

AGENDA ATTACHMENTS

18 OCTOBER 2022

ORDINARY COUNCIL MEETING

Table of Contents

Draft Minutes of the Ordinary Meeting of Council 20 September 2022 AGENDA ITEM 11.1	3
Draft Minutes of the Planning Committee Meeting 11 October 2022 AGENDA ITEM 11.3	24
Derwent Catchment Project – Report – September - October 2022 AGENDA ITEM 13.0	31
DA2022/71: Greenhouse & Makers Shed : Great Lake Community Centre, Miena AGENDA ITEM 15.1	37
Invitation to comment on the Draft Tasmanian Planning Policies (TPP'S) AGENDA ITEM 15.2	63
GHD – River Clyde Flood Mapping – Preparing Australian Communities Grants AGENDA ITEM 16.1	167
Central Highlands Council Annual Report 2021-2022 AGENDA ITEM 17.2	178
Gretna Cricket Club – Community Grant Application AGENDA ITEM 17.4	222



Central Highlands Council

MINUTES – ORDINARY MEETING – 20 SEPTEMBER 2022

Minutes of the Ordinary Meeting of Central Highlands Council held in the Hamilton Town Hall, Hamilton on Tuesday 20 September 2022, commencing at 9am.

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 (arrived 9.13am), Clr A W Bailey, Clr S Bowden, Clr R Cassidy, Clr J Honner, Clr J Poore.

3.1 IN ATTENDANCE

Mrs Lyn Eyles (General Manager) Mr Adam Wilson (Deputy General Manager), Mrs Janet Monks (Minute Secretary).

4.0 APOLOGIES

Clr A Campbell – Leave of Absence

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 A Bailey – 16.11 Ouse Community Country Club

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: Clr J Honner

Seconded: Clr A Bailey

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

ltem Number	Matter	Local Government (Meeting Procedures) Regulations 2015
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 16 August 2022	Regulation 15 (2)(g) of the <i>Local Government (Meeting Procedures) Regulations</i> 2015 – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential
2	Delegation	Regulation 15 (2)(g) of the Local Government (Meeting Procedures) Regulations 2015 – 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 Local Government (Meeting Procedures) Regulations 2015 - 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

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 Poore.

5.0 PECUNIARY INTEREST DECLARATIONS

Clr A Archer - 15.2 - DA2022/77 Visitor Accommodation (change of use), 38 Patrick Street, Bothwell

6.1 MOTION OUT OF CLOSED SESSION

Moved: Clr J Honner

Seconded: Clr R Cassidy

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:

ltem Number	Matter	Outcome
1	Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 16 August 2022	Minutes of the Closed Session of the Ordinary Meeting of Council held on 16 August 2022 were confirmed

2	Delegation	Clair Prior will address the open council meeting 10.00am – 10.30am
3	Consideration of Matters for Disclosure to the Public	Matters were considered

FOR the Motion

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

OPEN MEETING TO PUBLIC

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

Graham Rogers, Manager DES attended the meeting at 10.12

- Pip Allwright
- Catherine Watson
- Elaine Herlihy
- Annalise Rees GHD Stakeholder Engagement Lead

7.0 **DEPUTATIONS**

10.00 - 10.30

- Claire Prior- Lead- Integrated Health Care, Primary Health Tasmania
- Martina Wyss- Manger- Sector Improvement and Innovation, Primary Health Tasmania
- Bruce Levett- CEO, Health Consumers Tasmania
- Ellen MacDonald- Community engagement Manager, Health Consumers Tasmania

Key Points

- 1. Why we are undertaking this work?
 - Health system in crisis- Ouse without a GP
 - access to primary health care is a challenge for many rural areas across Australia because of known barriers and limitations associated with staffing, infrastructure, and resourcing. Central Highlands as an example of this.
- 2. Who is undertaking this work- collaboration between providers:
- Primary health Tasmania, Health Consumers Tas, Tasmania Health Service, Tas DoH, HR+ 3. What the work involves-

Short term- Work is underway by HR+ and THS addressing GP shortage Medium term- Engagement

- Environment Scan (what is an environmental scan) understanding what services and resources exist in the community now and who lives in the community (draft copies circulated)
 - takes a social determinants of health view (non-medical factors that affect health e.g. Income, education, housing, access to affordable health services)
- Health Consumers Tas: Understanding the communities long term health care needs
 - Kitchen Table Discussions – these involve community groups discussing their issues without external people in the room
 - Community based solutions helping the community identify solutions that they believe important
- Provider engagement work to commence led by PHT- working with local healthcare providers to understand what is working well, barriers and needs in the local area from their perspective

Long term goals

- Using the knowledge and data we have learnt to explore models of care and undertake collaborative process
- Community working with the health service providers to agree on solutions for your community
- Looking at innovative and sustainable health models how do we deliver health care differently so that it provides a service that works in Central Highlands
- Tasman LGA example of this process.

7.1 PUBLIC QUESTION TIME

8.0 MAYORAL COMMITMENTS

August to September 2022

11 August 2022	HR Plus Tas (Rural Health)
12 August 2022	ILU Committee Meeting
15 August 2022	Recruitment Agency
16 August 2022	Ordinary Meeting of Council – Bothwell
18 August 2022	Recruitment Agency
18 August 2022	Tas Health Services
19 August 2022	Recruitment Agency
22 August 2022	Southern Tasmanian Councils Authority (STCA) Meeting
24 August 2022	Meeting re Dr services
24 August 2022	HR Plus Tas (Rural Health)
24 August 2022	Brian Mitchell MP
02 September 2022	Official Opening of the Electric Charger Station at Waddamana
03 September 2022	Bothwell Football Club presentation day
06 September 2022	HR Plus Tas (Rural Health)
08 September 2022	Brian Mitchell MP
12 September 2022	ABC Radio

- Business of Council x 17
- Ratepayer and community members communications x 31
- Elected Members communications x 19
- Central Highlands Council Management communications x4

8.1 COUNCILLOR COMMITMENTS

Deputy Mayor J Allwright

16 August 2022	Ordinary Meeting of Council – Bothwell
22 August 2022	Audit Panel Meeting
24 August 2022	GP issue workshop, Hamilton
26 August 2022	TFS Community Engagement Officer, Hamilton
03 September 2022	TGALT AGM, Hobart
12 September 2022	Workshop GHD River Clyde Flood Mapping Project
13 September 2022	Planning Meeting – Bothwell
13 September 2022	Workshop – TasWater

Cir A Archer 16 August 2022

13 September 2022

Ordinary Meeting of Council – Bothwell Workshop - TasWater

<i>Clr A Bailey</i> 12 August 2022 16 August 2022 22 August 2022 12 September 2022 13 September 2022 13 September 2022	ILU Committee Meeting Ordinary Meeting of Council – Bothwell Audit Panel Meeting Workshop GHD River Clyde Flood Mapping Project Planning Meeting – Bothwell Workshop TasWater
<i>Clr R Cassidy</i> 16 August 2022 13 September 2022 13 September 2022	Ordinary Meeting of Council – Bothwell Planning Meeting – Bothwell Workshop - TasWater
<i>Clr J Honner</i> 16 August 2022 17 August 2022 12 September 2022 13 September 2022 13 September 2022 13 September 2022	Ordinary Meeting of Council – Bothwell Central Highlands Visitor Centre Management Committee Meeting Workshop GHD River Clyde Flood Mapping Project Planning Meeting – Bothwell Workshop TasWater Bothwell Bicentennial Workforce Group meeting
<i>Clr J Poore</i> 16 August 2022	Ordinary Meeting of Council – Bothwell

STATUS REPORT COUNCILLORS

8.2 GENERAL MANAGER'S COMMITMENTS

16 August 2022	Ordinary Meeting of Council – Bothwell
22 August 2022	Audit Panel Meeting
30 August 2022	CouncilFirst Teams meeting
12 September 2022	Workshop GHD River Clyde Flood Mapping Project
13 September2022	Planning Committee Meeting
13 September2022	Workshop TasWater
13 September2022	Bicentennial Committee meeting

8.3 DEPUTY GENERAL MANAGER'S COMMITMENTS

16 August 2022	Ordinary Meeting of Council – Bothwell
17 August 2022	River Clyde Flood Mapping - Progress Meeting
22 August 2022	Audit Panel Meeting
22 August 2022	Healthy Tas Fund Meeting
30 August 2022	CouncilFirst software upgrade discussion
06 September 2022	Local Government Review Meeting
07 September 2022	Social Recovery Coordinator Meeting
12 September 2022	GHD Workshop on the Community Consultation Program for the River Clyde Flood
	Mapping Project
13 September 2022	TasWater Workshop
13 September 2022	Local Government Review Meeting

9.0 NOTIFICATION OF COUNCIL WORKSHOPS HELD

12 September 2022 – GHD River Clyde Flood Mapping Project

13 September 2022 – Workshop TasWater Presentation

9.1 FUTURE WORKSHOPS

10.0 MAYORAL ANNOUNCEMENTS

Correspondence from Dr Mary Lumsden re GP services

11.0 MINUTES

11.1 RECEIVAL DRAFT MINUTES ORDINARY MEETING 16th AUGUST 2022

Moved: Clr J Honner

Seconded: Clr J Poore

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 16th August 2022 be received.

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 Poore.

AGENDA ITEM 11.3

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT Council move to agenda item 11.3

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 Poore.

11.3 RECEIVAL DRAFT MINUTES INDEPENDENT LIVING UNITS MEETING 12th AUGUST 2022

Moved: Clr A Bailey

Seconded: Clr J Honner

THAT the Draft Minutes of the Independent Living Units Meeting held on Tuesday 12th August 2022 be received.

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 Poore.

11.4 RECEIVAL DRAFT MINUTES CENTRAL HIGHLANDS VISITOR CENTRE MANAGEMENT COMMITTEE MEETING 17th AUGUST 2022

Moved: Clr J Honner

Seconded: Deputy Mayor J Allwright

THAT the Draft Minutes of the Central Highlands Visitor Centre Management Committee Meeting held on Tuesday 17th August 2022 be received.

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 Poore.

11.5 RECEIVAL DRAFT MINUTES AUDIT PANEL MEETING 22nd AUGUST 2022

Moved: Deputy Mayor J Allwright Seconded: Clr A Bailey

THAT the Draft Minutes of the Audit Panel Meeting held on Tuesday 22nd August 2022 be received.

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 Poore.

11.6 RECEIVAL DRAFT PLANNING COMMITTEE MEEETING MINUTES 13th SEPTEMBER 2022

Moved: Deputy Mayor J Allwright

Seconded: Clr A Bailey

THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 13th September 2022 be received.

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 Poore.

11.7 RECEIVAL DRAFT MINUTES BOTHWELL BICENTENARY WORKFORCE GROUP 13th SEPTEMBER 2022

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT the Draft Minutes of the Bothwell Bicentenary Workforce Group Meeting held on Tuesday 13th September 2022 be received.

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 Poore.

CARRIED

CARRIED

12.0 BUSINESS ARISING:

15.1	DA2022/64 : SUBDIVISION 1 LOT PLUS BALANCE : 30 CURLYS LANE, ELLENDALE	Correspondence sent by Planning Officer
15.2	PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT	Draft Project Brief to be workshopped at the September Planning Committee Meeting and be forwarded to the September Council Meeting for consideration
15.3	SUBMISSION TO THE FIVE-YEAR STATUTORY REVIEW OF THE STATE PLANNING PROVISIONS	Correspondence sent by Senior Planning Officer
15.4	ASSESSMENT OF MAJOR DEVELOPMENT APPLICATIONS	Due to current staffing constraints Council engage a Consultant Planner to assess major development applications.
15.5	REQUEST FOR REMISSION IN FEES	Correspondence sent by Manager Development & Environmental Services
15.6	GREAT LAKE COMMUNITY CENTRE: CONSTRUCTION SITE	Correspondence sent by the General Manager to the Great Lake Community Centre Inc. giving permission for AJR Construct Pty Ltd to take control of the Great Lake Community Centre building site during the construction of the greenhouse, men's shed and alterations.
15.7	BRONTE PARK WASTE TRANSFER STATION PROPOSAL	The Manager Development & Environmental Services investigate the proposal further by liaising with all stakeholders and report back to the next meeting of Council.
15.8	PROPOSED SES SHED AT MIENA	The Manager Development & Environmental Services continue discussion with stakeholders and report back to Council in due course.
15.9	HOMELESS PERSONS PROTOCOL	Deferred
16.3	VIRTUAL FENCING	Council to send correspondence to the relevant State Government Minister and the Department of State Growth requesting that funds are pledged to erect virtual fencing for a trial period on Highlands Lake Road between the Apsley Bridge and the top of the Den.
16.4	REQUEST FOR PARK SEATING IN QUEENS PARK BOTHWELL	Correspondence sent by the Works and Service Manager.
17.2	AUDIT PANEL – INDEPENDENT CHAIR	Mr Ian McMichael to continue in the role of Independent Chair of the Central Highlands Council Audit Panel until a new Independent Chair can be appointed.
17.3	BLUE FARMER	Correspondence sent by General Manager.
17.4	DRAFT ELECTION CARETAKER PERIOD POLICY	Draft Policy not adopted
17.5	LEASE GREAT LAKE COMMUNITY CENTRE	Lease signed by the Great Lake Community Centre President and the General Manager.
17.6	LEASE WITH ACCESS LICENCE OF CROWN LAND AT TABLE MOUNTAIN CONSERVATION AREA	Lease signed by General Manager and returned to the Crown.

		Pa
17.7	TOWARDS A 10 YEAR SALMON PLAN	Correspondence sent by Deputy General Manager.
17.8	BUREAU OF METEOROLOGY – BOTHWELL	Council deferred this item until after the October Local Government Elections.
17.9	CAT MANAGEMENT	Council deferred this item until after the October Local Government Elections.
17.10	REQUEST FOR RATES REMISSION	Remission processed
17.11	REQUEST FOR RATES REMISSION	Remission processed
17.12	LOCAL GOVERNMENT BOARD'S FUTURE OF LOCAL GOVERNMENT REVIEW STAGE 1 INTERIM REPORT	Correspondence sent by Deputy General Manager.
17.13	LIONS CELEBRATING 75 YEARS OF SERVICE	Council to present the Bothwell Lions Club with a Certificate of Appreciation.
17.15	GLENORA DISTRICT SCHOOL PRESENTATION AWARDS	Council deferred this item until the September Council Meeting.
17.17	LIONS CLUB OF HOBART TOWN INC FUNDING SUPPORT 2022 CIRCUS QUIRKUS	Donation of \$300 provided to the Bothwell Lions Club.
17.18	LOCAL GOVERNMENT AMENDMENT (CODE OF CONDUCT) BILL 2022	Correspondence sent by Deputy General Manager.
17.19	TELSTRA PAYPHONE INTERLAKEN TASMANIA	Draft petition for approval by Council at the September Council Meeting.
17.20	ABC RADIO SERVICE AT BELCHERS TOWER	Correspondence sent by the Works and Service Manager to Mr Goodwin regarding maintenance to the ABC Radio at Belchers Tower, from 23rd September 2022, accept the quote provided by Mr Goodwin to replace the batteries for the ABC Radio and advise that the keys are to be held at the Hamilton Office and formerly signed out and in.
		Correspondence sent by the Deputy General Manager to E-Homes.
17.21	AUSSIE BACKYARD BIRD COUNT	Correspondence sent by Deputy General Manager.
17.22	LITTER WITHIN THE TOWNSHIP OF BOTHWELL	Bothwell Bicentennial Workforce Group to promote preparing Bothwell in a tidy state for the festival.
17.23	DIGNITARIES TO BE INVITED TO THE BOTHWELL BI-CENTENNIAL	Councillors provide names of guest to be invited to a morning tea at the Bothwell Bicentennial Festival.
18.2	DES SUPPLEMENTARY AGENDA ITEM – EPURON – REQUEST FOR REDUCED DEVELOPMENT APPLICATION FEES	Correspondence sent by Manager Development & Environmental Services advising the application for a reduction in the Development Application Fees has been refused.
18.3	REQUEST FOR RATES REMISSION	Remission processed
18.5	REVISED RIVER CLYDE MAPPING AREA PLAN	Correspondence sent by the Deputy General Manager to GHD.

13.0 DERWENT CATCHMENT PROJECT REPORT

Moved: Clr J Honner

THAT the Derwent Catchment Project Monthly Report be received.

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 Poore.

14.0 FINANCE REPORT

Moved: Clr A Archer

Seconded: Clr S Bowden

Seconded: Deputy Mayor J Allwright

THAT the Finance Reports be received.

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 Poore.

AGENDA ITEM 11.2

Moved: Clr A Bailey

Seconded: Clr J Honner

THAT Council move back to agenda item 11.2

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 Poore.

11.2 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING 16th AUGUST 2022

Moved: Clr R Cassidy

Seconded: Clr J Honner

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 16th August 2022 be confirmed subject to the following amendment.

SUPPLEMENTARY DES AGENDA ITEM

Minutes 20th September 2022

EPURON – Request for Reduced Development Application fees

Remove - THAT Council advise the application for a reduction in the Development Application Fees has been refused.

Replace with - **THAT** no remission of Development Application Fees be granted to St Patricks Plains Wind Farm.

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 Poore.

CARRIED

CARRIED

CARRIED

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: Clr R Cassidy

Seconded: Deputy Mayor J Allwright

THAT the Development & Environmental Services Report be received.

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 Poore.

15.1 PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT

Moved: Deputy Mayor J Allwright

Seconded: Clr A Archer

THAT the Draft Project Brief and Draft Project Plan, both dated 13 September 2022, attached, be referred to the proposed Project Steering Committee for consideration, once that committee has been formed following the October council elections.

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 Poore.

Clr A Archer declared an interest in Item 15.2 and left the meeting at 11.06

15.2 DA2022/77 : VISITOR ACCOMMODATION (CHANGE OF USE) : 38 PATRICK STREET, BOTHWELL

Moved: Deputy Mayor J Allwright Secon

Seconded: Clr R Cassidy

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 <u>Approve</u> the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell 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 permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.

Approved Use

3) The building is approved for use as Visitor Accommodation only and must not be used for any other purpose unless in accordance with a permit issued by Council or as otherwise permitted by Council's planning scheme.

Parking & Access

4) At least five (5) 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.

Services

5) 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.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing.
- C. No signs are approved as part of this permit. Signs may require further approval unless exempt under the Southern Midlands Interim Planning Scheme 2015.
- D. If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.

FOR the Motion

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

Clr A Archer returned to the meeting at 11.08

Clr J Poore left the meeting at 11.08

15.3 PETITION TO AMEND SEALED PLAN – REMOVAL OF COVENANTS TO LOT 3 OF SEALED PLAN 163527, 1280 MEADOWBANK RD, MEADOWBANK

Moved: Clr R Cassidy

Seconded: Clr A Bailey

THAT

2. Refuse :-

In accordance with section 103 of *Local Government (Building and Miscellaneous Provisions) Act 1993* the Council <u>Refuse</u> the Petition to Amend Sealed Plan – 163527 Lot 3, 1280 Meadowbank Road, Meadowbank as per the wording in the Blank Instrument Form.

the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

- 1. Protection of Water Quality.
- 2. Caravans as a permanent fixture and permanent occupation.

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.

15.4 HALLS ISLAND PUBLIC CONSULTATION – INVITATION FOR COMMENT

Moved: Clr A Archer

Seconded: Deputy Mayor J Allwright

THAT information be placed on the Central Highlands Council Webpage advising that hard copies of the documents are available for viewing at Council's Bothwell Office.

FOR the Motion

CARRIED

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 Poore returned to the meeting at 11.15

15.5 SOUTHERN TASMANIAN REGIONAL WASTE AUTHORITY

NOTED

15.6 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 / 00080	Abel Drafting Services	22 Johnsons Road, Miena	Dwelling
2022 / 00078	Design To Live Pty Ltd	13 Lochiel Drive, Miena	Dwelling

PERMITTED USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00074	P D A Surveyors	(Part Of) 20 Johnsons Road, Miena & 22 Johnsons Road, Miena	Minor Boundary Adjustment
2022 / 00033	Pettit Designs	49 Bronte Estate Road, Bronte Park	Dwelling
	Tasmania Parks And		
2022 / 00083	Wildlife Service	Lake St Clair Road, Lake St Clair	Optic Fibre Installation

DISCRETIONARY USE

DA NO.	APPLICANT	LOCATION	PROPOSAL
2022 / 00056	K Bischoff	2533 Marlborough Road, Little Pine Lagoon	Dwelling Addition
2022 / 00068	L Wood	2A Victoria Valley Road, Ouse	Dwelling
			Demolition of Existing
2022 / 00070	Bothwell Golf Club	2122 Highland Lakes Road, Bothwell	Outbuilding & New Outbuilding
2022 / 00072	P L A Designs	45 Jones Road, Miena	Dwelling & Outbuilding
2022 / 00073	P J Kaufman	960 Ellendale Road, Ellendale	Outbuilding
2022 / 00076	A A & L Datlen	58 Patrick Street, Bothwell	Outbuilding

ANIMAL CONTROL

IMPOUNDED DOGS

No dogs have been impounded during the past month.

STATISTICS AS OF 13 September 2022

Registrations

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

2022/2023 renewal have been issued.

- Number of Dogs Currently Registered 759
- Number of Dogs Pending Re-Registration 190

Kennel Licences

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

2022/2023 Renewal have been Issued.

- Number of Licenses Issued 26
- Number of Licences Pending 5

Graham Rogers, Manager DES left the meeting at 11.20

Jason Branch, Manager Works & Services attended the meeting at 11.21

16.0 WORKS & SERVICES

Moved: Clr R Cassidy

Seconded: Clr S Bowden

THAT the Works & Services Report be received.

FOR the Motion

CARRIED

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 Poore.

16.1 PREPARING AUSTRALIAN COMMUNITIES PROGRAM GRANT

The Department of Industry, Science, Energy and Resources have advised Council that our application for the Preparing Australian Communities - Local Stream - River Clyde Flood Mapping and Study was successful.

Name of project	River Clyde Flood Mapping and Study	
Maximum grant funding amount	\$247,360	
Capped amounts per financial year	2021/22, \$202,500 Australian Dollar	
	2022/23, \$44,860 Australian Dollar	
Total eligible project expenditure	\$247,360	

Moved: Clr R Cassidy

Seconded: Clr J Honner

THAT Council receive the monthly report for August from GHD for the River Clyde Flood Mapping/ Study and endorse the Community Consultation Program Plan.

CARRIED 6/2

FOR the Motion Mayor L Triffitt, Deputy Mayor J Allwright, Clr A W Bailey, Clr R Cassidy, Clr J Honner, Clr J Poore. AGAINST the Motion Clr A Archer, Clr S Bowden

Annalise Rees left the meeting at 11.34

Mayor L Triffitt vacated the Chair at 11.35

Deputy Mayor J Allwright took the Chair at 11.35

16.2 OUSE RIVER SUSPENSION BRIDGE

NOTED

16.3 HAMILTON 4CX BACKHOE

NOTED

16.4 VICTORIA VALLEY ROAD LINES

Moved: Clr A Bailey

Seconded: Clr J Poore

THAT Council allocate \$20,000 from the \$40,000 allocated for a centre line for Victoria Valley Road to a centre line for Pelham Road.

FOR the Motion

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

16.5 MOWER REPLACEMENT REPORT

Moved: Clr J Poore

THAT Council purchase 2 new Kubota ZD22r-2-60 for \$24,750.00 each plus the extended warranty.

Seconded: Clr J Honner

FOR the Motion

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

Mayor L Triffitt resumed the Chair at 11.40

16.6 GRANT DEED, OUSE RECREATION GROUND

Motion 1

Moved: Deputy Mayor J Allwright

Minutes 20th September 2022

THAT Council does not sign the Deed and considers options once the Town Structure Plan is completed.

Seconded: Clr A Bailey

FOR the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Clr A W Bailey <u>AGAINST the Motion</u> Clr A Archer, Clr S Bowden, Clr R Cassidy, Clr J Honner, Clr J Poore. ranty.

LOST 3/5

CARRIED

Motion 2 Moved: Clr A Archer

Seconded: Clr R Cassidy

THAT the General Manager and Works Manager sign the Deed on behalf of Council.

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 Poore.

16.7 OUSE RECREATION GROUND STAGE 2 PROPOSAL

Moved: Clr J Poore

Seconded: Clr R Cassidy

THAT 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.

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 Poore.

16.8 CRICKET PITCH BOTHWELL FOOTBALL GROUND

Moved: Clr S Bowden

Seconded: Clr J Honner

THAT Council allocate the \$3,200 for the purchase a new cricket synthetic wicket from Synthetic Grass Solutions.

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 Poore.

16.9 BOTHWELL ROBAIX BICYCLE RACE - BOTHWELL BICENTENNIAL

Moved: Clr A Archer

Seconded: Clr R Cassidy

THAT

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.

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 Poore.

CARRIED

16.10 2023 NATIONAL AUSWIDE RALLY AT BOTHWELL

Moved: Deputy Mayor J Allwright

THAT 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.

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 Poore.

Clr A Bailey declared an interest in item 16.11 and left the room at 12.09

16.11 OUSE COMMUNITY COUNTRY CLUB

Moved: Deputy Mayor J Allwright

THAT Council donate the used 'out front' mower that is surplus to Council's requirements to the Ouse Community Country Club

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 Poore.

Jason Branch, Manager Works & Services left the meeting at 12.19pm

Clr A Bailey returned to the meeting at 12.09

17.0 ADMINISTRATION

REMISSIONS UNDER DELEGATION 17.1

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

03-0805-02725 \$24.10 Penalty

Moved: Clr S Bowden Seconded: Clr J Honner

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

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 Poore.

CARRIED

CARRIED

20

Seconded: Clr A Bailey

Seconded: Clr J Poore

17.2 AUDIT PANEL – ANNUAL REPORT TO COUNCIL

Moved: Clr J Honner

Seconded: Clr J Poore

THAT Council receive and note the Central Highlands Council Audit Panel Report for the year ended 30 June 2022.

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 Poore.

17.3 ANNUAL END OF SCHOOL AWARDS

Council traditionally gives awards to students at their end of year presentation assemblies. Awards are presented to students from New Norfolk High School, Bothwell District High School, Glenora District High School, Ouse District Primary and Westerway Primary School

Moved: Clr J Poore

Seconded: Clr A Bailey

THAT Council make the following end of year awards:

- New Norfolk High School Central Highlands Continuing Education Bursary \$300
- Bothwell District High School Central Highlands Continuing Education Bursary \$300
- Glenora District High School Central Highlands Continuing Education Bursary \$300
- Ouse District Primary School Central Highlands Continuing Education Bursary \$300
- Westerway Primary School Central Highlands Continuing Education Bursary \$300
- Westerway Primary School Citizenship Award \$100
- Glenora District High School Citizenship Award \$100
- Ouse District Primary School Primary Value Award 2 Awards of \$100 each
- Bothwell District High School Primary Citizen Award \$100
- Bothwell District High School Primary Encouragement Award \$100

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 Poore.

Adam Wilson Deputy General Manager left the room at 12.22

17.4 ACTING GENERAL MANAGER

Moved: Clr J Honner

Seconded: Clr J Poore

THAT under Section 61B (4) of the Local Government Act 1993, Council appoints the Deputy General Manager, as Acting General Manager during every absence of the General Manager for a term of three years from 20 September 2022.

CARRIED7/1

CARRIED

FOR the Motion Mayor L Triffitt, Deputy Mayor J Allwright, Clr A Archer, Clr A W Bailey, Clr S Bowden, Clr J Honner, Clr J Poore. AGAINST the Motion Clr R Cassidy

Adam Wilson Deputy General Manager returned to the meeting at 12.33

17.5 REQUEST FOR RATES REMISSION

Moved: Clr J Honner

Seconded: Clr A Bailey

THAT Council remit the Solid Waste Garbage Fee on property 10-0400-03595, 137 Little Den Road Millers Bluff.

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 Poore.

17.6 TELSTRA PAYPHONE INTERLAKEN TASMANIA

Moved: Clr A Bailey

Seconded: Clr R Cassidy

THAT

- 1. Council approve the wording of the petition and that the petition be located in all business/townships within the Central Highlands for residents to consider between the 3rd and 31st October 2022.
- 2. Council include as a future agenda item an update on progress with Telstra tower on Table Mountain.

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 Poore.

17.7 HYDRO TARRALEAH POWER STATION UPGRADE FIELD VISIT

Moved: Clr J Honner

Seconded: Clr R Cassidy

THAT Council advise the Hydro that the decision to participate and determine a date and time will be discussed at the November 2022 meeting of Council.

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 Poore.

17.8 REGIONAL COASTAL STRATEGY

NOTED

CARRIED

17.9 EVERYAGE COUNTS

Moved: Clr J Honner

Seconded: Clr J Poore

THAT Council defer this item until after the new Council has been appointed.

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 Poore.

17.10 BUREAU OF METEOROLOGY FLOOD WARNING SERVICE

Moved: Clr A Archer

Seconded: Clr R Cassidy

THAT Council write to BOM and request that the Clyde River be included in their flood warning systems.

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 Poore.

17.11 TASWATER GENERAL MEETING 30 NOVEMBER 2022

NOTED

17.12 CENTRAL HIGHLANDS COUNCIL - INSURANCE COVER

Moved: Clr A Archer

Seconded: Clr A Bailey

THAT a review of Council's Insurance Brokerage be undertaken; and in particular in the areas of public liability and the use of Council's buildings; and the capability of Tas Fire Service helicopters being able to land on sports grounds at any time.

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 Poore.

19.0 CLOSURE

Mayor Lou Triffitt thanked everyone for their contribution and closed the meeting at 12.55pm

CARRIED

Central Highlands Council



MINUTES – PLANNING COMMITTEE MEETING 11th October 2022

Minutes of the Planning Committee Meeting of the Central Highlands Council held in the Council Chambers, 19 Alexander Street, Bothwell on Tuesday 11th October 2022, commencing at **9am**.

1.0 PRESENT

Deputy Mayor Allwright (Chairperson), Mayor Triffitt, Clr Bailey & Clr Cassidy

IN ATTENDANCE

Clr Honner, Mrs L Eyles (General Manager), Mrs L Brown (Planning Officer) & Mrs K Bradburn (Minutes Secretary)

2.0 APOLOGIES

Mr G Rogers (Manager DES)

3.0 PECUNIARY INTEREST DECLARATIONS

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

Nil

4.0 CONFIRMATION OF MINUTES

Moved Clr Cassidy Seconded Clr Bailey

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 13th September 2022 to be confirmed.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

5.0 QUESTION TIME & DEPUTATIONS

Nil

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

Proposal

An application for a Greenhouse and Makers Shed for use by the community has been made to Council at the property 55-57 Cider Gum Road, Miena. Members of the Great Lake Community Centre were successful in receiving grant funding for the proposal.

The Greenhouse will be used by the community to grow and produce vegetables. The Makers Shed is proposed to be used as a community meeting place, for members of the community to make and restore things, for artisans to apply their skills and a place for members of the community to share skills and mentor others. Activities may include, woodwork, metal work, pottery and other crafts.

The two new buildings (Greenhouse and Makers Shed) will be located on an area of the property adjacent to the existing Community Centre, behind the building line of the existing building. This will require the relocation of the existing water tanks. The Greenhouse and the Makers Shed will be accessed by vehicles from the existing point of access into the Community Centre Car Park from Cider Gum Road. Additional car parking will be provided in the existing Car Park.

The Greenhouse will have a building area of 131.8m² and the Makers Shed a building area of 162.6m².

Greenhouse - Building height of 8.72m, dimensions of 13m x 10m Makers Shed - Building height of 4.3m, dimensions of 12m x 13.9m

The property is zoned Local Business in the Central Highlands Interim Planning Scheme 2015, Community Meeting & Entertainment is a Permitted use within this zone.

The Development Application was advertised for the statutory 14 days, during which time one (1) representation was received.

An assessment of the Development Application against the relevant standards of the Planning Scheme has been made and is detailed in this report.

It is recommended that the Development Application for a Greenhouse and Makers Shed be approved, subject to Conditions contained within this report.

Options

The Planning Authority must determine the Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena in accordance with one of the following options:

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.

2. Approve with altered conditions:-

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 as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

RECOMMENDATION

Moved Clr Cassidy

Seconded Clr Bailey

THAT the following recommendation be made to Council:

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, which ever 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 Sunday and State-wide public holidays 7:00 a.m. to 9:00 p.m. 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	C	•	7:00 a.m. to 6:00 p.m.
Saturday			8:00 a.m. to 6:00 p.m.
Sunday and State-w	ide public ho	lidays	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:
 - a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b) The transportation of materials, goods and commodities to and from the land.
 - c) Obstruction of any public footway or highway.
 - d) Appearance of any building, works or materials.
 - e) 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 Manger of Works and Technical Services.

The following advice applies to this permit:

- a) 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: <u>https://www.aboriginalheritage.tas.gov.au/assessment-process</u>
- b) This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- c) This Planning Permit is in <u>addition</u> 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: <u>Director's Determination Categories of Building and Demolition</u> <u>Work (PDF, 504.4 KB)</u>

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;
 - c. 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: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

6.1 INVITATION TO COMMENT ON THE DRAFT TASMANIAN PLANNING POLICIES (TPP'S)

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

The draft TPPs and Supporting Report can be viewed under the 'Have Your Say' tab on the Planning in Tasmania website: <u>https://planningreform.tas.gov.au/</u>

The closing date for the consultation is Tuesday 1st November. LGAT have raised this with the state Planning Office, as the timing is not good as far as getting an Elected Representative perspective and formal council endorsement. The State Planning Office have agreed that for those councils that wish to get Elective Representative input and / or formal council endorsement they can submit their submission directly following the November meeting.

Council's Planning Consultant (SMC), Damian Mackey, will be reviewing the documentation in consultation with Council's Planning Officer, Louisa Brown, and will prepare a submission for consideration at the November Planning Committee and Council Meetings.

In addition, the State Planning Office will be conducting an online presentation on the draft TPPs on Wednesday 19th October, 2022, at 2.00pm.

To register, please email the State Planning Office at <u>stateplanning@dpac.tas.gov.au</u> who will, closer to the date, forward you a web link and teams invitation where you can access the presentation.

NOTED

7.0 OTHER BUSINESS

Nil

8.0 CLOSURE

There being no further business the Chairperson thanked everyone for attending and closed the meeting at 9.12am.



Derwent Catchment Project Monthly Report for Central Highlands Council

September - October 2022

General

We had our annual AGM on the 1st of October at the Curringa Farm Function Centre. The meeting gave a review of the work undertaken by the Derwent Catchment Project including the Ag-Best practice program, weed management across the catchment, river restoration, the development and implementation of a regional Biosecurity Network, conservation programs including Miena Cider Gums, and community engagement. The meeting also recognised the efforts of Councillor Jim Allwright who stood down as the Chair of the Derwent Catchment Project. Jim has been on the committee for 16 years and chaired for 14; Jim will stay on the committee as a general member. The committee took nominations for the new chair, with Charlie Downie being elected. Charles is the general manager of the family's enterprise, Glenelg Estate, running a mixed production system with 14,000 merino sheep, 150 Angus cattle and 20 ha vineyard across 5,500 hectares in southern and central Tasmania.

Central Highlands weeds program

The ground team has finished their contract spray work around Hamilton and Ouse townships as part of the grass/vegetation management near infrastructure. Justin has had a focus on Patterson's curse which is a priority for the region. The team are re-treating known sites and undertaking initial treatment on newly identified infestations. The focus area is around Meadowbank and includes work across a range of stakeholders.

The weed programs around the Central Lakes including the community engagement programs are in their planning stages and set to be undertaken early in 2023.

Our annual weed management stakeholder meeting will be held on the 17th of October. As the weed management program has grown, we are rationalising the meeting format to include the Derwent Valley and Brighton programs, as many of our Central Highlands stakeholders are also at the table across the other municipalities. This meeting will help coordinate weed management on neighbouring stakeholders' land and achieve a better holistic outcome.

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)

Bruce Jackson has been busy undertaking surveys with producers capturing information about trigger points and containment feeding. A meeting is being scheduled for 28th October for all the members of the collaboration to get together to discuss findings and develop workshop plans including ourselves and members of Southern Farming Systems, Birchip Cropping Group, Riverine Plains, University of Melbourne, MacKillop Farm Management Group and Charles Sturt University.



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

Grazing Time this month was held at Green Valley and in contract to last session, it was a balmy 17 degrees. In this session as a group we assessed pasture condition and biomass in four pastures, incorporating a focus on tillering of grasses to increase plant vigour and basal cover, and assessing clover% and potential contribution to the nitrogen cycle.

Pasture species demonstration site update: site walks at the Cawood and Lanoma pasture trial sites suggested that cocksfoot is developing a more stable groundcover. At Cawood a number of plots are gathering strength reducing both the annual grass dominance and reducing the presence of spear thistles, both of which that gained a foothold in the difficult establishment Spring, despite excellent vegetation control at sowing.

New demonstration site: we have identified an old species trial site at Bloomfield sown in 2011 that has not recently been assessed, and has been partially redeveloped. However, substantial elements of the grass plots still remain and are showing some significant results in a small number of plots. Whilst most of the site seems to have reverted to naturalised ryegrass, some cocksfoot plots in particular are proving their merit. We intend to re-establish the plot boundaries, determine cultivar identity and assess composition to uncover now adoption-ready outcomes where they are clear.

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

Our collaboration with Rural Business Tasmania has kicked off with an audit of existing extension material developed on drought risk. The findings of the audit and gaps identified will inform the development of our tailored practical drought risk assessment.

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

Planning for this project has commenced and field work has been scheduled for the first farm biodiversity plan surveys. We have been researching the current state of play regarding the carbon market and Australian Government's Agriculture Biodiversity Stewardship Package. The Agriculture Stewardship Package is working to develop market arrangements and kick start private investment in farm biodiversity and other sustainability opportunities.

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

We have recently undertaken weed management and maintenance at Platypus Walk. The revegetation post significant willow removal that was completed 6 years ago is looking great.

Pelham landslip restoration

The hydro mulch is starting to germinate and Karen will continue to monitor the establishment. Revegetation is planned for the coming weeks. Stability at the site is compromised in several areas. The areas with hydro mulch have stabilised but other sites adjacent have slipped further. The works manager is aware of the situation and monitoring continues.

Tyenna River Recovery – willow warriors – funded by the Australian Government's Community Environment Program, IFS, DV council and DCP

This month's working bee was held near Tyenna and treated over 40 willows on a tributary to the Tyenna River. The volunteers made quick work of the willows in the morning and trekked downstream to find the next stand of willows. A new operations plan has been developed for reaches 4-6 which has the willow warriors treating willows at Mount Field National Park in June 2023.

It is fantastic to have the resources to hold monthly Willow Warrior working bees with the funding secured from Tassal and Lenah Estate.





Miena cider gum post-fire program – supported by NRE/Federal funding

A review of the exclusion fence at St. Patricks Plains was undertaken to assess its structure and effectiveness. The review showed that seedlings within the fenced zone along with general vegetation biodiversity are thriving compared to the non-protected area. However, animals continue to pose a management concern for fence integrity. More wombat gates are being built and will be inserted to help reduce the impact on the fence.



Evidence of wombats tunneling under the fence

Nursery update

Karen has been busy securing and propagating seed for this year's nursery sales and planting projects. The heat-beds are full and she is trialing cuttings. Karen has also been busy supporting enquires, undertaking site visit and providing stock for revegetation projects.

Grant applications

Building drought resilience for small producers in the Derwent Catchment - EOI

Funding request \$450, 000

The Derwent Catchment has been impacted by extreme weather events episodically with increasing frequency over the past decade. In the past 10 years there have been 2 of the largest flood events ever recorded and 2 significant fires burning extraordinarily large areas leaving long-term impacts on the community and landscape resilience. Drought has also played a significant role although the level of impact has been variable across the landscape. Local government has recognised the level of impact and risk of increasing impacts under climate change. Derwent Valley Council declared a Climate Emergency in September 2022. In the same month the Central Highlands Council adopted a Climate Change Policy acknowledging the need to act. Brighton Council have developed and are implementing a Climate Change and Resilience Strategy which was endorsed in 2019 and have a climate change officer working to reduce Council's impacts.

The Derwent Catchment Project (working with partners) has been focused on programs around key Natural Resource Management issues and building resilience. This has included a grant under the Tasmanian Climate Change Office for understanding the implications of climate change on biosecurity-risk. We have also work on a range of programs tailored to implementing best practice agricultural management to reduce soil erosion, improve water quality and river health more broadly. These projects have often been focused on larger scale commercial primary producers. We have run some small producer workshops but this work has been limited due to capacity and resources. There is a clear need for more extension for small producers to build capacity. The work we have undertaken demonstrates there is a clear gap with not enough support in extension to communicate about what resources currently exist and can be accessed by all. The Derwent Valley is the fastest growing area for small producers in Tasmania and there are people across all 3 municipalities who use small farms income to top up their annual income and they significantly contribute to food security and production within the region.

There are also risks from small producers to the agricultural industry with many new small farm land holders having limited experience and knowledge of agricultural production systems. Community consultation as part on the Brighton NRM strategy and other programs identified concerns amongst large scale commercial producers around biosecurity and animal welfare. To build resilience in the community it will be important to work with the small producers to improve practice. Issues where improvement is needed across the landscape for both small and large producers are: ground cover management, biosecurity , water management (river health, water quality, water use efficiency), soil erosion and managing to climate predictions and land capability. The Derwent has complex soils and environments with low rainfall. The current drought resilience programs targeted at commercial producers have learnings which can be shared in all of these key management areas however the capacity to extend the reach of these programs is limited without additional resources. This project aims to extend the knowledge and support service to small producers to build capacity in the community for Drought resilience.

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



Development & Environmental Services 19 Alexander Street BOTHWELL TAS 7030

Phone: (03) 6259 5503 Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE	USE	ONLY	
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Application No.:

Property ID No .:

Date Received:

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

Applicant / Ov	vner Details:			
Applicant Name	GREAT LAI	KÉ COMMUNIT	Y CENTRE	INC.
Postal Address	P.O. Box 9	1	Phone No: 042	7686371
	Longford	7301 TAS	. Fax No:	
Email address	greatlakecomm	unitycentre@gmail	.com.	
Owner/s Name (if not Applicant)	giowacki	on ognail	· com	
Postal Address			Phone No:	
			Fax No:	
Email address:				
Description of	proposed use and/o	or development:		
Address of new use and development:	55-57 CIC	ER GUM Rd.	Miena	
Certificate of Title No:	Volume No	Lot No:		
Description of proposed use or development:	Community	× MEN'S SHE Centre / MAIN. NGSSence - Nee	J . //Shed	Dwelling /Additions/ Demolition /Farm Building / Carport / img Pool or detail other etc. 6 6 e talled
Current use of land and buildings:		Sentre Hall.	Eg. A on th	re there any existing buildings is title? , what is the main building
Proposed Material	What are the proposed external wall colours	cream whus	What is the proposed roof colo	UT GREEN.
	What is the proposed new floor area m^2 .		What is the estimated value of all the new work proposed:	\$951,218

Is proposed development to be staged: Is the proposed development located on land previously used as a tip site? Is the place on the Tasmanian Heritage Register? Have you sought advice from Heritage Tasmania?	Yes Yes Yes	No No No No	<u>য</u> য য ব ব	Tick ✓
Has a Certificate of Exemption been sought for these works?	Yes	No		

Signed Declaration J Monachi

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- 1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- 2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 3. I am the applicant for the planning permit and <u>I have notified the owner/s of the land in writing</u> of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature); Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature	Applicant Name (Please print) TONI CLOWACKI	Date 27-6-2022
Land Owner(s) Signature	Land Owners Name (pllease print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

Information & Checklist sheet A completed Application for Planning Approval - Use and Development form. 1. Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant. 2. A current copy of the Certificate of Title for all lots involved in the proposal. The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer. 3. Two (2) copies of the following information -An analysis of the site and surrounding area setting out accurate descriptions of the following a) topography and major site features including an indication of the type and extent of native (i)vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; soil conditions (depth, description of type, land capability etc); (ii) the location and capacity of any existing services or easements on the site or connected to the (iii) site: existing pedestrian and vehicle access to the site; (iv) (v)any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not b) less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -(i) a north point: the boundaries and dimensions of the site; (ii) Australian Height Datum (AHD) levels; (iii) natural drainage lines, watercourses and wetlands; (iv) soil depth and type; (v) the location and capacity of any existing services or easements on the site or connected to the (vi) site: (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; shadow diagrams of the proposed buildings where development has the potential to cause (ix) overshadowing: the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas (x) and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; (xi) (xii) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, C) showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill. A written submission supporting the application that demonstrates compliance with the relevant parts of 4. the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has 5.

been received.

Information

If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

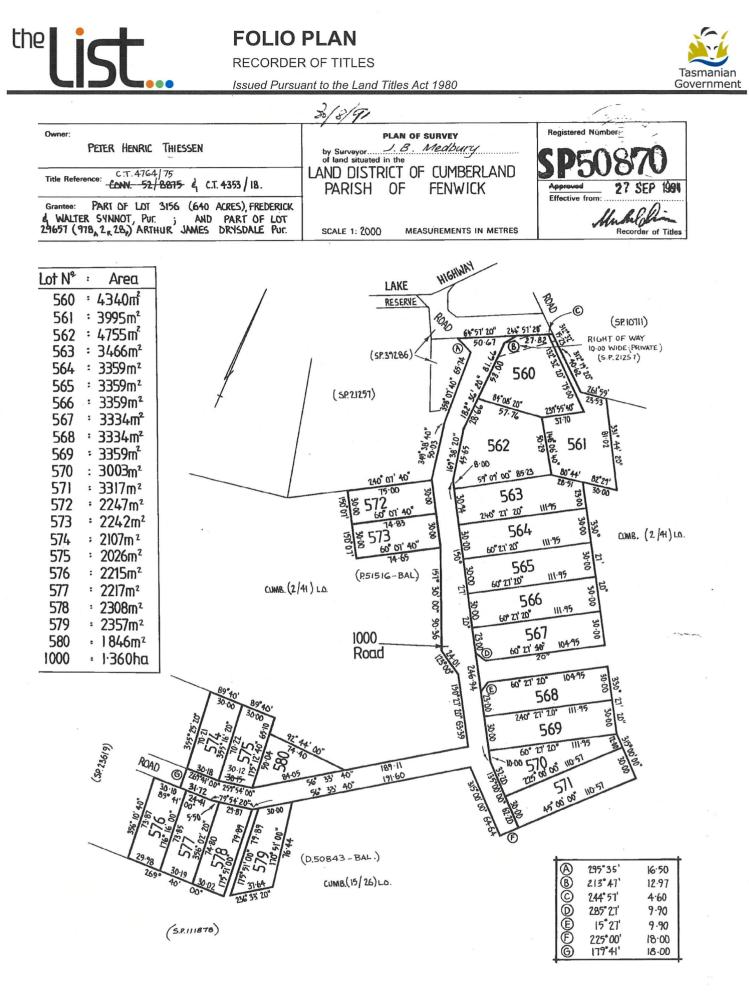
If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick \checkmark the box

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)



Page 1 of 1

Volume Number: 50870



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





SCHEDULE OF EASEMENTS

PLAN NO.

Note:--The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:----

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
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The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows. <u>LOTS 560</u> JS SUBJECT TO A RIGHT OF CHRRIAGEWAY (APPURTENANT JS 500 ON S.P. 21257) OVER THE RIGHT OF WAY SHOWN ON THE PLAN. PASSING THROUGH SUCH LOT. The Owner of each Lot on the Plan covenants with the Vendor, Peter Henric Thiessen, that the Vendor shall not be required to

COVENANTS

fence.

The Owner of each Lot on the Plan covenants with Peter Henric Thiessen and the owners for the time being of each and every other Lot shown on the Plan, to the intent that the burden of this covenant may run with and bind the covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of each and every other Lot shown on the Plan to observe the following stipulations namely:

- Not to conduct or carry on any trade or business of an industrial, commercial or manufacturing nature at anytime hereafter upon the lot or any part thereof.
- Not to erect upon the boundarys of the Lot or any part thereof any fence.
- 3. Not to erect or permit to be erected on the Lot or any part thereof or to attach to or permit to be attached to any structure erected on the Lot or part thereof any advertisements, hoarding, bill or poster or any similar erection of an unsightly nature.

SIGNED by the said PETER HENRIC) THIESSEN the registered proprietor) of Certificate of Title volume) 4353 folio 18 and comprised in) Conveyance 52/8875 in the presence) of:)

15th

Law clerk Hobout.)

Page 1 of 2

Volume Number: 50870



RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



50870.

This is the schedule of easements attached to the plan of .	MR PETER	HENRICH	71113337N'
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Search Date: 27 Jun 2022 Search Time: 10:50 AM
Department of Natural Resources and Environment Tasmania

Revision Number: 01

Page 2 of 2 www.thelist.tas.gov.au

43

Volume Number: 50870



RECORDER OF TITLES

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SIGNED by the said PETER HENRIC) THIESSEN the registered proprietor) of Certificate of Title volume) 4353 folio 18 and comprised in) Conveyance 52/8875 in the presence) of:) Conveyance ()

Hobout.

Volume Number: 50870

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RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



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 Department of Natural Resources and Environment Tasmania
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Volume Number: 50870 Revision Number: 01

Page 2 of 2



RECORDER OF TITLES

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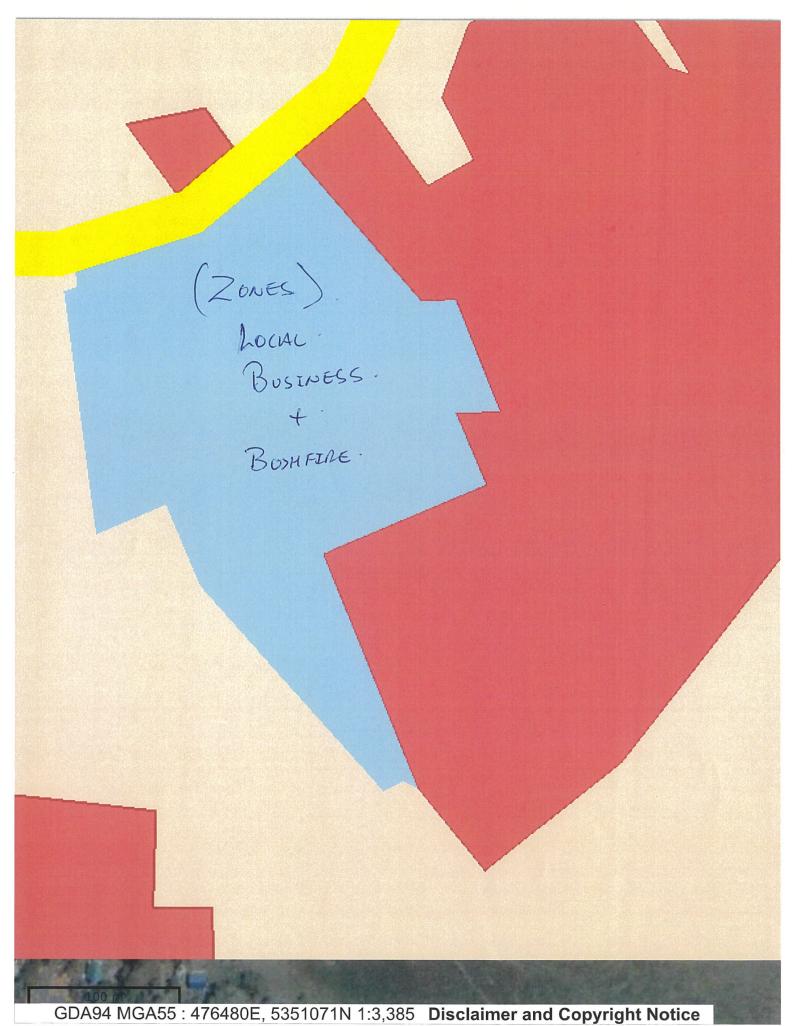


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Sealed by MUNICIPALITY OF BOTHNELL ON 16TH APRIL 19.91	
Solicitor's Reference Council Clerk/Town Clerk	

Revision Number: 01

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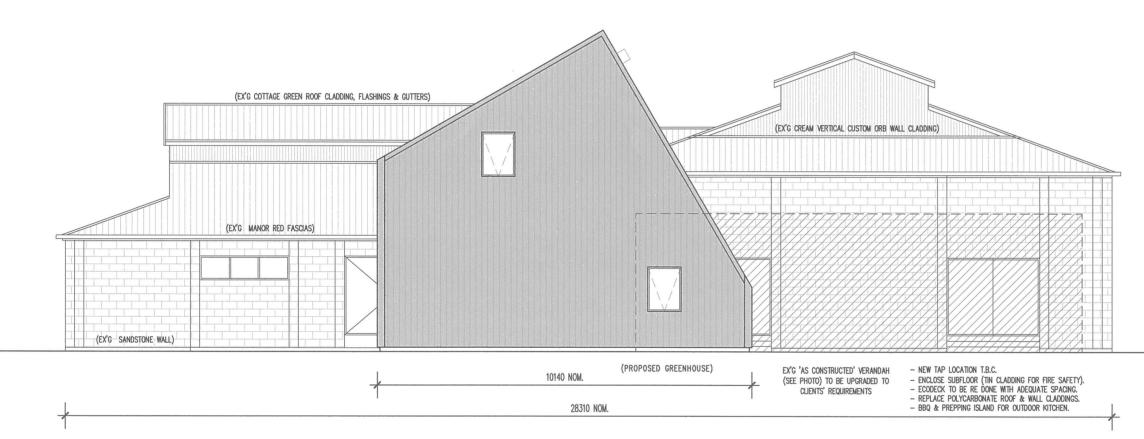




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Proposed GREENHOUSE, MAKER'S SHED & OTHER MINOR AMENDMENTS at 55-57 CIDER GUM ROAD, MIENA 7053, TASMANIA (Class 8 Buildings to NCC/Bca 2019 Volume 1)

for GREAT LAKES COMMUNITY CENTRE (Central Highlands Council)



EAST ELEVATION - GREENHOUSE AGAINST EXISTING COMMUNITY CENTRE SCALE 1 : 100



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LOCALITY PLAN NOT TO SCALE

ABSTRACT

THE MIENA GREENHOUSE PROJECT HAS BEEN GENERATED AS A RESPONSE TO THE LOCAL COMMUNITY NEEDS, WHERE THERE HAS BEEN SHORTAGE OF INFRASTRUCTURE THAT PROMOTES ACTIVITIES FOR SOCIAL CONNECTION AND WELLBEING.

THE NEW BUILDING WILL BE A MEETING PLACE WHERE LOCAL PEOPLE CAN CONNECT, SHARE, LEARN AND FOSTER A SENSE OF BELONGING WITH THE PLACE, THEIR NEIGHBORS AND NATURE. AND MATURE. THROUGH GARDENING TOGETHER, ISSUES AS ISOLATION, MENTAL HEALTH AND EDUCATION, CAN BE ADDRESSED AND ENCOURAGE POSITIVE THERAPEUTIC OUTCOMES FOR THE COMMUNITY

AREAS	
GREENHOUSE GROUND FLOOR MAKERS' SHED BUILDING COMPLEX	131.8 m² 162.6 m²
EXISTING COMMUNITY CENTRE EXISTING VERANDAH	±476 m² 43.6 m²
BUILT FOOTPRINT	±814 m ²
LOT 1 SITE AREA	4000 m²
SITE COVERAGE	20.4%

DRAW	ING INDEX
1 of 8.	COVER SHEET
	SITE PLAN
3 of 8.	
4 of 8.	GREENHOUSE ELEVATIONS
5 of 8.	GREENHOUSE SECTION A-A'
6 of 8.	WALL MEMBERS
7 of 8.	MAKER'S SHED FLOOR PLAN
8 of 8.	MAKER'S SHED ELEVATIONS



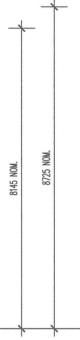
Hobart Engineering & Design

Ground Floor, 1 Liverpool St,

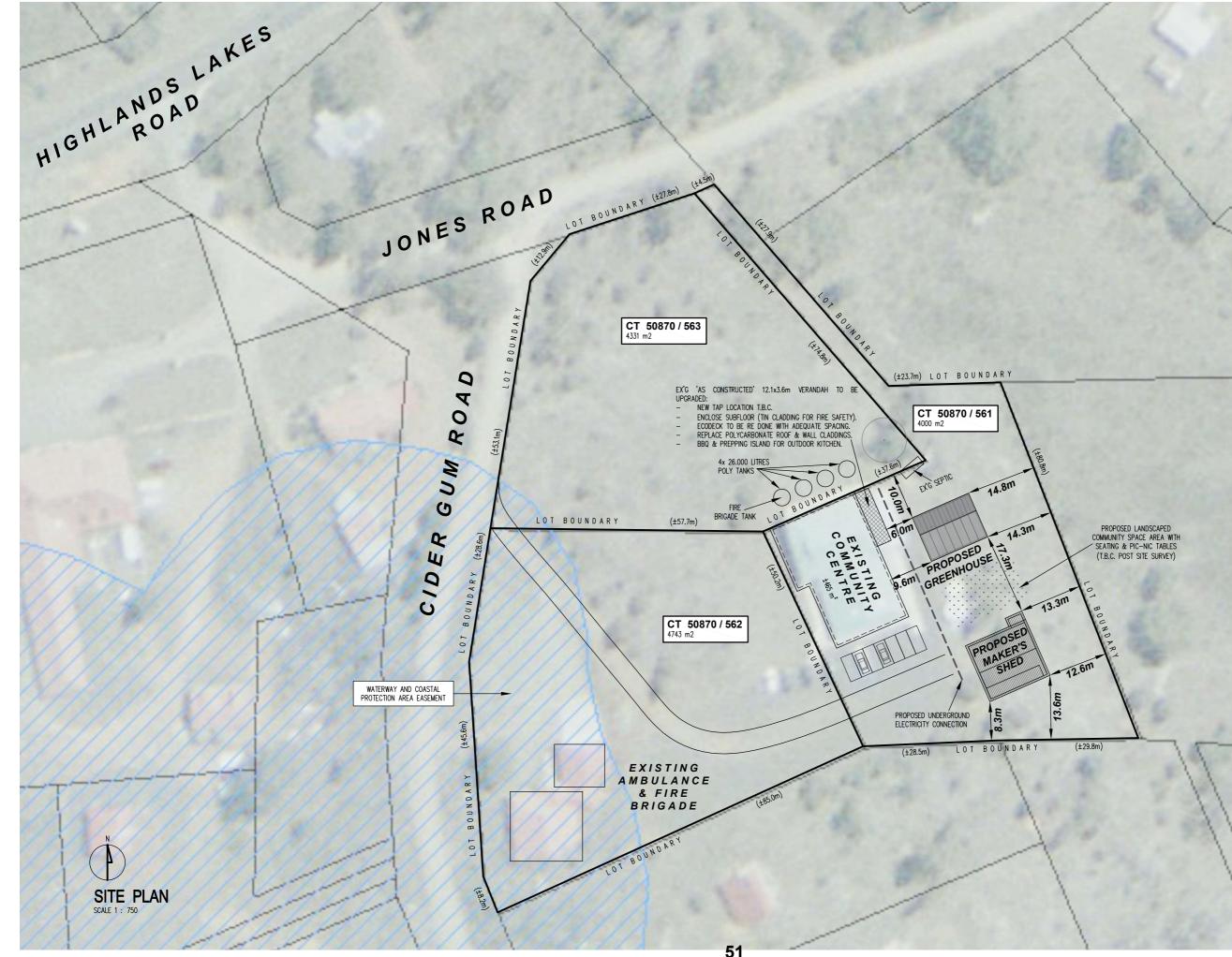
Lic. No. 647043421 The Sandstone Building phone (03) 6146 0334 e info@hed-consulting.com.au Hobart TASMANIA 7000 www .hed-consulting.com.au

GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, **MIENA 7030** for GREAT LAKES COMMUNITY CENTER

Date :	02/06/2022	Job No. :	H2121
Scale :	Shown at A3	Sheet :	1 of 8
Drawn :	P. SEGURA	Issue :	DA







General Notes:

Workmanship, materials and design shall comply with the Australian Standards. The National Construction Code of Australia, local Council requirements, and relevant codes and standards

Builder shall verify all sizes and dimensions on site before commencing works.

All written dimensions are to take preference over scaled dimensions.

Site set-out to be undertaken by a qualified surveyor.

Site preparation:

Site preparation to be in compliance with AS2870 and The National Construction Code of Australia 3.2.2.

Earth works:

All site earthworks to be in compliance with 3.1.1. of The National Construction Code of Australia, and AS3798.

Excavate site to the required levels.

Slope ground away from the footings at a slope of not less than 50mm over 1000mm.

Drainage of water to comply with The N.C.C. Part 3.1.2.

Fence Notes:

A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:

(a) 1.2m if the fence is solid; or

(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above 1.2m high which provide a uniform transparency of not less than 30% (excluding any posts or uprights).



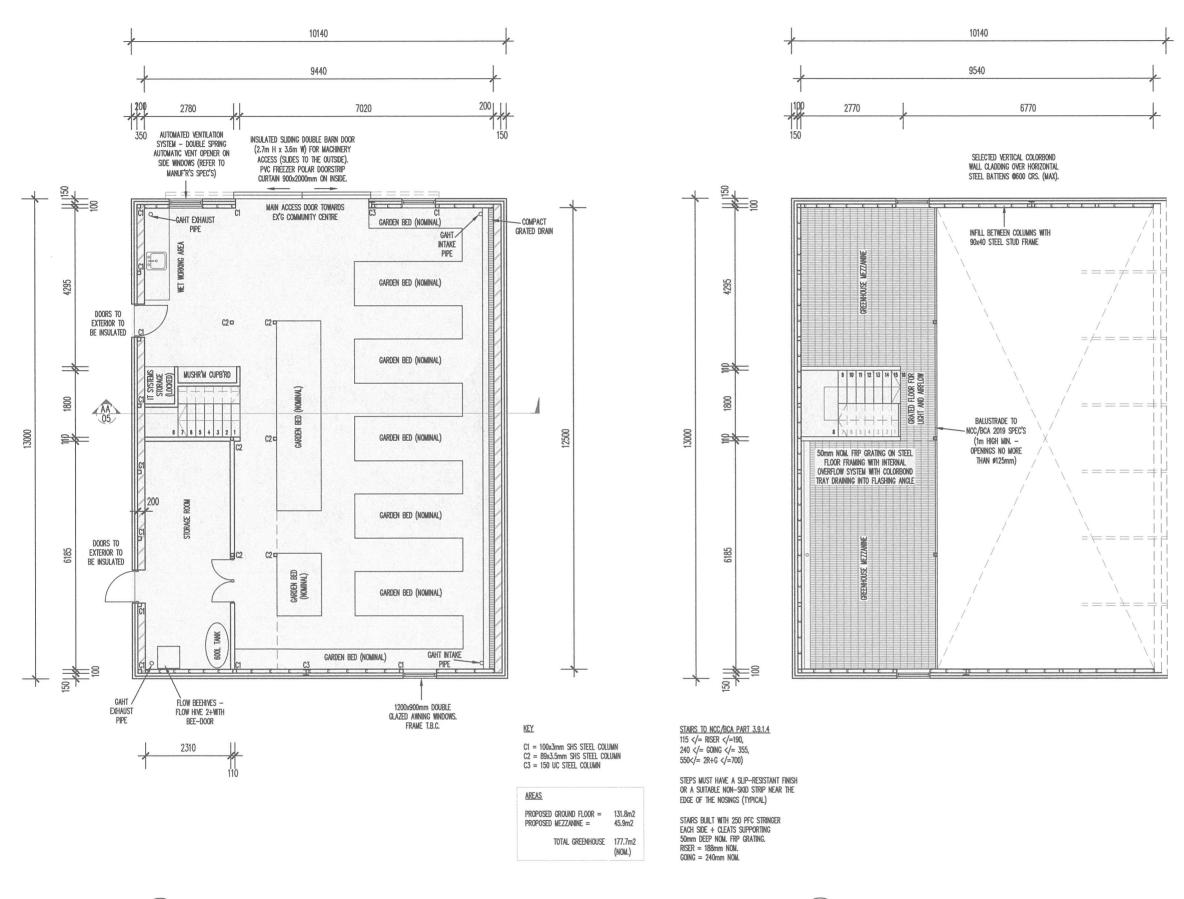
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Ground Floor, 1 Liverpool St,

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GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, **MIENA 7030** for GREAT LAKES COMMUNITY CENTER

Date :	02/06/2022	Job No. :	H2119
Scale :	Shown at A3	Sheet :	2 of 8
Drawn :	P. SEGURA	Issue :	DA





GREENHOUSE MEZZANINE SCALE 1 : 100



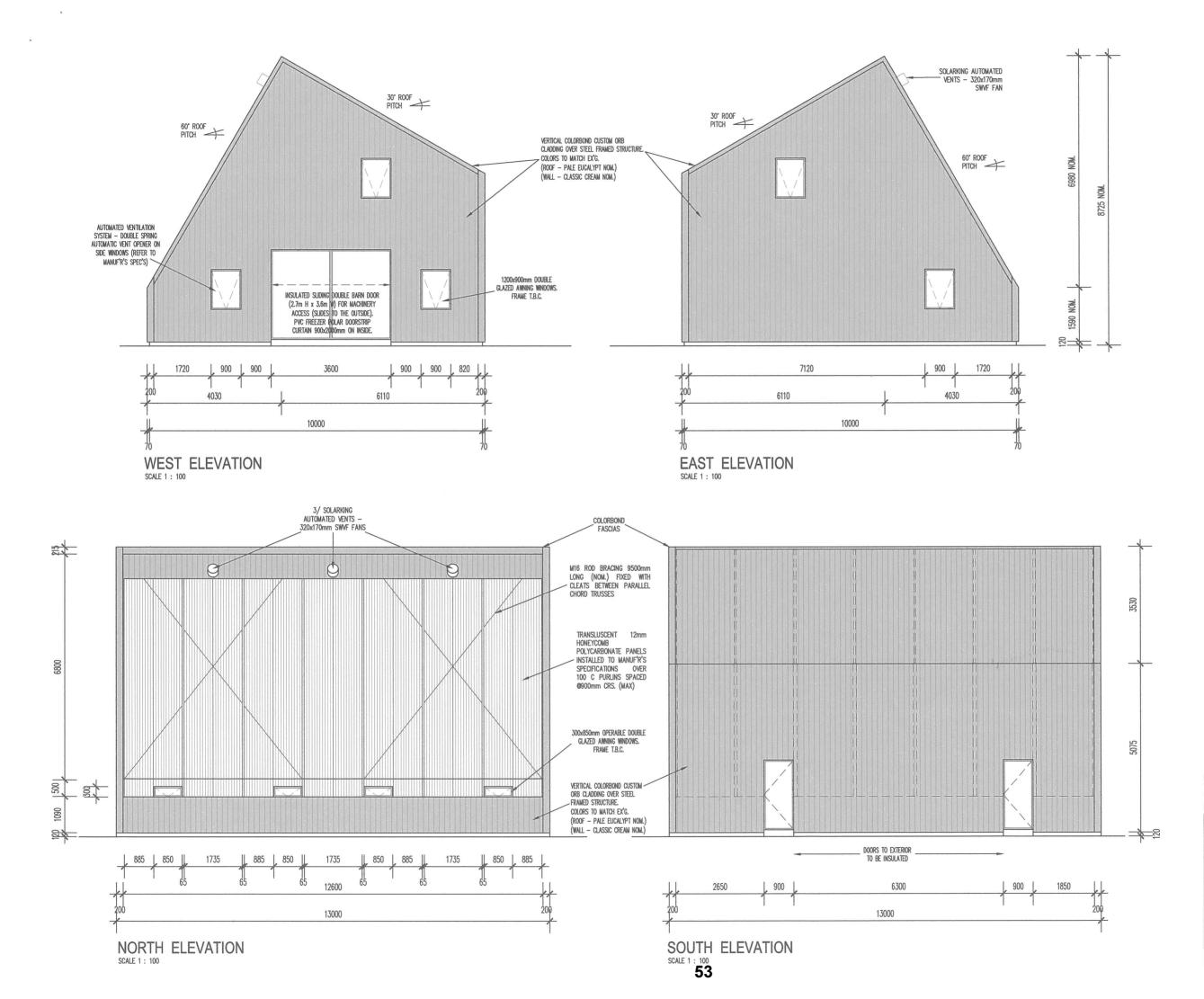
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Ground Floor, The Sandstone Building phone (03) 6146 0334 1 Liverpool St,

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GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, MIENA 7030 for GREAT LAKES COMMUNITY CENTER					
Date : 02/06/2022 Job No. : H2121					

Scale : Shown at A3 Sheet : 3 of 8 Drawn : P. SEGURA Issue : DA



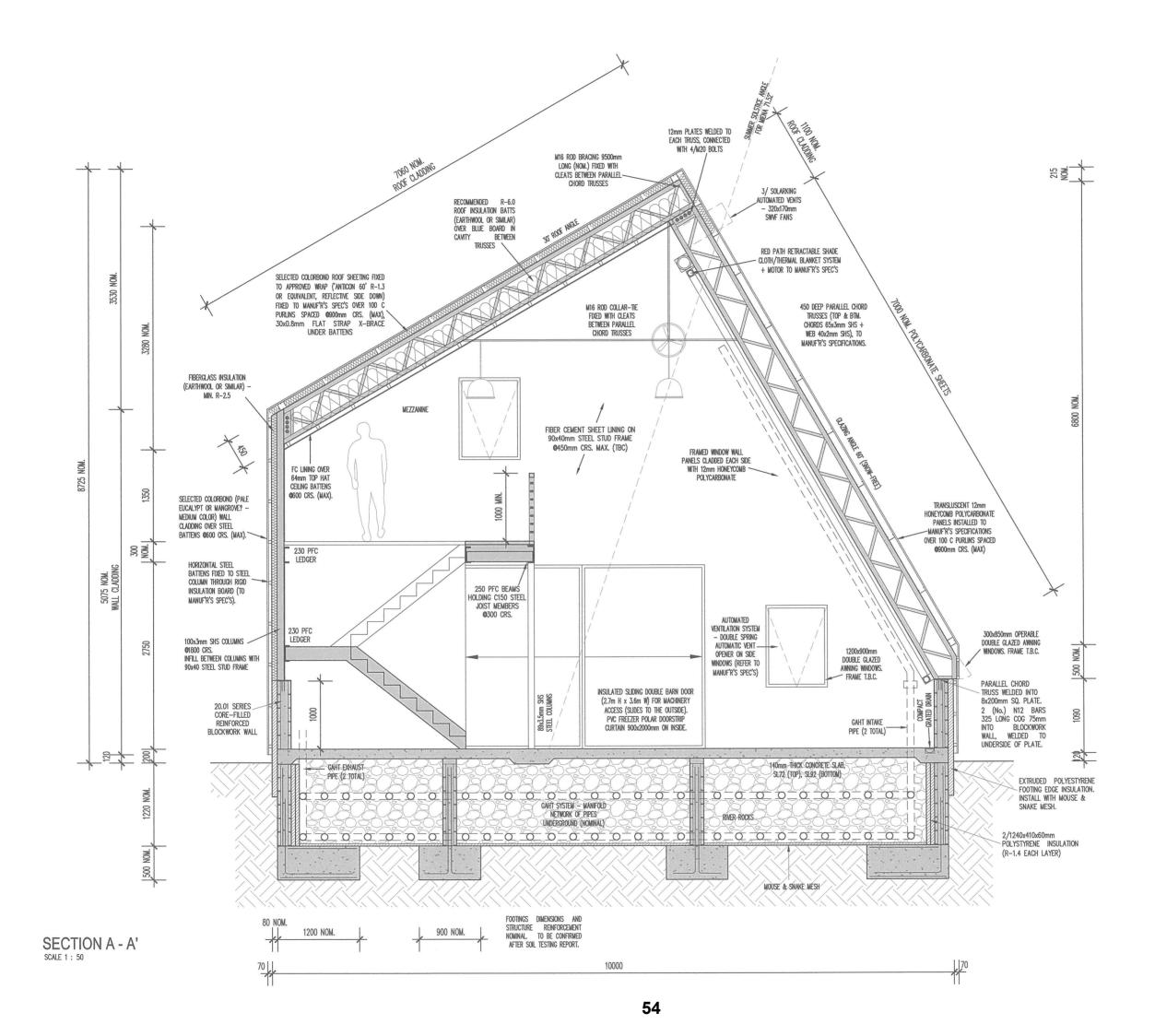


Ground Floor, 1 Liverpool St,

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Date :	02/06/2022	Job No. :	H2121
Scale :	Shown at A3	Sheet :	4 of 8
Drawn :	P. SEGURA	Issue :	DA



STEEL FRAMING

STEEL FRAMING TO COMPLY WITH ONE OR MORE OF THE FOLLOWING: THE N.C.C. VOL. 2 PART 3.4.2., AS4100, AS4600 OR NASH STANDARD.

WELDS TO ADHERE TO AS4100 AND AS/NZS 1554.5, 6MM MIN. CONT. FILLET WELDS.

STEEL MEMBERS:

STRUCTURAL STEEL MEMBERS TO BE CONSTRUCTED IN ACCORDANCE WITH N.C.C. VOL. 2 PART 3.4.4. AND AS 4100. FOR COLD-FORMED STEEL STRUCTURES, MEMBERS ARE TO COMPLY WITH AS/NZS 4600.

STRUCTURAL STEEL MEMBERS THAT ARE NOT BUILT INTO A MASONRY WALL MUST BE PROTECTED AGAINST CORROSION ACCORDING TO TABLE 3.4.4.2 OF THE N.C.C. VOL. 2. FOR INTERNAL MEMBERS IN A "MODERATE" ENVIRONMENT THAT IS PERMANENTLY DRY NO PROTECTION IS REQUIRED.

JOISTS, BEARERS AND LINTELS MUST BE RESTRAINED FROM LATERAL MOVEMENT OR TWISTING ALONG THEIR LENGTH BY FIXING RAFTERS OR JOISTS TO THE TOP FLANGE OF MEMBERS.



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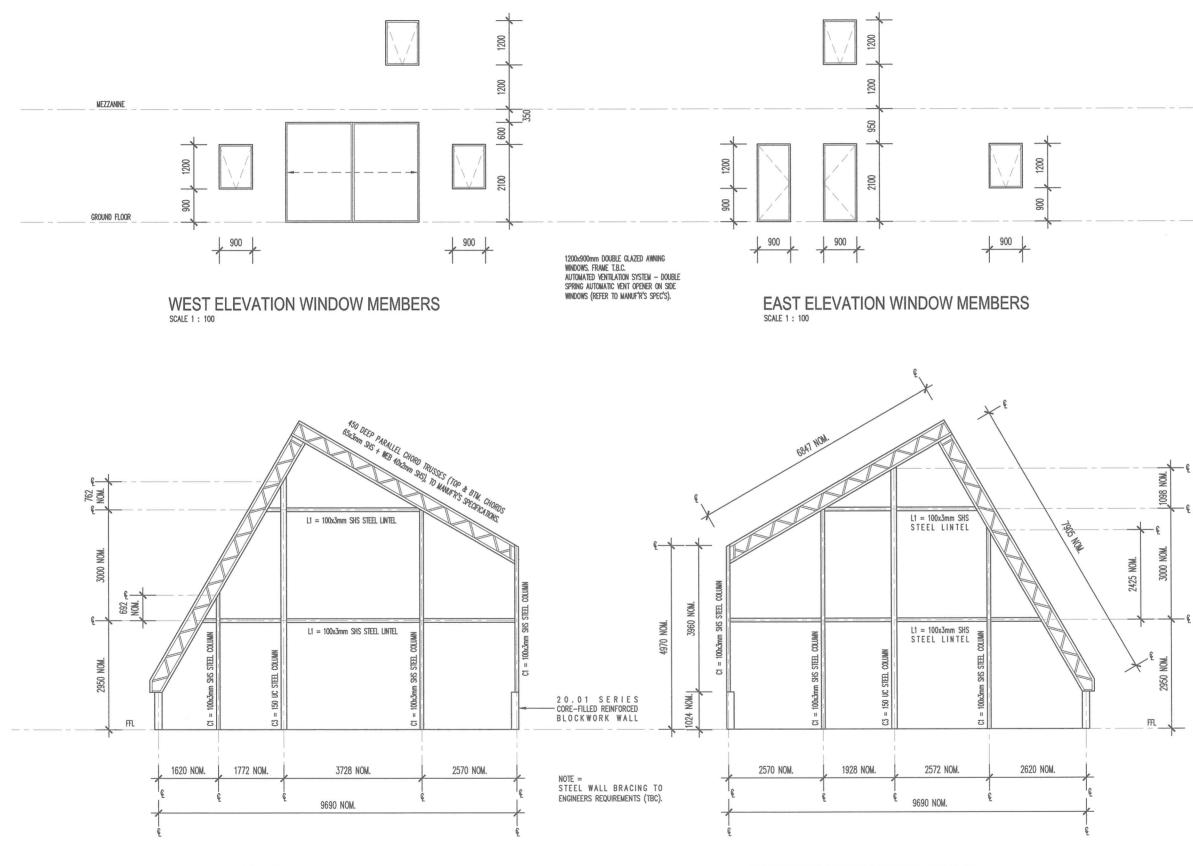
Drawn : P. SEGURA

Lic. No. 647043421 The Sandstone Building phone (03) 6146 0334 e info@hed-consulting.com.au Hobart TASMANIA 7000 www .hed-consulting.com.au

GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, MIENA 7030				
for GREAT LAKES COMMUNITY CENTER				
Date :	02/06/2022	Job No. :	H2121	
Scale :	Shown at A3	Sheet :	5 of 8	

Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright HED Consulting.

Issue : DA



WEST ELEVATION STEEL FRAME SCALE 1 : 100

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EAST ELEVATION STEEL FRAME SCALE 1 : 100



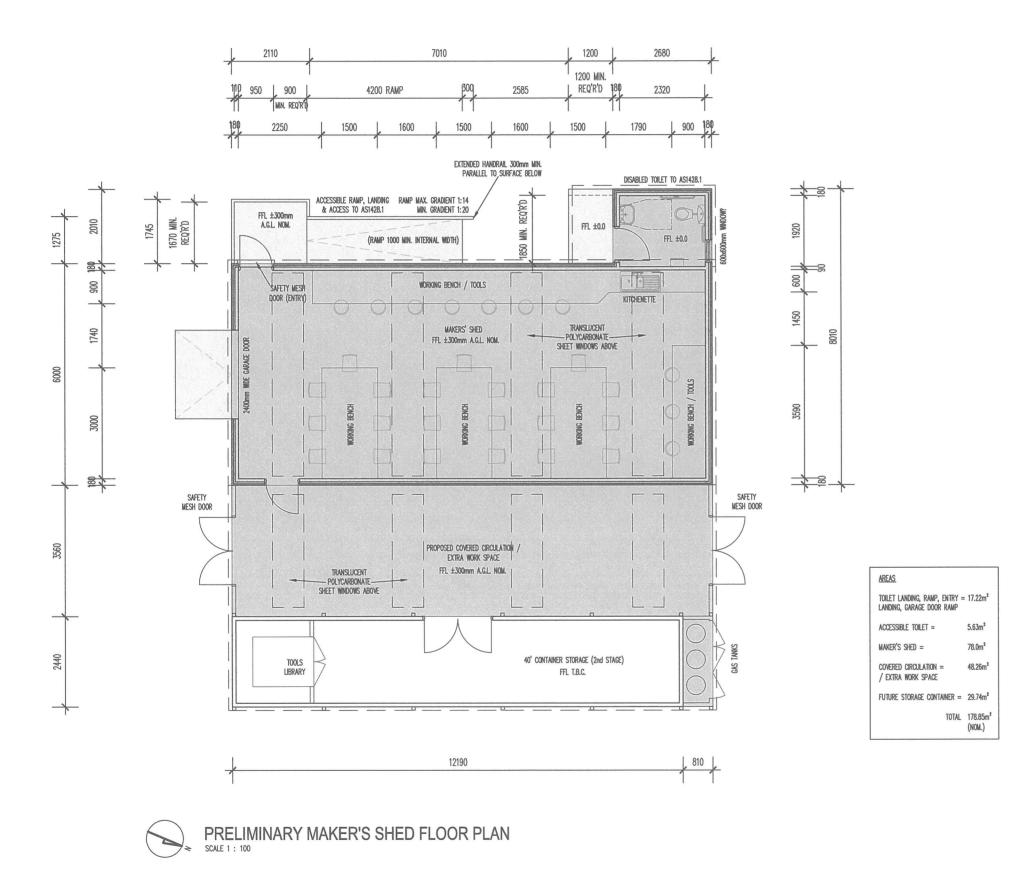
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GREENHOUSE & MAKERS' SHED			
at 55-57 CIDER GUM ROAD,			
MIENA 7030			
for GREAT LAKES			
COMMUNITY CENTER			

Date :	02/06/2022	Job No. :	H2121
Scale :	Shown at A3	Sheet :	6 of 8
Drawn :	P. SEGURA	Issue :	DA



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NOTE:

THE REQUIREMENTS FOR A COMPARTMENT SUITABLE FOR USE BY A PERSON WITH AN AMBULANT DISABILITY ARE DETAILED IN CLAUSE 16 OF AS 1428.1 AND INCLUDE:

- MINIMUM CLEAR CIRCULATION SPACES OF 900MM x 900MM ON EITHER SIDE OF THE AIRLOCK (TOILET ENTRY) DOOR.

- 900-920MM WDTH INSIDE THE CUBICLE. - ACCESSIBLE SIGNAGE ON THE CUBICLE DOOR.

- 45MM LONG PRIVACY LOCKING SNIB LOCK LEVER (THE SAME REQUIREMENT AS AN ACCESSIBLE TOILET).
- MINIMUM CLEAR CIRCULATION SPACES OF 900MM x 900MM ON EITHER SIDE OF THE CUBICLE DOOR.
- 900MM DISTANCE BETWEEN THE DOOR SWING (IF DOOR IS SWINGING INWARDS) AND THE TOILET PAN OR 900MM DISTANCE BETWEEN THE DOOR OPENING AND THE TOILET PAN (IF DOOR IS SWINGING OUTWARDS).

- A COAT HOOK WITHIN THE CUBICLE.
 THE NEED FOR GRABRAILS ON EACH SIDE OF THE CUBICLE, EACH GRABRAIL MUST BE ABLE TO WITHSTAND A FORCE OF 1100N APPLIED AT ANY POSITION (CLAUSE
- 17). A 610-660MM TOILET PAN PROJECTION FROM THE REAR TO THE FRONT OF THE TOILET PAN. - A 460-480MM HEIGHT RANGE OF THE TOILET PAN.
- SEAT ABOVE THE FINISHED FLOOR LEVEL (THE SAME REQUIREMENT AS AN ACCESSIBLE TOILET). - A TOILET ROLL HOLDER IN AN ACCESSIBLE LOCATION
- (THE SAME REQUIREMENT AS AN ACCESSIBLE TOLET). THE WASHBASIN FOR EACH AMBULANT TOLET MUST BE OUTSIDE THE CIRCULATION SPACES OUTLINED ABOVE.
- A MINIMUM CLEAR OPENING IN THE AMBULANT CUBICLE
- DOORWAY OF 700MM.

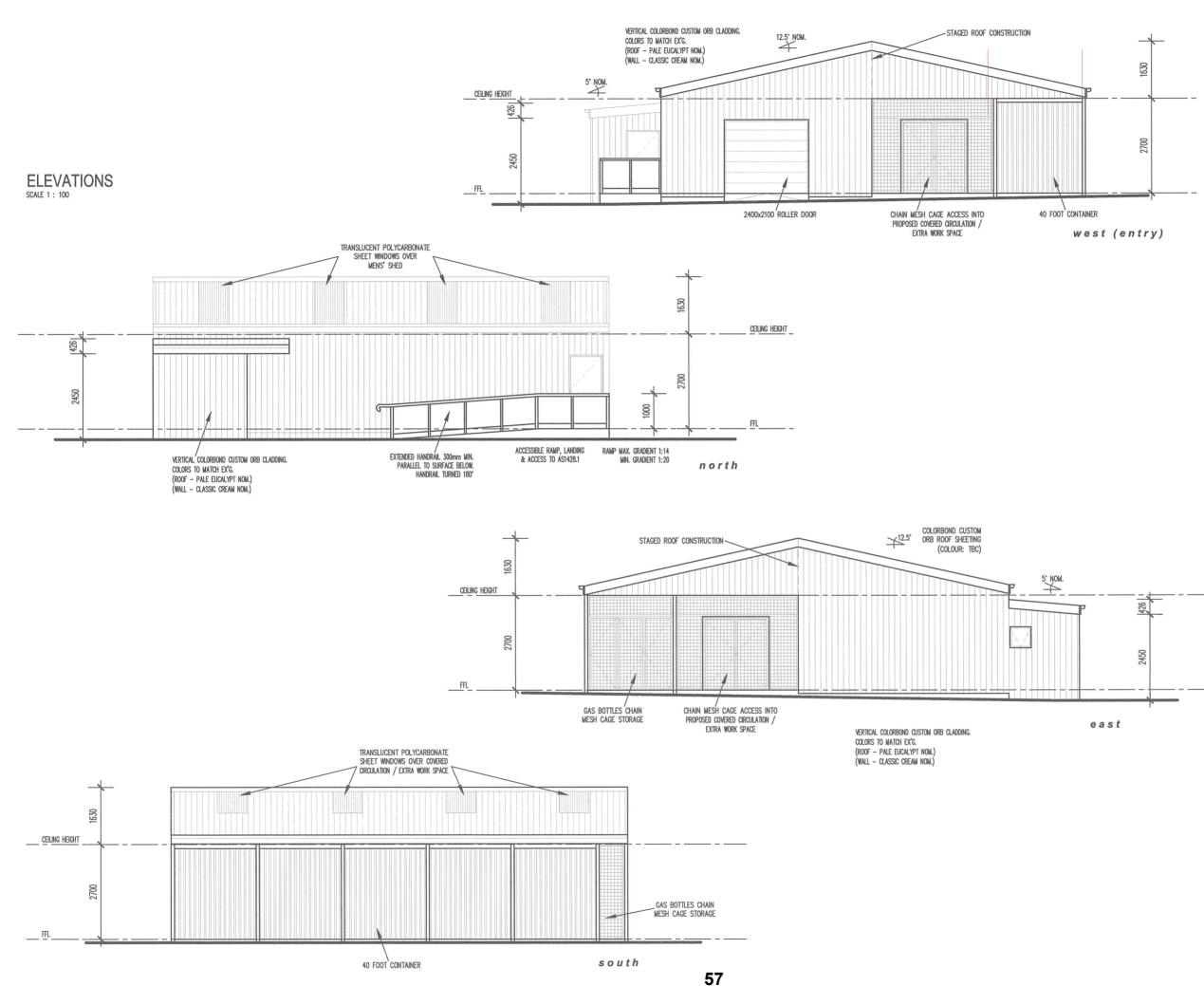


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GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, **MIENA 7030** for GREAT LAKES COMMUNITY CENTER

Date :	02/06/2022	Job No. :	H2121
Scale :	Shown at A3	Sheet :	7 of 8
Drawn :	P. SEGURA	Issue :	DA



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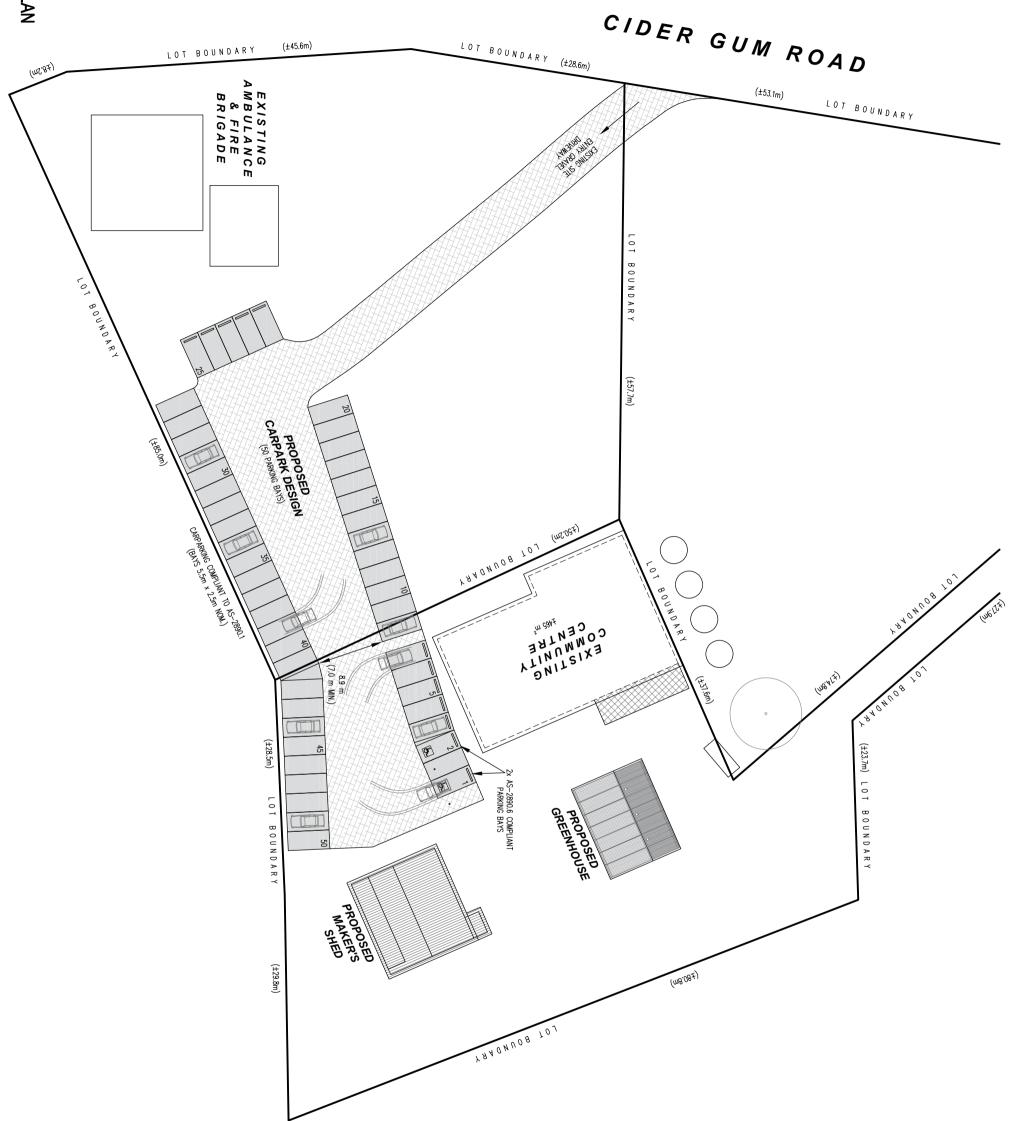
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GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, **MIENA 7030** for GREAT LAKES COMMUNITY CENTER

 Date :	02/06/2022	Job No. :	H2121
Scale :	Shown at A3	Sheet :	8 of 8
Drawn :	P. SEGURA	Issue :	DA





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Scale : COMMUNITY CENTER GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, Date : for GREAT LAKE **MIENA 7030** Drawn : P. SEGURA Issue : Shown at A3 Sheet : 05/08/2022 Job No. : H2119 DA 1 of 1

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CONSULTING

Ms Louisa Brown Planning Officer Central Highlands Council 19 Alexander Street Bothwell TAS 7030

Date 29th July 2022

Dear Louisa,

RE: Great Lake Community Centre Greenhouse and Makers Shed

Further to your questions by email dated the 12th July 2022, the following information is provided:

1.0 Please provide an overview of what both buildings will be used for, who is likely to use them, what kind of activities will be taking place?

The greenhouse will be a low-density place of activity for the specific purpose of growing vegetables. It will be a place for the community to gather in the pursuit of growing healthy vibrant vegetables. The Makers Shed is a community environment used for the purpose of making, restoring, rejuvenating or creating physical things – where artisans can apply their craft (woodwork, metalwork, ceramics, other) whilst possibly mentoring, teaching or assisting others in the community.

2.0 Hours of operation, do you think that both the Green House and the Makers Shed can operate under these times?

Yes

3.0 What level of noise do you anticipate?

There will be nearly no noise from the greenhouse other than the soft laughter of gardeners convalescing, the odd car door closing or the use of hand tools such as drills and saws. As such we do not feel concerned about noise issues other than attempting to consider abatements to increase our level of tranquillity on the site from those being overly neighbourly.

4.0 Will there be external security lighting?

No

5.0 Will the Commercial Vehicle Movements fall within this time range?

We are not planning any commercial vehicle movements when operational. Restriction of vehicle movements during construction we are more than happy to work with Council guidelines.

6.0 Carparking

In terms of car parking, it is our opinion that you being a Council premise can easily cater for over 50 cars. We have asked our engineers to provide a simple mock up on the existing carpark foot print for your purposes.

I hope that in answering your questions they are suitable to your needs and please feel free to call and resolve any matters not sufficiently answered.

Yours sincerely,

Toni Glowacki Secretary, Great Lake Community Centre Inc

Louisa Brown

From: Sent: To: Subject:

Friday, 9 September 2022 2:35 PM development DA-2022-71 formal representation

Attn: General Manager

Good afternoon,

The proposed development and expansion of facilities at the Great Lake Community Centre is situated in the Local Business zone, abutting Miena which is zoned Low Density Residential.

While we appreciate that the setback as proposed is within the acceptable solution of the scheme (Clause 20.4.2 A2), we ask that Council consider in your assessment the potential impacts of noise arising from activities carried out in the proposed maker's shed. It is noted in the response from the proponent to Council officers (dated 29 July 2022) that there is no mention of the level of noise anticipated from the maker's shed, and only refers to the minimal noise expected from the greenhouse. It would be prudent to further understand the anticipated noise levels generated from activities carried out in the maker's shed, given it is proposed to include "woodwork, metalwork, ceramics, other", which would equate to the use of machinery.

Further, the maker's shed is closer to residential uses compared to the greenhouse. It is our understanding under section 20.3.2 of the scheme that noise emissions from the maker's shed at the adjoining boundary of must not exceed the acceptable solution for a residential zone, or must not cause environmental harm within a residential zone. We ask that Council consider conditioning the use of soundproof material in the construction of the maker's shed, and stipulate reasonable hours of 'operation' so as not to impact the tranquillity of the surrounding.

In addition to the noise concerns, as necessary under the scheme (Clause 20.4.5 A2), we also request Council consider conditioning that landscaping must be provided along shared boundary located in a residential zone) to a depth of no less than 2m. We note that this has not been clearly specified in the documents made public. The provision of sufficient landscaping would also assist in attenuating noise generated from the maker's shed.

We are supportive of the proposed development for the benefit of the Miena community, provided it does not impact upon the tranquillity of the surroundings experienced at our adjacent property.

Kind regards,

Tasmanian Planning Policies:

Requirements and Processes

Overview

Part 2A of the Land Use Planning and Approvals Act 1993 (the Act) provides for the preparation, making, amending, implementation and review of the Tasmanian Planning Policies (TPPs).

The TPPs will establish strategic policies that will provide high-level direction to guide Tasmania's land use planning system.

The purpose of this fact sheet is to provide a summary of the following processes:

- content and purpose of the TPPs;
- preparing the draft TPPs;
- exhibition of the draft TPPs;
- making a representation on the draft TPPs;
- assessment and reporting by the Tasmanian Planning Commission (the Commission);
- making the TPPs;
- amendments of the TPPs;
- minor amendments of the TPPs;
- implementation of the TPPs;
- review of the TPPs; and
- judicial review.

Content and purpose of the TPPs

The TPPs are to set out common land use planning aims, or principles, to be achieved or applied by the Tasmanian Planning Scheme and the regional land use strategies.

The TPPs refer to the full suite of policies rather than individual policies. When a new policy or provision is proposed, they will be added as an amendment to the provisions of the TPPs, similar to a 'chapter' being added to a 'book'.

The TPPs may relate to:

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 a regional land use strategy.

The TPPs must meet the 'TPP criteria' which is to:

- seek to further the Part I and Part 2 objectives set out in Schedule I of the Act, which includes promoting sustainable development; providing for fair, orderly and sustainable use and development; encouraging public involvement in resource management and planning; facilitating economic development; and promoting the sharing of responsibility for resource management and planning; and
- be consistent with any relevant State Policy, which includes the State Coastal Policy 1996, State Policy on the Protection of Agricultural Land 2009, State Policy on Water Quality Management 1997 and the National Environment Protection Measures.

Preparing the draft TPPs

The Minister for Local Government and Planning (the Minister) prepares a draft of the TPPs and is required by the Act to give notice to the Commission, planning authorities and State Agencies and State Authorities of the intention to prepare a draft of the TPPs.

When preparing the draft of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit and can undertake broad, informal consultation while drafting the TPPs.

Once the Minister has prepared a draft of the TPPs, the Act requires further consultation with the Commission, planning authorities, and relevant State agencies and State authorities–.

before they enter the formal statutory assessment process by the Commission.

Once the Minister is satisfied with the content of the draft TPPs, he or she may provide the Commission with the draft TPPs and direct the Commission to undertake public exhibition of the draft TPPs.

If the Minister does not direct the Commission to undertake public exhibition of the draft of the TPPs, the process effectively stops. There is no power for the Minister to make the TPPs without directing the Commission to undertake public exhibition.

Exhibition of the draft TPPs

After receiving a notice from the Minister to undertake public exhibition of the draft TPPs, the Commission must ensure they are placed on public exhibition.

The draft TPPs are to be exhibited for a period of 60 days (excluding any days on which the exhibition premises are closed during normal business hours).

The exhibition notice must be published in a Tasmanian newspaper once before, and once within 14 days after, the first day of the exhibition period.

The exhibition notice must:

- specify the exhibition period;
- specify where a copy of the draft of the TPPs can be viewed; and
- invite all persons and bodies to make a representation (i.e. a submission), to the Commission.

The Commission must also provide a copy of the draft TPPs to each planning authority and invite them to make a representation.

In addition, the Commission must ensure that a copy of the draft TPPs is made available for viewing at the Commission offices (i.e. the exhibition premises) and on the Commission's website.

Making a representation

Any person may make a representation to the Commission in relation to the draft TPPs (or a draft amendment of the TPPs).

A representation is the community's opportunity to comment about content and merit of a draft TPPs (or a draft amendment of the TPPs).

A representation can be made in writing, in an email, orally or in any other form providing it is made within the exhibition period and submitted to:

- the premises (i.e. the offices of the Commission); or
- an electronic address;

that is specified in the publicly advertised exhibition notice.

Assessment and reporting

Once the exhibition period has ended, the Commission must consider:

- all representations received;
- whether it is satisfied that the draft TPPs meets the 'TPP criteria'; and
- whether there are any matters of a technical nature (or that may be relevant) in relation to the application of the TPPs to the Tasmanian Planning Scheme or each regional land use strategy.

The Commission may also hold one or more hearings in relation to the representations received if it thinks fit.

Within 90 days (or a longer period allowed by the Minister) after the end of the exhibition period, the Commission must provide a report to the Minister in relation to the draft TPPs. The report must contain:

- a summary of the issues raised in the representations in relation to the draft TPPs;
- a statement as to whether the Commission is satisfied that the draft TPPs meets the 'TPP criteria'; and

a statement as to whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to the Tasmanian Planning Scheme or each regional land use strategy.

Making the TPPs

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Prior to making the TPPs and when considering the Commission's report in relation to the draft TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. This means that the Minister may seek further advice on the draft TPPs.

The Minister may make or refuse to make the TPPs, or substantially modify a draft of the TPPs, as he or she thinks fit.

However, the Minister can only make or refuse to make the TPPs after considering the Commission's report provided to him or her in relation to the draft TPPs.

The Minister also needs to be satisfied, after taking advice from the Commission, that the TPPs meet the 'TPP criteria'.

If the Minister substantially modifies the draft TPPs that was publicly exhibited, he or she must direct the Commission to re-exhibit the substantially modified draft of the TPPs and conduct its formal statutory processes of consultation, assessment against the 'TPP criteria' and reporting again.

After making the TPPs, the Minister must publish a notice in the *Tasmanian Gazette* and a Tasmanian newspaper specifying that he or she has made the TPPs and when they come into effect.

If the Minister modifies the draft of the TPPs after they were publicly exhibited and after receiving the Commission's report, he or she must also give reasons in the notice in a Tasmanian newspaper why he or she has modified the draft of the TPPs, including the evidence that the Minister has based his or her reasons on.

If the Minister refuses to make the TPPs in the form of the draft of the TPPs, he or she must publish a notice in the *Tasmanian Gazette* that he or she has refused to make the draft TPPs and publish his or her reasons for refusing to make the TPPs.

Appendix 1 illustrates the preparation, consultation, assessment and reporting processes for the draft of the TPPs.

Amendments of the TPPs

The Minister may prepare a draft amendment of the TPPs. A draft amendment may consist of:

- an amendment of one or more of the provisions of the TPPs;
- the insertion of one or more provisions into the TPPs;
- a revocation of one or more of the provisions of the TPPs; or
- the substitution of one or more of the provisions of the TPPs.

When preparing a draft amendment of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. The Minister must also consult with the Commission, planning authorities, and relevant State agencies and State authorities – in relation to the intention to prepare a draft amendment of the TPPs and the preparation of the draft amendment.

The Minister may then refer a draft amendment of the TPPs to the Commission (i.e. direct the Commission to publicly exhibit the draft amendment) and the consultation, assessment against the 'TPP criteria', and reporting processes follow the same statutory processes that apply to the initial draft of the TPPs with some changes in time frames.

If the Minister does not direct the Commission to undertake public exhibition of a draft amendment of the TPPs, the process effectively stops. There is no power for the Minister to make an amendment of the TPPs without directing the Commission to undertake public exhibition.

The Commission must:

- publicly exhibit a draft amendment of the TPPs for 42 days (excluding any days on which the exhibition premises are closed during normal business hours) and invite representations from any person or body;
- provide a copy of a draft amendment of the TPPs to each planning authority and invite them to make a representation;
- ensure that a copy of a draft amendment of the TPPs is made available for viewing at the Commission offices (i.e. the exhibition premises) and on the Commission's website; and
- consider all representations received, consider if a draft amendment of the TPPs meets the 'TPP criteria', and consider whether there are any matters of a technical nature (or that may be relevant) in relation to the application of the TPPs to the Tasmanian Planning Scheme or each regional land use strategy.

The Commission may also hold one or more hearings in relation to the representations received if it thinks fit.

Once the Commission has conducted its formal statutory processes of consultation, assessment against the 'TPP criteria' and reporting, it must provide the Minister with a report in relation to the draft amendment of the TPPs within 60 days after the end of the exhibition period (or a longer period allowed by the Minister).

The 42-day exhibition period for a draft amendment of the TPPs is shorter than the 60-day exhibition period for the initial draft of the TPPs because a smaller range of matters is likely to be considered through representations with regard to the draft amendment.

The time allowed for the Commission to provide a report on a draft amendment of the TPPs to the Minister (within 60 days after the end of the exhibition period) is also shorter than for the Commission's report on the initial draft of the TPPs, or a substantially modified draft of the TPPs, for the same reason (that is within 90 days after the end of the exhibition period).

When considering the Commission's report in relation to a draft amendment of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. This means that the Minister may seek further advice on the draft amendment of the TPPs.

The Minister may make, or refuse to make, an amendment of the TPPs. However, the Minister can only make an amendment of the TPPs if, after taking advice from the Commission, he or she is satisfied the amendment meets the 'TPP criteria'.

If the Minister substantially modifies a draft amendment of the TPPs that was publicly exhibited, he or she must direct the Commission to re-exhibit the substantially modified draft amendment of the TPPs and conduct its formal statutory processes of consultation, assessment against the 'TPP criteria' and reporting again.

After making an amendment to the TPPs, the Minister must publish a notice in the *Tasmanian Gazette* and a Tasmanian newspaper specifying that he or she has made an amendment of the TPPs and when it comes into effect.

If the Minister modifies a draft amendment of the TPPs after it was publicly exhibited and after receiving the Commission's report, he or she must also give reasons in the notice in the Tasmanian newspaper why he or she has modified the draft amendment, including the evidence that the Minister has based his or her reasons on.

If the Minister refuses to make an amendment of the TPPs, he or she must publish a notice in the *Tasmanian Gazette* that he or she has refused to make the amendment and publish his or her reasons for refusing to make the amendment of the TPPs.

Appendix 2 illustrates the preparation, consultation, assessment and reporting processes for a draft amendment of the TPPs.

Minor amendments of the TPPs

If a draft amendment of the TPPs is proposed, the Minister may determine that the draft amendment is a minor amendment.

However, the Minister can only make a minor amendment of the TPPs if he or she:

- is of the opinion that the public interest will not be prejudiced if the draft amendment is not publicly exhibited; and
- is satisfied the minor amendment meets the 'TPP criteria'.

A minor amendment of the TPPs can be made:

- to correct an error;
- to remove an anomaly;
- to clarify or simplifying;
- to amend a provision as long as the policy intent is not changed;
- to bring the TPPs into conformity with a State Policy; or
- for a prescribed purpose.

When making a minor amendment of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. This means that the Minister may seek advice on a minor amendment of the TPPs.

After making a minor amendment of the TPPs, the Minister must publish a notice in the *Tasmanian Gazette* and a Tasmanian newspaper specifying that the Minister has made a minor amendment of the TPPs and when it comes into effect.

If the Minister refuses to make the minor amendment of the TPPs, he or she must publish a notice in the *Tasmanian Gazette* that the he or she has refused to make the minor amendment.

The process for making a minor amendment of the TPPs is similar to other processes in the Act for making a minor amendment to a planning scheme.

Appendix 2 includes the preparation, consultation, assessment and reporting processes for a minor amendment of the TPPs.

Implementation of the TPPs

The Act requires that the TPPs may specify the manner in which the TPPs are to be implemented in the Tasmanian Planning Scheme and each regional land use strategy.

The relationship between the TPPs, Tasmanian Planning Scheme and regional land use strategies require a considered approach to ensure timely alignment and consistency between the instruments.

Under section 30T of the Act, the Minister is required to conduct a review of the State Planning Provisions (SPPs) at the end of a five-year period or by issuing a notice to the Commission at any time.

Although the Act does not automatically trigger a review of the SPPs once the TPPs have been made, it would be anticipated that the Minister would seek to ensure the TPPs are integrated with the rest of Tasmania's land use planning system as a matter of priority.

In this context, the Act specifies that the Minister is to conduct a review of the SPPs and the regional land use strategies as soon as practicable after the making of the TPPs, or an amendment of them, to determine what, if any, amendments to these are required.

However, given that the Tasmanian Planning Scheme reforms have largely preceded the preparation of the TPPs, the Act specifically excludes the implementation of the TPPs into the first Local Provisions Schedules (LPSs) that are prepared.

The Act specifies that when the first LPSs were made, they did not need to meet the relevant 'LPS criteria' in relation to the TPPs. However, an amendment to, or substitution of, an LPS once it is made does need to meet the relevant 'LPS criteria'. This means that a future instrument needs to meet the 'LPS criteria' including that the instrument "satisfies the relevant criteria in relation to the TPPs".

In addition, given that the TPPs may be finalised while some of the current interim planning schemes are still in effect, the Savings and Transitional Provisions under Schedule 6 of the Act have also been amended to require any amendment to these planning schemes to also be consistent with the TPPs.

Review of the TPPs

The Minister must keep the TPPs under regular and periodic review.

At the end of every 5-year period after the TPPs are made, the Minister must also:

- conduct a review of the TPPs and the implementation of the TPPs; or
- by notice to the Commission, direct the Commission to conduct a review of the TPPs and the implementation of the TPPs and provide the Minister a report in relation to the review within the period specified in the notice.

The Minister must then table a report on the review in Parliament as soon as practicable.

Judicial review

The administrative processes leading to the making or amending of the TPPs need to be consistent with the requirements of the legislation, and application under the Judicial Review Act 2000 could test the administrative processes if a person felt aggrieved.

A copy of the Act is available on the <u>Tasmanian Legislation</u> Online website at: https://www.legislation.tas.gov.au/.

Enquiries

Any enquiries can be directed to the State Planning Office within the Department of Premier and Cabinet at stateplanning@dpac.tas.gov.au or by telephoning 1300 703 977

16 March 2022



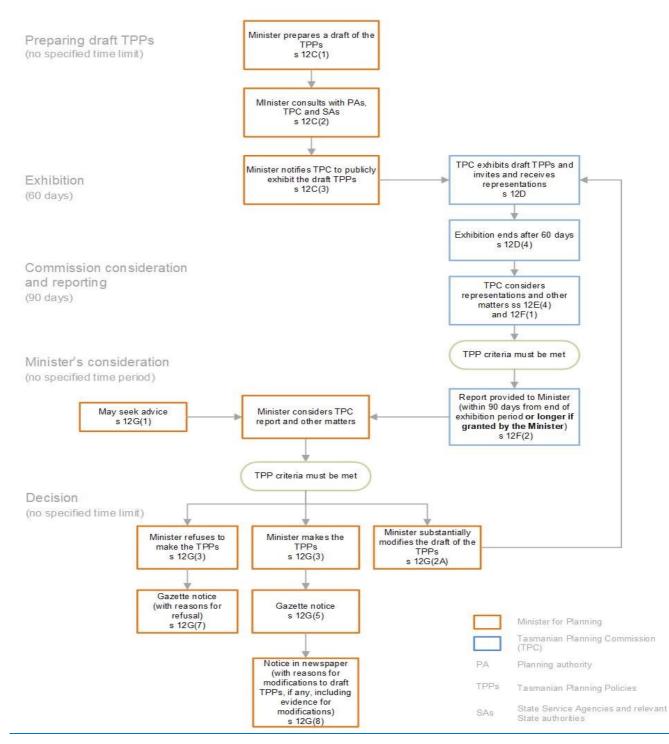
Phone I 300 703 977 Email: stateplanning@dpac.tas.gov.au



70

Appendix I: The preparation, consultation, assessment and reporting processes for the draft of the Tasmanian Planning Policies

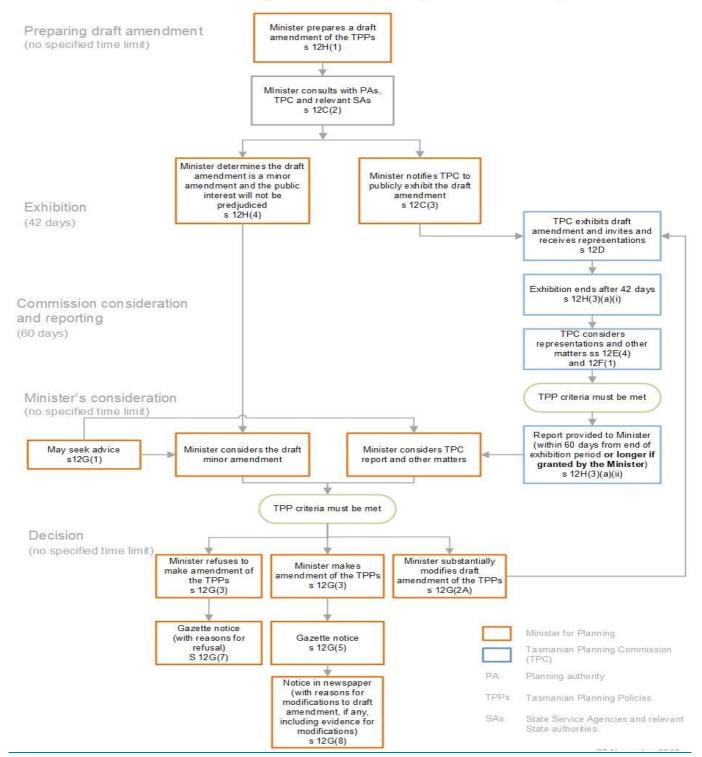
Tasmanian Planning Policies (TPPs) process



Page 9 of 10

Appendix 2: The preparation, consultation, assessment and reporting processes for a draft amendment of the Tasmanian Planning Policies

Tasmanian Planning Policies (TPPs) amendment process



Draft Tasmanian Planning Policies

Supporting Report for Consultation





State Planning Office Department of Premier and Cabinet Author: State Planning Office

Publisher: Department of Premier and Cabinet

Date: September 2022

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Page 2 of 34

Contents

Attachment I. Draft Tasmanian Planning Policies



Page 3 of 34

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 I, 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

ТРР	-	Tasmanian Planning Policy
Act	-	Land Use Planning and Approvals Act 1993
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	-	Protection of Agricultural Land Policy 2009

The following acronyms and abbreviations are used in this report.

Page 4 of 34

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 <u>Scoping Paper</u> 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 <u>108 submissions</u> were received during the scoping consultation. A <u>Report on draft</u> <u>TPP Scoping Consultation</u> 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;

Page 5 of 34

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 I 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 TPPs¹.

Structure of draft TPPs

A draft suite of TPPs were prepared in 2017 (<u>click here to view</u>) 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.

ТРР Торіс	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 I. TPP Template - Extract from page 8 Scoping Paper

¹The 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 <u>Report on</u> <u>draft TPP Scoping Consultation</u>.

TPP Structure	Function	
Title	Identifies the TPP topic.	
Principles and Policy Context	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 polices relevant to the TPP topic.	
	<u>Climate Change Statement</u>	
	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.	
Policy application	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.	
Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.	
Strategies	Specifies how the TPP is to achieve the objective.	
	It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment 1.	
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.	

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

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 1 of the <u>Report on draft</u> <u>TPP Scoping Consultation</u> 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.I Growth
	1.2 Liveability
I. Settlement	1.3 Social Infrastructure
	I.4 Settlement Types
	1.5 Housing
	I.6 Design
	2.1 Biodiversity

Page 8 of 34

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

Page 9 of 34



- 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 I 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:

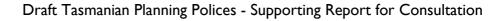
- a) supports efficient and effective public transport access;
- b) encourages walking and cycling, with provision of appropriate and direct site-through links; and
- c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport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

Page 11 of 34



- 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.



Page 13 of 34

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 (PERSAC).

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

PERSAC Recommendation	Draft TPP Response
(1) Protecting sustainability, community values and Tasmanians' well-being must continue to be at the forefront of regulatory activity.	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. The TPPs will inform planning regulation through reviews of the RLUS and TPS.
(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.
(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. The strategy should encompass:	 The draft TPPs support the delivery of the Tasmanian Housing Strategy by providing a planning policy framework that: 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;

Table 4. Alignment with PERSAC recommendations

Page 14 of 34

 population growth and settlement planning; ageing and shifts in household composition; land availability; the interface between public and private markets; taxes; approvals and permitting; sustainable housing - energy and water efficiency; construction workforce availability; and alignment of essential social and economic infrastructure. 	 acknowledges that social and affordable housing are part of the wider housing market; promotes energy efficient design; and locates houses in close proximity to essential social and economic infrastructure, promoting access to employment and education facilities.
(38) The State Government should develop a sustainability vision and strategy for Tasmania, with ambitious goals, and concrete targets and actions.	The draft TPPs support sustainability principles that are applied through the strategies that will support, where relevant, the sustainability vision and strategy.
 (39) The strategy should immediately prioritise specific frameworks for: decarbonising the economy; water resource allocation, security and quality; adoption of circular economy principles; and ensuring a consistent and coordinated government approach to sustainability. 	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. The draft TPPs provides a consistent planning policy framework to deliver sustainable use and development through the State's planning system.
(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.	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.



Page 15 of 34

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 | Objectives

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

Part I Objectives

a) to promote the sustainable development² 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.

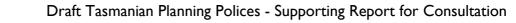
c) to encourage public involvement in resource management and planning; and

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

Page 16 of 34



 $^{^2}$ In clause I (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

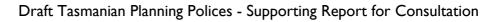
The draft TPPs provide for the explicit consideration of environmental, social and economic effects relating to land use.

(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 coordination 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

Page 18 of 34



(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

Page 19 of 34

(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.



Page 20 of 34

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.

I I. 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.

Ref	Coastal Policy Outcome	Draft TPP response	
I. Pr	I. Protection of Natural and Cultural Values of the Coastal Zone.		
1.1 N	I.I Natural Resources and Ecosystems		
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	

Page 21 of 34

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	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.



Page 22 of 34

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 caried out on land consistent with this outcome.
1.2 Ci	Itural Historic Resources	
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.
1.3 Cı	Iltural Heritage	1
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.
I.4 Co	bastal Hazards	
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

Page 23 of 34

	level rise) on use and development in the coastal zone.	Environmental Hazards TPP.
	stainable Development of Coastal Areas and Res Coastal Uses and Development	sources
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



Page 24 of 34

	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 11 promote economic efficiency under the Living Marine Resources Management Act 1995.	Outcome is outside the scope of the Act.



Page 25 of 34

2.1.15	Harvesting of marine plants shall be conducted in a	Outcome is outside the
	sustainable manner in accordance with relevant State legislation and this Policy.	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.
scope avoid	arine Farming – While the outcomes relating to marine of the Act, the draft TPPs indirectly consider where the locating surrounding land use and development that ma ourism	ey are located and try to
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.
2		Page 26 of
	Draft Tasmanian Planning Polices - Supp	orting Report for Consultati
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	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.	
2.4 Ur	ban and residential development		
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.	
2.5 Transport			
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.	

Page 27 of 34

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.
2.6 Pu	blic Access and Safety	
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.
2.7 Pı	ublic land	
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.
2.8 Re	ecreation	1
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.
1		Page 29 of 3
	Draft Tasmanian Planning Polices - Supp	orting Report for Consultatic
	101	

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	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.
	ared Responsibility for Integrated Management of	of Coastal Areas and
Reso	u rces ared responsibility for management	
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</i> 1996, 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</i> <i>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.



Page 30 of 34

3.1.6	Councile will propore strategie and exerciced -large	Outcome is outside the
5.1.0	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.	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 Ins	titutional arrangements - outcomes are outside the scc	ope of the TPPs.
3.3 Pu	blic 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.

Page 31 of 34

	government or research institutions will be encouraged and assisted where possible.		
4. Implementation, Evaluation and Review – 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.



Page 32 of 34

Attachment I – Draft Tasmanian Planning Policies



Page 33 of 34



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Tasmanian Planning Policies

Draft for Consultation in accordance with section I2C(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				
Imple	ement	tation	2	
1.0	Settlement			
	1.1	Growth	8	
	1.2	Liveability	10	
	1.3	Social Infrastructure		
	1.4	Settlement Types	12	
	١.5.	Housing		
	1.6	Design	15	
2.0	Environmental Values			
	2.1	Biodiversity		
	2.2	Waterways, wetlands and Estuaries	20	
	2.3	Geodiversity	21	
	2.4	Landscape Values	22	
	2.5	Coasts	23	
3.0	Environmental Hazards24			
	3.1	Bushfire	26	
	3.2	Landslip	27	
	3.3	Flooding		
	3.4	Coastal Hazards		
	3.5	Contaminated Air and Land		
4.0	Sustainable Economic Development			
	4.	Agriculture		
	4.2	Extractive Industry		
	4.3	Tourism		
	4.4	Renewable Energy		
	4.5	Industry		
	4.6	Business and Commercial	40	
	4.7	Innovation and Research	41	
5.0	Tasmanian Planning Policy: Physical Infrastructure43			
	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		
6.0	Tasn	nanian Planning Policy: Cultural Heritage	.50		
	6. I	Aboriginal Cultural Heritage	51		
	6.2	Non-Indigenous Cultural Heritage	52		
7.0	Planning Processes				
	7.1	Consultation	55		
	7.2	Strategic Planning	56		
		Regulation			
GLOSSARY					

I.0 Settlement

I.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.

I.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.

I.I Growth

I.I.I Application

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

I.I.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, reuse 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.

I.2 Liveability

I.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.

I.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.

I.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.

I.2.4 Implementation Guidelines

None specified.

I.3 Social Infrastructure

I.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.

I.3.2 Objective

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

I.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.

I.3.4 Implementation Guidelines

None specified.

I.4 Settlement Types

I.4.1 Application

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

I.4.2 Objective

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

I.4.3 Strategies

I. 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.

I.5. Housing

I.5.1 Application

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

I.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.

I.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.

I.5.4 Implementation Guidelines

None specified.

I.6 Design

I.6.1 Application

Statewide

I.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.

I.6.3 Strategies

- I. 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:

- I. 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

1. 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 highwater 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 cause 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

- I. 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 highwater 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 minimises 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

- I. 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% renewableenergy 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

- I. 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

- 1. 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

- I. 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

- I. 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

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 I 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.

¹ 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 noninfrastructure 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

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

- I. 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

I. 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

- I. 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

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

- I. 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

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

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.

Draft Tasmanian Planning Policies

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

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 intergenerational 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

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

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 lowincome 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.²

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.

 $^{^2\} https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits$

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'.³

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.

³ 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 $place^4$.

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 nongovernment 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.⁵

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.

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

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



River Clyde Flood Mapping Monthly Report – September 2022

Central Highlands Council

30 September 2022



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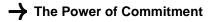
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Contents

1.	Intro	duction	1
	1.1	Purpose of this report	1
2.	Prog	ram	1
	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
3.	Scop	e	3
	3.1	Change Register	3
	3.2	RFI register	3
	3.3	Client supplied information	3
4.	Actio	ons register	4
5.	Budg	jet	5
	5.1	Progress claim	5
	5.2	Variation Register	5

Table index

Table 1	Summary of works complete in September	1
Table 2	Summary of works forecast in October	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	5

Appendices

Appendix A Program

i

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 complete in September.

Table 1Summary of works complete in September

	WBS ID	Task Name	Date Completed
1	3.5	Client Review Consultation Program	20/09/2022 (TBC)
2	3.6	Council Workshop	12/09/2022
3	3.7.1	Prepare distribution material	21/09/2022
4	3.7.2	Preparation for Community Sessions	Commenced 12/09/22 (ongoing)
5	4.1	Initial Model Establishment	30/08/2022
6	4.2	Development of Hydrologic Model	27/09/2022

2.2 Works forecast next month

The below table identifies the works scheduled to be complete in October, in accordance with the current delivery program.

 Table 2
 Summary of works forecast in October

	WBS ID	Task Name	Due Date
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	11/10/2022
8	4.3.2	HOLD POINT – Preliminary model validation	18/10/2022
9	4.3.3	Update model based on client feedback	Commence 18/10/2022

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	Critical path shift from Model development to community consultation	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
10010 0	i i ojoot onango oannia y

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	-	Submitted to CHC for review and approval

3.2 RFI register

The RFI register records and tracks formal requests for information raised throughout the delivery of the project.

ID	Date raised	Categor y	Description	lssued to	Status	Response
1	9/08/2022	Scope	Proposed Flood Mapping Extents	Adam Wilson (CHC)	Uluseu	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)	Open ¹	

Table 6Project RFI summary

¹Motion was passed in council meeting, no official response will be provided until meeting minutes are published

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

	Document Name	Date Requested	Date Provided
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 ²
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 ²
7	27/07/2022	Existing Data	Luke Taylor consultant - flood mapping works	Anthony Archer (CHC)	3/08/2022	Closed ²
8	3/08/2022	Existing Data	Landholder Contacts	Anthony Archer (CHC)	5/08/2022	Closed
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	Open
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

ID	Date raised	Category	Action	Resp.	Due date	Status
13	19/09/2022	Existing Data	Bridge / Culvert Dimensions	Jason Branch (CHC)	20/09/2022	Closed

²No 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	53 %	40 %	\$ 10,096.00	\$ 3,281.20
2	Flood Modelling and Recommendations	\$ 103,345	47 %	15 %	\$ 15,501.75	\$ 33,070.40
3	Land Use Planning Analysis	\$ 19,380	-	-	-	-
4	Stakeholder and Community Engagement	\$ 60,645	43 %	19 %	\$ 11,522.55	\$ 14,554.80
5	Natural Values Assessment	\$ 10,800	-	-	-	-
6	Survey	\$ 27,950	-	-	-	-
			1			1
	TOTAL	\$247,360	35.59 %	15.01 %	\$ 37,120.30	\$ 50,906.40

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 9Notice 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	Client review	

Appendix A Program

GHD

12571871 - River Clyde Flood Study and Flood Management

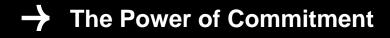
WBS	Task Name	Duration	Start	Finish	Predecessors
1	Project Management	15.8 days	Wed 6/07/22	Wed 27/07/22	2
2 1.1	Contract Execution		Wed 6/07/22		
3 1.2	Inception Meeting		Wed 0/07/22 Wed 27/07/22		2FS+15 dave
2	Data Collection & Review		Wed 27/07/22		213115 duys
5 2.1	Collation of previous studies / flood ev		Wed 27/07/22		2
	•				
	Review of data		Wed 3/08/22		
2.3	Prepare brief progress report		Mon 8/08/22		
3 2.4	Submit progress report		Thu 11/08/22		
2.5	Receive additional data for review		Thu 11/08/22		
0 2.6	Client review report		Thu 11/08/22		
1 2.7	HOLD POINT - Review report & agree model accuracy	0 days	Tue 16/08/22	Tue 16/08/22	10
2 2.8	Site Visit	0 days	Tue 30/08/22	Tue 30/08/22	11
3 2.9	Features Survey	0 days	Tue 30/08/22	Tue 30/08/22	12
4 2.10	Survey Data Collation	0 days	Tue 30/08/22	Tue 30/08/22	13
5 3	Community Consultation	91.2 days	Wed 27/07/22	Mon 5/12/22	
6 3.1	Draft Stakeholder Engagement Registe		Wed 27/07/22		3
7 3.2	Submit Stakeholder Engagement Register for review	0 days	Wed 17/08/22	Wed 17/08/22	16
8 3.3	Development of Action Plan	15 days	Wed 27/07/22	Wed 17/08/22	3
9 3.4	Submit Action Plan	0 days	Wed 17/08/22		
3.5	Client Review Plan		Wed 17/08/22		
3.6	Council Workshop		Mon 12/09/22		
3.7	Community Consultation (refer Consultation Program)		Mon 12/09/22		
3 3.7.1	Prepare distribution material (collat	o 7 days	Mon 12/09/22	Wed 21/09/22	21
4 3.7.2	Preparation for Community session		Mon 12/09/22 Mon 12/09/22		
5 3.7.2	Community drop-in 1		Mon 17/10/22		
6 3.7.4	Community drop-in 2		Mon 21/11/22		
7 3.7.5	Stakeholder Group 1		Thu 27/10/22		
⁷ 3.7.3 8 3.7.6	Stakeholder Group 1		Wed 26/10/22		
9 3.7.7	Stakeholder Group 2		Thu 27/10/22		
0 3.7.8	Stakeholder Group 4		Fri 28/10/22		
1 3.8	Prepare Community Consultation and Feedback Report		Mon 21/11/22		22FF+10 days
2 4	Hydrologic Analysis	65 days	Tue 23/08/22	Wed 23/11/22	-
3 4.1	Initial model establishment		Tue 23/08/22		
4 4.2	Development of hydrologic model		Tue 30/08/22		
5 4.3	Model Calibration		Tue 27/09/22		
6 4.3.1	Calibrate Model		Tue 27/09/22		34
7 4.3.2	HOLD POINT - Preliminary model validation		Tue 11/10/22		
8 4 2 2		h:10 day-	Tuo 19/10/22	Wod 2/11/22	27
8 4.3.3	Update model based on Client feed		Tue 18/10/22		
9 4.4	Sensitivity Analysis		Wed 2/11/22		
0 4.4.1	Increase Manning's Values Simulatio		Wed 2/11/22		
1 4.4.2	Increase Tailwater Level Simulation		Wed 2/11/22		
2 5	Options Analysis		Wed 23/11/22		
3 5.1	Develop flood management and mitigation options	15 days	Mon 28/11/22	Mon 19/12/22	40,41,44FF+ days,45FF+3
4 5.2	Natural Value Assessment	10 days	Wed 23/11/22	Wed 7/12/22	
5 5.3	Land Use Planning Assessment		Wed 23/11/22		
6 6	Final Report		Mon 19/12/22		
7 6.1	Draft Flood Study Report		Mon 19/12/22		
8 6.2	Submit Final Report		Mon 23/01/23		
9 6.3	Client Review Report		Mon 23/01/23		
	Update Final Report		Mon 30/01/23		
0 6.4					-
0 6.4	Task		Summary		
oject: 1257	1871 - River Clyde Fl		Summary Project Sum	mary 🛡	
	1871 - River Clyde Fl				•

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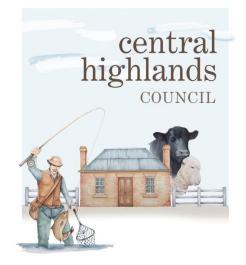


ghd.com





CENTRAL HIGHLANDS COUNCIL ANNUAL REPORT 2021 / 2022





Contact Information

Administration & Works & Services

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Development & Environmental Services

Address:	19 Alexander Street, Bothwell TAS 7030
Phone:	(03) 6259 5503
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The following statistics are provided from the 2021 Census Data

Population

Male 1,371 Female 1,146

The median age of people in the Central Highlands was 50 years. Children 0-14 years made up 14.9% of the population and people aged 65 years and over made up 25% of the population.

Central Highlands population comprised Aboriginal and/or Torres Strait Islander people 6.1% (154) of the population, non-indigenous people 84.8% (2137) with 9.2% (231) of indigenous status not stated.

Education

In the Central Highlands, 19 children are attending preschool, 170 children are attending primary school, 106 children are attending secondary school and 39 people are undertaking vocational education with 26 people undertaking tertiary – university or other higher education.

Families

Of the families in the Central Highlands 34.4% were couple families with children, 51.4% were couple families without children, 12.8% were one parent families and 1.3% were other families.

Household composition of occupied private dwellings comprised 58.8% (597) family households, 38.1% (387) of single (or lone) person households and 3.1% (31) of group households.

31.9% of occupied private dwellings had a weekly household income of less than \$650 and 8.6% of occupied private dwellings had a weekly household income of more than \$3,000.

The median weekly household income of all private dwellings was \$1,013. The median monthly mortgage repayments was \$900 and the median weekly rent was \$200.

Dwellings

39.2% (1012) of private dwellings were occupied and 60.9% (1,570) of private dwellings were unoccupied on census night. Of the occupied private dwellings, 6.0% had 1 bedroom, 21.4% had two bedrooms, 48.1% had 3 bedrooms and 19.9% had 4 or more bedrooms. The average number of people per household is 2.1.

Employment – No employment statistics were not available at the time of preparing this Annual Report.

Health

Selected long term health conditions included in the census include arthritis, asthma, cancer (including remission), dementia (including Alzheimer's) diabetes (excluding gestational diabetes), heart disease (including heart attack or angina), kidney disease, lung condition, mental health condition (including depression and anxiety) and stroke.

1,364 people had none of the selected conditions, 547 had one condition, 225 people had two conditions, 108 people had three or more conditions, and 279 people did not provide a response.

Introduction

The Local Government Act 1993 requires every Council in Tasmania to produce an Annual Report. This gives an opportunity for the Council to inform the community of achievements and challenges in the last year, and review areas to be improved upon.

This includes the annual corporate planning and reporting cycle of the Central Highlands Council each year. This report covers the period of the 2020/2021 financial year.

The Council is required under *Section 72 of the Local Government Act 1993* to prepare a report that contains:

- > a summary of the annual plan for the preceding financial year;
- > a statement of its goals and objectives in relation to public health for the preceding year;
- a statement of the Council's activities and its performance in respect of goals and objectives set for the proceeding financial year;
- a statement of the number of code of conduct complaints that were received and the number that were upheld either wholly or in part during the preceding financial year;
- the total costs met by the council during the preceding financial year in respect to all code of conduct complaints dealt with under Division 3A of part 3 during the preceding financial year;
- > the financial statements for the proceeding financial year;
- > a statement of the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the council during the preceding financial year together with a statement of revenue associated with that activity;
- a statement of the activities and performance of the Council in relation to any activity taken pursuant to Section 21 as compared with its objectives for the preceding financial year;
- a statement of the total allowances and expenses paid to the Mayor, Deputy Mayor and Councillors;
- a statement detailing the attendance of each Councillor at meetings of the Council and any Council Committee during the preceding financial year
- ➤ a statement in accordance with Subsection 4 relating to the total remuneration paid to employees of Council who are key management personnel;
- > a copy of the audit opinion for the proceeding financial year;
- ➤ a statement specifying details of any land donated by the Council under Section 177, including the name of the recipient, the reasons for the donation, and the value of the land;
- > any other prescribed matter.

This report contains a series of chapters, each devoted to a function of Council, and an explanation of how these functions interact within the Central Highlands Council structure.

The report also contains audited standard, financial, and performance statements. This shows how monies raised via rates, charges, fees and grants received have been expended.

Each year the Council prepares an Annual Budget within the context of the actions identified in the Strategic Plan 2015 – 2024. The Strategic Plan and Budget are used to inform the decisions and actions of Council for the coming year.

Central Highlands Council values the input of the community. Members of the community are invited to make submissions on the Annual Report for discussion at Council's Annual General Meeting, which will be held at 8.45am on **Tuesday 6 December 2022**. Any person wishing to make a submission should do so by close of business **Tuesday 29 November 2022**.

Corporate Vision

To provide residents and visitors opportunities to participate in and enjoy a vibrant local economy, rewarding community life, cultural heritage and a natural environment that is world class.

Corporate Mission

Provide leadership to ensure that local government and other services are provided to satisfy the social, economic and environmental needs of the present day community, whilst endeavouring to ensure the best possible outcomes for future generations.

Strategic Plan

Council's Strategic Plan 2015-2024 is available free of charge by contacting either the Bothwell or Hamilton Office or on Council's website at www.centralhighlands.tas.gov.au



MAYOR'S REPORT 2021-2022

Welcome to the Mayor's Report for the Central Highlands Council financial year 2021/2022.

Even though this report is a statutory requirement of Council, I provide this report as a continuation of my commitment to true transparency of the Central Highlands Council commitments, behaviour and actions over the previous 12 months.

I am pleased that, as a Council, we have provided well managed and responsible budgets over the years. Due to the CoVid-19 pandemic, Council did not increase rates or fees and charges during 2020/21, however for Council to continue to provide essential services to our community there must be a rate increase for the 2022/23 financial year. The recommendation to Council was to increase rates at 8.5%, however, understanding the present financial strain on our community, there must be a rate increase for 2022/2023 financial year. Although I wish this wasn't necessary. Council by absolute majority adopted a 4.8% general rate increase. With this minimal increase, let's hope this may ease the stress a little for our community.

I welcome new residents who have chosen to join us in the beautiful Central Highlands. Our Council covers approximately 798,241 hectares of land, including national parks and world recognised wilderness heritage areas. We have some of the best fly and trout fishing across the world and ever-increasing interest in our tourism opportunities, including Council being approached regarding future tourism opportunities yet to be defined.

Tourism is certainly an ongoing and developing area across our Central Highlands, and I am always looking for opportunities for existing and new developments to provide employment of local people as well as the use of locally grown food on menus and other catering opportunities. We proudly promote the distilleries who also support local employment.

We are well renowned for our bushwalking opportunities as well as our ever strong agricultural and horticultural industries.

Coronavirus (COVID-19)

We continue to follow our state government health guidelines regarding Covid, with council continuing to monitor the Covid pandemic and act as necessary with an understanding of its impact on our daily routine for employees and future council activities. Understanding the pressure on each and every one of us, I thank you and hope that the future is looking much brighter for all.

Professional and Personal Development Opportunities

I strongly believe that Council employees and our elected Councillors should continue on a path of both professional and personal development. I have ensured a number of opportunities have been presented to elected Councillors and have noted that these opportunities can assist in a more informed understanding of Council. I deemed that a number of workshops were compulsory for councillors and thus the attendance and engagement was crucial in the development of skills, understanding financial statements and reports, including the role and responsibilities as elected Councillors. This also including the governance and operational processes and functions of Council, the elected arm and the employee/administrative arm, all expected to work together, with myself as a conduit working closely with our general manager.

Councillors and I continue to be representatives on many committees across the municipality.

I thank those Councillors who put in their time and their effort.

There have been additional opportunities for me in attending the elected members Local Government Association of Tasmania (LGAT) meetings and conferences, Southern Tasmanian Councils Authority (STCA) and Mayors Round-table meetings. My continuing relationship with other Mayors is important, to talk and listen regarding issues and possible solutions to providing and retaining services to local communities.

Council, when conducting business as the Planning Authority need to remain unbiased and are guided by the Central Highlands Interim Planning Scheme and the Land Use Planning and Approvals Act 1993.

Township Structure Planning Project

The Township Structure Planning Project is important for the future of the Central Highlands Municipality.

Council has initiated a project to develop structure plans for the major townships in the municipality. The impetus came from feedback received during last year's public notification of the Central Highlands component of the new State Planning Scheme. Additionally, it is now more or less standard practice for the Tasmanian Planning Commission to require structure plans to support planning scheme amendments in small rural towns such as ours.

Structure plan development is generally undertaken by suitably qualified and experienced independent consultants appointed by Council and working under the direction of a Council-appointed steering committee.

Substantial community involvement is essential to ensure the vision developed for a town is the best it can be, and the local community ultimately have ownership over the outcomes.

Council envisage that the structure planning process will be an exciting opportunity for township communities to come together to plan out the future of our towns. The final plans will set out an agreed overall vision for each town. The first phase will involve fundamental data gathering and analysis whilst the second phase will include township community workshops, which will play a crucial part in helping shape the plans. The project steering committee will be appointed after the October council elections.

Bushfire Season

As Central Highlands Council and community await this coming bushfire season, we acknowledge the previous support provided by State Government departments including Tasmanian Fire Service, Tasmania Police, State Emergency Services, Parks & Wildlife Services, Sustainable Timber Tasmania, our Council employees, volunteers, local farmers, businesses, and residents in protecting our community in emergency circumstances.

Infrastructure

Our roads and bridges are crucial infrastructure and so that Council can keep the road safe for all users, Council continues to identify further areas across the whole of the Central Highlands that may need strengthening and/or redevelopment, or maintenance. As always, I appreciate hearing from our Central Highlands community in regard to infrastructure issues which need to be put forward to receive council's attention.

Capital Works completed for 2021/2022

Capital Works for 2021-22 included:

- Replacement of Black Snake Lane Bridge
- Replacement of Croakers Alley Footbridge
- Hollow Tree stabilisation works 3km
- Dennistoun Road stabilisation works 1.1km
- Ellendale Road stabilisation works 2km
- Lower Marshes stabilisation works 1.1km
- Stage 6 1,5km of reconstruction works Pelham Road
- Extended Ellendale storm water
- Re-sheeting of gravel roads.

Medical Practices in the Central Highlands

Update GP Services in Ouse

As many of you would now be aware, there still is currently no General Practitioner/Doctor service available at Ouse.

As always, the people of the Central Highlands community are my priority. I will continue to do everything I can (with the support from Council) to get doctors back to Ouse.

Acknowledging the Federal Government is predominantly responsible for funding GPs and primary healthcare, the issue with Ouse Medical Centre needs constant, continued attention and immediate resolution.

We deserve stable, consistent access to doctors providing primary healthcare services. My regular communication with the Premier, Ministers and the Tasmanian Health Service has been positive. The update I can share with community is there was interest from 3 GP providers, but unfortunately, they withdrew their interest.

On Monday 18th of July 2022 at the Ellendale Town Hall, a public meeting was held by the Central Highlands community with over 100 people in attendance which included Central Highlands Councillors, Council staff, State and Federal Ministers, health professionals and community members. As Mayor, I was happy to speak and provide all those in attendance an overview of the ongoing struggle to get doctors and primary healthcare services back to Ouse.

Across the Central Highlands and specifically in Ouse, our basic human rights are not being met. This isn't about 'WANTING' a doctor. This is about 'NEEDING' a doctor and having access to the healthcare services only a doctor can provide.

We deserve stable, consistent access to doctors providing basic primary health care services.

General Practice Bothwell

The Bothwell Doctors Medical Centre, managed by Dr Mary Lumsden, continues to be a thriving centre with doctors available for our Central Highlands community. Dr Mary has a kind and caring personality, and our community are very fond of her.

Thank you to our doctors and their staff for their ongoing support.

Upcoming Community Events

The Bothwell Bi-Centennial 2022 Celebration

The Bothwell Bi-Centennial is a colonial event to celebrate the 200th anniversary and history of settlement of the Township of Bothwell in the Central Highlands. We respect and recognise the traditional custodians of this land, the Tasmanian Aboriginal people, whose many families still live in Bothwell.

The festival is being held on the weekend from 14th - 16th October 2022.

Those attending are invited to wear traditional costume from their homelands. Bothwell has a strong history of Scottish & Irish ancestry.

The Bothwell Bi-Centennial celebration has a fantastic program with must see events showcasing a timeline of history over the 200 years of settlement.

Farmers, shepherds, trappers, stonemasons, builders, grocers, butchers, and mill hands all contributed to making this beautiful heritage township what it is today.

Bushfest 2022

Central Highlands is holding its annual Highlands Bushfest at the Bothwell Recreation Ground on 19th – 20th November with organising well on its way. A Council organised event, it would be difficult to continue running this large-scale event without the support of our local volunteers and community groups.

Council will comply with all Covid requirements for this event.

This is an opportune time for me to thank all volunteers across the Central Highlands who give so much of their time for the many different activities throughout the year., I say thank you all, for your time and effort in helping across various roles throughout the year.

For the past year that we have completed, thank you to my fellow elected Councillors and our administrative arm, the employees of the Central Highlands Council.

As Mayor, I continue to appreciate the support and respect given to the position of Mayor and I look forward to the year ahead and working to continue to provide further opportunities and support across our Central Highlands.

The working relationship between myself as Mayor and our General Manager remains strong and has been an asset of Council, however, Council is aware that the GM will be retiring in October.

I and Councillors thank our GM (Lyn) for her dedication over the years and wish her all the very best for the future.

New General Manager for Central Highlands Council

Council have engaged a recruitment agency to go through the process of recruiting a general manager.

Searson Buck have been commissioned to act on Councils behalf in running the recruitment process, in consultation and management with myself.

Following this, the selection panel will then interview applicants. Due to the nature of this position, there will be no involvement from Council staff; not even as a scribe.

The actual interviews will take place with minimal to no contact with Council staff; this ensures not only a professional process but also recognises the need for confidentiality and respect of potential applicants. Following interviews, we will have a successful applicant.

As Mayor I shall continue to provide opportunities for discussion and difference of opinions around the table of elected members.

Councillors, I appreciate your time, your effort, your commitment and your support and contribution in building a strong effective Council and in the delivery of services.

Loueen (Lou) Triffitt Mayor Central Highlands Council

Current Councillors as at 30 June 2022



Loueen Triffitt **Mayor** 0409 269 702



Jim Allwright Councillor 0448 297 689



Anthony Archer Councillor 0427 215 558



Tony Bailey Councillor 0418 863 284



Scott Bowden Councillor 0419 595 542



Anita Campbell Councillor 0427 538 744



Robert Cassidy Councillor 0458 737 747



Julie Honner Councillor 0417 168 339



Jim Poore Councillor 0412 733 617

Councillor Attendance at Ordinary Council Meetings, Special Council Meetings & Annual General Meeting

	Meeting Attendance (including Annual Meeting & Special meetings)			
	Full	Part	Absent	Possible
Mayor Loueen Triffitt	13			13
Deputy Mayor James Allwright	13			13
Clr Anthony Archer	13			13
Clr Anthony Bailey	13			13
Clr Scott Bowden	8	1	4	13
Clr Anita Campbell	12		1	13
Clr Robert Cassidy	13			13
Clr Julie Honner	13			13
Clr Jim Poore	12	1		13

Councillor attendance is recorded as part where the Councillor was recorded as arriving or leaving the meeting for a period in excess of 15 minutes, but does not include leaving the meeting following a declaration of pecuniary interest or conflict of interest.

Councillor Attendance at Committee Meetings & Workshops

	Meeting Attendance at Council Committee & Audit Panel Meetings as members		Meeting Attendance at Council Workshops					
	Full	Part	Absent	Possible	Full	Part	Absent	Possible
Mayor Loueen M Triffitt	11		3	14	4			4
Deputy Mayor James Allwright	11			11	3		1	4
Clr Anthony Archer	3			3	1		3	4
Clr Anthony W Bailey	11		2	13	3		1	4
Clr Scott Bowden	2		1	3	3		1	4
Clr Anita Campbell	6		2	8	4			4
Clr Robert Cassidy	6		1	7	3		1	4
Clr Julie Honner	6			6	3		1	4
Clr Jim Poore	2		1	3	3		1	4

Current Council Committee Representation as at 30 June 2022

Bothwell Swimming Pool Committee

Mayor L M Triffitt (Chair) Clr J Poore Clr A Campbell

Plant Committee

Mayor L M Triffitt (Chair) Clr A Bailey Clr S Bowden Clr A Archer (proxy)

Audit Panel

Clr J R Allwright Clr A Campbell Clr A Bailey (proxy)

Planning Committee

Clr J R Allwright (Chair) Mayor L Triffitt Clr A Bailey Clr R L Cassidy Clr A Archer (proxy)

Australia Day Committee

Clr A W Bailey (Chair) Clr A Campbell Mayor L M Triffitt

Bothwell Cemetery Committee

Mayor L M Triffitt (Chair) Clr A Campbell Clr R Cassidy Clr A Archer (proxy)

Independent Living Units Committee

Mayor L M Triffitt (Chair) Clr A Bailey Clr Cassidy (proxy)

Strategic Planning Sub-Committee

Clr A Bailey Clr A Campbell Clr A Campbell

Highlands Tasmania Tourism Committee

Mayor L M Triffitt (Chair) Deputy Mayor J Allwright Clr R L Cassidy (proxy)

Waste Committee

Clr J R Allwright (Chair) Clr J Poore Clr S Bowden Clr J Honner (proxy)

Bothwell Football Club & Community Centre Committee

Clr J Honner (Chair) Clr A Bailey Clr A Campbell (proxy)

Central Highlands Visitor Centre Management Committee

Clr J Honner (Chair) Clr R Cassidy Mayor L Triffitt (proxy)

External Committee Representation

Bothwell Spin-In Committee Mayor L Triffitt Clr J Honner (proxy)

Southern Tasmanian Waste Group Deputy Mayor J Allwright Clr S Bowden (Proxy)

Great Lake Community Centre Committee TasWater Owners Representative Mayor L M Triffitt Clr J Honner (Proxy)

Australasian Golf Museum

Mayor L Triffitt Clr R Cassidy Clr A Archer (Proxy)

The Derwent Catchment Project Clr A Bailey

Deputy Mayor J Allwright Clr A Archer (deputy rep)

Clyde Water Trust (Liaison) Clr J Poore

Health Action Team Central Highlands (HATCH)

Clr A Campbell Clr A Bailey (Proxy)

The Central Highlands Men's Shed Steering Committee

Clr A W Bailey Deputy Mayor J Allwright (Proxy)

Overview & Highlights

Anzac Day Services

Anzac Day Services were conducted by Council this year with the following services held:

Dawn Service at Gretna Dawn Service at Fentonbury 11.00am Service at Bothwell 11.00am Service at Hamilton

Community organised Anzac Day Services were held at Bronte Park and Arthurs Lake



South Central Sub-Group – Workforce Development Project and Workforce Network Jobs Hub

The Tasmanian Community Fund during 2020/21 granted \$395,000 to the South Central Sub-Region (SCS), made up of the Brighton, Central Highlands, Derwent Valley and Southern Midlands Councils, for its Workforce Development Project.

The project essentially is the engagement of a Workforce Development Coordinator for three years to directly connect employers and job seekers whilst ensuring they acquire the necessary training and education.

The Southcentral Workforce Network Jobs Hub (SWN) has been established and covers the four council areas. It is located at Pontville and was officially opened on 9 February 2022. The Jobs Hub provides additional funding to build on the success of the group's current workforce development project.

The Coordinator has engaged with potential employers and employees, and also other organisations such as schools, local businesses, Skills Tasmania, TasCOSS, the local PCYCs, local government, TasTAFE, the TCBITB and numerous educational and training initiatives.

As at 30 June 2022 the Workforce Co-ordinator has:

- Had 749 Industry and Employer meetings
- Filled 205 roles
- Made 24 referrals to Partner organisation
- Obtained 24 traineeships/apprenticeships for new workers
- Has attended 61 industry, career awareness and/or employer tours
- Has organised 43 training courses
- Has sent out 467resumes to employers

Hospitality Ready Program

The SWN has launched its own Hospitality Ready pilot program which engages local businesses to provide jobseekers with entry level hospitality skills over an 8-week period. Eight participants take part in skill set and accredited training designed to provide them with the experience to secure a role in the industry. Participants receive instruction in coffee making, beer pouring, housekeeping, plate carrying, table setting, wine pouring, talking to customers and communication and conflict resolution. Added to this, participants receive their Responsible Serving of Alcohol, Responsible Conduct of Gaming, keno Writer

and Gaming Attendant accreditation. Local hospitality businesses have also agreed to provide work placement for the participants in weeks 7 and 8 of the program and have the option of adding them to their team if they like what they see.

Australia Day Awards

A morning tea was held at Bothwell for the presentation of the Australia Day Awards.

The Central Highlands Australia Day Citizen of the Year was awarded to Mr Ron Brown.

Ron was acknowledged for his selfless attitude winding the community's town clock on the St Luke's Church tower for somewhere between 20 and 30 years. Ron has also used his technical expertise to maintain, conserve and appropriately modify the mechanism to allow the chime to only ring during daylight hours.

Patrick Wood donated the imported clock and significant bell to the Municipality of Bothwell and its citizens. The clock is such an important part of the character of Bothwell town landscape and the regular chimes are a memorable part of the town's ambience. Over the years, Ron has also been involved with the Spin-In, Bothwell Picnic Races and Targa Tasmania.

The Central Highlands Young Citizen of the Year was awarded to James Brazendale.

James is a grade 9 student at Bothwell District High School and has been a staunch advocate for students and young people with Dyslexia. He is a youth ambassador for Square Pegs, which is a not-for-profit organisation passionate about improving outcomes for children with dyslexia.

James recently participated in the creation of an awareness film,"Dyslexia Beautiful Minds", sharing his story and experiences with dyslexia. The film was shown as part of the Hobart City Council's Our Window in Wellington.

The Australia Day Community Event of the Year was awarded to the Bothwell Sheep Station Cup.

The Bothwell Sheep Station Cup is held in February each year at the historic Ratho Golf Course. It has been conducted for the last three years by a dedicated committee with the assistance from many local community members.

The annual golf event is attended by teams made up of local residents, local farming businesses and other interest competitors from around Tasmania. It is a very inclusive event comprising teams of women and men of all ages and abilities. Funds raised have been donated to Bothwell District High School, the Leukemia Foundation, Donate for Life and this year was the McGrath Foundation Breast Care Nurses.

Since inception they have raised and donated well over \$60,000.

Certificate of Appreciation – Lynda Jeffrey

Lynda has been very proactive in the community, having managed the Australasian Golf Museum and Visitor centre for many years – all as a volunteer.

Lynda has over many years raised funds as part of the Bothwell Tourism Association, with funds being put back into the local community.

Lynda continues to volunteer at the visitor centre and is also a member of the Bothwell Bicentennial Working group.

Certificate of Appreciation – Lyn Brown and Fran Macdonald

Fran originally started the Ouse and Central Highlands Festival. When Lyn arrived at Ouse taking on the Lachlan Hotel they quickly bonded and became a powerhouse dedicated to serving the community.

From the festival was the Children's Christmas Party, with treats, activities and presents in abundance. None of this happens overnight, it requires meticulous planning, dedication, fortitude and a thick skin.

Last year they organised a raffle under the Ouse and Highlands Community Alive that raised much needed funds for a local resident who lost her home due to a fire incident.

The Derwent Catchment Project

The Derwent Catchment Project (DCP) continues to grow as an organisation and would like to thank the Central Highlands and Derwent Valley Councils for their ongoing support and welcomes Brighton Council as a new partner in the catchment management program for the Derwent. The combined funding provided by the three Council partners has enabled us to leverage a total of more than \$1 million for the region over the last financial year.

The DCP on-ground works team continues to tackle weeds across the three municipalities along roadsides, rivers and on public and private land. Over the year the team surveyed and treated weeds along 850 kms of roadsides, 50 kms of riverbanks and 20 kms of lakeshore. DCP received funding to continue targeted control of orange hawkweed, African feather grass and karamu, the first of a three-year program to manage these high priority invasive weeds.

River restoration programs on the Tyenna River and more recently Lachlan River are making excellent progress in removing willows and other weeds and revegetating the banks to improve access and overall health of these waterways. The on-ground works team continues to maintain the willow free sections of the Ouse River.

The Derwent Pasture Network continues to engage with landholders to support farm resilience. Peter Ball, DCP's pasture specialist is managing several demonstration sites and case studies and sharing the outcomes with local pastoralists through delivery of our 'Grazing Time' workshops. The Pasture Network has also delivered seminars and field days on topics of interest to the farming community including carbon farming, soil carbon, paddock preparation and renovation and the latest on legumes. Additionally, we are growing our capacity to assist farmers by providing farm management, carbon, and biodiversity plans.

DCP has also formed a Derwent Catchment Biosecurity Network supported by a regional biosecurity plan based upon a threat assessment that considers the changing distribution of pests, weeds and diseases under climate change projections. The plan identifies a risk-based approach to prevention and response to new and emerging threats, that builds upon the learnings and experiences across sectors, and across jurisdictions. The Derwent Catchment Biosecurity Network has members from Derwent Valley Council, Central Highlands Council, Lanoma Estate, Westerway Raspberry Farm, Meadowbank, Wandin Valley Farms, Inland Fisheries Service, Tassal, Huon Aquaculture, Waterfalls Café - Mt Field, Biosecurity Tasmania, Huon Aquaculture, Hort Innovation Australia, Hop Products Australia, Hydro Tasmania, Fruit Growers Tasmania, Curringa Farm, Bejo Seeds, Sustainable Timber Tasmania, SFM and Parks and Wildlife Service.

Work continues on the most important stands of the Miena cider gum in the Central Highlands collaborating with Hydro Tasmania and private landholders to install tree bands and wildlife-proof fences to reduce browsing pressure. The project received a grant from TasNetworks to install wombat gates as they were causing havoc with the bottom of our large 700 m exclusion fence. The project will monitor the impact of this infrastructure over time to determine its effectiveness and to ensure the fencing stays intact.

The Derwent Catchment Project team looks forward to continuing to work with stakeholders, councils and community members to improve the regions environments and farming resilience.

Key Focus Areas

Goal 1 - Community Building: Build Capacity to enhance community spirit and sense of well being

Strategies

- Continue to upgrade existing public open spaces and sporting facilities and encourage community use
- Advocate for improved health, education, transport and other government and nongovernment services within the Central Highlands
- Continue to strengthen partnerships with all tiers of government
- Support and encourage social and community events within the Central Highlands
- Provide support to community organisations and groups
- Foster and develop an inclusive and engaged community with a strong sense of ownership of its area
- Foster and support youth activities in the Central Highlands

Continue support of local organisations and groups	 Council continue to support local organisations and groups by way of in-kind support such as provision of plant and labour, photocopying, and free or subsidised use of Council premises, to name a few. Groups to benefit were: Bothwell Exercise Group – waive hall hire fees Bothwell Hall for exercise classes Ouse On-Line Access Centre – lease of premises no charge Great Lake Community Centre Inc. – lease of premises no charge The Derwent Catchment Project – use of premises no charge Ellendale Hall Committee – use of Ellendale Hall no charge Tasmanian Working Sheepdog Trials – waive recreation ground hire fees Allocation of \$3,000 to Anglers Alliance for lakes cameras
Continue the support of community	 Council provided assistance through the Community
groups and clubs through in-kind	Grants Program to the following: Bothwell CWA \$500 towards Cancer Council of
assistance as well as through	Tas funddraising Donation of \$250 towards the Diabetes
Council's Community Grants	Tasmania Pollie pedal 2020 Donation of \$300 to Campdrafting Tas Inc.
Program	towards championships

	 Purchase of a computer \$2,950 for Bothwell CWA Donation of \$250 to RSPCA Safe Beds Program Donation of \$240 to the Immune Deficiencies Foundation Annual Fundraising event \$1,000 donation to Hobart legacy for Centenary of Service 1923-2023 \$3,216 provided to Hamilton Show Committee to upgrade power supply at Hamilton Recreation Ground \$483.45 contribution to Morass bay Shackowners to purchase defib pads \$150 to the Brighton & Southern Midlands Pony Club Donation of \$1,500 to the Common Ground Charity fundraising Donation of \$1,500 to the Anglican Parish of Hamilton for church maintenance \$3,500 provided to HATCH to install safety fence and gate for children's play area at Ash Cottage Donation of \$1,500 to RAW for its "Taking Time for Myself" mental health program Donation of \$500 to the Ouse Country Club's Kids Christmas Party Contribution of \$3,000 towards the HATCH meal delivery program \$500 donation to Cooper Smythe Donation of \$2,500 to HATCH for first aid training
Continue the annual allocation to schools to assist with their programs for school children	training Council makes an annual allocation of \$1,000 to Bothwell District High School, Ouse Primary School, Westerway Primary School & Glenora District High School.
Provide annual bursaries for a child at each school continuing further education and Annual citizenship awards	Council provides annual continuing education bursaries to Central Highlands Year 10 students at Bothwell District High School, Glenora District High School and New Norfolk High School and to Year 6 students at both Ouse Primary School and Westerway primary School to assist with costs to further their education. Council also provided annual citizenship awards to students at Bothwell, Ouse, Glenora and Westerway Schools.
Provide assistance to continue the home day care facility at Bothwell	Council contributed \$5,000 to the Brighton Family Day Care Centre towards providing day care facilities in the Central Highlands. The home day care facility closed at Bothwell on 30 June 2021, but a new home day care facility is operating at Ouse.

Continue to allocate funds to the provision of medical services to Ouse and Bothwell	Council continues to make an annual allocation to the Central Highlands General Practice and Bothwell Doctors to support the provision of medical services to our community. Unfortunately, the Central Highlands General Practice at Ouse closed on 31 October 2021 due to the government mandated vaccination policy. The Moreton Group provided a short-term solution operating a practice from November 2021 to the end of March 2022. Council is working with the State Government to seek a new provider, but due to GP shortages, this is proving difficult. Council will continue its lobbying of the State Government to seek a solution.
Support programs and activities that promote the health and wellbeing of our community	Council continues to work with HATCH to deliver programs and activities that promote health. Council has provided a breakfast program one day a week at Bothwell District High School and provides supplies towards the Ouse Primary School breakfast program. Council ran junior golf sessions for students from Bothwell District High School and thank the Bothwell Golf Club for volunteering their time to assist tutoring students. Playgroups are held in Bothwell and Ouse and are well supported. In partnership with HATCH under the Highlands Healthy Connect Program, monthly community walking programs are held followed by a picnic lunch. The Meal Delivery Program, which provides frozen meals to Central Highlands residents at a nominal cost continues and our thanks go to Tracey Turale and HATCH. Other Health and Wellbeing programs partnering with HATCH are held over the year e.g. yoga and relaxation, Freedom Health & Wellness exercise classes, girls connect program, strength and balance program to name a few.
Continue to support regional groups of benefit to Central Highlands residents	 Council is a member of the following regional groups: STCA Destination Southern Tasmania South Central Sub-Region Group LGAT
Advocate on behalf of our community on regional, state and national issues	Council continues to advocate for the best outcomes for the Central Highlands.

Continue review of the New Residents Kit to ensure that the information is still relevant and accurate	Staff update the New Residents Kit as required. The New Residents Kit is forwarded to new residents and is available on Council's website.
Continue with implementation of the priorities listed in the Central Highlands Health & Wellbeing Plan	Council continues to implement the priorities of the Health & Wellbeing Plan. A staff member has been appointed as our Community Relations Officer and is working through programs identified in the Plan.
Continue to support and participate as a member of the Health Action Team Central Highlands (HATCH)	Council continues to support HATCH and has membership on the Group. Council is a partner with HATCH under the Highlands Healthy Connect Program and supports HATCH in its funding applications.
Develop, in partnership with community organisations and members, the event to celebrate the Bicentenary of Bothwell	A Bothwell Bicentennial Working Group has been formed, comprising councillors, local club representation and community members to organise the celebration of 200 years of the establishment of Bothwell.
	The Bothwell Bicentennial Festival will be held at Bothwell on 15 th & 16 th October, 2022 and will celebrate the town's history.

Goal 2 Infrastructure and Facilities – Manage Council's physical assets in an efficient and effective manner

Strategies

- > Develop and implement a 10 year asset management plan for all classes of assets
- Continue to work at regional and state levels to improve transport and infrastructure
- Seek external funding to assist with upgrading of existing infrastructure and funding of new infrastructure and facilities
- > Ensure that the standard of existing assets and services are maintained in a cost effective manner

Allocate funds to ensure that existing services and assets are maintained	Council budgets sufficient funds to ensure that its assets and services are maintained.
Annually review the 10 year asset management plan to include all classes of assets	Council has a Long-Term Asset Management Plan for roads, bridges and buildings was reviewed and adopted on 19 October 2021.
Install new shade sail and seating at the Bothwell Pool	The new shade sail was installed at the Bothwell Pool prior to the 2021/22 season. New seating will be installed prior to the 2022/23 season.
Lay new slab for bin placement at Bothwell Waste Transfer Station	Two new slabs have been completed at the Bothwell Waste Transfer Station for bin placement.
Install the water connection to the new public conveniences at Bronte Park	Works have commenced on the installation of the new water line for the connection of the new public conveniences at Bronte Park and will be completed during 2022/23.
Replace six vehicles, the side arm slasher and one grader	3 vehicles and the grader were replaced. Three vehicles and the side arm slasher have been carried over to the 2022/23 financial year.
Replace the blinds and drapes in the Bothwell Council Meeting Room	New vertical blinds were purchased and installed in the Bothwell Council Chambers.

Reseal: Wayatinah Village Streets and Victoria Valley in front of Dee Lagoon Shacks	Works not completed and carried over to 2022/23 financial year.
Stabilise sections of Ellendale Road, Dennistoun Road, Hollow Tree Road and Lower Marshes Road.	All stabilisation works were completed by the successful tenderer, Stabilised Pavements of Australia.
Complete Stage 6 of Pelham Road Reconstruction	Stage 6 of Pelham Road was completed, and this section completes the reconstruction and sealing of Pelham Road.
Widen Thousand Acre Lane where required	This work was not undertaken. Council will begin Stage 1 of the reconstruction and sealing of Thousand Acre Road during 2022/23.
Undertake Culvert Upgrade on Waddamana Road	Replacement not undertaken.
Replace the Kitchen in the Hamilton Office	These works have been undertaken and are completed.
Purchase the land and erect 1 Independent Living Unit at Ellendale	Council has identified a suitable block of land at Ellendale and is progressing the subdivision and purchase.
	Council has put on hold the construction of the Independent Living Unit until title to the land is issued. It is anticipated that it will be included in the 2023/24 budget.
Undertake Infrastructure for future Independent Living Units at Bothwell	The sewer infrastructure extension to the boundary of Council's land in Patrick Street, has been undertaken <mark>.</mark>
Complete Repair of the Ouse Hall floor	Investigations revealed that major works are required for repairing the floor. The Hall is closed until Council undertakes this work. This item has been carried over in the 2022/23 budget for completion.
Complete the Upgrade of the Kitchen at Council's residence, Bothwell and replace fence	Works have been completed.

Repoint the sandstone at the Hamilton History Room and re-roof	This work has been completed.
Complete the installation of the picnic table at Platypus Walk	The picnic table has been installed.
Paint the exterior of the old Hamilton School	Painting has been completed.
Re-roof the Hamilton Office Building	The roof design has been completed to heritage requirements. Replacement is due to be undertaken in the 2022/23 financial year.
Replace the Bethune Park Toilet Amenities	Completed.
Undertake drainage at Ellendale	Works have been completed.
Install a heat pump at the Ouse Doctor's House	Heat Pump has been installed.
Install CCTV Cameras at the Hamilton and Bothwell Offices	Cameras at both Council offices have been installed.

Goal 3 Financial Sustainability – Manage Council's finances and assets to ensure long term viability and sustainability of Council

Strategies

- Manage finances and assets in a transparent way to allow the maximization of resources to provide efficient and consistent delivery of services
- Review annually, Council's Long Term Financial Management Plan and Council's Long Term Asset Management Plan
- > Where efficiency gains can be identified, resource share services with other local government councils
- Endeavour to, and continue to lobby for, an increase in the level of grant income
- Encourage development to expand Council's rate base
- > Identify revenue streams that could complement / substitute for existing resources
- > Develop and maintain sound risk management processes

	Grants received:	
Identify appropriate grant funding to leverage Council funding for projects	 Financial Assistance Grants from the State Grants Commission - \$3,370,391 Federal Road to Recovery Grant - \$589,128 Local Roads & Community Infrastructure Grants - \$828,876 Recreational Fishing & Camping Facilities Program - \$96,000 Bothwell Bicentenary Event - \$15,000 Clyde River Flood Mapping and Study - \$202.500 Landfill Levy Readiness Grant - \$9,000 Black Snake Lane Bridge - \$70,000 Bothwell FC Electronic Scoreboard - \$30,000 Variable Messaging Boards - \$53,339 Pelham Fires 19/20 - \$20,600 Queens Park Play Equipment - \$63,000 Other Minor Grants - \$9,880 	
Continually review and update policies and Council's risk register	Council's risk register and policies are updated by staff as required and reviewed at each Audit Panel Meeting.	
Continue participation in the Local Government Shared Services and South Central Sub-Region Group and identify other services that can be resource shared		
Provide financial management reports to Council monthly	Financial reports are prepared by Council's accountant monthly and placed on the Ordinary Council Meeting Agenda each month.	

Ensure Annual Financial Statements are completed within the statutory timeframe	Council's Annual Financial Statements were completed and lodged on time.
Ensure that staff are provided with	Council staff are provided with training on an as
continual training in Council's	required basis.
financial software and records	Records training has been provided in 2021/22 due to
management systems	staff changes over recent months.

Goal 4 Natural Environment – Encourage responsible management of the natural resources and assets in the Central Highlands

Strategies

- Continue to fund and support the Derwent Catchment Project
- Continue with existing waste minimisation and recycling opportunities
- Promote the reduce, reuse, recycle, recover message
- Continue the program of weed reduction in the Central Highlands
- Ensure the Central Highlands Emergency Management Plan is reviewed regularly to enable preparedness for natural events and emergencies
- Strive to provide a clean and healthy environment
- Support and assist practical programs that address existing environmental problems and improve the environment

Allocate funds to continue our support of the Derwent Catchment Project to implement on ground projects and provide a link between Council and the community on natural resource management issues	Council continues to fund natural resource management through funding to the Derwent Catchment Project of \$40,000 per year. Additional funds are provided to support grant applications of benefit to the Central Highlands.
Work with other stakeholders, land	Council works with the Derwent Catchment Project to
managers and government agencies	implement its weed strategy and allocated funds to
to ensure strategic weed control	carry out weed management.

Monitor the usage of Council waste transfer stations and refuse site to ensure that the facilities meet the needs of our ratepayers and are maintained at an acceptable standard	Council operates one controlled refuse site at Hamilton which has available a DrumMUSTER facility. A DrumMUSTER compound is also available at the Bothwell Waste Transfer Station. Manned waste transfer sites are available at Bothwell, Miena and Bronte Park.
	A Refuse Disposal site is located at Hamilton.
	A Bulky Waste Collection is provided throughout the municipal area which is designed to allow residents to place items out for collection that are too bulky or unsuitable for the door-to-door collection.
	Council provided a relatively comprehensive kerbside collection service for waste & recycling to the residents of Bothwell, Ellendale, Fentonbury, Gretna, Hamilton, Ouse, Osterley, Wayatinah and Westerway. Thorpe Waste currently holds the contract. All waste is taken to the Hamilton Refuse Disposal Site and the recyclables taken to Hobart for processing.
	Roadside stand alone bins have been placed at Reynolds Neck, Brandum Bay, Jillet Road, Doctors Point, Haulage Hill, Interlaken, Cramps Bay, Wilburville, Arthurs Lake and Derwent Bridge. The bins are designed to accept domestic waste only, can be accessed 24/7 and have proved to be very successful in most areas.
	All waste and recycling collected is reported to the DPIPWE annually.
Provide education and encouragement of recycling within the Municipality to expand the life of the Hamilton Refuse Site	Council provides recycling facilities throughout the municipal area and have a fortnightly door to door recycling collection throughout our towns. Council engage a contractor, Thorp Recycling, to collect recycling from static sites and ensure that sites are clean. Thorp Recycling improved the way that recyclable material is managed at the sites by installing 25m skip bins for the collection of scrap steel which is then taken to Hobart for processing. This has been very successful.
Facilitate regular meetings of the Central Highlands Emergency Management Committee and ensure that the Central Highlands Emergency Management Plan is reviewed and remains current	No meetings were held during the year. The Central Highlands Municipal Emergency Plan was approved and signed by the Commissioner Darren Hines on 15 th July 2021.

Continue as a member of the Southern Tasmania Waste Group	Council has resolved to be a member of the Southern Tasmanian Regional Waste Authority, a new Joint Authority being established with the other southern councils.
Undertake roadside weed eradication	Roadside weed eradication has been undertaken by Council staff and contractors.

Goal 5 Economic Development – *Encourage economic viability within the municipality*

Strategies

- Encourage expansion in the business sector and opening of new market opportunities
- Support the implementation of the Southern Highlands Irrigation Scheme
- Continue with the Highlands Tasmania and Bushfest branding
- Encourage the establishment of alternative industries to support job creation and increase permanent residents
- > Promote our area's tourism opportunities, destinations and events
- Support existing businesses to continue to grow and prosper
- Develop partnerships with State Government, industry and regional bodies to promote economic and employment opportunities
- Work with the community to further develop tourism in the area

Continue as a member of Destination	Council is a current member of Destination Southern
Southern Tasmania	Tasmania.
Continue as a member of STCA and LGAT	Council continues its membership and participation in the STCA and LGAT.
Continue with Highlands Bushfest	A successful Highlands Bushfest was held at Bothwell in November 2021 with 4,500 people attending over the weekend.
Continue to support local events that	Both the Hamilton Agricultural Show and Highlands
encourage visitation to the Central	Bushfest were held during the year. Both events were
Highlands	very successful.

Continue with providing the tourism brochure through the Brochure Exchange facility, Brooke Street Pier, Spirit of Tasmania and other visitor centres	Council's "Journey to the Centre of the Earth" brochure is placed at the Hobart Airport, Brooke Street Pier and on both Spirit of Tasmania vessels which is maintained by the Tourism Brochure Exchange.
Continue the roll out of the Highlands Tasmania Touring Map	The Highlands Tasmania Touring Map is placed in businesses throughout the Central Highlands and state-wide.
Engage and strengthen the community by supporting community events and local initiatives that enhance visitation to the Central Highlands	Council provides funding and in-kind support to community groups providing events in the Central Highlands.
Promotion of Central Highlands through production of material and via Council's website and Council's Facebook page	Council's website and Facebook page is updated regularly by staff. Council's brochure and maps are distributed widely throughout the State.
Continue support of the Highland Digest to enable it to provide community information to residents	Council provides an allocation of \$10,800 to the Ouse On-line Access Centre to assist with the production of the Highland Digest which provides a valuable avenue for dissemination of information and news about the central Highlands.
Continue to support the Central Highlands Visitor Management Committee to optimise the use of the Centre and the dispersement of information to tourists and visitors to the Central Highlands and provide funding for the purchase of goods for sale that promote the Central Highlands	The Central Highlands Visitor Centre, home of the Tasmanian Tartan, is manned by a committed group of volunteers. Displays are changed regularly. The centre has items for sale that promotes the Central Highlands and sells local goods on consignment.
Work with the South Central Sub- region Group through the Workforce Development Coordinator to provide training for jobseekers and connecting job seekers with relevant local employers	The Workforce Co-ordinator has been very busy with 205 roles filled since September 2020 and 24 traineeships and apprenticeships for new workers. 43 training courses have been completed with 467 resumes sent out to employers.

Goal 6 Governance and Leadership – Provide governance and leadership in an open, transparent, accountable and responsible manner in the best interests of our community as a whole

Strategies

- Ensure Council fulfils its legislative and governance responsibilities and its decision making is supported by sustainable policies and procedures
- Ensure that Council members have the resources and skills development opportunities to effectively fulfil their responsibilities
- Ensure appropriate management of risk associated with Council's operations and activities
- Provide a supportive culture that promotes the well-being of staff and encourages staff development and continuous learning
- Provide advocacy on behalf of the community and actively engage government and other organisations in the pursuit of community priorities
- Consider Council's strategic direction in relation to resource sharing with neighbouring councils and opportunities for mutual benefit
- Support and encourage community participation and engagement
- Ensure that customers receive quality responses that are prompt, accurate and fair
- Council decision making will be always made in open council except where legislative or legal requirements determine otherwise

Annually review Council's Long Term Financial Plan and Strategy and Long Term Asset Management Plans	Council's Asset Management Plans were updated and adopted by Council on 19 October, 2021. Council's Long Term Financial Management Plan and Strategy was updated in October, 2021.	
Continually monitor and review Council's financial situation and report findings to Council in a clear and transparent format on a monthly basis	Council engages a consultant accountant who provides regular updates and reports to Council at monthly Council meetings and to Audit Panel Meetings.	
Encourage staff to undertake training to further develop their skills	 Council encourages staff to undertake any training they may require. The following training was provided in 2021/22: First Aid training all staff Traffic Management Excavator Assessment x 1 	

	 Cert III Civil Operations -2 employees (ongoing) Records Management 3 Office Staff In house training COVID-19 SWMS and safety plan - all employees Monthly Toolbox Meetings
Support Elected Members to take advantage of seminars, training and workshops that assist them in their position as a Councillor and their duty to engage in ongoing professional development	Information regarding seminars, training etc. is disseminated to Councillors.
Review the risk register at each Audit Panel Meeting	Council's risk register is updated regularly and presented at each Audit Panel Meeting.
Ensure ongoing compliance with all legislation, regulations and codes of practice which impact upon Council	Council endeavours to ensure that it complies with the requirements of all legislation, regulations and codes of practice applicable to Local Government.
Continue to provide information to our community and ratepayers via newsletters, Mayor's article in the Highland Digest, our website and our facebook page to all ratepayers	Council sends out a newsletter with rates instalment notices as required. Council's Mayor provides a column monthly for the Highland Digest. Additional information is posted to Council's facebook page and website.
Continually review Council policies	Council's policies are continually reviewed and updated where necessary. A policy index is provided to the Audit Panel to ensure that all policies are reviewed by their due review date. New policies are adopted when required.

Public Health

Council will:

- > Conduct immunisation sessions as required and promote the need for immunisation
- Ensure proper provision of on-site effluent disposal in compliance with the current regulatory framework, codes, standards and best environmental practice
- Undertake routine inspection of places of public assembly, food premises, public health risk activities and water carters to ensure compliance with relevant legislation
- Promptly investigate environmental health complaints
- > Maintain an effective analysis program for food, recreational waters and general complaints

- Continue to promote safe food handling through the provision of the I'M ALERT free online food safety training program
- Ensure that Council complies with public Health requirements for the recovery from the Covid-19 pandemic

Environmental and Public Health Report 2021-22

Councils within Tasmania have statutory responsibilities for promoting acceptable standards of environmental health within their municipal area through the administration of legislation, provision of environmental health services and community education. Key legislation administered to promote acceptable standards of environmental health at the local level includes the *Public Health Act 1997, Food Act 2003, Environmental Management and Pollution Control Act 1994, Local Government Act 1993,* and *Building Act 2016*

Council has performed its functions under the Public Health Act 1997 and Regulations, the Food Act 2003 and Regulations and Standards, the Environmental Management and Pollution Control Act 1994 and Regulations, as detailed below.

Council employs a part-time Environmental Health Officer (EHO).

The main functions in **Environmental Health** are:

- Disease control, including immunisation services, public health risk activities and notifiable disease investigations
- Food regulation and surveillance
- Maintenance of appropriate standards for public-use buildings
- Health education and promotion
- Drinking water quality monitoring and remediation
- Surveillance of recreational water bodies including swimming pools and swimming beaches
- Surveillance of public health risk activities and regulated systems.(Council have no public health risk activities or regulated systems)

The principal statutes are the *Public Health Act* 1997 and the *Food Act* 2003.

Council activities in relation to Environmental Health:

- 61 Food Business Registrations, inspections were limited. Food Safety assessments were sent out to all premises and Food Licences issued on returned assessment. Council has I'm Alert Food Safety Training free of charge to the community as a Food Safety Initiative. All food premises now have at least one person trained in Food Safety. As of the 30th June the site continues to be used by any new employees to food businesses. Each Food Business has a least one person trained in the Food Safety Program.
- Participating in the Health Departments Food Surveillance Program.
- Distribution as well as using Councils website and Facebook for Posters and Pamphlets relating to Health Education and Promotion.
- Investigation of notifiable diseases
- A DrumMUSTER collection facility continues to operate at the Hamilton Regional Disposal and Recycling Site and the Bothwell site and will provide an ongoing service with one employee trained as a DrumMUSTER inspector.
- Waste Management and monitoring including current EPN for Hamilton Landfill. The EPN Report for 2022 has been sent to the EPA as required by the Hamilton Landfill Permit.

- Monitoring of EPN's issued by Council.
- Council has an ongoing silage and ag pipe recycling point at the Hamilton Landfill, and Bothwell WTS this service is free of charge to residents.
- School immunisation was carried out in accordance with the National Health and Medical Research Council Immunisation Schedule and was conducted by Council's Medical Officer of Health at the Bothwell Medical Centre.
- Council has a current Covid 19 Safety Plan which is updated when restrictions change.
- Events are managed in our facilities by requiring the event manager to have a Covid Safety plan based on the Workplace Safe Event Safety Assessment.
- "Free" infant immunisation continues to be offered by appointment at the Bothwell Medical Centre as per the national immunisation schedule.
- Recreational Water quality monitoring, lakes and rivers, including Bothwell Public Swimming Pool. Once yearly sampling as approved.
- Annual Reporting done by the 30th September each year for Recreational Water monitoring, Private Water Licences, Food Premises and Waste Reporting.

'Environmental Management' is an integrated approach to achieve a sustainable future. When applied to activities or developments, it involves:

- The application of the principles of ecology, pollution control and environmental planning; and
- The methodology of monitoring the impact of proposed development.

The main functions in environmental management are:

- Environmental water and air quality monitoring and remediation
- The assessment and issuing of special plumbing permits for on-site wastewater management systems
- Monitoring and response to environmentally relevant activities including level 1 Activities
- Assessment of existing developments and new applications for development
- Response to environmental nuisances.

The principal statutes are the *Environmental Management and Pollution Control Act 1994*, the *Land Use Planning Approvals Act 1993*, the *Building Act 2016* and the *Litter Act 2007*.

Council activities in relation to Environmental Management:

- Environmental Nuisances / complaints (6) are followed up by inspections and may require the issue of abatement notices, Environmental Protection Notices and / or infringement notices.
- Issuing of Environmental Protection Notices when required and follow up and monitoring of conditions of Notices.
- Septic tank installation assessments and permits. Monitoring and recording services for 46 Aerated Wastewater Treatment Systems
- Monitoring of Private Sewage Treatment systems.
- Environmental Assessment of potentially harmful activities (e.g. composting, fish farms, sewage treatment plants and private water plants).

REPORTING REQUIREMENTS

Annual

- Recreational Water Quality Report (Council & DHHS) by 30 September each year
- Drinking Water Quality Report (Council & DHHS) by 30 September each year
- Annual Public Health Statement (Council) Required in accordance with S.71 and S.72 of the *Local Government Act 1993.* To be provided by end of October each year
- Environmental Health Officer Annual Register (DHHS) by 30 September each year
- Annual Food Safety Report (DHHS) by 30 September each year

Covid 19

Council has abided by all Covid 19 Government and Statutory requirements, Council has a Covid 19 Safety Plan which is updated on a regular basis. Signage has been installed where required. Events in council buildings require a Covid 19 Safety Plan and Council has approved the Policy for Paid Covid Pandemic Leave for employees for 7 days isolation.

Council strives for ongoing and measurable improvements to community health through responsive, educative, monitored, participative and enforcement programs.

These objectives and strategies form part of Council's Strategic Plan, and this was developed in consultation with the Central Highlands community. Thus, the programs implemented by Council can be seen to be meeting at least part of the needs of members of the community.

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Total No Applications	56	60	80	84	114	134
No. Permitted	11	5	10	12	28	26
No. Discretionary	39	40	39	33	47	68
Subdivision Applications	2	2	11	9	5	14
No. Lots	3	3	32	5	4	77
Planning Scheme Amendments	0	0	0	0	0	0
No Permit Required	4	13	20	30	39	40

Development Statistics

Building Statistics

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Total No. Buildings	44	53	65	61	65	68
Permit Work	-	-	23	21	21	7
Notifiable Work	-	-	36	33	29	45
Low Risk Work	-	-	6	7	15	16
Total No. Plumbing	36	36	32	34	45	54
Permit Work	-	-	21	20	23	15
Notifiable Work	-	-	6	10	15	18
Low Risk Work	-	-	5	4	7	21

Pool Attendance Statistics

Season Passes	2016-17	2017-18	2018-19	2019-20	2020/21	2021/22
Family	2	1	3	0	2	1
Junior	3	0	0	0	0	0
Adult				1	0	0
Daily Attendance						
Junior	1316	802	935	559	694	1008
Adult	387	187	107	90	174	311

Dog Control Statistics

	2016-17	2017-18	2018-19	2019-20	2020/21	2021/22
Dogs Registered	1067	1044	995	1005	983	947
Kennel Licenses	36	33	30	43	29	30
Infringement Notices	14	16	21	7	8	0
Impounded Dogs	12	10	8	6	6	3
Declared Dangerous Dogs	0	0	1	1	1	1

Remissions and Small Debt Write Offs

Small Debt Write Off	20.39	01-0820-04020	18.60		
03-0238-01809	14.70	14.70 01-0893-04028 21.17			
03-0237-01708	20.70	20.70 01-0860-03922 18.93			
01-0822-04050	16.30	05-0700-03558	18.28		
01-0838-02982	162.00	02-0103-01320	648.76		
03-0228-01107	18.30	01-0805-02805	373.11		
01-0859-02576	123.40	01-0860-03951	22.61		
01-0864-03492	17.30	03-0209-00451	20.06		
03-0224-01173	27.70	03-0241-01928	19.63		
01-0826-02486	23.10	03-0230-01475	15.31		
01-0805-02721	1,000.00	03-0221-00961	21.35		
01-0805-02721	69.85	03-0234-01545	22.04		
01-0805-03937	415.32	01-0805-2730	16.50		
01-0810-03938	408.29	03-0226-01308	25.39		
01-0808-03686	28.60	03-0221-01010	14.38		
01-0860-03933	8.58	03-0238-01755	20.06		
01-0860-03934	26.82	03-0212-00608	21.62		
03-0224-01186	13.23	01-0848-04016	24.60		
03-0237-04042	24.14	04-0017-03967	542.75		
10-0400-03595	162.00	03-0207-00363	8.70		
03-0201-03706	436.31	03-0218-03961	619.44		
	ТОТ	AL 5,550.32			

Remissions given on Building, Plumbing & Development applications 2021 / 2022:

DA 2021/100 - \$560 - digital scoreboard Bothwell Recreation Ground

Under Section 72 of the Local Government Act 1993, the following is reported:

Total Remuneration Bracket	No Of Senior Employees
\$110,001 - \$130,000	2
\$130,001 - \$150,000	1
\$150,001 - \$170,000	1

• Total remuneration includes salary, employer superannuation contribution, value of use of motor vehicle provided, value of other allowances and benefits paid to an employee.

Total allowances, expenses and reimbursements paid to the Mayor, Deputy Mayor and Councillors were \$141,886.

Donation of Land Statement S177 Local Government Act 1993

Section 177 of the Local Government Act requires Council to report on any land donated by Council during the year. It is reported that no land was donated during the 2021/22 financial year.

Public Interest Disclosures Statement

Statement required under Section 86 of the Public Interest Disclosures Act 2002.

Council has established a written procedure in accordance with the Act. A copy of the Central Highlands Council Public Interest Disclosure Procedures Manual is available on Council's website <u>www.centralhighlands.tas.gov.au</u>

Number of Disclosures made to Council & determined to be a public	0
interest disclosure	
Number of disclosures investigated by Council	0
Number of disclosed matters referred by the Ombudsman	0
Number of disclosures referred by Council to the Ombudsman	0
Number of disclosures taken over by the Ombudsman from Council	0
Number of disclosed matters Council declined to investigate	0
Number of disclosed matters that were substantiated	0
Number of recommendations made by the Ombudsman to Council	0

Code of Conduct Complaint Information

Section 72 of the Local Government Act 1993 requires a council to report in its annual report the number of code of conduct complaints that were upheld by the Code of Conduct Panel during the preceding financial year and the total costs met by the council during the preceding financial year in respect of all code of conduct complaints.

No complaints were lodged with the Code of Conduct Panel

Enterprise Powers Statement

Council has not exercised any powers or undertaken any activities in accordance with Section 21 of the Local Government Act 1993.

Contracts for supply or provision of goods and services valued at or above \$100,000

Description	Period of Contract	Value inc GST	Successful Contractor	Business Address of Successful Contractor
Services for Supply, Installation and Maintenance of Waste Bins in Various Locations, Waste Transfer Stations & Collection of Waste & Collection of Waste	1/7/2022 to 30/6/2025 Plus further two year option	\$322,400 p.a.	Thorp Waste	24 Glen Lea Road, Brighton 7030
Kerbside Domestic Garbage & Recycling Collection Service	1/7/2022 to 30/6/2025 Plus further two year option	\$171,122.90 p.a.	Thorp Waste	24 Glen Lea Road, Brighton 7030
Service & Supply, Installation & maintenance of recycling Bins at Waste Transfer Stations and Collection of Recyclables	1/7/2022 to 30/6/2024 Plus further two year option	\$53,856 p.a.	Thorpe Recycling	1829 Elderslie Road. Elderslie
Stabilisation & Re-Seal 1.2 Kms Dennistoun Road	August 2021 to 30 June 2022	\$203,977.27	Stabilised Pavements of Australia	234 Wisemans Ferry Road, Somersby, NSW
Stabilising & Resealing 1.7kms Ellendale Road	August 2021 to 30 June 2022	\$277,125.09	Stabilised Pavements of Australia	234 Wisemans Ferry Road, Somersby, NSW

Stabilising & Resealing	August 2021	\$187,200.64	Stabilised	234 Wisemans Ferry
1.5kms Lower Marshes	to 30 June		Pavements of	Road, Somersby,
Road	2022		Australia	NSW
Stabilisation and	August 2021	\$391,417.85	Stabilised	234 Wisemans Ferry
Resealing 1.7kms	to 30 June		Pavements of	Road, Somersby,
Hollow Tree Road	2022		Australia	NSW
Supply of Grader	August 2021 to 30 June 2022	\$545,688	Komatsu Australia	1095 Cambridge Road, Cambridge
Gravel Crushing	March 2022 to March 2023 plus 1 year option	\$402,286 p.a.	Fieldwicks Crushing Pty Ltd	6178 Frankford Road Lesley Vale

Non Application of Public Tender Process

A Council is to report in its annual report all instances where the public tender process (Regulation 23) has not been applied.

The public tender process has been applied in all instances.

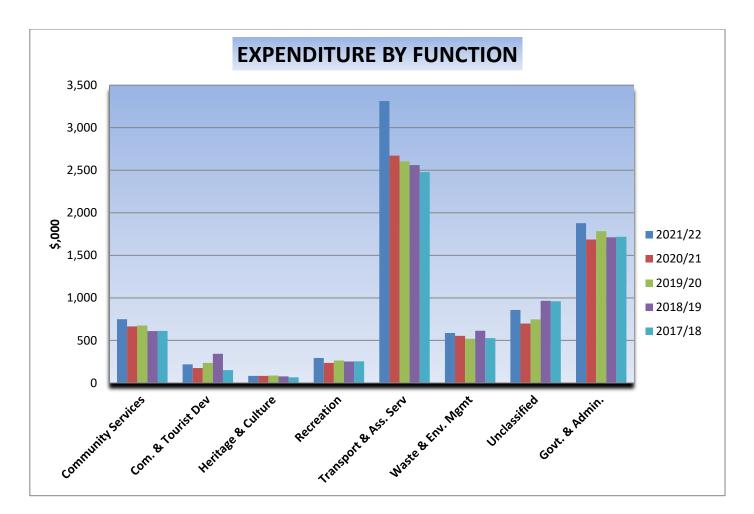
Financial Performance Indicators

Comparative Financial Performance Indicators are provided for the current and previous seven years.

Indicator	2022 %	2021 %	2020 %	2019 %	2018 %	2017 %	2016 %	2015 %
Rate Revenue Analysis Rate Income : Total Revenue	47.0	52.80	52.5	50.1	50.7	50.3	49.8	48
Working Capital Ratio Current Assets: Current Liabilities	15.11	18.70	16.03	13.41	14.10	12.13	14.39	15.58
Debt Ratio Total Liabilities: Total Assets	1.65	2.02	2.00	1.60	1.53	1.28	1.11	1.32

Expenditure by Function

	2021/22 '000	2020/21 '000	2019/20 '000	2018/19 '000	2017/18 '000	2016/17 '000	2015/16 '000
Community Services	750	664	675	609	612	502	420
Com. & Tourist Dev	219	176	235	343	151	173	162
Heritage & Culture	84	84	86	77	67	72	76
Recreation	293	235	263	253	255	242	219
Transport & Ass. Serv	3,314	2,672	2,604	2,560	2,478	2,549	2,552
Waste & Env. Mgmt	588	554	519	613	527	566	539
Unclassified	859	698	748	966	960	597	743
Govt. & Admin.	1,877	1,686	1,784	1,713	1,717	1,728	1,542



Reserves

	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$,000	\$,000
Reserves	2022	2021	2020	2019	2018	2017	2016	2015
Plant Replacement	453	453	453	453	453	453	453	453
Bridges	377	377	377	377	377	377	377	377
Sundry	151	147	145	242	143	143	196	297
Long Service Leave	401	417	444	404	354	371	351	335
Regional Refuse Site	80	80	80	80	80	80	80	80
Quarry Reserve	180	180	180	80	80	80	80	80
Grants	0	0	0	9	44	170	54	0
Total	1,642	1,654	1,679	1,645	1,531	1,674	1,591	1,622

Central Highlands Council - Annual Report 2021 / 2022

Non - Current Assets

Non-Current Asset	30-Jun-22 Asset value	30-Jun-21 Asset value	Increase/ (Decrease)
	\$'000	\$'000	\$'000
Land	6,322	3,402	2,920
Buildings	8,037	5,042	2,995
Plant, Machinery & Equipment	2,298	2,037	261
Office Equipment	208	165	43
Computer Equipment	22	33	(11)
Infrastructure	947	746	201
Roads	65,455	63,042	2,413
Drainage Systems	1,788	989	799
Bridges	8,193	8,214	(21)
Footpaths, Kerbs & Gutters	1,135	1,192	(57)
Works in Progress	444	3,499	(3,055)
Investment in TasWater	7,779	7,565	214
Land Under Roads	1,111	1,111	0
TOTALS	103,739	97,037	6,702



3457 Lyell Highway, Gretna 7140 www.gretnacc.tas.cricket.com.au gcc.secretary@gmail.com 0499 889 965

GRETNA CRICKET CLUB INC.

Central Highlands Council 6 Tarleton Street Hamilton Tas 7140

Dear Mayor and Councillors,

Re: Junior Cricket

The Gretna Cricket Club have decided to introduce junior members to the club.

Last month the club held a come and try day which was taken by the senior members and had an amazing attendance of 27 participants, who all thoroughly enjoyed the day followed by a free barbeque.

The club will be adding an additional 3 to 4 teams to the club and would appreciate if Council could consider supporting them, by the way of a donation towards the purchase of unforms to enable costs to be as minimal as possible for the families.

The club would also like to thank Council for the previous financial support that has been provided to the club.

Yours Sincerely,

Ben Shaw Gretna Cricket Club Secretary



CENTRAL HIGHLANDS COUNCIL COMMUNTY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form.

1. APPLICATION & ORGANISATION DETAILS						
Name of Project: Junior Uniform						
Amount of Grant Requested:	\$2,500.00					
Estimated Total Project Cost:	\$11,654.50					
Applicant Organisation:	Gretna Cricket Club					
Contact Person's Name:	Wade Gleeson – Junior Development Officer					
Contact Details Address:	3457 Lyell Highway, Gretna					
Phone: (Business hours)						
Mobile:						
Fax:						
Email: wadegleesc	on@live.com.au					
Signature						
Name Position in Organisation Date						
What is the overall aim/purpos	se of the applying organisation?					
To enable families support with club	discounted uniforms for new members to our					
What is the membership of the organisation? President Peter Rainbird Secretary Ben Shaw Treasurer Glenn Blackwell						

Public Officer/s

2. ELIGIBILITY (see Community Grant Program Guidelines)

Is the organisation:

□ Representative of the interests of the Central Highlands Community

□ Incorporated

Not for Profit

Unincorporated

□ A Hall Committee

OR

□ An individual community member

Have you previously received funding from the Central Highlands Council? (*Please attached additional pages if required*)

If yes; Name of Project: New Mower

Date Grant received: 2018

Amount of Grant: Approx \$9,000

3. PROJECT DETAILS

Project Start Date: October 2022

Project Completion Date: March 2023

Project Objectives:

The help support families and encourage fitness and better health for the younger generation of the municipality

4. COMMUNITY SUPPORT

What level of community support is there for this project?

With an outstanding attendance at the first come and try day, this provided the club with enough interest to pursue the introduction of the junior teams at the club

Does the project involve the community in the delivery of the project?

With the introduction of 3 new junior teams. The cricket training / games will be facilitated by our volunteered senior players and parents

How will the project benefit the community or provide a community resource?

As I stated previously in the application, any support for families is appreciated with the costs of any sport or activities that children are involved with comes with parents traveling and with fuel costs at the moments small contributions can have big outcomes.

5. COUNCIL SUPPORT

Are you requesting other Council support? E.g. parks, halls, telephones, fax, photocopying, computers, office accommodation, cleaning facilities, street closure.

If yes, please give details.

No

Are you requesting participation by Councillors or Council Staff? If yes, please give details.

No

If your application is successful, how do you plan to acknowledge Council's contribution?

Through newsletters and facebook

6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

Do you anticipate the organisation will apply for funding in future years?

Yes

How will you monitor/evaluate the success of this project?

The appreciation from families will be certainly beneficial to the community

7. PROJECT BUDGET

Note: Amount from Council must not exceed half the project cost

Please provide a breakdown of the project expenditure and income:						
Expenditure	Amount \$ Income		Amount \$			
Capital		Guarantee				
Refurbishment		Government Grants				
Equipment		Trust/Foundations				
Premises		Donations from				
		Business				
Vehicles		Special Funding				
Other:	9154.50	Gifts in Kind				
Other:		Other:				
Subtotal		Other				
		Subtotal				
Revenue Salaries (including		Anticipated Government Grants				
super)		Government Grants				
Short-term contract fees		Central Highlands Grant	2,500			
Running costs		Trust/Foundations				
Production of information PR materials		Donations from Businesses				
Training staff/volunteers		Special Fundraising				
Travel		Gifts in kind (details)				
Rent		Cash Reserves				
Reference materials		Other:				
Other:						
Subtotal		Subtotal				
TOTAL	9154.50	TOTAL	2,500			



Invoice Date 15 Sep 2022

> Invoice Number INV-3379

Reference INV NO

ABN 97 606 018 759 Icon Sports Tasmania Pty Ltd 9/18 Kennedy Drive, CAMBRIDGE TAS 7170 AUSTRALIA 0458 646 490

Description Quantity Unit Price GST Amount AUD Senior playing shirt S.S 42.00 36.00 10% 1,512.00 Senior playing shirt L.S 38.00 41.00 10% 1,558.00 Junior playing shirt S.S 55.00 36.00 10% 1,980.00 25.00 41.00 Junior playing shirt L.S 10% 1,025.00 Playing pants 68.00 40.00 10% 2,720.00 Wide brim hat 20.00 30.00 10% 600.00 60.00 20.00 10% Playing cap 1,200.00 Subtotal 10,595.00 TOTAL GST 10% 1,059.50 TOTAL AUD 11,654.50

Due Date: 11 Nov 2022 DIRECT TRANSFER Icon Sports Tasmania Pty Ltd BSB: 087 007 Account Number: 246258079

TAX INVOICE

Gretna Cricket Club

Payment Terms 50% upfront to avoid any possible delays with the start of production. Remaining 50% due prior to/on collection.