechanisms such as heritage precincts, specific area plans and various codes (and by the zone development standards), but there needs to be acknowledgment that significant change in many areas will be necessary through a clear policy statement.

## 1.2 Liveability

**Strategy 3**, calling for tertiary education and vocational training institutions close to, or highly accessible by, residential areas, can obviously only apply to some residential areas in the larger cities. The statement cannot apply to rural towns.

**Strategy 11** regarding ‘facilitating place making and recognising the contribution it makes to the local economy, environmental amenity and social wellbeing’, is an example of a vague statement with which it would be difficult to prove compliance.

**A new strategy statement** should be added recognising the role of rural residential land in the suite of liveability options. Such land provides the opportunity for people to live in a genuinely environmentally sustainable way, with little-to-no carbon footprint. There is a place for such land in a carbon-neutral world and Council is anecdotally aware of a very significant un-met demand from people searching such opportunities.

### 1.3 Social Infrastructure

Many strategy statements in this section are examples that will require State Agencies and infrastructure providers to be fully engaged with the planning system and to proactively follow initiatives set out in Regional Land Use Strategies and local settlement plans. This has not occurred in the past. Consideration should be given to naming the relevant State Agencies and infrastructure providers in the **Implementation Guidelines**.

### 1.4 Settlement Types

**Strategy 1**, regarding the peri-urban interface, should acknowledge that this area is also where future urban expansion is most likely to be best located, and should be protected from development that would render it economically unfeasible for that future development. This will particularly be the case within settlement and urban growth boundaries, which will extend into this land.

**Strategy 4**, regarding settlements that experience seasonal population fluctuations, mentions coast locations characterised by holiday homes. It should also mention inland areas with recreational fishing holiday homes ('shacks') and seasonal agricultural workers accommodation.

**Strategy 6**, regarding rural residential land, is written in the negative. It should include a proactive statement encouraging the zoning of existing de facto rural residential areas to the Rural Living Zone. Such a strategy would enable an amount of infill subdivision within many such areas. In this way, the current significant unmet demand for sustainable living opportunities can be significantly addressed whilst not increasing the overall footprint of rural living land and not encroaching on any genuine agricultural land. This would have the additional benefit of providing the existing inhabitants of such areas with planning scheme provisions that match their reality, in terms of boundary setbacks, height limits, use tables and protection of amenity. A policy shift of this nature would have no negative land use consequences. As it this strategy is currently written, (in the negative), the Commission will refuse most, if not all, attempts by Planning Authorities to undertake such rezonings.

**Sub-strategy 6(f)** should refer to 'significant agricultural land', not just 'agricultural land'. The current informal State policy underpinning the new Tasmanian Planning Scheme requires the preservation of poor agriculture agricultural land for agriculture. This policy position has gone well beyond the State Policy on the Protection of Agricultural Land and is wrong. If not redressed by these new Tasmanian Planning Policies, this informal policy position will see large rural areas made unavailable for a large range of sensible economic development opportunities, (including many rural non-agricultural land uses).

## 1.5 Housing

In **Strategy 1**, the ‘timely supply of land’ should explicitly refer to a 20 year supply of zoned land and a 30 year supply within urban and settlement growth boundaries.

**Strategy 4** should include an additional subpoint referring to sustainable living on rural residential lots. As mentioned above, the supply of these can be increased by zoning de facto rural residential areas accordingly. This would enable an amount of infill subdivision within many such areas. In this way, the current significant unmet demand for sustainable living opportunities can be significantly addressed whilst not increasing the overall footprint of rural living land and not encroaching on any genuine agricultural land. This would have the additional benefit of providing the existing inhabitants of such areas with planning scheme provisions that match their reality, in terms of boundary setbacks, height limits, use tables and protection of amenity. A policy shift of this nature would have no negative land use consequences. As it this strategy is currently written, (in the negative), the Commission will refuse most, if not all, attempts by Planning Authorities to undertake such rezonings.

An additional strategy should be added regarding infill of existing de facto rural residential areas, as described above.

An additional subpoint of **Strategy 5** regarding higher density housing should explicitly recognise that change will occur within our urban streetscapes, and that this is an unavoidable consequence of pursuing a more environmentally sustainable urban footprint.

## 1.6 Design

**Strategy 4**, providing that the ‘existing and desired future character of neighbourhoods and suburbs’ should be respected, should relate only to specific areas identified within planning schemes, such as heritage precincts. This should not apply generally as doing so would significantly impact the aim of accommodating a larger population in an environmentally sustainable urban footprint. There needs to be explicit recognition that change must happen. As written, this strategy applies everywhere and, with no mechanism in planning schemes for it to apply everywhere, it is un-implementable.

**Strategies 7 and 8** both deal with subdivision design and could be consolidated.

**Many strategies** in this section, (and some in other sections), start with vague words such as ‘promote’ and ‘encourage’. This is not sufficiently certain for a statutory document. Implementation is unclear and compliance would be difficult to prove at the Planning Commission. If such strategies can’t be expressed more definitively, they would be better placed in a non-statutory partner document. It is noted that the State PAL policy provides a good example of definitive, implementable, assessable statements, whereas the Coastal State Policy contains many examples of vague ‘motherhood’ statements that are either redundant, unnecessary or unimplementable.

## 2.0 ENVIRONMENTAL VALUES

### General

The various strategy statements make no distinction between those values for which we have well-established systems in place for their recognition and protection and those for which we have very little. The amount of ‘work’ each set of strategy statements has to do varies enormously. The reader is unaware of this very significant practical difference. This should be remedied.

### 2.1 Biodiversity

Biodiversity values are already the subject of significant state-wide mapping work that has been translated into code overlays in planning schemes. The strategy statements should recognise this and articulate what more should be done, if anything.

A **new strategy statement** should recognise that infill development within urban areas is a key strategy to protect biodiversity outside urban areas.

A **new strategy statement** should recognise that once land has been assessed and zoned for urban development, there is no longer a requirement to consider any remnant biodiversity values during subsequent development approval processes.

A **new strategy statement** should set out a system for biodiversity offsets. We should not adopt the ‘postage stamp’ method currently pursued by several Tasmanian Councils. This is financially unviable for the Council to manage in the long term and produces poor environmental outcomes. This ought to be avoided in the future.

Instead, each Planning Authority that wishes to use the offset method should identify large areas of high biodiversity land that is not reserved. This should be identified on planning scheme maps through an overlay. Money taken for biodiversity offsets from developers seeking to clear high biodiversity land is then placed in a kitty, and titles within the target reserve area are then purchased over time. This system will create large reserved areas that are sustainable in a biodiversity sense and with significantly less ongoing management costs than many scattered small areas.

It is noted that the system adopted in Victoria for the expansion of greater Melbourne westward over EPBC-listed grasslands is a good example. Many thousands of hectares of high quality grasslands are now being preserved in formal state-owned reserves whilst urban expansion is allowed over some areas of EPBC-listed grassland. The monetary contributions so obtained from developers are used to purchase land in the areas targeted for reserves.

This policy approach will require spatial strategic planning for implementation.

A **new strategy statement** should concurrently recognise that the most environmentally sustainable outcome might be the destruction of some biodiversity values in some key urban expansion locations. If the result is a more carbon neutral urban footprint, such possibilities should be allowed to be weighed by the Planning Authority and the Planning Commission.

## **2.2 Waterways, Wetlands and Estuaries**

We have an established system to recognise and protect waterways, wetlands and estuaries within planning schemes. The strategy statements should recognise this and articulate what more should be done, if anything.

## **2.3 Geodiversity**

We do not have an established system to grade geodiversity values. It is unclear if this policy statement assumes that we do.

‘High conservation value geodiversity’ should be defined.

## **2.4 Landscapes**

We do not have a well-established system to grade landscape values across the State. The policy statement assumes that we do.

‘Significant landscapes’ and ‘significant cultural, ecological, geological and aesthetic landscapes and scenic areas’ should be defined.

It is noted that the previous Rural Resource Zone provisions provided Planning Authorities with an efficient, flexible and ‘light touch’ mechanism to minimise unnecessary visual impacts in the landscape. In practice this was most commonly achieved by conditions of approval relating to external colour and/or the planting of screening trees. These provisions were removed from the new Rural Zone, forcing Councils that wish for a level of landscape protection to consider creating scenic protection overlays. Except for landscapes of genuinely high significance, this is the equivalent of using a sledgehammer to crack a wall nut.

Therefore, the reintroduction of landscape protection provisions similar to those in the previous Rural Resource Zone should be considered. The appropriate place for this consideration to occur is through the development of the Tasmanian Planning Policies.

## **2.5 Coasts**

Is it the intention that the coast-related policy statements in the Tasmanian Planning Policies will replace the existing State Coastal Policy, and that the latter will be retired?

## **3.0 ENVIRONMENTAL HAZARDS**

### **3.1 Bushfire**

The statements should acknowledge that we have an existing system that does all of this, and we will continue to rely on that system. The statements should articulate what more needs to be done, if anything.

### **3.2 Landslip**

The statements should acknowledge that we have an existing system that does all of this, and we will continue to rely on that system. The statements should articulate what more needs to be done, if anything.

### **3.3 Flooding**

The statements should acknowledge that we have an existing system that does all of this, and we will continue to rely on that system. The statements should articulate what more needs to be done, if anything.

### **3.4 Coastal Hazards**

Recognise that we have an existing system that does most of this, and we continue to rely on that system.

**Strategy 5**, dealing with existing settlements under threat of erosion and sea level rise, should be expanded. The State Government needs to develop clearer protocols and policy direction to enable decisions to be made regarding which settlements will be the subject of planned retreat and which will be provided with protective works. This is an enormous decision, with huge consequences for landowners and residents, and for the public purse. The earlier this decision is made for each settlement, the less impact there will be on the public purse and the more time affected individuals will have to adjust.

### **3.5 Contaminated Air and Land**

The statements should acknowledge that we have an existing system that does all of this, and we will continue to rely on that system. The statements should articulate what more needs to be done, if anything.

## **4.0 SUSTAINABLE ECONOMIC DEVELOPMENT**

### **4.1 Agriculture**

The existing Protection of Agricultural Land (PAL) State Policy addresses many of the issues covered in the proposed strategy statements. The proposed statements go significantly further than the PAL policy, however, in seeking to preserve all agricultural land, regardless of its significance, for agriculture. The PAL policy seeks only to reserve Prime Agricultural Land and significant agricultural land.

Council strongly supports the policy position encapsulated in the PAL policy and rejects the proposed new policy statements. There are many other economic development activities that occur in rural areas besides agriculture and our planning system should encourage and facilitate their location of lesser quality agricultural land.

This significant problem is evident in the new Tasmanian Planning Scheme, which has far exceeded Parliament's intent encapsulated in the PAL policy.

The Agriculture Zone is a restrictive special-purpose agricultural zone, whereas the Rural Zone is a flexible multi-use zone. By over-allocating the Agriculture Zone the Tasmanian Planning Scheme has severely limited economic development opportunities across large swathes of country.

In the Tasmanian Planning Scheme there is a fundamental mis-match between the spatial allocation of the Agriculture Zone (as an ‘any agriculture’ zone) and the written provisions of the Agriculture Zone (as a ‘prime and significant agriculture’ zone). For the sake of future economic development the spatial allocation of the Agriculture Zone needs be rewound in the next iteration of Local Provisions Schedules.

The draft Tasmanian Planning Policy statements are calibrated along the same lines as the informal policy position underpinning the Agriculture Zone in the Tasmanian Planning Scheme and they will not be supported by Council.

It is noted that the treatment of agricultural land in the northwest of Tasmania has been different to in Southern Tasmania in the development of the Tasmanian Planning Scheme. In the northwest, only Prime and significant agricultural land has been zoned Agriculture, whereas in the south large areas of poorer quality agricultural land have been placed in this restrictive single-purpose zone. This is not in accordance with the overall intent of creating a single Tasmanian planning scheme: to treat land use and development the same across the State.

#### **4.2 Extractive Industry**

No comment.

#### **4.3 Tourism**

No comment.

#### **4.4 Renewable Energy**

No comment.

#### **4.5 Industry**

No comment.

#### **4.6 Business & Commercial**

No comment.

#### **4.7 Innovation & Research**

No comment.

### **5.0 PHYSICAL INFRASTRUCTURE**

#### **General**

State agencies and infrastructure providers need to be fully engaged in the next iteration of Regional Land Use Strategies and in local settlement planning, and must fully embrace the outcome. They then need to re-work their future infrastructure plans accordingly. In the past, this has not happened.

## **5.1 Provision of Services**

No comment.

## **5.2 Energy Infrastructure**

No comment.

## **5.3 Roads**

## **5.4 Transport Modes**

No comment.

## **5.5 Ports and Strategic Transport Networks**

No comment.

# **6.0 CULTURAL HERITAGE**

## **6.1 Aboriginal Cultural Heritage**

Should this statement recognise the pending new Aboriginal Cultural Heritage Act?

## **6.2 Non-Indigenous Cultural Heritage**

Should this heading use same terminology as the Act? (Historic Cultural Heritage).

Should a statement acknowledge the existence of the Historic Cultural Heritage Act 1995 ?

# **7.0 PLANNING PROCESSES**

## **Proposed new section**

It is proposed that a new section be added setting out principles under which ‘values’ are, firstly, recognised and, secondly, protected.

This would be particularly helpful in regard to those values for which we do not have well-developed systems for this.

## **7.1 Consultation**

### **New public notification system needed:**

It is time that the planning system recognised that the old system of advertising Development Applications in local newspapers no longer works well. The system no longer reaches most people and needs a 21<sup>st</sup> century solution.



**Two categories of public notification needed:**

A lot of expense is wasted on advertising that is not necessary.

A common example is the proposed relaxation of a boundary setback. This is only relevant to the neighbour. There is no broader public interest. Such applications do not need to be advertised in a local newspaper. Only neighbour notification is necessary.

Notified development applications should be divided into two categories.

**7.2 Strategic Planning**

No comment.

**7.3 Regulation**

The treatment of No Permit Required use and development is inconsistent between Planning Authorities. The State should set the process across the State, and standardised any fees (including no fee) that may be considered appropriate.

# **Tasmanian Planning Policies**

Draft for Consultation in accordance with section  
12C(2) of the *Land Use Planning and Approvals Act 1993*

## Foreword

Land use planning seeks to balance the competing demands on land to support the community's environmental, social and economic interests. To achieve this, it applies foresight, strategic thinking and prioritized action to spatially arrange land use and development to avoid conflict and, from a temporal perspective, it applies this approach in the consideration, protection and allocation of land to accommodate the needs of future generations.

The Tasmanian Planning Policies (TPPs) are a planning instrument made under Part 2A of the *Land Use Planning and Approvals Act 1993* (the Act) that provide consistent, high-level planning policy direction that will guide planning outcomes delivered through Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS). The Act also requires consideration of the TPPs during the declaration and assessment of major projects.

Section 12B of the Act sets out the broad range of matters that a TPP may relate, including:

- the sustainable use, development, protection or conservation of land;
- environmental protection;
- liveability, health and wellbeing of the community; and
- any other matter that may be included in a planning scheme or regional land use strategy.

The policy content is delivered through seven TPPs that address broad land use planning topics including: Settlement, Environmental Values, Environmental Hazards, Sustainable Economic Development, Physical Infrastructure, Cultural Heritage and Planning Processes.

The Foreword and Implementation, Table of Contents, headings, footnote and the Principles and Policy Context section of each TPP are not intended to have statutory application. They have been included to assist users' understanding of the TPPs, their relationship to the Act and how they are intended to be implemented to guide both the planning system and planning outcomes. They are a guide only and should be read in conjunction with the Act.

## Implementation

There is no order or hierarchy associated with the application of the TPPs. It is intended that, where the Act requires consideration of the TPPs, the TPPs should be considered in their entirety with all relevant strategies applying equally.

Section 12B (3) of the Act allows that the TPPs may specify the manner in which they are to be implemented into the State Planning Provisions (SPPs), Local Provisions Schedules (LPSs) and RLUSs.

The TPPs provide a section to include implementation guidelines. Where none are specified, the section is retained to allow future provisions to be included if required.

Implementation guidelines that are provided in the TPPs form part of the TPPs, and therefore there is a statutory requirement for the policy content to be implemented in the manner specified. Implementation guidelines are provided only where it is considered necessary to specify how particular strategies are to be implemented to achieve the desired policy outcome.

Those strategies that do not have implementation guidelines are considered to contain enough detail in the strategy to guide how it is intended to be applied. These strategies can be implemented in multiple ways, allowing different local and regional circumstances to be considered in the context of competing social, environmental and economic interests.

The effectiveness of the TPPs will be monitored, and to ensure the policy outcomes are responsive to changing circumstances, reviews will be undertaken every five years in accordance with section 121 of the Act.

## Table of Contents

Foreword .....	2
Implementation.....	2
<b>1.0 Settlement.....</b>	<b>6</b>
1.1 Growth.....	8
1.2 Liveability .....	10
1.3 Social Infrastructure .....	11
1.4 Settlement Types.....	12
1.5 Housing.....	14
1.6 Design.....	15
<b>2.0 Environmental Values.....</b>	<b>17</b>
2.1 Biodiversity.....	19
2.2 Waterways, wetlands and Estuaries .....	20
2.3 Geodiversity.....	21
2.4 Landscape Values.....	22
2.5 Coasts .....	23
<b>3.0 Environmental Hazards.....</b>	<b>24</b>
3.1 Bushfire.....	26
3.2 Landslip.....	27
3.3 Flooding.....	28
3.4 Coastal Hazards.....	29
3.5 Contaminated Air and Land.....	31
<b>4.0 Sustainable Economic Development.....</b>	<b>32</b>
4.1 Agriculture.....	34
4.2 Extractive Industry.....	35
4.3 Tourism.....	36
4.4 Renewable Energy.....	38
4.5 Industry.....	39
4.6 Business and Commercial .....	40
4.7 Innovation and Research .....	41
<b>5.0 Tasmanian Planning Policy: Physical Infrastructure.....</b>	<b>43</b>
5.1 Provision of Services .....	44

5.2	Energy Infrastructure.....	46
5.3	Roads.....	46
5.4	Transport Modes.....	47
5.5	Ports and Strategic Transport Networks.....	49
<b>6.0</b>	<b>Tasmanian Planning Policy: Cultural Heritage.....</b>	<b>50</b>
6.1	Aboriginal Cultural Heritage.....	51
6.2	Non-Indigenous Cultural Heritage.....	52
<b>7.0</b>	<b>Planning Processes.....</b>	<b>54</b>
7.1	Consultation.....	55
7.2	Strategic Planning.....	56
7.3	Regulation.....	57
	<b>GLOSSARY.....</b>	<b>58</b>

## 1.0 Settlement

### 1.0.1 Principles and Policy context

In Tasmania and around the world, the majority of people live in settlements. The quality of our settlements contributes to our quality of life. Settlements that contain diverse uses, are well planned, serviced, accessible and environmentally attractive stimulates economic growth and community resilience and wellbeing.

Land use planning shapes the existing and future form and function of our settlements. It considers the competing demands on land and aims to balance these demands to spatially arrange land use and development to avoid conflict. Urban environments are highly susceptible to land use conflict due to the interaction of environmental, social and economic forces that create complex spatial relations. Land use planning considers these spatial relations, and in doing so promotes the allocation, co-ordination and efficient use of land to provide for the needs of the existing and future generations.

With the guidance of the TPPs, the planning system will determine how and where growth will occur. The Settlement TPP requires that sufficient land is allocated to meet the community's needs for housing, including social and affordable housing, commerce, recreation, open space and community facilities and is appropriately serviced by social and physical infrastructure. It also supports the planning system to deliver future development in a coordinated, cost effective and environmentally responsible way.

Settlement patterns have a direct impact on infrastructure and service requirements and outcomes. Where possible, use and development should align with and maximise the use of existing infrastructure and services.

The policy prioritises a settlement pattern that locates people where they have access to employment, social infrastructure and transport networks to improve connectivity and liveability of settlements. It emphasises the delivery of social and affordable housing and recognises that these types of housing are essential to improve social and economic resilience. The Settlement TPP acknowledges that designing functional, sustainable and engaging spaces contribute to social inclusion and strengthen connections with place and our cultural identity. The combination of these factors supports healthy communities, attracting more people to live, visit and invest in our settlements.

To achieve these planning outcomes, the Settlement TPP is split into 5 separate policy areas that provide for liveable settlements, mechanisms for directing growth, policies relating to specific settlement types, housing diversity and availability and providing for well- designed built environment and public spaces.

## 1.0.2 Climate Change Statement

Because settlements concentrate populations and economic activities, they are also drivers of energy and resource consumption and contribute to climate change. Under a changing climate, Tasmania's terrestrial environments are projected to experience a rise in annual average temperatures, significant changes in seasonal and regional rainfall patterns and an increase in rainfall intensity.

In practice this means some of our settlements may experience increased likelihood of:

- localised flooding;
- inundation in coastal areas;
- potential for land slips;
- storm damage to property and infrastructure;
- bushfires in bushland near to settlements;
- social and economic disruption from extreme events;
- hot days and greater runs of hot days; and
- urban heat island effect in highly built-up areas.

Land use planning cannot prevent these events, however it can support measures that help address the causes and impacts of climate change.

While some of these matters are more specifically dealt with under other TPPs, from a settlement perspective many of the strategies to address these impacts also offer other benefits to the community and the environment. For example, strategies that promote networks of green spaces also increases rain-absorbing surfaces, allowing cities to better manage flooding from intense storms. Encouraging urban vegetation that provides shade allows urban environments to better tolerate extreme heat events and contributes to carbon storage in the urban landscape. Both these actions help to reduce the impact of climate change and, in doing so, create a more liveable environment.

Similarly, measures to consolidate settlements, make use of existing infrastructure, promote energy efficient design and improve access to public and active transport networks, while providing for efficient settlement patterns also reduces resource consumption and lowers emissions.

The impact of these predicted changes will not be felt evenly throughout the community. The more vulnerable in our community are likely to experience greater impacts, especially people that are older, have some pre-existing medical conditions, have lower levels of literacy and those on lower incomes or in housing stress.

While the planning system cannot solve these problems, there are strategies within the Settlement TPP that facilitates greater access to health, education and social and affordable housing that will support the vulnerable and build climate change resilience within the community.



## **1.1 Growth**

### **1.1.1 Application**

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

### **1.1.2 Objective**

To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.

### **1.1.3 Strategies**

1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
2. Plan for growth that will:
  - a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;
  - b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;
  - c) avoid the development of land that is not well serviced by existing or planned physical and social infrastructure, or that are difficult or costly to service;
  - d) avoid the development of land at risk of natural hazards, that has high environmental or landscape value or are, or could have the potential to be used for, viable agricultural or extractive industry uses; and
  - e) integrate with existing transport systems.
3. Identify regional settlement hierarchies based on:
  - a) population projections and forecast demographic change;
  - b) the functional characteristics of the settlement and any specific role it plays in the State or Region;
  - c) the social, environmental and economic characteristics of the settlement;
  - d) the availability of goods and services, including social infrastructure, to support the needs of the community;
  - e) access to employment and training opportunities;
  - f) efficient and accessible transport systems; and
  - g) capacity and cost-efficient upgrading of physical infrastructure.

4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.
5. Actively address impediments to infill development, particularly in the major urban centres.
6. Require the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:
  - a) the identified values, physical constraints and the strategic context of the location;
  - b) urban or settlement growth boundary;
  - c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;
  - d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to avoid land use conflict;
  - e) any staging or sequencing of development of land;
  - f) the use of existing infrastructure and services and the logical and efficient provision of additional infrastructure; and
  - g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, water and sewerage.
7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of a sufficient land to meet projected growth.
8. Proposed growth located outside an urban or settlement growth boundary must be strategically justified, based on:
  - a) projected population growth;
  - b) land supply and demand analysis (including infill and greenfield);
  - c) existing infrastructure networks and services;
  - d) supporting the regional settlement hierarchy; and
  - e) preventing the distortion of growth strategies in other settlements.
9. Identify the role and function of activity centres within settlements and provide for use and development that compliments and supports that role and function.
10. Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.
11. Prioritise the sustainable expansion, consolidation, redevelopment and intensification of existing activity centres prior to the development of new activity

centres, unless the existing activity centres are at capacity and growth is constrained.

12. Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure.

#### **1.1.4 Implementation Guidelines**

Based on the regional settlement hierarchy, RLUSs are to identify settlements that require at least a 15 year supply of land to accommodate growth.

For identified settlements, the RLUS should provide a 20 year supply of land to maintain the 15 year minimum supply required by strategy 1 of section 1.1.3 of the TPPs. The 5 yearly review cycle of the RLUS should assist in maintaining the 15 year supply minimum.

Urban or settlement growth boundaries are to define the spatial extent of the 20 year land supply, considering infill, intensification and consolidation strategies, allocated to accommodate settlement growth that must be identified on a map within the RLUS.

## **1.2 Liveability**

### **1.2.1 Application**

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

### **1.2.2 Objective**

To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.

### **1.2.3 Strategies**

1. Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.
2. Facilitate access to, and a diverse range of, employment opportunities in settlements by:
  - a) the provision of, and access to, safe and efficient public transport;
  - b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and
  - c) enabling businesses that promote local characteristics, resources and produce.

3. Provide for tertiary education and vocational training institutions in close proximity to, or highly accessible by, residential areas to support growth in the skilled workforce and increase opportunities for innovation, technology and research to support established and emerging industries.
4. Provide for a network of accessible and inviting open and green spaces close to and within residential areas and activity centres to encourage active lifestyles, connection with nature and social interaction.
5. Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible and accessible infrastructure dedicated to active transport modes, including end of trip facilities.
6. Provide integrated transport networks that allow people to move safely and efficiently between and within settlements utilising different transport modes, including public transport, cycling and walking, to reduce car dependency.
7. Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.
8. Improve neighbourhood amenity by managing incompatible use and development.
9. Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.
10. Protect and enhance those settlements, or part of settlements, that contain unique or distinctive local characteristics that contribute, or have the potential to contribute to, the community's identity and sense of place.
11. Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

#### **1.2.4 Implementation Guidelines**

None specified.

### **1.3 Social Infrastructure**

#### **1.3.1 Application**

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

#### **1.3.2 Objective**

To support the provision of adequate and accessible social infrastructure to promote the health, education, safety and wellbeing of the community.

### **1.3.3 Strategies**

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.
2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including associate airspace) from land use conflict by avoiding the encroachment or intensification of surrounding incompatible use and development.
8. Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.

### **1.3.4 Implementation Guidelines**

None specified.

## **1.4 Settlement Types**

### **1.4.1 Application**

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

### **1.4.2 Objective**

To plan for the sustainable use and development of settlements that have particular environmental characteristics or values.

### **1.4.3 Strategies**

1. Identify and strategically manage the peri-urban interface to protect environmental, landscape and agricultural values from urban encroachment and to protect life and property from the threat of natural hazards.

2. Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.
3. Establish urban or settlement growth boundaries around coastal settlement to ensure that growth in coastal areas is directed to existing settlements areas and prevents linear development along the coast.
4. Facilitate the provision of social and physical infrastructure to support the seasonal fluctuations in populations experienced by coastal or other settlements that are characterised by holiday homes.
5. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.
6. Avoid allocating additional land for the purpose of rural residential use and development, unless:
  - a) the amount of land to be allocated is minimal and does not constitute a significant increase, or the existing pattern of development reflects rural residential type settlement;
  - b) the land is not within an urban growth boundary or settlement growth boundary;
  - c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential type settlement;
  - d) the land is not strategically identified, or has the potential to be identified in the future, for development at urban densities;
  - e) growth opportunities maximise the efficiency of existing services and infrastructure;
  - f) agricultural land, cultural heritage values, landscape values, environmental values and land subject to natural hazards are avoided;
  - g) the potential for land use conflict with surrounding incompatible activities, such as extractive industries and agricultural production, is avoided; and
  - h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

#### **I.4.4 Implementation Guidelines**

None specified.

## **1.5. Housing**

### **1.5.1 Application**

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

### **1.5.2 Objective**

To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.

### **1.5.3 Strategies**

1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including infrastructure provision, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.
2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
3. Facilitate social and affordable housing to meet the needs of the community that is located close to services and public transport networks.
4. Plan and provide for a diverse range of quality housing types that meet the needs of the community by:
  - a) responding to demographic trends including changing household size and composition;
  - b) supporting the provision of well-designed social and affordable housing;
  - c) catering for the aging population, including facilitating aging in place and catering for different levels of dependency and transitioning between them;
  - d) catering for people requiring crisis accommodation;
  - e) considering the needs of people with disabilities, including the level of support and care required for different levels of dependent and independent living options; and
  - f) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in locations that:
  - a) have been identified for urban consolidation;
  - b) are within close proximity to an activity centre;

- c) have good access to employment, services, open space and active and public transport networks;
- d) the potential impacts associated with increased residential density and land use conflict can be managed; and
- e) does not impact environmental values and is not constrained by topography and environmental hazards.

#### **1.5.4 Implementation Guidelines**

None specified.

### **1.6 Design**

#### **1.6.1 Application**

Statewide

#### **1.6.2 Objective**

To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.

#### **1.6.3 Strategies**

1. Encourage the design and siting of buildings to positively contribute to:
  - a) the site and surrounds;
  - b) the wellbeing of the occupants;
  - c) the public realm;
  - d) neighbourhood amenity and safety;
  - e) incorporate energy efficient measures; and
  - f) safe access and egress for pedestrian, cyclists and vehicles.
2. Provide public places that are designed to connect with, and respond to, their natural and built environments, enhancing and integrating environmental values that contribute to a sense of place and cultural identity.
3. Encourage public places that are designed to promote:
  - a) equal access and opportunity and to cater for the various needs and abilities of the community; and
  - b) safety, social interaction and cultural activities, enabling a sense of wellbeing and belonging.



4. Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by supporting development that considers the existing and desired future character of the place.
5. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
6. Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:
  - a) reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably native species where appropriate;
  - b) implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;
  - c) promote consolidation of urban development;
  - d) integrate land use and transport; and
  - e) encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.
7. Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.
8. Promote subdivision design that provides a functional lot layout that:
  - a) supports the intended future use and development of the lot;
  - b) uses urban land efficiently;
  - c) promotes climatically responsive orientation of buildings;
  - d) allows passive surveillance of public spaces promoting community safety;
  - e) provides a convenient, efficient and safe road network;
  - f) supports efficient and effective public transport access;
  - g) provides safe active transport;
  - h) is responsive to topography, site constraints and environmental values and hazards; and
  - i) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community.

#### **I.6.4 Implementation Guidelines**

None specified

## 2.0 Environmental Values

### 2.0.1 Principles and Policy Context

Tasmania's natural environment is diverse, rich and unique. It provides the backdrop to our settlements, it is where we choose to engage in recreational pursuits and our connection with nature contributes to our quality of life, general wellbeing and how we identify as Tasmanians.

Land use planning seeks to recognise the functional, aesthetic and intrinsic value of the natural environment. It also acknowledges that by protecting these values it can support those sectors that rely on healthy ecosystems and intact landscapes to produce goods and services that stimulates our economy.

A significant proportion of Tasmania's environmental values are protected by mechanisms outside the planning system. Land use planning can play a strategic role in identifying and prioritising other environmental values and apply measures to protect them. In doing so, it can help address the broad scale, cumulative effects associated with land use and its impacts on environmental values.

The Environmental Values TPP seeks to protect environmental values by adopting, where relevant to the specific environmental value, the following principles:

1. identify environmental values and determine their significance;
2. avoid designating land, that contains significant environmental values, for land use and development that will detrimentally impact those values;
3. minimise the impact of land use and development on environmental values where avoidance is not possible or impracticable; and
4. where possible, apply offset where the impacts cannot be minimised.

These principles have been broadly applied to five categories of environmental values being:

- Biodiversity;
- Waterways, wetlands and estuaries;
- Geodiversity;
- Landscape values; and
- Coasts

While the primary outcome of the Environmental Values TPP is to establish the strategies by which the planning system can play its role in protecting and conserving Tasmania's environmental values, it also contributes to broadening the community's understanding and appreciation of natural systems which in turn promotes their health and resilience.

## 2.0.2 Climate change statement

Projected changes to Tasmania's future climate will have a variety of impacts on our environmental values. These include:

- significant changes in the amount of rainfall, including seasonal variation and spatial distribution;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures: and
- sea level rise

Future climatic conditions will impact the five categories within the Environmental Values TPP differently. These changes are unlikely to be linear and predictable, and the interactions between effects may introduce additional uncertainty.

Coastal environments are projected to experience sea level rise, ocean warming, increased frequency and intensity of marine heatwaves and storm events. The latter will accelerate coastal erosion in vulnerable areas, potentially threatening coastal habitats.

Waterways and wetlands may experience times of flooding or reduced flow rates. This may impact aquatic habitats and present issues for water security. Periods of either excessive high or low soil moisture may stress native flora and fauna.

Ecosystems may also be exposed to climatic conditions that they are not adapted, potentially disrupting ecological processes. Changed environmental conditions may also favour and potentially increase the spread of invasive plant and animal species. More frequent fires will also impact damage habitat, and while many of our native flora and fauna have adapted to fire, a significantly altered fire regime may also effect the abundance and distribution of species and the relationship between them.

Because there are many unknowns regarding climate change, the planning system needs to plan for both predicted scenarios and remain responsive to unforeseen circumstances. The Environmental Values TPP seeks to address this by:

- supporting early action against native habitat loss;
- promoting connectivity between vegetation to support viable ecological processes and build climate change resilience;
- considering the vulnerabilities of ecosystems and natural processes to the projected future climate and spatially applying parameters to identify, protect and prioritise communities at high risk; and
- enabling retreat pathways for ecosystems.

Land use planning can also support measures to reduce emissions. The Environmental Values TPP supports this by promoting the protection of biodiversity values and ecological services that maximise opportunities for carbon storage.

## **2.1 Biodiversity**

### **2.1.1 Application**

Statewide.

### **2.1.2 Objective**

To contribute to the protection and conservation of Tasmania's biodiversity.

### **2.1.3 Strategies**

1. Identify biodiversity values, appropriately rank the significance of those values and map their location.
2. Avoid designating land for purposes that will require substantial land clearance in areas identified as having high biodiversity values.
3. Prior to designating land for a particular purpose:
  - a) consider the biodiversity values of that land and the potential impacts of the range of future use and development will have on those values; and
  - b) determine if they are compatible and can be managed to avoid or minimise the impact on biodiversity values, especially high biodiversity values.
4. Provide for a level of restriction and regulation of use and development that will reflect its potential impact on, and be relative to, the biodiversity value.
5. Promote use and development to be located, designed and sited to avoid impacts on biodiversity values, and where avoidance cannot be achieved, or is not practicable, the impacts to biodiversity values will be minimised, or offset.
6. Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.
7. Land use planning is to minimise the spread and impact of environmental weeds.
8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of native habitat as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development that will increase the ability of species, ecological communities and ecosystems to adapt to climate changes.
11. Identify ecological communities that are most vulnerable to climate change and develop strategies that consider improving resilience, mitigating impacts, planning retreat and facilitating adaptation to support their long-term survival.
12. Identify and enable retreat pathways for endangered ecosystems in coastal zones.

13. Support land managers or regulators of land within the Tasmanian Reserve Estate to manage that land in accordance with approved management plans and specific reserve objectives.

#### **2.1.4 Implementation Guidelines**

None specified.

## **2.2 Waterways, Wetlands and Estuaries**

### **2.2.1 Application**

Statewide

### **2.2.2 Objective**

To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.

### **2.2.3 Strategies**

1. Identify and protect areas that support natural systems within waterways, wetlands and estuaries, including their terrestrial verges and groundwater recharge areas.
2. Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution and would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:
  - a) relies specifically on being located within close proximity to aquatic environments;
  - b) is for flood mitigation measures; or
  - c) has considerable social, economic and environmental benefits; and can demonstrate that the risk of environmental harm can be managed.
3. Protect and conserve waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.
4. Use and development located on land in, or around, waterways, wetlands and estuaries will:
  - a) minimise the clearance of native vegetation;
  - b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;

- c) protect the natural form and process of the landform assemblage, including aquatic areas;
  - d) avoid land disturbance, soil erosion and changes in sediment loads within the water;
  - e) not significantly increase the rate and quantity of stormwater or pollutants entering the water; and
  - f) be designed and sited to maintain or enhance significant views and landscape values.
- 5. Support the collaboration and coordination of catchment management across the State and implement integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.
  - 6. Protect and manage the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to point source pollution, diffuse land use impacts or chemical reactions such as acidification.
  - 7. Provide for the availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.
  - 8. Promote and encourage the efficient and effective use of water resources.

#### **2.2.4 Implementation Guidelines**

None specified.

### **2.3 Geodiversity**

#### **2.3.1 Application**

Statewide.

#### **2.3.2 Objective**

To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions.

#### **2.3.3 Strategies**

- I. Identify and map land containing high conservation value geodiversity and avoid designating land for use and development that will impact those values, including through the modification of natural processes and functions that prevents geological, geomorphological or soil features from evolving naturally.

2. Promote the protection of high conservation value geodiversity by avoiding, or if not practicable minimising, the impacts of land use and development on the feature and the natural processes and functions that support the feature's evolution.
3. Encourage integrated management of geodiversity and biodiversity to enhance efficient function of ecological processes.
4. Protect places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Protect geological features, such as peat, that provide opportunities for carbon storage.

#### **2.3.4 Implementation Guidelines**

None specified.

### **2.4 Landscape Values**

#### **2.4.1 Application**

Statewide.

#### **2.4.2 Objective**

To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.

#### **2.4.3 Strategies**

1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.
2. Protect significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to ensure that use and development respects, and is sensitive to, the character and quality of those scenic values.
3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:
  - a) relies specifically on being located within significant landscape;
  - b) has considerable social, economic and environmental benefits; and
  - c) includes specific measure to minimise the impact on significant landscapes.
4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant

landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.

#### **2.4.4 Implementation Guidelines**

None specified.

### **2.5 Coasts**

#### **2.5.1 Application**

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

#### **2.5.2 Objective**

To promote the protection, conservation and management of coastal values.

#### **2.5.3 Strategies**

1. Protect natural coastal processes and coastal landforms from use and development that will prevent natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise, unless engineering or remediation works are required to protect land, property, infrastructure and human life.
2. Strengthen the resilience of coastal processes to climate change by reducing threats and protecting the natural coastal environment, such as wetlands, estuaries, marine-protected areas, sand dunes, cliff tops, beaches, native vegetation, and other important habitats.
3. Identify coastal areas that can support the sustainable use and development of recreation, tourism, boating infrastructure (jetty wharfs), marine industries, ports and other land use that explicitly rely on a coastal location while minimising the impacts on coastal values.
4. Support the location of use and development on the coast that:
  - a) promotes the maintenance of biodiversity, ecological functions, natural coastal processes and coastal resources; and
  - b) complements or enhances the coastal environment in terms of its landscape, amenity and cultural values.

#### **2.5.4 Implementation Guidelines**

None specified.



## 3.0 Environmental Hazards

### 3.0.1 Principles and Policy Context

Environmental hazards are a natural part of the Tasmanian landscape. Significant environmental hazard events, or natural disasters, have the potential to impact people, property, infrastructure, the economy and the natural environment.

Traditionally governments have focussed attention on emergency response and recovery from natural disasters and typically overlooked mitigation strategies. As a result of enquiries into natural disasters in recent decades, governments are focussing more attention on building community resilience and capacity to prepare for environmental hazards and include regulatory measures to reduce their associated impact. Environmental hazard management and policy is now delivered through a range of institutions at a range of scales, from international to local.

Land use planning is one of the tools available to government to help reduce the impact of environmental hazards. From a strategic perspective, land use planning can identify land that is subject to hazards and avoid zoning that land for incompatible purposes thereby directing inappropriate development away from high-risk areas. Regulation through statutory planning provisions can ensure specific developments incorporate hazard protection or mitigation measures, such as adequate water supply for firefighting in a bushfire-prone area, to reduce the risk of harm caused by environmental hazards. It can also support the necessary emergency responses and community recovery from events by facilitating the provision of emergency and community infrastructure.

While the planning system has a role to play, it is also limited in what it can achieve. It cannot apply retrospectively to address planning decisions that were made under former planning regimes but it can provide for current and future land use planning decisions to respond to risks.

Planning is one component of an integrated system that operates in conjunction with others to reduce the risks arising from natural disasters from occurring and reduce the risk of harm caused by these events. For example, The *Mineral Resources Development Act 1995* regulates the management of landslip hazards and controls are imposed under the *Building Act 2016*, *Building Regulations 2016* and associated Determinations issued by the Director of Building Control. The *Land Use Planning and Approvals Act 1993* provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. Also, the *Environmental Management and Pollution Control Act 1994* include provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

The Environmental Hazards TPP seeks to consider hazards early in the planning system which will assist in protecting life and property, reducing the financial and emotional cost to the community and decreasing the burden for emergency management caused by environmental hazards. To achieve this, the TPPs apply the following set of principles to drive the planning policy response to environmental hazards:

- prioritise the protection of human life;
- support disaster resilience of communities;
- identify and map the environmental hazard;
- avoid designating land for incompatible use or development in hazard prone areas;
- use and development, including intensification of existing use and development, does not increase the risk of environmental hazards or the harm caused by environmental hazards;
- hazard mitigation measures are to be applied to use and development exposed to unacceptable levels of hazard risk to reduce that risk to a tolerable level;
- hazard mitigation measures must consider the impacts on other identified values; and
- regulation of use and development in areas subject to environmental hazards will reflect the level of exposure to the risk of harm caused by the environmental hazard.

### 3.0.2 Climate change statement

Significant changes in seasonal and regional rainfall patterns, an increase in rainfall intensity and associated flooding, higher average and more extreme temperatures, and longer, more intense fire seasons will impact the frequency and intensity of hazard events.

Tasmania's coastal zone is projected to be impacted by rising sea levels and an increase in the frequency and intensity of storm events. This will exacerbate the impacts from coastal hazards such as coastal erosion and inundation.

The Tasmanian Government has developed sea level rise planning allowances for all coastal municipalities, and statewide mapping of natural hazards including, coastal erosion and inundation, and bushfire risk.

These measures demonstrate how land use planning can contribute to climate resilience, enable adaptation to the risks from a changing climate, minimise risks from natural hazards to settlements and built form, and support the health and safety of communities in the long-term.

By managing the risks from a changing climate and building a climate-resilient economy, the economic and ecological impacts from extreme weather events can be reduced, and impacted communities can recover faster.

With advancements in GIS and greater access to evidence-based data relating to future climate change scenarios, land use planning, through the guidance of the Environmental Hazards TTP, can:

- identify and map risks from natural hazards and avoid locating incompatible use and development in areas subject to risk;
- strategically consider how risks are best managed;

- apply climate change adaptation responses through statutory provisions; and
- consider protective works.

### **3.1 Bushfire**

#### **3.1.1 Application**

Statewide.

#### **3.1.2 Objective**

To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.

#### **3.1.3 Strategies**

1. Identify and map land that is exposed to bushfire hazards.
2. The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.
3. Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks.
4. Where it is not practical to avoid bushfire hazards, use and development is to:
  - a) identify the risk of harm to human life, property and infrastructure caused by bushfire;
  - b) incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and
  - c) provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.
5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation.
6. Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, respond and recover from bushfire events.
7. Avoid future use and development that will increase the exposure to bushfire risks for existing use and development, especially uses deemed to be particularly vulnerable or hazardous.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:
  - a) consider the impacts of implementing future bushfire protection measures on environmental values and the cost to the community associated with defending properties from bushfire; and

- b) avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.
- 9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.
- 10. Identify and plan for the potential impacts of future bushfire conditions as a result of climate change based on the best available scientific evidence.

### **3.1.4 Implementation Guidelines**

None specified.

## **3.2 Landslip**

### **3.2.1 Application**

Statewide.

### **3.2.2 Objective**

To reduce the risk to people, property and the environment from the adverse impacts of landslip hazards.

### **3.2.3 Strategies**

- 1. Identify and map susceptibility to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.
- 2. Use and development on land at risk of landslip, including the provision of utilities, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip.
- 3. Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.
- 4. Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.
- 5. Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.

6. Ensure the risk to human life and property resulting from use and development on land that is more susceptible to landslip hazards is identified and addressed through hazard reduction or protection measures that reduce the level to a tolerable risk.

### **3.2.4 Implementation Guidelines**

None specified.

## **3.3 Flooding**

### **3.3.1 Application**

Statewide.

### **3.3.2 Objective**

To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.

### **3.3.3 Strategies**

1. Identify and map land that is subject to flooding based, as a minimum, on land inundated by the 1% Annual Exceedance Probability (AEP), or an alternative as determined by the State Government in response to climate change.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards that cannot achieve and maintain a level of tolerable risk from flood.
3. Consider and plan for the cumulative impacts of use and development on flooding behaviour.
4. Maintain a level of tolerable risk from flood by avoiding locating, or intensifying, incompatible use and development on land subject to flood hazards.
5. Avoid locating use and development on land subject to flood hazards, where a level of tolerable risk cannot be achieved and maintained, that involves:
  - a) the storage of hazardous materials that if impacted by flooding may result in the release of materials, increasing the risk to public health and the environment caused by the flood hazards;
  - b) activities where vulnerable people are gathered, who may not be able to respond, evacuate or protect themselves in the event of a flood; and
  - c) public infrastructure that is required to be functional to assist in the delivery of emergency responses during and in the recovery phase of a flood event.

6. Where incompatible use and development cannot avoid being located on land subject to flood hazards, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a tolerable risk level.
7. Consider and support use and development that will assist in managing emergency responses and recovery to flood events including the provision of, and safe and efficient access to, evacuation centres, emergency accommodation and medical centres.
8. Support the development of flood mitigation infrastructure that has the capacity to lower the risk of flood hazards and provide greater protection to human life, property and infrastructure, if:
  - a) the flood hazard is not diverted to an area that will expose people, property and infrastructure to an increased risk of harm where a level of tolerable risk cannot be achieved and maintained;
  - b) the impact on environmental values are considered and minimised;
  - c) the cost to the community is considered and minimised; and
  - d) careful consideration is given to the appropriateness of intensifying the use and development of the area being protected to avoid exposing additional people, property and infrastructure to flood hazards, especially considering the unpredictability of climate change induced flood events.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

### **3.3.4 Implementation Guidelines**

None specified.

## **3.4 Coastal Hazards**

### **3.4.1 Application**

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

### **3.4.2 Objective**

To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning.

### 3.4.3 Strategies

1. Identify and map land that is subject to coastal erosion and coastal inundation, based on a projected sea level rise of not less than 0.8 metres by 2100 or the latest adopted State Government sea level rise measurements, that considers the effects of coastal processes, geology, topography, storm surges and tides on the rate and extent of coastal erosion and coastal inundation.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to coastal hazards that cannot achieve and maintain a level of tolerable risk from coastal erosion or coastal inundation.
3. Avoid incompatible use and development of land subject to coastal erosion or coastal inundation where a level of tolerable risk cannot be achieved and maintained, or that is not feasible or desirable to be located elsewhere, unless the use and development is:
  - a) dependent on a coastal location;
  - b) temporary, readily locatable or able to be abandoned;
  - c) essential public infrastructure; or
  - d) minor redevelopment or intensification of an existing use involving a building or structure that cannot be relocated or abandoned.
4. Where incompatible use and development cannot avoid being located on land subject to coastal erosion or coastal inundation, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the siting, design, construction and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a level of tolerable risk.
5. Promote strategic responses for existing settlements that are at risk of being impacted by coastal erosion or coastal inundation by considering the effectiveness and the social, environmental and economic viability of one, or a combination, of the following strategic responses:
  - a) adaptation to changing conditions over time;
  - b) planned retreat; and
  - c) protective works.
6. Avoid use and development that will;
  - a) increase the rate of coastal erosion or coastal inundation; or
  - b) increase the risk of exposing existing people, property or infrastructure to coastal erosion or coastal inundation, especially vulnerable and hazardous uses.
7. Encourage coastal defences that work with natural processes to protect assets or mitigate coastal erosion and coastal inundation risks where possible.

8. Facilitate the provision of engineered coastal defences to protect community assets from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

#### **3.4.4 Implementation Guidelines**

None specified.

### **3.5 Contaminated Air and Land**

#### **3.5.1 Application**

Statewide.

#### **3.5.2 Objective**

To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.

#### **3.5.3 Strategies**

1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities.
2. Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.
3. Avoid land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use.

#### **3.5.4 Implementation Guidelines**

None specified.



## 4.0 Sustainable Economic Development

### 4.0.1 Principles and Policy Context

The Sustainable Economic Development TPP focuses on identifying and supporting our economic advantages, to deliver economic growth in a socially and environmentally responsible way.

Tasmania's natural resources underpin our economic prosperity. Our fertile soils, mild climate and reliable rainfall provide opportunities in the agricultural sector while our pristine air quality, unique landscapes and ecological diversity attract visitors from around the world. Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities. Our world-class wind, deep hydro storages and 100% renewable-energy status provide opportunities to attract industry looking for clean energy and have been identified as a key economic and emissions reduction driver both for Tasmania and Australia.

While our geographic location has advantages, it also presents some economic challenges. Being the only island state of an island nation, Tasmania's isolation from mainland Australia and the rest of the world puts us at an economic disadvantage in an era of globalisation and globalised economies. Our physical distance from the northern hemisphere and Asian markets adds to complexities for maintaining competitive in trading commodities and accessing markets. In addition, our ageing population is likely to present future economic challenges through a decline in the skilled workforce.

While the planning system alone cannot drive the State's sustainable economic growth, it still has an important role to play. We will remain geographically isolated but we can plan for and support the provision of digital infrastructure, to ensure our businesses have access to online global markets. Planning for ports and strategic transport networks can improve efficiency in physically accessing global markets. It can also facilitate infrastructure development in areas best aligned with environmental, social and economic values, provide for strategic co-location of new infrastructure with existing infrastructure and promote circular economies.

Similarly, planning cannot prevent the declining workforce. However, it can support the creation of liveable cities that encourage migration and the retention of our young adults. It can also support the establishment of higher education institutions that are easily accessible, which also helps increase the skilled workforce.

The Sustainable Economic Development TPP supports economic activity through the planning system by embedding the following principles:

- allocating sufficient land in appropriate locations to support various economic activities;
- protecting allocated land from incompatible use and development;

- supporting the efficient use of infrastructure and coordinated delivery of new infrastructure, including digital infrastructure;
- identifying and supporting emerging and innovative industries;
- promoting diversification to strengthen the resilience of the economy; and
- protecting the resources and values that are relied on for sustainable economic development.

The Sustainable Economic Development TPP provides initiatives to guide economic growth in our agriculture, tourism, renewable energy, industry, extractive industries, business and commercial and research and innovation industries. It provides for flexibility in responding to new opportunities and changing economic conditions, supporting a diverse and more resilient economy.

#### **4.0.2 Climate change statement**

Tasmania's economy is likely to face challenges as a result of the predicted effects of climate change however, we also have some significant advantages. Our greenhouse gas emissions profile is unique among Australian jurisdictions, due to a high proportion of renewable energy generation and high levels of carbon sequestration from the State's managed forest estate

Each economic sector in the Sustainable Economic Development TPP will be impacted differently by climate change and will need to respond to issues as they emerge. For example, the agricultural sector will need to reconsider traditional crops and favour those that respond better to warmer conditions. Areas that may have been ideal for low chill varieties of fruit may need to consider trials and progressive replacement of orchards. Primary production is also at risk from increased storm damage, unpredictable rainfall and more extreme high temperature events.

While it is difficult to predict the range and extent of the potential impact climate change will have across all economic sectors, land use planning can play a strategic role in facilitating economic resilience and help to address the impacts and causes of climate change.

The Sustainable Economic Development TPP addresses these issues by:

- protecting agricultural resources and promoting diversification within the industry which will help the industry respond to changing climatic and economic conditions;
- promoting efficient use and consolidation of land, infrastructure and transport networks to reduce emissions;
- supporting innovation and research opportunities to diversify and contribute to a more resilient economy; and
- supporting opportunities for greater economic self-sufficiency and circular economies to help reduce the impact of unexpected, external forces on the economy.

## **4.1 Agriculture**

### **4.1.1 Application**

Statewide.

### **4.1.2 Objective**

To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.

### **4.1.3 Strategies**

1. Identify agricultural land, and potential agricultural land, and apply contemporary land capability classification mapping systems, that includes access to irrigation water as a criteria of land capability, that identifies and maps the capability of land to sustain long term agricultural uses as a criteria, including under forecast climate change scenarios.
2. Protect land with agricultural capabilities by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss or conversion of the land's agricultural potential.
3. Allow compatible land uses to operate on agricultural land, where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land.
4. Protect land with significant agricultural capabilities, and agricultural land within irrigation districts, by affording them the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses.
5. Prevent fettering of agricultural land by considering the impacts of agricultural uses on surrounding future use and development to prevent land use conflict and protect the productivity and viability of agricultural uses.
6. Protect the viability of agricultural uses by preventing the fragmentation of agricultural land.
7. Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:
  - a) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site;
  - b) the conversion contributes to the viability of the agricultural use on the site; and
  - c) the proposed use will not cause land use conflict, fetter or impact the viability of the surrounding agricultural uses.

8. Support diversification and value-adding of the primary industries sector by supporting effective agricultural production and processing, innovation in rural industries and farm-related retailing and agritourism that is ancillary to the principal use, to enable sustainable growth of the sector and strengthen its ability to adapt to climate change, natural disasters and market challenges.
9. Allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses.
10. Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local produce to farm gate market, agrifood economy and tourism.
11. Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.
12. Protect the viability of upstream dam infrastructure when strategically planning land use and development.

#### **4.1.4 Implementation Guidelines**

None Specified.

## **4.2 Extractive Industry**

### **4.2.1 Application**

Statewide.

### **4.2.2 Objective**

To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.

### **4.2.3 Strategies**

1. Identify and protect key resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Protect existing extractive industries from encroachment by residential and other incompatible use.
3. Support the long-term viability of existing operations and access to future mineral resources.
4. Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.

5. Support future mineral extraction on land available for mineral exploration by, prior to designating the land for a purpose that removes the ability of that land to be used and developed for mineral extraction, consideration of the following:
  - a) the nature and scale of the mineral resource;
  - b) the viability of extracting the mineral resource; and
  - c) the social, economic and environmental benefits of the mineral resource compared to that of the alternative land use.
6. Plan for and encourage the use of suitable mineral resources that can provide for a viable resource supply to be extracted consistent with relevant planning policies, considering:
  - a) the benefits to the community;
  - b) the provision of energy and infrastructure;
  - c) access to a skilled workforce;
  - d) risks to public health and safety are managed to within acceptable levels; and
  - e) environmental impacts are minimal.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

#### **4.2.4 Implementation Guidelines**

None specified

### **4.3 Tourism**

#### **4.3.1 Application**

Statewide.

#### **4.3.2 Objective**

To promote the sustainable development of the State's tourism industry.

#### **4.3.3 Strategies**

- I. Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:
  - a) visitor demand and forecast trends of visitation across the State;
  - b) existing supply of tourism product, services and infrastructure;

- c) appropriateness of the scale and nature of the tourism use;
  - d) the impact on the environmental, landscape, intrinsic and local character values of the place;
  - e) the use and development being displaced;
  - f) alignment with and promotion of the Tasmanian brand;
  - g) alignment with regional destination plans supporting the visitor economy;
  - h) the contribution to the local, regional and State economy; and
  - i) integration with the local community.
2. Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.
  3. Ensure visitor accommodation does not significantly impact the supply of housing for the local community.
  4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.
  5. Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.
  6. Identify and protect attributes that attract and enhance tourism experience.
  7. Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.
  8. Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.
  9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

#### **4.3.4 Implementation Guidelines**

None specified.

## **4.4 Renewable Energy**

### **4.4.1 Application**

Statewide.

### **4.4.2 Objective**

To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.

### **4.4.3 Strategies**

1. Identify renewable resource areas to prioritise the location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:
  - a) the quality of the energy resource;
  - b) economic and social value;
  - c) investor interest; and
  - d) environmental, cultural heritage and land-use constraints.
2. Identify and plan for supporting transmission infrastructure required to connect renewable resource areas to the existing network, taking into consideration the ancillary infrastructure that may be required to provide for a reliable and secure network.
3. Recognise the quality and diversity of Tasmania's renewable energy resources and the role it can play in limiting greenhouse gas emissions and supporting the transition to national low carbon economy through existing and future interconnection to Tasmania.
4. Facilitate local, neighbourhood and specific site renewable energy generation, including the potential use of green hydrogen, to help diversify the local economy, improve sustainability outcomes and build resilience and diversification around energy supply.
5. Support infrastructure enabling distributed energy resources.
6. Facilitate the provision of housing, including temporary housing, required to accommodate workers, particularly during the construction phase, to support the development of renewable generation sources within regional areas.

### **4.4.4 Implementation Guidelines**

None specified.

## 4.5 Industry

### 4.5.1 Application

Statewide.

### 4.5.2 Objective

To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.

### 4.5.3 Strategies

1. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:
  - a) analysis of industrial activities and land supply at a regional or metropolitan level, including existing available land, potential for growth within, or adjacent to, existing centres, and the nature of current and future industrial activities;
  - b) topography and physical site constraints;
  - c) compatibility of surrounding land use;
  - d) provision of adequate buffer areas to separate incompatible uses;
  - e) access to workforce;
  - f) supply chain relationships, including freight patterns, and proximity to existing freight networks, including high productivity and key local freight roads;
  - g) the ability to and cost of, servicing with physical infrastructure; and
  - h) avoidance of environmental hazards and environmental values.
2. Provide for at least a 15 year supply of industrial land, that is located within urban growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
3. Enable industrial use and development, outside urban growth boundaries, where:
  - a) the use is resource dependent, including, but not limited to, abattoir, onshore marine farm or sawmill, and required to be located with the resource to provide for more sustainable outcomes;
  - b) high impact industrial use warrants separation from settlements;
  - c) the land has formerly been developed and is no longer being used to its full capacity, such as a brownfield site, and is proposed to be re-purposed for industrial use and development; or



- d) the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance; and
  - e) environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
- 4. Protect existing and future industrial land from encroachment by incompatible use and development.
- 5. Where appropriate, protect land surrounding industrial estates by designating it for a compatible land use that does not prejudice the future availability of that land for industrial use and development.
- 6. Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.

#### **4.5.4 Implementation Guidelines**

None specified.

### **4.6 Business and Commercial**

#### **4.6.1 Application**

Statewide.

#### **4.6.2 Objective**

To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.

#### **4.6.3 Strategies**

- 1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:
  - a) the nature and scale of the catchment being serviced;
  - b) consumer demand and demographic forecast;
  - c) efficient use of existing infrastructure;
  - d) accessibility to existing transport networks and services;
  - e) access to employees;
  - f) activity centre hierarchy; and
  - g) regional settlement hierarchy.

2. Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.
3. Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and avoid unnecessary competition between activity centres.
4. Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.
5. Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is a natural progression of the existing activity centre and is highly accessible to its catchment of users.
6. Avoid locating activity centres outside urban or settlement growth boundaries.
7. Support home-based businesses where the impact does not cause an unreasonable loss of residential amenity to the surrounding area.
8. Provide for small scale commercial or business opportunities in residential and industrial areas that meets the needs of local residents or workers, is conveniently located and, in the case of residential land, does not cause an unreasonable loss of residential amenity.
9. Support mixed use, including residential uses, in activity centres that are highly accessible and where the potential for land use conflict can be managed.

#### **4.5.4 Implementation Guidelines**

None specified

### **4.7 Innovation and Research**

#### **4.7.1 Application**

Statewide.

#### **4.7.2 Objective**

To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.

#### **4.7.3 Strategies**

1. Support the provision and expansion of logistics and digital infrastructure to promote the information and communications technologies (ICT) industry that

provides opportunities to drive learning, productivity, innovation and access to online global markets.

2. Support accessible and well-connected tertiary education and training institutions that fosters innovation and career diversity while supporting the existing and emerging needs of the State's employment sectors.
3. Promote existing and emerging innovation and research opportunities, especially those that promote Tasmania's assets, facilitates diversification of our economy, makes use of our geographical location and furthers our brand values, by providing planning mechanisms that are adaptive and flexible to respond competitively to opportunities as they arise.
4. Provide for precinct planning that allows for collaborations between industry, science, research and education institutions to be co-located to facilitate and promote learning, on the job training, collaboration and shared access to resources.
5. Support opportunities for greater economic self-sufficiency, diversification and circular economies to help reduce the impacts of external forces on the State economy.

#### **4.7.4 Implementation Guidelines**

None specified.

## 5.0 Physical Infrastructure

### 5.0.1 Principles and Policy Context

Tasmania has extensive physical infrastructure networks, across transport, water and sewerage, energy and telecommunications. These networks underpin a wide range of social, environmental and economic outcomes for the State, including population growth, sanitation, job creation, productivity improvements, efficient market access and community connectivity.

Physical infrastructure assets have a long-life span and are expensive to provide and maintain. Maximising the outcomes of these assets requires long-term planning and a sound evidence base. Physical infrastructure planning must consider the many factors influencing why, where and when infrastructure is provided, for example, demographics, economics, climate, and technological change and how the infrastructure is currently or likely to be used.

Land use planning has a direct impact on infrastructure efficiency, safety and performance. It is important that use and development aligns with the function and capacity of existing infrastructure, protects key assets from encroachment by incompatible use and protects current and future infrastructure corridors.

Economies of scale are critical to infrastructure delivery. Where possible, land use planning frameworks should facilitate the consolidation of use and development in locations close to key and existing infrastructure and services.

Land use planning should be flexible in responding to changes in community preferences, technology and demand affecting the type of infrastructure required and how it is used.

### 5.0.2 Climate change statement

The projected changes to the State's climate can affect the lifespan and viability of infrastructure networks and assets.

Older infrastructure was typically designed before climate change was accepted and understood. Greater extremes and longer periods of higher temperatures, and more violent weather events, will impact the capacity of these older systems. Combined with wear and tear over time and changes in technology, many forms of infrastructure will need to be adapted, or replaced.

Climate-resilient infrastructure refers to how well infrastructure networks and assets continue to function while under greater stress, including the ability to withstand, and recover from, natural hazards made worse by climate change. The TPPs can promote climate-resilient infrastructure by:

- minimising the need for future adaptation by considering the best available climate science to inform decision-making early in the planning process;
- identifying and mapping current and projected areas subject to hazards, such as coastal erosion and inundation, flooding and bushfire;

- strengthening the framework for identifying appropriate location of land use and development; and
- inclusion of risk mitigation measures.

The Physical Infrastructure TPP supports the provision of well-planned and well-designed infrastructure that can reduce emissions and take advantage of emerging opportunities in a low-emissions future by:

- enabling the sustainable development of existing and emerging low-emissions technologies (for example: renewable energy generation and renewable hydrogen), and ensuring development is planned for in an appropriate manner;
- protecting the efficiency and functioning of freight routes and strategic transport networks;
- Supporting integration of infrastructure providers' strategic planning into land use planning strategy and decision making;
- supporting the uptake of low and zero emissions vehicles<sup>1</sup> by enabling the siting of charging and refuelling infrastructure in developments and the public domain; and
- better sharing of road space to support increased uptake of more sustainable transport modes.

## 5.1 Provision of Services

### 5.1.1 Application

Statewide.

### 5.1.2 Objective

To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.

### 5.1.3 Strategies

- I. Identify, allocate and protect a sufficient amount of appropriately located land to accommodate infrastructure that will provide for the existing and future service needs of the community.

---

<sup>1</sup> Low emissions vehicles include plug-in hybrid electric vehicles, battery electric vehicles, and hydrogen fuel cell electric vehicles.

2. Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity.
3. Where there is no infrastructure, available infrastructure capacity or non-infrastructure solution, promote the most logical and cost-effective solution to deliver services to growth areas.
4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community.
5. Facilitate developer contributions to service new use and development to be transparent, fair and reasonable, providing for equity between users.
6. Provide an integrated approach to the planning and engineering design of new subdivision and subsequent use and development, promoting the coordinated and efficient provision of infrastructure.
7. Provide for reticulated sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
8. Provide for reticulated electricity supply at the time of subdivision or ensure lots created by the subdivision are capable of accommodating an alternative source of power adequate for the future use and development of the land.
9. Protect significant existing and future water, gas, electricity, sewerage, drainage and telecommunications infrastructure assets and waste disposal and resource recovery facilities, sites and infrastructure corridors from sensitive and incompatible use and development encroaching those assets, facilities, sites or corridors.
10. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.
11. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
12. Support the provision of contemporary telecommunications and information technology that are widely accessible and meet the needs of business, industry, public infrastructure and domestic users.
13. Where appropriate, support the co-location of infrastructure to service use and development.

#### **5.1.4 Implementation Guidelines**

None specified.

## **5.2 Energy Infrastructure**

### **5.2.1 Application**

Statewide.

### **5.2.2 Objective**

To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.

### **5.2.3 Strategies**

1. Protect existing energy infrastructure corridors and ancillary facilities from conflicting and incompatible land use and development.
2. Plan for and facilitate energy-related use and development (including ancillary facilities) in appropriate locations.
3. Support infrastructure required for distributed energy resources including rooftop solar, battery storage, at home electric vehicle chargers.
4. Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.

### **5.2.4 Implementation Guidelines**

None specified.

## **5.3 Roads**

### **5.3.1 Application**

Statewide.

### **5.3.2 Objective**

To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.

### **5.3.3 Strategies**

1. Identify and protect the following key road corridors from encroachment by incompatible land use and development:

- a) Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;
  - b) Key urban passenger transport corridors; and
  - c) Last mile urban freight routes.
2. Identify and protect future road corridors.
3. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.
4. Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.
5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for electricity infrastructure, public transport, walking and cycling modes.
6. Provide for land use planning frameworks and decisions to support, and be informed by, road investment programs.
7. Support the targeted expansion and improvement of the urban road network based on future use, safety, and in response to strategic urban growth corridors.
8. Provide for road networks to be protected from incompatible use and development.
9. Minimise the environmental, heritage and social impacts associated with new and upgraded transport infrastructure and services.

#### **5.3.4 Implementation Guidelines**

None specified.

### **5.4 Transport Modes**

#### **5.4.1 Application**

Generally applied statewide, with a focus on urban areas.

#### **5.4.2 Objective**

To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.



### 5.4.3 Strategies

1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment, essential services and community participation.
2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.
3. Integrate land use with existing and planned passenger transport infrastructure and services.
4. Identify and protect key sites required to support the expansion of public transport services and modes.
5. Provide an active transport network within key urban areas that is integrated across State and local government networks, and which includes dedicated infrastructure, appropriate signage, and end of trip facilities.
6. Encourage public transport corridors to be supported by active transport networks and bus stops that are safe, accessible and provide for better passenger amenity.
7. Provide for subdivision design that:
  - a) supports efficient and effective public transport access;
  - b) encourages walking and cycling, with the provision of appropriate and direct site-through links; and
  - c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.
8. Locate developments that attract high numbers of people within existing activity centres, in areas adjacent to major urban public transport corridors or in areas that support the logical extension of existing public transport services.
9. Support the targeted expansion and improvement of public transport services, and supporting infrastructure, based on travel demand, including latent demand, and in support of strategic urban growth corridors.
10. Encourage land use planning frameworks that can support and adapt to changing passenger transport needs, modal options, and technologies.
11. Recognise carparking as a key travel demand management measure, and appropriately manage carparking provision to support a modal shift.
12. Provide infrastructure to support the use of electric vehicles, including a public network of high-quality EV charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.

### 5.4.4 Implementation Guidelines

None specified.

## 5.5 Ports and Strategic Transport Networks

### 5.5.1 Application

Statewide.

### 5.5.2 Objective

To recognise and protect Tasmania's strategic freight system, including key freight networks, ports, intermodal hubs and industrial estates.

### 5.5.3 Strategies

1. Identify and protect existing and future freight infrastructure, industrial and distribution centres.
2. Promote use and development at and adjacent to the Burnie, Devonport, Launceston and Hobart ports, and the Brighton Transport Hub, that is compatible with proximity to a major port and reinforces the role of these ports as freight and logistics hubs.
3. Recognise the regional ports at Grassy, Lady Barron and Cape Barren as critical links in the freight supply chains of the Bass Strait Islands.
4. Protect key freight corridors and assets from encroachment by inappropriate land use and development.
5. Protect major airports by applying appropriate buffers that prevent the encroachment of incompatible use and development.
6. Support major airports by designating adjacent land to accommodate complementary use and development.
7. Locate industrial, freight and intermodal developments in areas with good access to existing, high-volume freight networks.
8. Protect the Burnie to Hobart freight corridor as Tasmania's premier land transport network for both road and rail.
9. Encourage land use planning frameworks that can support and adapt to a changing freight system, including changes to freight volumes and demand, and emerging technologies.
10. Provide appropriate zoning for major freight generating activities to support on-site operational efficiency.
11. Identify and safeguard locations along key freight corridors for heavy vehicle rest areas.
12. Recognise the strategic value of non-operational rail corridors.

### 5.5.4 Implementation Guidelines

None specified.

## 6.0 Cultural Heritage

### 6.0.1 Principles and Policy Context

Tasmania's cultural heritage is diverse and unique. It provides valuable insight into the lives of past generations and contributes to our identity and connection with place.

The Cultural Heritage TPP addresses Aboriginal Cultural Heritage values and non-Indigenous cultural heritage values. The land use planning response to Aboriginal and non-Indigenous cultural heritage differs to reflect the different ways these values are found in the landscape, recorded and managed. It also acknowledges the distinctive relationship and understanding Aboriginal people have of their heritage and aspirations for its conservation.

A core practical difference remains that non-Indigenous cultural heritage tends to be visible and known, and thus easily identifiable pre-emptively for protection, whereas much Aboriginal Cultural Heritage is often not formally identified until rediscovered, commonly in the course of development preparation.

Land use planning should acknowledge and respect the Tasmanian Aboriginal people as being the custodians of their living and enduring cultural heritage, seeking to improve its protection and where possible supporting ongoing Aboriginal Cultural Heritage practices. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage at the development stage. The Cultural Heritage TPP seeks to rectify this by encouraging Aboriginal Cultural Heritage to be considered more strategically when land is being designated for particular use and development.

Tasmania also has a rich source of non-Indigenous cultural heritage which is represented in certain buildings, parts of buildings, places, precincts and landscapes. Often the best-preserved historical suburbs and towns are the places that attract us to visit, work and live.

The non-Indigenous component of the Cultural Heritage TPP addresses only local non-Indigenous cultural heritage values, as sites with State heritage significance are listed on the Tasmanian Heritage Register and are protected under the *Historic Cultural Heritage Act 1995*.

The underlying principle of the Cultural Heritage TPP is to promote early consideration of cultural heritage values in land use planning to manage and protect these values more efficiently and effectively.

### 6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State. Like other aspects of our natural and built environments, they will be impacted by climate change.

Climate change will impact environmental processes which may affect the cultural heritage values of a site. For example, archaeological sites may be compromised because of changes in

soil chemistry. Changes in the water table can affect older buildings and structures, and new pest species may threaten structures constructed with organic material.

This is in addition to the better understood threats of flooding, fire and heatwave. Increased thermal stress can accelerate the deterioration process, and increased periods under water threaten structural integrity. Some sites may be permanently lost due to sea level rise.

The management of cultural heritage sites requires consideration and response to the projected changes to Tasmania's environments. Management responses require site-specific approaches and a good understanding of the projected risks from natural hazards for a given location. Other components of the TPPs support this, particularly the Environmental Hazards TPP.

While it is premature to accurately predict what, and how, cultural heritage sites might be impacted by climate change and therefore propose specific strategies to protect them, land use planning in general has a role to play by:

- providing spatial identification of cultural sites, and projected risks from natural hazards;
- ensuring the projected impacts of climate change on cultural heritage sites and practises is considered early in the planning process; and
- supporting processes to protect significant cultural heritage sites and practises.

## **6.1 Aboriginal Cultural Heritage**

### **6.1.1 Application**

Statewide.

### **6.1.2 Objective**

Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage including places, objects and practices.

### **6.1.3 Strategies**

- I. Land use planning is to:
  - a) recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;
  - b) acknowledge that Aboriginal Cultural Heritage is living and enduring;
  - c) promote the protection of Aboriginal Cultural Heritage; and
  - d) support the protection and connection of Tasmanian Aboriginal people with country and the continuity of their practices and traditions.

2. Support the investigation of land for the presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially damage any identified places or objects.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or highly likely to be, places or objects of Aboriginal Cultural Heritage.
4. Avoid use and development that has the potential to impact Aboriginal Cultural Heritage places or objects unless clear plans, agreed by the Tasmanian Aboriginal people, demonstrate remediation measures to limit the impact on the Aboriginal Cultural Heritage place or object.
5. Support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, places of Aboriginal Cultural Heritage.

#### **6.1.4 Implementation Guidelines**

None specified.

## **6.2 Non-Indigenous Cultural Heritage**

### **6.2.1 Application**

Statewide

### **6.2.2 Objective**

To support the identification and conservation of significant non-Indigenous local cultural heritage buildings, part of buildings, infrastructure (for example bridges), places, precincts and landscapes and consider design responses that preserves cultural heritage values while allowing for appropriate adaptive reuse.

### **6.2.3 Strategies**

1. Identify land that has potential archaeological local cultural heritage value and avoid designating it for incompatible use and development that would damage the archaeological values until the significance of those values can be established and appropriately managed.
2. Identify buildings, part of buildings, places, infrastructure, precincts and landscapes that contain significant non-Indigenous local cultural heritage values, describe the significance of those values and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.
3. Provide for the protection, and encourage the restoration, of identified buildings, part of buildings, infrastructure, places, precincts and landscapes that contain significant non-Indigenous local cultural heritage value.

4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places, precincts and landscapes of significant non-Indigenous local cultural heritage value by promoting innovative and complimentary design responses that conserves, restores and retains cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the non-indigenous local cultural heritage values of buildings, part of buildings, infrastructure, places, precincts and landscapes.

#### **6.2.4 Implementation Guidelines**

None specified.

## 7.0 Planning Processes

### 7.0.1 Principles and Policy Context

The Planning Processes TPP seeks to ensure that best practice, contemporary planning processes are adopted and applied in the planning system.

The *Land Use Planning and Approvals Act 1993* (the Act) is the primary legislation controlling most of land use planning in Tasmania. It establishes the framework for the development, assessment and implementation of various statutory instruments.

As such, the TPPs are subordinate to the provisions in the Act and cannot modify the planning processes that it specifies.

The planning system also relies on processes that either sit outside the Act, or are less explicit in the Act. For example, these processes include the preparation of local plans such as settlement strategies, structure plans and precinct plans that potentially inform RLUSs and LPSs. The Planning Processes TPP can support improved processes at this level of planning.

A fundamental element of land use planning is to understand the needs, expectations and values of the community. To obtain this information planners must engage with the community. At its best, meaningful engagement in planning allows the community to discuss issues, share experiences, expand their understanding, develop empathy with competing stakeholders and help find collaborative solutions that can be expressed through strategic and statutory planning processes.

However, not all people within the community share the same needs, expectations and values. The role of planning is to fairly and transparently evaluate these competing demands to deliver outcomes in the best interest of the broader community, balancing social, environmental and economic considerations. Strategically planning land use and development lowers the risk and likelihood of land use conflict by giving a structured process to handle disagreement, providing for the more sustainable use of land and resources

To achieve this, land use planning considers a variety of opinions and complex arguments to reach a mediated outcome. In trying to address concerns and to ensure desired outcomes are achieved, planning has been criticised for over regulation and 'red tape'. The Planning Processes TPP seeks to acknowledge the issue and responds by including strategies that seek to align the degree of regulation to the scale of the impact caused by the use and development.

### 7.0.2 Climate change statement

Resilience is the capacity to maintain function in the face of disturbance. Land use planning is a mechanism with considerable potential to improve social, economic and environmental resilience to climate change.

The scale of the transition facing the Tasmanian community is large. The impacts of climate change will not be evenly distributed amongst the community with the vulnerable being disproportionately affected. Planning processes that are collaborative, consultative, evidence based and responsive to change are essential for navigating an unpredictable future and taking care of the more vulnerable within the community.

Land use planning also plays a significant role in mitigating and adapting to climate change. Robust planning processes are required to achieve these responses. The Planning Processes TPP promotes consultation, strategic considerations of issues and collaborations between jurisdictions, and in doing so increases the capacity of the community to understand, respond and build resilience to climate change.

## **7.1 Consultation**

### **7.1.1 Application**

Statewide.

### **7.1.2 Objective**

To improve and promote community consultation processes to ensure the community's needs, expectations and values are identified and considered in land use planning.

### **7.1.3 Strategies**

1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful community consultation in land use planning.
2. Promote community consultation that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.
3. Support consultation processes, and the outcomes generated from them, that are informative and transparent.
4. Acknowledge that planning outcomes, derived through consultation processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

### **7.1.4 Implementation Guidelines**

None specified.



## **7.2 Strategic Planning**

### **7.2.1 Application**

Statewide.

### **7.2.2 Objective**

To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.

### **7.2.3 Strategies**

1. Avoid allowing use and development where the implications of that use and development on the environment, now and into the future, is not fully known or understood.
2. Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.
3. Strengthen the use of scientific-based evidence to make informed decisions about land use planning.
4. Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.
5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.
6. Facilitate coordinated approaches between public and private investment to achieve common planning goals.
7. Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.
8. Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.

### **7.2.4 Implementation Guidelines**

None specified.

## **7.3 Regulation**

### **7.3.1 Application**

Statewide.

### **7.3.2 Objective**

To avoid over regulation by aligning the level of regulation to the scale of the impact associated with use and development.

### **7.3.3 Strategies**

1. Allow use and development that has little or no impact to proceed without requiring planning approval.
2. Reduce planning regulation to the amount necessary to reflect, manage and be proportionate to, the level of impact caused by the use and development.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants deviation from that consistency.
4. Encourage mechanisms that allow for timely adjustments in planning regulation for responses to, and recovery from, situations including, but not limited to, pandemic, climate change and emergency events.
5. Facilitate the coordination and rationalisation of regulation where there is consistency between planning and other jurisdictions.

### **7.3.4 Implementation Guidelines**

None specified.

## GLOSSARY

**Active transport** – means physical activity undertaken as a means of transport and includes travel by foot, bicycle and other non-motorised vehicles,

**Activity centre** – means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

**Affordable housing** – means rental homes or home purchases that are affordable to low-income households, meaning that the housing costs are low enough that the household is not in housing stress or crisis.

**AIDR** – Australian Institute for Disaster Resilience.

**Agricultural land** – means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

**Agricultural use** – means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animal, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

**Agritourism** – means a tourism-related experience that connects agricultural or aquaculture products, people or places with visitors on a farm, including marine farms.

**Amenity** – means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place of building harmonious, pleasant or enjoyable.

**Assisted housing** – means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

**Brownfield site** – means underutilised, vacant or derelict former industrial or commercial land typically located in an urban environment and often characterised by contamination

**Circular economy** – means a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible.<sup>2</sup>

**Coastal protection work** – means structure or works aimed at protecting land, property and human life from adverse impacts caused by erosion or inundation in the coastal zone.

---

<sup>2</sup> <https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits>

**Coastal Zone** - means as described in section 5 of the State Coastal Policy Validation Act 2003.

**Communal residence** – means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.

**Community** – means a social group with a commonality of association and generally defined by location, shared experience, or function and with a number of things in common, such as culture, heritage, language, ethnicity, pastimes, occupation, or workplace. (AIDR 2019)

**Distributed energy resources** – means consumer-owned devices that, as individual units, can generate or store electricity or have the 'smarts' to actively manage energy demand. This includes small-scale embedded generation such as residential and commercial rooftop photovoltaic systems (less than 100 kilowatts [kW]), non-scheduled generation (NSG, up to 30 megawatts [MW]), distributed battery storage, virtual power plant and electric vehicles.

**Electricity Infrastructure** - means anything used for, or in connection with, the generation, transmission or distribution of electricity including, but not limited to –

- (a) electricity generating plant; and
- (b) structures and equipment to hold water, or to direct, monitor or control the flow of water, for the purposes of hydro-electric generation; and
- (c) powerlines; and
- (d) substations for converting, transforming or controlling electricity; and
- (e) equipment for metering, monitoring or controlling electricity;

**Geodiversity** – means 'the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes'.<sup>3</sup>

**Groundwater** - means any water contained in or occurring in a geological formation.

**Land** – means as defined by the Act.

**Liveability** – means the degree to which a place is suitable or good for living in.

**Physical infrastructure** – means the basic physical structures required for an economy to function and survive, transportation networks, water supply, sewers, stormwater, waste disposal systems, power and telecommunications.

---

<sup>3</sup> SHARPLES, C., 1995a: Geoconservation in forest management - principles and procedures; Tasforests, Vol. 7, p. 37 - 50, Forestry Tasmania, Hobart, Dec. 1995.  
(<https://nre.tas.gov.au/Documents/geoconservation.pdf>)

**Place-making** – means a collaborative process that strengthens the connection between people and the places they share, to shape the public realm in order to promote community identity and maximise shared values and aspirations.

**Potentially contaminating activities** – means an activity listed in Table C14.2 [of the Tasmanian Planning Scheme] as a potentially contaminating activity that is not directly associated with and subservient to Residential [Use Class].

**Resilience** – means the ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effect of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and function through risk management. (UNDRR 2017)

**Sense of place** – means the felt or meaningful character of a place that makes it distinctive as a place<sup>4</sup>.

**Sensitive use** – means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

**Settlement** – means land developed, or designated for, the concentration of occupation by human activity in urban or rural areas and which may contain a mix of land use. While predominantly referring to land developed as cities, towns and villages, it also includes land that has been modified from its natural state to provide for a mix of land uses which are not reliant upon natural resources, such as rural residential, utility and industrial uses.

**Social housing** – means both housing provided by the government (public housing) and non-government organisations (community housing) with below-market rent prices.

**Social infrastructure** - means facilities and spaces where the community can access social services. These include emergency and health-related services, education and training, social housing programs, police, courts and other justice and public safety provisions, as well as arts, culture and recreational facilities.<sup>5</sup>

**Tolerable risk** – means the lowest level of likely risk from the relevant hazard:

- a) to secure the benefits of a use or development in a relevant hazard area; and
- b) which can be managed through:
  - i. routine regulatory measures; or
  - ii. by specific hazard management measures for the intended life of each use or development.

---

<sup>4</sup> Malpas, J., 2018. Place and Experience: a philosophical topography, Routledge, New York

<sup>5</sup> <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/social-infrastructure>

# Draft Tasmanian Planning Policies

Supporting Report for Consultation



Author:  
State Planning Office

Publisher:  
Department of Premier and Cabinet

Date:  
September 2022

© Crown in Right of the State of Tasmania December 2019



## Contents

<b>Introduction.....</b>	<b>4</b>
<b>Glossary .....</b>	<b>4</b>
<b>Consultation .....</b>	<b>5</b>
<b>Content and Purpose of TPPs .....</b>	<b>5</b>
<b>Structure of draft TPPs.....</b>	<b>6</b>
<b>Development of the draft TPPs.....</b>	<b>8</b>
<b>Topics and issues framework .....</b>	<b>8</b>
<b>Drafting of policies .....</b>	<b>9</b>
Policy content.....	9
Climate change.....	10
Terminology.....	10
Overlap and perceived repetition.....	11
<b>Implementation .....</b>	<b>12</b>
<b>Premier’s Economic and Social Recovery Advisory Council (PESRAC) .....</b>	<b>14</b>
<b>Statutory Assessment .....</b>	<b>16</b>
<b>Schedule 1 Objectives .....</b>	<b>16</b>
<b>State Policies.....</b>	<b>18</b>
<i>State Policy on the Protection of Agricultural Land 2009.....</i>	<i>18</i>
<i>State Coastal Policy 1996.....</i>	<i>21</i>
<i>State Policy on Water Quality Management 1997 .....</i>	<i>32</i>
NEPMs.....	32
<b>Attachment 1. Draft Tasmanian Planning Policies</b>	





## Introduction

The Supporting Report (the report) has been prepared by the Department of Premier and Cabinet's State Planning Office (SPO) to accompany the set of draft Tasmanian Planning Policies (TPPs), as provided in Attachment 1, that are undergoing consultation in accordance with section 12C(2) of the *Land Use Planning and Approvals Act 1993* (the Act).

This consultation precedes the lodging of the draft TPPs with the Tasmanian Planning Commission for its formal review and reporting to the Minister. That review process will include a public exhibition period of 60 days and the opportunity for anyone to make representations to the Commission.

The TPPs are intended to establish high-level strategic policy directions that will be delivered through the Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS).

The Act establishes the provisions under which the TPPs may be prepared, made, amended, implemented and reviewed.

The report provides background information regarding the process and development of the draft TPPs to facilitate greater understanding and more meaningful consultation on their content and intended outcomes.

## Glossary

The following acronyms and abbreviations are used in this report.

TPP	–	Tasmanian Planning Policy
Act	–	<i>Land Use Planning and Approvals Act 1993</i>
RLUS	–	Regional Land Use Strategy
RMPS	-	Resource Management and Planning System
TPS	–	Tasmanian Planning Scheme
SPP	–	State Planning Provision
SPO	-	State Planning Office
LPS	–	Local Provisions Schedule
UNSDG	–	United Nations Sustainable Development Goals
PESRAC	–	Premier's Economic and Social Recovery Advisory Council
PAL	-	<i>Protection of Agricultural Land Policy 2009</i>



## Consultation

When the Minister is preparing the TPPs, the Act requires two rounds of consultation. This is specified in section 12C(2) of the Act that states:

*The Minister must consult with –*

- a) the Commission; and*
- b) the planning authorities; and*
- c) the State Service Agencies, and the State Authorities, as the Minister thinks fit –*  
*in relation to the intention to prepare a draft of the TPPs and a draft of the TPPs.*

Consultation of the intention to prepare a draft of the TPPs was undertaken in October and November 2021 with a [Scoping Paper](#) being published on the SPO's website. An invitation to comment on the range of issues and topics that the TPPs should address and other matters expressed in the Scoping Paper was extended to the parties listed under section 12C(2) of the Act and to a broad range of relevant stakeholders.

A total of [108 submissions](#) were received during the scoping consultation. A [Report on draft TPP Scoping Consultation](#) was published on the SPO's website in April 2022. The report discussed the issues raised in submissions, summarised responses to them and provided a revised TPP structure and table of TPP topics and issues that formed the basis for more detailed drafting of the TPPs.

Targeted consultation was undertaken between April and August 2022. Various stakeholders provided input into the initial drafting of the TPPs. Given the TPPs are intended to deliver State planning policies, the initial draft set of TPPs were firstly reviewed by State Agencies. Agencies nominated a representative to liaise between the divisions within their Agencies and the SPO to provide comment and recommendations on the draft TPP content to ensure the Agency's interests and policies were reflected through the TPPs.

In addition to the parties mentioned in section 12C(2) of the Act, comment is also invited from those who engaged in the scoping consultation and broader stakeholders who may have an interest in the draft TPPs.

## Content and Purpose of TPPs

Section 12B of the Act sets out the 'Contents and purpose of the Tasmanian Planning Policies' stating:

- (1) The purpose of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –*
  - a) the Tasmanian Planning Scheme; and*
  - b) the regional land use strategies.*
- (2) The TPPs may relate to the following:*
  - a) the sustainable use, development, protection or conservation of land;*
  - b) environmental protection;*
  - c) liveability, health and wellbeing of the community;*



- d) *any other matter that may be included in a planning scheme or a regional land use strategy.*

The TPPs are intended to provide a consistent, overarching policy setting for the State's planning system that will guide planning outcomes delivered through the RLUSs and the TPS. The Act also requires consideration of the TPPs during the declaration and assessment of major projects.

The policy setting for the current RLUSs and TPS have relied on the broad Schedule 1 Objectives of the Act and a limited number of State Policies. While the intention of the TPS was to achieve regulatory consistency, and the RLUS to deliver strategic consistency across each region, they have not been informed by a common set of planning policies. The TPPs are intended to fill that policy space and deliver a more balanced, informed and mature planning system.

The Act requires a review of the TPS and RLUSs following the making of the TPPs, and their subsequent modification to demonstrate consistency with the TPPs<sup>1</sup>.

## Structure of draft TPPs

A draft suite of TPPs were prepared in 2017 ([click here to view](#)) to provide an indication of what the TPPs may comprise at the time the amendment to the Act, to provide for the necessary legislative mechanisms for the making of the TPPs, was being considered.

The Scoping Paper referenced the 2017 draft TPPs as an example of what the scope and structure of the TPPs might include. It also included the following TPP template and invited comment on its structure to deliver the purpose and content of the TPPs.

TPP Topic	The name of the particular topic covered by the TPP
Issue	Sets out the particular issue(s) under the TPP Topic
Objective	Describes the broad intent of what the issue aims to address
Strategies	Describes how the objective will be achieved – there may be multiple strategies
Implementation Statements	Describes how each individual strategy will be delivered into the planning system, either through strategic planning such as regional land use strategies, or through statutory planning in the Tasmanian Planning Scheme (State Planning Provisions and Local Provision Schedules)

**Table 1.** TPP Template - Extract from page 8 Scoping Paper

---

<sup>1</sup>The current draft LPSs that are being assessed by the Tasmanian Planning Commission to bring the TPS into effect in each municipality are not required to be assessed as consistent with the TPPs. This avoids the current assessment processes being altered with further delays to the implementation of the TPS. All amendments to LPSs, once approved, must be assessed as consistent with the TPPs, along with any amendments to any interim planning schemes that remain in effect at the time of the TPPs being made.

Most submissions supported the proposed template. Additional comments were that an introductory component should be included to help set the policy context for each topic.

The Scoping Paper also sought submissions on how climate change should be addressed in by the TPPs. Most submissions suggested that climate change issues should be integrated with other policies and not form a stand-alone TPP. This approach was adopted in the revised TPP structure. In addition, and because it is the preeminent policy position, a separate 'Climate Change Statement' has been included within the 'Principles and Policy Context' (refer to Figure 2 below) to establish context for the proceeding policies.

For further detail regarding the modifications made to the TPP structure see the [Report on draft TPP Scoping Consultation](#).

The following table was published in the Report on Scoping Consultation and outlines the revised TPP structure.

TPP Structure	Function
<b>Title</b>	Identifies the TPP topic.
<b>Principles and Policy Context</b>	<p>Outlines any overarching principles relating to the TPP topic and provides the policy context to support greater understanding of the planning and regulatory provisions that flow from the particular TPP. It also provides an overview of State endorsed policies relevant to the TPP topic.</p> <p><u>Climate Change Statement</u></p> <p>Within the 'Principles and Policy Context' section there is a subheading called 'Climate Change Statement' that identifies the likely impacts that climate change will have on the TPP topic and describes how the responses to climate change issues are addressed and integrated within the policy content of the TPP.</p>
<b>Policy application</b>	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.
<b>Objective</b>	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.
<b>Strategies</b>	<p>Specifies how the TPP is to achieve the objective.</p> <p>It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment I.</p>
<b>Implementation guidelines</b>	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

**Table 2.** Modified Structure of TPPs - Attachment 2 of Report on Scoping Consultation

The draft TPPs have been drafted in accordance with this structure with the following exceptions or qualifications:

- the ‘Principles and Policy Context’ element refers to providing an overview of State endorsed policies relevant to the TPP topic. An overview of this nature was considered to add unnecessary length and complexity to this part of the TPP without adding much value, so the concept was abandoned.
- Not all policies have detailed ‘Implementation Guidelines’. Section 12B(3) of the Act states that ‘the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies’. (emphasis added)
- A Glossary, Foreword and Implementation sections have been included to assist understanding, operation and usability of the TPPs.

The TPP structure has a number of elements however, the policy intent is effectively delivered through the ‘Objective’ and ‘Strategies’. As outlined in Figure 2, the ‘Objective’ sets the scene for what the policy is trying to achieve. It is an aspirational aim that the TPP is seeking to achieve. The proceeding ‘Strategies’ are that part of the TPPs that establish how those aims, expressed through the ‘Objective’, are intended to be achieved or applied by the TPP.

The use of the terms ‘Objective’ and ‘Strategies’ are consistent with the 2017 draft TPPs that was used as an example to amend the legislation to provide for TPPs, is consistent with many of the State planning policies in other jurisdictions and was supported in the scoping consultation as being an effective way to express planning policy.

## Development of the draft TPPs

### Topics and issues framework

The Scoping Paper introduced a list of TPP topics and issues that was modified based on submissions received during the scoping consultation. Attachment I of the [Report on draft TPP Scoping Consultation](#) provides that modified list which formed the basis for the drafting of the TPPs.

The TPP topics and issues framework was developed considering a ‘best fit’ approach and having regard to the comments received during the scoping consultation and the way similar planning issues are grouped and addressed in the RLUS or TPS. The following list has been modified slightly since it was published in the Report on Scoping Consultation to address additional matters that became apparent once drafting commenced. The revised framework essentially informs the TPP table of contents and is structured as follows:

Tasmanian Planning Policy (Topic)	Subheadings
I. Settlement	I.1 Growth I.2 Liveability I.3 Social Infrastructure I.4 Settlement Types I.5 Housing I.6 Design
	2.1 Biodiversity

2. Environmental Values	2.2 Waterways, Wetlands and Estuaries 2.3 Geodiversity 2.4 Landscape Values 2.5 Coast
3. Environmental Hazards	3.1 Bushfire 3.2 Landslide 3.3 Flooding 3.4 Coastal 3.5 Contaminated Air and Land
4. Sustainable Economic Development	4.1 Agriculture 4.2 Mining and Minerals 4.3 Tourism 4.4 Renewable Energy 4.5 Industry 4.6 Business and Commercial 4.7 Innovation and Research
5. Physical Infrastructure	5.1 Provision of Services 5.2 Energy Infrastructure 5.3 Roads 5.4 Transport Modes 5.5 Ports and Strategic Transport Networks
6. Cultural Heritage	6.1 Aboriginal Cultural Heritage 6.2 Non-indigenous Cultural Heritage
7. Planning Processes	7.1 Consultation 7.2 Strategic Planning 7.3 Regulation

**Table 3.** *Topics and Issues Framework*

Each topic represents a TPP, for example, the ‘Settlement TPP’ or the ‘Environmental Hazards TPP’. Each TPP includes a number of sub-headings, or broad issues to be addressed, that contain an ‘Objective’ followed by a number of ‘Strategies’. For example, in the ‘Environmental Values TPP’ under the ‘Biodiversity’ sub-heading there is a single objective that is followed by a number of ‘Strategies’ to achieve that ‘Objective’. This pattern is repeated under all of the other 4 sub-headings grouped within Environmental Values, including ‘Waterways, Wetlands and Estuaries’, ‘Geodiversity’, ‘Landscape Values’ and ‘Coasts’, all of which collectively comprise the ‘Environmental Values TPP’.

## Drafting of policies

### Policy content

An observation from consultation processes undertaken to date has been that there are wide and varied opinions on the matters that the TPPs should address, and to what level of detail. To determine this, the following criteria has been used to help guide the range and detail of the draft TPPs’ policy content, and include:

- can only deal with matters provided for in the Act;
- does not repeat the requirements of the Act or that of other Acts;
- is to be consistent with section 12B of the Act;
- is to further the Schedule 1 Objectives of the Act;
- is to be consistent with a relevant State Policy;
- is to produce a planning outcome that can be achieved or applied through the TPS and RLUS;
- cannot apply retrospectively to address broad scale planning issues or decisions made under a former planning regime; and
- cannot address issues that are too specific or that deliver detailed, predetermined outcomes.

The development of the policy content commenced with an overview of those matters that present reoccurring issues in planning and where a policy foundation was required to provide strategic and statutory direction. The policy content has also been derived through a review, consideration and response to the social, economic and environmental challenges that are facing Tasmania. This has been informed by, among other things, a review of the existing RLUS where many of the regional policies have been adopted and modified to suit Statewide application.

The TPPs do not provide a policy setting for every planning matter that may arise. They speak in broad land use planning terms with the intent being to provide high level policy guidance for the planning system. To achieve this, great care has been taken to pitch the policies in a way that is concise, balanced and can deliver outcomes through strategic and statutory planning instruments.

Further detail regarding the rationale and justification for the drafting of the policy content is provided in the Principles and Policy Context section within each TPP.

## Climate change

As discussed above, climate change policy has been integrated within each of the TPPs. The way in which this is achieved is outlined in the Climate Change Statement as provided in the Principles and Policy Context section of each TPP. Many of the strategies that achieve other planning outcomes, also support mitigation or adaptation responses to climate change. This is not always explicit in the strategies however is described in the Climate Change Statement.

## Terminology

The TPPs include a Glossary of defined terms to assist with interpretation. Where possible, consistent terminology has been used to align meanings with other planning instruments to provide for greater consistency. New terms that have been introduced that are considered necessary to be defined by the TPPs have been included in the Glossary, such as 'Liveability', 'Social Infrastructure' and 'Sense of Place'.





Other terms or phrases have not been explicitly defined as it is considered that their meaning is generally understood.

The TPPs have deliberately avoided making reference to use classes and zones referred to in the TPS. There are two fundamental reasons for this. Firstly, the TPPs are intentionally kept broad and high level and by referencing specific use classes and zones causes the narrowing of policy considerations. Secondly, the policy content of the TPPs will be implemented through the RLUSs and the TPS. Making broad reference to land uses categories (eg agriculture, tourism, commercial, industrial) and ‘designating land’ for particular purposes allows the policy intent to be applied to both strategic and statutory planning instruments. To clarify, the RLUS and the TPS can both designate land for a particular purpose however, only the TPS can zone land for a particular purpose. Speaking broadly allows the TPPs to have wider and consistent application across planning instruments.

As mentioned above, the TPPs speak in terms of broad land use categories. Most of these are well understood however, there may be instances where the use of terminology is subject to different interpretations. A specific example in the draft TPPs involves terminology used in the ‘Industry’ section of the Sustainable Economic Development TPP.

The strategies for ‘Industry’ within the draft TPPs refer to both traditional industrial uses (such as manufacturing) and industrial uses that are resource dependent (such as sawmill or abattoir). The latter is intended to capture those high impact, industrial ‘type’ uses that would, under the TPS, fall within the ‘Resource Processing’ or ‘Resource Development’ use classes. The reason for addressing them in the same section and collectively referring to them as ‘industrial use and development’ is because, from a policy context, the planning responses are similar. For instance, both are typically high impact land uses and are best separated from sensitive uses to avoid land use conflict.

## Overlap and perceived repetition

It is acknowledged that in certain circumstances there is overlap between strategies. For example, strategy 7 of the Transport Modes section within the Physical Infrastructure TPP includes design consideration for subdivision stating:

*Provide for subdivision design that:*

- a) supports efficient and effective public transport access;*
- b) encourages walking and cycling, with provision of appropriate and direct site-through links; and*
- c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.*

Similarly, strategy 7 of the Design section in the Settlement TPP also includes considerations for subdivision, stating:

*Promote subdivision design that provides a functional lot layout that:*

- a) supports the intended future use and development of the lot;*
- b) uses urban land efficiently;*
- c) promotes climatically responsive orientation of buildings;*





- d) *allows passive surveillance of public spaces promoting community safety;*
- e) *provides a convenient, efficient and safe road network;*
- f) *supports efficient and effective public transport access;*
- g) *provides safe active transport;*
- h) *is responsive to topography, site constraints and environmental values and hazards;*  
*and*
- i) *provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community.*

There are explicit and implicit similarities between the two strategies. Both explicitly refer to supporting efficient and effective public transport access. The reason for supporting the repetition in this case is because they both help deliver their respective objectives in terms of subdivision design responses to firstly, creating functional and connected urban spaces for the Settlement TPP, and secondly, supporting efficient and accessible passenger transport systems for the Physical Infrastructure TPP.

The implicit similarities are a result of subdivision design being considered through the lens prescribed by the respective objectives of each policy. Each strategy delivers a design response that satisfies their objective.

The repetition of some strategies is inevitable due to the complex nature of planning and the range of issues the TPPs are addressing. While every attempt has been made to draft the TPPs concisely, some repetition remains where it is considered necessary to reiterate consideration of particular matters and provide additional context to how each strategy contributes to achieving its objective, thereby improving the application of the TPPs.

## Implementation

The Implementation section of the TPPs provide guidance on how the TPPs are intended to be implemented from a general perspective, and where specific reference is provided in an Implementation Guideline that sits within the TPPs.

As specified in the Implementation section, the intent of the TPPs is that they are to apply in their entirety, with all relevant strategies applying equally. As such, no strategy should be read in isolation from the others to imply a particular outcome.

The Act provides for the main vehicles for implementation will be through the RLUS and TPS. Major projects are also required to be consistent with the TPPs.

Section 12B(3) states that “the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies”. Implementation Guidelines have been included in the structure of the TPPs to deliver implementation guidance where it is considered necessary to support how a strategy is intended to be implemented. Additional Implementation Guidelines may be included overtime, especially where there is a requirement for a standardised State approach to implementation or where further consultation reveals difficulties in interpreting and implementing certain policies.

Implementation Guidelines prescribed in the TPPs will form a statutory component of the TPPs and therefore require a formal assessment process to amend. Where implementation guidance is identified as being required, consideration will be given to how this is best achieved. In considering this, the outcome may be that the most efficient way that this is delivered is through a non-statutory information sheet prepared by the State government.

Some of the strategies within the draft TPPs are more subjective and can be implemented in a number of ways. An example of this is strategy 11 in the Liveability section of the Settlement TPP that refers to 'facilitate place-making...'. It is intended that these types of strategies promote local planning processes, that can be interpreted and implemented in multiple ways to achieve local responses.

As drafted, many of the policies have implementation guidance embedded within the strategies. For example, strategy 3 of the Growth section in the Settlement TPP requires identifying a regional settlement hierarchy. It then goes on to provide a range of matters that are to be considered when developing the settlement hierarchy and thereby providing guidance on how it is to be implemented.

The inclusion of a greater level of detail in some of the strategies supports the intended implementation and contributes to interpreting the policy intent.

As already discussed, the TPPs are intended to provide high-level planning policy to guide the planning system. For that policy to be implemented through either the RLUS or the TPS requires further analysis and consideration that will influence how the planning outcome is expressed. This is another reason for being reluctant to specify Implementation Guidelines in the draft TPPs. Some of the matters that might influence how a single strategy is implemented in different circumstances include:

- site specific considerations eg topography, environmental values, exposure to hazards, population demographics etc;
- consideration of the range of applicable policies, including other TPPs, State Policies and local and regional policies, that might result in a single policy being expressed differently; and
- responding to legacy issues.

When applying the TPPs in certain circumstances, there may situations where competing interests are met and need to be resolved. It is not uncommon in planning to experience competing policy interests. In these situations, resolution is found through a balanced assessment based on judgement derived from scientific evidence and influenced by local circumstances and contemporary planning practices.

The Planning Processes TPP provides some policies regarding consultation, strategic planning and regulation to help guide planning processes to resolve complex planning arguments.



# Premier's Economic and Social Recovery Advisory Council (PESRAC)

The State Government is committed to developing the TPPs in line with the recommendations from the Premier's Economic and Social Recovery Advisory Council (PESRAC).

The following table sets out the recommendations from the PESRAC Report that are relevant, with a corresponding column to demonstrate how the draft TPPs support that recommendation.

**Table 4.** Alignment with PESRAC recommendations

PESRAC Recommendation	Draft TPP Response
(1) Protecting sustainability, community values and Tasmanians' well-being must continue to be at the forefront of regulatory activity.	<p>The draft TPPs support this recommendation by containing various strategies that promote the identification and protection of environmental, cultural heritage, landscape and place values. The Settlement TPP addresses improving the liveability of our cities and towns and include strategies to encourage open space networks, active transport, connection with nature and social interaction to improve our well-being.</p> <p>The TPPs will inform planning regulation through reviews of the RLUS and TPS.</p>
(8) Regional land use strategies should be comprehensively updated.	The draft TPPs provide the planning policy framework for a review of the RLUS that will be undertaken once the TPPs are made.
(9) The State Government should redevelop the 10 year Infrastructure Pipeline as a tool for identifying, and addressing, capacity and delivery constraints.	The draft TPPs provide the planning policies relating to the provision of infrastructure, supporting the redevelopment of the Infrastructure Pipeline.
<p>(32) The State Government should develop a comprehensive Tasmanian Housing Strategy and drive practical actions to deliver more sustainable housing market outcomes across Tasmania for all Tasmanians.</p> <p>The strategy should encompass:</p>	<p>The draft TPPs support the delivery of the Tasmanian Housing Strategy by providing a planning policy framework that:</p> <ul style="list-style-type: none"> <li>that considers land supply and demand analysis and population and demographic projections to determine the amount of land required by settlements within at least a 15 year planning horizon;</li> </ul>

<ul style="list-style-type: none"> <li>• population growth and settlement planning;</li> <li>• ageing and shifts in household composition;</li> <li>• land availability;</li> <li>• the interface between public and private markets;</li> <li>• taxes;</li> <li>• approvals and permitting;</li> <li>• sustainable housing - energy and water efficiency;</li> <li>• construction workforce availability; and</li> <li>• alignment of essential social and economic infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• acknowledges that social and affordable housing are part of the wider housing market;</li> <li>• promotes energy efficient design; and</li> <li>• locates houses in close proximity to essential social and economic infrastructure, promoting access to employment and education facilities.</li> </ul>
<p>(38) The State Government should develop a sustainability vision and strategy for Tasmania, with ambitious goals, and concrete targets and actions.</p>	<p>The draft TPPs support sustainability principles that are applied through the strategies that will support, where relevant, the sustainability vision and strategy.</p>
<p>(39) The strategy should immediately prioritise specific frameworks for:</p> <ul style="list-style-type: none"> <li>• decarbonising the economy;</li> <li>• water resource allocation, security and quality;</li> <li>• adoption of circular economy principles; and</li> <li>• ensuring a consistent and coordinated government approach to sustainability.</li> </ul>	<p>The draft TPPs support this recommendation by including strategies that reduce emissions, promote carbon storage, improve water quality and supports opportunities for greater economic self-sufficiency and circular economies.</p> <p>The draft TPPs provides a consistent planning policy framework to deliver sustainable use and development through the State's planning system.</p>
<p>(51) The State Government should develop a structured process for identifying high-consequence risks to which the community is exposed and develop and implement mitigating strategies for these risks.</p>	<p>The draft TPPs include strategies for the identification and mitigation of environmental hazards in response to the risks that they may pose to the community.</p>



# Statutory Assessment

The following provides an assessment of the draft TPPs against the TPP criteria as specified in section 12B(4) of the Act.

## Schedule 1 Objectives

The TPPs are required to further the Schedule 1 Objectives of the Act. A response in relation to how the TPPs further each objective is provided below.

### Part 1 Objectives

- a) to promote the sustainable development<sup>2</sup> of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The policies within the Environmental Values TPP seeks to identify and protect environmental values, supporting the maintenance of ecological processes and genetic diversity consistent with the objective.

- b) to provide for the fair, orderly and sustainable use and development of air, land and water; and*

The TPPs provide for a consistent set of planning policies to be applied and achieved through the TPS and the RLUSs providing for the fair, orderly and sustainable use and development of land consistent with this objective.

- c) to encourage public involvement in resource management and planning; and*

Public involvement in the development of the draft TPPs has taken place in accordance with section 12C of the Act. In addition, the draft TPPs will be exhibited as part of the Tasmanian Planning Commission's assessment.

The draft TPP encourage public involvement in the planning system by including specific strategies within the draft Planning Processes TPP under the subheading of Consultation that furthers the objective.

- d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

---

<sup>2</sup> In clause 1(a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- c) avoiding, remedying or mitigating any adverse effects of activities on the environment.



The draft TPPs provide a planning policy framework across the State that facilitates greater consistency and certainty in land use planning to support economic development.

The draft Sustainable Economic Development TPP includes specific policies relating to various industry sectors that, when applied in conjunction with the rest of the draft TPPs, facilitates economic development in accordance with objectives (a), (b) and (c) above.

- e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

The draft TPPs respond to issues raised by the community, industry and different spheres of government, as demonstrated in the Report on Scoping Consultation, promoting the sharing of responsibility for resource management and planning consistent with the objective.

## Part 2 Objectives

- (a) to require sound strategic planning and co-ordinated action by State and local government; and*

The draft TPPs establish high level planning policies that are to be delivered through the RLUS and TPS, promoting sound strategic planning and co-ordinated action by State and local government consistent with this objective.

- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*

The draft TPPs are a planning instrument that set the planning policies to be achieved and applied through the RLUSs and TPS to inform land use and development consistent with the objective.

- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The draft TPPs provide for the explicit consideration of environmental, social and economic effects relating to land use.

- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The suite of draft TPPs include social, environmental, economic, conservation and resource management policies that are required by the Act to be integrated in to the RLUSs and TPS both of which have collective input from State, regional and municipal levels.

- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*



The draft TPPs will provide a consistent policy setting for the provisions in the TPS, RLUSs and major projects that will support the consolidation of planning approvals consistent with this objective.

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

The draft Settlement TPP includes a subheading that addresses 'Liveability'. The objective of the Liveability policy is "to improve the liveability of settlements by promoting a pattern of development that optimises access to education, employment, recreation, health and other services that support the wellbeing of the community". The policy is supported by a number of strategies that seek to deliver the objective and in doing so furthers the health and wellbeing of all Tasmanians and visitors consistent with the objective in the Act.

- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The draft TPPs includes the draft Cultural Heritage TPP that seeks to conserve places, buildings, precincts and landscapes that are of significant cultural heritage. In addition places of aesthetic and scientific value are identified and conserved through the draft Environmental Values TPP. Collectively, the draft TPPs furthers the objective.

- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

The draft Physical Infrastructure TPP contains the policies relating to the protection of public infrastructure, including, the provision of services, energy infrastructure, roads, transport modes and ports and strategic networks. The policy content provides for the orderly provision and coordinated delivering of public infrastructure for the benefit of the community consistent with the objective.

- (i) to provide a planning framework which fully considers land capability.*

The draft TPPs provide a planning policy framework that considers land capability consistent with the objective.

## State Policies

### *State Policy on the Protection of Agricultural Land 2009*

The objectives of the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy) is:

*To enable the sustainable development of agriculture by minimising:*

- (a) conflict or interference from other land uses; and*





- (b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The PAL Policy is delivered through 11 principles as stated below. The draft Sustainable Economic Development TPP includes 'Agriculture' as a specific subheading with its own objective and strategies. The following section sets out how the draft TPPs are consistent with the PAL Policy.

- 1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*

The draft TPPs support this principle through a number of strategies that require the consideration of the impact of non-agricultural use and development, with the intention of protecting agricultural land.

- 2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.*

The draft TPPs include strategies to identify and rank the agricultural capability of land with land containing significant agricultural capabilities being afforded higher protection consistent with this principle.

- 3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.*

As referred to above, strategy 4 of clause 4.1.3 affords the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses to protect land with significant agricultural capabilities. Strategy 7 of clause 4.1.3 allows the conversion of agricultural land to non-agricultural land uses provided:

- a) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site;
- b) the conversion contributes to the viability of the agricultural use on the site; and
- c) the proposed use will not cause land use conflict, fetter or impact the viability of the surrounding agricultural uses.

The criteria for consideration in the draft TPPs support Principle 3 of the PAL policy by allowing non-agricultural uses that are directly associated with, and a subservient part of, the agricultural use of the land.

- 4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:*

- (a) minimising the amount of land alienated;*
- (b) minimising negative impacts on the surrounding environment; and*





*(c) ensuring the particular location is reasonably required for operational efficiency.*

The draft TPPs (strategy 3 of 4.1.3) allow compatible uses to operate on agricultural land where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land. The impacts on the surrounding environment and locational considerations are delivered through a combination of strategies in the extractive industries policy, Physical Infrastructure TPP and Environmental Values TPP.

5. *Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.*

The draft TPPs support this Principle through Strategy 11 of clause 4.1.3 which “allow residential use where it is part of, or supports, an agricultural use, such as workers’ accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses”.

6. *Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.*

This is a specific Principle that will be delivered on a case by case basis at a regional level.

7. *The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

The policy considerations regarding the conversion of non-prime agricultural land to non-agricultural uses are provided in the draft TPPs. Further consideration can be developed through the RLUS and local plans based on regional and local circumstances.

8. *Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.*

Agricultural land within irrigation districts is protected from fettering, fragmentation or conversion to non-agricultural uses through strategy 4 of clause 4.1.3.

9. *Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.*



While the draft TPPs do not contain the level of detail to prescribe specific planning scheme provisions, there is nothing in the TPPs that would suggest the prohibition or requirement for a discretionary permit for an agricultural use consistent with Principle 9 of the PAL Policy.

*10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.*

Principle 10 is a self-executing principle relating to a specific agricultural use that can be applied and delivered outside the draft TPPs.

*11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.*

Similarly to Principle 10, Principle 11 is a self-executing and relates to a specific set of circumstances to be delivered.

## State Coastal Policy 1996

The *State Coastal Policy 1996* (Coastal Policy) is delivered through a number of outcomes that are expressed under three principles. The following table lists the outcomes that are relevant to the draft TPPs and provides a response to demonstrate consistency.

**Table 5.** Draft TPP response to Coastal Policy.

Ref	Coastal Policy Outcome	Draft TPP response
<b>1. Protection of Natural and Cultural Values of the Coastal Zone.</b>		
<b>1.1 Natural Resources and Ecosystems</b>		
1.1.1.	The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.	Outcome supported by the Environmental Values TPP.
1.1.2.	The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.	Outcome supported by the Environmental Values TPP.
1.1.3.	The coastal zone will be managed to conserve the diversity of all native flora and fauna and their	Where relevant to the Act, the outcome is supported

	habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.	by the Environmental Values TPP.
1.1.4.	Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.	Strategy 7 of clause 2.1.3 refers to land use planning minimising the spread of and impact of environmental weeds.
1.1.5.	Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.	The protection and improvement of water quality is addressed under the Waterways, Wetlands and Estuaries subheading of the Environmental Values TPP.
1.1.6.	Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.	Not a land use planning issue.
1.1.7.	Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.	Biodiversity, geodiversity and landscape values are identified and protected through the Environmental Values TPP consistent with this outcome.
1.1.8.	An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.	Marine reserves are not addressed by the Act.
1.1.9	Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.	Outcome supported by the Waterways, Wetland and Estuaries subheading in the Environmental Values TPP.

1.1.10	The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.	The TPPs provide a policy framework that allows planning controls consistent with this outcome.
1.1.11	Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone.	The TPPs require consideration of environmental values when designating land for purposes that required fire management to be carried out on land consistent with this outcome.
<b>1.2 Cultural Historic Resources</b>		
1.2.1	Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.	Outcome supported by the Aboriginal Cultural Heritage policy of the Cultural Heritage TPP.
1.2.2	All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.	Outcome supported by the relevant strategies in the Cultural Heritage TPP.
<b>1.3 Cultural Heritage</b>		
1.3.1	Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.	Outcome supported by the Cultural Heritage TPP.
<b>1.4 Coastal Hazards</b>		
1.4.1	Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea-level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.	Outcome supported by the Coastal policies in the Environmental Hazards TPP.
1.4.2	Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.	Outcome supported by the Environmental Values TPP under the 'Coasts' subheading.
1.4.3	Policies will be developed to respond to the potential effects of climate change (including sea-	Outcome supported by the Coastal subheading of the

	level rise) on use and development in the coastal zone.	Environmental Hazards TPP.
<b>2. Sustainable Development of Coastal Areas and Resources</b>		
<b>2.1. Coastal Uses and Development</b>		
2.1.1.	The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation reserves and other areas within the coastal zone which will not be available for development.	Outcome supported by the TPPs.
2.1.2	Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.	Not relevant as the outcome is outside the scope of TPPs,
2.1.3	Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.	Outcome supported by the TPPs.
2.1.4.	Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.	Outcome is outside the scope of the TPPs.
2.1.5	The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.	Precautionary principle expressed through strategy I of clause 7.2.3. General outcome is supported by the TPPs.
2.1.6	In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for	The TPPs are not applied to decisions made on development application. The policy intent of the

	spatial, social, economic, cultural or environmental reasons.	outcome is supported by the TPPs.
2.1.7	New industrial developments will be encouraged to locate in specified industrial zones.	Outcome supported by the TPPs.
2.1.8	Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.	Outcome supported by the TPPs.
2.1.9	Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.10	Extraction will be subject to the Quarry Code of Practice and environmental assessment as required by State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.11	Extraction of sand will be provided for by zoning of appropriate areas in planning schemes.	The TPPs do not influence this outcome as it is too specific and is provided for through the TPS.
2.1.12	Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.	Outcome is outside the scope of the Act.
2.1.13	Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.	Requirement for whole farm planning and sustainable farming activities as provided by this outcome is outside the scope of the TPPs.
2.1.14	Management arrangements for commercial and recreational fisheries will be further developed in accordance with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and I I promote economic efficiency under the Living Marine Resources Management Act 1995.	Outcome is outside the scope of the Act.

2.1.15	Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.	Outcome is outside the scope of the Act.
2.1.16	Water quality in the coastal zone and in ground water aquifers will accord with the requirements and guidelines established by the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any other relevant State and Commonwealth Policies and statutes.	Water quality strategies are included in the TPPs. Guidelines that sit outside of the Act, as referred to in this outcome, is outside the scope of the TPPs.
2.1.17	Waste discharge into the coastal zone, including offshore waters, or likely to affect groundwater aquifers, must comply with provisions of the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any relevant State and Commonwealth Policies.	Water quality strategies are included in the TPPs. Guidelines that sit outside of the Act, as referred to in this outcome, is outside the scope of the TPPs.
2.1.18	Where oil pollution occurs in the coastal zone, and, or, offshore areas, the National Plan to combat Pollution of the Sea by Oil, Tasmanian Supplement, will apply. Efforts to prevent or mitigate maritime accidents and pollution shall be based upon relevant ANZECC and other guidelines.	Outcome refers to matters that are outside the scope of the TPPs.
2.1.19	Every effort will be made to prevent the introduction of foreign marine organisms and species. Relevant Commonwealth provisions for quarantine and ballast water or other ship discharges shall apply.	Outcome refers to matters that are outside the scope of the TPPs.
2.2 Marine Farming – While the outcomes relating to marine farming are outside the scope of the Act, the draft TPPs indirectly consider where they are located and try to avoid locating surrounding land use and development that may cause conflict.		
2.3 Tourism		
2.3.1	Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.3.2	Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a water safety assessment to indicate the level and type of	Outcome is outside the scope of the TPPs.



	lifesaving facilities and personnel required to protect people.	
2.3.3.	Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.3.4	Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
<b>2.4 Urban and residential development</b>		
2.4.1	Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.	Outcome is supported through the Settlement and Environmental Values TPPs.
2.4.2	Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.	Outcome is supported by the policies that relate specifically to coastal settlements within the Settlement TPP.
2.4.3	Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.	Outcome is supported by the Settlement TPP.
<b>2.5 Transport</b>		
2.5.1	All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.	Outcome is supported by the TPPs.
2.5.2	Significant scenic coastal transport routes and associated facilities will be identified, planned and managed to ensure sustainable benefits for tourism and recreation value and amenity.	Landscape values are identified and protected through the Environmental Values TPP.





2.5.3	New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.	Outcome is not explicitly addressed in the TPPs.  Strategy 9 of clause 5.3.3 requires new roads to consider environmental, heritage and social impacts.
2.5.4	Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.	Marine structures are not explicitly addressed in the TPPs.
2.5.5	The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.	Compatible use and development of port areas are promoted by strategy 2 of clause 5.5.3. consistent with this outcome.
<b>2.6 Public Access and Safety</b>		
2.6.1	The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.	The public's common right of access to the coast is outside the scope of the TPPs.
2.6.2	Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.	Public access is not explicitly addressed in the TPPs however, use and development (including paths), that promotes the maintenance of biodiversity, ecosystem processes and ecosystem services of coastal land and coastal resources is supported.
2.6.3	Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.	Outcome is outside the scope of the TPPs.
2.6.4	Public facilities such as life saving facilities and essential emergency services, parking facilities, toilet	While not explicitly addressed within the

	blocks, picnic sites, rubbish disposal containers, boat ramps and jetties will be provided at appropriate locations consistent with the objectives, principles and outcomes of this Policy to facilitate access to and enjoyment of the recreational amenity of the coast and estuarine foreshores.	coastal zone, the TPPs include a range of strategies that support the provision of urban furniture, recreational facilities and public amenities that support the wellbeing of the community consistent with this outcome.
2.6.5	Councils will ensure that there will be a coastal safety assessment for any new coastal development likely to attract people to the coast to indicate the level and type of lifesaving facilities and personnel required.	Outcome is outside the scope of the TPPs.
2.6.6	Developer contributions will be encouraged in respect to the costs of providing public access and safety services for the community.	Not explicitly addressed in the TPPs.
<b>2.7 Public land</b>		
2.7.1	All future use and development of public land in the coastal zone will be consistent with this Policy, and subject to planning controls unless otherwise provided by statute.	The TPPs relate to public and private land. The outcome is supported by the TPPs.
2.7.2	Future development of camping areas on public land in the coastal zone will only be permitted where such development does not conflict with the protection of natural features and cultural values, but not within 30 metres above high water mark.	Use and development of public land for campgrounds is not explicitly addressed by the TPPs
2.7.3	Expansion of shack sites on public land in the coastal zone will not be permitted.	Outcome is outside the scope of the TPPs.
2.7.4	Shacks currently located on public land in the coastal zone will continue to be subject to review under the Shack Site Categorisation Program of the Tasmanian Property Services Group.	Outcome is outside the scope of the TPPs.
<b>2.8 Recreation</b>		
2.8.1	Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.	Outcome is supported by the TPPs.
2.8.2	Suitable recreation opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely	Outcome is supported by the TPPs.

	affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.	
2.8.3	Special recreational vehicle areas may be established as an environmental protection measure and as a means of limiting unauthorised motor vehicle activity in environmentally sensitive areas.	Outcome is not explicitly addressed in the TPPs.
<b>3. Shared Responsibility for Integrated Management of Coastal Areas and Resources</b>		
<b>3.1 Shared responsibility for management</b>		
3.1.1	Provision will be made for consistency in policy interpretation and implementation by all spheres of government throughout Tasmania, including consistency in changes to planning schemes affected by this Policy.	The TPPs will assist to provide consistency in policy interpretation and implementation consistent with this outcome.
3.1.2	Coastal management should be considered as an integral component of regional planning undertaken in the State.	The TPPs include policies that further coastal management, consistent with the <i>State Coastal Policy 1996</i> , and are required by the Act to be delivered through RLUSs.
3.1.3	Provision shall be made for effective coordination of the activities of governments, industry and local communities in interpreting and implementing the State Coastal Policy.	The TPPs are required to be consistent with the <i>State Coastal Policy 1996</i> and not the coordination of the interpretation and implementation of the Policy. The outcome is therefore outside the scope of the TPPs.
3.1.4	Provision for effective and greater involvement of Aboriginal people in areas of particular interest to Aboriginal people will be made as part of community participation processes.	Outcome is supported through the Aboriginal Cultural Heritage part of the Cultural Heritage TPP.
3.1.5	Planning authorities, the Land Use Planning Review Panel and the Marine Farming Planning Review Panel will use their best endeavours to function in a coordinated and collaborative manner to effectively and efficiently implement the State Coastal Policy.	Outcome is outside the scope of the TPPs.



3.1.6	Councils will prepare strategic and operational plans for their municipal areas having regard to the principles, objectives and outcomes of this Policy and will be encouraged to function in a coordinated and collaborative manner with adjacent councils and other planning authorities.	Outcome is outside the scope of the TPPs.
3.1.7	State government agencies and planning authorities will participate with other State, Territory and Commonwealth agencies in relevant forums to foster a national approach to coastal zone management.	Outcome is outside the scope of the TPPs.
3.2 Institutional arrangements - outcomes are outside the scope of the TPPs.		
3.3 Public participation and information		
3.3.1	Public awareness of coastal issues and community participation in managing the coastal zone will be encouraged and facilitated, including networking between community groups working in the coastal zone.	Public participation in planning is encouraged through the Planning Processes TPP consistent with this outcome.
3.3.2	Advice and information will be provided to coastal community groups through councils and State Government agencies responsible for coastal planning and management on the implementation and interpretation of the State Coastal Policy, on government assistance programs or other matters relevant to the coastal zone.	Outcome is outside the scope of the TPPs.
3.3.3	Community projects and action which benefit the coastal zone and are consistent with this Policy will be encouraged and assisted through the Coastal and Marine Program of the Department of Environment and Land Management or other relevant government programs.	Outcome is outside the scope of the TPPs.
3.3.4	Communities will be given the opportunity to make submissions to all plans or policies affecting the coastal zone. Consultative meetings with relevant and interested community groups and individuals in local or regional areas will be held in conjunction with the release of policies and plans wherever possible.	Public participation in planning is encouraged through the Planning Processes TPP consistent with this outcome.
3.3.5	Research into coastal processes and matters related to coastal zone planning and management by	Outcome is outside the scope of the TPPs.

	government or research institutions will be encouraged and assisted where possible.	
<b>4. Implementation, Evaluation and Review</b> – outcomes are outside the scope of the TPPs		

### *State Policy on Water Quality Management 1997*

The *State Policy on Water Quality Management 1997* describes a framework to develop water quality guidelines and water quality objectives. That framework has never been developed to the stage implementation. The draft TPPs are considered consistent with the *State Policy on Water Quality Management 1997*.

### NEPMs

The *Commonwealth National Environment Protection Council Act 1994*, and complementary State and Territory legislation, allows the National Environment Protection Council to make National Environment Protection Measures. By function of the *State Policies and Projects Act 1993* (SPPA), within Tasmania National Environment Protection Measures are taken to be State Policies.

There are currently seven National Environment Protection Measures: air toxics; ambient air quality; assessment of site contamination; diesel vehicle emissions; movement of controlled waste between States and Territories; National pollutant inventory; and used packaging materials.

The draft TPPs are consistent with the relevant NEPMs.



# **Attachment I – Draft Tasmanian Planning Policies**





Tasmanian  
Government

Department of Premier and Cabinet  
State Planning Office

**Phone:**  
1300 703 977

**Email:**  
[Stateplanning@dpac.tas.gov.au](mailto:Stateplanning@dpac.tas.gov.au)

**[www.planningreform.tas.gov.au](http://www.planningreform.tas.gov.au)**

# RENEWABLE ENERGY COORDINATION FRAMEWORK







**We have reached  
100 per cent thanks  
to our nation-leading  
energy policies** and by  
making Tasmania attractive  
for industry investment





# Ministerial message

**In November 2020, Tasmania reached the world-leading status of being 100 per cent self-sufficient in renewable electricity generation. We reached this milestone thanks to our nation-leading energy policies, which are attracting new energy projects to the State. Importantly, these policies mean not only more jobs in regional areas and a cleaner world, but also downward pressure on electricity prices for Tasmanians. Our State has among the lowest power prices in the nation and we want to keep it that way.**

We are determined to build on our achievements and to harness opportunities for the future. Our Tasmanian Renewable Energy Target (TRET) demonstrates our commitment to the continued growth of our renewable energy sector. The TRET is one of the most ambitious statutory renewable energy targets globally: to double our renewable generation to 200 per cent of our current needs by 2040. This means more clean, reliable and affordable renewable energy for businesses and consumers.

The need for more renewable energy has never been more important, with the National Energy Market (NEM) undergoing significant transformation to replace coal-powered generation, together with industry and Government commitments to achieve emissions reduction. Tasmania, as the nation's renewable energy powerhouse, is well positioned to support this transition to a more renewable and sustainable energy future.

Tasmania is already geared toward greater sustainability. It is what we are known for. Thanks to a century of hard work, invention, and innovation we have been at net zero emissions for six of the past seven years,

providing Tasmania with a strong renewable energy advantage.

Building and promoting this renewable advantage through the way we deliver our targets will benefit our existing industry. It will help support new industry attraction, including a renewable hydrogen industry and advanced manufacturing, to our State.

The Government's vision for renewable energy growth will be guided by this Framework and requires achieving a balance between its four key pillars. It will be together with our community and industry that we will build a successful Tasmanian renewable economy we all want to see.

Our strategy is to support renewable opportunities through successful coordination regimes attributed to planning, policy and partnerships that maximise the benefits from a strong pipeline of development while being sensitive to communities.

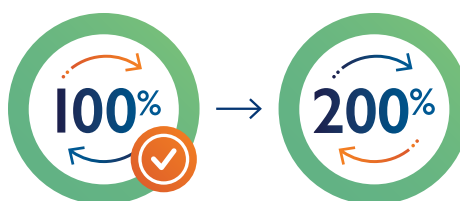
This work will be led by Renewables, Climate and Future Industries Tasmania (ReCFIT) to strategically grow renewables and ensure we do so in a way that considers our unique environment and the interests of Tasmanians.

Central to this outcome will be the announcement of the State's first Renewable Energy Zone later in 2022 - to be informed by several actions in the Framework that will guide development in the right place, at the right time, to benefit Tasmanians.

We look forward to working together with you on the hugely important task of defining the future of renewable energy in Tasmania.

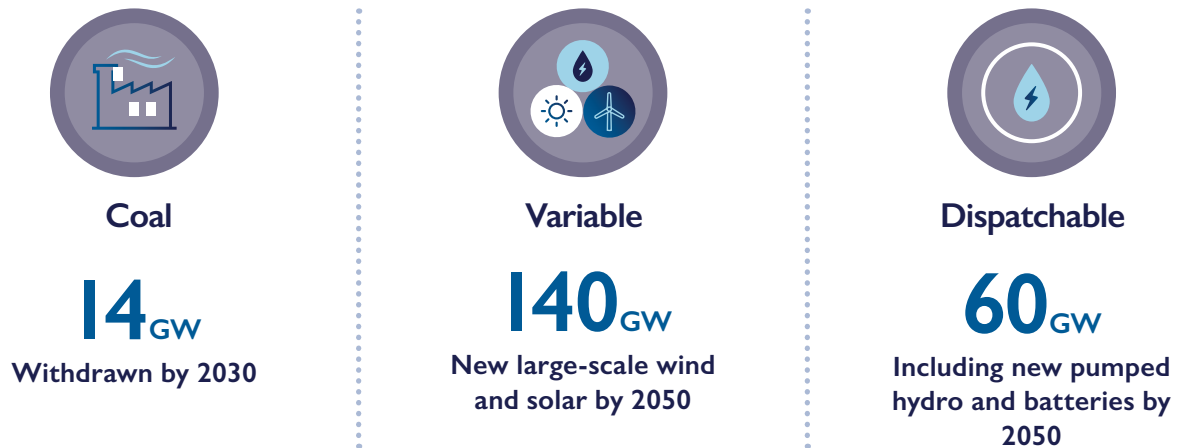
**Hon Guy Barnett MP**

Minister for Energy and Renewables



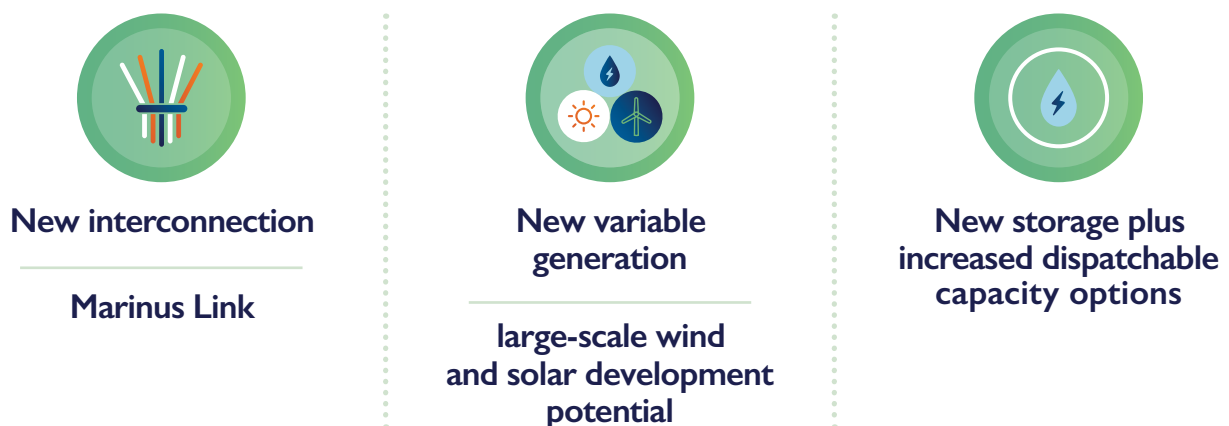
# Australia's rapid transition to renewable energy

The Australian Energy Market Operator's Draft 2022 Integrated System Plan<sup>1</sup> projects an accelerated transition away from coal-fired generation and substantially increased demand through electrification of other sectors. This is summarised in the most likely 'Step Change' scenario as:



## Tasmania's competitive advantage in renewable energy development

We can unlock further renewable generation and transmission to support the nation's transition to a renewables future and achieve our 200 per cent Tasmanian Renewable Energy Target by 2040.



# Tasmania: a renewable energy powerhouse

Globally, renewable energy is transforming industry sectors and diversifying career opportunities.

Realising Tasmania's renewable energy potential will lead to increased jobs, skills development and support Tasmania's clean economy over many years.

**\$7.1 billion**

Up to \$7.1 BILLION<sup>1</sup> in new renewables investment as an economic contribution to Tasmania.

**4 600 jobs**

Over the period 2021 to 2027, 4 600 jobs are estimated to be created in Tasmania's renewable energy projects<sup>2</sup>

**70 million tonnes of CO2 by 2040<sup>3</sup>**

Decarbonising the energy sector requires action on a global scale. While energy production and use patterns are changing, the shift to renewable resources needs to happen faster to reduce emissions and mitigate the effects of climate change. Marinus Link will cut at least 70 million tonnes of CO2 by 2040, the equivalent of taking approximately half a million cars off the road.

**\$16.1 million investment**

Energising Tasmania is a \$16.1 MILLION program set up to support developing a skilled workforce for the renewable energy and related sectors in our State. Find out more at Skills Tasmania ([https://www.skills.tas.gov.au/about/current\\_projects/energising\\_tasmania](https://www.skills.tas.gov.au/about/current_projects/energising_tasmania)).

The Clean Energy Council commissioned a national study that highlights the boom in renewables related investment creates diversity in employment opportunities. Key occupations include:<sup>4</sup>



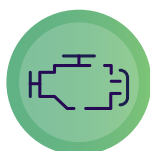
**Trades & Technicians**  
**24.8%**



**Labourers**  
**23.5%**



**Professionals**  
**22.6%**



**Machine Ops & Drivers**  
**7.2%**



**Managers**  
**14.6%**



**Administration Workers**  
**7.3%**

# Contents

Ministerial message	I
Australia's transition to renewable energy	2
Tasmania: a renewable energy powerhouse	3
Introduction	5
Renewable Energy Roadmap	8
Achieving the Vision: Four pillars key to success	9
Implementation Strategy and Action Plan	II
How to get involved	25
Appendix A. What we heard (stakeholder consultation)	26
Appendix B. Tasmania's Renewable Energy Profile	28





# Introduction

## HARNESSING OUR CLEAN ENERGY SUSTAINABLY.

Managing the scale and pace of renewable energy growth envisaged in our objective of ‘Transforming Tasmania into a Renewable Energy Powerhouse’<sup>1</sup> requires forward thinking, planning and coordination.

The development of a Renewable Energy Coordination Framework (Framework) is a direct action of the Tasmanian Renewable Energy Action Plan (TREAP).

Having reached our 100 per cent renewable electricity target, our challenge is to build from this success to achieve the Tasmanian Renewable Energy Target (TRET) of 200 per cent of our 2020 baseline of 10,500 GWh of generation per year, through renewable sources, by 2040.

The pipeline of current large-scale renewable energy projects in Tasmania is around 2 800 megawatts<sup>2</sup> and represents a significant investment value. These projects, mostly wind, are not yet operational as they are either in the feasibility phase, approval system or have approval. While the Framework is not a substitute for the rigorous approvals process that renewable projects are already subject to, it will provide greater clarity on where development is optimal for both the community and the renewable energy sector.

Based on a foundation of four key pillars, the Framework sets out several critical actions which, once completed, will be integral to the renewable energy expansion and load growth required to achieve TRET and deliver shared benefits to Tasmanians.

A key driver of our energy load growth strategy is to coordinate the additional electricity supply that will be enabled through Project Marinus and as a result of greater on-island load. Project Marinus has been identified by the Australian Energy Market Operator's Integrated System Plan (AEMO ISP) 2022<sup>3</sup> as part of the optimal development path for the National Electricity Market (NEM) and also confirms that Tasmania's Battery of the Nation Projects and wind offerings represent among the most cost effective options for the transitioning NEM.

AEMO's ISP also reinforces that early planning is critical to ensure the timing of new electricity infrastructure aligns to retirement of aging base-load fossil fuel generation as it helps reduce costs to the consumer, enhances economic opportunity and ensures infrastructure is located in the right places. Under the Framework, the Government will assume a greater role in strategic planning for the timing and location of new electricity infrastructure that strikes the right balance between economic efficiency, technical requirements and community acceptance. As part of this role, the Government will also consider the most appropriate investment signal(s) to send to industry that ensures the cost to Tasmanian electricity customers and taxpayers is minimised.

The scale of Tasmania's renewable energy projects, timeframes for delivery, technological composition and social implications for our communities represent significant complexity, opportunities and challenges – particularly in the context of a target to double electricity generation through renewable resources. Accessing these resources also means there is the potential overlap with other land uses, be they mining, agriculture, or tourism, and the

likelihood to intersect with communities as hosts or indirectly as infrastructure passes by them. This requires the Framework to remain adaptive to external influences (e.g. technological change). However, it also further substantiates the urgency to identify areas where new renewable energy infrastructure can co-exist with other land uses and areas where it is incompatible with current or future uses.

Renewable energy growth is recognised as a key economic driver for Tasmania. The Government wants to ensure that communities can benefit through local jobs and supply chain opportunities. The Framework includes a number of initiatives to enhance these opportunities, which will seek to provide tangible and intangible value to Tasmanians over the long-term planning horizon of projects. This will complement the \$16 million Energising Tasmania program underway to build skills and training capabilities for our State's workforce to meet demand in the renewable energy sector.

New infrastructure development is necessary to achieve growth in the renewables sector and should be well planned and considered.

The Government is committed to Tasmania's unique sustainability values which encompass broader environmental, social, cultural and Aboriginal heritage strategies as well as climate action initiatives. Collaboration with industry, communities and inter-governmental agencies is integral to delivering sustainable outcomes that demonstrate best practice to enhance Tasmania's reputation globally as a leader in renewables.

The Government strongly encourages all proponents, existing and potential, to follow the Australian Energy Infrastructure Commissioner (AEIC) recommendations in relation to large scale renewable development. Detailed recommendations can be found in the 2020 AEIC Annual Report and relate to a range of matters, including:

- Host landowner matters
- Neighbour matters
- Community engagement
- Planning permits
- Governance and compliance
- Use and selection of experts
- Complaint handling
- Site selection
- Health and safety

ReCFIT will use AEIC resources when designing, managing and reviewing actions related to large scale renewable energy projects.

At the heart of the Framework is the pillar of 'Community', to give a greater voice to what matters most to Tasmanians, delivered through development and co-design of Community Partnerships. This approach will ensure genuine engagement aimed at delivering benefits in communities across a full spectrum of opportunities - from local training; jobs and supply chain prospects; and community benefit funds (which could extend to community co-investment or co-ownership models).



The Government's vision for Tasmania is an investment in our communities to help shape the benefits from our State's renewable energy future.



# Renewable Energy Roadmap

The Framework will assist in delivering the first phase of the broader growth roadmap, which includes establishing a first Tasmanian Renewable Energy Zone, concluding the design and approvals phase of Project Marinus, taking a final investment decision on the Project and developing a local hydrogen production industry. In addition, the mid-range and longer-range goals will continue progression towards the delivery of the TRET.

## PHASE 1 2022-2024 Strategic priorities



Framework  
Implementation  
Plan



Establish first  
Renewable  
Energy Zone



Marinus Link –  
final investment  
decision



Local  
hydrogen  
production

## PHASE 2 2025-2030 Mid-range goals



Commence  
hydrogen  
export



Marinus Link  
constructed &  
commissioned



New  
variable  
renewable  
generation



New storage  
plus increased  
dispatchable  
capacity

## PHASE 3 TO 2040 Long-range goals



Tasmanian  
Renewable  
Energy Target



Net zero  
emissions



Global producer/  
exporter hydrogen

# Achieving the Vision:

## Four pillars key to success

The Framework has four pillars pivotal to guiding renewable energy growth:

1. **Integrated Infrastructure** – to deliver the least cost and optimally located generation and transmission to meet load where it is needed.
2. **Environment** – to protect and enhance our State's environmental values – biodiversity, cultural and aboriginal heritage.
3. **Economic** – to stimulate job creation and business growth through renewable energy investment to build a skilled workforce for generations.
4. **Community** – to engage communities to ensure benefits are tangible and valued and make positive contributions to shaping their future.





Achieving a  
successful balance  
and engagement  
between all four  
**pillars** will give  
confidence to  
industry, investors and  
community

# Implementation Strategy

## FOR TASMANIA TO REMAIN GLOBALLY RENOWNED AS A LEADER IN RENEWABLE ENERGY.

The significance of reaching 100 per cent net self-sufficiency in electricity generation in 2020 established a new era for our State, followed swiftly by the legislation of our world-leading 200 per cent Tasmanian Renewable Energy Target which requires additional generation, transmission and load.

Our Government's vision is to ensure Tasmanians and Australians have access to clean, affordable, and reliable electricity and to develop investment strategies that create the best possible environment for the private sector to innovate and invest.

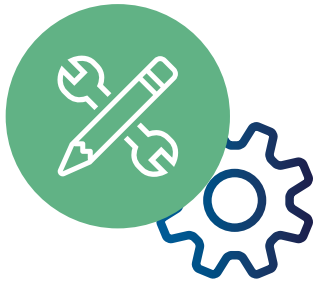
In pursuit of this vision, the Framework will support the next phase of renewable energy development in Tasmania and contribute to Tasmania's and the nation's emissions reduction and sustainable development outcomes.

The Framework promotes and supports this development occurring in a way that:

- Helps to deliver the lowest electricity prices for Tasmanians.
- Better co-ordinates investment in transmission, generation, storage and firming infrastructure required to support Tasmania's contribution to a low cost, renewable energy sector.
- Encourages new private investment in the Tasmanian electricity system.
- Supports job creation and community benefits in our regions.
- Supports industry sectors to reduce electricity emissions pursuant to Tasmania's net zero emissions by 2030 target.
- Promotes shared responsibility for resource management and planning for renewable energy between Government, industry and the community
- Provides for fair, orderly and sustainable use and development within Tasmania's Renewable Energy Zones (REZ).
- Enables current projects to continue to progress through the existing rigorous and independent planning and approvals processes.

The key activities and mechanisms required over the next 12 to 18 months to support the delivery of the Framework has actions grouped under each key pillar, and where actions are closely interrelated, there is a reference to related pillars.

# Pillar I: Integrated Infrastructure



## STRATEGY

To optimise existing system resources and adopt an integrated infrastructure planning approach that coordinates the required investment for an infrastructure foundation for the future.

## OUTCOME

An electricity system that meets our on-island needs and supports NEM transition requirements at the lowest cost.

## ACTION 1: SCENARIO PLANNING

Development of generation at the scale required to deliver the TRET will require the transmission network to be augmented. It is critical for the optimisation of existing system resources to conduct analysis that considers the scale of projects and initiatives in the development pipeline, cumulative impacts, locational and timing variables and organic load growth. While it makes sense to utilise existing network capacity where it exists, these may not be the areas where new generation projects will be best sited.

Undertaking scenario system planning is complex as additional renewable generation aims to meet many objectives – providing systems services locally, new generation and storage functions for the NEM and to meet emerging on-island load opportunities such as hydrogen. This requires balancing the needs of investors with those of the Tasmanian community, and the desire for increased economic activity to be shared in regional areas of the State.

## AUSTRALIA'S ACCELERATED TRANSITION TO RENEWABLES

The Australian Energy Market Operator (AEMO) has published the Draft 2022 Integrated System Plan (ISP), proposing a 30-year 'optimal development path' for electricity investment in the National Electricity Market (NEM).

Since September 2020, AEMO has consulted with stakeholders, including policy makers, consumers and industry representatives, in preparing the Draft ISP.

After 18 months of consultation, stakeholders overwhelmingly nominated 'Step Change' as the most likely future scenario. This scenario meets Australia's net zero policy commitments, along with reflecting technology advancements, government ambitions and consumer preferences.

Scenario planning analysis will guide complex decisions on how best to promote and incentivise investment in priority areas, fairly allocate risk to market participants, minimise electricity prices and maximise economic returns for Tasmanians.

## ACTION 2: ESTABLISH A RENEWABLE ENERGY ZONE COORDINATOR

The scale of investment and number of renewable energy projects in Tasmania (and globally) is unprecedented.

Coordination across Government, industry and communities is critical to support and manage this rapidly growing renewable energy sector and achieve the Government's energy objectives – the development of



## WHAT ARE RENEWABLE ENERGY ZONES (REZ)?

AEMO, as part of its system planning approach – the Integrated System Plan – identifies the optimal areas within the National Electricity Market for the efficient development of renewable energy sources and associated electricity infrastructure – known as candidate Renewable Energy Zones (REZ). In Tasmania, there are three on-island REZ (North East Tasmania, North West Tasmania and Central Highlands) and one offshore REZ (the North West Tasmanian Coast) identified in the Draft 2022 Integrated System Plan (ISP).

The North West REZ comprises the landing point for Tasmania's second interconnector – Project Marinus, and the supporting North West Transmission Developments. It is also the location of Hydro Tasmania's preferred pumped hydro site – Lake Cethana and several existing and announced wind farms and a proposed solar farm project. The area also offers diversification opportunities for the agricultural, forestry, manufacturing, mining and resource sectors already operational in this region.

The Central Highlands REZ has strong network infrastructure, one of the highest capacity factors for new wind in the NEM

(>50 per cent), and quality wind resources in proximity to the existing transmission network. This REZ is the location of existing and proposed wind farms and is important to complement Marinus Link.

The North East REZ is the location for the existing Basslink interconnector, Musselroe wind farm, and several announced wind and solar projects. It is also in proximity to the Bell Bay Advanced Manufacturing Zone, earmarked for potential large scale hydrogen production.

The Bass Strait has been identified as one of the top options off offshore wind energy generation in Australia by the national Blue Economy Cooperative Research Centre. The Offshore Wind zone represents existing project interest off the coast of Tasmania for an offshore wind farm.

The Tasmanian Government will build on the existing analysis under AEMO's ISP and TasNetworks' REZ strategic transmission plans, which provide transmission expansion blueprints for Tasmania to support the transition of the NEM. This work will provide further state-level detail to drive optimal generation siting within the network.

a hydrogen industry by 2024, more NEM interconnection, and the 200 per cent Tasmanian Renewable Energy Target by 2040.

Renewable Energy Zone (REZ) coordination helps to inform planning pathways for proponents who are committed to building new energy generation and storage projects and want certainty that the electricity grid has enough capacity to transport the power

they propose to produce.

A REZ Coordinator will be established as an important first step. The Coordinator's form and function will be determined based on the scale of investment required, but must also complement the transmission planning elements of a REZ undertaken by TasNetworks.

The initial requirement will be the planning and design for Tasmania's first REZ. This process will involve multiple stages with

consultation a key component that will enable local issues to be considered early in the strategic infrastructure planning process. This input can influence the identified zone area, as well as network infrastructure corridors.

The successful implementation of Tasmania's REZ planning will require effective community consultation processes, particularly in considering impacts and opportunities for rural and regional communities (Action 9). Irrespective of the formation of a specific REZ and any applicable Government policy or guidelines, developers will continue to be responsible for project level engagement in accordance with best practice.

### **ACTION 3: MAJOR RENEWABLE ENERGY PROJECT COORDINATION AND CASE MANAGEMENT ROLE**

In combination with designing the architecture to optimise the build out of renewables, there is coordination required with proponents and relevant state agencies to case manage new renewable projects.

This is important so that greater private sector involvement will continue to occur as part of delivery of the Government's renewable energy vision, particularly through new load and renewable generation projects.

Major projects are subject to rigorous statutory approval processes and associated administrative processes, with the processes often complex and requiring significant time to adequately address all sustainable development matters (e.g social, land use, natural values, environment). Better outcomes can be achieved if engagement starts early in the planning stage (i.e. prior to the lodgement of applications with the

relevant regulator) and throughout the delivery and management of infrastructure and services.

ReCFIT will be tasked with offering major renewable energy generation and energy producing load proponents an initial and ongoing contact point in Government. In this context, ReCFIT will assume some of the industry attraction functions of the Coordinator General, but with a focus on renewable energy projects.

This coordination and case management function role is independent of the regulatory system and does not have any assessment or approval responsibilities. ReCFIT's role is to provide project facilitation services appropriate to the nature and complexity of the project; ability to respond to specific issues that may need to be addressed or identify early policy implications raised during the project development. It also seeks to promote whole of government consistency and use of best practice approaches.

#### **WHAT WE HEARD...**

“

“WWF has heard some concern in the community that this review could reduce the environmental assessment requirements for renewable energy projects and associated infrastructure. WWF believes that the most expedient way to deliver best practice renewable energy projects is by ensuring they undertake robust environmental assessment projects, as this gives confidence to the community, government and the developer that a project (or series of projects) is an appropriate and well sited development.”

**World Wildlife Fund (WWF)**

# Pillar 2: Environment



## STRATEGY

Optimal siting of renewable energy projects and associated infrastructure to inform greater policy alignment that protects and enhances Tasmania's core sustainability values.

## OUTCOME

The best places to develop renewables are identified and communicated. Aligned regulatory planning and approvals processes to support renewable energy development.

## ACTION 4: SPATIAL MAPPING

Infrastructure development is necessary to achieve the TRET and should be delivered sustainably. The Government is committed to Tasmania's unique sustainability values which encompasses the broader environmental, social, cultural and heritage strategies as well as climate action initiatives. Collaboration with industry, communities and intergovernmental agencies is integral to delivering sustainable outcomes that demonstrate or go beyond best practice to enhance Tasmania's reputation globally as a leader in renewables.

ReCFIT has been tasked with better understanding the suitability of potential sites for renewable energy generation that ensures support from communities and delivers cost-effective renewable energy development. This work will take into account topography, land use designations and environmental and cultural heritage values through adopting a geographical information system (GIS) multi-criteria analysis (MCA) approach to identify and compare different renewable energy policy options. This will provide a systematic

approach for supporting the complex decisions required to be made in regard to achieving our renewable energy vision.

This approach will ensure that future renewables policy relating to REZ are consistent with our environmental credentials and Tasmanian brand. It also ensures that environmental, land use, heritage and cultural values and the relationship between renewable energy and climate change are considered at an early stage as part of the policy response.

The outputs from this process will be used to:

- highlight priority renewable energy development areas
- send clear market signals to direct growth and development in optimal locations
- assist with focused community & stakeholder consultation
- provide for the protection and enhancement of Tasmania's core sustainability values
- inform potential future policy development, for example, co-location of renewables and other resources.

## WHAT WE HEARD...

“

“this framework should provide the opportunity for a planned expansion of the grid to enable future energy generation assets to have access to the power grid in locations that are optimal to the generator's required input resources (e.g., wind or water) and locations where the project may have the least impact on nearby communities and the environment”

**National Wind Farm  
Commissioner**



## ACTION 5: REVIEW EXISTING POLICY AND LEGISLATION RELATING TO RENEWABLES DEVELOPMENT

Proponents of major renewable energy projects are required to undertake a substantive number of technical assessments and regulatory approvals. These are undertaken in accordance with the requirements of Tasmania's Resource Management and Planning System (RMPS), which consists of numerous legislation and supporting policies, and seeks to further Tasmania's sustainable development objectives.

ReCFIT will be tasked to work across Tasmanian Government agencies to ensure processes that are as clear, efficient and consistent as possible, whilst not compromising our existing robust and independent regulatory assessment processes. This review will seek to identify areas where there is unnecessary complexity and duplicative processes, lengthy timeframes, lack of certainty or transparency, conflicting policy objectives, inadequate consultation or gaps. This review will be specific to major renewable energy projects and will prioritise, but not be limited to, a review of Crown land, heritage and environmental approvals processes.

ReCFIT will also continue to work with the State Planning Office on important initiatives such as the Tasmanian Planning Policy development and implementation.

### WHAT WE HEARD...

“

“A Framework which balances all the stakeholders' needs, rather than predominantly suiting the needs of developers is an important element in ensuring future developments provide the optimum outcomes and transparency required by communities and businesses.”

**Tasmanian Minerals,  
Manufacturing & Energy  
Council (TMEC)**

# Pillar 3: Economic



## STRATEGY

For Government to be an enabler of renewables investment, business growth and a workforce for generations to come (supporting role).

## OUTCOME

Economic opportunity is enhanced for Tasmanians and investing in Tasmania.

## ACTION 6: ESTABLISH TASMANIA'S FIRST RENEWABLE ENERGY ZONE

With an ambitious target of doubling electricity generation in the State by 2040 through renewable sources, REZ are expected to play a key role in minimising the cost of build out for Tasmanian customers and connecting generators through optimising the design of the power system. In addition, by coordinating new generation, storage and associated transmission in areas where there is not only an excellent renewable energy resources and investment interest, but that have the least impacts on other important values (e.g. land use, heritage, environment or tourism), REZ can provide for sustainable and supported community development

The Tasmanian REZ will be informed by a number of actions under the Framework, including Action 1 (Scenario Planning), Action 4 (Spatial mapping), Action 9 (Community engagement guidelines and benefit sharing), and a Register of Interest (ROI) process (Action 7). This work will culminate in the announcement of a first Tasmanian REZ in Q4 2022.

Establishing a first Tasmanian REZ will provide a signal to the market of a step change for large-scale renewable development being accommodated. Future build out will be informed by the work under Action 7 (Investigation of market mechanisms), which may lead to incentives for those proposing to locate in the REZ. Engagement with community in this first REZ design and development enable a pilot opportunity to learn from that will help inform the design and development of future REZ.

Importantly, establishing a first Tasmanian REZ does not preclude the development of energy projects in other areas of the network, particularly those which may already have enough grid capacity to allow connection. The existing rigorous planning and environmental approvals processes will continue to assess existing projects that have already invested significantly.

It is envisaged that there will need to be more than one REZ to deliver on all of the State's renewable energy objectives. There will be a rolling approach to establishing additional REZ, dependent on variables like the commitment and construction of Marinus Link, the rate of development of a hydrogen industry and organic load growth in the State. The funding models determined for REZ will also impact on their pace of roll out.

The appointment of a REZ Coordinator (Action 2), and model, is being considered in the context of what other Australian jurisdictions have announced, with the likely steps to establishing a REZ to:

- Identify Government's key objectives and desired scale of a REZ (Scenario planning)
- Define geographically suitable areas (Informed by geospatial mapping & registration of interest processes)
- Establish consultation expectations (guidelines)

- Investigate transmission infrastructure requirements (design, route identification, environmental and social impacts, cost estimates, and engagement)
- Deliver in accordance with design and planning (model varies depending on circumstances but could involve the Coordinator running a tender process)
- Ensure customer protections are considered as part of any cost recovery model

## **ACTION 7: INVESTIGATE MARKET MECHANISMS TO SUPPORT RENEWABLES DEVELOPMENT**

Support mechanisms provided by governments are being more commonly used to achieve policy objectives, including renewable energy supply, emissions reduction and system security or reliability standards. Mechanisms can also provide for a consistent approach to renewable energy developments, whether this is through a reverse auction (as has been used in Victoria and ACT), or a formal application process subject to independent assessment (as in Queensland through CleanCo or applications for Long Term Energy Service Agreements through the Consumer Trustee in NSW).

While Tasmania has a competitive advantage in renewable energy, some form of support mechanism may be required to ensure TRET is achieved.

If needed, well-designed competitive processes can drive significant cost reductions in achieving government policy – ultimately benefiting consumers. As we seek to maintain our economic recovery from COVID, such mechanisms may be important as electricity is a key input to industry productivity and household consumption. Such initiatives can also incentivise other objectives, such as requiring local jobs and procurement, engagement and benefit sharing, and other social and environmental outcomes.

“

### **WHAT WE HEARD...**

“Developing market structures and incentives to encourage timely investment in new generation while promoting transparency and minimise financial risk to state- owned energy businesses and taxpayers will be important, especially during the transition to the proposed post-2025 market design.”

**University of Tasmania (UTAS)**

The Framework will investigate mechanisms to support the TRET implementation in Tasmania. The options will be integrated with the commercial interest identified from an ROI process aimed at quantifying the generation and load interest in Tasmania and potential pathways to achievement of Government’s objectives considered as part of the scenario analysis (Action 1).

## **ACTION 8: ASSIST LOCAL ECONOMIC OPPORTUNITY**

Renewable energy can be a key economic driver for Tasmania which can provide multiple benefits from which communities can prosper and grow.

Up to \$7 billion<sup>1</sup> of new direct investment in major projects is planned over the next ten years. While this figure is based on an indicative development pathway modelled for Project Marinus, the impact is likely to be particularly important to regional areas of the State, such as the North East, North West and Central Highlands of Tasmania, which experience indicators of disadvantage in education rates, incomes, and labour force participation.

To maximise the employment opportunities renewables can offer, the labour force will need to be ready. This will involve existing businesses being aware and connected to the opportunities and having the skills to participate in large scale procurement processes, as well as individuals being trained and ready to take up new job opportunities.

Training takes time and is an immediate priority. Creating skills readiness will build trust in communities that they will be able to take up real and tangible opportunities from the renewable energy development in their area. The \$16 million Energising Tasmania initiative has been established to work in partnership with Tasmania's education and training sector to deliver the right skills when needed as identified in the workforce development plan. This will deliver up to 2,500 fully subsidised training places.

In addition to Energising Tasmania, the Government is working on a range of communication and education actions related to emerging opportunities for communities. These are linked to the initiatives under the Tasmanian Renewable Energy Action Plan to 'Maximise local Tasmanian business and employment opportunities for renewable energy projects'.

Actions include setting clear standards and expectations around delivering tangible local economic benefits through a guideline (Action 9).

As part of a first REZ establishment, a round table forum will be convened involving developers, local business, local government and regional development organisations to commence the process of local economic coordination within renewable energy zone(s).

Economic opportunities also include creating local jobs, increasing local business revenue using local contractors, or offering innovative management and financial opportunities such as community co-ownership or co-investment. These major electricity infrastructure projects also bring other benefits, including infrastructure upgrades such as road improvements.

Consistent with the vision for achieving the TRET set out through scenario planning (Action 1), ReCFIT will be tasked with undertaking an analysis of the economic opportunities associated with the vision.

This will include understanding at a regional and local level the opportunities for community and business involvement in project supply chains and any social impacts that may need to be managed such as accommodation pressures or increased use of local services or infrastructure.

### WHAT WE HEARD...

“

“Local communities seek a tangible return for the changes in their area”

**Circular Head Council**

# Pillar 4: Community



## STRATEGY

Build strong partnerships with community to share the benefits of Tasmania's renewables future.

## OUTCOME

A shared vision is developed with communities and lasting value delivered to them.

### ACTION 9: A GUIDELINE TO COMMUNITY ENGAGEMENT, LOCAL PROCUREMENT AND BENEFIT SHARING PRACTICE

The world is in a rapid transition to renewables to reduce dependency on fossil fuels. Tasmania has clearly demonstrated its capacity and leadership in renewables with an ambitious 200 per cent TRET. This places our communities at the heart of this once-in-a generation opportunity, including the challenge of adapting to change which is inevitable when such significant transformation is required.

Submissions to the Draft Framework were supportive of renewable energy generally (as an idea or aspiration), however specific renewable energy projects can face opposition. This indicates that people's support for and approval of specific renewable energy projects – and policies – is contingent on how they are developed, the level of investment and engagement, and how to deliver the project while ensuring benefits can be valued (over a life-time) by communities.

#### SUMMARY OF AUSTRALIAN ENERGY INFRASTRUCTURE COMMISSIONER'S INDUSTRY BEST PRACTICE RECOMMENDATIONS

- » Community engagement – start early and remain active in the local community; consider employing locally based community engagement staff.
- » Complaint handling – an effective complaints handling procedure should remain in place through development, construction and operational phases.
- » Ensure transparency and accessibility for communities, including regular project updates, up-to-date accessible website, and consider establishing local shopfront(s).
- » Use plain English in communications, such as for landholder correspondence, regular updates provided to affected communities, media releases and relations, and when explaining technical information to stakeholders.
- » Consult widely on your construction plan (landholders, local communication, council, state and federal MPs, stakeholder groups/associations, other local industries).
- » Recognise that a large-scale transmission project will lead to changes and divisions in communities - decide how best to proactively address these changes.

Essential to the realisation of an expanded renewable energy sector is genuine, two-way engagement with community underpinned by comprehensive guidelines and principles. That is why the Government is committed to the

application of best practice communication engagement – guided by the Australian Energy Infrastructure Commissioner’s (AEIC) Community Engagement recommendations<sup>2</sup>. This includes the development of a Tasmanian guideline to set clear standards and expectations around how renewable energy projects engage, consult and benefit local communities in Tasmania.

The AEIC is responsible for identifying and promoting best practices for industry in relation to the planning and operation of energy infrastructure including wind farms, solar farms, energy storage facilities and new major transmission projects and improving information access and transparency about projects.

Industry bodies, such as the Clean Energy Council (CEC), also have a key role in leading promotion of best practice for the industry and continue to promote effective community engagement. The Best Practice Charter for Renewable Energy Projects is a voluntary set of commitments for Clean Energy Council members designed to

### WHAT WE HEARD...

“

“TasCOSS commends Renewables Tasmania’s aim: “the heart of this Framework is communities and fostering partnerships to develop and deliver our plan for growth”. We look forward to seeing how this aspiration is put into action in authentic ways.””

**Tasmanian Council of Social Service Inc (TasCOSS)**

clearly communicate the standards that the signatories will uphold in the development of current and new clean energy.

ReCFIT has already appointed an experienced consultant in this field to progress engagement with communities in the development of a Guideline that reflects Tasmanian-centric values and consider the recommendations of the AEIC and CEC.

### WHAT WE HEARD...

“

“most of the opportunities for community energy projects are at a much smaller scale and we hope that the final version of the Renewable Energy Coordination Framework can spell out in more detail what mechanisms will be used to support community energy projects at all scales.”

**Tasmanian Renewable Energy Alliance**

## **ACTION 10: EDUCATION AND UNDERSTANDING OF RENEWABLE ENERGY ZONES**

A desire from the community to better understand the renewables vision was identified through consultation on the Draft Framework, and is a necessary action for Government. It is intended for the Future Energy Hub in Burnie to be further activated and partnering established with Local Councils (prioritised in likely future REZ areas) with the intent of providing a physical presence where the public can access more information and get updates as REZ are planned, consulted upon and delivered.

An example of how this can occur is through engaging communities in the outputs of the spatial mapping exercise (Action 4), and in understanding the opportunities for local economic stimulus (Action 8).

As these local presences are developed, the Government will explore further ways to engage with Tasmania's communities, workforce, and industry in terms that resonate with them and fosters positive social outcomes.

## **ACTION 11: ENHANCE OPPORTUNITIES FOR COMMUNITY BENEFIT SHARING**

A Community Partnership approach to implementation of the renewables vision can genuinely deliver community benefits from a full spectrum of channels including local training, jobs, and procurement; sponsorship grants and community benefit funds; community co-investment or co-ownership; education; awareness raising; and more.

The current benefit-sharing model of proponent driven Community Benefit Funds can be used to deliver a range of programs, including but not limited to community grants

programs. Such programs can also include in-kind contributions, staff volunteerism, neighbourhood benefit schemes, tourism programs, education initiatives, scholarships, innovative energy products, community co-investment and co-ownership. Importantly, best practice benefit sharing needs to involve active community participation in its design, governance, and delivery – and it must be aligned and integrated with a quality approach to community engagement for the project.

With the scale of the renewables vision, there may be an opportunity within REZ to leverage and add to the proponent programs to deliver on other community and social aims, for example adding to public housing stock. Options for maximising community benefit as the scale of renewables pipeline investment grows will be investigated and consulted upon as part of this Framework of actions.



---





Community partnerships also have the potential to take engagement practice from 'inform' and 'consult' modes to deeper and more participatory modes of 'collaboration' and 'empowerment'



Chantel Hodgson  
Image courtesy Granville Harbour Wind Farm



# Implementation Plan Actions

PILLARS	ACTIONS	TIMEFRAMES
 <b>INTEGRATED INFRASTRUCTURE</b>	1. Complete scenario planning to identify the renewable generation and network investment required to meet existing and future load and to achieve the TRET. This will include consideration of social, environmental and economic drivers.	Q2 2022
	2. Establish a Renewable Energy Zone Coordinator to progress the planning, design and ultimate development of future REZ to support the achievement of the Tasmanian Renewable Energy Target. The Coordinator will lead community engagement regarding REZ development and benefit sharing.	Q2 2022
	3. A Major Renewable Energy Projects Coordination and Case Management function will be established within ReCFIT to provide a single point of contact for generation and energy creating load (e.g. hydrogen) proponents. ReCFIT will also collaborate with responsible State agencies to ensure a more seamless experience for proponents.	Q2 2022
 <b>ENVIRONMENT</b>	4. Complete spatial mapping to identify optimal siting of renewable energy growth, taking into consideration natural and heritage values, overlapping land uses (e.g. renewables, mining, tourism), and community values to ensure future policy initiatives developed align with the Government's sustainability objectives and Tasmania's brand.	Q3 2022
	5. Review energy and land use, environmental and social legislation, policies and strategies to enable appropriate development in pursuit of renewable policy objectives.	Q4 2022
 <b>ECONOMIC</b>	6. Establish Tasmania's first Renewable Energy Zone.	Q4 2022
	7. Investigate market mechanisms that may be necessary to help deliver new renewables projects and which could be used as a means of incentivising the location and timing of the project pipeline.	Q3 2022
	8. Assist industry readiness through training and education, facilitating contractor networks and providing greater visibility of pipeline timing so that local businesses can take advantage of increased economic activity as renewable energy project work ramps up.	Q1 2023
 <b>COMMUNITY</b>	9. Implement standards for best practice community engagement and benefit-sharing in Tasmania consistent with the recommendations of the Australian Energy Infrastructure Commissioner.	Q2 2022
	10. Establish ways to increase communication, education, networks, and relationships with communities within each Renewable Energy Zone that encourages and supports renewable energy uptake.	Q3 2022
	11. Enhance opportunities for community partnerships to expand benefit sharing schemes or community co-investment projects.	Q4 2022

# How to get involved

Developing our Framework is a long-term commitment that will require ongoing consideration and collaborative effort.

Within our stakeholders, there is unique knowledge and valuable experience that needs to inform our strategic actions.

Therefore, to ensure our Framework creates meaningful and sustainable change, we seek your support.

To be involved with the ongoing implementation of our Framework, we invite you to register your interest on our website:

[www.ReCFIT.tas.gov.au/register](http://www.ReCFIT.tas.gov.au/register)



# Appendix A.

## What we heard (stakeholder consultation)

The Framework has been informed by a comprehensive consultation process that has significantly influenced the final published version. The feedback reinforces the need to balance community-focused engagement and environmental sustainability principles with strategic coordination and planning of integrated infrastructure to maximise economic benefits to Tasmania.

The consultation resulted in four themes being identified, which form the pillars of the Framework. The interrelationship between each theme is critical to getting the right outcomes – for our communities and how best to develop and deliver energy from renewable resource areas to where it is needed to maximise shared benefits to Tasmanians.

THEME	CONSULTATION SUMMARY AND SUB THEMES
 <b>Integrated infrastructure</b>	<p><b>Coordination &amp; Approach</b></p> <p>There is overwhelming support for coordination and planning, but consistent mentions to better articulate how the strategic approach to renewable energy growth will be flexible and adaptable to reflect unique regional circumstances and community impacts.</p> <hr/> <p><b>Planning and Policy</b></p> <p>Several submissions sought further clarity on how the Government's Renewable Energy Vision aligns (and will evolve with) National and State Policies and the regulatory environment.</p> <p>This sub-theme also encompasses the importance of other broader generation (e.g., solar, bioenergy, green hydrogen, wave technology) and sought information on how the Framework will respond and integrate such technology and complement emissions reduction and climate change policy drivers.</p>
 <b>Environment</b>	<p><b>Values of sustainability, heritage, cultural and climate change</b></p> <p>Several submissions voiced their concern regarding Tasmania's natural environment covering climate change topics, sustainability, protection of the States biodiversity and consideration of the State's cultural values.</p> <p>There was a strong theme that these values need to be maintained and a call for assurance that the Framework would not erode the current robust approvals processes.</p>
 <b>Economic</b>	<p><b>Jobs and growth</b></p> <p>Strong support for renewable energy as a key economic driver, however evidence of Tasmanian costs and benefits associated with the Renewables Vision need to be further quantified and communicated. Related topics included:</p> <ul style="list-style-type: none"><li>• Many respondents supported Government led mechanisms as an effective tool to deliver the TRET and local benefits.</li></ul>

## THEME

## CONSULTATION SUMMARY AND SUB THEMES



### Social

A central theme arising from the consultation was the importance of community and authentic, meaningful engagement as we embark on achieving our renewable energy future. This includes:

- Providing Tasmanian communities with accessible and inclusive forms of engagement
- Valuing community interests equally with the views and interests of other stakeholders (proponents /government)
- Support for coordinated Community Benefit Schemes and building broader community partnerships
- A need for spatial data and analysis to identify values and support decision making

### Tasmanian Value Proposition

We heard that the draft Framework did not clearly set out the value proposition of the Renewable Energy Vision to Tasmanians. Further, there is a need to communicate the key strategic drivers for the Framework, with most commentary related to:

- Tasmanian benefits from major renewable energy projects (cost-benefits analysis);
- Preserving environmental and cultural values;
- Job and growth opportunities evidence;
- Fair pricing (who pays); and
- Why do we need more when we are already 100% renewable?

Disclaimer: **“What we heard”** is a themed summary of feedback received through the consultation process on the Draft Renewable Energy Coordination Framework. For context of verbatim call- outs referenced in this published Framework please refer to the individual submission available at [www.ReCFIT.tas.gov.au](http://www.ReCFIT.tas.gov.au)

# Appendix B.

## Tasmania's Renewable Energy Profile

Our production capability that contributed to achieving 100 per cent self-sufficiency in renewable electricity generation in 2020<sup>1</sup>.



Hydro<sup>2</sup>

**2,287<sub>MW</sub>**  
Capacity

Around 85 per cent of electricity generation in Tasmania is provided by hydroelectricity.

**30**  
Hydro power stations

An average of 9,000 GWh<sup>3</sup> per annum of electricity is generated by hydroelectricity in Tasmania.



Wind<sup>4</sup>

**572.95<sub>MW</sub>**  
Capacity

An average of 1,720 GWh<sup>5</sup> per annum of electricity may be generated by wind in Tasmania.

**5**  
Wind farms

Wind capacity figure calculated on installed capacity of 5 wind farms at: Cattle Hill, Granville Harbour, Musselroe, Studland Bay, Bluff Point.

A snapshot of Tasmania's distribution network and solar up-take.



Solar

**157<sub>MW</sub>**  
Rooftop solar

Approximately 40,000 solar installations (17% of homes in Tasmania)<sup>6</sup>.



Interconnection

**500<sub>MW</sub>**<sup>7</sup>  
Basslink capacity

As a net exporter of energy, over the last year 1,130 GWh of electricity was imported and 1,416 GWh of electricity was exported via Basslink.<sup>8</sup>



Transmission

**3,500**  
Transmission lines  
and underground  
cables

The transmission network provides for the transfer of electricity throughout Tasmania.

# Notes

## AUSTRALIA'S RAPID TRANSITION TO RENEWABLE ENERGY (PAGE 2)

1. Australian Energy Market Operator's Draft 2022 Integrated System Plan

## TASMANIA: A RENEWABLE ENERGY POWERHOUSE (PAGE 3)

1. <https://www.marinuslink.com.au/2020/09/pm-announces-marinus-link-as-critical-project/>
2. Renewable Energy Jobs in Australia | Institute for Sustainable Futures
3. [marinuslink.com.au](https://www.marinuslink.com.au)
4. <https://www.cleanenergycouncil.org.au/advocacy-initiatives/workforce-development/clean-energy-at-work> Page 18

## INTRODUCTION (PAGES 5-7)

1. Tasmanian Renewable Energy Action Plan, Page 18
2. TasNetworks Annual Planning Report 2021, Page 36
3. Australian Energy Market Operator's Draft Integrated System Plan 2022

## IMPLEMENTATION STRATEGY (PAGES 11-22)

1. Figures sourced from: Ernst & Young, The Economic Contribution of Marinus Link and Supporting Transmission, November 2019.
2. Based on the Commissioner's 2020 Annual Report, Appendix A Observations & Recommendations, Section 3. Community Engagement (pp 34-38)

## APPENDIX B (PAGE 28)

1. [https://renewabletasmania.tas.gov.au/100\\_target\\_achievement](https://renewabletasmania.tas.gov.au/100_target_achievement)
2. Hydro Tasmania, Powering a stronger Tasmania – Annual Report 2020
3. [https://recfit.tas.gov.au/renewables/100\\_target\\_achievement](https://recfit.tas.gov.au/renewables/100_target_achievement)
4. AEMO Generation information spreadsheets for Tasmania dated 29/07/2020
5. [https://recfit.tas.gov.au/renewables/100\\_target\\_achievement](https://recfit.tas.gov.au/renewables/100_target_achievement)
6. Clean Energy Council, total solar installations (at 31 December 2020)  
<https://www.cleanenergycouncil.org.au/resources/technologies/solar-energy>
7. <http://www.basslink.com.au/basslink-interconnector/operations/>
8. [Opennem.org.au](https://www.opennem.org.au)
9. <https://www.tasnetworks.com.au/Poles-and-wires/Pricing/Our-prices>  
(click on Frequently asked questions, What drives the cost of running the electricity network?)



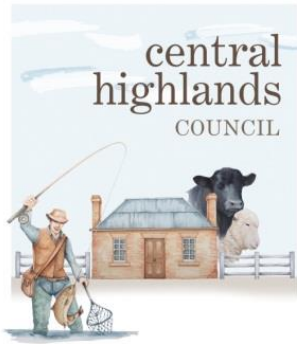












## **PROJECT PLAN**

# **CENTRAL HIGHLANDS TOWNSHIP STRUCTURE PLANNING PROJECT**

**BOTHWELL**

**HOUSE**

**HAMILTON**

**GRETNNA**

**MIENA / yingina – Great Lake**

**ELLENDAL / FENTONBURY**

Draft: 13 September 2022

Prepared by Damian Mackey

## 1. INTRODUCTION:

The Central Highlands Council will undertake a single coordinated project over two financial years to develop structure plans for the townships of Bothwell, Ouse and Hamilton, and potentially the Miena / yingina – Great Lake area, Gretna, and the Ellendale / Fentonbury area.

## 2. PROJECT DETAILS:

Project details are set out in the attached Project Brief / Tender Specification document, attached. (This is the document to be provided to potential consultants.)

## 3. INDICATIVE PROJECT TIMELINE:

September 2022	Project Plan & Project Brief developed to draft stage.
November 2022	Project Steering Committee appointed.
December 2022	Project Plan & Project Brief workshopped by Steering Committee.
January 2023	Project Plan & Project Brief finalised by the Steering Committee and endorsed by Council.  Request for Proposals advertised.  Project Brief distributed to potential consultants.
March 2023	Assessment of proposals by Steering Committee.  (If needed) Interview(s) with potential consultant(s) by Steering Committee.
April 2023	<u>Key decision point: Appointment of consultant.</u> Steering Committee recommends, and Council confirms.  Council confirms appointment of successful consultant.
May 2023	Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.  <b>Stage 1: Background Analysis / Planning Context / Initial Community Consultation:</b> residential demand analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints.  <b>Community Consultation Round One:</b> Project introduction and explanation. Call for initial input from the community.
July 2023	<b>Stage 1</b> completed.

Key decision point – **Determination of the townships to be subject to the full structure-planning process, the order in which they are done and the details of the process.** Steering Committee recommends and Council confirms.

**Note:** It is possible it may be agreed that the townships are grouped into two tranches, and/or subject to two levels of structure planning. The following timeline assumes all structure planning for all townships occur concurrently.

Aug – Sep 2023	<b>Stage 2: Community Consultation Round Two.</b> Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed ‘town vision’, growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.
Oct - Dec 2023	<b>Stage 3: Draft Structure Plans</b> prepared by consultants.
Jan 2024	<b>Stage 3</b> completed. Consideration by Steering Committee & full Council.  <u>Key decision point:</u> Draft Structure Plans recommended by Steering Committee and endorsed by Council as suitable for community consultation.
February 2024	<b>Stage 4: Community Consultation Round Three:</b> Each draft structure plan is subject to final community consultation within each township.
March 2024	<b>Stage 4</b> completed.
April 2024	<b>Stage 5</b> completed: Final Structure Plans prepared by consultants.
May 2024	<u>Key decision point:</u> Final Structure Plans recommended by Steering Committee and endorsed by Council.

#### **4. GOVERNANCE & COMMUNICATIONS:**

The Steering Committee will guide the project and provide a sounding board for the Consultant.

Key decision points will be referred to full Council with the Steering Committee’s recommendation.

The Project Manager will report to the Steering Committee.

The Consultant’s primary point of contact will be the Project Manager.

The Consultant will, at times, be required to discuss the development of the plans with the Steering Committee and possibly full Council at key decision points.

Communications with the media will be undertaken by the Mayor.

Day-to-day communications from the community or stakeholders will be filtered by the Project Manager.

Where appropriate, communications from the community or stakeholders will be directed to the Steering Committee and/or the Consultant, as determine at the Project Inception Meeting.

## **5. BUDGET**

The State Planning Office (SPO) within the Department of Premier and Cabinet has advised it has funds available to assist Councils with this kind of work.

The cost of the Central Highlands project was originally estimated at \$240,000, over two financial years.

The SPO has recently advised it can provide \$120,000. This is \$20,000 less the figure originally advised. The SPO has rationalised this reduction on the grounds that an element of the project – the residential demand analysis – is being undertaken at a regional level and is funded by the SPO.

## **6. PROJECT STEERING COMMITTEE**

Committee Members:

Chair: Councillor ...?

Deputy Chair: Councillor ....?

Member: Councillor ...?

Member: Councillor ...?

Member: Councillor ...?

All Councillors able to attend meetings.

Committee Advisors:

Council Officer: ?

Council Officer: ?

Council Officer: ?

Other advisors as considered necessary.

State Planning Office:

Officer invited to attend meetings, and otherwise kept informed.

Project Consultants:

To attend meetings when necessary.

Project Manager:

Damian Mackey

Directions from the Steering Committee will be implemented by the Project Manager.



**PROJECT BRIEF / TENDER SPECIFICATION**

**CENTRAL HIGHLANDS**

**TOWNSHIPS STRUCTURE PLANNING PROJECT**

**BOTHWELL**

**HOUSE**

**HAMILTON**

**GRETNNA**

**MIENA / yingina – Great Lake**

**ELLENDAL / FENTONBURY**

Draft: 13 September 2022

Prepared by Damian Mackey

(THIS DOCUMENT TO BE PROVIDED TO POTENTIAL CONSULTANTS DURING  
THE 'REQUEST FOR PROPOSALS' PROCESS)

## 1. INTRODUCTION:

The Central Highlands Council intends to undertake a single coordinated project to develop structure plans for the townships of Bothwell, Ouse and Hamilton, and potentially Miena, Gretna, and Ellendale/Fentonbury. The work will involve an initial collective analysis of all relevant background information which will inform a decision confirming which towns will be subject to the full structure-planning process.

The work will establish revised growth management strategies for the individual settlements within the context of the expected revision of relevant components of the Southern Tasmania Regional Land Use Strategy, (STRLUS). The initial residential demand analysis component will be obtained from a region-wide project currently being undertaken across the South under the auspices of local government in partnership with the State Planning Office.

The individual structure plans will take into account the characteristics, opportunities, constraints and unique issues of the particular townships, with full community and stakeholder consultation.

The plans will take the form of written documents that will include detailed maps and design plans with measures to be actioned and implemented to manage and direct growth as demand increases and as funding for various initiatives becomes available.

The recommendations are to constitute a coherent set of coordinated actions and strategies for Central Highlands Council and other stakeholders to pursue. All recommendations are to be realistic, implementable, and achievable and meet the needs of key stakeholders and the community.

Recommendations of particular interest to Council will include desirable planning scheme amendments, (with articulated supporting material), town improvement priorities and community goals, all within an over-arching vision.

The project will be managed by a Project Manager under general guidance and direction from a Project Steering Committee comprised of Elected Members and supported by Council Officers. Key decision points will be referred to full Council by the Steering Committee.

Consultants with relevant experience and skills are invited to submit costed proposals in accordance with this Project Brief to Central Highlands Council by ....(Insert date)



## 2. BACKGROUND:

### 2.1 Catalyst for the Project

Feedback received during the recent public notification of the Central Highlands Draft Local Provisions Schedule brought into focus a need to undertake strategic land use planning exercises for the townships of the municipality, with several of the representations raising potential rezoning issues.

In considering Bothwell and Ouse representations, Council noted the following:

*Council intends to pursue a structure plan for Bothwell once the LPS work is completed, potentially with financial support from the State Government. This should follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made.*

and

*A structure plan for the township of Ouse, with input from the local community should be developed. This should follow completion of the Local Provisions Schedule development process and is to set out the preferred future development of the town and any subsequent zoning changes that ought to be made.*

The public exhibition of the Draft Local Provisions Schedule included planning scheme zone maps. However, the zoning of the municipality's townships had been directed by the State to simply be a direct transition from the current planning scheme zones. In other words, no fundamental zone changes were able to be considered. Nevertheless, members of the community lodged representations requesting such changes.

In addition to the matters raised in the representations, Council has been aware of a number of other zoning issues in and around the towns for some time. It has been decades since whole-of-town future-looking strategic planning exercises have been undertaken for the towns in the municipality. Whilst no representations were received regarding zone changes in Hamilton, Miena, Ellendale and Gretna, Council believes that those towns would potentially also benefit from a strategic planning process, with various increasing growth and economic development pressures (including tourism).

It is now standard practice for the Tasmanian Planning Commission to require that proposed planning scheme amendments within towns are supported by wholistic strategic planning: 'structure plans'.

Finally, the State Government has flagged its intention to review and update the three Regional Land Use Strategies, which are now twelve years old. This is to be done through the State Planning Office and the three regional groupings of Councils. Structure planning for our towns is timely in that relevant outcomes will be able to feed into the review of the Southern Tasmania Regional Land Use Strategy.

## 2.2 Existing Documents

- *Southern Tasmania Regional Land Use Strategy 2010-2035*. This major statutory instrument is now significantly out-of-date, having been largely based on the 2006 census data and prepared prior to the housing boom and subsequent shortage of the land three years. Key aspects are about to be reviewed, including those components relevant to outlying township such as those in Central Highlands.
- *Joint Land Use Planning Initiative- Settlement and Open Space Strategy*, July 2010. This sub-regional strategic work spanned four municipal areas; Central Highlands, Southern Midlands, Derwent Valley and Brighton.
- *Central Highlands Strategic Plan*.
- *Central Highlands Interim Planning Scheme 2015*.
- *Central Highlands Draft Local Provisions Schedule* and the State Planning Provisions.
- The regional rural townships residential demand analysis. (To be undertaken collectively across the region under the auspices of the State Planning Office and local government).
- ...

## 3. OBJECTIVES

### 3.1 Project Objectives

- Growth of population through greater retention of existing population and encouragement of new residents.
- Support for local business and service providers through improved town amenity, greater visitor numbers, residential and business growth.
- Greater visitor numbers stopping in the towns and staying for longer.
- Maximise the use of space and linkages between key areas, including safe and efficient traffic management for major roads passing through the towns.
- Alignment of future growth with current State and regional strategies where necessary.
- Attraction of further investment and funding for infrastructure, including for water, sewer, power and roads.
- Identification and recommendations for the reinforcement of each town's unique points of difference.



It is anticipated that other relevant issues will be raised through the community and stakeholder consultation process.

### **3.2 Project Outputs**

- The final structure plans will set out an agreed vision for each town. Desirable zone changes will be highlighted and the strategic planning rationale underpinning these changes explained.
- The plans will encapsulate the collective vision of members of each township, with the process of developing the structure plans fully involving local communities, ensuring that the recommendations reflect agreed visions for each town and instilling a sense of shared community purpose and action.
- Recommendations will relate to community infrastructure and/or facilities that may be missing or inadequate and where there is a demonstrated need. Where such facilities are within Council's purview, these recommendations can inform Council's future works program and budgeting and/or support grant applications to State or Federal Government. Where such facilities are State-level responsibilities, then the structure plan can be used to form the basis of Council's lobbying efforts.
- Relevant recommendations will be presented in a way that enables them to directly feed into the review of the Southern Tasmania Regional Land Use Strategy.
- Relevant recommendations will provide guidance in regard to any community assistance funding flowing from possible new windfarms in the Central Highlands area.



## 4. TOWNSHIPS

### 4.1 Bothwell

#### 4.1.1 Issues include:

- Capacity of the town's water and sewer services.
- Potential reinstatement of Village Zone area along northern boundary of town (removed in the 2015 scheme) for which a live subdivision approval exists.
- 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 revitalise the town's historic centre.
- Strengthening the town's 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 black spots.

• ...

• ...

#### 4.1.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

Map to be workshopped with the Steering Committee.

#### 4.1.3 Community Groups and Organisations

- Australasian Golf Museum Committee
- Bothwell Country Women's Association
- Bothwell Fire Brigade
- Bothwell Football Club
- Bothwell Cricket Club
- Bothwell Historical Society
- Bothwell Volunteer Ambulance:
- Bothwell Licensed Anglers Club
- Bothwell & District Lions Club
- Bothwell Golf Club
- Bothwell Wellness Exercise Group
- Bothwell Exercise Classes (Highlands Healthy Connect & Freedom Health & Wellness)
- Girl's Shed
- Bothwell School
- Bothwell Gun Club
- Bothwell Anglican Women's Association

#### 4.2 Ouse

##### 4.2.1 Issues include:

- Capacity of the town's water and sewer services.
- Potential rezoning of former Education Department land next to school from Rural/Agriculture to Village.
- The apparent lack of vacant lots in the town and potential town expansion areas (i.e. potential extension of the Village Zone).
- Strengthening the town's visitor potential as the gateway to the 'Western Wilds' fishing and bushwalking areas.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas, including Department of Health and Human Services facilities.
- Pedestrian safety across the Lyell Highway.



#### 4.2.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

Map to be workshopped with the Steering Committee.

#### 4.2.3 Community Groups and Organisations

- HATCH
- Central Highlands Community Health Centre
- Ouse Online Access Centre
- Ouse Community Country Club (including golf & bowls facilities)
- Ouse School
- Anglican parish group

### 4.3 Hamilton

#### 4.3.1 Issues include:

- Capacity of the town's water and sewer services.
- Potential relocation of the town's sewerage treatment facility, which is currently too close to the town.
- Appropriate zoning of the existing small lots south and east of the town currently zoned Rural.
- Strengthening the town's visitor potential as a beautifully preserved Georgian sandstone village.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas, including the Hamilton Showgrounds 1 km west of the town.
- Pedestrian safety across the Lyell Highway.

• ...

• ...

#### 4.3.2 Map

Insert map showing:

- Outer extent of study area.
- Location of key issues.

Map to be workshopped with the Steering Committee.

#### 4.3.3 Community Groups and Organisations

- Men's Shed & Lady's Shed
- Hamilton District Agricultural Show Society
- Hamilton Volunteer Fire Brigade
- Derwent Catchment Project
- Anglican parish group

### 4.4 Gretna

#### 4.4.1 Issues include:

- Capacity of the town's water services.
- Potential expansion of the Rural Living Zone, taking advantage of exiting patterns of development and relative proximity to Greater Hobart.
- Future road layout plan
- Appropriate zoning of the existing small rural living use lots west of the town currently zoned Rural.
- Pedestrian safety across the Lyell Highway.
- Improving pedestrian/cycle linkages between the town's facilities and open space areas, including the war memorial.

• ...

• ...

#### **4.4.2 Map**

Insert map showing:

- Outer extent of study area.
- Location of key issues.

Map to be workshopped with the Steering Committee.

#### **4.4.3 Community Groups and Organisations**

- Gretna Red Cross
- Gretna Cricket Club
- Gretna Volunteer Fire Brigade

### **4.5 Miena / yingina – Great Lake area**

#### **4.5.1 Issues include:**

- The appropriate spatial allocation and zoning of the heart of the town, currently Local Business. Alternatives include Village Zone and/or the Community Purpose and Recreation Zones.
- Strengthening the town's visitor potential as the heart of the Highlands Lakes' world-class trout fishing region and highland bushwalking area.
- Examining the relationship with, and linkages to, the business hub to the north at the junction of Highland Lakes Road and Marlborough Road.
- Assessing the supply of Low Density Residential land (including permanent dwellings and fishing shacks) in the vicinity, and possible new or expanded areas, potentially examining all settlements at yingina – Great Lake.
- Improving pedestrian/cycle linkages between the town's facilities, attractions and open space areas.

#### **4.5.2 Map**

Insert map showing:

- Outer extent of study area.
- Location of key issues.

Map to be workshopped with the Steering Committee.



#### **4.5.3 Community Groups and Organisations**

- Great Lake Community Centre
- Great Lake Fire Brigade
- Miena Volunteer Ambulance
- Central Highlands Community Men’s Shed
- Central Highlands Shack-owners Association
- Steppes Hall Committee
- Friends of the Great Lake
- Great Lake Annual Christmas Party
- Friends of the Steppes

#### **4.6 Ellendale / Fentonbury / Westerway**

##### **4.6.1 Issues include:**

- The essentially rural living (hobby farming) nature of most of the area, not just the portion zoned Rural Living, and the desirability of changing zoning to reflect realities on the ground.
- The potential to expand rural living opportunities.
- Whole-of-settlement planning, including examining the relationship with, and linkages to, the village of Westerway in the Derwent Valley municipal area.
- Assessing the supply of Low Density Residential land in the vicinity.



##### **4.6.2 Map**

Insert map showing:

- Outer extent of study area.
- Location of key issues.

Map to be workshopped with the Steering Committee.

##### **4.6.3 Community Groups and Organisations**

- Ellendale Hall Committee
- Ellendale Community Library
- Ellendale Craft Group
- Westerway & Derwent Valley Bushwatch
- Westerway Hall
- Westerway Fire Brigade

## 5. INDICATIVE PROJECT TIMELINE

January 2023	Request for Proposals advertised.  Project Brief distributed to potential consultants.
March 2023	Assessment of proposals by Steering Committee.  (If needed) Interview(s) with potential consultant(s) by Steering Committee.
April 2023	<u>Key decision point:</u> <b>Appointment of consultant.</b> Steering Committee recommends, and Council confirms.  Council confirms appointment of successful consultant.
May 2023	Project inception meeting between Council and the consultant. Agreement reached on project details. Project work starts.  <b>Stage 1: Background Analysis / Planning Context / Initial Community Consultation:</b> residential demand analysis (from regional project), demographic trends, physical infrastructure capacities and constraints, social infrastructure facilities & services and gaps, employment trends and needs, assets & opportunities, threats and constraints.  <b>Community Consultation Round One:</b> Project introduction and explanation. Call for initial input from the community.
July 2023	<b>Stage 1</b> completed.  <u>Key decision point</u> – <b>Determination of the townships to be subject to the full structure-planning process, the order in which they are done and the details of the process.</b> Steering Committee recommends and Council confirms.  <b>Note:</b> It is possible it may be agreed that the townships are grouped into two tranches, and/or subject to two levels of structure planning. The following timeline assumes all structure planning for all townships occur concurrently.
Aug – Sep 2023	<b>Stage 2: Community Consultation Round Two.</b> Within each town: community workshop, submissions process for those not able to attend the workshop. Identification of an agreed ‘town vision’, growth priorities, growth areas, physical and social infrastructure needs, economic development opportunities, etc.

Oct - Dec 2023	<b>Stage 3: Draft Structure Plans</b> prepared by consultants.
Jan 2024	<b>Stage 3</b> completed. Consideration by Steering Committee & full Council.  <u>Key decision point:</u> Draft Structure Plans recommended by Steering Committee and endorsed by Council as suitable for community consultation.
February 2024	<b>Stage 4: Community Consultation Round Three:</b> Each draft structure plan is subject to final community consultation within each township.
March 2024	<b>Stage 4</b> completed.
April 2024	<b>Stage 5</b> completed: Final Structure Plans prepared by consultants.
May 2024	<u>Key decision point:</u> Final Structure Plans recommended by Steering Committee and endorsed by Council.

## **6. GOVERNANCE & COMMUNICATIONS:**

The Steering Committee will guide the project and provide a sounding board for the Consultant.

Key decision points will be referred to full Council with the Steering Committee's recommendation.

The Project Manager will report to the Steering Committee.

The Consultant's primary point of contact will be the Project Manager.

The Consultant will, at times, be required to discuss the development of the plans with the Steering Committee and possibly full Council at key decision points.

Communications with the media will be undertaken by the Mayor.

Day-to-day communications from the community or stakeholders will be filtered by the Project Manager.

Where appropriate, communications from the community or stakeholders will be directed to the Steering Committee and/or the Consultant, as determined at the Project Inception Meeting.

## **7. EVALUATION CRITERIA & BUDGET**

The successful Consultant will be selected on the basis of the following criterion:

- Ability to meet desired consultancy tasks and deliver desired project outcomes and outputs;
- Experience in public consultation including face-to-face meetings with the public including public meetings or group sessions;
- Suitability of the Consultant’s proposed public consultation and engagement program – including:
  - Modern day best practice;
  - Lessons learned from previous engagement processes;
  - Is open and includes meetings and face to face;
  - Is respectful of the values and uniqueness of a rural community;
- Suitability of the Consultant’s proposed project methodology. The Consultant is to provide methodology and a project plan that takes into account the stages of the project as outlined above for undertaking the services;
- Relevant skills, qualifications & experience, including of any sub-consultants proposed to be engaged by the Consultant;
- The Consultant’s understanding and experience in strategic land use planning, economic development, development of public open spaces and community engagement;
- The ability for the Consultant to travel and meet face-to-face and costs associated with travel;
- Any further initiative taken by the Consultant to identify alternative methodology or expansion of objectives and outputs;
- The Consultant’s ability to deliver project outputs on time in accordance with the above timeline requirements including of any sub-consultants proposed to be engaged by the Consultant;
- Value for money.

(Relative weighting of evaluation criteria to be determined by Project Steering Committee)

## **8. PROJECT BUDGET**

The proposed Project Budget (excluding GST) shall not exceed \$220,000

## **9. SUBMISSION OF PROPOSALS**

Proposals to undertake the project must be submitted by close of business on .....

Proposals are to be submitted to .....

## **10. CONTACT DETAILS**

Further information can be obtained from:

Damian Mackey  
Special Projects Officer  
Central Highlands Council  
Phone: 0499 782 584  
Email: [dmackey@southernmidlands.tas.gov.au](mailto:dmackey@southernmidlands.tas.gov.au)



2 November 2022

Ms Lyn Eyles  
The General Manager  
Central Highlands Council  
PO Box 20

**HAMILTON TAS 7140**

(Via email: [leyles@centralhighlands.tas.gov.au](mailto:leyles@centralhighlands.tas.gov.au))

([council@centralhighlands.tas.gov.au](mailto:council@centralhighlands.tas.gov.au))

**THRI2036**

Dear Ms Eyles

### **PERMANENT ENTRY OF A PLACE OR PLACES IN THE TASMANIAN HERITAGE REGISTER**

Further to our correspondence of 17 June 2022 the Tasmanian Heritage Council has finalised the new entry for the following place or places and resolved to permanently register it in the Tasmanian Heritage Register, under the provisions in section 21(1)(a) and 26(a) of the *Historic Cultural Heritage Act 1995* ("the Act"):

#### **THR 12036, Sherwood, 1290 Hollow Tree, Hollow Tree**

Enclosed is formal notification of the new permanent registration, as required under section 26(a) of the *Historic Cultural Heritage Act 1995*, along with the boundary plan and datasheet outlining the particulars of the place and its boundary in the Heritage Register.

If you have any questions or concerns, please contact Heritage Tasmania on 1300 850 332 (for the cost of a local call) or 6165 3700 or via email to: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au).

Yours sincerely

Ms Brett Torossi  
**Chair**  
**Tasmanian Heritage Council**

(Encl.)



2 November 2022

## NOTICE OF THE PERMANENT ENTRY OF AN ENTRY OR ENTRIES IN THE TASMANIAN HERITAGE REGISTER

To:

Ms Lyn Eyles  
The General Manager  
Central Highlands Council  
PO Box 20

**HAMILTON TAS 7140**

(Via email: [leyles@centralhighlands.tas.gov.au](mailto:leyles@centralhighlands.tas.gov.au))

([council@centralhighlands.tas.gov.au](mailto:council@centralhighlands.tas.gov.au))

**THRI2036**

In accordance with section 26 (a) of the *Historic Cultural Heritage Act 1995* (“the Act”), and having considered:

- the objections made under section 19 of the Act; and
- the submissions made under section 20 of the Act –

in relation to the Tasmanian Heritage Council’s intention to enter a place in the Heritage Register on a permanent basis, the Tasmanian Heritage Council gives notices that it will permanently enter the following entry or entries in the Tasmanian Heritage Register:

**Place(s):**

**THR I2036, Sherwood, 1290 Hollow Tree, Hollow Tree**

Any person who lodged an objection under section 19 of the Act or a submission under section 20 of the Act, may appeal this decision to the Resource Management and Planning Appeal Tribunal under section 27 of the Act. An appeal must be made in writing and lodged with the Tribunal (GPO Box 2036, Hobart 7001) within 30 days of the publication of this notice.

Ms Brett Torossi

**Chair**

**Tasmanian Heritage Council**

**2 November 2022**



# Tasmanian Heritage Register Datasheet



Tasmanian Heritage Council

134 Macquarie Street (GPO Box 618)  
Hobart Tasmania 7001  
Phone: 1300 850 332 (local call cost)  
Email: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au)  
Web: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

**Name:** Sherwood  
**Status:** Permanently Registered  
**Tier:** State

**THR ID Number:** 12036  
**Municipality:** Central Highlands  
Council  
**Boundary:** CPR11246

## Location Addresses

1290 HOLLOW TREE RD, HOLLOW TREE 7140 TAS

Title References  
147677/1

Property Id  
5010689



Buildings from south-east  
© DNRET



Main House [1] with Service Wing [2] at right  
© DNRET



'Bake house' room within Service Wing [2]  
© DNRET



'Meat-house' room's stone table  
© DNRET



Cart-shed [4] from south-east  
© DNRET



Barn door with carved lintel and possible gun slot  
© DNRET



Central area of lintel above Barn door  
© DNRET



Barn [5, left] and Stables [6, right] building  
© DNRET



Free-standing Cottage [7] from north  
© DNRET



House Retaining Wall [8], Main House [1]  
beyond  
© DNRET





Stone-fenced Stock Enclosure [15] from south  
© DNRET



Irrigation Channel [22] on the river flats  
© DNRET



Carrier Channel [19], looking north-west  
© DNRET



Tunnel [18], western portal  
© DNRET



c.1920: buildings from south-east  
(Weekly Courier, 11 November 1920, p.21)



c.mid-1960s: conjoined buildings from north  
(TAHO, NS3195/1/3783)

## Statement of Significance: (non-statutory summary)

Sherwood is an important place due to its association with conflict between Aboriginal people and Europeans during the colonisation of Van Diemen's Land. It demonstrates early land settlement practices and the development of pastoralism – and is a particularly fine example of a pastoral estate – on a considerable scale. The linear arrangement in which Sherwood's main house and farm buildings are conjoined is very uncommon in the Tasmanian context. Its irrigation system, remnants of formal gardens and subsurface material are extensive, and have high research potential to provide important information related to a substantial rural estate of the early colonial period. Sherwood's extensive irrigation system, including its tunnel and the stone-lined carrier channels, demonstrates a technical achievement beyond the ordinary in colonial Van Diemen's Land. Sherwood has a special association with Isaac Sherwin, a second-generation family owner and occupant of the property who also had a wide range of commercial interests.

### Why is it significant?:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

**a) The place is important to the course or pattern of Tasmania's history.**

Sherwood has a notable association with conflict between Europeans and the Big River nation, part of a broader pattern of violence between colonists and Aboriginal people during the early colonial period.

Sherwood's substantial irrigation system, which was completed early in the Tasmanian context, demonstrates the important role that irrigation played in the development of many colonial-era historic properties. Its main house, farm buildings, and remnants of formal landscaping and plantings also assist in demonstrating the wealth generated by the development of pastoralism and agriculture on the frontiers of colonial society, supported by a convict workforce, during the early and mid-19th century.

**b) The place possesses uncommon or rare aspects of Tasmania's history.**

The conjoined, linear arrangement of Sherwood's main house and farm buildings is very uncommon in the context of early farming properties in Tasmania. The configuration of the buildings at Sherwood may have been informed by model farmer designs in architectural pattern books, or may alternatively have been a defensive strategy, responding to the occupants' perceptions of the lawlessness of the period and their isolated and precarious situation. The adjacent stone-walled stock enclosure is also rare in the Tasmanian State-wide context.

**c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

Sherwood has the potential to yield information which would contribute to an understanding of the development of an important Central Highlands agricultural property during the 19th and early 20th centuries. Sherwood is likely to have surface and subsurface remains and deposits associated with various features and activities – including its main house and conjoined farm buildings, separate cottage, other outbuildings, remnant formal garden, stock enclosure, stone walls, irrigation works, and other farm infrastructure – that have the potential to yield information about the form, functions and spatial layout of the place along with aspects of 19th-century Tasmanian rural culture including class and gender differences, economic fluctuations, and changing rural practices and technologies.

The linear arrangement of Sherwood's main house and adjoining farm buildings at Sherwood may potentially inform research questions regarding the use of architectural pattern books and of design for defensive purposes in the context of early colonial-period rural estates in Tasmania.

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

Sherwood's layout and elements, including its extant main house, conjoined farm buildings, separate cottage, and irrigation and landscape features constitute a fine example of a rural property associated with the early development of Tasmania's pastoral and agricultural industries. The extensive irrigation system at Sherwood is particularly intact. In combination, all of these elements demonstrate the evolution of agricultural practices in Tasmania from the 1820s through to the early decades of the 20th century.

**e) The place is important in demonstrating a high degree of creative or technical achievement.**

Sherwood's extensive irrigation system demonstrates a technical achievement beyond the ordinary in colonial Van Diemen's Land. In a State-wide comparison of similar places, the scale of effort and investment represented by the system including its tunnel and the stone-lined carrier channels are unusual in the context of other early colonial-period schemes implemented for pasture improvement by the harvesting and distribution of river water.

**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

No Data Recorded

**g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

Sherwood is significant for its association with Isaac Sherwin, the third son of the property's first grantee John Sherwin. Isaac Sherwin is notable for his diverse commercial and philanthropic interests, and he played a leading role in a number of important institutions and community organisations, particularly in Launceston. Key features and structures at Sherwood such as the main house and the irrigation system were constructed during the years of Isaac Sherwin's ownership of this place.

**h) The place is important in exhibiting particular aesthetic characteristics.**

No Data Recorded

**Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.**

**Please refer to the Heritage Council's Works Guidelines [REDACTED] information about the level of approval required and appropriate outcomes.**

**Heritage Advisors are also available to answer questions and provide guidance on [REDACTED] 1300850332**

**This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.**

**Setting:**

Sherwood is an isolated rural property in Tasmania's central highlands, located approximately midway between the towns of Hamilton and Bothwell. Sherwood's main house, farm buildings and remnants of a formal garden are sited in a deep valley of the River Clyde. The house and other buildings, on the edge of a steep fall to the river flats, dominate the river landscape. The setting of the complex is characterised by its isolation and the backdrop of wooded hills.

**Description:**

Sherwood is a complex of buildings, garden remnants, landscape and irrigation-system elements and archaeological features. The complex includes a row of conjoined buildings – comprising the main house, with adjoining farm buildings to the north-east of that house – and a separate two-storey cottage approximately 30 metres to the south-east of the main house. Remnants of the complex's gardens and landscaping are situated to the immediate north-west of the main house, with features of its former irrigation system located further to the north, beside the River Clyde and across its river flats.

**1. Main House:** a Georgian-style sandstone ashlar building of two storeys with a basement. Its hipped roof is clad with short sheets of corrugated iron and has three sandstone ashlar chimneys, each with a projecting course of fine mouldings near its top. The house's principal and symmetrical north-west elevation faces the river flats and remnants of the formal garden, and contains a central timber-framed main entrance doorway with side lights and an arched fanlight. The main entrance doorway opens into a large central hall.

Stairs to both the upper storey and the basement are at the central hall's south-eastern side. In the upper storey, a

central hall of 'elongated hexagonal' plan shape (Fysh 1965, p. 11) provides access to five bedrooms, two of which have small dressing rooms. The basement comprises four substantial rooms, with stone flagged floors and walls of stone rubble built to courses.

Intact internal features include moulded timber stair balustrades and handrails; cedar architraves, shutters and sills; moulded cornices; lath and plaster ceilings; six-panelled doors; and fireplace surrounds.

## **CONJOINED FARM BUILDINGS:**

Sherwood is unusual in Tasmania in having its farm buildings conjoined with the main house, even though 'the cart-shed, barn and stable are slightly set back from the line of the house-front, have discontinuous roofs, and differ in height' (Ratcliff 2015, p. 1444). Eric Ratcliff (2015, p. 1444) suggests that the arrangement of buildings at Sherwood may be a result of the Sherwin family's experiences of attacks by Aborigines in 1829 and 1830 at this remote place. It is also possible that the placement of Sherwood's buildings was guided by conventions and traditions that were familiar to its owners and builders (see Brunskill 2000, pp. 28, 152) or alternatively was influenced by architectural pattern books. Widely used throughout the English speaking world during the 18th and 19th centuries, books of this type allowed architects, builders and clients to share and popularise design ideas. Publications such as John Claudius Loudon's *Encyclopaedia of Cottage, Farm, and Villa Architecture and Furniture*, which contained a range of 'modern farmery' designs, were targeted to aspirational property owners and skilled tradesmen (RIBA website 2017) and widely used in the Australian colonies. On the other hand, it may simply be the case that Sherwood's main house and farm buildings were sited in a built response to other functional needs.

This assessment draws upon written descriptions of Sherwood's buildings by Eric Ratcliff (2015, pp. 608, 1444 and 1467), and also by Ann Fysh (1965, pp. 3-12, and 36-38) in an account of her family's visits to Sherwood in 1963.

The row of connected farm buildings extends north-eastwards from the main house. From the main house's eastern corner, to the north-east are the:

**2. Service Wing:** a two-storey wing with walls of sandstone ashlar and roof clad with short sheets of corrugated iron. The south-west-facing plane of the hipped roof-form continues downwards to form a timber-framed high verandah above the doors to the wing's lower-storey. The wing contains two rooms in its lower storey – which were identified by Ann Fysh (1965, pp. 7-8) respectively as a 'bake house' or 'bakery', and a 'meat-house' – and what appears to be two more rooms in its upper storey.

The bake house room contains a large fireplace and a separate cast-iron wall oven. Adjacent is the separate smaller room which Ann Fysh described as a meat-house. Most of this room's area is taken up by a 2.4 by 1.2 metre stone table. Standing about 900mm high, the top of this table is of approximately 100 mm-thick sandstone slabs, which are in turn supported by six sandstone legs of simple square profile.

The north-east wall of the upper storey, which faces into the adjoining Cart-shed, contains two doors. A 2018 site-inspection team was not able to access the space(s) inside these doors, but it is reasonable to assume that this upper storey contains two rooms with sizes identical to those in the storey below.

Timber shingles on the Service Wing's north-east-facing roof surface are visible from within the cart-shed, under the higher corrugated iron-clad volume of the Cart shed's adjoining roof. A sandstone ashlar chimney on the north-east wall, which serves the bake house's fireplace and bread oven, has a projecting course of fine mouldings near its top of similar size and detail to those on the Main House's chimneys.

**3. South-east Outdoor Area:** beneath the Service Wing's roof, stone flag paving links the doors of the bake house and meat-house rooms with the main house's kitchen door. Outside the meat-house room's door is a brick-lined underground cistern, accessible via a square-shaped lid of timber boards within a rebated recess in the flagstones. An adjacent flat grassed area of approximately 12 by 8 metres in plan abuts both the paving's south-west edge and the Main House's south-east elevation. The south-east edge of the grassed area and the paving is defined by a stone retaining wall, and at the area's eastern corner this wall flanks the outside edge of a stair flight alongside the meat-house room. A second and shorter stair flight, on axis with the central door in the Main House's south-east elevation, pierces the stone retaining wall at approximately its mid-point.

**4. Cart-shed:** formed by the partial enclosure of the space between the Barn and Stables building to its north-east and the Service Wing to its south-west. The Cart-shed is open along its south-eastern side, with the eaves of its gable roof of corrugated iron cladding and timber-framing supported by widely-spaced square timber posts along this edge. The north-western side of the cart-shed is enclosed by a wall of sandstone ashlar and has no openings. The roof framing incorporates substantial tree trunks stripped of bark.

At the north-eastern end of the row, the **Barn and Stables building** contains a mixture of construction materials and detailing. A loft storey extends across both the Barn and the Stables portions of this building, occupying space beneath all of its hipped roof, which is clad with short sheets of corrugated iron.

**5. Barn:** the building's south-western portion. The south-west (i.e. within and facing into the Cart-shed) and south-east elevations of the Barn are of sandstone ashlar, while the north-west elevation – and the internal wall at the north-east, which separates the Barn from this building's continuation as the Stables – are of sandstone rubble built to courses. The Barn's ground-floor storey is a single room with a floor of large rectangular-format stone flags. The interior faces of the rubble stone walls are painted white.

At the southern end of the Barn portion's south-west external wall (i.e. beneath the Cart-shed roof) is a doorway with an approximately 300 mm-high lintel stone. At this lintel's midpoint, from top to bottom respectively, are carved: a heart symbol; the numerals '18 35', the initials 'I S', and finally a simple curlicue, reminiscent of a horizontally-placed curly bracket symbol. The left and right ends of this face of the lintel are also each decorated with a carved set of concentric circles. At eye-level within the stone wall beside the doorway's latch-side jamb is an approximately 50mm-wide and 300mm-high opening which may have been intended to serve as a gun-slot.

**6. Stables:** the building's north-eastern portion. Its south-east and north-east elevations are a mixture of uncoursed random rubble and rubble built to courses, in which the stone is of a darker red-grey colour than that in the Main House and other conjoined buildings. The Stables' south-east and north-west elevations contain at least three different mortar colours and jointing styles, as well as a small area built of red bricks, suggesting a series of construction phases.

Approximately 30 metres to the south-east of the Main House is a free-standing two-storey **cottage**.

**7. Cottage:** external walls are of sandstone rubble, with rough-dressed sandstone quoins, lintels and plinth base. Remnants of lime-washed render are visible on the rubble walls' exterior surfaces. The broad, stone-rubble base of a corbel-topped red-brick chimney abuts the north-east elevation. The hipped roof is clad with short sheets of corrugated iron. The lower and upper storeys each contain two rooms. In the upper storey, ceilings of white-painted timber boards line the undersides of the hipped roof's rafters, and the sloping ceiling surfaces extend into the deep window reveals.

## **FORMER GARDEN AREAS, PLANTINGS AND ASSOCIATED LANDSCAPE FEATURES:**

The remnants of an extensive formal garden to the immediate north-west of the main house are divided into upper and lower areas by the:

**8. House Retaining Wall.** An approximately 85 metre long, 2 metre high wall of uncoursed cut sandstone blocks. The main portion of this wall is set out in an approximately semi-circular plan shape. At its closest point, the wall approaches to within about 12 metres of the north-west elevation of the Main House.

Within the remnant formal garden are the:

**9. Upper Garden.** A small area in which the main feature is a pair of mature holly trees, one on either side of a cobbled path between the Main House's north-west entrance and a seventeen-riser stair that pierces the House Retaining Wall to link the Upper and Lower Garden areas. Each tread of this stair is a single slab of sandstone; and

**10. Lower Garden.** An area approximately 150 by 60 metres in plan and containing numerous trees, mostly suckered elms, along with Lombardy poplars and other species. A large Douglas fir is situated approximately 10 metres north-west of the foot of the seventeen-riser stair flight. The Lower Garden's edges are defined by the House Retaining Wall [8] at the south-east, together with the:

**11. Garden Wall** of random cut drystone – partly standing, and interspersed for portions of its length with remnants of a hawthorn hedgerow – along the garden's north-east and north-west sides; and

**12. Riverside Retaining Wall** of random coursed rubble and cut blocks. Of up to 1 metre in height, this wall separates the Lower Garden's south-west edge from the bank of the River Clyde.

In each of the two corners of the Lower Garden farthest from the Main House are remnants of small buildings. Available evidence indicates that these were formerly 'gardener's cottages' which historian Phyl Frazer Simons (1987, p. 98) noted had previously existed within this wall-enclosed garden area. These remnants are, respectively, the:

**13. Former Structure** at the garden's western corner, closest to the river. Of approximately 8 by 7 metres, this contains stone rubble partially-buried by alluvial deposits and concealed by vegetation. This feature also flanks an opening in the Riverside Retaining Wall [12] which may have formerly contained a gate; and

**14. Small post-War Hut** at the garden's northern corner. The available evidence indicates that during the post-War years of the 20th century, this hut's timber-boarded walls and corrugated steel-clad roof were added to an earlier cottage's remnant stone-rubble walls. These modifications to the former cottage are associated with Sherwood's ongoing historical development, but do not strongly contribute to the State-level significance of this place.

#### **OTHER STONE WALLS:**

The extensive remnants of other farm walls and features constructed from stone include the:

**15. Stone-fenced Stock Enclosure**, about 75 metres to the east of the barn [5] and stables [6] building. Approximately 44 by 24 metres in plan, this feature's partially-collapsed walls are of random uncoursed and dry-laid cut blocks;

**16. Northern Rubble Wall**, approximately 500 metres in length. It is aligned parallel to the farm road that extends across the hill face to the immediate north of the main house and conjoined farm buildings; and

**17. Drystone Wall**, extending for approximately 50 metres up the hill in a north-easterly direction from the junction of the House Retaining Wall [8] and the Garden Wall [11].

#### **FEATURES ASSOCIATED WITH IRRIGATION:**

Aerial photography indicates that irrigation and drainage channels also remain in place across two separate areas of river-flats within large loops of the Clyde, approximately 1.75 km to the north-west and north-east respectively of the main house. Prominent features closer to the Main House and farm buildings than these river-flat areas include the:

**18. Tunnel.** Approximately 1.5 metres high, 1.2 metres wide and some 110 metres long, this feature is driven through the high natural stone outcrop known locally as Tunnel Neck. The tunnel was created to convey water from a large dressed-stone dam across the River Clyde, to the starting-point of the Sherwood irrigation system's Carrier Channel [19]. The remnants of the large dam are situated outside the boundary of the proposed registered area and do not form part of this entry in the Heritage Register. Measured in a straight line, the dam remnants and the Tunnel's eastern portal are approximately 1.3 km due north of Sherwood's main house, although when measured along the winding course of the river the location is about 5.4 km away from the main house. The Tunnel's western portal is situated approximately 10 metres higher than the adjacent river. Early 20th-century dates and the names of visitors are carved into the face of the natural stone wall beside the western portal;

**19. Carrier Channel.** Approximately 1.1 km-long and running parallel with the eastern side of the River Clyde to the south-east of the Tunnel [18]. For much of its length, this channel's walls are lined with sandstone slabs or handmade bricks. (To the northern side of the Tunnel's western portal are the remnant sandstone block walls of a separate channel, which appears to have taken water in a north-westerly direction to irrigate separate river-flat areas within large loops of the river.) Near the Carrier Channel's intersection with the unsealed Sherwood Road, it branches into the separate Western and Eastern Irrigation Channels which both then proceed across the river-flat area to the immediate north-west of the Main House;

**20. Small Dam remnants.** At the approximate 120° southeast-to-west bend in the River Clyde, alongside a point on the Carrier Channel [19] approximately 600 metres south-east of the tunnel portal. On the east bank of the river, the base-course of a sandstone block wall and an adjacent rubble pile appear to be remnants of another dam across the river, which may have been constructed to divert more water into the Carrier Channel at this point;

**21. Western Irrigation Channel.** Approximately 1.5 metres wide and 0.5 metres deep, with spoil excavated from the central bed deposited to form banks on each side. After diverging from the Carrier Channel [19], this approximately 800 metre-long irrigation channel curves around to the south-west then trends to the south-east towards the Main House, across the adjacent river-flat area;

**22. Eastern Irrigation Channel.** Of similar width, depth and configuration to the Western Irrigation Channel. After diverging from the Carrier Channel [19], this approximately 700 metre-long irrigation channel trends in a south-southeasterly direction across the river-flat area towards the Main House; and

**23. Sheep dip trough.** Approximately 6 metres long x 1.5 metres wide, and built of clay brick walls faced with cement-render. Located to the north-east of the point where the Western and Eastern Irrigation Channels diverge from



## ARCHAEOLOGICAL FEATURES:

Sherwood has the potential to yield information which would contribute to an understanding of the functioning and evolution of colonial-era agricultural properties. This potential may be associated with buildings (their structure, materials, and construction methods); structures (e.g. the stock enclosure, fencing/walling, sheep dip trough, water distribution infrastructure etc.); gardens and other activity areas; the ceiling, wall and floor cavities of extant buildings; cesspits, privies and refuse piles; and subsurface remains and deposits associated with historically-documented but no longer extant structures at Sherwood such as its wool shed, stone granaries, stores and outhouses. These buildings, structures and features could also inform research questions about inherited traditions which may have underpinned the design and construction techniques used at Sherwood.

There are identified archaeological features around the main house and conjoined farm buildings, and deposits are also likely to exist in all standing buildings, in the immediate vicinity of all standing buildings, and within the footprints of former buildings. Archaeological evidence of formal plantings and gardens is also likely to be present within the Lower Garden area.

The archaeological potential of Sherwood includes but is not limited to the following features (identified in mid 2018):

**24. Footings.** Abutting the north-western side of the barn and stables building are rectilinear blocks of sandstone along the perimeter of an area approximately 14 by 5 metres in plan. These may have supported an additional structure;

**25. Southern Retaining Wall Remnant.** Extends south-eastwards for a distance of approximately 50 metres along the hill slope above the River Clyde, commencing at a point about 40 metres to the south of the Cottage [7]. This feature borders a level area below the current farm track, with a line of cut sandstone blocks occasionally apparent along the area's edge.

**26. Two-room Building Remnant.** A distinct mound with sandstone rubble and cut-sandstone wall footings around and within an area that is approximately 25 by 12 metres in plan;

**27. Mounded Archaeological Feature.** At least 5 by 5 metres in plan, with several blocks of cut sandstone visible on the surface of the ground.

**28. Mounded Archaeological Feature.** Approximately 10 by 8 metres in plan, with several cut sandstone blocks visible on the surface of the ground.

**29. Footings.** Approximately 10 by 5 metres in plan. Composed of substantial blocks of cut sandstone which are larger and more elaborate than those in surrounding features. The north-west-facing side of this feature incorporates what may have been a doorstep.

**30. Former Well.** Of cut sandstone, circular and approximately 1.2 metres in diameter.

**31. Wall Remnant.** Extends in a south-westerly direction from the western corner of the Cottage [7]. Cut sandstone blocks and a linear change in the ground cover may indicate a sub-surface feature.

## History:

In 1803, the Hollow Tree locality was part of a contiguous region occupied by Tasmanian Aboriginal people of what in the present day is known as the 'Big River nation'. In the early colonial period, Big River was the name given by settlers to the River Ouse (Ryan 2012, pp. 13-16, 25-27). Prior to European occupation, the region had been managed by Tasmanian Aborigines using traditional land and fire-management practices. Early European colonists viewed these landscapes as well-suited to stock raising and cropping.

### John Sherwin, and Sherwood during the Black War

The European history of Sherwood began as an 800-acre grant issued in 1823 to John Sherwin (1780?–1853). Previously a merchant based in the English county of Staffordshire, Sherwin had arrived in Hobart Town in January 1823 with his wife, daughter and three sons. The Sherwood grant came with the services of eight convicts. Sherwin received an adjoining 700 acres as an additional grant in 1828. At that time, he was living on the property in a log house valued at £40. Through land grants and purchases, Sherwood eventually encompassed a 2,000 acre area of land (TAHO, LSD405/2/163; TAHO, Wayn Index, John Sherwin; Robertson 1970, p. 304).

As was the case at other rural properties in the central highlands, Sherwood was a place of conflict between Europeans and Aboriginal people. Permanent settlement by Europeans had disrupted the traditional balance of Aboriginal life, with conflict over access to food resources and seasonal movement reaching new heights in the 1820s (Boyce 2014, pp. 186-196). Following the declaration of martial law by Lieutenant Governor Arthur in November 1828, so-called 'roving parties' were sent out to capture and remove the Aboriginal people remaining in the Settled Districts. Lured by the offers of cash rewards, private settlers also established their own roving parties (Clements 2014, pp. 72-79; Reynolds 2012, pp. 54, 60; Ryan 2012, pp. 107-108).

During the subsequent period, Sherwood was the target of attacks by Aborigines on five separate occasions. In August 1829 a barn and its contents were destroyed by fire, and in November that year one of Sherwin's convict servants and two sheep were speared and 'a large quantity of bedding' stolen. On 15 February 1830 Aboriginal attackers set fire to a hut, and six days later on 21 February started fires which destroyed the Sherwin family's house, together with other labourers' huts and fences. Later that year, on 29 May 1830, a shepherd was attacked with stones and spears but escaped with his life (Brodie 2017, pp. 150-151; Clements 2014, p. 60; Fysh 1965, p. 14; Ratcliff 2015, p. 1445; Ryan 2012, pp. 119-120).

Two days after the 21 February 1830 attack, John Sherwin gave evidence to the government's Aborigines Committee in Hobart, pressing for Aboriginal people to be removed from the central highlands area. From July 1830 onwards, Sherwin's son John Sargent Sherwin headed up one of a number of roving parties in pursuit of these Aboriginal people (Brodie 2017, pp. 151, 157, 164, 202-204; Ryan 2012, pp. 122-123).

Following the removal of groups of Aborigines to the eastern Bass Strait Islands – and particularly Flinders Island from late 1831 onwards – in a process facilitated by the efforts of George Augustus Robinson (1791–1866), conflict in the central highlands ceased by 1832 (ADB 1967; Brodie 2017 pp. 373-374; Reynolds 2012, pp. 72-74; Ryan 2012, pp. 185, 195-196). In 1837 John Sherwin senior made an unsuccessful application for a further grant of land, which he sought as partial compensation for the losses he had sustained during the conflicts with Aboriginal people in the years prior (TAHO, Wayn Index, John Sherwin).

#### **Mid-1830s to mid-1840s: rebuilding Sherwood, and a visit by bushrangers**

The barn is likely to be the oldest remaining building at Sherwood, and the lintel over the door leading from the cart-shed to the barn is inscribed with the numerals '18 35'. The two-storey sandstone main house was under construction when the 1842 census was conducted, with George Green Sherwin (another of John Sherwin senior's sons) reported as its principal occupant at that time. This census recorded that twenty people normally resided at Sherwood, with the available evidence indicating fifteen of these were convicts (Robertson 1970, p. 306; Sharland 1969, p. 59; TAHO, CEN1/1/2).

In 1843, Sherwood was raided by the notorious bushranger Martin Cash, who was accompanied by two fellow escapees from the Port Arthur penal settlement. Cash later recalled how some of Sherwood's convict servants had alerted him to the locations of tobacco and wine. The bushrangers seized these and shared them out among the servants, before robbing George Sherwin and his three guests of guns, money and 'other property' (Fysh 1965, pp. 15-17; Robertson 1970, p. 306).

#### **Mid-1840s to 1869: Isaac Sherwin at Sherwood and in Launceston**

The main house, built to replace the one destroyed in 1830, had been completed at Sherwood by the time of the next census in 1848. The property was then recorded as owned by Isaac Sherwin (1804–1869), John Sherwin senior's third son. Isaac had become a very successful merchant in Launceston during the 1830s. In 1832 he married Catherine Taylor of Sydney, and they went on to have three daughters and four sons, the youngest two of whom were born at Sherwood (TAHO, CEN1/1/74; Fysh 1965, pp. 31; Fysh 1967). Isaac Sherwin suffered heavy financial losses in the depression of the 1840s, and in 1845 he left Launceston to live at Sherwood for the next nine or so years, where he reputedly oversaw the construction of an extensive irrigation system to water the river flats to the north-west of the property's main house (Fysh 1965, pp. 32-33; Fysh 1967).

Isaac Sherwin had many other interests in addition to agriculture and mercantile business. He took on key roles in the Commercial Bank of Tasmania, the Launceston Bank for Savings, and the Hobart Savings Bank. Sherwin bought land on 'Colonial Hill' in Launceston, where he commissioned and lived in the large house Alice Place (THR 3721). He also had a wide range of community interests, reputedly donating a corner portion of his land in Launceston to the Wesleyan church for the construction of a chapel (see Fysh 1965, p. 31; and Ratcliff 2015, p. 2280) which the available evidence indicates was on the site of the present-day Uniting Church Hall (THR 4458) and adjacent Trinity Uniting Church (THR 3820). Sherwin was also one of the founders of the Launceston Benevolent Society in 1834, a trustee of the Cornwall and later Launceston General Hospital, secretary of the Launceston Horticultural Society from

1857 to 1864, and president of the Tasmanian Teetotal Society (Fysh 1965, pp. 29-31 and 33-34; Fysh 1967). In 1860 he was elected to Tasmania's House of Assembly where for six years he was the representative for Selby, and subsequently served in the Legislative Council as a member for the Tamar district from 1866 until his death in 1869 (Bennett & Bennett 2016, p. 199).

### **19th-century irrigation in the Southern Highlands and at Sherwood**

Interest in broad-acre irrigation in Van Diemen's Land had begun to gather momentum in the 1830s, particularly along the River Clyde where low rainfall and the drying up of the river during summer months led to a range of proposals for water conservation works and the artificial watering of crops. Considerable time and effort were required to construct and maintain irrigation systems at this time. However, many fell into disrepair and disuse when assigned convict servant labour was no longer available following the introduction of the convict Probation System in 1839 (Mason-Cox 1994, p.2).

At Sherwood, the irrigation system implemented by the Sherwins incorporated an approximately 110-metre-long tunnel cut through a sandstone hill – purportedly by two labourers, a father and son, who started at opposite ends with pick and shovel and met in the middle. Water from the River Clyde was diverted into this tunnel via a sluice gate from 'a well-constructed and substantial dam' of dressed stone. Once through the tunnel, the water flowed in open carrier channels to an irrigation network across more than 50 acres (20 hectares) of the property's river flats. However, Alessandro Martelli's report following his 1861 tour of investigation for the government's select committee on irrigation noted that the area of Sherwood irrigated by this scheme was 'utterly disproportionate to the quantity of water expended' because a great part of that water was absorbed into the earth before reaching its intended destinations (Fysh 1965, pp. 36-38; Mason-Cox 1994, p. 13).

Sherwood's irrigation system became a selling point for its stock, with advertisements noting the quality of sheep and cattle raised on the 'famous irrigated grasses' (*Mercury* 26 July 1867, p. 2; and 7 Feb 1872, p. 4).

### **1870s to the early 1920s**

Isaac Sherwin died on 27 June 1869, and about three years later his oldest son John Phillip Sherwin sought a tenant for Sherwood (*Mercury* 8 Nov 1872, pp. 1, 4). At this time the property was running 3,000 sheep and 300 head of cattle. Its 2,106 acres were subdivided into 30 paddocks, with 300 acres irrigated 'in the most complete manner' for fattening stock, and an additional 300 acres which 'can be cultivated, in addition to the irrigated land'. The *Mercury* advertisements also noted that Sherwood's improvements included a

Large stone house of 12 rooms, with detached kitchen, dairy, stores, cellars, and outhouses, all of stone, two large stone granaries, and large barn capable of storing a great quantity of grain, with stables, sheds, &c. A new wool-shed was erected last year, and is fitted with a screw press, in complete order. A brick cottage of 7 rooms is situate near the wool shed. A very complete stone sheep wash and dip were recently built. The orchard, comprising 5 acres, is well stocked with fruit trees.

Sherwood was leased to a number of tenants over the following 22 years, with John Philip Sherwin eventually in 1895 placing it on the market. Edward Nicholas of nearby Meadsfield purchased the estate (*Mercury* 10 July 1895, p. 2), and both Sherwood and Meadsfield were subsequently acquired by Harold MacCarthy, who owned the place until offering it for sale in 1920. At this time, Sherwood retained an area of 2,000 acres. Its approximately 400 acres of irrigated paddocks were still a strong selling point, with another 300 acres 'under cultivation' and the remainder of the property 'first-class lambing country' (*Mercury* 27 Oct 1920, p. 8). MacCarthy's sale of Sherwood led to its acquisition by the local Hallett family, members of which had been living in the Hollow Tree area since the 1880s (LTO Deeds Index, Harold MacCarthy; *Magenta and Black* 2015, p. 20).

### **Sherwood from the mid 20th century onwards**

In mid-20th century aerial photographs which show the river flats it is possible to discern Sherwood's irrigation network, some of which remains in the present day. Sherwood was last permanently occupied during the 1950s (see Sharland 1969, p.57), although in later years rabbit-trappers and farm-hands would occasionally stay there. Beginning in 1973, members of a Scout Group from Sandy Bay undertook some renovation work at Sherwood, making weekend visits there about thirty times per year. The activities of these Scouts continued into the 1980s and included work to the interiors of the main house, where they rebuilt joinery within the kitchen and other service rooms. New exterior drainage was also installed at this time (Frazer Simons 1987, p. 98; *Saturday Evening Mercury* 12 July 1980, p. 15).

Exterior scenes in 1980's *Manganinnie*, a Tasmanian film about the impacts of the 1830 military operation that became known as the Black Line, were filmed at Sherwood. The property's farm buildings and free-standing cottage also feature prominently in 2018's *The Nightingale*, a film set in 1825 Van Diemen's Land.

At the time of preparation of this entry in 2021 Sherwood still operates as a livestock and cropping property. Its continuing utilisation of irrigation techniques and systems to underpin production illustrates the importance of these processes to Tasmania's agricultural and pastoral industries.

## **COMPARATIVE ANALYSIS:**

Sherwood is located in one of Tasmania's key pastoral districts and demonstrates many of the attributes common to early colonial pastoral properties, including a substantial main house, separate farm workers' residence, cart-shed, barn and stables, and the remnants of a formal garden. Sherwood also contains a large suite of archaeological sites and, across a broad area, garden and field walls built of stone. Features such as these are found at many of the rural properties in Tasmania that were established during the emergence and consolidation of pastoralism in the first half of the 19th century.

Unlike other comparable properties that continued to be developed during the 20th and 21st centuries, and at which the phases of additions and incrementally-constructed outbuildings can be clearly discerned, Sherwood's 19th-century built features and cultural landscape retain a high degree of intactness and integrity. In particular, its conjoined main house and farm buildings, and the property's stone-walled stock enclosure and the largely-intact early irrigation system, are uncommon and rare in the Tasmanian context.

### **Defensive design and conjoined buildings at private residences**

The arrangement of the house and adjoining outbuildings at Sherwood is unusual in Tasmania, where on rural estates the main house and other farmstead buildings are usually separated. The linear alignment of Sherwood's main house, adjoining Service Wing, Cart-shed, and Barn and Stables building may have been for defensive purposes, and the result of design decisions made by members of the Sherwin family following their earlier experiences of attacks at the property (Ratcliff 2015, pp. 1444-1445). There are relatively few private residences or buildings in Tasmania which demonstrate defensive design or infrastructure in their construction. However, the available evidence indicates that the handful of existing examples includes:

- Sherwood's neighbouring property Montacute (THR 10038), which is now in a ruinous condition. A high wall of brick and stone enclosed the homestead and outbuildings, with 'established positions' at intervals along the wall for firing at attackers (Ryan 2012, pp. 118-119; Sharland 1969, p. 56);
- Mount Ireh (THR 5066) at Longford, about 12 km to the south-west of Launceston. A walled courtyard is attached to the main house, with convict barracks and other outbuildings forming part of a compound structure;
- Old Wesley Dale (THR 4764) at Mole Creek, 60 km west of Launceston, with a similar walled compound (Bennett & Warner 2012, pp. 160, 163);
- Bona Vista (THR 4883) at Avoca, 60 km south-east of Launceston. Its collection of farm buildings is ranged around a series of walled yards. Ratcliff (2015, p. 1446) notes that the height and massive construction of these walls suggests a perceived need to make Bona Vista defensible; and
- Somercotes (THR 5276), 3km to the south of Ross in the Southern Midlands. An iron palisade was incorporated into the walls of the courtyard around Somercotes' main house to provide additional protection from attack (Ratcliff 2015, pp. 327-328).

The central feature of the 'Lake House' (THR 10196) farmstead at Tiberias, about 15 km to the south of the town of Oatlands in Tasmania's Southern Midlands, is a solidly-built compound around the four sides of a cobbled square courtyard. The compound's farm building and residential wings are connected at right angles, with a small break at the courtyard's east corner. Constructed at some time between the years 1826 and 1841 (McKinlay 2010, pp. 85-86), the buildings' external walls are principally of substantial blocks of pale-coloured sandstone in fine ashlar coursing. However, Eric Ratcliff (2015, p. 1444) has suggested that 'the arrangement [at Lake House] might have been intended as a defence against the winter winds, but probably not against bushrangers'.

### **Early colonial properties with irrigation systems**

Sherwood is notable for the features of its early and relatively-intact irrigation system. In the Tasmanian context, other rural properties with surviving evidence of early irrigation systems include:

- Mona Vale (THR 5266), about 15 km to the south of Ross. The irrigation of this large property helped give rise to its famed prosperity (Frazer Simons 1987, p. 173). Following his travels within Van Diemen's Land from 1840 to 1842,

the Polish explorer, scientist and humanist Paul Edmund de Strzelecki (1845, pp. 383-384) recalled that of all the farms in the colony which came under his notice 'none claims greater attention and deserves higher encomium than the farm of Mona Vale' where systematic improvements were 'directed to the best mode' of irrigating the whole property; and

- Beaufront (THR 5264), about 4 km to the south-east of Ross. Excavated channels and stone structures relating to this property's early irrigation system remain partially intact. The structures include a buttressed former water tank and a dome-roofed pumphouse (Frazer Simons 1987, pp.147-151; Mason-Cox 1994, pp.43-44).

Other rural properties in Tasmania which are known to have had irrigation systems that were operational from the middle decades of the 19th century include Nant (THR 67); Ratho (THR 70); Cawood (THR 12003); Hunterston (not in the THR), about 25 km north-east of Bothwell; Glenleith (not in the THR), 10 km to the west of New Norfolk; Connorville (THR 5056); Somercotes (THR 5276) and Wetmore, at both of which the systems were an extension of the scheme at Mona Vale (THR 5266); Cheshunt (THR 4761); Strathmore (THR 5196); Kingston (THR 5189); and Saundridge (THR 5073).

### **Stone-walled stock enclosures and sheepfolds**

Sheepfolds are enclosures in which sheep were kept at night to protect them from theft and from animal predators, which in the Tasmanian context were usually thylacines. Stone sheepfolds were traditionally used across Scotland and northern England as a method of penning sheep and sheltering them from adverse weather. Their presence in Australia demonstrates the transfer of farming practices from those regions to the colonies (Heritage Bulletin 2010, p. 1; 'Weardale UK' website).

Generally, however, sheepfolds in Tasmania were not constructed of stone. According to historian Peter MacFie (pers. comm. to Marita Bardenhagen, 2009) many Tasmanian sheepfolds were made of timber, and were makeshift in nature to facilitate their transportation to where needs were greatest. Within Tasmania, stone stock enclosure remnants are also known to exist at:

- the Bowerbank Sheepfolds (THR 11206), approximately 3 km to the north-east of Deloraine. A group of five remnant sheepfolds with walls of dry stone construction, set out in curved, straight and circular configurations. Built of local basalt, the sheepfolds' walls are approximately 1.2 m high;
- Auburn (not in the THR), 20 km to the west of Ross. The stock enclosure at Auburn is formed by random rubble stone walls approximately 1 to 1.5m high and 600 mm wide at the top, returning down to Potters Creek at its far western end (AHD website; Ratcliff 2015, p. 1469); and
- Horsecroft (THR 5346), about 3.5 km to the north-east of Sorrell, where a stone walled sheepfold is situated close to the property's c.1826 main house and stone outbuilding (Ritchie 2015).

### **REFERENCES:**

ADB (*Australian Dictionary of Biography*) website 1967, 'Robinson, George Augustus (1791–1866)', National Centre of Biography, Australian National University, viewed July 2021, via <https://adb.anu.edu.au/biography/robinson-george-augustus-2596>

AHD ('Australian Heritage Database') website, 'Auburn Sheep Fold and Remains of Shepherds Hut, Isis Rd, Ross, TAS', Place ID 13219, viewed September 2021, via <https://www.environment.gov.au/>

Bennett, Alice & Warner, Georgia 2012, *Country Houses of Tasmania: Behind the closed doors of our finest private colonial estates*, Allen & Unwin, Crows Nest, NSW.

Bennett, Scott & Bennett, Barbara 2016, 'Biographical Register of the Tasmanian Parliament 1825-1980', House of Assembly, Parliament of Tasmania, downloaded in September 2021, via <https://www.parliament.tas.gov.au/history/BB/pdf/Finalised%20Bio%20Register%201825-1980.pdf>

Boyce, James 2014, *Van Diemen's Land*, Black Inc., Collingwood, Victoria.

Brodie, Nick, 2017, *Vandemonian war: The Secret History of Britain's Tasmanian Invasion*, Hardie Grant, Prahran, Victoria.

Brunskill, R W 2000, *Vernacular Architecture: An Illustrated Handbook*, Faber and Faber Limited, London.

Clements, Nicholas, 2014, *The Black War: fear, sex and resistance in Tasmania*, University of Queensland Press, St Lucia.

Frazer Simons, Phyl 1987, *Historic Tasmanian Gardens*, Mulini Press, Canberra.

Fysh, Ann 1965, *The early days of the Sherwin family of "Sherwood", Bothwell, Tasmania and "Alice Place", Launceston*, Foot & Playstead, Launceston.

Fysh, Ann 1967, 'Sherwin, Isaac (1804–1869)', in *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, viewed May 2019, via <http://adb.anu.edu.au/biography/sherwin-isaac-2656/>

Heritage Bulletin 2010, 'Sheepfolds heritage listed' article, Tasmanian Heritage Council (March 2010).

Loudon, J C 1846, *An Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture: containing numerous designs for dwellings, from the villa to the cottage and the farm, including farm houses, farmeries, and other agricultural buildings...*, ('A new edition, edited by Mrs. Loudon'), Longman Brown Green and Longmans, London, accessed online November 2021, via <https://archive.org/details/encyclopdiaofc00loud/page/n19/mode/2up?view=theater>

LTO Deeds Index, Harold MacCarthy.

McKinlay, Mary 2010, *Forgotten Tasmanians: including George Stokell... and, John Stokell Dodds...*, printed by Foot & Playstead Pty Ltd, Launceston (September 2010).

*Magenta and Black* 2015, (The Hutchins School Magazine) No.101, July 2015, accessed online via <https://www.hutchins.tas.edu.au/assets/HutchinsMBAUG2015.pdf>

Mason-Cox, Margaret 1994, *Lifblood of a colony: a history of irrigation in Tasmania*, Rivers & Water Supply Commission, Hobart.

Ratcliff, Eric 2015, *A far microcosm: building and architecture in Van Diemen's Land and Tasmania 1803-1914*, Fullers Bookshop, Hobart.

Reynolds, Henry 2012, *A History of Tasmania*, Cambridge University Press, Port Melbourne.

RIBA (Royal Institute of British Architects) website 2017, 'Pattern books: creating the Georgian ideal' page, viewed November 2021, via <https://www.architecture.com/knowledge-and-resources/knowledge-landingpage/pattern-books-creating-the-georgian-ideal>

Ritchie, Geoff 2015, 'On The Convict Trail' website, 'Horsecroft' page, posted 2 December 2015, viewed September 2021, via <http://ontheconvicttrail.blogspot.com/2015/12/horsecroft.html>

Robertson, E G 1970, *Early buildings of southern Tasmania, Volume 2*, Georgian House, Melbourne.

Ryan, Lyndall 2012, *Tasmanian Aborigines: A history since 1803*, Allen & Unwin, Crows Nest, NSW.

Sharland, Michael 1969, *Stones of a Century* (2nd edition), OBM, Hobart.

Strzelecki, Paul Edmund de 1845, *Physical description of New South Wales and Van Diemen's Land*, Longman Brown Green and Longmans, London (Australiana Facsimile Editions No.19, Reproduced 1967 by the Libraries Board of South Australia from a copy held in the Public Library of South Australia, Adelaide).

TAHO, CEN1/1/2, George G Sherwin

TAHO, CEN1/1/74, Isaac Sherwin

TAHO, LSD405/2/163, John Sherwin

TAHO, Wayn Index, John Sherwin

*Tasmanian Country* 2016, 'Brothers in farms', 25-31 March 2016, accessed online in September 2019.

'Tasmanian Irrigation' website, 'Southern Highlands Irrigation Scheme' page, viewed January 2020,  
via <https://www.tasmanianirrigation.com.au/schemes/southern-highlands>

'Weardale UK' website, 'Sheepfolds' page,  
viewed September 2021, via <https://weardale.uk/sheepfolds/>

*Weekly Times* 2019, 'Irrigation strategy transforms Hallett family's historic farms', 2 Sep 2019,  
accessed online in September 2019.

## Note

1. Lot 1 represents the registered boundary for 'Sherwood', #12036 on the Tasmanian Heritage Register.
2. Lot 1 is the partial parcel of FR 147677/1, the boundary of which is marked by a heavy black line and described below.
3. All boundaries are parcel boundaries, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).

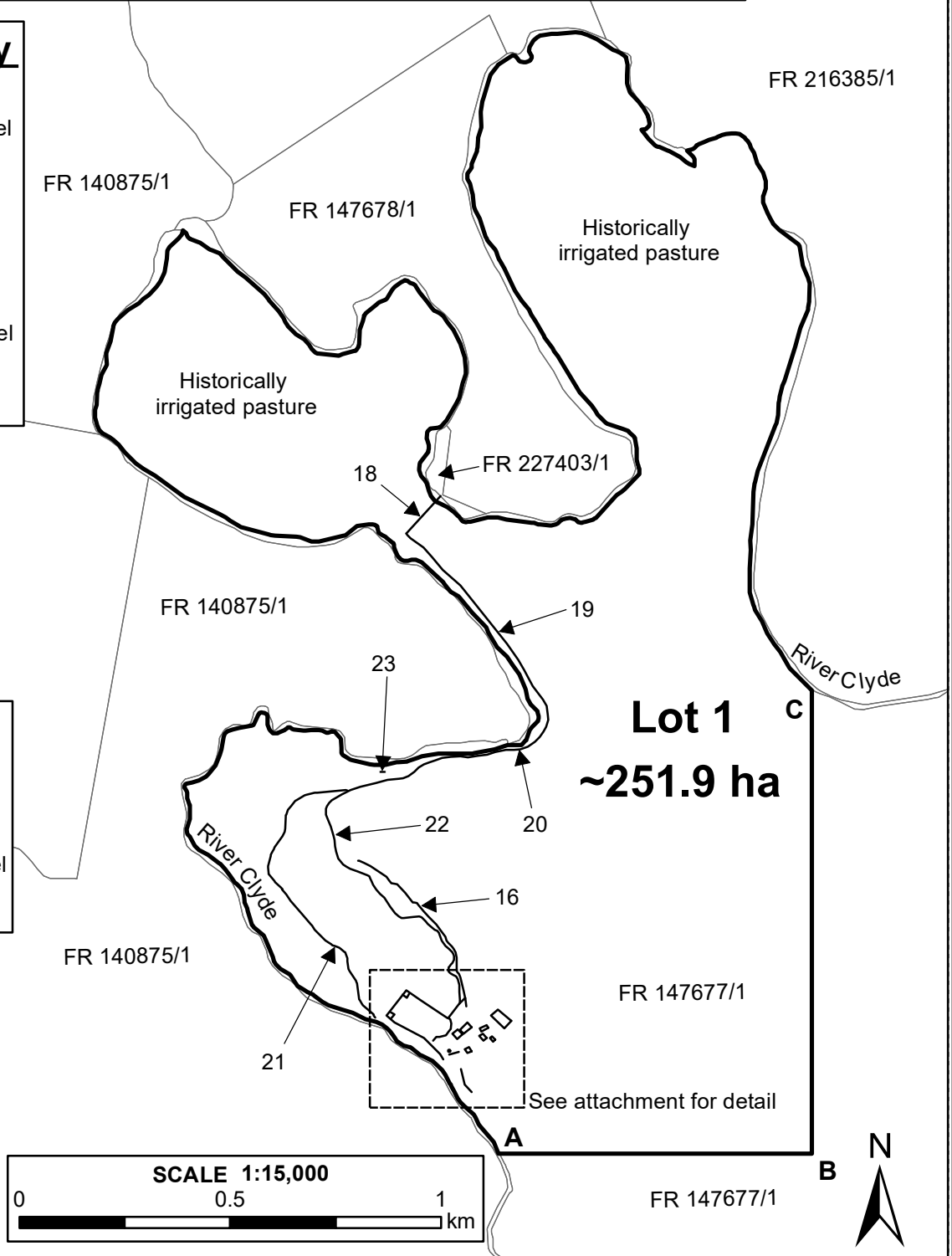
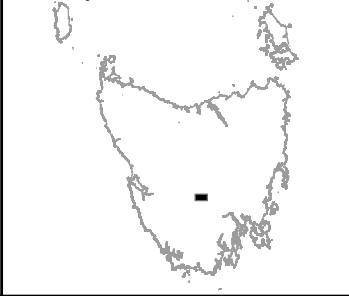
## Point & Boundary Description

- A. Intersection of river parcel & cadastral boundary at 5301304N  
A-B. Straight line  
B. Corner post of internal post-wire fence 490170E, 5301304N  
B-C. Straight line  
C. Intersection of river parcel & cadastral parcel at 490170E  
C-A. Cadastral boundary

## Key Features

16. Northern rubble wall  
18. Tunnel  
19. Carrier channel  
20. Small dam remnants  
21. Western irrigation channel  
22. Eastern irrigation channel  
23. Sheep dip trough

Locality Plan



TASMAP: CAWOOD - 4830

GRID: MGA94 / ZONE 55

DATUM: AHD

CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12036	AW	A.ROBERTS	23.2.22



## Sherwood

1290 Hollow Tree Road  
Hollow Tree

PREPARED BY  
HERITAGE TASMANIA



## CENTRAL PLAN REGISTER



p.p. Surveyor General:

Date Registered: 27.5.22

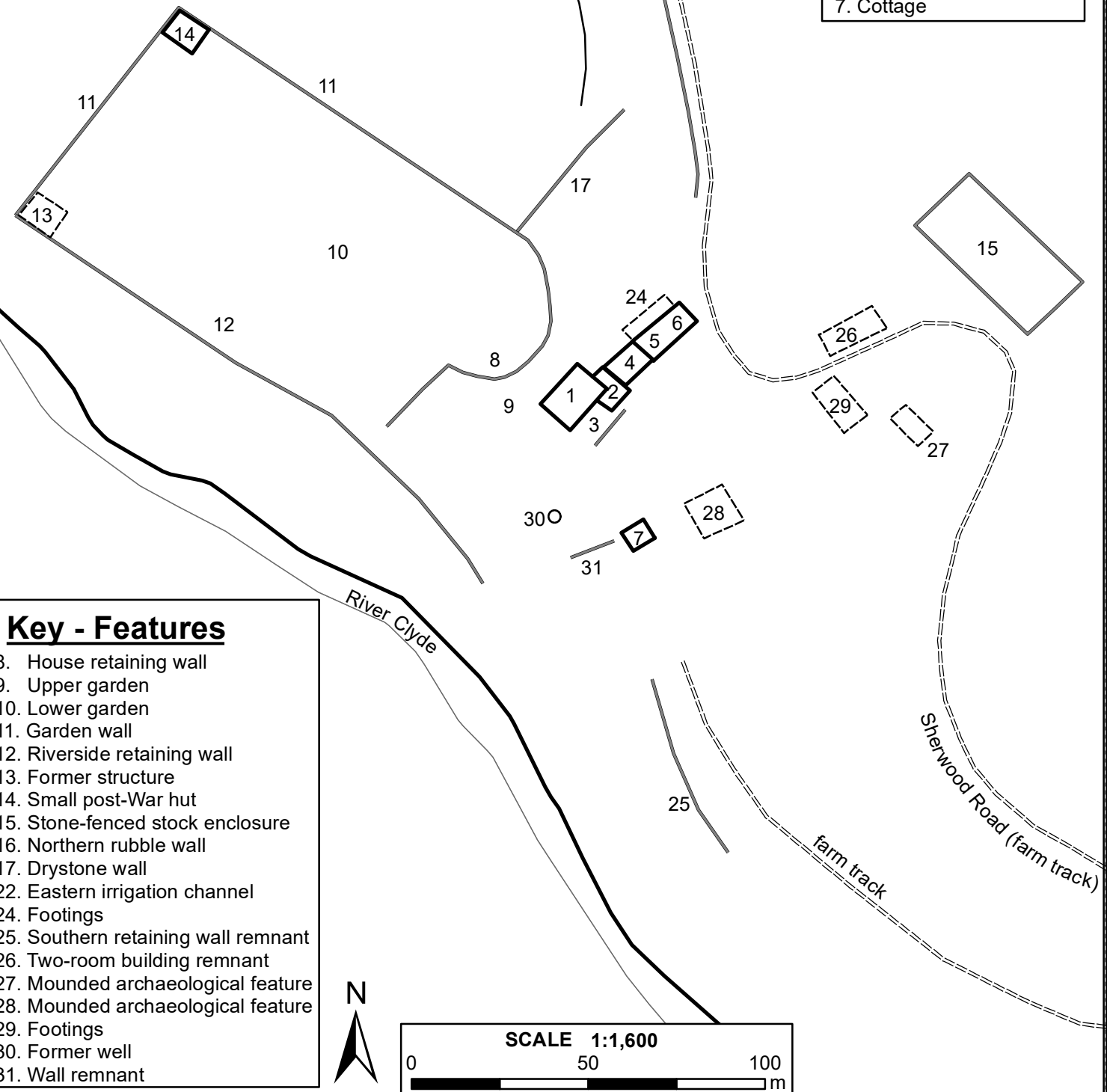
204

CPR  
11246



## Key - Buildings

1. Main house
2. Service wing
3. South-east outdoor area
4. Cart-shed
5. Barn
6. Stables
7. Cottage



## Key - Features

8. House retaining wall
9. Upper garden
10. Lower garden
11. Garden wall
12. Riverside retaining wall
13. Former structure
14. Small post-War hut
15. Stone-fenced stock enclosure
16. Northern rubble wall
17. Drystone wall
22. Eastern irrigation channel
24. Footings
25. Southern retaining wall remnant
26. Two-room building remnant
27. Mounded archaeological feature
28. Mounded archaeological feature
29. Footings
30. Former well
31. Wall remnant

TASMAP: CAWOOD - 4830

GRID: MGA94 / ZONE 55

DATUM: AHD

CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12036	AW	A.ROBERTS	23.2.22



**Sherwood**  
1290 Hollow Tree Road  
Hollow Tree

PREPARED BY  
HERITAGE TASMANIA



## CENTRAL PLAN REGISTER



p.p. Surveyor General:

Date Registered: 27.5.22

205

**CPR**  
**11246**

# Best Practice COVID-19 Safety: For Employers



Factsheet | Version 4.0 | 13 October 2022

This factsheet provides best practice guidance to employers about minimising the spread of infectious illnesses in the workplace. This includes COVID-19, influenza and other respiratory viruses that spread from person to person. People are most infectious with COVID-19 just before symptoms begin, while you have acute symptoms (cough, sore throat, runny nose and fever) and in some instances for up to 10 days after your symptoms begin

Please use this information alongside:

- other Tasmanian Public Health best practice guidance for specific workplaces (where relevant) and specific controls
- guidance provided by WorkSafe Tasmania.

## Everyone's responsibilities

Everyone is responsible for protecting themselves and each other from COVID-19, including by:

- staying home and getting tested if they have any COVID-19, cold or flu symptoms
- remain at home while acute symptoms continue
- following Public Health recommendations
- practising COVID-safe behaviours.

Public Health recommends:

- people who test positive to COVID-19
  - stay at home until they are well and their acute symptoms have resolved
  - wear a mask indoors and when on public transport if they must leave home
  - avoid large gatherings and indoor crowded spaces for at least seven days
  - don't visit people at risk of severe illness and anyone in hospital or an aged or disability care setting for at least seven days
  - inform Public Health of their positive result, if they tested positive on a rapid antigen test (RAT)
  - advise their workplace of a positive result - they may advise not attend to the workplace, work from home or wear a mask.
- people who live in the same household of a person who test positive to COVID-19 are close contacts and should follow these simple steps to protect others:

- monitor for symptoms and stay at home and test if symptoms develop
- check their workplace policy - some workplaces may require a RAT before coming to work or ask you to wear a mask
- wear a facemask in indoor settings or public transport for seven days after your last contact with the case.
- not visit people at risk of severe illness or high risk settings: residential aged and disability facilities and, hospitals, if you do have to visit do a RAT before you visit.

## Employers' legal responsibilities

Employers have legal responsibilities under the *Work Health and Safety Act 2012* to take steps to minimise, so far as reasonably practicable, the spread of COVID-19 and other illnesses in the workplace.

As an employer, you must ensure, so far as reasonably practicable, the health and safety of your workers, contractors, volunteers, visitors, customers and others in your workplace. As well as being a legal requirement, this is important for the health and wellbeing of your workers; for workers and client confidence in your business; and for your business continuity - including minimising workers absences.

## Risk assessment

To comply with the *Work Health and Safety Act 2012* and minimise the risk of COVID-19 spreading in your workplace, it is important to do a risk assessment and implement controls. Your risk assessment should not be a one-off action. Continue to assess the health and safety risks in the workplace as circumstances change or on a regular basis. The timing of regular reviews will depend on the risk profile of your business.

The level of risk and required controls will vary between workplaces, and be influenced by:

- the vaccination level and amount of illness in the local community
- whether your workplace is indoor or outdoor
- whether workers are at increased risk of COVID-19 exposure in the workplace, for example if your workers provide services to people with COVID-19 or have contact with large numbers of people at work
- whether your workforce includes people at risk of severe illness from COVID-19



- whether your workers provide services to people at risk of severe illness from COVID-19 or for whom management of COVID-19 may be particularly complex (including people with complex health needs, disabilities or who live in residential care facilities)
- whether workers can physically distance from other people
- the remoteness of your workplace and access to health services
- whether your workplace has significant key person dependencies, and capacity to manage high levels of workers absences due to illness
- whether your workers provide essential services with limited workers surge capacity, for example emergency and healthcare services.

## People with symptoms

**Public Health strongly recommends anyone with acute (or new) respiratory symptoms including fever, cough, sore throat and/or runny nose, to stay at home, even if those symptoms are mild, and get tested for COVID-19. Testing can be by PCR laboratory test or RAT.**

If the result is negative and the person still has acute symptoms, they should stay at home and repeat the test in the next 24-48 hours.

If the result is negative the second time, and they still have acute symptoms, they should stay at home until the symptoms resolve completely or there is significant improvement. There are other respiratory viruses,

including Influenza viruses, that can cause serious illness in some people, and spread easily from person to person.

**Anyone with a fever, who feels unwell or has any increase in symptoms should stay home even if they test negative for COVID-19.**

If symptoms have resolved, they can return to work. If some mild symptoms remain, Public Health recommends they wear a facemask when away from home.

If the person has any concerns, or is unsure if their symptoms are improving, Public Health recommends they seek medical advice.

## Best practice controls for all workplaces

- Stay informed about COVID-19, Influenza and other disease risks; note Public Health alerts and consider their implications for your workplace and workforce. Be aware of Public Health recommendations that may apply to your workplace.
- If your workplace has a COVID-19 Safety Plan, update, maintain and use it; include how the workplace will manage workers who are cases and close contacts and the conditions under which they can attend the workplace.
- If your workplace does not have a COVID-19 Safety Plan, document your risk assessment and the

controls you will use, and make this information accessible to your workers.

- If your workplace is a high-risk or priority setting for COVID-19, maintain a plan to manage outbreaks.
  - High-risk settings are residential care facilities, hospitals, correctional facilities and support schools.
  - Priority settings include schools and early childhood education and care services; specialist housing and homeless shelters; food processing, distribution and cold storage facilities; essential services (health, emergency, water, power, electricity and transport services); remote industrial sites with accommodation; and migrant worker accommodation.
- Your workforce is more likely to be COVID-safe if workers are aware of the ongoing risks.
  - Remind workers that there are likely to be people within the workplace who are at risk of severe illness from COVID-19 or Influenza, and of their duty to protect each other, as feasible.
  - Keep workers informed about the level of risk and ways to protect themselves and others. Include updates about COVID-19 and other infectious illnesses in workers communications.
  - Display COVID-19 safety information.
- Ensure workers are adequately supervised and supported to comply with COVID-19 controls measures in your workplace.
- Strongly recommend workers to stay up to date with COVID-19 and Influenza vaccinations; see *Best Practice Workplace Guidance: Vaccination*.
- Be aware of workers with acute flu-like or respiratory symptoms including cough, sore throat, fatigue and signs of fever. Noticing and acting on signs of illness quickly may help slow the spread of disease in the workplace.
- Have a plan to manage people onsite who become unwell or receive a positive test result.
- Provide effective ventilation for indoor settings; see *Best Practice Workplace Guidance: Ventilation*.
- Encourage workers to wear facemasks, especially when there is higher risk of exposure (for example, when COVID-19 or Influenza are spreading in the community), they are in contact with people at risk of severe illness or they cannot physically distance; see *Best Practice Workplace Guidance: Facemasks*.
- Minimise density and maximise physical distancing of workers, for example opt for online meetings rather than crowded face-to-face meetings. See *Best Practice Workplace Guidance: Physical Distancing*.
- Facilitate and encourage effective and regular hand hygiene (handwashing and use of alcohol-based hand rub), cleaning and disinfection; see *Best Practice Workplace Guidance: Hygiene and Cleaning*.
- Maintain business continuity plans that cover the risks of infectious illnesses and higher than normal workers absences.

Additional controls may include:

- having a designated person responsible for best practice COVID-19 safety
- utilising controls like screens at checkouts, to provide a barrier between customers and service staff.

## Risk assessment

People at greater risk of severe illness from COVID-19 include:

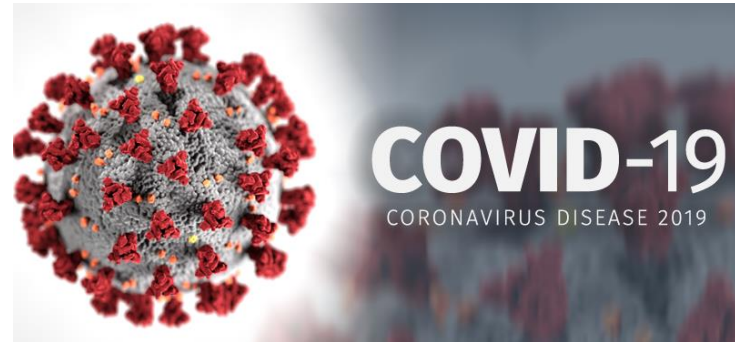
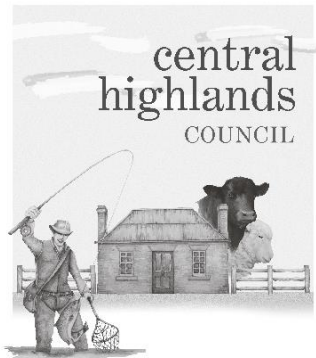
- > people who are not up to date with COVID-19 vaccination; these people are most at risk
- > people aged over 70 years
- > people with certain medical conditions, including heart disease, chronic lung or liver disease, diabetes, poorly controlled high blood pressure, blood cancer, other cancers diagnosed in the past 5 years, and severe obesity
- > people having immune suppressive therapy or cancer treatment
- > pregnant women.

For detailed information about risk factors for severe illness, go to [health.gov.au/health-alerts/covid-19/advice-for-groups-at-risk/risk-factors-for-more-serious-illness](https://www.health.gov.au/health-alerts/covid-19/advice-for-groups-at-risk/risk-factors-for-more-serious-illness)

## Support and further information

- Keep up to date with relevant public health requirements and the Tasmanian Government COVID-19 response at [coronavirus.tas.gov.au](https://coronavirus.tas.gov.au)
- Tasmanian Public Health Best Practice Guidance - set of fact sheets
- Public Health: phone 1800 671 738; email [public.health@health.tas.gov.au](mailto:public.health@health.tas.gov.au)
- Other infectious disease alerts: [health.tas.gov.au/news](https://health.tas.gov.au/news)
- WorkSafe Tasmania: [worksafe.tas.gov.au](https://worksafe.tas.gov.au) phone 1300 366 322

The management of COVID-19 continues to evolve, and as evidence accumulates, advice may be revised. Updates are available at [www.coronavirus.tas.gov.au](https://www.coronavirus.tas.gov.au). If any information in this factsheet is inconsistent with information on that website, please use the information online.



## **COVID 19 SAFETY PLANS CLEANING SCHEDULES**

**Version 4.2 –**

**updated 26<sup>th</sup> October 2022**

# 1.0 COVID-19 Safety Plan

## Council and Public Access Areas.

Unit / Manager	
Relevant Scope / Activities	Responding to an Incident in the Workplace Page 5
	<p>Access to Playgrounds Reserves and Parks Public Buildings</p> <p>Council owned public buildings, parks etc.</p> <ul style="list-style-type: none"> <li>• Hamilton Council Office;</li> <li>• Bothwell Council Office;</li> <li>• Hamilton Camping Ground;</li> <li>• Hamilton Hall;</li> <li>• Hamilton Street Library;</li> <li>• Bothwell Caravan /camping Ground;</li> <li>• Bothwell Hall;</li> <li>• Bothwell Recreation Ground;</li> <li>• Bothwell Football Club and Community Centre;</li> <li>• Ellendale Hall;</li> <li>• Ellendale Recreation Ground;</li> <li>• Great Lake Community Centre;</li> <li>• Ouse Hall;</li> <li>• Central Highlands Visitor Centre;</li> <li>• Bothwell Swimming Pool and</li> <li>• Other Camping Facility and Playgrounds across the municipality</li> <li>• Hamilton Landfill</li> <li>• Waste Transfer Stations</li> </ul>



<b>Location</b>	Central Highlands Council play grounds, reserves and parks and Public Buildings
<b>Background</b>	Covid-19 restriction lifted
<b>Triggers for:</b> <ul style="list-style-type: none"> <li>- <b>Re-opening or modifying services</b></li> <li>- <b>Returning workers to site; or modifying on-site presence</b></li> </ul>	<ul style="list-style-type: none"> <li>- Risk of virus transmission changed (low number of active cases = reduced risk, increase in active cases or outbreak = increased risk)</li> <li>- Testing criteria expanded and capacity for testing increased</li> <li>- Government has relaxed restrictions (where the function has been subject to a mandated restriction)</li> <li>- Government restrictions able to be adhered to</li> <li>- Additional control measures able to be implemented (as required) to minimise the risk of transmission to a tolerable level</li> <li>- Service/function either requires an on-site presence or would benefit from on-site presence</li> </ul>
<b>COVID-19 Risks</b>	<p>Gatherings in numbers greater than that prescribed by the Tasmania Government under the provisions of a declaration under the Health Act.</p> <p>Recreational users not observing prescribed social distancing protocols.</p> <p>Group activities in facilities provided by the Central Highlands Council exceeding the groups sizes prescribed and not observing social distancing and hygiene requirements.</p> <p>Contamination of surfaces between bookings or visits by groups</p>

#### **Proposed Controls Required to Address COVID-19 Risks**

##### **Controls to address risks to staff and the public**

- Limits on the size of groups for bookable spaces in accordance with the prescriptions declared under the order of the Tasmanian Government
- Incorporation of social distancing and hygiene requirements for any bookings through an additional set of conditions and requiring covid 19 safety and hygiene plans for any group bookings.
- Awareness posters for social distancing and hygiene protocols in bookable spaces to be maintained
- Social distancing and hygiene awareness posters to be maintained at sites where gathering is likely to occur. This includes playgrounds, Reserves, parks shelters and BBQ facilities.
- Cleaning regime as per cleaning schedules
- Users of Hall to supply Covid 19 safety plan for maintaining social distancing and hygiene requirements, to agree to Hirer agreement.
- Running water in taps for a period of two minutes prior to use in areas to be used
- A safety checklist may be required to be filled out, copy attached for reference.
- Recommended that at Council Meetings masks should be worn and at any meeting outside Council that is indoors.

- Matters that would ordinarily require a physical action to either support the conduct of a council meeting, or in relation to certain approvals, may be done electronically (Section 17 of the Act).
- Councils may meet in the 'approved manner' as provided for under section 18 of the Act. This allows for councils to meet and transact business by means of teleconference, or another agreed method. The Notice provides the discretion for all or some councillors to participate in meetings remotely, subject to the relevant circumstances.
- Documents that require physical display or inspection at council premises under the suite of local government legislation can instead be displayed or inspected in the 'approved manner', which provides that these documents must be accessible on council websites (Section 19 of the Act).

## **Vaccinations**

### Employed or Engaged

Under the direction of the Public Health there is a requirement for a person to be vaccinated where they are employed or engaged at a medical or health facility. Where a council leases a defined and separated space (eg room) to a health or allied health provider as defined in the direction then the health or allied health provider is responsible for making sure they are vaccinated and their staff supporting the activities are vaccinated. Furthermore it is only the hired space which is deemed to be the health or medical facility.

In comparison, where a council runs an immunisation clinic, or engages a provider to deliver allied health service to the community then the council is required to ensure that the staff supporting the vaccination clinic/service are also vaccinated (noting this is the case where the facility in which the service is delivered is deemed to be a health or medical facility). The council also needs to be cognisant of the facility in which the service is provided as to which part of the facility is deemed to be the health or medical facility. This will dictate whether there will be a broader impact on staff and volunteers who may also work within the building/space.

In a situation where an allied health provider hires an entire facility (eg community hall) for a period of time on a regular basis eg weekly then the facility is only deemed to be a health or medical facility during the period in which the facility is used for that purpose.



### **Bothwell Recreation Ground**

The use of the club rooms will require a Covid 19 Safety Plan for each group who utilises the venue, , and numbers must be limited to the Governments social distancing requirements.

Sharing of exercise equipment or communal facilities is now allowed under the Tasmanian Governments Restrictions for Sport and Recreation

- Apply personal hygiene measures – hand sanitiser before and after
- Do not share water bottles or towels
- Do not attend training if unwell

**Crowds as per Tasmanian Government Gathering Restrictions**

Get in train and get out, no mingling

Social Distancing should be observed

- **Not more than 1-person p/2sqm**
- Kicking, handballing, running, fitness, hand/ball skills and game education
- Can use skipping ropes, mats, other equipment as required
- Stagger training groups
- Arrive dressed to train
- Log attendance
- Briefings in advance
- Maintain social distance between activities
- **No unnecessary social gatherings.**

**Gathering limits and the requirement to maintain physical distancing where practical applies to all sports, exercise and recreation as per Tasmanian Government requirements**

### **Controls to address risks to the staff**

- **Reading, signing and following the Safe Work Method Statements for offices and works depots**
- **Adhere to Safe Work Method Statements.**
- Observing social distancing and hygiene protocols
- Suitable PPE and training to be provided for staff cleaning facilities including Hamilton Landfill and Waste Transfer Stations
- Continuation of existing controls, such as vehicle cleansing per cleaning schedule
- Facilities cleaning schedule in place.
- Advice on what to do if unwell and not to attend work.
- **Keeping records of visitors attending sites worksites and offices QR codes to be used by all visitors and staff.**
- Workers must take reasonable care of their own safety and make sure they don't affect the health and safety of anyone else (such as a co-worker). Workers must also comply with any reasonable work health and safety requirements.

## Responding to an Incident of Covid 19 in the Workplace

- Any person showing symptoms or has an elevated temperature must go home and self isolate and get tested. ,
- If the person tests positive to Covid contact the the Public Health Department and your works Manager to advise.
- Provide a list of names and contact numbers of anyone who may have had contact with the person during work hours.
- Restrict access to areas that may have been contaminated, including spaces where the person spent time within the previous 48 hours, until cleaning and disinfection are completed The Office and works depot at the location of the positive test should be closed and a deep cleaning organised for the areas of concern.
- Limit entry to the premises and movement within the premises
- Advise staff, visitors, contractors and customers of the general situation
- Protect others by displaying outbreak signage and enhancing physical distancing in the setting.
- Workers should self isolate and get tested
- positive cases are still required to isolate for at least 5 days (If Council decides?)
- close contacts are still required to follow close contact rules, including testing daily if leaving their home and wearing a mask when outside their home
- anyone with symptoms, even mild, should still stay at home, get tested and report a positive RAT. The Department of Health will continue providing testing for COVID-19 including access to PCR testing and RATs.
- workplaces need to continue to include COVID-19 as part of workplace health and safety practices and consider what they can do to reduce risks
- .
- masks are no longer mandated in most settings but are still recommended.
- COVID-safe behaviours are still recommended, including physical distancing and wearing a mask where it is not possible or where there are individuals who are at risk of severe illness

### Information on Rapid Antigen Testing

#### Dept of Premier and Cabinet

The Tasmanian Government has purchased a supply of RATs to reduce the impact of COVID-19 measures on the continuity of essential services. As foreshadowed during the meeting, councils are encouraged to consider the role that RATs can play in maintaining essential services over the coming months.

The routine and widespread use of RATs as a precautionary screening tool is unlikely to be required except in very high risk environments (such as high-risk surgery). RATs may, however, be useful as a risk mitigation tool where COVID has been detected in a work environment, and where RATs can play a role in reducing its impact on essential services.

Please note that Council employees who are symptomatic or who have been identified as a close contacts, like the rest of the community, will continue to have access to free RATs through the Public Health Service. Other staff members can access RATs from pharmacies at their expense or for free if eligible under Commonwealth programs.

#### Other Controls

- Self-regulation
- Forward complaints of non-compliance to the Tasmanian Police
- Full Covid 19 Vaccination

### Consultation

In preparing this document I have consulted with staff and the Works and Services

Prepared	Bev Armstrong	Date: 13-5-20	
Reviewed	<i>Bev Armstrong</i>	<i>30<sup>th</sup> June 2021</i>	
		<i>Reviewed Oct 1 2021</i>	
		<i>Reviewed February 2<sup>nd</sup> 2022</i>	
		<i>Reviewed 6<sup>th</sup> April 2022</i>	
		<i>Reviewed 13<sup>th</sup> July 2022</i>	

		<i>Reviewed 28<sup>th</sup> September 2022</i>
--	--	--

## 2.0 CLEANING and SAFETY REQUIREMENTS

### PARKS AND PUBLIC BUILDINGS

Waste Transfer Stations (manned) Hamilton Landfill

Camping Areas and Caravan Parks

Covid 19 2020

To be decided by Council if this isto be continued

### Cleaning and disinfection

Cleaning and disinfecting are two different processes:

**Cleaning** means physically removing germs, dirt and organic matter from surfaces.

**Disinfecting** means using chemicals to kill germs on surfaces. It's important to clean before disinfecting because organic matter and dirt can reduce the ability of disinfectants to kill germs.

A combination of cleaning and disinfection will be most effective in removing the COVID-19 virus. Cleaning reduces the soil load on the surface, allowing the disinfectant to work and kill the COVID-19 virus. Disinfectant may not kill the virus if the surface has not been cleaned with a detergent first.

## **Routine cleaning and Safety**

### **Parks Play equipment and Public Toilets**

Signage installed on social distancing requirements and notice that the play equipment in the parks is not sanitised.

Public toilets should be washed down to remove any dirt and sprayed with disinfectant thoroughly, this should be done on a daily basis.

Public toilets should have antiseptic hand washing detergent or sanitising stations at each location.

Social distancing signage and hand washing information should be erected at each .

Please note that a combined cleaner can be used such as a disinfectant detergent, this would mean only one cleaning would be required by a pressure back park

### **Bothwell Recreations Ground**

The recreations ground is now open for training and sport, social distancing must be observed, as per Government requirements and posters should be displayed for this purpose.

## **Gathering limits and the requirement to maintain physical distancing where practical applies to all sports, exercise and recreation.**

### **Training**

Get in train and get out, no mingling

- Kicking, handballing, running, fitness, hand/ball skills and game education
- Can use skipping ropes, mats, other equipment as required
- Stagger training groups
- Arrive dressed to train
- Briefings in advance
- Maintain social distance between activities
- No unnecessary social gatherings.

The change rooms can now be used but a Covid 19 Safety Plan for use will be required and social distancing must be observed..

Toilets can be opened and should be cleaned daily, using disinfectant.

**Gathering limits and the requirement to maintain physical distancing where practical applies to all sports, exercise and recreation.**

## **Public Buildings Halls**

All public Buildings Halls open for bookings and community usage.

Bookings can be taken for special events A covid 19 safety Plan may be required check with the Event Guidelines on the Covid site.

If the building is required than thorough cleaning should occur to ensure safety prior to use. This would entail cleaning and wiping down of all surfaces. Floors mopped with disinfectant, all kitchen utensils plates cups etc washed in disinfectant detergent, toilets disinfected.

Posters for social distancing must be displayed.

Hand sanitiser to be available for each person entering the public building and temperature taken for each person entering the building, with signage erected relating to social distancing requirements. Signage available at Council.

A Covid 19 Safety Plan should be obtained from the organiser as to how they will manage the event or ongoing usage



A safety checklist may be required to be filled out prior to use. This is available at Council.

Water in taps should be run for two minutes prior to use.

A charge may be required to cover these costs.

## **PUBLIC Buildings**

**Covid 19 Safety Plans have been received for the Mens Shed Hamilton, Ouse and Ellendale Libraries. Ouse Online Access Centres. Maximum number of people for these buildings has been determined and is part of the Plans. Campdrafting Plan received for Hamilton Rec Ground. The Miena Community Centre, Freedom Health and Wellness and the Collegiate School Excursion.**

## **Waste Transfer Stations (manned) and Hamilton Landfill**

Operators of Waste Transfer Stations should have hand sanitiser and masks available for use. No helping the public with unloading and no access for those outside Council area. Social distancing must be observed. **Breach of requirement should be reported to the Police.**

Manned offices should be wiped down with disinfectant wipes first thing every day.

No public access to office area.

If handling waste for any reason gloves and face mask should be worn and hands sanitised after work.

## **Camping Areas and Caravan Parks**

Camping areas at Hamilton and Dunrobbin are to open **Friday 3<sup>rd</sup> June 3pm**. Social distancing must be observed, public toilets at these locations have hand sanitiser installed and will be cleaned as per the cleaning schedule and signage has been erected for social distancing.

Caravan Parks at Hamilton and Bothwell are now open cleaning regime for public amenities has already been implemented, no limit of numbers but social distancing must be adhered to.



## How do I clean?

Use the following steps to clean an environment:

1. Wear gloves when cleaning. Gloves should be discarded after each clean. If it is necessary to use reusable gloves, gloves should only be used for COVID-19 related cleaning and should not be used for other purposes or shared between workers.
2. Thoroughly clean surfaces using detergent and water. Always clean from the cleanest surfaces to the dirtiest surfaces. This stops the transfer of germs to cleaner surfaces and allows you to physically remove and dispose of the largest possible amount of germs.
3. If you need to use a disinfectant, clean the surface first using detergent then apply a disinfectant or use a combined detergent and disinfectant (see next section). A disinfectant will not kill germs if the surface has not been cleaned first. Apply disinfectant to surfaces using disposable paper towel or a disposable cloth. If non-disposable cloths are used, ensure they are laundered and dried before reusing.
4. Allow the disinfectant to remain on the surface for the period of time required to kill the virus (contact time) as specified by the manufacturer. If no time is specified, leave for 10 minutes.
5. All **Waste must be double bagged for disposal.**

## How should I clean if someone at my workplace is suspected or confirmed to have COVID-19?

If a person who has been at your workplace is suspected or confirmed to have COVID-19, you must thoroughly clean and disinfect all areas of suspected contamination.

Clean and disinfect all areas (for example, offices, bathrooms and common areas) that were used by the suspected or confirmed case of COVID-19. Close off the affected area before cleaning and disinfection. Open outside doors and windows if possible to increase air circulation and then commence cleaning and disinfection.

- clean and disinfect hard surfaces using either: a physical clean using detergent and water followed by a clean with 1,000 ppm bleach solution (2-step clean), for example, household bleach or hospital-grade bleach solutions that are readily available from retail stores. Bleach solutions should be made fresh daily.
- a physical clean using a combined detergent and 1,000 ppm bleach solution (2-in-1 clean) made up daily from a concentrated solution (refer to the [Department of Health website](#) for more information on achieving the correct bleach solution).

Once cleaning and disinfection is complete, place disposable cloths, PPE and covers in a plastic rubbish bag, place it inside another rubbish bag (double-bagging) and dispose of the bag in the general waste.

There is no need to close down an entire workplace, while cleaning and disinfection takes place, particularly if the person infected, or suspected to be infected, has only visited parts of the workplace. However the cleaning and disinfection must occur before any workers return to affected areas.

Whether you need to suspend operations in your workplace will depend on factors such as the size of the workplace, nature of work, number of people, and suspected areas of contamination in your workplace.

Those cleaning an area of suspected contamination need to be equipped with appropriate Personal protective equipment (PPE). This includes disposable gloves and safety eyewear to protect against chemical splashes. If there is visible contamination with respiratory secretions or other body fluids in the area, the cleaning staff should also wear a disposable apron. If the person with suspected or confirmed COVID-19 is in the area to be cleaned (e.g. a hotel room), put on a surgical mask and ask the person to step outside if possible.

Clean your hands using soap and water for at least 20 seconds, or where this is not possible, hand sanitiser of with at least 60% ethanol or 70% isopropanol as the active ingredient] before putting on and after removing PPE.

Cleaning equipment including mop heads and cloths should be laundered using hot water and completely dried before re-use. Cleaning equipment such as buckets should be emptied and cleaned with a new batch of disinfectant and allowed to dry completely before re-use.

## What should I use for routine cleaning?

### Hard surfaces

In most circumstances, cleaning with detergent and water is sufficient.

### Soft or porous surfaces

For soft or porous surfaces like fabric or leather, seek advice from the manufacturer of the item to be cleaned about which products can be safely used.

Detergent can generally be used to clean fabric surfaces. If more thorough cleaning is needed, fabric surfaces may be steam cleaned. Leather will have special cleaning requirements.

If soft or porous surfaces require regular cleaning, such as seats in offices, or in vehicles, it may be more effective to use a removable washable cover or a disposable cover and replace these as regularly as you would clean the surfaces.

# What should I use to disinfect?

## Hard surfaces

Disinfectants containing  $\geq 70\%$  alcohol, quaternary ammonium compounds, chlorine bleach or oxygen bleach are suitable for use on hard surfaces (that is, surfaces where any spilt liquid pools, and does not soak in). These will be labelled as 'disinfectant' on the packaging.

## Soft or porous surfaces

Disinfectant is not suitable on fabric surfaces as it only works with extended contact time with the surface.

## Using disinfectants safely

Follow all manufacturer's instructions and read the label and the Safety Data Sheet (SDS). For information on how to read labels and SDS, see the [Safe Work Australia SDS page](#).

Do not use different types of disinfectants together.

Store your disinfectants safely and securely, out of direct sunlight and away from heat sources.

Mix your disinfectants in a well-ventilated area. Some concentrated products recommend the use of a local exhaust ventilation system.

For spraying or misting products, spray directly into the cleaning cloth to dampen the cloth for use. Take care not to generate a mist.

PPE to use when diluting and using disinfectants includes:

- gloves, elbow-length if available, and
- eye protection (safety glasses, not prescription glasses)
- 
- .

## Disposal or cleaning of materials and PPE

Reusable, washable cloths, PPE and covers should be washed in a regular cycle wash using the warmest possible setting with normal washing detergent. Avoid shaking out the items before placing in the washing machine.

Wear disposable gloves to handle used cloths, PPE and covers. Wash your hands thoroughly with soap and water for at least 20 seconds after removing the gloves.

Regularly wash the hamper in which used PPE is stored while it is waiting to be laundered. If the hamper is not washable, use a disposable lining, and replace regularly.

Reusable, non-washable PPE such as eye protection, should be wiped clean with a detergent solution first, then wiped over with a disinfectant, and left to air dry. Smearing or residues might result, and this can be cleaned off by using more detergent solution and rinsing clean only after the disinfectant has dried.

## 3.0 CLEANING REGIME OFFICES AND WORKDEPOT

### Covid 19

**Council to decide if this is still required**

## Cleaning and disinfection

Cleaning and disinfecting are two different processes:

**Cleaning** means physically removing germs, dirt and organic matter from surfaces.

**Disinfecting** means using chemicals to kill germs on surfaces. It's important to clean before disinfecting because organic matter and dirt can reduce the ability of disinfectants to kill germs.

A combination of cleaning and disinfection will be most effective in removing the COVID-19 virus. Cleaning reduces the soil load on the surface, allowing the disinfectant to work and kill the COVID-19 virus. Disinfectant may not kill the virus if the surface has not been cleaned with a detergent first.

## Routine cleaning Offices – Hamilton and Bothwell

Offices should have their surfaces cleaned at least daily. Special attention should be given to frequently touched surfaces (e.g. tabletops, door handles, light switches, desks, toilets, taps, TV remotes, kitchen surfaces and cupboard handles). Ideally, once clean, surfaces should also be disinfected regularly. Alternatively, you may be able to do a 2-in-1 clean and disinfection by using a combined detergent and disinfectant.

Surfaces and fittings should be cleaned more frequently when:

- visibly soiled
- used repeatedly by a number of people, and
- after any spillage.

Dishes and Cultery should be washed in hot water with preferably a disinfectant dishwashing liquid and dried thoroughly.

Areas where the public have access example front entry area should be disinfected daily with spray or wipes. There should be hand sanitiser for each person entering the office area anyone entering the building should have their temperature taken as a precaution.

Social distancing area should be marked on the floor with a visible X

Office workers should wear disposable gloves if accepting cash money.

Eftpos machines wiped with disinfectant wipe after each use.

For routine cleaning, disinfectants are usually only necessary if a surface has been contaminated with potentially infectious material. For this reason, when and how often a workplace should undertake disinfection as part of routine cleaning will depend on the likelihood of contaminated material being present at the workplace.

## Routine cleaning Works Depot

**Office areas** should be cleaned the same as the Hamilton and Bothwell Office. Frequently used areas such as toilets, washrooms, should be disinfected daily. No public access should be allowed to the works depot area.

**Hand tools** should be wiped down with disinfectant wipes before each use.

**Vehicles** should be wiped down inside before each use and before change of drivers or occupants.

This includes steering wheels, gear/automatic shift, any controls for equipment in the cabin, seats, door handles, radios controls, air conditioning controls, seat adjustments and centre console. Any area that is touched. **Antibacterial Hand Wipes (this includes gear shifts, two-way radios, steering wheel, seat belts, any item that could potentially harbor the virus.**

## How do I clean?

Use the following steps to clean an environment:

6. Wear gloves when cleaning. Gloves should be discarded after each clean. If it is necessary to use reusable gloves, gloves should only be used for COVID-19 related cleaning and should not be used for other purposes or shared between workers. Wash reusable gloves with detergent and water after use and leave to dry. Clean hands immediately after removing gloves using soap and water or hand sanitiser.
7. Thoroughly clean surfaces using detergent and water. Always clean from the cleanest surfaces to the dirtiest surfaces. This stops the transfer of germs to cleaner surfaces and allows you to physically remove and dispose of the largest possible amount of germs.
8. If you need to use a disinfectant, clean the surface first using detergent then apply a disinfectant or use a combined detergent and disinfectant (see next section). A disinfectant will not kill germs if the surface has not been cleaned first. Apply disinfectant to surfaces using disposable paper towel or a disposable cloth. If non-disposable cloths are used, ensure they are laundered and dried before reusing.
9. Allow the disinfectant to remain on the surface for the period of time required to kill the virus (contact time) as specified by the manufacturer. If no time is specified, leave for 10 minutes.
10. All waste must be double bagged for disposal

## How should I clean if someone at my workplace is suspected or confirmed to have COVID-19?

If a person who has been at your workplace is suspected or confirmed to have COVID-19, you must thoroughly clean and disinfect all areas of suspected contamination.

Clean and disinfect all areas (for example, offices, bathrooms and common areas) that were used by the suspected or confirmed case of COVID-19. Close off the affected area before cleaning and disinfection. Open outside doors and windows if possible to increase air circulation and then commence cleaning and disinfection.

- clean and disinfect hard surfaces using either: a physical clean using detergent and water followed by a clean with 1,000 ppm bleach solution (2-step clean), for example, household bleach or hospital-grade bleach solutions that are readily available from retail stores. Bleach solutions should be made fresh daily.
- a physical clean using a combined detergent and 1,000 ppm bleach solution (2-in-1 clean) made up daily from a concentrated solution (refer to the [Department of Health website](#) for more information on achieving the correct bleach solution).

Once cleaning and disinfection is complete, place disposable cloths, PPE and covers in a plastic rubbish bag, place it inside another rubbish bag (double-bagging) and dispose of the bag in the general waste.

There is no need to close down an entire workplace, while cleaning and disinfection takes place, particularly if the person infected, or suspected to be infected, has only visited parts of the workplace. However the cleaning and disinfection must occur before any workers return to affected areas.

Whether you need to suspend operations in your workplace will depend on factors such as the size of the workplace, nature of work, number of people, and suspected areas of contamination in your workplace.

Those cleaning an area of suspected contamination need to be equipped with appropriate Personal protective equipment (PPE). This includes disposable gloves and safety eyewear to protect against chemical splashes. If there is visible contamination with respiratory secretions or other body fluids in the area, the cleaning staff should also wear a disposable apron. If the person with suspected or confirmed COVID-19 is in the area to be cleaned (e.g. a hotel room), put on a surgical mask and ask the person to step outside if possible.

Clean your hands using soap and water for at least 20 seconds, or where this is not possible, hand sanitiser of with at least 60% ethanol or 70% isopropanol as the active ingredient] before putting on and after removing PPE.

Cleaning equipment including mop heads and cloths should be laundered using hot water and completely dried before re-use. Cleaning equipment such as buckets should be emptied and cleaned with a new batch of disinfectant and allowed to dry completely before re-use.

## What should I use for routine cleaning?

### Hard surfaces

In most circumstances, cleaning with detergent and water is sufficient.

### Soft or porous surfaces

For soft or porous surfaces like fabric or leather, seek advice from the manufacturer of the item to be cleaned about which products can be safely used.

Detergent can generally be used to clean fabric surfaces. If more thorough cleaning is needed, fabric surfaces may be steam cleaned. Leather will have special cleaning requirements.

If soft or porous surfaces require regular cleaning, such as seats in offices, or in vehicles, it may be more effective to use a removable washable cover or a disposable cover and replace these as regularly as you would clean the surfaces.

## What should I use to disinfect?

### Hard surfaces

Disinfectants containing  $\geq 70\%$  alcohol, quaternary ammonium compounds, chlorine bleach or oxygen bleach are suitable for use on hard surfaces (that is, surfaces where any spilt liquid pools, and does not soak in). These will be labelled as 'disinfectant' on the packaging.

### Soft or porous surfaces



Disinfectant is not suitable on fabric surfaces as it only works with extended contact time with the surface.

## Using disinfectants safely

Follow all manufacturer's instructions and read the label and the Safety Data Sheet (SDS). For information on how to read labels and SDS, see the [Safe Work Australia SDS page](#).

Do not use different types of disinfectants together.

Store your disinfectants safely and securely, out of direct sunlight and away from heat sources.

Mix your disinfectants in a well-ventilated area. Some concentrated products recommend the use of a local exhaust ventilation system.

For spraying or misting products, spray directly into the cleaning cloth to dampen the cloth for use. Take care not to generate a mist.

PPE to use when diluting and using disinfectants includes:

- gloves, elbow-length if available, and
- eye protection (safety glasses, not prescription glasses).

## Disposal or cleaning of materials and PPE

Reusable, washable cloths, PPE and covers should be washed in a regular cycle wash using the warmest possible setting with normal washing detergent. Avoid shaking out the items before placing in the washing machine.

Wear disposable gloves to handle used cloths, PPE and covers. Wash your hands thoroughly with soap and water for at least 20 seconds after removing the gloves.

Regularly wash the hamper in which used PPE is stored while it is waiting to be laundered. If the hamper is not washable, use a disposable lining, and replace regularly.

Reusable, non-washable PPE such as eye protection, should be wiped clean with a detergent solution first, then wiped over with a disinfectant, and left to air dry. Smearing or residues might result, and this can be cleaned off by using more detergent solution and rinsing clean only after the disinfectant has dried.



# **River Clyde Flood Mapping**

**Monthly Report – October 2022**

Central Highlands Council

31 October 2022



**GHD Pty Ltd ABN 39 008 488 373**

Hobart, Tasmania 7000, Australia

**T** +61 3 6210 0600 | **F** +61 3 8732 7046 | **E** hbamail@ghd.com | **ghd.com**

<b>Printed date</b>	28/10/2022 11:45:00 AM
<b>Last saved date</b>	28 October 2022 11:45 AM
<b>File name</b>	https://projectsportal.ghd.com/sites/pp16_03/riverclydefloodmappi/ProjectDocs/PM/Monthly Reporting/22-10 October/12571871-REP_Monthly Report Oct22.docx
<b>Author</b>	Cameron Ormes
<b>Project manager</b>	Cameron Ormes
<b>Client name</b>	Central Highlands Council
<b>Project name</b>	River Clyde Flood Mapping
<b>Document title</b>	River Clyde Flood Mapping   Monthly Report – October 2022
<b>Revision version</b>	Rev 0
<b>Project number</b>	12571871

#### Document status

Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S2	0	C. Ormes	E.Gruber		E.Gruber		31/10/2022
[Status code]							
[Status code]							
[Status code]							
[Status code]							

© GHD 2022

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

# Contents

<b>1. Introduction</b>	<b>1</b>
1.1 Purpose of this report	1
<b>2. Program</b>	<b>1</b>
2.1 Works completed this month	1
2.2 Works forecast next month	1
2.3 Delay Register	2
2.4 Deviations from program	2
<b>3. Scope</b>	<b>3</b>
3.1 Change Register	3
3.2 RFI register	3
3.3 Client supplied information	4
<b>4. Actions register</b>	<b>4</b>
<b>5. Budget</b>	<b>5</b>
5.1 Progress claim	5
5.2 Variation Register	6

## Table index

Table 1	Summary of works complete in October	1
Table 2	Summary of works forecast in November	1
Table 3	Notice of delay summary	2
Table 4	Summary of program deviations	2
Table 5	Project change summary	3
Table 6	Project RFI summary	3
Table 7	Action Register – Central Highlands Council	4
Table 8	Progress Claim value	5
Table 9	Notice of delay summary	6

## Appendices

Appendix A	Program
------------	---------

# 1. Introduction

## 1.1 Purpose of this report

The purpose of this report is to inform the Central Highlands Council (CHC) on the progress of the River Clyde Flood Mapping project. This report will be updated and submitted monthly throughout the duration of the project.

# 2. Program

The delivery program was baselined at the commencement of the project with all progress tracked against the initial baseline. A current copy of the tracked program has been included in Appendix A. The project tasks are identified using a Work Breakdown Structure (WBS) indexation. This indexing is labelled within the delivery program and used as a reference to the various tasks below.

## 2.1 Works completed this month

The below table identifies the works that were completed in October.

*Table 1 Summary of works completed in October*

	WBS ID	Task Name	Date Completed
1	3.7.2	Preparation for Community Sessions	10/10/2022
2	3.7.3	Community drop-in 1	17/10/2022
3	3.7.5	Stakeholder Group 1	27/10/2022
4	3.7.6	Stakeholder Group 2	26/10/2022
5	3.7.7	Stakeholder Group 3	27/10/2022
6	3.7.8	Stakeholder Group 4	28/10/2022
7	4.3.1	Calibrate Model	18/10/2022
8	4.3.2	HOLD POINT – Preliminary model validation	27/10/2022
9	2.11	V02 - Undertake drone imaging of flood	30/10/2022

## 2.2 Works forecast next month

The below table identifies the works scheduled to be complete in November, in accordance with the current delivery program.

*Table 2 Summary of works forecast in November*

	WBS ID	Task Name	Due Date
1	2.12	V02 – Process Drone Data	11/11/2022
2	3.7.4	Community drop-in 2	21/11/2022
3	3.8	Prepare Community Consultation and Feedback Report	Commence 21/11/2022
4	4.3.3	Update model based on client feedback	10/11/2022
5	4.4.1	Sensitivity Analysis - Increase Manning's Values Simulation	1/12/2022
6	4.4.2	Sensitivity Analysis - Increase Tailwater Level Simulation	1/12/2022

## 2.3 Delay Register

The delay register records and tracks any delays to project delivery that have arisen through the formal change process or by factors outside of GHD's control. These delays will be communicated to CHC via a formal notice of delay, outlining the cause of delay and effect on delivery program.

**Table 3** Notice of delay summary

ID	Date raised	Details	Raised by	Duration	Revised completion date	Status	Complete
		-					

## 2.4 Deviations from program

The program was baselined at the commencement of the project to allow clear tracking of progress throughout the delivery phase.

The below table summarises the variances from the baseline program and identifies effects on the overall program delivery.

**Table 4** Summary of program deviations

	WBS ID	Task Name	Deviation (Start/Finish) - Duration	Effect on Overall Program	Reason for Deviation
1	2.4	Submit progress report	-3 days	Nil	Early submission
2	2.8	Site Visit	+5 days	Nil – offset by survey requirement reduction	Site visit rescheduled due to key team member availability
3	3.4	Submit action plan	-9 days	Nil – offset by council review	Early submission
4	2.9 & 2.10	Features Survey	-10 days	Nil	Existing information adequate for modelling
5	3.5	Client review plan	+19 days	Nil – non-critical path item	Alignment with council meeting timing
6	3.7	Community Consultation	+30 days	Nil - non critical path item	Community drop-in session aligned with existing community events

## 3. Scope

### 3.1 Change Register

The change register records and tracks any changes to scope identified by the project team throughout the delivery of the project, including any potential changes that have been raised by either party and their current status.

**Table 5** *Project change summary*

ID	Date raised	Details	Raised by	Subject to Variation (ref.)	Subject to Delay (ref.)	Status
1	15/08/2022	Extent of flood mapping has been extended from what was included in GHD proposal	Cameron Ormes (GHD)	-	-	Agreed – mapping resolution adjusted to maintain total modelling effort as per proposal
2	21/09/2022	Detail survey not required as existing information collated is sufficient for model development	Cameron Ormes (GHD)	Yes – V001	-	Variation approved
3	27/10/2022	CHC request to obtain drone footage of current flooding event	Adam Wilson (CHC)	Yes – V002	-	Variation approved

### 3.2 RFI register

The RFI register records and tracks formal requests for information raised throughout the delivery of the project.

**Table 6** *Project RFI summary*

ID	Date raised	Category	Description	Issued to	Status	Response
1	9/08/2022	Scope	Proposed Flood Mapping Extents	Adam Wilson (CHC)	Closed	Council have agreed to the mapping extents depicted in "Proposed Mapping Extent rev.B"
2	17/08/2022	Scope	Community Consultation Program - For Endorsement	Adam Wilson (CHC)	Closed	Motion was passed in September council meeting

### 3.3 Client supplied information

A summary of client supplied information and the corresponding dates is provided below:

	Document Name	Date Requested	Date Provided
1	River Clyde Flood Mapping Grant Submission (2021)	5/05/2022	5/05/2022
2	Bothwell Stormwater Report (PDA)	20/06/2022	27/06/2022
3	PDA Stormwater Drain Models	20/07/2022	27/07/2022
4	PDA Cadastre Survey	27/07/2022	4/08/2022
5	Flooding Hotspot Map	27/07/2022	10/08/2022
6	Drainage Upgrade Plans	27/07/2022	10/08/2022
7	Drainage Upgrade Design Drawings	10/08/2022	15/08/2022
8	PDA Stormwater Drain Models (incl. installed option)	10/08/2022	18/08/2022
9	Bridge / Culvert dimensions	19/09/2022	19/09/2022

## 4. Actions register

The below actions register records and tracks actions identified outside of the formal RFI process (i.e. actions stemming from meetings, etc.) and their status.

Table 7 Action Register – Central Highlands Council

ID	Date raised	Category	Action	Resp.	Due date	Status
1	27/07/2022	Existing Data	PDA GIS Map with survey information	Jason Branch (CHC)	3/08/2022	Closed
2	27/07/2022	Existing Data	PDA Drains model	Jason Branch (CHC)	3/08/2022	Closed
3	27/07/2022	Existing Data	Flood history / hotspot map	Jason Branch (CHC)	3/08/2022	Closed
4	27/07/2022	Existing Data	DPI hydrology data	Anthony Archer (CHC)	3/08/2022	Closed <sup>1</sup>
5	27/07/2022	Existing Data	GHD Project Number - Previous flood mapping works	Anthony Archer (CHC)	3/08/2022	Closed
6	27/07/2022	Existing Data	River Clyde Trust data	Anthony Archer (CHC)	3/08/2022	Closed <sup>1</sup>
7	27/07/2022	Existing Data	Luke Taylor consultant - flood mapping works	Anthony Archer (CHC)	3/08/2022	Closed <sup>1</sup>
8	3/08/2022	Existing Data	Landholder Contacts	Anthony Archer (CHC)	5/08/2022	Closed



ID	Date raised	Category	Action	Resp.	Due date	Status
9	9/08/2022	Existing Data	Stormwater upgrade status	Jason Branch (CHC)	12/08/2022	Closed
10	10/08/2022	Existing Data	PDA Drains model - Option 1 (Council Implemented)	Jason Branch (CHC)	12/08/2022	Closed
11	15/08/2022	Existing Data	Nant Lane bridge drawings	Jason Branch (CHC)	18/08/2022	Closed
12	5/09/2022	Existing Data	Surface Roughness and Bridges	SES Tasmania	9/09/2022	Closed
13	19/09/2022	Existing Data	Bridge / Culvert Dimensions	Jason Branch (CHC)	20/09/2022	Closed
14	18/10/2022	Client Review	Modelling Methodology Interim Report – Review Hold Point	Adam Wilson (CHC)	27/10/2022	Closed

<sup>1</sup>No information provided – closed as incomplete

## 5. Budget

### 5.1 Progress claim

The below table summarises the current financial position of the project. These values reflect those submitted in the current progress claim.

Table 8 Progress Claim value

Index	Schedule Item	Total Value	Percent Complete	Previously Claimed (%)	Previously Claimed (\$)	Claimed this month
1	Project Management	\$ 25,240	63 %	53 %	\$ 13,377.20	\$ 2,524.00
2	Flood Modelling and Recommendations	\$ 103,345	61 %	47 %	\$ 48,572.15	\$ 14,468.30
3	Land Use Planning Analysis	\$ 19,380	-	-	-	-
4	Stakeholder and Community Engagement	\$ 60,645	67 %	43 %	\$ 26,077.35	\$ 14,554.80
5	Natural Values Assessment	\$ 10,800	-	-	-	-
6	Survey	\$ 27,950	75 %	-	-	\$ 20,962.50
V01	Detail Survey - Descope	-\$ 16,875	100 %	-	-	-\$ 16,875.00
V02	Drone Footage	\$6,090	-	-	-	-
	<b>TOTAL</b>	<b>\$ 236,575</b>	<b>52.27 %</b>	<b>35.59 %</b>	<b>\$ 88,026.70</b>	<b>\$ 35,634.60</b>

## 5.2 Variation Register

The variation register records and tracks any project cost variations that have arisen through the formal change process. These delays will be communicated to CHC via a formal variation request, outlining the details of the variation and associated cost effects.

*Table 9 Notice of delay summary*

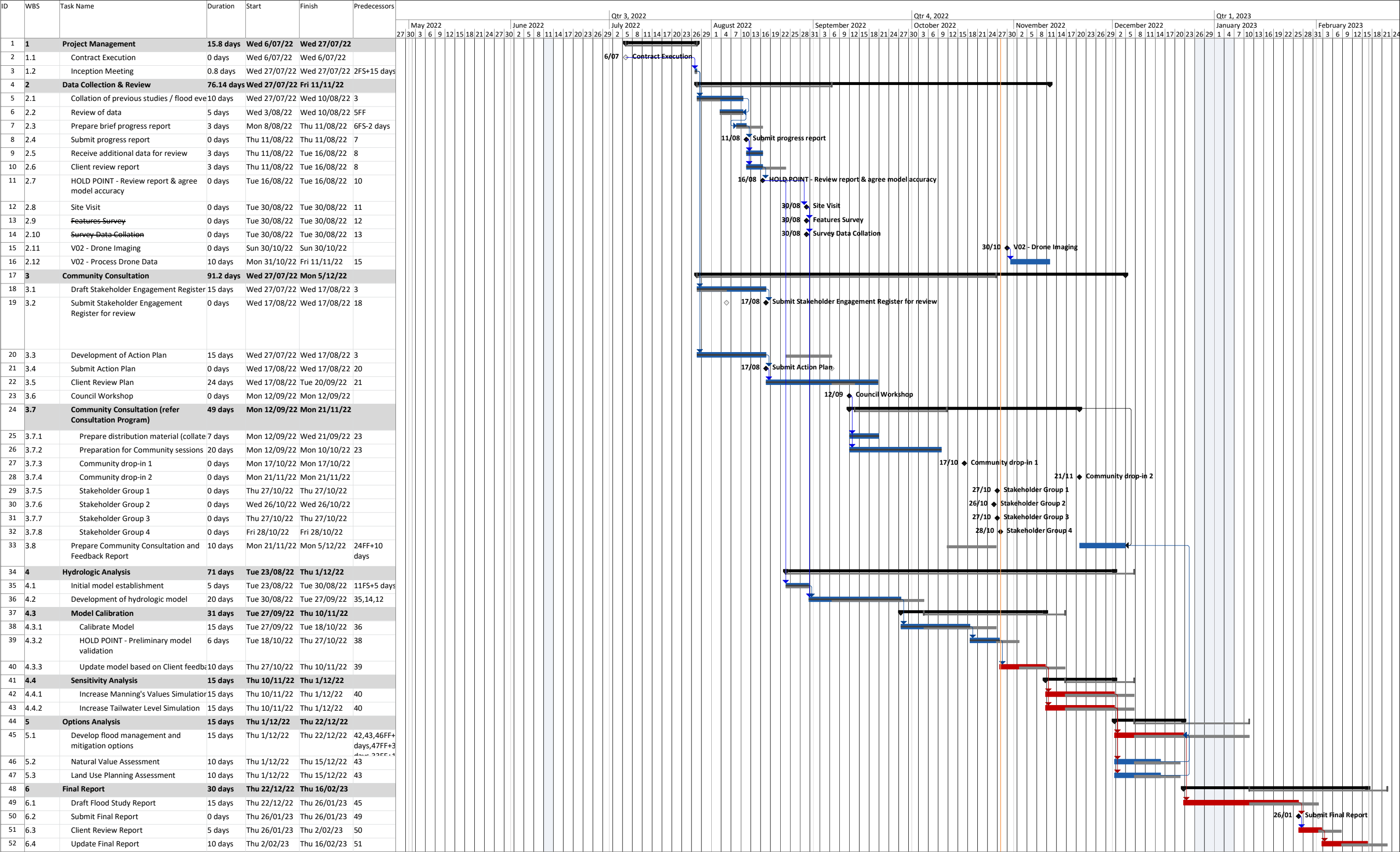
ID	Date raised	Details	Raised by	Cost	Revised contract value	Status	Complete
V01	29/09/2022	Scope reduction – feature survey	GHD	-\$16,875	\$230,485	Approved	Yes
V02	27/10/2022	Scope addition – drone footage of flood event	CHC	\$6,090	\$236,575	Approved	In progress

# **Appendix A**

## **Program**



12571871 - River Clyde Flood Study and Flood Management



Project: 12571871 - River Clyde FI Date: Fri 28/10/22	Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only	Critical Split	Baseline Summary
	Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Deadline	Baseline	Progress
	Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Critical	Baseline Milestone	



[ghd.com](http://ghd.com)

→ **The Power of Commitment**

09/11/2022

To the Councillors of the Central Highlands Council,

Regarding an application for a temporary exemption to log truck traffic exclusion on Hollow Tree Road between junction of Abyssinia Road ("Wetheron" Road) and Patrick Street, Bothwell.

**Introduction:**

Orana Enterprises Pty Ltd is a Tasmanian family-owned timber harvest and haulage business operating out of Legana in the North of Tasmania. We employ around 110 direct full-time staff members across our harvest, haulage and mechanical services businesses statewide. Our company carries out contract timber harvest and log transport services for Forico Pty Limited, Midway Tasmania and Sustainable Timber Tasmania.

Our operational focus is primarily on the harvest and haulage of debarked eucalyptus log products in both long and short lengths. Timber we harvest is processed locally at chipping facilities for pulpwood fibre export; it is exported in whole log form to be used as sawn timber, peeled for veneer or plywood, and our highest grade product is processed right here in Tasmania at local sawmills and down-stream processing facilities. We also transport small quantities of salvage hardwood and non-commercial hardwood from native forest thinning operations that is sold to local commercial firewood yards.

The Orana business holds current harvest contracts with our customers totalling approximately 650,000t/pa of annual volume. We operate this volume over 13 individual active harvest crews spread across the state. Our transport business delivers around 1,100,000t/pa of wood from our own harvest operations and the operations of other timber harvesting contractors.

Since 2015 our business has experienced rapid expansion which can be attributed to our fulfillment of contracted volume requirements, the reliability and stability of the wood supply provided to our customers and the exceptional safety and compliance record of our operations both in the forest and on the public road network.

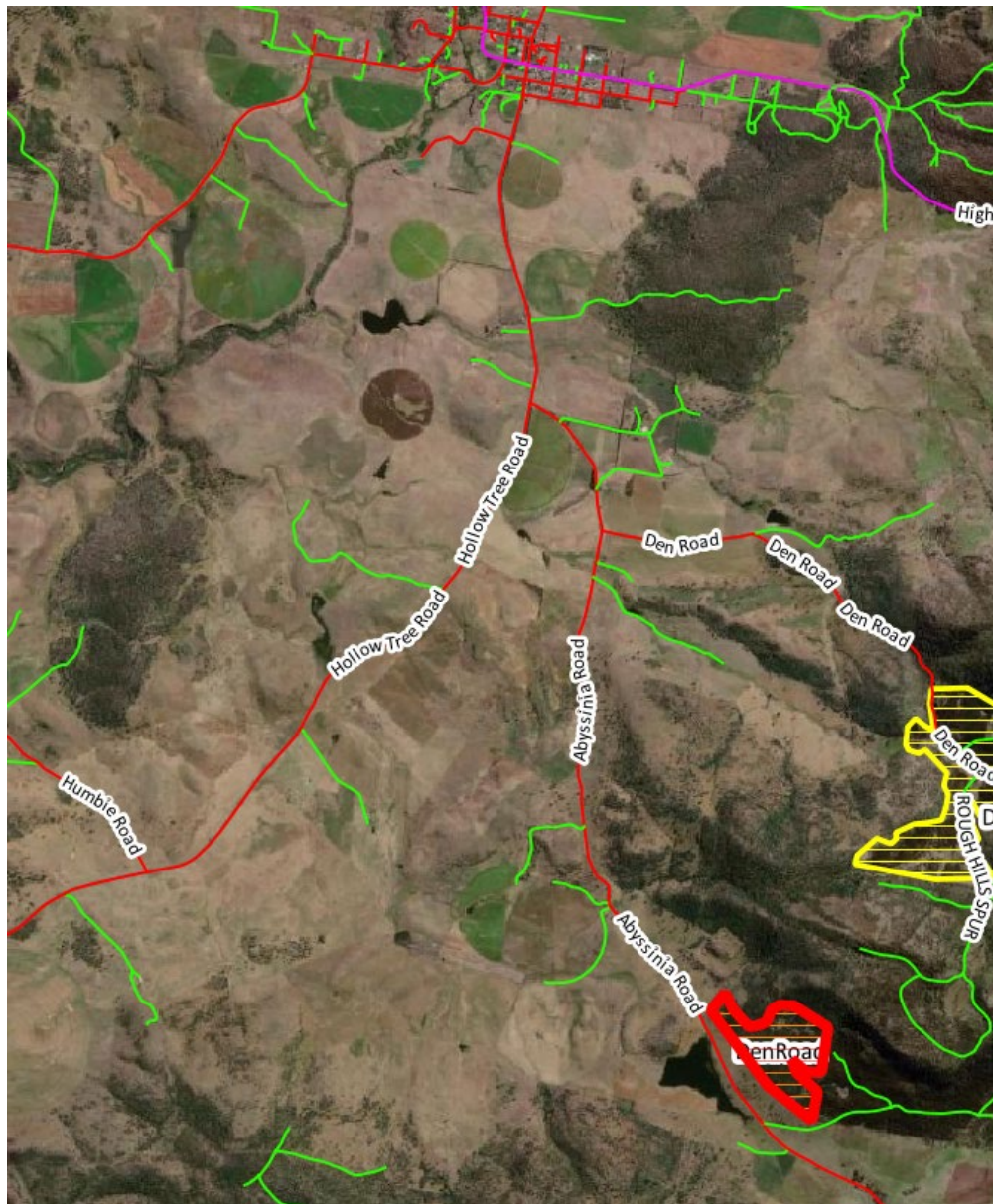
All Orana Enterprises trucks are actively GPS tracked by MT Data telematics systems; all loads are delivered with electronic dockets ensuring Chain of Custody compliance; our entire fleet of trucks are fitted with dash cameras, ABS and EBS systems, daytime running lights and FUPS approved frontal underrun protection devices. Our business is accredited under the National Heavy Vehicle Accreditation Scheme for both Mass Management and Maintenance Management.

**Submission:**

Our business has been engaged by Midway Tasmania (contact person Clint Webb 0438 094 224) to carry out contract haulage work for another timber harvesting contractor to take plantation hardwood from a private property on Den Road south of Bothwell to the Parattah rail yard in the central midlands area.

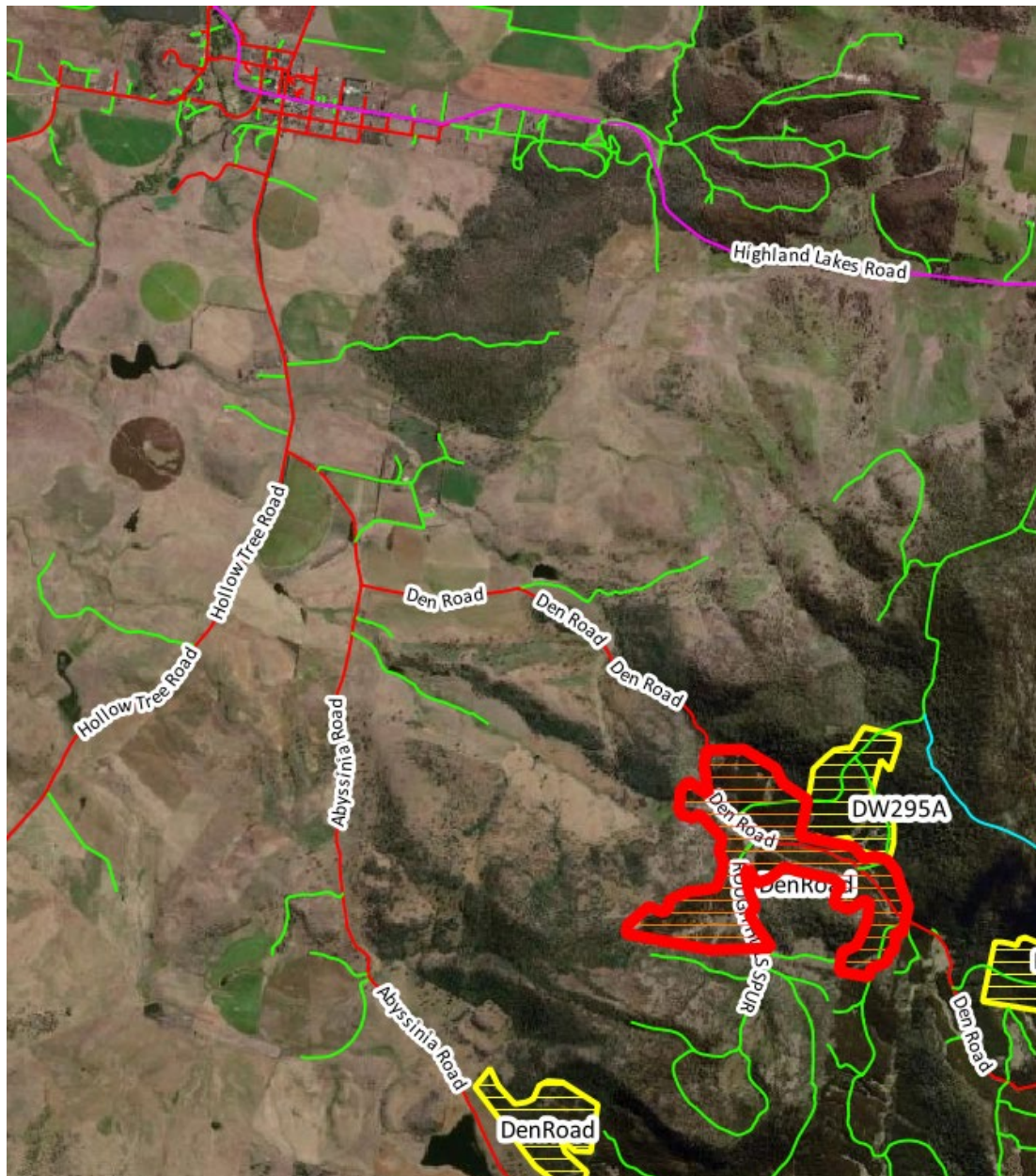
There are two distinct operational areas to be harvested during this operation.

The first area to be harvested is shown below in red highlight. It is accessed via a private entry track that enters onto Abyssinia Road approximately 5.5km south of the Abyssinia / Den Road intersection.





The second operational area to be harvested is on Den Road itself and is shown below in red highlight. This area is approximately 4.0km east of the Den Road / Abyssinia Road intersection and has multiple private access tracks that enter onto Den Road within the defined operational area.



Due to a Central Highlands Council (CHC) policy that bans all log truck traffic on Hollow Tree Road it is necessary to cart all timber harvested from this plantation via Den Road in an easterly direction out to the Highland Lakes Road.

The origins of the CHC policy are not known to the writer however it is understood that the ban on log truck traffic on Hollow Tree Road has been in place for more than 15 years.

With this in mind Orana engaged one of our highly experienced forestry supervisor and experienced truck driver, to travel to site and complete a comprehensive cartage route survey and risk assessment prior to commencing the cartage of this timber. On inspection of the route our staff member has identified several significant risks with Den Road that make safe, laden truck access difficult if not dangerous in some spots.



The most significant identified risks on Den Road include:

- Significant areas of very steep up and down hill pulling;
- Very difficult road alignment at the following GPS locations:
  - [-42.4540674, 147.0868265](#)
  - [-42.4566554, 147.0972946](#)
  - [-42.4606635, 147.1323110](#) (this point is on Southern Midlands Council managed section)
  - [-42.4580901, 147.1418205](#) (this point is on Southern Midlands Council managed section)
- Narrow pavement/road width and lack of safe locations where trucks and cars can pass one another with drop offs in some areas to the side of the road.

With the abovementioned points in mind, it is the view of our company and risk assessor that it is not safe for our drivers, our fleet or the general public for us to proceed with transporting this resource via the requested cartage route that complies with the ban on log truck traffic on Hollow Tree Road.

Hence, I write to Council requesting that a temporary exemption to the log truck ban be granted to our business. This will allow our business, our forest company customers, resource and landowners and works managers from both Central Highlands Council and Southern Midlands Council to meet together to determine the best course of action to modify the areas of concern on Den Road to allow the safe operation of semi-trailer combinations.

The request is for approximately 3km of Hollow Tree Road between Patrick Street Bothwell and Abyssinia Road ("Wetheren" Road).

To demonstrate good will toward council and the residents of Bothwell we offer the following conditions to assist Councillors in their decision making:

- **Curfew:** No laden truck movements will occur between the hours of 6pm and 6am, Monday to Saturday. No truck traffic (laden or unladen) will occur on Sundays or public holidays.
- **Noise:** All drivers will be instructed to not use engine brakes on any part of Hollow Tree Road or on Patrick Street, Bothwell.
- **Speed:** Orana Enterprises will set up active geofences within our MT Data tracking system that will alert drivers to defined speed limits on roads highlighted over the page. We propose maximum truck speeds in yellow of 50kph and pink of 60kph. These geofence zones will alert the drivers in-cab of the sensitive area and will also alert dispatchers at the Orana Enterprises office of any breach of these zone conditions.
- **Roads:** In cooperation with Jason Branch of CHC we will conduct a pre-cartage dilapidation survey of Hollow Tree Road to ensure traffic over the road does not degrade the surface during the exemption period.
- **Period:** To allow stakeholders sufficient time to survey Den Road, plan for and organise appropriate works we require a 3-month exemption period. Should works be completed in a shorter time frame to allow safe truck access we will advise CHC and cease use of the exemption.

For further comments or to discuss the matter with us please feel free to contact me by mobile or email.

Regards,

**Dwayne Kerrison**

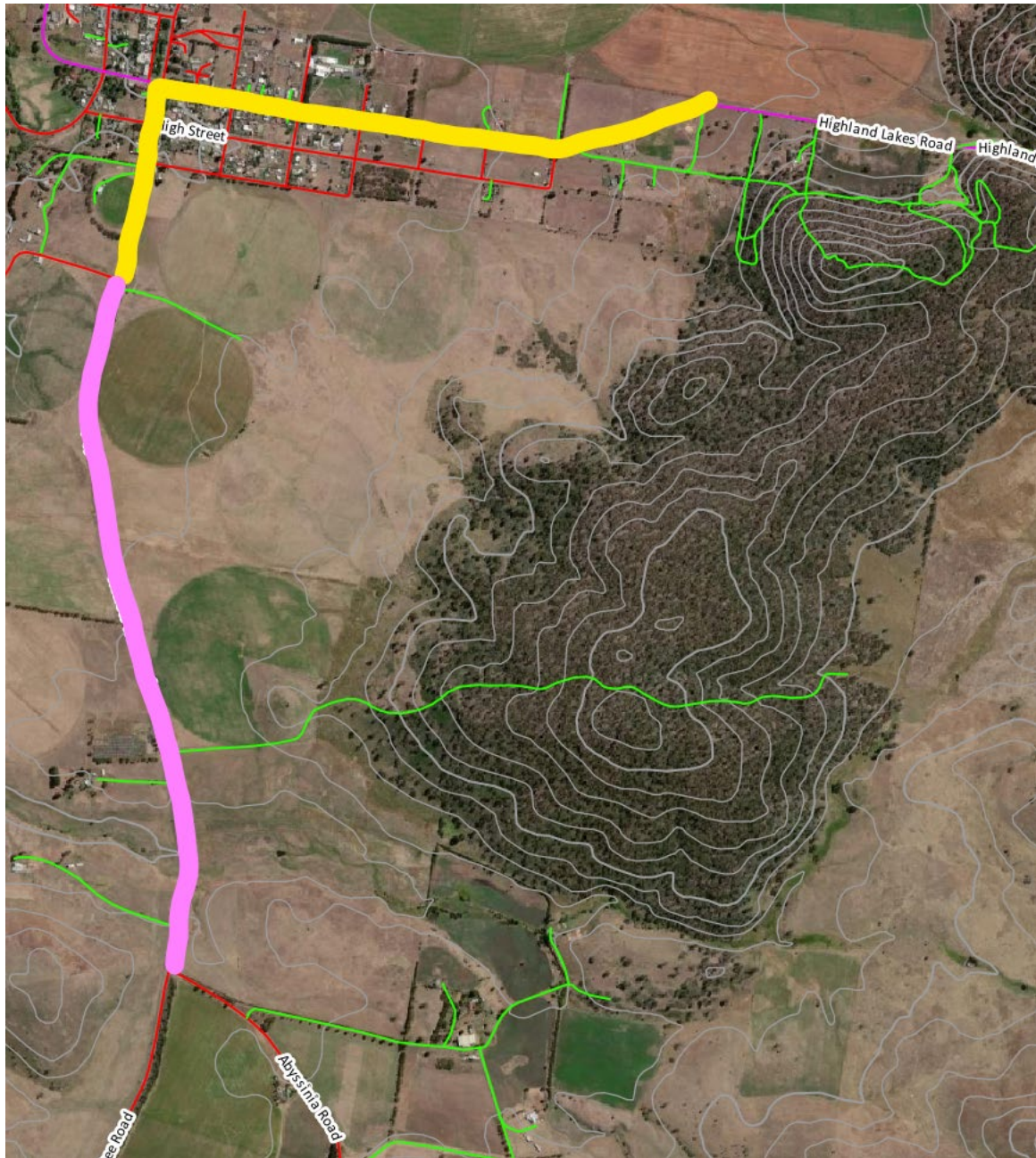
General Manager

Orana Enterprises Pty Ltd

0400 198 438

[dwayne.kerrison@oranaenterprises.com.au](mailto:dwayne.kerrison@oranaenterprises.com.au)

*Below: Proposed 50kph speed restriction*





# ***RULES***

*These Rules were adopted at the  
Annual General Meeting of the Association on 30 June 2021*

## INDEX

<b>PRELIMINARY.....</b>	<b>4</b>
1. THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA.....	4
2. PURPOSE OF THE RULES.....	4
3. INTERPRETATION AND DEFINITIONS.....	4
<b>PURPOSE AND MEMBERSHIP OF THE ASSOCIATION .....</b>	<b>8</b>
4. OBJECTS OF THE ASSOCIATION .....	8
5. POWERS OF THE ASSOCIATION.....	8
6. MEMBERSHIP OF THE ASSOCIATION.....	8
7. RECOGNITION OF OTHER LOCAL GOVERNMENT ORGANISATIONS .....	9
8. ANNUAL GENERAL MEETING.....	10
9. GENERAL MEETINGS .....	10
10. SPECIAL GENERAL MEETINGS .....	11
<b>CONDUCT OF MEETINGS .....</b>	<b>12</b>
11. WHEN AND WHERE MEETINGS OF THE ASSOCIATION ARE TO BE HELD; USE OF TECHNOLOGY.....	12
12. BUSINESS OF MEETINGS OF THE ASSOCIATION .....	12
13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION.....	14
14. PROXIES AT MEETINGS.....	14
15. QUORUM AT MEETINGS .....	15
XRT16. VOTING AT MEETINGS .....	16
<b>GENERAL MANAGEMENT COMMITTEE AND OTHER COMMITTEES .....</b>	<b>18</b>
17. FUNCTION OF THE GENERAL MANAGEMENT COMMITTEE .....	18
18. COMPOSITION OF THE GENERAL MANAGEMENT COMMITTEE .....	19
19. ELECTORAL DISTRICTS FOR THE PURPOSE OF ELECTING MEMBERS TO THE GENERAL MANAGEMENT COMMITTEE .....	21
20. CONDUCT OF ELECTIONS FOR MEMBERSHIP TO THE GENERAL MANAGEMENT COMMITTEE.....	21
21. TERM OF OFFICE.....	24
22. CALLING MEETINGS OF THE GENERAL MANAGEMENT COMMITTEE.....	24
23. QUORUM FOR AND VOTING AT GENERAL MANAGEMENT COMMITTEE ...	26
24. WHO MAY ATTEND MEETINGS OF THE GENERAL MANAGEMENT COMMITTEE .....	26
25. PRESIDENT .....	26
26. ELECTION OF PRESIDENT .....	27
27. TERM OF OFFICE OF PRESIDENT .....	28
28. VICE PRESIDENT .....	30
29. DRAWING OR CASTING OF LOTS .....	31
30. AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION .....	31
31. SUB-COMMITTEES.....	32
<b>RULES FOR CONDUCT OF DEBATE .....</b>	<b>33</b>
32. AUTHORITY OF THE CHAIR .....	33
33. ORDER OF BUSINESS .....	33
34. DEBATE OF MOTIONS .....	33
35. AMENDMENT OF MOTIONS .....	33
36. SPEAKING TO MOTIONS.....	34
37. POINTS OF ORDER .....	35

38. CLOSURE OF DEBATE .....	35
39. HOW QUESTIONS ARE TO BE PUT .....	35
40. SUSPENSION OF RULES .....	36
41. VALIDITY OF PROCEEDINGS .....	36
<b>EMPLOYEES .....</b>	<b>37</b>
42. CHIEF EXECUTIVE OFFICER .....	37
43. EMPLOYEES .....	37
<b>FINANCES .....</b>	<b>38</b>
44. FINANCIAL YEAR .....	38
45. SUBSCRIPTIONS .....	38
46. ACCOUNTS.....	39
47. SITTING FEES AND EXPENSES .....	40
<b>MISCELLANEOUS .....</b>	<b>41</b>
48. IMMUNITY PROVISION .....	41
49. LEGAL OPINIONS.....	41
50. NOMINATIONS TO OUTSIDE BODIES.....	41
51. COMMON SEAL OF THE ASSOCIATION.....	42
52. NOTICES AND COMMUNICATIONS.....	42
53. LGAT ASSIST .....	42
54. WINDING UP .....	43

## **PRELIMINARY**

### **1. THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**

The Local Government Association of Tasmania is a body corporate in accordance with the Act.

### **2. PURPOSE OF THE RULES**

The purposes of the Rules of the Association are to provide for:

- (a) the management of the Association;
- (b) the appointment of the General Management Committee;
- (c) the membership of the Association;
- (d) the imposition of fees and subscriptions; and
- (e) such other matters concerning the operations of the Association as the Members in general meeting shall determine.

### **3. INTERPRETATION AND DEFINITIONS**

- (a) Headings inserted are for guidance purposes only and do not affect the interpretation of these Rules.
- (b) Words importing the plural include the singular and vice versa.
- (c) Words importing either gender shall include both genders.
- (d) “Act” means the *Local Government Act 1993* (Tas) or any amendment or substitution thereof.
- (e) “ALGA” means the Australian Local Government Association;
- (f) “Alter” in relation to these Rules includes:
  - (i) the insertion of a new Rule;
  - (ii) the insertion of a new Rule in substitution of an existing Rule;
  - (iii) the amendment of an existing Rule; and
  - (iv) the rescission of an existing Rule.



- (g) “Annual General Meeting” means the meeting of the Association convened in accordance with Rule 11(a).
- (h) “Association” means the Local Government Association of Tasmania.
- (i) “Business Day” means a day on which banks are generally open for business in Tasmania (but does not include a Saturday, Sunday or public holiday).
- (j) “Chair” means the person who chairs a meeting.
- (k) “Chief Executive Officer” means the Chief Executive Officer of the Association appointed in accordance with these Rules.
- (l) “Council” means a council established under section 18 of the Act.
- (m) “Council Cost Index” means the annual index determined by the Association to reflect cost movements in council operations and the provision of services.
- (n) “Council Election Year” means any year in which a Council Election is held.
- (o) “Council Election” means an election held under Part 15 of the *Local Government Act 1993* (Tas).
- (p) “Electoral Commissioner of Tasmania” means the Electoral Commissioner appointed under Section 14(1) of the *Electoral Act 2004* (Tas) and includes a person appointed pursuant to an Act substituted for the *Electoral Act 2004* (Tas) who carries out functions the same as, or similar to, the functions of the Electoral Commissioner of Tasmania under the *Electoral Act 2004* (Tas) as at the date of these Rules.
- (q) “General Management Committee” and “GMC” mean the General Management Committee elected in accordance with these Rules.
- (r) “General Manager” means the person appointed as general manager of a Member in accordance with the Act.
- (s) “General Meeting” means a meeting of the Association convened in accordance with Rule 11(b), other than the Association’s Annual General Meeting.
- (t) “LGAT ASSIST” means the Board established to provide Local Government employees with support and assistance in certain circumstances, and includes its successors and assigns.
- (u) “Lord Mayor” means the Lord Mayor of the Hobart City Council.

- (v) “Mayor” means the person appointed as mayor of a Member in accordance with the Act and includes, where relevant, the Lord Mayor.
- (w) “Meeting of the Association” means:
  - (i) an Annual General Meeting;
  - (ii) a General Meeting; and
  - (iii) a Special General Meeting.
- (x) “Member” means a member of the Association.
- (y) “Mid Term Year” means each calendar year occurring two years after the holding of an Ordinary Election immediately following a Council Election Year.
- (z) “Municipal area” has the same meaning as in the Act.
- (aa) “Ordinary Election” means an election of members of the GMC pursuant to these Rules.
- (bb) “Policy” means the principles adopted by the Association, from time to time, to further the objects of the Association as set out in Rule 4.
- (cc) “Population” means the estimate for a municipal area taken closest to the proposed date of the Annual General Meeting in that year by the Australian Bureau of Statistics.
- (dd) “Population category” shall mean a category outlined in Rule 18(b).
- (ee) “Post GM” means the General Meeting held immediately following the Annual General Meeting.
- (ff) “President” means the President elected in accordance with these Rules.
- (gg) “Returning Officer” means the person responsible for conducting an election under these Rules.
- (hh) “Rules” means these Rules of the Association.
- (ii) “Sector Matter” includes a subject matter, topic or item for discussion that does not relate to or concern the objects of the Association and, or in the alternative, the Association has little or no power to alter or affect.
- (jj) “Special General Meeting” means a meeting of the Association convened in accordance with Rule 10.



- (kk) “State Grants Commission” means the commission established under the *State Grants Commission Act 1976* (Tas) and includes any body established pursuant to an Act substituted for the *State Grants Commission Act 1976* (Tas), which body carries out functions the same as, or similar to, the functions of the State Grants Commission under the *State Grants Commission Act 1976* (Tas) as at the date of these Rules.
- (ll) “Subscriptions” mean the subscriptions raised and payable in accordance with these Rules and the Act.
- (mm) “Sub-Committee” means a Sub-Committee appointed in accordance with these Rules.
- (nn) “Voting Representative” means a representative of a Member lawfully appointed by the Member and notified to the Association in accordance with Rule 13(f).

# PURPOSE AND MEMBERSHIP OF THE ASSOCIATION

## **4. OBJECTS OF THE ASSOCIATION**

The objects of the Association are to:

- (a) protect and represent the interests and rights of Councils in Tasmania;
- (b) promote an efficient and effective system of local government in Tasmania;  
and
- (c) provide services to Members, councillors and employees of Councils.

## **5. POWERS OF THE ASSOCIATION**

The Association has the power to do anything necessary or convenient for the attainment of its objects.

## **6. MEMBERSHIP OF THE ASSOCIATION**

- (a) Membership of the Association is restricted to Councils.
- (b) Where there is a merger or amalgamation of two or more Councils that are Members, the Council resulting from the merger or amalgamation shall continue to be a Member.
- (c) A Council which is not a member of the Association shall be admitted as a member upon written application by that Council. Upon the Association receiving the application of such a Council, that Council shall be bound by these Rules.
- (d) A Member may resign from the Association provided:
  - (i) that the Member provides written notice of its intention to resign, detailing reasons, addressed to the Chief Executive Officer; and
  - (ii) that such resignation does not take effect until the completion of the Association's financial year following the Association's financial year in which written notice of the intention to resign is provided; and

- (iii) that until the period referred to in Rule 6(d)(ii) expires, the Member pays the Subscriptions as determined by the Association in accordance with these Rules; and
  - (iv) that the notice of intention to resign may be withdrawn at any time in writing by that Member.
- (e) A Member which does not withdraw its notice of intention to resign as permitted by Rule 6(d)(iv) ceases to be a member of the Association at the completion of the period referred to in Rule 6(d)(ii).
- (f) The Association may refuse to renew the membership of a Member which:
  - (i) has not paid any Subscriptions due and owing; or
  - (ii) fails to comply with, or contravenes, these Rules or any other rule of the Association.
- (g) A refusal to renew membership under Rule 6(f) shall not take effect until:
  - (i) the Association has provided the Council with at least one month's written notice; and
  - (ii) the Association has provided an opportunity for the Council to respond to the written notice at a Meeting of the Association.

## **7. RECOGNITION OF OTHER LOCAL GOVERNMENT ORGANISATIONS**

- (a) The Association recognises that other Council interest and regional groups established throughout Tasmania assist with representing and protecting the rights and interests of Local Government within Tasmania.
- (b) The Association, where appropriate, will work with such other interest and regional groups established throughout Tasmania.

# MEETINGS

## **8. ANNUAL GENERAL MEETING**

- (a) The functions of the Annual General Meeting are to:
  - (i) receive the President's report;
  - (ii) confirm the minutes of the previous Annual General Meeting;
  - (iii) receive and adopt the financial statements for the preceding financial year;
  - (iv)
    - (A) determine the President's honorarium for the forthcoming year;
    - (B) determine any honorarium to be paid to the Vice President for the forthcoming year;
  - (v) determine allowances, sitting fees and expenses for attendance by committee members at meetings of the General Management Committee and Sub-Committees for the forthcoming year;
  - (vi) receive the declaration of the poll for the election of the President and General Management Committee elected in accordance with these Rules;
  - (vii) adopt a budget for the forthcoming financial year;
  - (viii) set Subscriptions for the forthcoming financial year in accordance with these Rules;
  - (ix) receive reports from Association representatives; and
  - (x) consider any amendments to these Rules.
- (b) Notice of the Annual General Meeting shall be given to all Members at least 14 days prior to the date of the Annual General Meeting.

## **9 GENERAL MEETINGS**

- (a) In addition to the Annual General Meeting, there may be General Meetings.
- (b) General Meetings may be called:

- (i) by the President; or
  - (ii) by the General Management Committee.
- (c) The functions of General Meetings include:
  - (i) to formulate and ratify policy of the Association;
  - (ii) to consider extending the term of office of the General Management Committee, the President, or the Vice-President for such period as the General Meeting thinks fit; and
  - (iii) subject to Rule 12, to conduct other business.
- (d) Notice of any General Meeting shall be given to all Members at least 14 days prior to the date of the General Meeting.

## **10 SPECIAL GENERAL MEETINGS**

- (a) In addition to the Annual General Meeting and General Meetings, there may be Special General Meetings.
- (b) Special General Meetings may be called:
  - (i) by the President; or
  - (ii) by any 3 members of the General Management Committee acting together; or
  - (iii) by 3 or more of the Members in writing to the President stating the reasons for calling a Special General Meeting.
- (c) Notice of any Special General Meeting shall be given to all Members at least 14 days prior to the date of the Special General Meeting.
- (d) Subject to Rule 10(e), at any Special General Meeting, only business of which notice is given shall be transacted.
- (e) The General Management Committee may notify the Members that, due to an emergency, amendments to these Rules will be considered at a Special General Meeting called pursuant to Rule 10(b).

# CONDUCT OF MEETINGS

## **11    *WHEN AND WHERE MEETINGS OF THE ASSOCIATION ARE TO BE HELD; USE OF TECHNOLOGY***

- (a)    There shall be one Annual General Meeting of the Association held each year.
- (b)    There shall be at least 3 General Meetings in addition to the Annual General Meeting, in every financial year of the Association.
- (c)    Subject to Rule 11(d) and (e), Meetings of the Association are to be held in a city or town in Tasmania as determined by the General Management Committee.
- (d)    Meetings of the Association may be held by telephone or other technology (whether audio or audio-visual) as determined by the General Management Committee.
- (e)    A Meeting of the Association held solely or partly by using technology as permitted by Rule 11(d) is treated as being held at the place where the Chair of the Meeting of the Association is located.
- (f)    Notwithstanding that the Members are not present together in one place at the time of a Meeting of the Association that is held solely or partly by using technology in accordance with Rule 11(d), a resolution passed will be deemed to have been passed at a Meeting of the Association held on the day on which and at the time at which the Meeting of the Association was held solely or partly by using technology.
- (g)    The provisions of these Rules relating to the Meetings of the Association apply to Meetings of the Association held solely or partly by using technology pursuant to Rule 11(d) to the extent that they are capable of applying, and with the necessary changes.
- (h)    A Member present at the commencement of a Meeting of the Association held solely or partly by using technology pursuant to Rule 11(d) will be conclusively presumed to have been present and, subject to other provisions of these Rules, to have formed part of the quorum throughout that Meeting.

## **12    *BUSINESS OF MEETINGS OF THE ASSOCIATION***

- (a)    Subject to Rules 12(b) and (d), any Member may bring forward for discussion at a General Meeting any subject connected with the objects of the

Association or pertaining to matters of common concern to Members, on giving to the Chief Executive Officer 35 days written notice of such intention.

- (b) At least three months prior to the Post GM the Chief Executive Officer shall invite each Member to provide written notice to the Chief Executive Officer of items the Member wishes to include in the agenda for that General Meeting, such items to be received by the date determined by the Chief Executive Officer.
- (c) Within 7 days of receipt of the same, the Chief Executive Officer is to provide to each member of the General Management Committee a copy of written notices the Chief Executive Officer receives pursuant to Rules 12(a) and (b) that the Chief Executive Officer believes (acting reasonably) the General Management Committee should consider pursuant to Rule 12(d).
- (d) The General Management Committee may negotiate with a Member regarding the inclusion, or not, on the agenda of
  - (i) a subject matter sought to be discussed by a Member at a General Meeting in accordance with Rule 12(a); or
  - (ii) items sought by a Member in accordance with Rule 12(b) to be included in the agenda of a General Meeting.if the subject matter or item:
  - (iii) does not advance or concern the objects of the Association;
  - (iv) has been considered at a General Meeting held in the period 12 months before the date of the notice from the Member;
  - (v) is not considered by the General Management Committee to concern a Sector Matter; or
  - (vi) requires consideration by the Tasmanian Government and should be considered at the Post GM.
- (e) The Chief Executive Officer is to prepare an agenda for a Meeting of the Association and provide each Member with the agenda and any supporting documents at least 14 days before the Meeting of the Association (and 14 days prior to the Post GM), which agenda is to include the matters and items specified by the General Management Committee (taking into account the notices received pursuant to Rules 12(a) and (b), but subject to Rule 12(d)).

- (f) Provided that the time limit in Rule 12(c) is complied with, the Chief Executive Officer may liaise with a Member in relation to a notice received pursuant to Rules 12(a) or (b) to, with the Member's consent, amend the notice so that its subject matter is connected with the objects of the Association and pertains to matters of common concern to Members.
- (g) The Association is not required to do anything, including taking any action or adopting any procedure, in respect of a resolution passed at a Meeting of the Association that concerns or relates to a Sector Matter, unless the resolution provides otherwise.

### **13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION**

- (a) Subject to Rule 13(f), each Member shall be entitled to send a Voting Representative to any Meeting of the Association, such Voting Representative exercising the number of votes determined according to Rule 16(a).
- (b) In addition to the requirements set out in Rule 13(f), after each ordinary Council Election, the Chief Executive Officer shall request each Member to advise the name of its Voting Representative and the proxy for the Voting Representative for Meetings of the Association until the next ordinary Council Elections.
- (c) Subject to Rule 13(f), Members may change their Voting Representative or proxy at any time by advising the Chief Executive Officer in writing of the Voting Representative prior to that representative taking his or her position at a Meeting of the Association.
- (d) A list of Voting Representatives will be made available at the commencement of any Meeting of the Association.
- (e) Members may send other elected members or Council officers as observers to any Meeting of the Association.
- (f) Each Member must provide the Association with written notice of the details of the Voting Representative who was by a resolution of the Member lawfully appointed as the Voting Representative of the Member at a Meeting of the Association.

### **14. PROXIES AT MEETINGS**

- (a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.



- (b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.
- (c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.
- (d) Proxies count for the purposes of voting and quorum at any meeting.

**15. QUORUM AT MEETINGS**

- (a) At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.
- (b) If a quorum is not present within one hour after the time appointed for the commencement of a Meeting of the Association, the meeting is to be adjourned to a time and date specified by the Chair.

## ***XRT16. VOTING AT MEETINGS***

- (a) Voting at any Meeting of the Association shall be upon the basis of each Voting Representative being provided with, immediately prior to the meeting, an electronic voting button or placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according to voting entitlement and the voting buttons will be coded according to voting entitlement:

<b>Population of the Council Area</b>	<b>Number of votes entitled to be exercised by the Voting Representative</b>	<b>Colour placard to be raised by the Voting Representative when voting</b>
Under 10,000	1	Red
10,000 – 19,999	2	White
20,000 – 39,999	3	Blue
40,000 and above	4	Green

- (b) Electronic voting buttons will be the first choice for voting on all decisions, with placards only to be used if the technology fails.
- (c) Voting buttons allow councils to vote for or against a motion or formally abstain from voting. An abstain is not to be taken as a negative vote.
- (d) The Chair of the meeting shall be entitled to rely upon the electronic vote or the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.
- (e) Except as provided in sub-rule (f), each question, matter or resolution shall be decided by a majority of the votes for a motion. If there is an equal number of votes upon any question, it shall be declared not carried.
- (f)
- (i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members present at the meeting.
- (ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being

cast by Members and by a majority of Members, whether present at the meeting or not.

- (iii) When a vote is being taken to amend these Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the meeting or not.
- (g) A Voting Representative or his or her proxy in the name of the Member is entitled to vote on any matter considered at a Meeting of the Association.
- (h) In respect of a Meeting of the Association held solely or partly by using technology as permitted by Rule 11(d):
  - (i) other than the table at Rule 16(a), Rules 16(a) to (d) will not apply to voting at those meetings;
  - (ii) the General Management Committee will determine the method of voting in lieu of electronic voting buttons and placards; and
  - (iii) for the avoidance of doubt, each Member must be permitted to exercise the number of votes determined according to the table at Rule 16(a).

# GENERAL MANAGEMENT COMMITTEE AND OTHER COMMITTEES

## **17. FUNCTION OF THE GENERAL MANAGEMENT COMMITTEE**

- (a) The functions of the General Management Committee include:
  - (i) appointing and reviewing the performance of the Chief Executive Officer of the Association;
  - (ii) determining Association Policy, with such policy to be ratified at a Meeting of the Association;
  - (iii) providing strategic direction to the Association in accordance with policies resolved by Meetings of the Association;
  - (iv) carrying out such delegations as may be made to it by Meetings of the Association;
  - (v) providing for the good management and administration of the Association;
  - (vi) ensuring that the accounts of the Association are:
    - (A) prepared in accordance with these Rules; and
    - (B) circulated to all Members not less than 14 days prior to the date of the Annual General Meeting;
  - (vii) investing the funds of the Association;
  - (viii) borrowing, raising or securing the payment of money in such manner as the General Management Committee may think fit;
  - (ix) taking or holding mortgages, liens, charges, and any other form of security to secure payment of the purchase price or any part thereof;
  - (x) making nominations to various statutory and other bodies related to the operations of Local Government;
  - (xi) nominating representatives to the Australian Local Government Association in accordance with Rule 30;

- (xii) approving the appointment of the members of the Board of LGAT ASSIST;
  - (xiii) Determining if a Meeting of the Association will be held by telephone or other technology (whether audio or audio-visual) in accordance with Rule 11(d); and
  - (xiv) In accordance with Rule 16(h)(ii), determining the method of voting (in lieu of electronic voting buttons and placards) at a Meeting of the Association held solely or partly by using technology as permitted by Rule 11(d).
  - (xv) determine any other procedures relating to the conduct of the members of the General Management Committee as it considers appropriate.
- (b) The General Management Committee may, by resolution, delegate with or without conditions any of its powers, functions or delegations other than this power of delegation, to an employee, contractor or other entity.
  - (c) The General Management Committee may determine by simple majority in its absolute discretion all matters relating to the setting up or operation of any Board or Committee to which it delegates any of its powers, duties or discretions.

## **18. COMPOSITION OF THE GENERAL MANAGEMENT COMMITTEE**

- (a) The General Management Committee shall consist of:
  - (i) the President;
  - (ii) provided the Hobart City Council is a current Member, the Lord Mayor of the Hobart City Council or his or her proxy; and
  - (iii) six members to be elected, as provided in Rule 18(b), from the three electoral districts set out in Rule 19.
- (b) The 3 electoral districts referred to in Rule 19 shall elect 2 members as follows:
  - (i) one from a Member within the electoral district having a population of 20,000 or more; and
  - (ii) one from a Member within the electoral district having a population of less than 20,000.

- (c) Where a member of the General Management Committee is subsequently elected President, a recount of votes for the Population category in the electoral district the President represented shall be held to fill the vacancy. If there are no votes to recount, the Council or Councils concerned shall fill the vacancy in accordance with Rule 20 in so far as practicable.

**19. ELECTORAL DISTRICTS FOR THE PURPOSE OF ELECTING MEMBERS TO THE GENERAL MANAGEMENT COMMITTEE**

The 3 electoral districts for the purposes of electing members to the General Management Committee are as follows:

- (a) NORTH WEST & WEST COAST ELECTORAL DISTRICT comprising the Burnie City Council, the Devonport City Council, the Central Coast Council, the Circular Head Council, the King Island Council, the Waratah-Wynyard Council, the Kentish Council, the Latrobe Council, and the West Coast Council;
- (b) NORTHERN ELECTORAL DISTRICT comprising the Launceston City Council, the Break O'Day Council, the Flinders Council, the Meander Valley Council, the West Tamar Council, the Dorset Council, the George Town Council, and the Northern Midlands Council; an
- (c) SOUTHERN ELECTORAL DISTRICT comprising the Clarence City Council, the Glenorchy City Council, the Kingborough Council, the Brighton Council, the Glamorgan-Spring Bay Council, the Derwent Valley Council, the Southern Midlands Council, the Central Highlands Council, the Huon Valley Council, the Sorell Council, and the Tasman Council.

**20. CONDUCT OF ELECTIONS FOR MEMBERSHIP TO THE GENERAL MANAGEMENT COMMITTEE**

Elections for the General Management Committee shall be conducted in accordance with the following procedures:

- (a) The Chief Executive Officer shall request the Electoral Commissioner of Tasmania to appoint a Returning Officer for the election unless otherwise determined by the General Management Committee.
- (b) Not less than four months prior to the Annual General Meeting:
  - (i) following a Council Election; and
  - (ii) in each Mid Term Year;

the Returning Officer shall request nominations for the General Management Committee from Members within the 3 electoral districts.
- (c) Each Member is entitled to make only one nomination and if more than one is received all nominations from that Member will be null and void.

- (d) In making a nomination, a Member is not restricted to nominating an elected member from its own Council provided that the nomination is for an elected member from a Member Council in the same electoral district and the same Population category as the nominating Member.
- (e) Nominations:
  - (i) are to be submitted on a form approved and issued by the Returning Officer;
  - (ii) must be accompanied by a copy of a certified copy of the Resolution passed by the Member at a duly convened meeting of the Member that lawfully nominated the candidate for election to the General Management Committee; and
  - (iii) shall close on a date determined by the Returning Officer;
- (f) Nominations cannot be withdrawn after the closing of nominations.
- (g) If at the end of the time for nominations the number of candidates for any office:
  - (i) does not exceed the number then to be elected, those candidates shall be deemed to be duly elected; or
  - (ii) exceeds that number, a poll shall be conducted by postal ballot in accordance with these Rules.
- (h) The Returning Officer shall prepare a postal ballot paper and material for each electoral district detailing nominations within each Population category. Candidates shall be listed on the ballot paper in alphabetical order.
- (i) The postal voting material shall be posted by registered mail to the Mayor of each Member Council within 10 Business Days of the close of nominations. The Mayor shall complete the ballot paper according to the policy or practice of his or her Council.
- (j) Each Member shall have one vote for both population categories within its electoral district.
- (k) The ballot is to close at a date and time determined by the Returning Officer but at least seven (7) days prior to the Annual General Meeting of that year.
- (l) Procedure for the conduct of the scrutiny shall comply as closely as practicable with that for the election of Mayors of Councils.



- (m) Upon completion of the scrutiny, the Returning Officer shall declare the result of the election and provide written advice of the result including scrutiny details to each candidate and the Chief Executive Officer.
- (n) Where more than 1 nomination is received for a Population category within an electoral district, the person polling second shall automatically be the proxy.
- (o) If at the ordinary elections for the General Management Committee there is only one nomination for a Population category, or if the position of proxy for a Population category becomes vacant and there were no further nominations at the last General Management Committee elections from which to draw a proxy, the Chief Executive Officer is to call nominations from Members in the Population category and, if a ballot is necessary, conduct a ballot as soon as practicable.

## **21. TERM OF OFFICE**

- (a) Subject to Rule 21(c), members of the General Management Committee shall take up office at the conclusion of the Annual General Meeting at which his or her election is declared and shall hold office for a 2 year term concluding at the end of the relevant Annual General Meeting or as determined by the Annual General Meeting.
- (b) The office of any member of the General Management Committee shall be vacated if that member:
  - (i) resigns by notice in writing addressed to the Chief Executive Officer;
  - (ii) is absent without leave for three consecutive meetings of the General Management Committee;
  - (iii) ceases to be a Councillor or Alderman; or
  - (iv) has not been lawfully nominated as a candidate for election to the General Management Committee in accordance with Rule 20.
- (c) The term of office of the General Management Committee may be extended by any Meeting of the Association for such periods as it determines.
- (d) A casual vacancy on the General Management Committee shall be filled as soon as practicable by the conduct of a by-election in accordance with Rule 20.

## **22. CALLING MEETINGS OF THE GENERAL MANAGEMENT COMMITTEE**

- (a) The General Management Committee shall determine the frequency, date, time and venue of its meetings.
- (b) At least 7 days before the date of holding any meeting of the General Management Committee, notice of the time and place and of the business to be brought forward at the meeting shall be given to each Member by the Chief Executive Officer.
- (c) Meetings of the General Management Committee may be held by telephone or other technology (whether audio or audio-visual) as determined by the General Management Committee.
- (d) A resolution signed by the majority of members of the General Management Committee or the written acceptance (including by email transmission) of a resolution by the majority of members of the General Management

Committee shall be deemed to be a resolution made at a meeting of the General Management Committee.

**23. QUORUM FOR AND VOTING AT GENERAL MANAGEMENT COMMITTEE**

- (a) At any meeting of the General Management Committee, no business shall be transacted unless:
  - (i) there is a majority of the General Management Committee present; and
  - (ii) there is at least one representative of a Member having a population of 20,000 or more; and
  - (iii) there is at least one representative of a Member having a population of less than 20,000.
- (b) Each member of the General Management Committee shall have one vote.

**24. WHO MAY ATTEND MEETINGS OF THE GENERAL MANAGEMENT COMMITTEE**

Meetings of the General Management Committee may be attended by:

- (a) any Councillor or Alderman from any Member Council; and
  - (b) such other persons as the Committee determines,
- and, with the permission of the President, they may address the Committee.

**25. PRESIDENT**

- (a) The President shall be a Councillor or Alderman of a Member Council.
- (b) The functions of the President are to:
  - (i) chair Meetings of the Association and the General Management Committee;
  - (ii) be the spokesperson of the Association;
  - (iii) provide leadership and direction in furthering the objects of the Association.
- (c) The President has the power to delegate any of his or her functions to other members of the General Management Committee.
- (d) At any Meeting of the Association and of the General Management Committee at which the President is present, he or she:

- (i) has no deliberative vote on any question at a Meeting of the Association by virtue of being in the chair, but may exercise the vote or votes of a Member as the Voting Representative;
- (ii) in the case of equality of votes on any matter, does not have a casting vote.

## **26. ELECTION OF PRESIDENT**

Elections for the President shall be conducted in accordance with the following procedures:

- (a) The Chief Executive Officer shall request the Electoral Commissioner of Tasmania to appoint a Returning Officer for the election unless otherwise determined by the General Management Committee.
- (b) The Returning Officer shall request nominations for the office of President at the following times:
  - (i) Not less than four months prior to the Annual General Meeting:
    - (A) following a Council Election; and
    - (B) in each Mid Term Year;
  - (ii) where a President vacates the office of President pursuant to Rule 27(b);
  - (iii) where the President gives advance notice that he or she intends to resign or cease to be a Councillor or Alderman pursuant to Rule 27(c).
- (c) Each Member is entitled to make only one nomination and if more than one is received all nominations from that Member will be null and void.
- (d) Nominations for the office of President:
  - (i) shall be submitted on a form approved and issued by the Returning Officer;
  - (ii) must be accompanied by a copy of a certified copy of the resolution passed by the Member at a duly convened meeting of the Member that lawfully nominated the candidate for election as the President; and
  - (iii) shall close on the date determined by the Returning Officer.

- (e) Nominations cannot be withdrawn after the close of nominations.
- (f) If upon the close of nominations:
  - (i) only one nomination has been received, that candidate shall be deemed duly elected; or
  - (ii) more than one nomination has been received, a poll shall be conducted by postal ballot in accordance with these Rules.
- (g) The Returning Officer shall prepare a postal ballot paper and material. Candidates shall be listed on the ballot paper in alphabetical order.
- (h) The postal voting material shall be posted by registered mail to the Mayor of each Member within 10 working days of the close of nominations.
- (i) Each Member is entitled to one vote.
- (j) The Mayor shall complete the ballot paper according to the policy or practice of his or her Council.
- (k) Subject to Rule 26(l) the ballot is to close at a date and time determined by the Returning Officer but at least seven (7) days prior to the Annual General Meeting of that year.
- (l) If an election is called pursuant to Rule 27(b) or 27(c), the ballot shall close at a date determined by the Returning Officer.
- (m) Procedure for the conduct of the scrutiny shall comply as closely as practicable with that for the election of Mayors of Councils.
- (n) Upon completion of the scrutiny, the Returning Officer shall declare the result of the election and provide written advice of the result including scrutiny details to each candidate and the Chief Executive Officer.

## **27. TERM OF OFFICE OF PRESIDENT**

- (a) Subject to Rule 27(d), the President shall take up office at the conclusion of the Annual General Meeting following his or her election and shall hold office for a two year term concluding at the end of the relevant Annual General Meeting.
- (b) The office of the President shall be vacated if the President:
  - (i) resigns by notice in writing addressed to the Chief Executive Officer;

- (ii) is absent without leave for three consecutive meetings of the General Management Committee;
- (iii) ceases to be a Councillor or Alderman; or
- (iv) has not been lawfully nominated as a candidate for election as President in accordance with Rule 26,

and if the office of President becomes vacant more than nine months before the next AGM where a President is due to take up office in accordance with Rule 27(a), a new President shall be elected in accordance with the procedures in Rule 26.

- (c) If the President gives notice in writing to the Chief Executive Officer that he or she:

- (i) intends to resign as President; or
- (ii) intends to cease being a Councillor or Alderman,

and if the office of President becomes vacant more than nine months before the next AGM where a President is due to take up office in accordance with Rule 27(a), a new President shall be elected in accordance with the procedures in Rule 26.

- (d) Where a President is elected in an election held by operation of Rule 27(b) or 27(c), they shall take up office at the time of declaration of their election or at the date the office of President is vacated, whichever is later.
- (e) If the office of President becomes vacant within nine months of the next Annual General Meeting where a President is due to take up office in accordance with Rule 27(a), the Vice President shall assume office as President until a new President is elected at that Annual General Meeting in accordance with Rule 26.
- (f) The term of office of the President may be extended by any Meeting of the Association for such periods as it determines.

**28 VICE PRESIDENT**

- (a) At its first meeting following the Annual General Meeting, the General Management Committee shall elect one of its members to be the Vice President of the Association.
- (b) Where the President is absent or ill, the Vice President shall be the acting President.
- (c) If the term of office of the General Management Committee is extended under Rule 21(c) the term of office of the Vice-President shall be extended for the same period of time as that of the General Management Committee.
- (d) If, on any count, 2 or more candidates for Vice President have an equal number of votes, the President is to decide which of them is to be elected by the drawing or casting of lots in the manner prescribed in Rule 29(b).



**29. DRAWING OR CASTING OF LOTS**

- (a) If, in an election or appointment under these Rules, 2 or more candidates have an equal number of votes and if applicable, the Returning Officer is unable or not otherwise empowered to resolve which candidate is to be elected or appointed, a drawing or casting of lots in the manner prescribed in Rule 29(b) is to apply.
- (b) To draw or cast lots, the Returning Officer (or President in the appointment of the Vice President) is to –
  - (i) make out, in respect of each candidate to be included in the draw, a slip bearing that candidate's name; and
  - (ii) place each slip in a non-transparent container sufficiently large to allow them to move about freely when shaken or rotated; and
  - (iii) shake or rotate the container and permit any other person present who wishes to do so to shake or rotate the container; and
  - (iv) take out of the container one of the enclosed slips; and
  - (v) record the name of the candidate which appeared on that slip.
- (c) The candidate elected or appointed is the candidate whose name is first recorded in accordance with Rule 29(b)(v).

**30. AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION**

- (a) The President and the Vice President shall be the Tasmanian delegates to the Annual General Meeting of the ALGA unless otherwise determined by a Meeting of the Association.
- (b) The President and the Vice President shall be the Tasmanian delegates to the Executive of the ALGA unless otherwise determined by the General Management Committee
- (c) Due to the absence or incapacity of the President or Vice President, the General Management Committee may nominate alternate delegates to the Executive of the ALGA.

### **31. SUB-COMMITTEES**

- (a) The General Management Committee or a Meeting of the Association may appoint Sub-committees as required.
- (b) The composition of Sub-committees shall:
  - (i) include a member of the General Management Committee who shall be the Chair of the Sub-committee;
  - (ii) as far as possible, comprise such elected members and employees from Members as the General Management Committee determines as being appropriate;
  - (iii) be representative of the diversities of the composition of the Association, taking into account population categories, specific interest groups within Member Councils, and regional diversities; and
  - (iv) contain such employees of Members who may be appropriate in assisting with consideration of the specific issue being examined by the Sub-committee.
- (c) A Sub-committee shall:
  - (i) carry out such delegations as may be given to it by a Meeting of the Association, in which case the Sub-committee need only report back to General Meetings upon progress of the matter; or
  - (ii) investigate and report upon the specific issue to a Meeting of the Association; and
  - (iii) act in accordance with policies established by a Meeting of the Association.
- (d) At any meeting of a Sub-committee, no business shall be transacted unless there is a majority of the Sub-committee present.

# RULES FOR CONDUCT OF DEBATE

The rules of procedure for the conduct of debates at Meetings of the Association and within Sub-committees and the General Management Committee shall be as follows:

## **32. AUTHORITY OF THE CHAIR**

- (a) The Chair shall be heard without interruption.
- (b) The Chair may call any representative to order whenever, in the opinion of the Chair, the necessity arises to do so.
- (c) The ruling of the Chair on all questions of order or the proper conduct of the meeting shall be final.

## **33. ORDER OF BUSINESS**

- (a) At every meeting, the first business shall be the confirmation of the minutes of the previous meeting, and no discussion shall be permitted in relation to those minutes except as to their accuracy as a record of proceedings.
- (b) The order of business at any meeting shall be as in the notice of the meeting, but such order may be altered by resolution to that effect.

## **34. DEBATE OF MOTIONS**

- (a) A motion shall not be debated until it has been seconded.
- (b) When a motion has been proposed and seconded, it shall become subject to the control of the meeting, and shall not be withdrawn without the consent of the meeting.
- (c) Nothing shall prevent either a Meeting of the Association or the General Management Committee from dealing with any issue “in committee” and making only its conclusions public.

## **35. AMENDMENT OF MOTIONS**

- (a) When a motion has been proposed and seconded, a Member may move an amendment, but such amendment shall not be debated until it has been seconded.

- (b) A second or subsequent amendment shall not be considered until the previous amendment has been dealt with.
- (c) If an amendment has been carried, the motion as amended shall become the motion before the meeting, whereupon any further amendment upon such motion may be moved.
- (d) If an amendment, whether on the original motion or on an amended motion, is lost, a further amendment to the motion before the meeting may be moved.

### **36. SPEAKING TO MOTIONS**

- (a) A Member who has moved any motion or amendment, other than a motion for adjournment of the debate, shall be deemed to have spoken thereon; but any Member who has seconded any motion or amendment, without any further observation than that they second the same, may speak once on every such motion or amendment.
- (b) Subject to these Rules, every Member, other than the mover of the original motion, shall have the right to speak once upon such motion, and once upon every amendment moved thereto.
- (c) Except with the consent of the meeting, a Member shall not speak more than once on any motion unless misunderstood or misrepresented, in which case the speaker shall be permitted to explain, without adding any further observations than may be necessary for the purpose of such explanation.
- (d) Except with the consent of the meeting, a speaker shall not speak for more than 3 minutes at any one time, except that the mover of the original motion in their opening speech may speak for 5 minutes.
- (e) Every speaker shall confine his or her remarks to the matter under consideration.
- (f) The Chair may call the attention of the meeting to continued irrelevance or tedious repetition on the part of any speaker, and may direct the speaker to discontinue.
- (g) No speaker shall make personal reflections on or impute improper motives to any other speaker.
- (h) If 2 or more representatives rise to speak at the same time, the Chair shall decide which shall be first heard.

- (i) A Member shall be represented by the Voting Representative, unless an observer has been introduced to the Chair for that debate.

### **37. POINTS OF ORDER**

- (a) Any representative who considers that any other representative is out of order may call the attention of the Chair thereto.
- (b) Upon a question being raised, the representative called to order shall immediately resume his or her seat unless explicitly permitted to offer an explanation, retraction or apology, in which case the representative may explain, retract or apologise for the matter or remark alleged to have been out of order; and if such explanation, retraction or apology is deemed satisfactory, no further discussion on the question of order shall be permitted.

### **38. CLOSURE OF DEBATE**

- (a) The closure of a debate may be obtained by a motion, according to the evident sense of the meeting, “that the question be now put”, and discussion shall not ensue thereon.

### **39. HOW QUESTIONS ARE TO BE PUT**

- (a) The Chair shall put to the meeting all questions on which it is necessary that a vote be taken, first in the affirmative and then in the negative and Voting Representatives shall, subject to Rule 16(h)(ii), vote:
  - (i) at a Meeting of the Association in accordance with these Rules; or
  - (ii) at meetings, other than a Meeting of the Association, by show of hands,and the Chair shall declare the result to the meeting.
- (b) The Chair may put any question as often as is necessary to enable the Chair to form an opinion as to the result of the voting, or the Chair may appoint tellers to count the number of votes for and against the question, and to announce the result to the meeting.
- (c) Alternative methods of putting the question are permissible if deemed appropriate by the Chair.

#### **40. SUSPENSION OF RULES**

- (a) Any one or more of the rules of procedure for debate may be suspended by resolution at any Meeting of the Association PROVIDED that there shall be a distinct statement in every such resolution of the purpose and duration of the suspension, and that for every matter for which suspension is required there shall be a separate resolution.
- (b) In addition to Rule 40(a), the rules of procedure for debate will be automatically suspended:
  - (i) whilst the meeting is being addressed by a guest speaker in respect of a subject matter not the subject of a motion at the meeting and during questioning of the guest speaker; and
  - (ii) during any discussion in respect of a subject matter not the subject of a motion at the meeting and determined by the Chair to not require the rules of procedure for debate to apply.

#### **41. VALIDITY OF PROCEEDINGS**

Business conducted at any meeting at which a quorum is present is valid notwithstanding:

- (a) that there is some defect in the appointment of any representative present at that meeting; or
- (b) that there is an informality or irregularity in the proceedings to which attention is not called at the time, provided that such want of formality or irregularity does not materially affect the results of such proceedings.

# EMPLOYEES

## **42. CHIEF EXECUTIVE OFFICER**

- (a) The Chief Executive Officer has the following powers and functions:
  - (i) to provide advice to Members, Meetings of the Association, the General Management Committee and any Sub-committees;
  - (ii) to co-ordinate the development of objectives, policies and programs for consideration by Meetings of the Association or the General Management Committee;
  - (iii) to prepare strategic and operational plans for the Association;
  - (iv) to manage the resources of the Association;
  - (v) to establish and maintain human resource policies and procedures;
  - (vi) to appoint employees of the Association in accordance with approved organisational structures and policies, to allocate duties to employees, and to suspend or dismiss employees; and
  - (vii) to sign contracts on behalf of the Association.
- (b) The Chief Executive Officer shall be responsible to the General Management Committee.

## **43. EMPLOYEES**

The employees of the Association shall be responsible to the Chief Executive Officer.

# FINANCES

## **44. FINANCIAL YEAR**

The financial year of the Association shall commence on the 1st day of July and end on the 30th day of June in the following year.

## **45. SUBSCRIPTIONS**

- (a) Every Member shall pay such annual subscriptions as are set and determined in accordance with these Rules.
  - (i) Each Council will pay an equal share as a flat fee, with the total to be equal to 40% of the Associations total annual subscriptions, as determined by the budget adopted at the Annual General Meeting.
  - (ii) Each Council will be placed within the appropriate population category as reported by the ABS annually. Each Council will pay an equal share of the category's percentage, with the total to be equal to 30% of the Associations total annual subscriptions, as determined by the budget adopted at the Annual General Meeting.
  - (iii) Each Council will be placed within the appropriate total assessed revenue category, as reported in the Annual Report of the State Grants Commission. Each Council will pay an equal share of the category's percentage, with the total to be equal to 30% of the Associations total annual subscriptions, as determined by the budget adopted at the Annual General Meeting.
  - (iv) The final annual subscription amount for any individual Council will neither increase nor decrease by more than 10 per cent compared to the previous year.
  - (v) At the absolute discretion of the General Management Committee, rounding up or down of the percentages referred to in Rule 45(a)(ii) and 45(a)(iii) may occur in the development of the budget for approval at the Annual General Meeting.
  - (vi) The category parameters for Assessed Revenue are to be adjusted in line with the annual Council Cost Index as set by the Association.
- (b) The subscriptions formula as set out above and the average percent payable by each category shall apply as of 1 July 2018.



- (c) The annual subscription is due and payable at the office of the Association on the first day of July in the financial year to which it relates. The subscription must be paid within one month after a written notice specifying the amount payable has been delivered or sent by post to the General Manager of the Member.

### Population Categories

Population	Category number	Percentage
<1000	1	0
1,000 to 4,999	2	0.5
5,000 to 9,999	3	2.5
10,000 to 14,999	4	3.0
15,000 to 24,999	5	4.5
25,000 to 34,999	6	5.5
35,000 to 54,999	7	6.6
55,000+	8	7.6

### Revenue categories

Revenue range		Category number	Percentage
\$0.00	\$4,999,999.00	1	0.8
\$5,000,000.00	\$7,999,999.00	2	2.0
\$8,000,000.00	\$9,999,999.00	3	2.5
\$10,000,000.00	\$14,999,999.00	4	3.5
\$15,000,000.00	\$24,999,999.00	5	4.8
\$25,000,000.00	\$34,999,999.00	6	5.8
\$35,000,000.00	\$59,999,999.00	7	6.8
\$60,000,000.00	and above	8	7.0

## 46. ACCOUNTS

The General Management Committee shall ensure that the accounts of the Association comply with relevant requirements prescribed in the Act and are in accordance with relevant current accounting standards.

**47. SITTING FEES AND EXPENSES**

- (a) Members of the General Management Committee and members of Sub-committees shall be entitled to any allowance or sitting fee determined.
- (b) Members of the General Management Committee and members of Sub-committees shall be reimbursed for reasonable expenses incurred in carrying out the duties of office in relation to telephone rental, telephone calls, travelling and care of any child of the member by a licensed carer.

# MISCELLANEOUS

## **48. IMMUNITY PROVISION**

A Member, an employee of a Member, an elected representative of a Member and an employee of the Association is not personally liable for an honest act or omission done or made in the exercise or purported exercise of a power or in the performance or purported performance of a function of the Association either under these Rules, the Act or any other Act (whether State or Commonwealth) or Regulations.

## **49. LEGAL OPINIONS**

- (a) Where the General Management Committee, on its own behalf or following a submission from a Member, believes that an issue has major ramifications for Local Government within the State of Tasmania, then the General Management Committee may request an opinion upon the matter from any legal advisers of the Association.
- (b) A copy of a legal opinion so obtained by the General Management Committee shall be forwarded to every Member.
- (c) The cost of the opinion and its distribution to every Member shall be met from the general funds of the Association.

## **50. NOMINATIONS TO OUTSIDE BODIES**

- (a) Where the Association is requested to make nominations to any body, then the General Management Committee is empowered to nominate such persons as it believes have the requisite knowledge, qualifications, or experience required for the office.
- (b) Where any Act or Regulation states that an Alderman, Councillor, or an employee of a Council, Local Government regional authority or an employee of the Association cannot be a representative upon the subject body, then the General Management Committee shall nominate such persons as it believes have the requisite knowledge, qualifications, or experience required for the office.

**51. COMMON SEAL OF THE ASSOCIATION**

- (a) The Chief Executive Officer shall have the custody of the Common Seal.
- (b) The Common Seal shall not be attached to any document without an express order of the General Management Committee, unless to authenticate any document, or to comply with the provisions of any rule directing that such seal shall be attached to any document.
- (c) In every case where the Seal has been ordered to be attached to any document, such document shall also be signed by the President (or, in the case of the absence or illness of the President, by the Vice President and one member of the General Management Committee) and countersigned by the Chief Executive Officer.

**52. NOTICES AND COMMUNICATIONS**

Any notice or other communication under these Rules shall be in writing and shall be delivered by post or by facsimile or email transmission to a party at the address, facsimile number or email address as the party may from time to time notify to the Association. All notices and communications under these Rules (unless otherwise specified) shall be effective only upon receipt.

**53. LGAT ASSIST**

The General Management Committee is responsible for the management and operation of the monies of the Association identified as LGAT ASSIST, which responsibility will be fulfilled by the General Management Committee:

- (a) approving appointments to the Board of LGAT ASSIST;
- (b) approving the rules to be adopted by LGAT ASSIST;
- (c) approving interest rates in accordance with the rules to be adopted by LGAT ASSIST; and
- (d) other than the matters set out in (a) to (c) above, delegating its powers, duties and discretions in respect of the management and operation of the monies of the Association identified as LGAT ASSIST to the Board of LGAT ASSIST.

**54. WINDING UP**

Upon the winding up and dissolution of the Association, any property that remains after the satisfaction of its debts and liabilities shall be given and transferred to Member Councils in equal shares.

***Call for Submission of Motions***  
***Councils are invited to submit motions for debate***  
***to be Included at General Meetings***

Name of Council : Burnie City Council

Contact person (name, title) : Simon Overland, General Manager

Phone: (03) 6430 5705

Email: [soverland@burnie.tas.gov.au](mailto:soverland@burnie.tas.gov.au)

Date of General Meeting for Motion to be Included: 8 December 2022

---

**Motion Requirements:**

In order for a Motion to be considered please indicate if the proposed Motion:

- ☒ Addresses the objectives of the Association<sup>1</sup>.
- ☒ Concerns a local government matter.
- ☒ Is a matter of common concern to councils and not a specific local issue.
- ☐ Is linked to LGAT's current Annual Plan, available [here](#)
- ☒ It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- ☒ Has not been considered at a General Meeting in the 12 months prior.
- ☐ Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering<sup>2</sup>.

***LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.***

**Please attach –**

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

**Email to** [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

---

<sup>1</sup> The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.

## Details of Motion

**Motion Title      MEETING TIMES FOR COUNCIL MEETINGS AND COUNCIL WORKSHOPS**

### Decision Sought

***THAT LGAT:***

***“Adopt a policy position that ensures that council meeting and workshop times occur at times that are conducive to and facilitate increased participation across a broader cross-section of community candidates, particularly bearing in mind time constraints and commitments that would apply to those working full time, young people and those with caring responsibilities.”***

### Background Comment

At its meeting of 26 July 2022, Burnie City Council resolved to submit a motion to the upcoming LGAT General Meeting, asking the above policy be adopted. (A copy of Burnie City Council’s Motion is attached)

The motion raises valid considerations about the practical structural barriers that might preclude the fullest range of community members from participating as councillors. It would be counter-productive to prescribe the times at which Council meetings and Workshops should be held, as this may cause more problems than it solves. But making the issue of structural barriers more explicit and having each Tasmanian Council consider and determine meeting times to facilitate participation and access is worthy.

The demographic make up of elected councillors across the state is often a cause for discussion. There are persisting stereotypes that Councils are not particularly representative of the demographics of the communities from which they hail. Considering and minimising structural barriers that might preclude candidates from particular demographics is one way on improving the representative make-up of Councils.

## ***Call for Submission of Motions***

***Councils are invited to submit motions for debate  
to be Included at General Meetings***

**Name of Council : KINGBOROUGH .....**

**Contact person (name, title) GARY ARNOLD .....**

**Phone:62118274 ..... Email:garnold@kingborough.tas.gov.au .....**

**Date of General Meeting for Motion to be Included.....16 September 2022.....**

### **Motion Requirements:**

**In order for a Motion to be considered please indicate if the proposed Motion:**

- ☒ **Addresses the objectives of the Association<sup>1</sup>.**
- ☒ **Concerns a local government matter.**
- ☒ **Is a matter of common concern to councils and not a specific local issue.**
- ☒ **Is linked to LGAT's current Annual Plan, available [here](#)**
- ☒ **It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).**
- ☐ **Has not been considered at a General Meeting in the 12 months prior.**
- ☐ **Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering<sup>2</sup>.**

***LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.***

**Please attach –**

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

**Email to [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)**

---

<sup>1</sup> The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.



## Details of Motion

**Motion Title**      **HOUSING AFFORDABILITY .....**

**Decision Sought**    That LGAT lobby the State Government to:

**Encourage the development of affordable housing, as a matter of urgency through:**

- a) Measures that promote the efficient supply of well located, diverse housing;
- b) Promote the development of affordable housing with specific incentives for affordable housing enabled through planning schemes and policies; and
- c) Require the development of affordable housing with the use of mandatory provisions in appropriate locations (ie, a threshold that would require certain sized developments to provide a minimum percentage of affordable housing).

### **Background Comment**

Housing affordability is an increasing problem throughout Tasmania particularly for women escaping from family violence, young people and older Tasmanians. Despite this, there are currently no mechanisms in Tasmania to encourage housing affordability through the planning framework.

The land use planning framework can provide important support for to promote affordable and social housing. Promoting new sources of affordable housing means encouraging provision through the private market of housing options that are more likely to meet the needs of low to moderate-income households now and in the future.

The State Government's "Affordable Housing Action Plan 2019-2023" included the following statement:

*"Action 2.2. Planning mechanisms will be reviewed to promote a greater array of housing options in new developments, including affordable housing, to determine those best suited to the specific Tasmanian regulatory, social and economic context".*

However, with just one year left of this strategy and Tasmania's worsening housing crisis, it does not appear that much progress has been made. Opportunities to promote new sources of affordable housing through the planning system could include:

- Ensuring that the Planning Scheme contains overall planning objectives to promote affordable housing. Such objectives will provide a basis for planning authorities to

encourage applications that contribute to affordable housing or housing choice within an area;

- Facilitating the supply of appropriately zoned residential land, to avoid artificial supply constraints that may affect the cost of housing, by identifying potential housing opportunities such as unutilised or under-utilised land, areas in need of urban renewal or upgrading, or vacant sites in public ownership.
- Ensuring that zone and locality provisions are sufficiently flexible to promote new affordable housing opportunities.
- Introducing planning incentives for diverse housing types or for affordable housing.

Some Councils in other parts of Australia have introduced requirements in their planning schemes to diversify housing forms. For example:

- Leichhardt Council enforces mandatory requirements for diverse multi-unit configurations.
- Blue Mountains Council have developed specific development controls for accessible housing, including residential care facilities, hostels, or groups of two or more self-contained units intended to be used for older people or people with disability. These controls include requirements to ensure that such housing is fully adaptable.
- Waverley Council encourages shop top or mixed commercial / residential developments through floor space incentives.

Communities Tasmania is currently in the process of reviewing their Housing Strategy, and the State Planning Office is working on planning reforms. It is therefore considered timely to advocate for policy change to ensure that all sectors work together to improve housing choices and access to suitable and affordable homes, particularly for the most vulnerable Tasmanians.

***Call for Submission of Motions***  
***Councils are invited to submit motions for debate***  
***to be Included at General Meetings***

**Name of Council:** West Tamar

**Contact person (name, title)** Rolph Vos, General Manger

**Phone:** 63239300

**Email:** [rolph.vos@wtc.tas.gov.au](mailto:rolph.vos@wtc.tas.gov.au)

**Date of General Meeting for Motion to be Included:** December 2022

---

**Motion Requirements:**

In order for a Motion to be considered please indicate if the proposed Motion:

- ☐ Concerns a local government matter<sup>1</sup>.
- ✓ ☒ Is a matter of common concern to local government and not a specific local issue.
- ☐ Addresses the objectives of the Association<sup>2</sup>.
- ☐ Is linked to LGAT's current Annual Plan, available [here](#)
- ☐ Is not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- ✓ ☒ Has not been considered at a General Meeting in the 12 months prior.
- ☐ Relates to existing, or sought, activities/policy of the Tasmanian Government that would benefit from members understanding the Tasmanian Government position prior to considering<sup>3</sup>.

***LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.***

**Please attach –**

The proposed Motion that clearly articulates the action required of LGAT, or the policy position being sought from the sector.

The attachment should also include additional background comments, including matters listed above, to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

**Email to** [admin@lgat.tas.gov.au](mailto:admin@lgat.tas.gov.au)

---

<sup>1</sup> Considering the functions outlined in the *Local Government Act 1993*, Section 20.

<sup>2</sup> The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.

<sup>3</sup> Council should consider raising the motion at the General Meeting when State Government Comment on Motions is sought, .

## Details of Motion

**Motion Title**      **Review of Property Agents & Land Transactions Act 2016**

### **Decision Sought**

***THAT LGAT:***

***“Seek revisions to the Property Agents and Land Transactions Act 2016 to consider:***

- a) Requiring a 337 Certificate prior to listing of a property and making it available as part of the sale process; and***
- b) Requiring full disclosure for properties as part of the listing process.”***

### **Background Comment**

The process of seeking the issue of a 337 Certificate as part of purchasing a property provides an effective tool in identifying a range of matters including matters relating to planning, building and plumbing. Regrettably normal practice is that a purchaser does not seek a certificate until they are about to, or already have, signed a contract meaning important information can remain unknown until the end of the process. This can and often does lead to frustration, increased costs, legal argument and ultimately delays in the process.

Requiring a 337 certificate prior to listing a property places the onus on the vendor and ensures the information is available when the property is listed for sale. This places the responsibility where it should lie and ensures a prospective purchaser is able to make a more informed decision.

Property disclosure statements exist in most states and territories in Australia and form part of the process of residential property sale. As with the responsibility described above regarding 337 certificates, it is appropriate that a property vendor be responsible for disclosing matters related to the property being listed for sale.

This is a matter which has been previously considered by government however with the recent increase in property transactions it has become apparent that it is appropriate to reconsider these suggested changes and incorporate them into Tasmanian law.

Providing this level of consumer protection has become the minimum standard expected by our communities.



1 August 2022

Central Highlands Council  
PO Box 20  
HAMILTON TAS 7140

Dear Cr Loueen Triffitt and Central Highlands Council Councillors  
CC Ms Lyn Eyles

I write today to warmly invite Council to join the increasing number of local councils around Australia who have become supporters of EveryAGE Counts which is Australia's national coalition and grassroots movement to end ageism.

Ageism is stereotyping, discrimination and mistreatment based solely on age. All Australian Governments have recognised that ageism is widespread, highly tolerated and has devastating impacts – on individuals, our communities and economy.

We ask that you formally draw our letter to the attention of Council for its consideration and invite any interested councillor to be in contact if they require further information or if you require a briefing for the entire Council.

We can assure you that we are strictly non-party political and indeed enjoy cross party support. Our national coalition is comprised of many members including Council on the Ageing Australia, National Seniors. You can read further information on our work and our support in local communities on our website [everyagecounts.com.au](http://everyagecounts.com.au)

We have already received strong support from numerous local government authorities for our work including the full backing of the Municipal Association of Victoria and have engaged with many local councils at the Australian Local Government Association Conferences. We seek the backing of your Council for our work because it will send a strong message of support and inclusion from Council to your local communities that all people living within your local government area are valued and respected.

We have been especially delighted by the creative ways other local councils have used our resources and developed their own initiatives to end ageism.

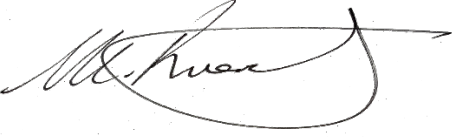
You will note on our website at <https://www.everyagecounts.org.au/councils> that we have a dedicated place to highlight the work of local councils. We would love to include you on that list and showcase your activities to the wider Australian community. You will also see on the website a draft motion of support that we ask that Council consider.

Councillors may also be interested to know that Ageism Awareness Day is coming up on 7 October. More information can be found at [https://www.everyagecounts.org.au/aad\\_2022](https://www.everyagecounts.org.au/aad_2022). We are developing some exciting new resources and it will be a great opportunity to bring people together to challenge ageism.

Attached you will find all the relevant information regarding our campaign and a membership agreement form. I have copied in Monica Rutte who will be able to assist Councils with their membership application

I would of course be more than happy to discuss any questions you may have. Thank you and I look forward to hearing from you!

Yours in building an Australia without ageism,

A handwritten signature in black ink, appearing to read 'M. Krasovitsky', with a large, sweeping flourish extending to the right.

Dr Marlene Krasovitsky  
Co-chair and Director  
EveryAGE Counts

# 2022 Rotary Club of Hobart Annual Magic Show

To: Adam Wilson

Company: Central Highlands Council Hamilton

Date: 03 Nov 2022

Ph: 1800 614 708 Fax: 1800 550 440

Please reply to: Mark Page

Email: hobartrotary@sponsorship.net.au

**Rotary Club of Hobart Inc**

**ABN: 78 756 549 140**

Thank you for your interest in our Annual Magic Show, we are so proud to announce this is our 31st year. 2021 saw a fantastic live and online streamed show, all thanks to the wonderful generosity of the Southern Tasmania business community.

Featuring wonderful Australian performers, we are planning this year to present both the live **and** the streamed show for the families of the Hobart area to enjoy. Should any audience members be unable to attend the live event, or should it not proceed due to a further outbreak of COVID restrictions, we have also continued to provide a pre-recorded online show made available to the audience.

Those attending the live show will have access to this recorded show (they are different), so those families will be able to watch a large group of magic performers both live and streamed.

This year, with your help, we are aiming to get as many disabled and disadvantaged young and adult Tasmanians, their carers and families involved as we can.

Funds raised last year went towards the Rotary club's support of **Rotary's End Polio program, Short of a Sheet, Hobart Eisteddfod, Taroona High School Scholarships, the Carlton Park Lifesaving Club and Blind Cricket Association.** This year the club will support similar programs benefitting local, national, and international causes.

If you have supported the Magic Show in the past, we thank you. Your support has enabled many thousands of disabled and disadvantaged Tasmanians and their families to enjoy the annual 'magic' of the show. At the same time, you have helped our club raise valuable funds, all of which are spent in our local and national communities.

Your continued patronage is greatly appreciated.

Please find our

short preview at the following address <https://vimeo.com/739167653/84cc57208b> Sponsorship this year is \$120.00 (including GST) for a 'show pass', which entitles a child and their carer access to the event. A single ticket can be sponsored at \$60 (including GST). We have a lot of children who are hoping to see the Magic Show and have some groups for you to consider:

5 Tickets = \$300

4 Tickets = \$240

3 Tickets = \$180

Thank you for your kind consideration this year, your generosity will truly make a difference.

**Matthew Drake**, President 2022

**Credit Card:** please return fax to 1800 550 440 or email [hobartrotary@sponsorship.net.au](mailto:hobartrotary@sponsorship.net.au)

Credit Card: C C C C -C C C C -C C C C -C C C C

Card Type: c  c  Expiry Date: C C / C C Payment \$ \_\_\_\_\_

Name on Card: \_\_\_\_\_

I confirm that this information is true and correct and I authorise the debit of my credit card for the amount stated above.

**Note:** This transaction will appear on your credit card statement as "Rotary Club of Hobart."



**Direct Deposit** can be made online to our account:

Rotary Club of Hobart Inc

Bank: **CBA**

BSB: **067-002** Account: **1017-5148**

Please use reference: **3293**

**Cheques** can be posted to **GPO BOX 1833, Hobart 7001** and made payable to: **Rotary Club of Hobart Inc**, please use reference: **3293**

Athletics Tasmania  
Domain Athletics Centre  
GPO Box 2051  
Hobart TAS 7001  
Phone – (03) 6234 9551  
Email – [info@tasathletics.org.au](mailto:info@tasathletics.org.au)

3 November 2022

To Whom It May Concern,

I am writing to confirm that Cooper Smythe has been selected as a member of the State Team to represent Tasmania at the 2022 Australian All Schools Track and Field Championships, to be held in Adelaide from 9 December – 12 December, 2022.

Please accept this letter as official confirmation of Cooper's inclusion in the Tasmanian Athletics Team. Do not hesitate to contact the Athletics Tasmania office using the details above if you require any further information.

Yours sincerely,

Yvette Edward  
State Team Manager - Athletics Tasmania



Athletics Tasmania  
Domain Athletics Centre  
GPO Box 2051  
Hobart TAS 7001  
Phone – (03) 6234 9551  
Email – [info@tasathletics.org.au](mailto:info@tasathletics.org.au)

3 November 2022

To Whom It May Concern,

I am writing to confirm that Logan Smythe has been selected as a member of the State Team to represent Tasmania at the 2022 Australian All Schools Track and Field Championships, to be held in Adelaide from 9 December – 12 December, 2022.

Please accept this letter as official confirmation of Logan's inclusion in the Tasmanian Athletics Team. Do not hesitate to contact the Athletics Tasmania office using the details above if you require any further information.

Yours sincerely,

Yvette Edward  
State Team Manager - Athletics Tasmania