

AGENDA ATTACHMENTS

18 JUNE 2024

ORDINARY COUNCIL MEETING

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Central Highlands Council

MINUTES – ORDINARY COUNCIL MEETING – 21 MAY 2024

Minutes of the Ordinary Meeting of Central Highlands Council held in the Council Chamber, **Hamilton** on **Tuesday 21st May 2024**, commencing at **9.00am**.

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1. OPENING

2. AUDIO RECORDING DISCLAIMER

As per Regulation 33 (2) (a) of the Local Government (Meeting Procedures) Regulations 2015, audio recordings of meetings will be made available to Councillors, staff and members of the wider community including Government Agencies at no charge and will be made available on Council's website as soon as practicable after each Council Meeting. Unlike Parliament, Council meetings are not subject to parliamentary privilege, and both Council and the individual may be liable for comments that may be regarded as offensive, derogatory and/or defamatory.

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 in accordance with Council's Policy 2017-50.

The Mayor also advises, that members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

3. ACKNOWLEDGEMENT OF COUNTRY

4. PRESENT

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Archer (attended at 9.10a.m.); Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam and Cr Y Miller

5. IN ATTENDANCE

Mr Adam Wilson (Deputy General Manager), Graham Rogers (Development & Environmental Services Manager) and Mrs Katrina Brazendale (Minute Secretary).

6. APOLOGIES

Mrs Kim Hossack (General Manager)

7. LEAVE OF ABSENCE

Nil

8. PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairperson 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.

The following reclaration were recorded:

Deputy Mayor J Allwright - Item 23.2 Development Application (Da2024/18) Boat Ramp & Jetty At Land Described As 475 Rockmount Road, Ellendale (182981/0) Submitted By PDA Surveyors And Owned By Strata Corporation 182981 "Paradise"

9. PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

PART 2 – Conflict of Interest that are not Pecuniary.

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
- (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

10. 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.

RECOMMENDATION: 01/05.2024/C

Moved: Cr J Honner

Seconded: Cr J Hall

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

Item Number	Matter	Outcome
1	<i>Confirmation of the Minutes - Closed Session of the Ordinary Meeting of Council held on 16 April 2024.</i>	<i>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.</i>
3.1	<i>Purchase of Land Ellendale for ILU</i>	<i>Regulation 15 (2)(F) of the Local Government (Meeting Procedures) Regulations 2015 – Proposals for the council to acquire land or an interest in land or for the disposal of land.</i>
3.2	<i>Update to the Acting Director of Local Government</i>	<i>Regulation 15 (2)(G) - Information of a personal and confidential nature or information provided to the Council on the condition it is kept confidential.</i>
3.3	<i>General Manager's Performance Review – Appointment of review consultant</i>	<i>Regulation 15 (2)(G) - Information of a personal and confidential nature or information provided to the Council on the condition it is kept confidential.</i>

3.4	<i>Notice of Motion Deputy Mayor J Allwright</i>	<i>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.</i>
5	<i>Supplementary Agenda Items</i>	<i>Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.</i>
6	<i>Consideration of Matters for Disclosure to the Public.</i>	<i>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.</i>

MEETING CLOSED to the public at **9.09 am**.

11. MOTION OUT OF CLOSED SESSION

RECOMMENDATION 07/05.2024/CC

Moved: Cr J Honner

Seconded: Cr J Hall

THAT the Council:

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

Item Number	Matter	Outcome
1	<i>Confirmation of the Minutes - Closed Session of the Ordinary Meeting of Council held on 16 April 2024.</i>	THAT <i>the Minutes of the Closed Session of the Ordinary Meeting of Council held on 16 April 2024 be confirmed.</i>
3.1	<i>Purchase of Land Ellendale for ILU</i>	THAT <i>Council approve an additional \$80,000 in the 23/24 Capital Budget to purchase the Land at Ellendale.</i>
3.2	<i>Update to the Acting Director of Local Government</i>	THAT <i>the Mayor on the Council's behalf update the Acting Director of Local Government.</i>
3.3	<i>General Manager's Performance Review – Appointment of Review Consultant</i>	THAT <i>the Council approved the appointment of LG Services Group to conduct the performance review.</i>
3.4	<i>Notice of Motion Deputy Mayor J Allwright</i>	THAT <i>Council move the closed session motion that: "The</i>

		<i>Mayor and General Manager hold weekly meeting with the Deputy Mayor or his proxy in attendance" into open session.</i>
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CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

12. RE-OPEN MEETING TO THE PUBLIC

The meeting re-opened to the public at **10.00 a.m.** The Mayor again advises, to the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

Members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

*There were three members (3) of the public in the gallery
Steve Loring (Miena), Ian Edwards (Ellendale) and Damien Bester (New Norfolk News)*

13. DEPUTATIONS

Nil

14. PUBLIC QUESTION TIME

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, the Council conducts a Public Question Time Forum to enable members of the public to ask question on Council related matters.

A period of 15 minutes, if required, will be set aside at the beginning of each Ordinary Council Meeting to conduct Public Question Time. If a response to a question cannot be provided at the meeting a written response will be provided as soon as practicable.

A member of the public may give written notice to the General Manager, 7 days before a meeting of a question to be put to the Meeting.

The Chairman may invite any member of the public present at a meeting to ask questions, without notice, relating to activities of the Council, subject to the provisions of Clause 2 below.

1. Once Question Time commences the Chairman will determine the order in which questions are heard.
2. Questions may relate to any business of the Council capable of being discussed in the open portion of the meeting, and which is not listed as an item for consideration on the Agenda for the Council Meeting.
3. Members of the public proposing a question are required to be present at the Council Meeting at which their question is to be read. Where a person submits a question for Public Question Time but fails to attend the meeting, the question will be treated as general correspondence and a written response will be provided at the earliest opportunity.
4. A person asking a question, when called upon by the Chairman is requested to:
 - Stand,

- State their name and address,
 - Read out their question.
5. The Chairman retains the right to accept or decline questions and to determine if the question is to be answered at the meeting by the appropriate Councillor or employee or written down and taken on notice. The decision to take the question on notice may also be taken by the Councillor or employee to whom the question is directed. Questions taken on notice will be answered at a later meeting.
 6. The Chairman may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, insulting, improper or relates to any matter which would normally be discussed in the closed portion of the meeting as defined in the *Local Government (Meeting Procedures) Regulations 2015*.
 7. Public Question Time forum will be limited to a maximum of 15 minutes in duration and will be declared closed following the expiration of the allocated time period, or where all valid questions have been dealt with, whichever is the sooner.
 8. Each question is to be asked by the proponent who will be allowed a maximum of three minutes in which to put the question.
 9. The Chairman will **not allow** any discussion or debate on either the question or the response.
 10. Where a person proposes more than one question at any one forum, and there are a number of persons wishing to lodge questions, the Chairman may take the questions in such order so as to hear as many members of the public as practical during the time allocated.
 11. The minutes of the Council Meeting will contain a summary of each question asked by members of the public and the response given.
 12. Public Statements (as opposed to questions) **will not** be accepted for the reason that statements could be considered a form of participation.

Pertaining to any Planning Authority agenda item within this agenda, Council will do so in accordance with Council's Policy 2017-49.

Both the Public Question Time Procedure above and Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

The following question was raised by members of the public:-

Steve Loring – Question

Accidents on the single lane bridge across the Shannon River near the dam at Miena. Steve is requesting that Council write to the appropriate bodies raising concerns from the ratepayers.

It was resolved that Council write a letter to the State Minister and Local Federal Member

Graham Rogers (Development & Environmental Services Manager) attended the meeting at 10.12 a.m.

15. NOTICE OF MOTIONS

Under Regulation 16 of the *Local Government (Meeting Procedures) Regulations 2015* relating to Motions on Notice. It states the following:

- (5) *A Councillor may give to the general manager, at least 7 days before a meeting, give written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting. general manager of a question in respect of which the councillor seeks an answer at that meeting.*

15.1 NOTICE OF MOTION – CR D MEACHEAM

NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:

May 21, 2024

Councillor Name:

David Meacheam

Proposed Motion:

- 1) That Council consider the request given below by Miena resident, Liz Lang.
- 2) That Council consider holding some of its future ordinary meetings in some of the CHC's 'remote' communities.

Background Details:

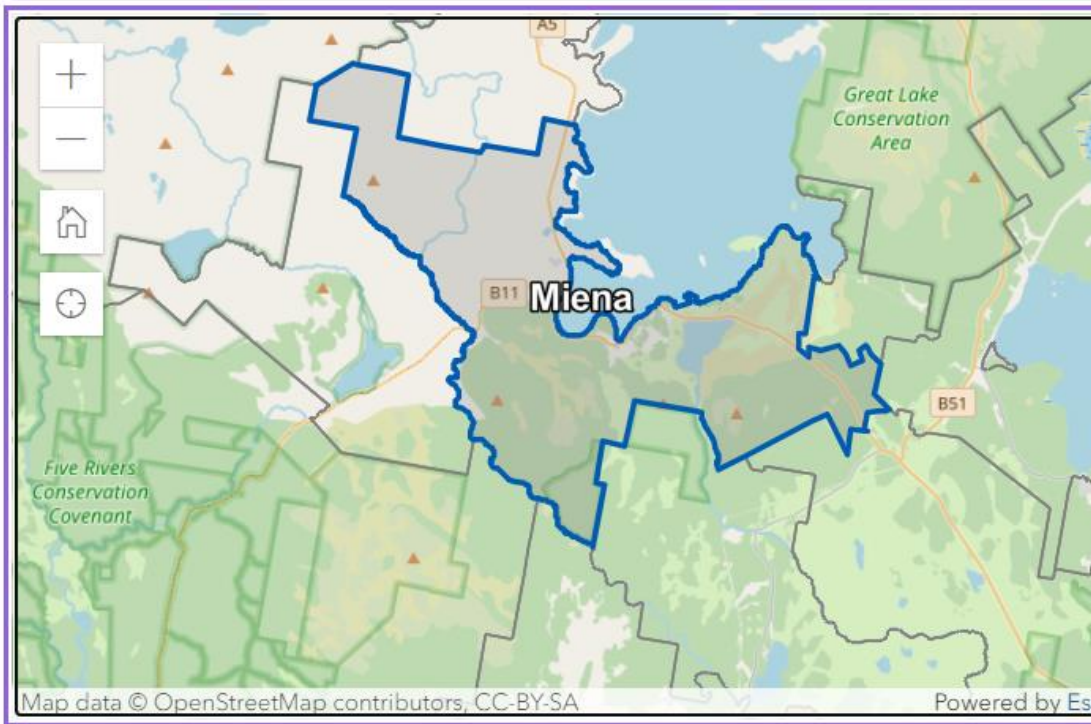
Re 1), Liz was amongst a number of Miena residents who attended the Town Structure Planning session in Bothwell this year. In the lead up to that meeting, there was extensive discontent expressed in the Central Plateau communities that the planning process would only take place in the lowland towns, - Bothwell, Hamilton and Ouse.

Miena has a five year growth rate of 45%, Derwent Bridge 75%, Bronte Park 75%, Ellendale 18.2%, Hamilton 14%, Ouse 7.6%, and Bothwell 2.8%. Planning surely needs to come with population growth, not after.

If we accept the Tasmanian Grants Commission proposal to consider population estimates to be based on the 'service community', rather than the resident community, then **Miena must be considered as having a population of 650, vs Bothwell's 539**. That estimate of Bothwell's service population is based on the broader Bothwell area, not just the township, as shown here:



The Miena service population figure relates only to the following, taking in Barren Plains Road, but not Little Pine, Liawenee, Tods Corner or the Western Great Lake communities



Other 2016 Census products available for this area:

Re 2), at the national government level, Cabinet occasionally chooses to meet in state capitals or regional centres. Doing so goes beyond showing symbolically a concern for issues in those communities. It also enables locals to better know who is representing them and how government operates. Council could consider emulating the National government practice, meeting perhaps in the Great Lake Community Centre, Miena, Ellendale Hall and Wayatinah. In the instance of Miena, we could schedule a meeting for January, February or March next year, and follow the meeting of Council with a town structure consultation. Councillors would then be available to stay, for the consultation.

Liz Lang’s request is given below:

Signature:	<i>David Meacheam</i>
Date:	3/5/24

Residential
address:

109 Thiessen Cres.
Miera 7030.

P.O. Box 112,
Longford 7301.

23-03-2024.

ATTN: Central Highlands Mayor, Lon Triffitt.
All Councillors.

Dear all:

As a concerned citizen and resident of Miera, I would exhort you to definitely hold further "Townships Structure Planning Project" meetings in other parts of The Central Highlands.

I attended the Bothwell session (12/03/24), which was interesting. However, the situation as regards communities such as Miera differ considerably.

A 'Round Two' series of meetings would reassure many of us that our voices are able to be heard, and that we feel part of our area's future development proposals and strategies.

A meeting, to be held during January, February, or March 2025 in Miera would be greatly appreciated. This specific time enables more shack owners to attend. The session also requires advertising many months in advance to ensure word is spread that it is to occur. "The Highland Digest" is the best means to contact people.

Could this request be tabled, via meeting agenda items, for the immediate future.

Thanking you in anticipation, and confident that the many rate payers in this part of The Central Highlands will see a meeting held in Miera -

Yours sincerely,
Elizabeth Lang.

RECOMMENDATION: 02/05.2024/C**Moved:** Cr D Meacheam**Seconded:** Cr Y Miller

1. That Council consider the request given below by Miena resident, Liz Lang.
2. That Council consider holding some of its future ordinary meetings in some of the CHC's 'remote' communities.

CARRIED 8/1**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.


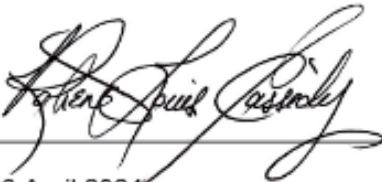
Against the Motion

Cr R Cassidy

15.2 NOTICE OF MOTION – CR R CASSIDY

NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	21 May 2024
Councillor Name:	Robert Cassidy
Proposed Motion:	Request Mayor and General Manager contact Department of State Growth to install a sign to suggest to Heavy Vehicle/Prime Mover drivers to "Avoid Using Engine Brake in Residential Area" on all approaches to Gretna, Hamilton, Ouse, Miena and Bothwell.
Background Details:	<p>Generally, heavy vehicles fitted with a good muffler system cause minimal noise when the Engine Brake is used. Engine Brakes are an integral part of a truck's braking system.</p> <p>The issue of traffic noise is of some concern particularly to residents living on or in the vicinity of a Highland Lakes Road/Patrick Street. Heavy vehicles are a major contributor to intermittent peak noise events, particularly at night, when residents are trying to watch television, listen to music or sleep and ambient noise levels are low.</p> <p>The drivers are using the Engine Brakes from a long way off, from the Pub With No Beer new bypass even when the trucks are empty, as I have observed and heard. They can be heard across town.</p> 
Signature:	
Date:	26 April 2024

Cr R Cassidy has put a request forward that the Mayor and General Manager contact the Department of State Growth to have signs installed to suggest to heavy vehicle drivers to "Avoid Using Engine Brake In Residential Area". Please see attached Notice Of Motion.

Councilor Cassidy suggests these signs be installed at both approaches on the Highlands Lake Road and Lyell Highway coming into Bothwell, Gretna, Hamilton, Ouse and Miena.

After inspection it has been sighted that Hamilton already has signs installed in place at both approaches.

As all towns are situated on State owned roads Council will have no control on the decision if signs are justified or not.

RECOMMENDATION: 03/05.2024/C**Moved:** Cr R Cassidy**Seconded:** Cr J Hall

THAT the Mayor and General Manager contact the Department of State Growth to have signs installed to suggest to heavy vehicle drivers to “Avoid Using Engine Brake In Residential Area”.

CARRIED**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

16. COMMITMENTS**16.1 MAYORAL COMMITMENTS****11 April 2024 to 16 May 2024**

15 April 2024	Onsite Meeting Ellendale with Deputy General Manager
16 April 2024	Ordinary Council Meeting (Bothwell)
17 April 2024	Telemeeting with LGAT
19 April 2024	Telemeeting with LGAT
23 April 2024	Budget Workshop (Bothwell)
25 April 2024	Anzac Services (Gretna & Bothwell)
29 April 2024	Meeting General Manager and Deputy Mayor
30 April 2024	Budget Workshop (Bothwell)
8 May 2024	Meeting – Director Local Government
14 May 2024	Planning Committee & Workshop (Bothwell)

- Business of Council **x 22**
- Ratepayer and community members – communications **x 4**
- Elected Members - communications **x 9**
- Council Management communications **x 2**

FOR INFORMATION**16.2 COUNCILLOR COMMITMENTS*****Deputy Mayor J Allwright***

16 April 2024	Ordinary Council Meeting (Bothwell)
19 April 2024	Meeting with Local Government Office (Bothwell)
23 April 2024	Budget Workshop (Bothwell)
25 April 2024	Anzac Services (Fentonbury & Hamilton)
30 April 2024	Budget Workshop (Bothwell)
6 May 2024	Audit Panel Meeting (Hamilton)
14 May 2024	Planning Committee & Workshop (Bothwell)

Cr A Archer

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 25 April 2024 Anzac Services (Bothwell)
 30 April 2024 Budget Workshop (Bothwell)
 14 May 2024 Planning Committee & Workshop (Bothwell)

Cr A Bailey

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 23 April 2024 Budget Workshop (Bothwell)
 25 April 2024 Anzac Services (Fentonbury & Hamilton)
 30 April 2024 Budget Workshop (Bothwell)
 6 May 2024 Audit Panel Meeting (Hamilton)
 14 May 2024 Planning Committee & Workshop (Bothwell)

Cr R Cassidy

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 23 April 2024 Budget Workshop (Bothwell)
 30 April 2024 Budget Workshop (Bothwell)
 14 May 2024 Planning Committee & Workshop (Bothwell)

Cr J Hall

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 23 April 2024 Budget Workshop (Bothwell)
 25 April 2024 Anzac Services (Arthurs Lake & Bothwell)
 30 April 2024 Budget Workshop (Bothwell)
 14 May 2024 Planning Committee & Workshop (Bothwell)

Cr J Honner

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 23 April 2024 Budget Workshop (Bothwell)
 25 April 2024 Anzac Services (Arthurs Lake & Bothwell)
 30 April 2024 Budget Workshop (Bothwell)
 14 May 2024 Planning Committee & Workshop (Bothwell)

Cr D Meacheam

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 23 April 2024 Budget Workshop (Bothwell)
 30 April 2024 Budget Workshop (Bothwell)
 14 May 2024 Planning Committee & Workshop (Bothwell)

Beta testing of module five, parts A, B, C, of the Councillor training and development program, Office of Local Government Policy and Intergovernmental Relations Division.

Written input to the Audit meeting of May 6

Cr Y Miller

16 April 2024 Ordinary Council Meeting (Bothwell)
 19 April 2024 Meeting with Local Government Office (Bothwell)
 23 April 2024 Budget Workshop (Bothwell)
 25 April 2024 Anzac Service (Gretna & Hamilton)
 30 April 2024 Budget Workshop (Bothwell)
 14 May 2024 Planning Committee & Workshop (Bothwell)

16.3 GENERAL MANAGER'S COMMITMENTS

Date	With Whom	Subject / Comment
3 May 2024 – 29 May 2024		On Leave

FOR INFORMATION

16.4 ACTING AND DEPUTY GENERAL MANAGER COMMITMENTS

Date	With Whom	Subject / Comment
18 April 2024	Management Members	Staff Budget & Finance Discussions at Hamilton
19 April 2024	A/g Executive Director, Council and Deputy General Manager	Meeting between A/g Executive Director and Councillors
22 April 2024	State Government and Council Officers	Meeting with Tasmanian Audit Office
22 April 2024	Electrona Pty Ltd and Deputy General Manager	Discussion of EV Charging and Energy Solution Grant Funding Application
23 April 2024	Council and Management Members	Budget Workshop
30 April 2024	Council and Management Members	Budget Workshop
6 May 2024	Councillors, Audit Panel Chair, State Government and Council Officers	Audit Panel Meeting
16 May 2024	SWN Officers and Management Members	SWN visit to Central Highlands Council (discuss Accountant position)
21 May 2024	Council and Management Members	Council Meeting

FOR INFORMATION

17. NOTIFICATION OF COUNCIL WORKSHOPS HELD

A Council Workshop was held on **23 April 2024, 30 April 2024, and 14 May 2024**. The following items were discussed –

- 2024-25 Budget Deliberations
- Australian Renewable Energy Alliance
- General Managers Performance Review with Simmons Wolfhagen

18. FUTURE WORKSHOPS

The proposed next Council Workshop will be held on the following date/s –

- 28 May 2024
- 11 June 2024

19. MAYORAL ANNOUNCEMENTS

Council received a sponsorship appreciation plaque from the Bothwell Cricket club

20. MINUTES

20.1 CONFIRMATION OF DRAFT ORDINARY COUNCIL MEETING MINUTES – 16 APRIL 2024

RECOMMENDATION: 04/05.2024/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 19 March 2024 be confirmed.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

20.2 RECEIVAL OF DRAFT AUDIT PANEL MEETING MINUTES – 6 MAY 2024

RECOMMENDATION: 05/05.2024/C

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT the Draft Minutes of the Audit Panel Meeting of Council held on Monday 6 May 2024 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

20.3 RECEIVAL OF DRAFT OF PLANNING COMMITTEE MEETING MINUTES – 14 MAY 2024

RECOMMENDATION: 06/05.2024/C

Moved: Cr R Cassidy

Seconded: Cr J Hall

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 14 May 2024 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Jason Branch (Works and Services Manager) attended the meeting at 10.46 a.m.

21. BUSINESS ARISING – APRIL 2024 COUNCIL MEETING

Business Arising - actions undertaken.

15.1	NOTICE OF MOTION – DEPUTY MAYOR J ALLWRIGHT	Actioned
26.2	BOTHWELL ROAD RACE	Actioned
27.2	LICENCE AGREEMENT WITH TASMANIAN WATER AND SEWERAGE CORPORATION PTY LTD (TASWATER)	Actioned
27.3	INQUIRY INTO LOCAL GOVERNMENT SUSTAINABILITY	Actioned
27.4	COMMUNITY DONATIONS APPLICATION – COOPER SMYTHE	Actioned
27.5	COMMUNITY DONATIONS APPLICATION – HUDSON STOTT	Actioned

FOR INFORMATION

22. DERWENT CATCHMENT PROJECT



Derwent Catchment Project Monthly Report for Central Highlands Council

April 17th – May 15th 2024

General business

The DCP successfully obtained the FRRR – Strengthening Rural Communities application for funds to install conference IT capabilities and an internet upgrade at the Hamilton Resource Centre. The DCP will begin installing this and ensure it is ready for use by all.

The financial year is ending, so the DCP team has been reviewing all our projects and their progress. We are pleased to say that there has been great progress. As part of our commitments to all stakeholders and the council, the DCP will produce reports on major projects and an overall report for the year.

Morgan and Stuart have been in conversation with the Friends of Great Lake to discuss weed management and upskilling the community in their ability to identify and treat weeds around the Miena region. A workshop has been booked for early June.

Karen ran her first of three market stalls this past weekend to help our nursery reach a greater audience. The market days are a great way to sell plants, but more importantly, they create great opportunities to connect with the community and discuss land management.

Eve has been part of a documentary series about the cider gum (the weeping tree) which has also showcased the beauty of the Central Highlands. Eve was part of a panel discussion at the State Cinema in Hobart for a sold-out debut screening of the series. The video episode of featuring the work of the Derwent Catchment Project is available on YouTube <https://youtu.be/bJSUnTQ-JHo>

Central Highlands Weeds Program

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



Roadside treatment on Denniston Road

The ground team have been working through the final eradication zones, focusing on gorse and broom. Mienna is the last zone to receive broom and gorse treatment and will be targeted over the coming month. Inspection of Dee Lagoon showed that the areas receiving weed treatment did not get burnt, and as such, the team have been returning to the site. The weather has impeded spraying days. To help mitigate this, the new focus will be on manual control, including the large Holly patch.

Tarraleah Broom control: Weed Action Fund

The broom infestation at Tarraleah has required extensive work through spraying, manual cuts, and paste. The infestation was incredibly thick in some areas, and the overall footprint made gaining access challenging. There is still plenty of follow-up work to be done, but the primary control is in its final stages.



Tarraleah broom control – WAF program

Stakeholder weed programs in the Central Highlands.



Poatina ragwort control for TasNetworks

TasNetworks

Extra ragwort control was required on new sites near Poatina. Although there were less than 100 plants, it was a very important site to treat as each plant can produce over 70,000 seeds. This site will be added to our monitoring program for TasNetworks.

Agriculture

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

Farming Forecaster extension – funded by NRM South



Willow Warrior working bee 11th of May 2024

DCP attended two workshops run by NRM South on maintaining livestock in dry times. The first at St Peters Pass was attended by about 8 producers. The next day, 30 came to the shearing shed at Wetheron near Bothwell. Livestock consultant Phil Graham offered insights from farming forecaster and nutrition calculator Grazfeed to help with feed budgeting. Georgia McCarthy from Pinion Advisory covered grazing management with help on local context from Peter Ball. Sam Bye promoted the containment feeding project and helped with some insights in an extended discussion at the Wetheron containment facility.

Derwent Pasture Network - funded by the Derwent Catchment Project

Recent work on the pasture network has included some site maintenance and pasture condition observations at our fertiliser test strips. One higher fertility site dominated by perennial grasses does have some biomass grown since January in response to summer storms, albeit only 700kg DM/ha at last measure. Our low fertility site has been largely dormant. The plots are currently being harvested and cleaned up in preparation for the break of season.

Containment Project – funded by NRM South (Farming Forecaster) and the Tas Farm Innovation Hub

Sam Bye and Sarah White have been able to use new capacity and networks from the containment project to deliver advice directly to growers on containment fencing and nutrition. This has enabled informed drought strategy decisions for the four growers they worked with in April. This will be used as a platform to reach more people who have expressed an interest in the service by the end of June.

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.

Tyenna River Recovery – Willow Warriors – supported by IFS, SFM, DV council and Tassal



Willow Warrior working bee 11th of May 2024

The Derwent Catchment Project has developed and implemented a restoration project for the Tyenna River within Maydena with support from Inland Fisheries and SFM/Leanah Estates. Extensive work has been completed on a 2-kilometre section of the Tyenna River in the upper reaches, focusing on removing woody debris from the river. On Saturday, May 11th, the Willow Warriors had a working bee to plant 200 trees to help kick-start the riparian vegetation zone. This planting was the first of many, continuing over the next two years.

Nursery update

The nursery expansion is nearing completion of stage 1, with the shed and potting bay construction now complete. Recent sales to Glamorgan Spring Bay Council (GSBC) have shown how much demand there is for native tube stock, with the GSBC purchasing an initial 1000 tube stock. The GSBC has expressed interest in forming an ongoing supply relationship with the DCP and wishes to purchase all future native plants through the nursery at Hamilton. Ongoing restoration work has required large volumes of tube stock from the nursery, with 800 plants going out the door and into the Derwent catchment landscape. Demand is steadily increasing since the DCP has guaranteed a supply of native tube stock to the public and other potential buyers. The DCP had a nursery stall at the recent New Norfolk market, with high public engagement, interest, and sales.



New potting shed at the Hamilton Nursery

Grant applications

FRRR – Strengthening Rural Communities - \$10 k – Successful

This application is seeking funds to install conference IT capabilities and an internet upgrade at the Hamilton Resource Centre.

Disaster Ready Fund – Australian Government through DPAC Tasmania - \$1.97 million - pending

This project will build on significant stormwater upgrades in Bothwell and two bridge infrastructure projects on the Clyde River being undertaken by Council to reduce flood risk. The project will remove 20 km of willows in 2 phases: 1) targeted control through the townships of Hamilton and Bothwell and 2) drill and fill and/removal of willows at 5 pinch points along the Clyde River on farming land. Willow control will be followed by strategic revegetation efforts to improve riverbank stability. Individual flood plans will be developed in consultation with key landholders to improve community preparedness.

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

Yours Sincerely,

The Derwent Catchment Team

Key Contacts:

Josie Kelman (Co Executive Officer) 0427 044 700

Eve Lazarus (Co Executive Officer) 0429 170 048

Morgan McPherson (Works Manager) 0418 667 426

Stuart Rose (Restoration Manager) 0401 098 080

Karen Phillips (Nursery Manager) 0400 039 303

RECOMMENDATION: 07/05.2024/C

Moved: Cr D Meacheam

Seconded: Cr Y Miller

THAT the Derwent Catchment Project Report for March 2024 be received and a thank you letter be sent to Josie and the crew from Council.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

23. COUNCIL ACTING AS A PLANNING AUTHORITY

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 be noted.

In accordance with Regulation 25, the Council will act as a Planning Authority in respect to those matters appearing under Item 23 on this agenda, inclusive of any supplementary items.

RECOMMENDATION: 08/05.2024/C**Moved:** Cr J Honner**Seconded:** Cr R Cassidy**THAT** Council now act as a Planning Authority.**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

23.1 DEVELOPMENT APPLICATION (DA2023/68) FOR DEMOLITION, CONSTRUCTION OF A NEW DWELLING, OUTBUILDING, VISITOR ACCOMMODATION (4 CABINS) AND ASSOCIATED INFRASTRUCTURE AT 14246 LYELL HIGHWAY, BRONTE PARK (CT 241772/1), OWNED BY J BUTT & R PARKER

AUTHOR

Senior Planning Officer (Louisa Brown)

APPROVED BY

Manger of Development & Environmental Services (Graham Rogers)

ATTACHMENTS

- Development Application Documents
- Representation 1
- Representation 2
- Representation 3

DISCRETIONS

- 20.3.1 P1, P2, P3 & P4
- C7.6.1 P1.1, P3
- C7.6.2 P1.1 & P1.2

PROPOSAL

An application has been made to Council by the property owners J Butt & R Parker to demolish the existing dwelling, construct a new dwelling, outbuilding and 4 cabins to be used as Visitor Accommodation on the property 14246 Lyell Highway (CT 241772/1). The application also includes internal roads as infrastructure.

The documents provided with the Development Application include the following:

- Completed Development Application Form
- Certificate of Title documents
- Site Plans and Elevations
- Response to Discretionary Use of Rural Zone
- Flora & Fauna Report Prepared by RMCG, Launceston
- Bushfire Hazard Report prepared by ES & D
- Geo-Environmental Assessment prepared by GES

This report will assess the proposal against the relevant provisions of the Act and the Planning Scheme. It is recommended that Council grant a planning permit for the development application subject to conditions.

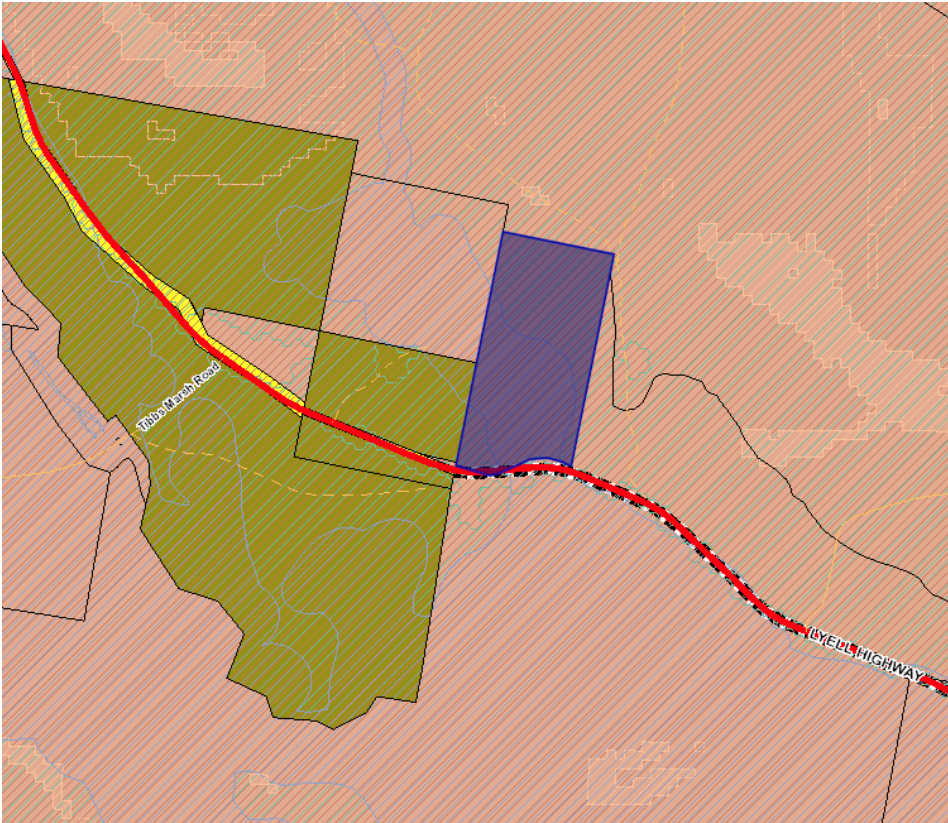
THE SITE

The property has an area of 19.91ha and is located from the Lyell Highway, 7km west of the junction of the Lyell Highway with Fourteen Mile Road and 10km east of 'The Wall' Derwent Bridge.

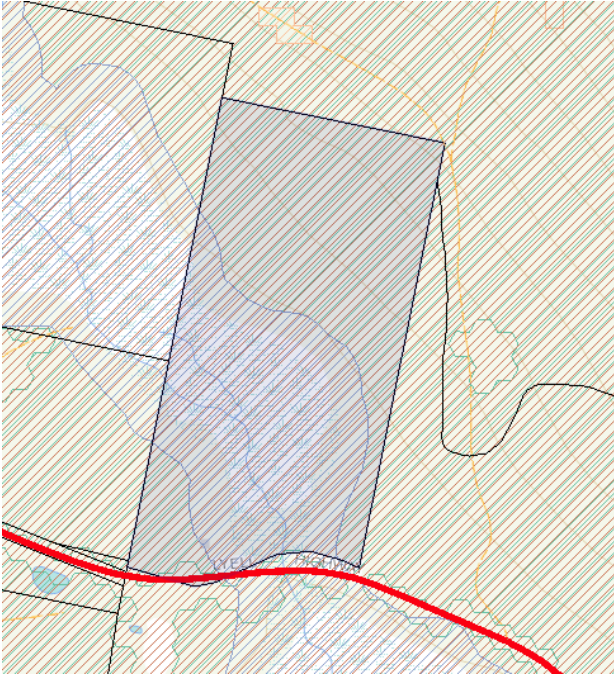
An existing dwelling is located 50m parallel to the Highway in the bottom north west corner of the property, it is proposed to be removed. An existing vehicular access to this structure is also present, however this will be removed or blocked and a new access provided.

Areas of Private Timber Production land form the northern and eastern property boundaries and land identified as Future Potential Production Forest form the Southern property boundary. Adjacent to the western boundary is a property zoned Landscape Conservation in the Tasmanian Planning Scheme and a second title under the property address, which is zoned Rural.

Maps 1, 2 and 3 below indicate the location, zoning and code overlays of the property and immediate area.



Map 1_ The subject land area and surrounds shown in pink is zoned Rural, surrounding properties are in the Landscape Conservation Zone (green) (source: thelist. 05/05/24)



Map 2_ The subject land area shaded blue with the Bushfire Prone Area Code Overlay (black lines), Natural Assets Code, Waterway and Coastal Protection Area (light blue lines) Natural Assets Code, Priority Vegetation (green lines) (source:thelist. 05/05/24)



Map 3_ The subject land area aerial photograph (source: thelist. 05/05/24)

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Tasmanian Planning Scheme (The Planning Scheme), as 'residential' and 'Visitor Accommodation' as below:

Residential use of land for self-contained or shared accommodation. Examples include a single dwelling.

Visitor Accommodation use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include holiday cabin.

(Extract: Tasmanian Planning Scheme – Central Highlands May 2024)

Use/Development Status under the Planning Scheme

- Under the Tasmanian Planning Scheme – Central Highlands, a Development Application for Residential development and Visitor Accommodation in the Rural Zone is permitted with Qualifications. These qualifications cannot be met, therefore the application is Discretionary.
- As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Council has the discretion to grant a permit or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from 19th March until 8th April, the notification period was extended beyond the 14 days to allow for the Easter Public Holidays. During which time three (3) representations were received and are summarised in the table below. Please refer to enclosure to view the full copies of representations received.

Public Notice Period 19th March to 8th April	
Representation 1	Council Planning Officer Comment
<p>Opposes the development due to several non-compliances with the Tasmanian Planning Scheme and inconsistency with the Southern Tasmania Regional Land Use Strategy (STRLUS).</p> <ol style="list-style-type: none"> 1. Visitor accommodation is incompatible with the zone purpose and does not meet the Performance Criteria for a Discretionary use in the zone. A lack of information has been provided by the applicant to address the Performance Criteria, therefore a Planning permit should be refused. 2. The location of the Visitor Accommodation fails to; <ol style="list-style-type: none"> a) Minimise adverse impacts on surrounding uses as required in the zone; b) Avoid or minimise adverse impacts on natural assets within the waterway & coastal protection area; and c) Minimise adverse impacts on priority vegetation within a Priority vegetation area. 3. The location of the visitor accommodation away from the existing settlement is inconsistent with STRLUS policy T1.3, SRD1 and Table 3. 4. The Flora & Fauna Report, including its Planning Scheme Assessment contains errors of fact and lacks objectivity in its findings. 5. As there are no permit conditions that could make the proposed development compliant with the Planning Provisions and STRLUS policies, it is contended that the Planning Authority should refuse to grant a permit. 	<p><i>The Southern Tasmania Regional Land Use Strategy documents are intended to guide land use, development, and infrastructure investment decision across the region. The STRLUS guides growth and informs the Tasmanian Planning Scheme – Central Highlands and the Local Provisional Strategy (LPS) for Central Highlands. The Dwelling and Visitor Accommodation is not assessed against the STRLUS, but the Planning Scheme and the LPS.</i></p> <p><i>As a discretionary development application, the decision to grant or refuse a Planning Permit will be determined by Council. This decision will be based upon the assessment of the information provided by the applicant to Council by Council's Planning Officer. Council has determined that there is adequate information to assess the proposal against the Planning Scheme.</i></p> <p><i>Assessment against the objectives and Standards of the applicable Zone and Codes of the Scheme is provided below in this report.</i></p> <p><i>The applicant has provided a Flora and Fauna Report prepared by a suitably qualified person, as required by the Scheme. The information contained within the report is adequate and informs the assessment of the proposal against the Scheme in the remainder of this report.</i></p> <p><i>Within the representation, reference is also made to the Bushfire Hazard Management Plan, however as the dwelling and Visitor Accommodation is not a Vulnerable Use or Hazardous Use as defined in the Code, Bushfire Risk is not assessed at the Planning Stage.</i></p>

	<i>The representation also discusses the hazard of the existing vehicular access. As a State Growth Road, the Department of State Growth have been referred the Development Application and placed Conditions on the blocking of the existing access and the creation of a new access, these are contained with the recommended Conditions of the Planning Permit.</i>
Representation 2	Council Planning Officer Comment
<p>Because of the zoning of our land, we have signed a Covenant Agreement with the state government as a part of the Private Land Conservation Programme.</p> <ol style="list-style-type: none"> Perhaps the land owner would consider a formal covenant placed on their property to enhance their application and complement the natural beauty of the area. There are many animals, some listed on the NRE threatened species act found in the locality. I am concerned of the effect of the development on these species in terms of habitat range and feeding areas. The application lacks detail in terms of reference to 'low impact'. In such a sensitive environment I would expect no impact. Some works have already been undertaken. The area floods, this is problematic for residential activity. 	<p><i>14246 Lyell Highway does not contain any Covenants on the land. The adoption of Covenants would be for the property owner to consider, outside of the Planning Process.</i></p> <p><i>The comment regarding existing fauna and loss of habitat is noted. These concerns are addressed in the zone assessment and Code assessment in this report to Council.</i></p> <p><i>The wording in the Zone Assessment of the Tasmanian Planning Scheme is 'low impact', therefore Council can only respond to the wording in the scheme.</i></p> <p><i>Council takes note of the comment that some works have already been undertaken.</i></p> <p><i>The property contains areas which are within the Waterway & Coastal Protection Area, however they are not identified as Flood Zone. The Waterway & Coastal Protection Area assessment is provided below.</i></p>
Representation 3	Council Planning Officer Comment
<p>The property is adjacent to a Permeant Timber Production Zone Land (PTPZL) and will be subject to noise and heavy vehicle movements outside of business hours.</p> <p>It should also be noted that as Timber Production land, once harvested, the visual amenity of the area will change.</p>	<p><i>Comment noted.</i></p>

ASSESSMENT – TASMANIAN PLANNING SCHEME – CENTRAL HIGHLANDS

Rural Zone

The subject site is in the Rural Zone of the Tasmanian Planning Scheme – Central Highlands.

The use of the proposal residential and visitor accommodation are both discretionary uses in this zone. Accordingly, the proposal must satisfy the requirements of the following relevant use and development standards of this zone:

20.3 Use Standards		
20.3.1 Discretionary Uses		
That the location, scale and intensity of a use listed as Discretionary:		
(a) is required for operational reasons;		
(b) does not unreasonably confine or restrain the operation of uses on adjoining properties;		
(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and		
(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:</p> <p>(a) the gross floor area does not increase by more than 30% from that existing at the effective date; and</p> <p>(b) the development area does not increase by more than 30% from that existing at the effective date.</p>	<p>P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:</p> <p>(a) the nature, scale and intensity of the use;</p> <p>(b) the importance or significance of the proposed use for the local community;</p> <p>(c) whether the use supports an existing agricultural use;</p> <p>(d) whether the use requires close proximity to infrastructure or natural resources; and</p> <p>(e) whether the use requires separation from other uses to minimise impacts.</p>	<p><i>Visitor accommodation is discretionary, as the permitted qualification could not be met. The proposal must be assessed against Performance Criteria P1. Residential use is excluded from P1.</i></p> <p><i>There is no existing agriculture use on the property and the applicant states that due to existing vegetation and topography the property is unsuitable agricultural use.</i></p> <p><i>The proposed Visitor Accommodation is for 4 cabins of 110m² and 80m² and will include an access track and car parking. The property area is 19.91ha, the development of a section of the property for Visitor Accommodation use is considered to be small in scale and relative intensity.</i></p> <p><i>The visitor accommodation may bring additional employment opportunities to the local community and visitors to the wider community, therefore supporting local business.</i></p> <p><i>The use does not require to be close to infrastructure or natural resources, however it is noted that the surrounding natural resources are of benefit to the proposed use.</i></p> <p><i>As the land to the north and the east of the property is productive timber plantations, the location of the visitor accommodation away from these uses is beneficial. The remainder of the property then</i></p>

		<p><i>acts as a separation between the two uses.</i></p> <p><i>The application meets the Performance Criteria.</i></p>
<p>A2 No Acceptable Solution</p>	<p>P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.</p>	<p><i>Both residential and visitor accommodation uses are listed as discretionary, as the permitted qualification could not be met. The proposal must be assessed against Performance Criteria P2.</i></p> <p><i>The use on adjoining properties is productive timber, of which the dwelling is located several hundred of meters away. AN advice note will be added to the conditions of the permit which states that the surrounding land maybe subject to noise.</i></p> <p><i>Land zoned Landscape Conservation is located adjoining the property to the western boundary. There are no existing uses on this property which will be effected. All proposed development will be contained within the property 14246 Lyell Highway.</i></p> <p><i>The application meets the Performance Criteria.</i></p>
<p>A3 No Acceptable Solution</p>	<p>P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.</p>	<p><i>Both residential and visitor accommodation uses are listed as discretionary, as the permitted qualification could not be met. The proposal must be assessed against Performance Criteria P3</i></p> <p><i>The property is not used for agricultural purposes.</i></p> <p><i>No adjoining properties contain Agricultural land.</i></p> <p><i>The application meets the Performance Criteria.</i></p>
<p>A4 No Acceptable Solution.</p>	<p>P4 A use listed as Discretionary, excluding Residential, must be</p>	<p><i>Visitor accommodation is discretionary, as the permitted qualification could not be met.</i></p>

	<p>appropriate for a rural location, having regard to:</p> <p>(a) the nature, scale and intensity of the proposed use;</p> <p>(b) whether the use will compromise or distort the activity centre hierarchy;</p> <p>(c) whether the use could reasonably be located on land zoned for that purpose;</p> <p>(d) the capacity of the local road network to accommodate the traffic generated by the use; and</p> <p>(e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.</p>	<p><i>The proposal must be assessed against Performance Criteria P4.</i></p> <p><i>The proposed visitor accommodation is appropriate for the property as it is a small scale development on a larger property.</i></p> <p><i>There is no "hierarchy of activity centres, therefore the proposal will not compromise the function of surrounding settlements.</i></p> <p><i>The visitor accommodation could not be located on land zoned for that purpose because the predominant zoning of land within the area is Rural.</i></p> <p><i>Traffic generated by the proposal is relatively low and is therefore likely to be accommodated on the Lyell Highway.</i></p> <p><i>The use does not require a rural location to minimise impacts from the use.</i></p> <p><i>The application meets the Performance Criteria.</i></p>
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20.4 Development Standards for Buildings and Works		
20.4.1 Building height		
To provide for a building height that:		
(a) is necessary for the operation of the use; and		
(b) minimises adverse impacts on adjoining properties.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.	<p><i>The height of the proposed development, dwelling, outbuilding and cabins are under 12m.</i></p> <p><i>The proposal complies with the Acceptable Solution A1.</i></p>

20.4.2 Setbacks		
That the siting of buildings minimises potential conflict with use on adjoining sites.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<p>P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.</p>	<p><i>The development of dwelling, outbuilding and cabins meets the minimum setback of 5m to all boundaries.</i></p> <p><i>The proposal complies with the Acceptable Solution A1.</i></p>
<p>A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.</p>	<p><i>The proposal does include a sensitive use, a dwelling, however the surrounding zones are not Agriculture.</i></p> <p><i>The proposal complies with the Acceptable Solution A1.</i></p>

20.4.3 Access for New Dwellings		
That new dwellings have appropriate vehicular access to a road maintained by a road authority.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<p>P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site;</p>	<p><i>The proposal complies with the Acceptable Solution A1.</i></p>

	<p>(f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.</p>	
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Parking and Sustainable Transport Code

The Code applies to all use and development. The proposal must satisfy the requirements of the following relevant development standards:

<p>C2.5 Use Standards C2.5.1 Car parking numbers That an appropriate level of car parking spaces are provided to meet the needs of the use.</p>		
Acceptable solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2 The number of car parking spaces for dwellings must meet</p>	<p><i>The number of car parking spaces required for the dwelling is two (2) which are easily accommodated on the property adjacent to the dwelling or outbuilding.</i></p> <p><i>The number of car parking spaces required for visitor accommodation is One (1) space per accommodation unit. The proposal allows for two spaces per unit.</i></p> <p><i>The proposal meets the acceptable solution A1.</i></p>

<p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	
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C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas		
That parking areas are constructed to an appropriate standard.		
Acceptable solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>	<p><i>The access driveways throughout the proposed development will be conditioned to be constructed from an all weather pavement and drained to a stormwater system as required by a Plumbing Permit issued by the authority.</i></p> <p><i>The proposal meets the Performance Criteria P1.</i></p>

C2.6.2 Design and layout of parking areas		
That parking areas are designed and laid out to provide convenient, safe and efficient parking.		
Acceptable solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p>	<p><i>Car parking areas are relatively level and will meet the Australian Standard AS 2890.</i></p> <p><i>All vehicles will be able to exit the property in a forward direction.</i></p> <p><i>The width of the access roads meets the standards of the Code and the Bushfire Prone Code.</i></p> <p><i>Car parking space dimensions meet the requirements, as indicated in the application plans.</i></p>

<p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35]</p>	<p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>The combined access and manoeuvring width adjacent to parking spaces meets the requirements of the scheme.</i></p> <p><i>The proposal meets the Acceptable Solution A1.</i></p>
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<p>C2.6.3 Number of accesses for vehicles</p>		
<p>That:</p>		
<p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p>		
<p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses;</p>		
<p>(c) the number of accesses minimise impacts on the streetscape.</p>		
<p>Acceptable solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>	<p><i>The acceptable solution A1 is met as no more than the one access point is proposed. The old access will be blocked and a new access provided to standard.</i></p>
<p>A2 Within the Central Business Zone or in a pedestrian priority</p>	<p>P2</p>	<p><i>Not applicable, the zone is Rural.</i></p>

street no new access is provided unless an existing access is removed.	Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.	
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Road and Railway Assets Code

The Code applies to all use and development. The proposal must satisfy the requirements of the following relevant development standards:

C3.5 Use Standards		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction		
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.		
Acceptable solutions	Performance Criteria	OFFICER COMMENT
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.</p> <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p>A1.5</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.</p>	<p><i>The proposed visitor accommodation and new dwelling will require a new access from Lyell Highway. The Department of State Growth as provided Conditions for the upgrading of the existing vehicular access, including increasing the width to 5.5m to allow for two vehicles to pass each other and 6m seal. The existing access will be decommissioned.</i></p> <p><i>The proposal meets the Acceptable Solution A1.</i></p>

Vehicular traffic must be able to enter and leave a major road in a forward direction.		
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Natural Assets Code

This Code applies as areas of Waterway & Coastal Protection Area and Priority Vegetation Overlay are located throughout the property.

The purpose of the Natural Assets Code is:

- To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- To protect vulnerable coastal areas to enable 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.
- To minimise impacts on identified priority vegetation.
- To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The Tasmanian Planning Scheme – Central Highlands defines the Waterway and Coastal Protection Area as land:

- shown on an overlay map in the relevant Local Provisions Schedule as within a waterway and coastal protection area; or
- within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table C7.3 below, but does not include a piped watercourse or piped drainage line. If an inconsistency for the width exists between Table C7.3 and the area shown on the overlay map, the greater distance prevails, excluding the width measured from the high water mark of tidal waters where the distance shown on the overlay map in the relevant Local Provisions Schedule prevails. The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule, is definitive regardless of the actual area of the catchment

The Tasmanian Planning Scheme – Central Highlands defines the Priority Vegetation Area as land shown on an overlay map in the relevant Local Provisions Schedule, as within a Priority Vegetation Area.

Both the Waterway & Coastal Protection Area and Priority Vegetation Area are shown on the overlay map of the Local Provisions Schedule.

The proposal must satisfy the requirements of the following relevant development standards:

C7.6 Development Standards for Buildings and Works		
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area		
That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.		
Acceptable solutions	Performance Criteria	OFFICER COMMENT
A1 Buildings and works within a waterway and coastal protection area must: <ol style="list-style-type: none"> be within a building area on a sealed plan approved under this planning scheme; in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or 	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: <ol style="list-style-type: none"> impacts caused by erosion, siltation, sedimentation and runoff; 	<i>The proposal must be assessed against the Performance Criteria P1.</i> <i>The documents provided in the application state that it is unlikely that proposal will result in adverse impacts caused by erosion, siltation, sedimentation and runoff. However, conditions have been added based on the</i>

<p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date..</p>	<p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</p> <p>(n) the guidelines in the Tasmanian Coastal Works Manual.</p> <p>P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p>	<p><i>recommendations of the Fauna & Flora Report.</i></p> <p><i>Impacts on riparian or littoral vegetation will be limited to the width of the access track to the Visitor Accommodation where it crosses the watercourse (5m). This is considered minimal impact as the watercourse is 330m through the title. No littoral vegetation will be impacted.</i></p> <p><i>The proposal includes a vehicular crossing of a shallow tributary, this is not considered to significantly impact the natural flow or drainage. Additional conditions will be contained in the planning permit to ensure that the crossing is engineered and installed to the satisfaction of Council's Manager of Infrastructure & Works.</i></p> <p><i>It is noted that water is not constantly present on the property, however the installation of a vehicle crossing and culvert will not impede fish passage.</i></p> <p><i>No fill of the wetland area is proposed.</i></p> <p><i>The proposed visitor accommodation units are grouped together and located on an area previously disturbed, that of the existing dwelling to be demolished.</i></p> <p><i>The visitor accommodation is contained within a small area of the 19.91ha, on relatively level ground within the property. It is therefore considered that the building design is not required to respond to the size, shape, contours or slope of the land.</i></p> <p><i>A Soil & Water Management Plan will form a part of the conditions of a planning permit.</i></p> <p><i>The proposal meets the performance criteria. P1.1</i></p> <p><i>P1.2 is not applicable.</i></p>
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	<p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; or</p> <p>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</p>	
<p>A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p>P2.1 Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;</p> <p>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</p> <p>(d) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(e) the impacts on native vegetation;</p> <p>(f) minimising cut and fill;</p> <p>(g) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(h) the impacts of sea-level rise on natural coastal processes and coastal habitat;</p>	<p><i>Not applicable.</i></p>

	<p>(i) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</p> <p>(j) the guidelines in the Tasmanian Coastal Works Manual.</p> <p>P2.2 Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p> <p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; and</p> <p>(f) provision of open space or for marine-related educational, research, or recreational facilities.</p>	
<p>A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</p>	<p>P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to minimise impacts on water quality; and</p> <p>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</p>	<p><i>Additional stormwater discharge is proposed to the existing waterbody.</i></p> <p><i>It is considered that impacts will be negligible, however it is recommended that a Stormwater Management Plan and A Soil & Water Management Plan form a part of the conditions of a planning permit.</i></p> <p><i>The proposal meets the performance criteria P3.</i></p> <p>.</p>
<p>A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P4.1 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must</p>	<p><i>The proposal meets the acceptable solution A4, no dredging or reclamation will occur in the watercourse.</i></p>

	<p>minimise adverse impacts on natural coastal processes and natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) the need to avoid land filling of wetlands; (d) impacts on sand movement and wave action; and (e) the potential for increased risk to inundation of adjacent land. <p>P4.2 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <ul style="list-style-type: none"> (a) to continue an existing use or development on adjacent land; or (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: <ul style="list-style-type: none"> (i) the need to access a specific resource in a coastal location; (ii) the need to operate a marine farming shore facility; (iii) the need to access infrastructure available in a coastal location; (iv) the need to service a marine or coastal related activity; (v) provision of essential utility or marine infrastructure; and (vi) provision of open space or for marine-related educational, research, or recreational facilities. 	
<p>A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P5 Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to:</p>	<p><i>Not applicable.</i></p>

	(a) impacts on sand movement and wave action; and (b) the potential for increased risk of inundation to adjacent land.	
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C7.6.2 Clearance within a priority vegetation area		
That clearance of native vegetation within a priority vegetation area:		
(a) does not result in unreasonable loss of priority vegetation;		
(b) is appropriately managed to adequately protect identified priority vegetation;		
and		
(c) minimises and appropriately manages impacts from construction and development activities.		
Acceptable solutions	Performance Criteria	OFFICER COMMENT
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of	<i>The new dwelling, outbuilding and sections of the access road will be cleared, meeting P1.1 (b).</i> <i>The area of native vegetation on the property to be cleared for visitor accommodation is not for an existing use.</i> <i>A Bushfire Hazard Report has been provided and has informed the Fauna & Flora Report for the proposal.</i> <i>The supporting Flora & Fauna Assessment Report states that the clearance of the existing native vegetation on the property for the Visitor Accommodation is limited, 8.5% of the total area of priority vegetation will be cleared. The report also states that it is likely that the priority vegetation species will persist within the hazard management area.</i> <i>Clearance of native vegetation will be limited to the area surrounding the visitor accommodation, which is located adjacent to an existing dwelling to be demolished, which includes areas of already disturbed land. Clearance of large areas of Priority Vegetation has been avoided.</i> <i>The designs enable the car parking and manoeuvring spaces for the visitor accommodation to be contained within the Bushfire Hazard management Area. The Hazard area is also</i>

	<p>limited scale relative to the extent of priority vegetation on the site.</p> <p>P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the buildings and works;</p> <p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>	<p><i>expected to continue support the priority vegetation.</i></p> <p><i>The Flora & Fauna report makes recommendations to minimise the residual impacts on priority vegetation, which have been included in the conditions of the Planning Permit.</i></p> <p><i>In addition, A Soil & Water Management Plan will form a part of the conditions of a planning permit.</i></p> <p><i>Conditions for Weed Management will also be included in the Planning Permit.</i></p> <p><i>The proposal meets the performance criteria.</i></p>
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CONCLUSION

This report has assessed a Development Application to demolish the existing dwelling, construct a new dwelling, outbuilding and four (4) cabins to be used as Visitor Accommodation on the property 14246 Lyell Highway (CT 241772/1).

Three representations were received to Council during the notice period and these have been addressed in this report.

The proposal has been found to comply with all the relevant standards of the Rural Zone and the applicable Codes.

It is recommended that the Development Application be approved and a Permit issued with conditions and advice.

PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 14th May 2024 with the Planning Committee making the following recommendation to Council acting as the Planning Authority.

RECOMMENDATION: 09/05.2024/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT in accordance with the provisions of the Tasmanian Planning Scheme – *Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2023/68) to demolish the existing dwelling, construct a new dwelling, outbuilding, four (4) cabins to be used as Visitor Accommodation and associated infrastructure at the property described as 14246 Lyell Highway (CT 241772/1), owned by J Butt & R Parker and that a permit be issued with the following conditions:

General

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

Amenity

- 3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Manager Development and Environmental Services.
- 4) No vegetation other than that necessary for the construction of the development, associated access and services is to be cleared without the approval of Council.
- 5) The proposed outbuilding is approved as ancillary to the Residential and is to be used for domestic storage only. It is not to be used for commercial, industrial or habitable purposes, unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

Parking and Access

- 6) Detailed design drawings of the culvert over the watercourse prepared by a suitably qualified person (engineer), are to be provided and approved by Council's Manager of Infrastructure and Works before application for permits under the *Building Act 2016* are lodged.
- 7) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed plans.
- 8) At least four (4) car parking spaces must be provided for the use of the visitor accommodation and must be available for car parking at all times. Car parking must be in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 9) 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) Minimum carriageway width of 4 metres;
 - c) Drained to an approved stormwater system; and
 - d) Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.
 or as otherwise required by an approved Bushfire Plan.
- 10) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's Municipal Engineer.

Access to State Road

- 11) The Access to the Lyell Highway is to be a minimum 5.5m wide to permit two vehicles to pass each other.
- 12) The Access is to be sealed a minimum of 6.0m from the edge of the existing seal of the Lyell Highway.
- 13) The existing B2 Centre line (double continuous line) is to be modified to create a break in the line to permit vehicles to legally turn right into the access from the Lyell Highway.

- 14) The existing access where the structure to be demolished is located, must be either removed or blocked to prevent future use.
- 15) Any conditions imposed by the Department of State Growth for works affecting the road reserve shall form part of this permit and must be adhered to.
- 16) Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. Application for Permits can be located at;
https://www.transport.tas.gov.au/road_permits/permits_and_bookings
- 17) Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

Services

- 18) 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

- 19) A Stormwater Management Plan prepared by a suitably qualified person must be prepared and submitted to Councils Municipal Engineer for approval. Once approved the plans shall form part of the permit.
- 20) Prior to the commencement of use and the issuing of a plumbing permit, detailed plans and calculations of the stormwater drainage system, including treatment, retention and outfalls must be prepared by a suitably qualified civil engineer and be submitted to Councils Plumbing Surveyor for approval. Once approved the plans shall form part of the permit.
- 21) Stormwater drainage from the proposed development must be retained on site (or) drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Wastewater

- 22) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

Protection of Water Quality

- 23) A Soil and Water Management Plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
- 24) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls 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 Development and Environmental Services.

Natural Values

- 25) Unless otherwise agreed by the Council's General Manager, the development and works must be carried out in accordance with the recommendations made in the Flora and Fauna Report, prepared by RMCC and dated 27 February 2024.

Weed Management

- 26) Prior to the carrying out of any works approved or required by this approval, the property owner must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the Weed Management Act 1999 through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager of Development & Environmental Services.

Construction Amenity

- 27) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- 28) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 29) 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.
- 30) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

ADVICE NOTES

The following advice applies to this permit:

- 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. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#) or for Low Risk Building Work information go to: [Consumer Guide to Low Risk Building and Plumbing Work](#).
- This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Environmental Protection and Biodiversity Protection Act 1999 (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- The SWMP must show the following:
 - Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;

- (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
- (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
- (g) Temporary erosion and sedimentation controls to be used on the site.
- (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.

G. Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):

- Minimise site disturbance and vegetation removal;
- 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);
- 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;
- 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;
- Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
- Rehabilitation of all disturbed areas as soon as possible.

H. Land on adjacent properties are Timber Production Zone Land (PTPZL) and will be subject to noise and heavy vehicle movements outside of business hours. It should also be noted that as Timber Production land, once harvested, the visual amenity of the area will change.

I. A separate application may be required for Signage.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Deputy Mayor J Allwright declared an interest and left the meeting at 11.00 am.

23.2 DEVELOPMENT APPLICATION (DA2024/18) BOAT RAMP & JETTY AT LAND DESCRIBED AS 475 ROCKMOUNT ROAD, ELLENDALE (182981/0) SUBMITTED BY PDA SURVEYORS AND OWNED BY STRATA CORPORATION 182981 "PARADISE"

AUTHOR

Senior Planning Officer (Louisa Brown)

AUTHORISED BY

Manager Development & Environmental Services (Graham Rogers)

ATTACHMENTS

- Application for Planning Permit Documents
- Title Plan and Folio
- Site Plan & Designs
- Planning Assessment prepared by PDA
- Cultural Heritage Management letter
- Representation 1

DISCRETIONS

- CHI-S1.6.1 Discretionary use P1, P2
- CHI-S1.7.5 Aquatic structures P1
- CHI-S1.7.6 Aboriginal Heritage P1
- CHI-S1.7.7 Protection of Lake Operation P1

PROPOSAL

Council is in receipt of an application for a Planning Permit for a Boat Ramp and Launching Jetty at the property 475 Rockmount Road, Ellendale also known as “Paradise”.

An informal boat ramp area exists on the property, this development application seeks to formalise and upgrade the facility, to include a boat ramp and launching jetty.

The proposal is to be assessed against the development standards of the Tasmanian Planning Scheme – Central Highlands, the Act and Central Highlands Local Provisions Schedule, CHI-S1.0 Meadowbank Lake Specific Area Plan.

This is a discretionary application under the CHI-S1.0 Meadowbank Lake Specific Area Plan.

The Council gave notice of the application for public comment as required by the Act. During the notification period one representation was received. The representation is summarised below and response from Council’s planning Officer included.

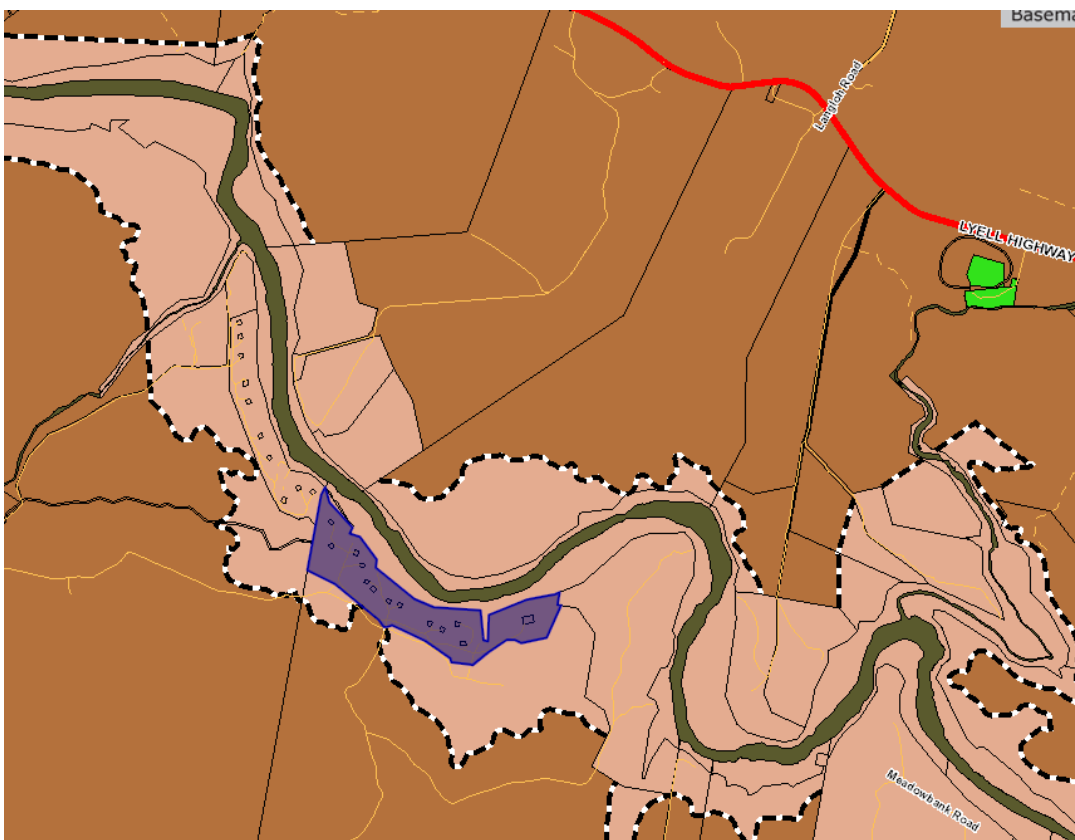
It is recommended that Council grant a planning permit for the development application subject to conditions.

THE SITE

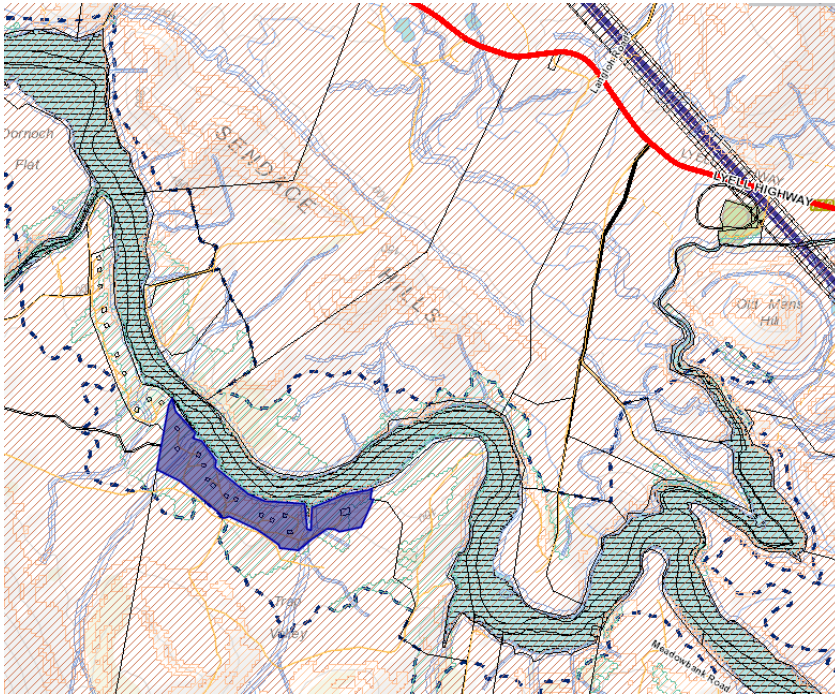
The property is located on the banks of the Meadowbank Lake, some 5km south-west of Hamilton. The scheme is a strata scheme for 13 Visitor Accommodation Units known as “Paradise”.

An existing boat ramp is located to the North West corner of the property. This proposal seeks to formalise the launching area and provide upgraded facilities, such as a launching jetting.

Map 1 and 2 below shows the land zoning, code overlays and location of the property. Map 3 is an aerial image of the property and surrounds. Map 4 identifies the proposed upgrade of facilities.



Map 1_ The subject land in blue. Surrounding land is in the Rural Zone (light brown). The brown colour represents the Agriculture Zone. line. Source: LISTmap (09/05/24)



Map 1_ The subject land in blue. The Black dashed line represents the Lake Meadow Bank Specific Area Plan. Blue lines represent the Waterway & Coastal Protection Area, Green Lines represent Priority Vegetation of the Natural Assets Code. Source: LISTmap (09/05/24)



Map 2_ Aerial image of the subject land and surrounding area. Subject titles marked with blue line. Source The List (09/05/24)



Map 4_Aerial image of the subject land and the location of the Boat Ramp and jetty indicated in red. Source The List (09/05/24)

USE/DEVELOPMENT DEFINITION

The property is within the Rural Zone of the Tasmanian Planning Scheme – Central Highlands and also within the Central Highlands Local Provisions Schedule, CHI-S1.0 Meadowbank Lake Specific Area Plan.

In the area of land to which the SAP applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of the Rural Zone.

Within the Meadowbank Lake Specific Area Plan, Pleasure boat facility is a discretionary use and is defined as *"If for a boat ramp, jetty, pontoon"*.

Source CHI-S1.0 Meadowbank Lake Specific Area Plan

Use/Development Status under the Planning Scheme

As a discretionary development, the application was advertised in accordance with Section 57 of the Act.

Council has the discretion to grant a permit for this proposal with or without conditions, or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from 26th March until 16th April, the notification period was extended beyond the 14 days to allow for the Easter Public Holidays. During this time, one representation was received.

A summary of the representation received and the response from Council's planning Officer is provided below.

Representation Received	Planning Officer Comments
<p>I wish to make the following points regarding the development application:</p> <ol style="list-style-type: none"> 1. That council in reviewing the application is consistent in its requirements and ruling based on similar applications from neighboring Jones River Strata Title development. 2. Aboriginal site inspections have been required in the past, and letters of support from Hydro. I do not see reference to these documents in the application submitted? 3. When similar applications have been put to Council, Council stated that this would be the last time council would approve additional pontoon constructions on the lake. 4. I ask Council to be consistent and align to previous decisions made regarding pontoons on the Lake. 	<p><i>This development application will be assessed under the current Planning Scheme which is in operation that is the Tasmanian Planning Scheme – Central Highlands and the Central Highlands Local Provisions Schedule, CHI-S1.0 Meadowbank Lake Specific Area Plan (SAP).</i></p> <p><i>The SAP has been updated and made clearer, requirements for applications are clear as is the process in which to seek approval.</i></p> <p><i>Council will assess this application based on the requirements and the standards of the Central Highlands Local Provisions Schedule, CHI-S1.0 Meadowbank Lake Specific Area Plan and the Tasmanian Planning Scheme.</i></p> <p><i>This assessment against the relevant standards of the scheme follows in this report.</i></p>

ASSESSMENT – CENTRAL HIGHLANDS LOCAL PROVISIONAL SCHEDULE CHI-S1.0 MEADOWBANK LAKE SPECIFIC AREA PLAN & THE TASMANIAN PLANNING SCHEME –

In the area of land to which this development application applies, the provisions of the Meadowbank Lake SAP are in substitution for, and in addition to the provisions of the Rural Zone.

The purpose of the Meadowbank Lake Specific Area Plan is:

- To recognise and protect the operation of the Meadowbank Lake Hydro-electric Power Station from incompatible use and development.
- To ensure that on-site wastewater management does not contribute to adverse impacts on water quality.
- To recognise Meadowbank Lake as the premier water-skiing facility in the State and to support associated use and development whilst managing other use and development to minimise conflict between activities.

- To encourage the use and development of Meadowbank Lake and the adjoining land for tourism, recreational and visitor accommodation purposes whilst maintaining and enhancing the natural, cultural and landscape values of the area.
- To recognise and protect Aboriginal heritage values.
- To encourage co-ownership and sharing of aquatic structures such as boat ramps, jetties, pontoons and water-based sports infrastructure.
- To protect the lake foreshore landscape, from becoming over-crowded with buildings for Visitor Accommodation.
- To encourage the orderly and strategic development of appropriately scaled and located Visitor Accommodation, particularly camping and caravan parks and overnight camping areas.
- To provide for Resource Development and Resource Processing compatible with recreation and tourism's use of the area.
- To provide for use and development which does not compromise the significant role the lake plays in the Greater Hobart drinking water system.

The Application of this Plan

The specific area plan applies to the area of land designated as Meadowbank Lake Specific Area Plan on the overlay maps.

In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of the Rural Zone.

CHI-S1.6 Use Standards		
CHI-S1.6.1 Discretionary use		
This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary Uses. That uses listed as Discretionary recognise and are compatible with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution	P1 A use listed as Discretionary must be consistent with the natural, cultural and landscape values of Meadowbank Lake and the plan purpose statements, having regard to: (a) the significance of the natural, cultural, and landscape values; (b) the protection, conservation and management of the values; (c) the location, intensity and scale of the use and impacts on existing use and other lake activities; (d) the characteristics and type of use; (e) impact of traffic generation and parking requirements; (f) any emissions and waste produced by the use; (g) the storage and holding of goods, materials and waste; and (h) the proximity of sensitive uses.	<i>Pleasure boat facility is a discretionary use and is defined as "If for a boat ramp, jetty, pontoon".</i> <i>The application seeks to formalise an existing boat ramp and upgrade the facility. The existing ramp has been used for many years and an opportunity improve the facilities has arisen.</i> <i>The scale of the improvements to that which is existing are relatively minimal in terms of the upgrading of the boat ramp. The proposed new launching jetty could increase the use of pleasure boats on the lake. However, this will be a private jetty for the existing Visitor Accommodation use on the property. It is therefore concluded that the intensification of the use is minimal.</i> <i>Sensitive uses include dwellings, of which Meadowbank View Strat</i>

		<p><i>Scheme is some 300m plus from the proposed jetty.</i></p> <p><i>The proposal meets the Performance Criteria P1.</i></p>
<p>A2 No Acceptable Solution</p>	<p>P2 A use listed as Discretionary must not confine or restrain existing agricultural use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; and (d) any off site impacts from adjoining uses.</p>	<p><i>Agricultural activities take place on land surrounding the proposal. Uses include pasture.</i></p> <p><i>As Meadowbank Lake is a very popular area for recreational use of pleasure boats, it is anticipated that the addition of the proposed launching jetty will not intensify the existing use or adversely impact this adjoining agricultural use.</i></p> <p><i>The proposal meets the Performance Criteria P2.</i></p>

CHI-S1.7.5 Aquatic structures

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works and Environmental Management Zone – clause 23.4 Development Standards for Building and Works.

That permanent aquatic structures such as pontoons, boat ramps and jetties on Meadowbank Lake or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 An aquatic structure is: (a) for the replacement of an existing structure; (b) provided by or on behalf of the Crown, council or a State Authority; and (c) the rationalisation of two or more structures on Meadowbank Lake or its foreshore.</p>	<p>P1 Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Meadowbank Lake and only be constructed as necessary and safe having regard to: (a) the advice and operational needs of Hydro Tasmania; (b) rationalising existing aquatic structures as far as practicable; (c) avoiding the proliferation of aquatic structures in the immediate vicinity; (d) the demonstrated need for the aquatic structure; and (e) the plan purpose statements.</p>	<p><i>Within the application documents submitted, an agreement for the lodgement of this Development Application is provided by Hydro. This is an in principle agreement to the upgrade and construction of the boat ramp and jetty.</i></p> <p><i>This application seeks to formalise an existing launching facility and upgrade facilities.</i></p> <p><i>The purpose of the SAP is to encourage the use and development of Meadowbank Lake and the adjoining land for tourism, recreational and visitor accommodation purposes whilst maintaining and enhancing the natural, cultural and landscape values of the area.</i></p> <p><i>The proposal will upgrade an existing facility, rationalising</i></p>

		<p><i>an existing facility for the adjacent strata owners.</i></p> <p><i>The proposal meets the Performance Criteria P1.</i></p>
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<p>CHI-S1.7.6 Aboriginal Heritage This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works That Aboriginal heritage is not inappropriately disturbed.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building and works: (a) must not involve excavation; (b) the application is accompanied by a record of advice and Unanticipated Discovery Plan, issued by Aboriginal Heritage Tasmania; or (c) is in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the Aboriginal Heritage Act 1975.</p>	<p>P1 Building and works must not inappropriately disturb Aboriginal heritage, having regard to any: (a) advice received from Aboriginal Heritage Tasmania; or (b) Aboriginal cultural heritage assessment by a suitably qualified person.</p>	<p><i>The application documents include a letter from Cultural Heritage Management Australia, which contains advice and supports the application.</i></p> <p><i>The proposal meets the Performance Criteria P1.</i></p>

<p>CHI-S1.7.7 Protection of Lake Operation This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works. That the operation of the lake for hydro-electric power generation and as a major source of potable water for greater Hobart is not compromised.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Buildings and works within 20 metres of the full supply level must be accompanied by the written support of Hydro Tasmania, with or without conditions.</p>	<p>P1 Buildings and works within 20m of the full supply level must: (a) not hinder the operation of the lake for hydro-electric generation purposes; and (b) not compromise water quality; having regard to any advice received from Hydro Tasmania and/or relevant authority</p>	<p><i>The proposal meets the Performance Criteria P1, as the proposal seeks to formalise and improve existing facilities.</i></p>

ASSESSMENT – TASMANIAN PLANNING SCHEME – CENTRAL HIGHLANDS

Rural Zone

The subject site is in the Rural Zone of the Tasmanian Planning Scheme – Central Highlands. Accordingly, the proposal must satisfy the requirements of the following relevant use and development standards of this zone:

20.4 Development Standards for Buildings and Works 20.4.1 Building height		
To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.	<i>The height of the proposed development, is under 12m.</i> <i>The proposal complies with the Acceptable Solution A1.</i>

20.4.2 Setbacks That the siting of buildings minimises potential conflict with use on adjoining sites.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.	<i>The development will be on the boundary, therefore the proposal must satisfy the Performance Criteria P1.</i> <i>As stated, the proposal seeks to formalise and improve an existing boating facility. The area is popular for pleasure boating and the proposed facilities are for private use.</i> <i>The proposal complies with P1.</i>
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties;	<i>Not applicable, the proposal is not a building.</i>

	(e) any proposed attenuation measures; and (f) any buffers created by natural or other features.	
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20.4.3 Access for New Dwellings		
That new dwellings have appropriate vehicular access to a road maintained by a road authority.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.	<i>Not applicable, no new dwellings are proposed.</i>

C7.0 Natural Assets Code

The purpose of the Natural Assets Code is:

To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

To protect vulnerable coastal areas to enable 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.

To minimise impacts on identified priority vegetation.

To manage impacts on threatened fauna species by minimising clearance of significant habitat.

This Code applies to development in the Rural Zone, in the Waterway & Coastal Protection Area overlays, therefore the proposal is assessed against the relevant standards of the scheme.

C7.6 Development Standards for Buildings and Works		
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.		
That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings and works within a waterway and coastal protection area must:</p> <p>(a) be within a building area on a sealed plan approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</p> <p>(n) the guidelines in the Tasmanian Coastal Works Manual.</p> <p>P1.2 Buildings and works within the spatial extent of tidal waters</p>	<p><i>The proposal is to upgrade an existing facility and is not more than 20% of the existing area (proposal is 4.8m</i></p> <p><i>The Acceptable Solution A1 is met.</i></p>

	<p>must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities. 	
<p>A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p>P2.1 Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; (h) the impacts of sea-level rise on natural coastal <p>P2.1</p>	<p><i>Not Applicable, the property is not within a coastal refugia area.</i></p>

	<p>Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;</p> <p>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</p> <p>(d) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(e) the impacts on native vegetation;</p> <p>(f) minimising cut and fill;</p> <p>(g) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(h) the impacts of sea-level rise on natural coastal.</p>	
<p>A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</p>	<p>P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to minimise impacts on water quality; and</p> <p>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</p>	<p><i>The proposal includes no new stormwater discharge points.</i></p> <p><i>The proposal meets the Acceptable Solution A3.</i></p>
<p>A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P4.1 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural</p>	<p><i>Not applicable, no dredging is required.</i></p>

	<p>coastal processes and natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) the need to avoid land filling of wetlands; (d) impacts on sand movement and wave action; <p>and</p> <ul style="list-style-type: none"> (e) the potential for increased risk to inundation of adjacent land. <p>P4.2 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <ul style="list-style-type: none"> (a) to continue an existing use or development on adjacent land; or (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: <ul style="list-style-type: none"> (i) the need to access a specific resource in a coastal location; (ii) the need to operate a marine farming shore facility; (iii) the need to access infrastructure available in a coastal location; (iv) the need to service a marine or coastal related activity; (v) provision of essential utility or marine infrastructure; and (vi) provision of open space or for marine related educational, research, or recreational facilities. 	
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<p>C7.6.2 Clearance within a priority vegetation area</p>		
<p>That clearance of native vegetation within a priority vegetation area:</p> <ul style="list-style-type: none"> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; <p>and</p> <ul style="list-style-type: none"> (c) minimises and appropriately manages impacts from construction and development activities. 		
<p>Acceptable solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 Clearance of native vegetation within a priority vegetation area must be within a building area</p>	<p>P1.1 Clearance of native vegetation within a priority vegetation area must be for:</p>	<p><i>Not applicable, no Priority Vegetation is present, the area is clear of vegetation.</i></p>

<p>on a sealed plan approved under this planning scheme.</p>	<p>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</p> <p>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</p> <p>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</p> <p>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</p> <p>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</p> <p>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> <p>P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the buildings and works;</p>	
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	<p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>	
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CONCLUSION

This report has assessed a Development Application to construct a Boat Ramp & Jetty at land described as 475 Rockmount Road, Ellendale.

One representation was received to Council during the notice period and this has been addressed in this report.

The proposal has been found to comply with all the relevant standards of the Act, the Tasmanian Planning Scheme – Central Highlands, and the Central Highland Local Provisional Schedule.

It is recommended that the Development Application be approved and a Permit issued with conditions and advice.

PLANNING COMMITTEE CONSIDERATION

This item was considered at the Planning Committee Meeting held on Tuesday 14th May 2024 with the Planning Committee making the following recommendation to Council acting as the Planning Authority.

RECOMMENDATION: 10/05.2024/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT, in accordance with the provisions of the Tasmanian Planning Scheme – *Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2024/18) Boat Ramp & Jetty at land described as 475 Rockmount Road, Ellendale (182981/0) submitted by PDA Surveyors and owned by Strata Corporation 182981 “Paradise” and that a permit be issued with the following conditions:

General

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

Amenity

- 3) No vegetation other than that necessary for the construction of the development, associated access and services is to be cleared without the approval of Council.

Services

- 4) 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.

Protection of Water Quality

- 5) A Soil and Water Management Plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
- 6) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls 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 Development and Environmental Services.

Weed Management

- 7) Prior to the carrying out of any works approved or required by this approval, the property owner must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the Weed Management Act 1999 through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager of Development & Environmental Services.

Construction Amenity

- 8) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- 9) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 10) 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.
- 11) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

ADVICE NOTES

The following advice applies to this permit:

- A. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted. Including the relevant approvals from Hydro Tasmania.
- 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. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#) or for Low Risk Building Work information go to: [Consumer Guide to Low Risk Building and Plumbing Work](#).

- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- D. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- E. The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Environmental Protection and Biodiversity Protection Act 1999 (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- F. The SWMP must show the following:
- (a) Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.
- G. Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):
- Minimise site disturbance and vegetation removal;
 - 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);
 - 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;
 - 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;
 - Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
 - Rehabilitation of all disturbed areas as soon as possible.
- H. A separate application may be required for Signage.

CARRIED

For the Motion

Mayor L Triffitt, Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Deputy Mayor J Allwright returned to the meeting at 11.03 am.

24. ORDINARY COUNCIL MEETING RESUMED

RECOMMENDATION: 11/05.2024/C

Moved: Cr J Hall

Seconded: Cr J Honner

THAT Council no longer act as a Planning Authority and resume the Ordinary Council Meeting.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

25. DEVELOPMENT & ENVIRONMENTAL SERVICES

25.1 DOG REGISTRATION SCHEDULE OF FEES

Report By

Graham Rogers, Manager DES

Background

In accordance with the Dog Management Policy Council must determine all fees payable under the *Dog Control Act 2000*. The schedule of fees is to be set annually and is to be in line with the financial year, i.e. 1st July to 30th June.

Current Situation

It is being proposed to apply a 5.1% increase (rounded to the nearest dollar) to the fees for 2024/2025 as follows:

	Paid by 31 July		Paid after 31 July	
	Current 2023/24	Proposed 2024/25	Current 2023/24	Proposed 2024/25
Domestic Dog (Desexed)	\$24.00	\$25.00	\$46.00	\$48.00
Domestic Dog (not Desexed)	\$46.00	\$48.00	\$78.00	\$82.00
Pensioner (1 st dog only)	\$13.00	\$14.00	\$24.00	\$25.00
Working Dog (used for the purpose of working farm stock)	\$13.00	\$14.00	\$24.00	\$25.00
Hunting Dog (used to flush game)	\$13.00	\$14.00	\$24.00	\$25.00
Greyhound (TGRA registered)	\$13.00	\$14.00	\$24.00	\$25.00
Registered Breeding Dog (TCA Registered & Dog Owner holding current membership of the TCA)	\$13.00	\$14.00	\$24.00	\$25.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil	Nil	Nil
Declared Dangerous Dog	\$1,085.00	\$1,711.00	\$1,628.00	\$1,711.00

	Current 2023/24	Proposed 2024/25
Kennel Licence Application Fee	\$56.00	\$59.00
Kennel Licence Renewal Fee	\$35.00	\$37.00
Impounding Reclaim Fee (First Offence)	\$24.00	\$25.00
Impounding Reclaim Fee (Subsequent Offences)	\$46.00	\$48.00
Pound Maintenance Fee	\$13.00 per day	\$14.00 per day

Replacement Tag (Metal Lifetime Tag)	\$7.00	\$7.00
Dog Surrender Fee	\$108.00	\$114.00
Formal Notice of Complaint Fee	\$54.00 (Refundable)	\$57.00 (Refundable)

RECOMMENDATION: 12/05.2024/C

Moved: Cr R Cassidy

Seconded: Cr A Bailey

THAT Council adopt the following Dog Registration Schedule of Fees for 2024/2025.

Description	Paid by 31 July 2024	Paid after 31 July 2024
Domestic Dog (Desexed)	\$25.00	\$48.00
Domestic Dog (not Desexed)	\$48.00	\$82.00
Pensioner (1 st dog only)	\$14.00	\$25.00
Working Dog (used for the purpose of working farm stock)	\$14.00	\$25.00
Hunting Dog (used to flush game)	\$14.00	\$25.00
Greyhound (TGRA registered)	\$14.00	\$25.00
Registered Breeding Dog (TCA Registered & Dog Owner)	\$14.00	\$25.00
Special Assistance Dog (Guide Dog / Hearing Dog)	Nil	Nil
Declared Dangerous Dog	\$1,711.00	\$1,711.00
Kennel Licence Application Fee	\$59.00	
Kennel Licence Renewal Fee	\$37.00	
Impounding Reclaim Fee (First Offence)	\$25.00	
Impounding Reclaim Fee (Subsequent Offences)	\$48.00	
Pound Maintenance Fee	\$14.00 per day	
Replacement Tag (Metal Lifetime Tag)	\$7.00	
Dog Surrender Fee	\$114.00	
Formal Notice of Complaint Fee	\$57.00 (Refundable)	

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

25.2 DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) REPORT

Reports By

Graham Rogers, Manager DES

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
2024 / 00013	P J Gallagher	10539 Highland Lakes Road, Doctors Point	Dwelling Addition (Deck)

PERMITTED

DA NO.	APPLICANT	LOCATION	PROPOSAL
2024 / 00022	J L Hampton	10633 Highland Lakes Road, Doctors Point	Visitor Accommodation
2024 / 00024	Kings Outdoor Living	460 Dry Poles Road, Ellendale	Dwelling Addition (Sunroom)

DISCRETIONARY

DA NO.	APPLICANT	LOCATION	PROPOSAL
2024 / 00021	Bison Construction	(Part Of) Lots 7 & 8 Dawson Road, Ouse	Outbuilding (Packing Shed)

ANIMAL CONTROL

Total Number of Dogs Registered in 2022/2023 Financial Year – 968

Total Number of Kennel Licences Issued for 2022/2023 Financial Year – 29

2023/2024 Dog Registration & Kennel Licence Renewals were issued and due by 31 July 2023.

2023/2024 Statistics as of 14 May 2024	
Number of Dogs Impounded during last month	3
Number of Dogs Currently Registered	977
Number of Dogs Pending Re-Registration	11
Number of Kennel Licences	35

Infringement Notices have now been issued for the dogs pending re-registration.

RECOMMENDATION: 13/05.2024/C

Moved: Cr J Hall

Seconded: Cr J Honner

THAT the Development & Environmental Services Report be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

26. WORKS & SERVICES**26.1 WORKS & SERVICES MONTHLY REPORT – APRIL 2024****Report By**

Jason Branch, Works & Services Manager

Background

The following activities were performed during **April 2024** by Works & Services –

Grading & Sheeting	Dawson Road
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Maintenance Grading	Dennistoun Road, Interlaken Road, 14 Mile Road, Some on Victoria Valley Road, Bronte Heights Road, Bronte Estate Road, Bronte Lagoon Road, Bradys Lake Road, Woodward's Road
Potholing / shouldering	Interlaken Road, Dennistoun Road,
Spraying:	Spot spraying Bothwell township
Culverts / Drainage:	Clean culverts Meadsfield and Torhill Roads Repair culvert Meadsfield Road Clean culverts McGuire's Marsh Road Clean culverts Lanes Tier Road Clean culverts Victoria Valley until the Bashan Road Road Clean culverts 14 Mile Road Replace broken culvert Lanes Tier Road Install 2 new culverts McGuire's Marsh Extend 2 x culverts Bashan Road
Occupational Health and safety	<ul style="list-style-type: none"> • Monthly Toolbox Meetings • Day to day JSA and daily prestart check lists completed. • Monthly workplace inspections completed. • Playground inspections
Bridges:	Placement of deck onto Wentworth Creek Bridge 14 Mile Road, Works continue
Refuse / recycling sites:	Cover Hamilton Tip twice weekly
Other:	Repair water break at Hamilton Rec Ground Repair water leak Hamilton Works Depot Install drainage grates at Hamilton Toilet Break Edge Breaks Hollow Tree Road Repair sign Hollow Tree Road Trim vegetation Meadowbank Bridge Thousand Acre Lane Construction works continue Install concealed entrance signs Pelham Replace Bannisters Road sign Place Bushfest sign at Melton Mowbray Set up and clean up memorials for ANZAC Day services Install new table Ouse Park Concrete slab at Ellendale ready for new park seating Replace Road Mirror William Street
Slashing:	Ransleys Road Quinns Road Dawson Road Dillions Road Coopers Road Marriots Road Sections of Ellendale Road Wiggs Road Jones River Road
Municipal Town Maintenance:	<ul style="list-style-type: none"> • Collection of town rubbish twice weekly • Maintenance of parks, cemetery, recreation ground and Caravan Park. • Cleaning of public toilets, gutters, drains and footpaths. • Collection of rubbish twice weekly • Cleaning of toilets and public facilities • General maintenance • Mowing of towns and parks • Town Drainage
Buildings:	Construction of new toilets at Ouse

Plant:	PM687 Western Star truck service and repairs PM720 Dog trailer new tyres PM815 Service and new brake pads to Triton ute PM705 Mack Truck new radiator New cutting edges for grader PM740 Hino truck electric window repairs PM824 Toyota Hilux new battery Nassan x trail service and new tyres PM748 Hino truck 200,000kn service PM717 Dog trailer repairs
Private Works:	
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties
Program for next 4 weeks	Old Mans Head widening, Black Spot Funding Wentworth Creek Bridge widening to continue Continue with Thousand Acre Lane reconstruction

RECOMMENDATION: 14/05.2024/C

Moved: Cr A Bailey

Seconded: Cr J Hall

THAT the Works & Services monthly report for April 2024 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27. ADMINISTRATION SERVICES

Jason Branch (Works and Services Manager) and Graham Rogers (Development & Environmental Services Manager) left the meeting at 11.21 a.m.

27.1 MONTHLY FINANCE REPORT TO 30 APRIL 2024

Report by

Katrina Brazendale, Executive Assistant

Background

The monthly finance report to 30 April 2024 are below for Councillors reference.

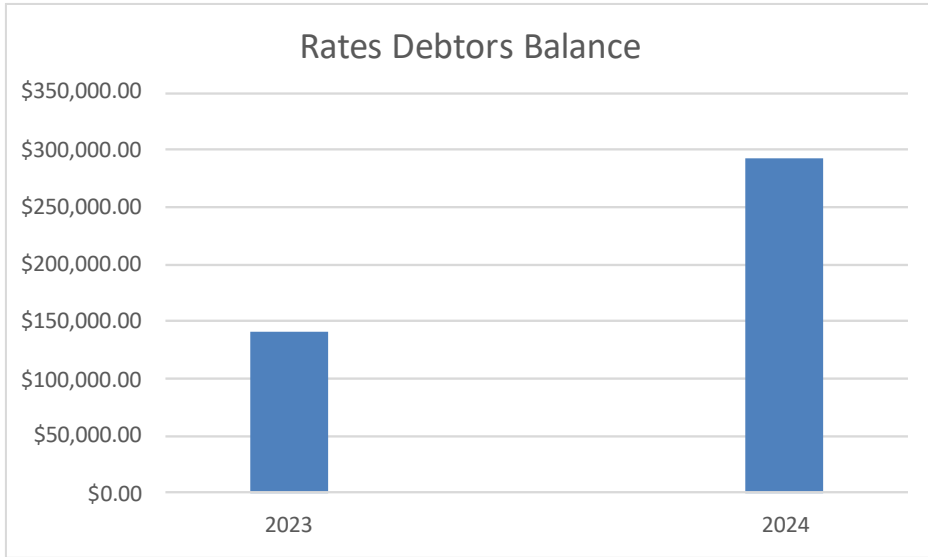
Comprehensive Income Statement

At 30 April 2024

Recurrent Income	Actual to Date	Budget 2023-2024	Variation from YTD Budget %	Comments
Rates Charges	\$4,477,140	\$4,469,863	0%	
User Fees	\$527,720	\$355,450	58%	
Grants - Operating	\$274,432	\$124,860	130%	
Other Revenue	\$659,891	\$453,200	56%	
Grants received in Advance	\$3,031,386	\$2,998,566		FAGs received Jun 2023 for 2023/24
Total Revenues	\$8,970,570	\$8,401,939	17%	
Expenditure				
Employee Benefits	\$2,224,394	\$2,553,663	(3)%	
Materials and Services	\$2,156,690	\$2,012,016	17%	
Other Expenses	\$1,459,840	\$1,715,852	(5)%	
Depreciation and Amortisation	\$1,606,545	\$2,260,000	(19)%	
Total Expenditure	7,447,469	8,541,531	(3)%	
Operating Surplus(Deficit)	1,523,100	(139,593)		

Rates Reconciliation as at 30 April 2024

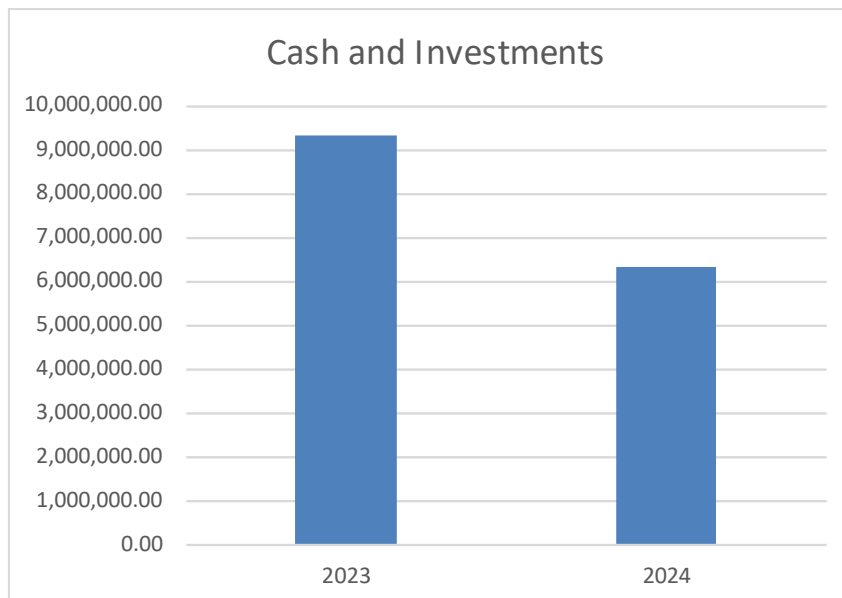
	<u>2023</u>	<u>2024</u>
Rates in Debit 30th June	\$100,036.35	\$135,606.82
Rates in Credit 30th June	-\$139,127.10	-\$171,244.88
Balance 30th June	-\$39,090.75	-\$35,638.06
Rates Raised	\$4,120,043.73	\$4,486,365.49
Penalties Raised	\$34,871.17	\$42,213.36
Supplementaries/Debit Adjustments	\$42,388.20	\$21,061.41
Total Raised	\$4,158,212.35	\$4,549,640.26
Less:		
Receipts to Date	\$3,848,266.77	\$4,082,711.47
Pensioner Rate Remissions	\$110,356.31	\$119,626.72
Remissions/Supplementary Credits	\$58,821.82	\$18,651.14
Balance	\$140,767.45	\$293,012.87



DONATIONS AND GRANTS 2023-24											
Date	Details	Budget	Australia Day, ANZAC Day, Hamilton Show	Childrens Services	Community Grants \ Donations	Event Development and Sponsorship	Further Education Bursaries and School Support	General Items	Church Grants	Tourism	TOTAL
	Community & Economic Development Support	\$4,133									
	Support/Donations	\$2,902									
	Further Education Bursaries	\$1,800									
	Central Highlands School Support	\$2,600									
	Anzac Day	\$6,000									
	Hamilton Show	\$5,000									
	Australia Day	\$2,214									
	Church Grants	\$5,000									
	Suicide Prevention Program	\$2,000									
	Anglers Alliance Sponsorship	\$3,000									
	Royal Flying Doctor Service	\$1,000									
	Youth Activities	\$5,000									
	Australasian Golf Museum contribution to power	\$5,000									
	South Central Region Projects	\$5,000									
	Local Govt Shared Services Project	\$2,000									
	200 Years of Hamilton Celebration	\$40,000									
	Health & Wellbeing Plan Implementation	\$5,000									
	Visitors Centre	\$5,000									
	Grant assistance	\$15,000									
	Design/concept contractors - Grants	\$25,000									
	Healthy Connect Project	\$10,000									
	Highlands Digest Support	\$0									
	Contribution Children's Services Bothwell	\$500									
31/07/2023	Brighton Family Day Care	\$5,000		5,000.00							5,000.00
10/08/2023	Aussie Table Tennis - wheelchair	\$1,291			1,290.91						
17/08/2023	Lions Club of Hobart	\$360						360.00			360.00
7/09/2023	Highlands Digest Support	\$10,800						10,800.00			10,800.00
5/10/2023	Great Lake Volunteer Fire Brigade	\$867			867.00						867.00
27/08/2023	End of year school awards	\$400					400.00				
28/11/2023	Cameras for Gretna Rec Ground	\$2,683			2,683.00						2,683.00
20/12/2023	Rotary Club of Hobart - Magic Show	\$255						254.55			254.55
5/01/2024	Great Lake Tie-In Assn	\$1,000			1,000.00						1,000.00
5/01/2024	Menzies Institute - Cancer Research Donation	\$500						500.00			500.00
8/01/2024	Bothwell Cricket Club - Telstra Wifi	\$160			160.00						160.00
17/01/2024	Smithawards - Australia Day Trophies	\$286	286.36								286.36
24/01/2024	Gretna Volunteer Fire Brigade	\$850			850.00						850.00
6/02/2024	Travis Rust Education Bursary	\$350					350.00				350.00
7/02/2024	Tas Highlands Gathering	\$1,000			1,000.00						1,000.00
26/02/2024	Internet - Gretna Cricket Club	\$320						320.00			
27/02/2024	Highlands Digest	\$89						88.89			
7/03/2024	Bothwell District High School Breakfast Club	\$2,800			2,800.00						
7/03/2024	Gretna Cricket Club Trophie Donation	\$250						250.00			
25/03/2024	Immune Deficiencies Fund	\$382						381.82			
28/03/2024	Midlands Multi-Purpose Health Centre	\$500						500.00			
3/04/2024	The Pancreatic Cancer Foundation	\$1,000						1,000.00			
3/04/2024	Dementia Australia	\$500						500.00			
8/04/2024	Donation towards Autumn Festival	\$1,000								1,000.00	
8/04/2024	Dee Lagoon Fishing Club Clean-up	\$1,000						1,000.00			
24/04/2024	ANZAC Day Flowers	\$827	827.27								
30/04/2024	Bothwell Family Fun Day	\$1,072		1,072.00							
6/05/2024											
YEAR TO DATE EXPENDITURE			1,113.63	6,072.00	10,650.91	0.00	750.00	15,955.26	0.00	1,000.00	35,541.80
BUDGET		\$188,690	13,500.00	10,500.00	10,000.00	41,000.00	4,800.00	84,800.00	5,000.00	8,000.00	177,600.00

BANK ACCOUNT BALANCES AS AT 30 April 2024

No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	BALANCE	
					2023	2024
11100 Cash at Bank and on Hand						
11105	Bank 01 - Commonwealth - General Trading Account				649,175.87	1,613,439.91
11106	Bank 02 - Westpac - Direct Deposit Account				337,288.54	252,678.98
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				987,014.41	1,866,668.89
11200 Investments						
11207	Bank 05	30 Days	4.36%	27/05/2024	-	2,650,021.06
11207	Bank 06	30 Days			2,041,681.64	-
11214	Tascorp	183 Days	4.60%	21/06/2024	79,599.12	82,259.93
11216	Bank 16	60 Days	4.55%	12/06/2024	4,103,273.72	1,744,237.70
11299	TOTAL INVESTMENTS				6,224,554.48	4,476,518.69
TOTAL BANK ACCOUNTS AND CASH ON HAND					9,316,681.43	6,343,187.58



RECOMMENDATION: 15/05.2024/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT the Monthly Finance Report to 30 April 2024 be received.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.2 ANNUAL LEAVE POLICY 2014-28

Report by

Adam Wilson, Deputy General Manager

Background

The Audit Panel at its meeting on the 6 May 2024 agreed to recommend that Council rescind Policy No. 2014-28 Annual Leave Policy as the policy is covered in the Central Highlands Council Enterprise Agreement 2023 under clause 8.1.

RECOMMENDATION: 16/05.2024/C

Moved: Cr D Meacheam

Seconded: Cr Y Miller

THAT Council rescind Policy No. 2014-28 Annual Leave Policy as the policy is covered in the Central Highlands Council Enterprise Agreement 2023 under clause 8.1.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.3 HEALTHY CATERING POLICY 2014-25

Report by

Adam Wilson, Deputy General Manager

Background

The current policy has been in place since June 2020 and it provides a framework to ensure that members of the Central Highlands Council community, staff, volunteers and visitors have the opportunity to access healthy food and drink choices when attending council operated facilities and workplaces and at council sponsored events.

Council officers have reviewed Policy No. 2014 - 25 Healthy Catering Policy and no changes are required as the aims and principles of this policy are still to increase the availability of healthy food and drink choices and to encourage and support the community to make food and drink choices that will impact positively on health.

The Audit Panel at its meeting on the 6 May 2024 agreed to recommend that Council approve Policy No. 2014-25 Healthy Catering Policy.

RECOMMENDATION: 17/05.2024/C

Moved: Cr J Honner

Seconded: Cr A Bailey

THAT Council approve Policy No. 2014-25 Healthy Catering Policy.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.4 RELATED PARTY DISCLOSURES POLICY 2017-46

Report by

Adam Wilson, Deputy General Manager

Background

The previous Related Party Disclosures Policy was approved by Council in March 2021 and the intent of this revised policy is to review any required changes in the legislation.

The policy outlines what is expected of elected members and staff of Council in relation to Australian Accounting Standard AASB 124 Related Party Disclosures (AASB 124). It also provides procedures for Council to collect, store, manage and report on related party relationships, transactions and commitments.

The Audit Panel at its meeting on the 6 May 2024 agreed to recommend that Council approve Policy No. 2017-46 Related Party Disclosures Policy.

RECOMMENDATION: 18/05.2024/C

Moved: Cr A Bailey

Seconded: Cr J Honner

THAT Council approve Policy No. 2017-46 Related Party Disclosures Policy.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.5 ASSET MANAGEMENT POLICY 2018-53

Report by

Adam Wilson, Deputy General Manager

Background

The previous asset management policy was approved by Council in May 2022.

This policy has been produced to set guidelines for implementing consistent asset management processes throughout the Central Highlands Council.

The policy has been developed to ensure provision is made for the long-term replacement of major assets by:

- Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment;
- Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets;
- Creating an environment where all Council employees take an integral part in the overall management of Council assets by creating and sustaining an asset management awareness throughout the organisation by training and development;
- Meeting legislative requirements for asset management;
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.

The Audit Panel at its meeting on the 6 May 2024 agreed to recommend that Council approve Policy No. 2018-53 Asset Management Policy.

RECOMMENDATION: 19/05.2024/C

Moved: Cr Y Miller

Seconded: Cr D Meacheam

THAT Council approve Policy No. 2018-53 Asset Management Policy.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.6 CODE OF CONDUCT FOR MEMBERS OF THE AUDIT PANEL POLICY 2018-55

Report by

Adam Wilson, Deputy General Manager

Background

The previous code of conduct for members of the audit panel policy was approved by Council in May 2022.

This code of conduct sets out the standards of behaviour expected of the Central Highland Council's Audit Panel members (members). The standards support the characteristics of good governance outlined in the Good Governance Guide for Local Government in Tasmania (reference below).

As an independent source of scrutiny in the interests of the community, the Audit Panel provides checks and balances on key Council activities and a means of highlighting issues that require strategic attention.

Councillors who are members of the Audit Panel are in a unique position and having an obligation to maintain an Audit Panel perspective in the interests of the community when they discharge their duties as Audit Panel members, ie they must display independence of mind, separate from their role as a Councillor.

In performing their role on the Central Highlands Council's Audit Panel, and in acting in the best interests of the community, all members of the Central Highlands Council Audit Panel commit to the standards within the policy.

The Audit Panel at its meeting on the 6 May 2024 agreed to recommend that Council approve Policy No. 2018-55 Code of Conduct for Members of the Audit Panel.

RECOMMENDATION: 20/05.2024/C

Moved: Cr D Meacheam

Seconded: Deputy Mayor J Allwright

THAT Council approve Policy No. 2018-55 Code of Conduct for Members of the Audit Panel.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

27.7 CENTRAL HIGHLANDS COUNCIL FINANCIAL AUDIT STRATEGY

Report by

Adam Wilson, Deputy General Manager

Background

The Tasmanian Audit Office provide Council with the Central Highlands Council Financial Audit Strategy for the year ending the 30 June 2024. A draft was presented to and discussed with Central Highlands Council's Audit Panel at a meeting on 6 May 2024.

This Financial Audit Strategy outlines the Tasmanian Audit Office risk-based approach to the audit of the financial report of Central Highlands Council for the year ending 30 June 2024. The Tasmanian Audit Office risk identification and assessment process is iterative and dynamic.

The Tasmanian Audit Office understanding of Council and its environment, the reporting framework, and system of internal control are fundamental to our identification and assessment of the risks of material misstatement in the financial report. This understanding also enables the Tasmanian Audit Office to design and implement audit procedures to respond to the assessed risks of material misstatement.

The audit of the financial report is carried out under section 18 of the Audit Act 2008. The primary objective of the audit is to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, so as to enable us to express an opinion on whether the financial report is prepared, in all material respects, in accordance with the applicable financial reporting framework.

RECOMMENDATION: 21/05.2024/C

Moved: Cr J Honner

Seconded: Cr J Hall

THAT Council endorse the Tasmanian Audit Office Financial Audit Strategy for the year ending the 30 June 2024.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Cr A Bailey declared an interest and left the meeting at 11.27 a.m.

27.8 RATE ASSISTANCE – OUSE COMMUNITY COUNTRY CLUB

Report by

Kat Cullen, Community Development Officer

Purpose

The purpose of this report is to consider a rate assistance request from Ouse Community Country Club for 2023/2024, submitted via the Community Grants process.

Background

Ouse Community Country Club is a volunteer-run organisation. Providing relief for rates will allow the organisation to continue to serve the local community and provide a valuable sporting and social facility in the town.

Council has previously assisted the Club with a 50% reduction in rates in the following financial years: 2011, 2014, 2016, 2018, 2019 and 2023. Ouse Community Country Club is comprised of two properties; one being the Bowls Green and Club house; the other being Golf Course and Sheds. The current rates are as follows:

Property Number 01-0810-03938 – (the Bowls Green & Club House)

General Rate: \$994.76

Garbage Rate: \$592.00

Fire Levy Rate: \$57.87

Total Rates: \$1,644.63

Property Number 01-0805-03937 (Golf Course & Sheds)

General Rate: \$885.81

Garbage Rate: \$192.00

Fire Levy Rate: \$48.00

Total Rates: \$1125.81

The Community Grants budget allocation has sufficient funds available to cover this request.

RECOMMENDATION: 22/05.2024/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT Council grant a remission of the following:

1. \$497.38 being 50% of the general rate on Property No 01-0810-03938; and
2. \$634.91 being 50% general rate and total garbage charge on Property No 01-0805-03937.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Cr A Bailey returned to the meeting at 11.28 a.m.

Cr R Cassidy declared an interest and left the meeting at 11.28 a.m.

27.9 IN KIND SUPPORT – BOTHWELL LIONS CLUB

Report by

Kat Cullen, Community Development Officer

Purpose

The purpose of this report is to consider a request for in-kind support from Bothwell Lions Club Theatre group for photocopying and Bothwell Hall Hire associated with their upcoming inaugural production.

Background

The Bothwell Theatre Group is a newly created community group which comes under the umbrella of the Bothwell Lions Club. The inaugural performance – ‘Can I ignore you later?’ is a comedy written and directed by a local playwright, Linda Boulter.

The group are holding auditions commencing 16 June in the Bothwell Freemasons Lodge. Most of the rehearsals will be held in the Freemason Lodge. The Bothwell Community Hall is also required to be used for 6 occasions between 11-25 August for dress rehearsals, set-up, performance, and clean-up.

The group will charge a small fee for tickets to the performance, with all proceeds to be used as fundraising for Lions Club Theatre Group future activities in the town.

The Bothwell Theatre Group are requesting in-kind support from Council for colour printing. This is for audition promotion, scripts, tickets, schedules, and performance promotion. The total costs of the printing will be approximately \$424 if charged at the rate prescribed in fees and charges schedule.

In accordance with Council's fees and charges, there will be no cost for hire of the Bothwell Hall as this is a fundraising activity for a local not-for-profit group.

This in-kind request would be costed against the Community and Economic Development budget.

RECOMMENDATION: 23/05.2024/C

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT Council approve in-kind request of up to \$424 for printing costs and fee waiver for Bothwell Hall Hire associated with the production of Can I Ignore You later? by the Bothwell Lions Theatre Group and support an agreement be drafted which outlines the support being offered and any conditions or requirements of Council's support.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

Cr R Cassidy returned to the meeting at 11.29 a.m

28. SUPPLEMENTARY AGENDA ITEMS

RECOMMENDATION: 24/05.2024/C

Moved: Cr R Cassidy

Seconded: Cr D Meacheam

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the Local Government (Meeting Procedures) Regulations 2015.

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council by absolute majority may decide to deal with a matter that is not on the agenda if, where the General Manager has reported either:

- a) The reason it was not possible to include the matter on the agenda;
- b) That the matter is urgent; or
- c) That advice of a qualified person has been obtained and taken into account in providing advice to Council under Section 65 of the *Local Government Act 1993*.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

28.1 NOTICE OF MOTION – CR D MEACHEAM

Under Division 2 – Motions, Section 16 (5) of the *Local Government (Meeting Procedures) Regulations 2015*, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:

May 21, 2024

Councillor Name:

David Meacheam

Proposed Motion:

That Council instigate the levying of financial charges in relation to renewable energy operations in the Central Highlands. The Victorian PiLOR system, Payments In Lieu Of Rates, is recommended as the basis of such charges.

Background Details:

The following is notable in relation to this motion:

- 1) In its policy deliberations, LGAT notes that on the mainland the operation of such a system of charges has not dented the economic viability of renewable energy operations.
- 2) That renewable energy operations in the Central Highlands will feed into the national energy market. The implementation of charges in the Central Highlands will not disadvantage operators relative to those operating in Victoria.
- 3) Reliance upon the PiLOR approach will enable ready understanding of the charging mechanisms and the indexation of the charges payable.

- 4) It is suggested that not-for-profit, community managed renewable energy producers will pay concessional charges.

Attachments:

Attachment 1 : Supp Agenda Meacheam notice of motion for RE charges May 2024

Signature:	David Meacheam
Date:	3/5/24

RECOMMENDATION: 25/05.2024/C

Moved: Cr D Meacheam

Seconded: Cr R Cassidy

THAT Council instigate the levying of financial charges in relation to renewable energy operations in the Central Highlands. The Victorian PiLOR system, Payments In Lieu Of Rates, is recommended as the basis of such charges.

CARRIED

For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

CENTRAL HIGHLANDS COUNCIL



NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	May 21, 2024
Councillor Name:	David Meacheam
Proposed Motion:	That Council instigate the levying of financial charges in relation to renewable energy operations in the Central Highlands. The Victorian PiLOR system, Payments In Lieu Of Rates, is recommended as the basis of such charges.
Background Details:	<p>The following is notable in relation to this motion:</p> <ol style="list-style-type: none"> 1) In its policy deliberations, LGAT notes that on the mainland the operation of such a system of charges has not dented the economic viability of renewable energy operations. 2) That renewable energy operations in the Central Highlands will feed into the national energy market. The implementation of charges in the Central Highlands will not disadvantage operators relative to those operating in Victoria. 3) Reliance upon the PiLOR approach will enable ready understanding of the charging mechanisms and the indexation of the charges payable. 4) It is suggested that not-for-profit, community managed renewable energy producers will pay concessional charges.
Signature:	<i>David Meacheam</i>
Date:	3/5/24

CENTRAL HIGHLANDS COUNCIL



Payment in Lieu of Rates

Information for Local Government Authorities and Renewable Energy Generators

What is Payment in Lieu of Rates?

Established under section 94(6A) of the Electricity Industry Act 2000 (Ei ACT), the Payment in Lieu of Rates (PiLoR) framework allows for councils and electricity generators to negotiate annual payments.

A methodology currently exists under section 94(6A) of the Ei ACT for estimating payments and applies to all coal, gas, hydro, and wind generators. In addition, solar has been added as a defined energy source so that councils can use the methodology to estimate payments for all solar generators coming online now and in the future.

The methodology combines a fixed charge with a variable charge based on the capacity of the power station in megawatts. The fixed charge in FY2018-19 is \$54,400 and the variable charge is \$1,225 per megawatt (MW). A 50 MW solar farm, for example, would pay \$115,650 under the methodology.

If a generator operates below 20 per cent average capacity factor in any financial year, it can receive a discount under the methodology. This could apply to some large scale solar generators as solar efficiency is close to this threshold.

If a 50 MW solar farm operated with an average capacity factor of less than 20 per cent, but greater than 10 per cent, then a discount of 25 per cent applies, and the solar farm would therefore pay \$85,738. If it operated at less than 10 per cent, for example because the generator was offline for an extended period, then a discount of 50 per cent applies, and the solar farm would therefore pay \$57,825.

A new methodology for community and commercial solar and wind generators

A new methodology has been introduced specifically for community oriented and smaller commercial solar and wind generators. A threshold of 25 MW has been set for these types of generators, whereby any solar or wind generator greater in size must use the first methodology.

The new methodology includes a new definition for community generators that is intended to be broad enough to encompass the various ways in which a community project is owned and operated for the benefit of the local community.

These projects may be developed in partnership with a commercial entity, but the community owned portion must be at least 20 per cent, and revenues from the electricity generator that are distributed to the local community must be equal to the proportion of ownership.

How the new methodology works

The PiLoR methodology sets a payment rate per megawatt hour (MWh) generated by a power station with a nameplate capacity of up to 25 MW, that is indexed to inflation. The established rates are as follows:

For a commercial solar or wind generator: \$1.12 per MWh generated, or \$7,500, whichever is greater in each year; or

For a community solar or wind generator: \$0.56 per MWh generated, or \$5,000, whichever is greater in each year.

The minimum rate of \$7,500 for a commercial generator up to 25 MW capacity, and \$5,000 for a community owned generator up to 25 MW capacity applies where actual generation is less than expected, for example in a year where a generator is offline. This ensures that councils still receive some revenue that contributes to local services.

Prior to the introduction of the new methodology, a small-scale 10 MW wind generator for example would pay \$68,850 in FY2018-19. Under the new methodology the 10 MW wind generator would pay \$33,358, about half of what it would have previously paid under the previous methodology.

How councils should use the new methodology

To calculate expected payments for a relevant generator, an estimate of generation for the year is required at the beginning of the period, which will be reconciled with actual generation that occurred that year in the calculation for the next period.

Under this approach a rates notice should only need to be issued once for each period, and it will ensure that payments will be balanced from date of commission to decommission of a generator and compensate for any periods of inactivity or lower than expected generation.



Payment in Lieu of Rates

Councils should seek an estimate of generation for the period from the generator. If the generator is unable to provide one, the council can calculate an estimate using the average capacity factor of generator, or the industry average of the energy source (22 per cent for solar and 34 per cent for wind¹).

The formula for calculating an estimate of generation is:

Nameplate capacity (MW) x average capacity factor (per cent) x 8,760 (hours in a year)

The calculated generation is then multiplied by the established rate (depending on the type of ownership) to determine annual payments for the generator.

Example: Community Wind Farm

CWF Renewables has constructed a 10 MW wind farm near Ballarat. The project is 100 per cent owned by the community. The organisation wishes to use the PILoR methodology for rate payments and advises the council accordingly. The project is scheduled for commission half way through the 2018-19 financial year, on 1 January 2019.

As a community owned project, the new methodology for community generators should be used. The community wind farm is not sure of how much electricity it will generate in the first year of operation. Ballarat City Council must therefore calculate the expected amount for the year, and does this using an average capacity factor for a typical windfarm:

10 MW x 34 per cent x 4,380 hours (1 January 2020 – 30 June 2020) = 14,892 MWh.

The council then multiplies the calculated output by the rate for community generators and issues an invoice to the generator for the following amount:

14,892 MWh x \$0.56 = \$8,340.

The above amount is paid by the generator within that financial year.

In the next year, 2019-2020, the council continues to estimate the amount to be paid using the same formula for the full year, but also needs to add or subtract any difference between estimated and actual generation that occurred in the first year of operation.

The actual generation of the wind farm in its first year was 15,700 MWh, slightly higher than the estimated 14,892 MWh. The amount that should have been paid was \$8,792, although the wind farm paid \$8,340 in that period.

The wind farm therefore owes the council \$452 for the previous period, plus the estimated amount for the current period:

**10 MW x 34 per cent x 8,760 hours x \$0.56 = \$26,679;
plus \$452 = \$27,131.**

This approach continues every year of operation thereafter, whereby the council adds or subtracts the difference between estimated and actual generation in the previous year. Note that the rates increase each year according to Melbourne Consumer Price Index and should be applied in each year.

What generators should do

To assist councils, generators should provide an estimate of electricity generation for the financial year where possible, or at least an estimate of the efficiency (average capacity factor) of the power station. Generators are also responsible for ensuring councils are properly applying the methodology every period.

Additional assistance is available by contacting your DELWP regional engagement team:

DELWP Region	Contact name	Contact phone
Berwon South West	Ross Martin	0457 533 902
Gippsland	Jodie Simpson Rob Dimary	0418 397 151 0427 592 006
Grampians	Geoff Miller (Wimmera Southern Mallee) Tim Hudspith (Central Highlands)	0428 599 927 0429 985 056
Hume	Chelsea Cherry	0439 315 410
Loddon Mallee	Erin Baxter Dana Coyetana	0423 125 539 0456 829 668
Port Phillip	Peter Merritt	0418 124 563

This fact sheet and additional information is available at:

<https://www.energy.vic.gov.au/renewable-energy/community-energy>

¹ Estimate based on assumptions outlined in EY 2017, Modelling of the Victorian Renewable Energy Target climate scenario, available at:

https://www.energy.vic.gov.au/%2F_publications%2Fpublications%2F0021%2F03091%2F001-modelling-report-vRET.pdf

The following is extracted from [#https://www.energy.vic.gov.au/renewable-energy/payment-in-lieu-of-rates-for-electricity-generators.#](https://www.energy.vic.gov.au/renewable-energy/payment-in-lieu-of-rates-for-electricity-generators)

Payment in lieu of rates for electricity generators

A methodology that allows councils and electricity generators to negotiate payments in lieu of rates.

CENTRAL HIGHLANDS COUNCIL

Established under section 94 of the Electricity Industry Act 2000, the payment in lieu of rates (PiLoR) framework allows electricity generators to negotiate payments made to local councils.

It includes a methodology under section 94(6A) to assist in calculating these payments. For most generators, the methodology includes both a fixed and variable component, the latter based on the nameplate capacity of the power station.

For community and smaller commercial solar and wind generators up to 25 MW capacity, the methodology sets a variable charge only based on electricity generation sent to the grid (subject to a minimum amount payable). This aims to encourage more community projects and lower access costs for smaller renewable generators, while ensuring councils receive enough revenue to help fund local services.

The methodology indexes the PiLoR charges each financial year. Further information is available below:

Indexed amounts for payment in lieu of rates charges

Electricity generators

CSV 159 BYTES

PiLoR charge component	19-20	20-21	21-22	22-23	23-24
Fixed charge	\$54400	\$56312	\$56790	\$59372	\$63435
Variable charge (per MW)	\$1235	\$1268	\$1279	\$1337	\$1428

Solar and wind generators with a nameplate capacity of up to 25 Megawatts (MW)

CENTRAL HIGHLANDS COUNCIL

Row 1 relates to commercial generators
minimum amount payable \$7,500

Row 2 relates to community minimum amount
payable \$5,000

Payment per megawatt hour (MWh) generated

CSV 138 BYTES

Generator type	19-20	20-21	21-22	22-23	23-24
Commercial < 7.5k	\$1.13	\$1.16	\$1.17	\$1.22	\$1.31
Commercial < 5k	0.56	0.56	0.58	0.61	0.65

Payment in lieu of rates - for electricity generators fact sheet [PDF577.2 KB](#)

Payment in lieu of rates - Government Gazette GG2024G009 [PDF241.7 KB](#)

Page last updated: 17/04/24

29. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at 11.45 a.m.



Central Highlands Council

MINUTES AUDIT PANEL MEETING – 12 JUNE 2024

Minutes of the Central Highlands Council Audit Panel Meeting was held at the Hamilton Council Chambers, Hamilton on Monday 5 February 2024 commencing 10.00am.

1.0 OPENING

2.0 PRESENT

Ian McMichael (Chair), Deputy Mayor J Allwright and Cr D Meacheam.

In Attendance: Adam Wilson, Deputy General Manager and Katrina Brazendale, (Executive Assistant)

Via Teams: Nil

3.0 APOLOGIES

Kim Hossack, General Manager, Cr A Bailey, Mark Farrington and Anupriya Sharma (Team Leader) from the Tasmanian Audit Office.

4.0 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT the Minutes of the previous Audit Panel meeting held on Tuesday 6 May 2023 be confirmed.

CARRIED

For the Motion: Mr I McMichael (Chair); Deputy Mayor J Allwright; and Cr D Meacheam

5.0 PECUNIARY INTEREST DECLARATIONS

The Chair requests all Members to indicate whether they or a close associate have or are likely to have a pecuniary interest (any pecuniary benefit or pecuniary detriment) or conflict of interest in any Item of this Agenda.

Nil



6.0 BUSINESS ARISING

6.1 Related Party Declarations – any amendments.

7.0 STANDING ITEMS

- Statutory Financial Requirements Report (see attached). – **NOTED**
 - Financial Reports – Monthly Report to 30 April 2024 (see attached). – **NOTED (reports do not include plant and on-costs from payroll since February 2024)**
 - Risk Management Register – **NOTED**
 - Policy Review – Climate Change Policy will be tabled at the next meeting
-

8.0 NEW BUSINESS

8.1 Draft Annual Budget for 2024-2025.

RESOLUTION

Moved: Cr D Meacheam **Seconded:** Deputy Mayor J Allwright

THAT Council adopts a 5.1% general rates increase and all Fees and Charges to increase by the same level.

CARRIED

For the Motion: Mr I McMichael (Chair); Deputy Mayor J Allwright; and Cr D Meacheam

8.2 Draft Annual Plan 2024-2025.

RESOLUTION

Moved: Deputy Mayor J Allwright **Seconded:** Cr D Meacheam

THAT Council adopts the draft Annual Plan 2024 - 2025.

CARRIED

For the Motion: Mr I McMichael (Chair); Deputy Mayor J Allwright; and Cr D Meacheam



9.0 OTHER BUSINESS

RESOLUTION

Moved: Cr D Meacheam

Seconded: Deputy Mayor J Allwright

THAT a Building Status Report be undertaken on all council properties and that Councillors be provided with a list of non-productive resources prior to the commencement of the 2025/2026 budget process.

CARRIED

For the Motion: Mr I McMichael (Chair); Deputy Mayor J Allwright; and Cr D Meacheam

10.0 NEXT MEETING - To be held at Hamilton on **Monday 7th October 2024** commencing at **10.00am**.

11.0 CLOSURE 11.27 a.m.



CARBON &

BIODIVERSITY

CASE STUDY.

for the Derwent Valley, Tasmania





Acknowledgements

Arundel Farm, Compass Agribusiness, Forest Lodge, Greenwich Pastoral and Llanberis for the support of developing farm carbon & biodiversity plans.

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1 Executive summary

This case study provides an overview of the opportunities for farms in Tasmania, specifically in the Derwent Valley, to access carbon and emerging biodiversity markets. By fencing off and managing remnant native vegetation, establishing wildlife corridors, planting trees, and improving groundcover farms can sequester carbon, improve water quality and biodiversity outcomes and increase overall farm resilience.

The evolving carbon and biodiversity markets offer opportunities for farms to earn carbon and biodiversity credits, contributing to climate change mitigation and biodiversity conservation efforts. With the increasing demand for carbon-neutral products and the emergence of nature-positive initiatives, farms can potentially participate in these markets which are gaining traction internationally particularly in western Europe. Many supply chains are struggling to meet the growing demand for carbon neutral and nature positive products.

Recommendations for farms in the Derwent Valley include:

- exploring carbon farming projects such as reforestation and plantation forestry,
- planning for emerging biodiversity markets, and
- considering carbon neutral certification once regulations change around offset requirements.

Comprehensive assessments of natural assets, carbon footprint, and project feasibility are important for optimising benefits and capitalising on emerging opportunities, thereby ensuring the farm's sustainable growth and success.

Investing in best practice land management not only benefits the environment but also improves resource efficiency and opens access to premium markets. By embracing these opportunities, farms can play a crucial role in addressing climate change, biodiversity loss, and fostering a viable future for agriculture.



Introduction

There are emerging opportunities for farms in Australia to generate an income from sustainable practices, reducing environmental impacts and increasing biodiversity on the property. Activities such as protecting areas of native vegetation, planting trees, or improving and maintaining native wildlife corridors can:

- sequester carbon,
- improve water quality,
- increase biodiversity,
- benefit farm operations through livestock shelter, natural pest control and added water retention.

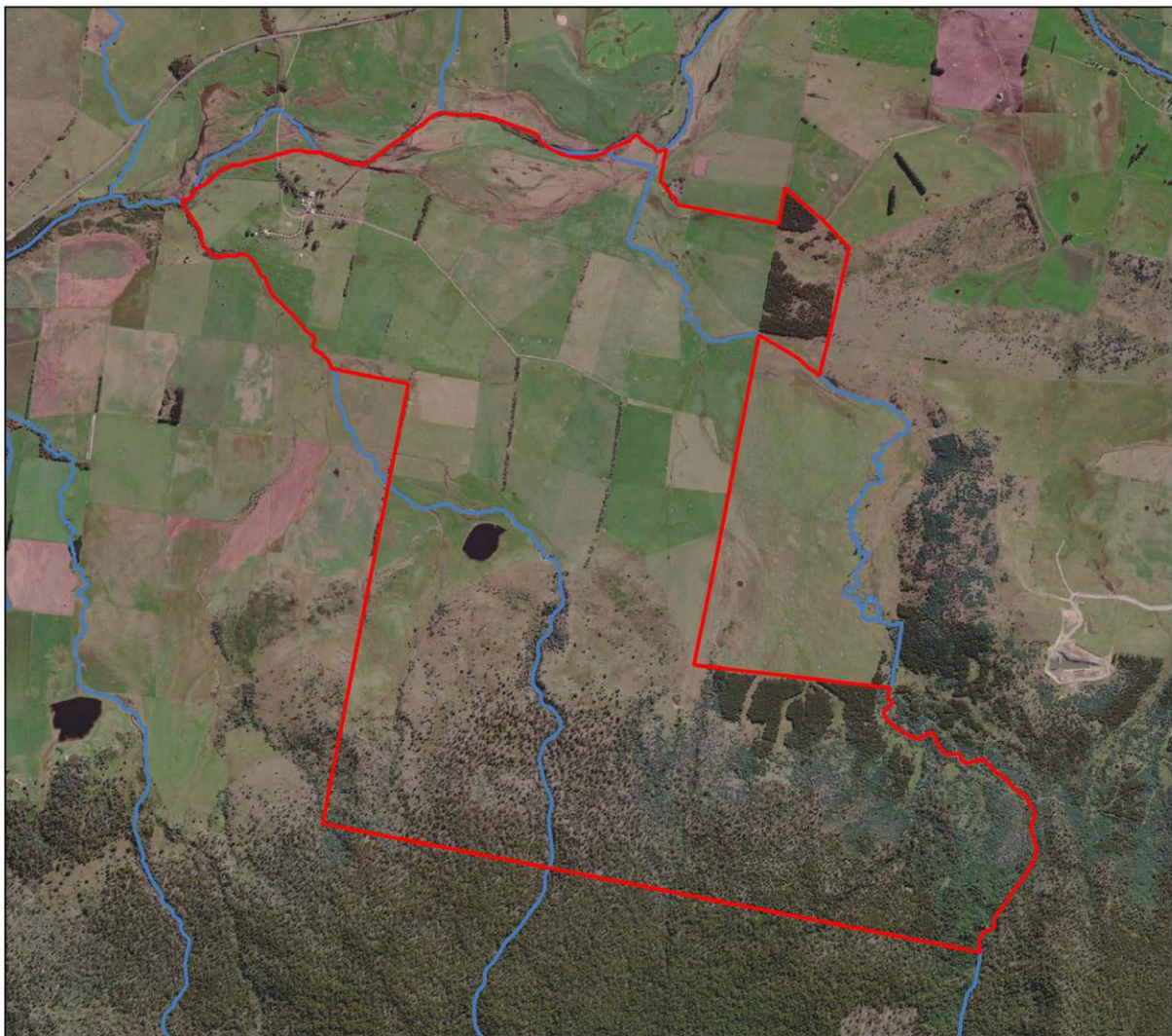
Carbon and biodiversity markets are evolving, providing pathways for farms to earn carbon and biodiversity credits. The increasing need for companies to become carbon neutral stems from the urgency to combat climate change, meet stakeholder expectations, comply with expected regulations, attract investors, and foster sustainable growth in a rapidly changing business and environmental landscape.

The purpose of this case study is to provide an overview of what a typical farm in the Derwent Valley in Tasmania may have in terms of natural capital. An estimate of the carbon footprint and different carbon farming project methods are described, discussing suitability and potential yields with options for offsetting the farms own emissions and ways to become carbon neutral. Methods to improve and restore condition for biodiversity, create connectivity in the landscape and establish areas for conservation are discussed with information about the emerging biodiversity markets.

Case study property and enterprise description

The typical farm is located in the Derwent Valley in Tasmania on 968 hectares (Figure 1). The farm is bordered by a river for three kilometres along the northern boundary. The land sits between 60 m and 270 m above sea level with irrigated pasture, dryland grazing, pine plantations for silviculture and areas of native forest and grassland. The climate has mild winters averaging 6°C and warm summers

averaging 18°C. Annual rainfall is 460 mm. The farm enterprise is a mixed livestock and cropping family business. The farm utilises 40 hectares to grow crops including oilseeds and cereals producing 418 tonnes of cereal and 126 tonnes of oilseed annually. Sheep and cattle grazing includes running 3,600 merino sheep and 114 cattle for beef production.



0 0.5 1 km



Property boundary

Datum: GDA94 MGA zone 55 | Laurie Kerr | Imagery: Bing Satellite | Project: 695 - 23/02/2024 | Typical farm, Derwent Valley

Understanding natural capital on the farm

Understanding the natural assets present on the farm is crucial for sustainable land management. This understanding guides decisions on what to safeguard, areas for enhancement within the farming operations, and how to contribute to biodiversity conservation. Assessing the farm's environmental assets includes looking at the extent and condition of:

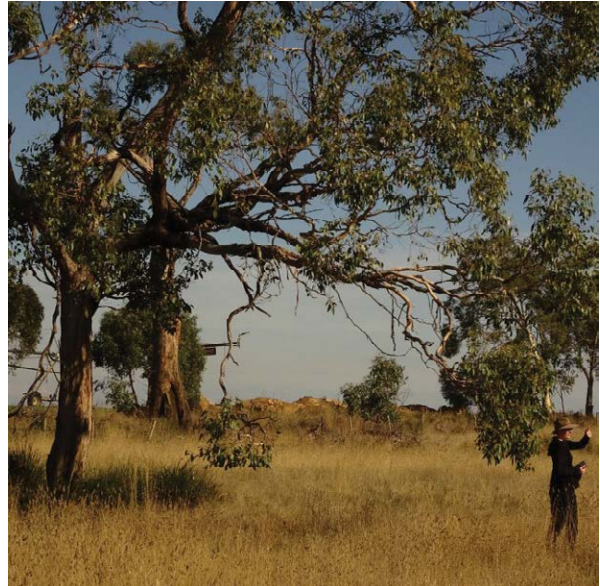
- riparian corridors,
- rivers and wetlands,
- remnant and native vegetation,
- threatened communities,
- pests e.g. cats and weeds.

Undertaking a desktop review using free online data available through the Land Information System Tasmania (LISTmap) and generating a Natural Values Atlas report (NRE, 2024) will provide key information on various aspects such as recorded threatened flora and fauna, documented weeds or biosecurity risks, geo-conservation sites, and the current mapping of vegetation communities.

It is imperative to validate and update the vegetation mapping presented in TASVEG 4.0, as some areas in the state have been mapped at a coarse scale or based on interpretation of outdated imagery, potentially leading to errors.

Field surveys should encompass comprehensive assessments, incorporating techniques like fauna camera traps and bird surveys to capture a wide range of flora and fauna species.

Conducting vegetation condition assessments, utilising the Tasmanian Vegetation Condition Assessment (VCA) (Michaels et al. 2020), will offer a broad overview of the condition of each vegetation community. This involves comparing scores against available "benchmark values," which represent the average condition for mature and undisturbed vegetation



communities. Assessment categories include structural components such as canopy, understorey life forms, and organic litter. Additionally, landscape context components assess patch size and distance to larger areas of intact native vegetation, as well as the extent of intact vegetation surrounding the patch.

Understanding the distribution, extent, and condition of natural values establishes a baseline for measuring progress and guides efforts aimed at enhancing natural capital.

4 Carbon footprint

The carbon footprint refers to the total greenhouse gas emissions produced by the farm's activities, including both direct and indirect emissions categorised into scope 1, 2 and 3 emissions.

Scope 1 emissions originating from the farm are direct emissions stemming from sources within the farm's control. These encompass emissions generated by the farm's own activities such as enteric fermentation (methane emissions from the digestive systems of sheep and cows), urine and dung deposited during grazing, and on-site fuel consumption. Among these, methane, largely produced during the digestive process of cattle and sheep, stands as the most substantial contributor to scope 1 emissions on the farm. Methane is a more potent greenhouse gas compared to carbon dioxide in the short term, possessing a significantly higher global warming potential. Its capacity to trap heat in the atmosphere surpasses that of carbon dioxide, albeit methane breaks down more swiftly. It typically remains in the atmosphere for around 9-12 years before transforming into carbon

dioxide and other byproducts. Once it converts to carbon dioxide it can continue to influence the climate for a much longer period. Carbon dioxide remains in the atmosphere for an extended time frame with a significant portion persisting for hundreds to thousands of years, contributing to the long-term impacts of climate change.

Scope 2 emissions for the farm include indirect emissions associated with the purchase of electricity and energy consumed on the farm. The grid electricity is mostly generated by hydroelectric power (occasionally power is sourced from coal power on the mainland, but this is less than 1%), so scope 2 emissions are zero.

Scope 3 emissions for the farm encompass indirect emissions that occur upstream and downstream of the farm's operations. This includes emissions associated with activities such as feed production (including cultivation and transportation), fertiliser production and purchased livestock. Figure 2 shows quantities of purchased items that are contributing to the farm's greenhouse gas emissions.

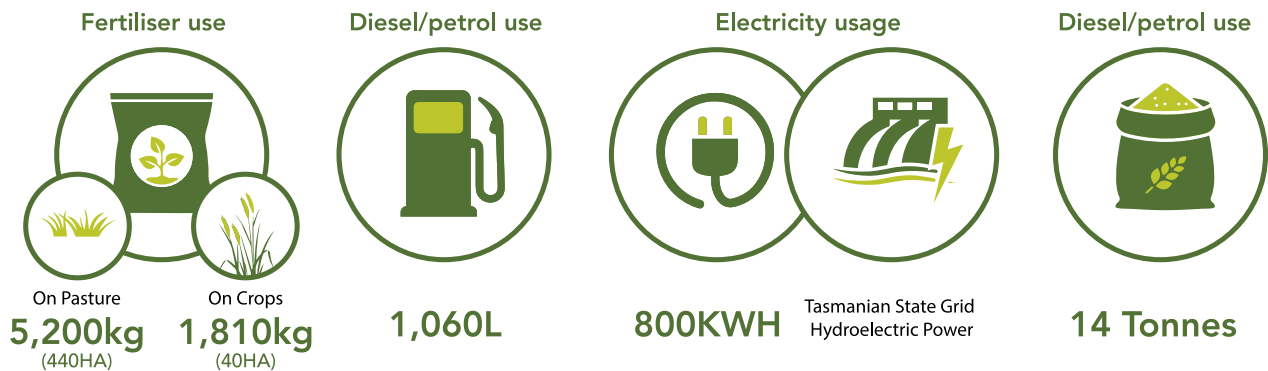


Figure 2 Breakdown of purchased items that contribute to the carbon footprint on the typical farm.

The total greenhouse gas emissions for the 2022/2023 financial year is 1,460 tonnes of carbon dioxide equivalent (CO₂-e). Figure 3 shows the breakdown of emissions sources on the farm. The majority, 78% of the greenhouse gas emissions, are from livestock with 9% produced from urine and dung, 3% from indirect nitrous oxide (N₂O) removed from agricultural soils via volatilisation, leaching, runoff, or harvest of crop biomass (Nevison, 2000), 1% from fertiliser use and 9% from scope 3 pre-farm emissions.

Currently the farm has approximately 250 hectares of native forest or woodland vegetation

communities. These communities vary in condition. Improving them by controlling impacts from stock and wildlife could benefit biodiversity as well as sequester carbon up to 2,000 t/CO₂-e/yr.

At present, the farm is unable to use patches of remnant native vegetation to offset its own emissions, primarily because there is no established and recognised methodology for this purpose. This information is shared to highlight the ecological significance of these forests in terms of carbon sequestration even though they cannot currently serve as offsets for emissions.

Greenhouse gas emissions:

1,460
t/CO₂-e/year

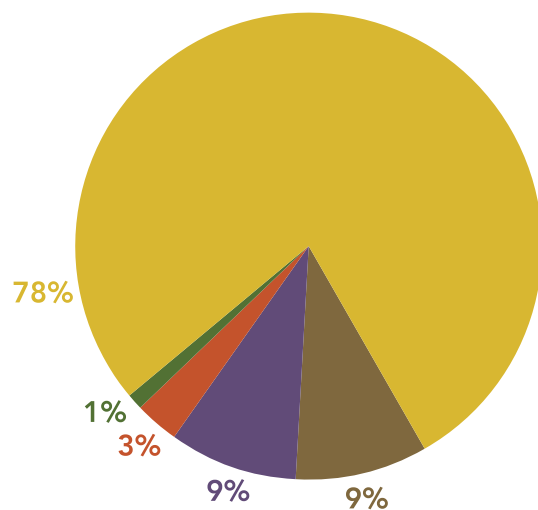


Figure 3 Breakdown of emission sources on Derwent Valley typical farm



Carbon & Biodiversity Markets

Biodiversity and carbon markets available to farmers are rapidly changing with many new schemes emerging. The reason for the growth in this industry worldwide is that it is now understood by governments and communities that the two greatest existential threats to humanity are climate change and biodiversity loss. Our Australian Federal government is committed to the global initiative of 30 by 30 where 30% of Australia's land and oceans will be protected by 2030. There is a Task Force on Nature related Financial Disclosure (TNfD) which encourages the corporates of the world to disclose their risks to biodiversity loss but also to quantify their emissions impacts through their entire supply chain. Instead of 'offsetting' emissions large companies are looking at 'insetting' which involves reducing emissions within a company's own value chain or operations. Suppliers that can prove how they implement sustainability measures and are actively improving their own environmental

impacts will have a competitive edge in the future. Capital markets want investments that are not only carbon neutral but also 'nature positive'. There has been a shift in the investment landscape towards supporting projects and initiatives that promote biodiversity conservation and restoration.

Currently there are a number of carbon farming projects available in Tasmania. Biodiversity projects are in the establishment phase but will gain momentum as markets find ways to access accredited projects and a 'unitisation' or cost for improvement of biodiversity is quantified.

The typical farm has areas of pasture and plantation that could potentially be registered as carbon farming projects to generate carbon credit units or used to become certified as carbon neutral.

Carbon farming

Carbon farming refers to agricultural practices and land management strategies aimed at sequestering carbon dioxide from the atmosphere and reducing greenhouse gas emissions. Carbon credits can be generated by undertaking activities that include:

- planting trees on unforested land to establish permanent forests,
- plantation forestry,
- letting unforested land revert to native forest,
- storing carbon in soil.

Accreditation programs include the Australian Emissions Reduction Fund (ERF) and international standards such as Verra and Gold Standard. Projects need to be registered before any activity can occur and an approved method must be followed and delivered. Periodical reporting on the progress of the project is required along with monitoring data and evidence of carbon abatement. After successful completion of project milestones Australian Carbon Credit Units (ACCUs) can be created and either sold or kept, offsetting the farms own emissions. Projects require a minimum 25-year commitment.

In the Derwent Valley several methods are feasible. A description of each method under the Australian Emissions Reduction Fund (ERF) is detailed below followed by proposed methods for the typical farm with potential costs and returns.

Reforestation by environmental plantings



Carbon credits (ACCUs) are awarded for the sequestration of carbon in trees and shrubs planted on land clear of forest cover for a minimum of five years before the project begins. The project area cannot contain woody biomass or invasive species, necessitating their removal for tree planting. This method mandates the use of locally native plant species with a diverse composition. Tubestock or direct seeding methods are both accepted to establish vegetation cover. Carbon stock is evaluated using the Full Carbon Accounting Model (FullCAM), a simulation tool tailored for estimating greenhouse gas emissions within Australia's land sector. Trees should be planted in blocks no smaller than 0.2 hectares, ensuring a density conducive to achieving forest cover, where trees can attain a height of 2 metres and crown cover of at least 20% across the project area.

In Tasmania, the expenses of tree planting surpass potential economic gains from carbon credits due to high browsing pressure from native and introduced herbivores, necessitating costly protection measures, with estimates of up to \$22,000 per hectare for establishment, yet there are unquantifiable benefits in creating native shelterbelts and native forests on farms. Estimates of costs and returns are provided in Table 2.

5.1.2

Reforestation and afforestation



This method shares similarities with the above-mentioned method 'reforestation by environmental planting' with carbon credits generated by planting trees on land that has not been covered by woody vegetation for at least five years prior to project commencement. However, unlike the previous method, this approach allows for non-native plant species to be used and it permits planting blocks of the same species together instead of employing a mixed composition. Another significant difference lies in the method of measuring carbon stock, which involves direct field measurement of trees. Samples are taken and weighed to estimate both above and below-ground carbon stocks. It is not recommended to prioritise this method over reforestation through environmental planting as diverse native species offer considerable benefits to biodiversity and ecosystem health. However, in certain harsh conditions, this method might be more suitable as it allows for the use of exotic species that can at least establish some vegetation. Trees should be planted in blocks no smaller than 0.2 hectares, ensuring a density conducive to achieving forest cover, where trees can attain a height of 2 meters and crown cover of at

least 20% across the project area. Thinning for ecological purposes and fire management is permitted along with removing firewood, fruits, nuts, seeds or material for fencing or craft if items are not sold.

Farm forestry

5.1.3



This project type is ideal for landholders seeking to integrate agroforestry (timber harvesting) or permanent planting (non-harvesting) within their farming systems. Prior to project initiation, the land must have been clear of forest cover for a minimum of five years. A comprehensive harvesting regime must be planned and documented, including weed control, pruning, harvesting, and rotation length. Both tubestock and direct seeding methods are acceptable for tree establishment. In harvesting projects involving clear felling, trees must be replanted to ensure continuity. Planting density should be carefully considered to achieve optimal forest cover, with trees capable of reaching a height of 2 meters and providing a crown cover of at least 20% across the project area. Thinning for ecological purposes and fire management is permitted, and provided no items are sold, the removal of firewood, fruits, nuts, seeds, or material for fencing or crafts is also permitted.

5.1.4

Plantation forestry

The primary tree species cultivated in Tasmania's plantations include blue gum (*Eucalyptus globulus*), radiata pine (*Pinus radiata*), shining gum (*Eucalyptus nitens*) and occasionally blackwood (*Acacia melanoxylon*). Radiata pine is more suited to the dry and challenging environmental conditions prevalent in the Derwent Valley. To establish a thriving plantation that yields a substantial crop within the forestry context, the soil depth for plantings must range from 0.5m to 1m. In shallower soils the growth of plantation trees is considerably stunted, making it difficult to achieve a viable harvest. In drier areas, the rotation length is 32 years.

Pine plantations have a rapid carbon sequestration rate. However, these plantations provide limited contributions to biodiversity and can contribute to habitat fragmentation. Wildlife mobility is restricted, as individuals struggle to move through non-native pine plantations exposing vulnerable populations to disease and resulting in reduced biodiversity. Planting native trees and shrubs between patches of existing native vegetation will yield greater outcomes for landscape health.

There are four different options for the plantation forestry method:

Schedule 1: Establishing a New Plantation.

Carbon credits are awarded for establishing a new plantation on land that has had no plantation forest or native forest for at least seven years before the project starts. Carbon is stored in the new trees as they grow, as well as in forest litter and harvested wood products.

Schedule 2: Converting Short Rotation to Long Rotation Plantation. Carbon credits are awarded for projects that convert an existing short rotation plantation to a long rotation plantation to extend the growing time of the trees and sequester more carbon.

The conversion can occur either part-way through the short rotation cycle or following the harvest of a short rotation plantation. Carbon credits are issued evenly over 15 years, based on net increases in the carbon stocks stored on the land and in harvested wood products due to this conversion, averaged over 100 years.

The conversion of a plantation from short to long rotation is considered additional, based on the assumption that where land is currently managed for short rotations, it would likely continue to be managed as such. Evidence will be required to prove that carbon credits are the reason for changing the practice.

Schedule 3: Continuing a Plantation. Carbon credits are awarded for plantations that continue their operations rather than converting to non-forest land use, such as agricultural land. Therefore, credits are earned based on the amount of carbon stored in the plantation by continuing operations. For this method, strong evidence of additionality is required for how the plantation would likely have converted to non-forest land without the incentive of generating carbon credits.

Similar to schedule 3, this type of project aims to keep land under forest in circumstances where it would have otherwise been converted to non-forest land. Options for how the plantation is transitioned to a permanent not-for-harvest forest include:

- Remnant Plantation – no clearing occurs, and the plantation is retained as a permanent forest.
- Permanent Planting – the plantation is cleared and replanted with a permanent forest.
- Gradual Transition to Environmental Planting – the plantation forest is cleared and gradually replaced with environmental plantings.

It is not recommended to retain any monoculture, pine trees, or non-native species as a permanent forest as they offer very little benefit to biodiversity. The more desirable option for biodiversity and long-term carbon storage would be to gradually transition to a permanent mixed-species native forest. This would provide multiple benefits as well as a genuinely permanent carbon reserve that can eventually regenerate and maintain itself in perpetuity.

For all schedules, crediting is based on long-term net carbon stock to smooth out the impacts of harvesting (see Figure 4 below). Credits are issued evenly across the first 15 years of the project, based on net carbon increases averaged over 100 years. Carbon Accounting Model (FullCAM) is used to calculate this. The project is set to run for 25 years.

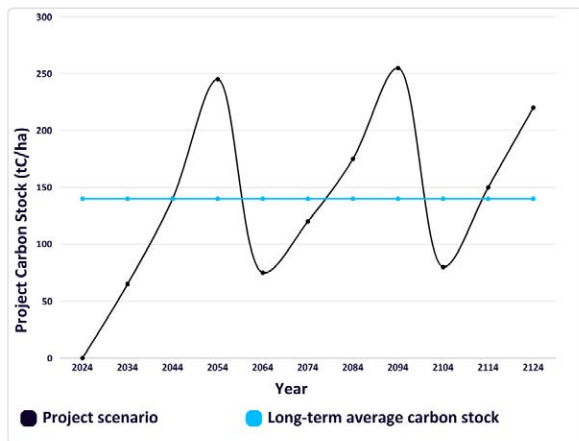


Figure 4 - Example showing calculation of abatement for a plantation established as a new plantation.

Avoided clearing method

5.1.5

Carbon credits are awarded for retaining areas of native vegetation that would otherwise be cleared in the normal course of events. The landholder must have valid, unrestricted clearing consent and evidence of the land's native forest cover, clearing history, regeneration history, and land use history, including grazing or cropping after each clearing event. This method was specifically designed for mulga found in Queensland and is highly unlikely to be suitable for conditions in Tasmania.

Soil carbon

5.1.6



Carbon credits are awarded for storing additional carbon in agricultural soils. To be eligible to register a project under this method, new eligible management activities must occur, for example: pasture renovation, dryland to irrigation, or set stocking to rotational grazing.

The land must have been pasture, cropping, or bare fallow for the last five years (baseline period) that can be sampled to at least 30 cm depth. It must have soil carbon improvement potential. This will include areas of dryland grazing with soils in relatively poor condition that have only been used for set stocking. A minimum area of 150 ha

is required for a soil carbon project to make this type of project viable. Increases in soil carbon can be dependent on existing carbon levels, soil type, management history, rainfall, and prevailing seasonal weather (for example, drought).

5.1.7 The Integrated Farm and Land Management (IFLM) method

The new Integrated Farm and Land Management (IFLM) method is expected to come into effect in mid-2024. The objective of this method is to allow producers to concurrently manage multiple projects. While farmers have had the capability to oversee multiple projects across their properties, the lack of incentives and the necessity for separate reporting for each project have been a deterrent. With this method, instead of managing projects separately, there will be a unified project and audit process. This consolidation will substantially reduce transaction costs and alleviate administrative burdens.

5.1.8 Typical farm carbon farming projects



Three carbon farming methods have potential for success for the typical farm in the Derwent Valley. These methods have been selected for specific locations such as along watercourses, near existing native vegetation, or in easily accessible areas that allow for extra care during establishment. The methods are as follows:

- Reforestation by environmental plantings: This method has greater biodiversity benefits than 'reforestation and afforestation' due to the requirement for mixed, locally native species.
- Farm forestry: This approach enables income diversification through agroforestry while providing additional shade and shelter for livestock.
- Plantation forestry – schedules 3 and 4: This option is selected where an established plantation already exists on the farm.

Considerations of carbon farming methods

Reforestation by environmental planting may not be economically viable as a standalone project solely focused on carbon farming. However, the benefits to biodiversity and the overall farm ecosystem are substantial. By incorporating all three methods to generate carbon credits, along with income from timber sales, engaging with the carbon farming market becomes a worthwhile endeavour over the 25-year lifespan of the projects.

Soil carbon farming is a challenge for the typical farm due to the requirement of having a minimum of 150 hectares of degraded dryland pasture, which would need irrigation, pasture renovation, and rotational grazing management after set-stocking to be viable.

Figure 5 - Potential carbon farming project areas on the Derwent Valley typical farm.

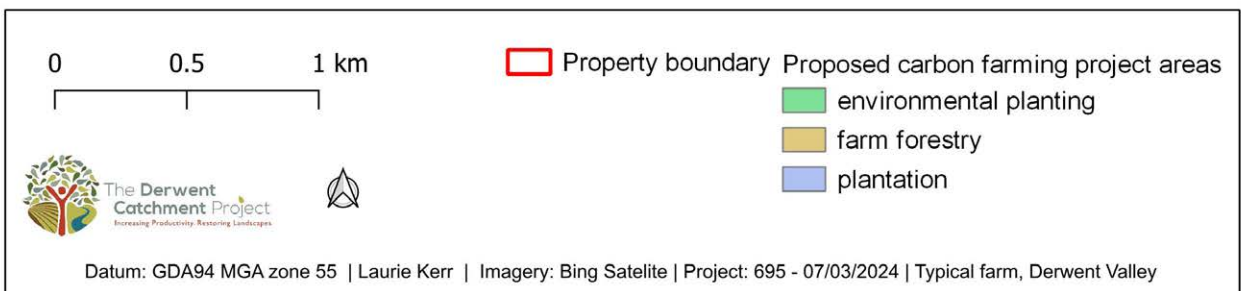
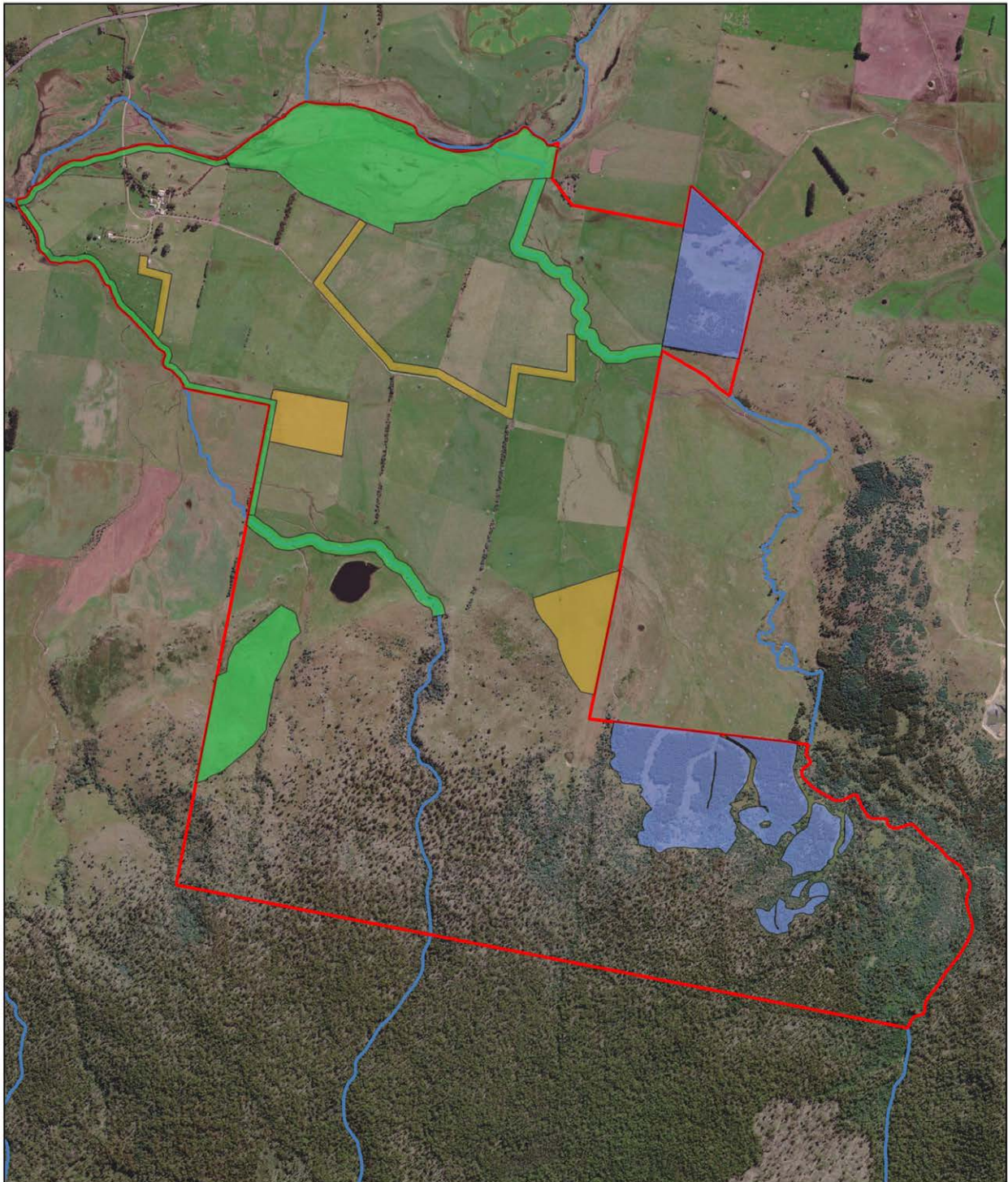


Figure 5 shows potential areas for carbon farming projects, which include regions earmarked for establishing permanent woody vegetation through 'reforestation by environmental plantings.' These areas include shelterbelts, riparian plantings and agriculturally marginal paddocks. The benefits of such projects include enhanced shelter for livestock and pasture, creation of wildlife corridors linking to existing native vegetation, stabilisation of banks, and reduction of erosion. Site preparation methods, such as ripping or drilling holes, are chosen based on soil type and topography, for which an estimate of costs is provided in Table 1. It is estimated that it will cost between \$18,940 per hectare using the ripping method (the easier and preferred method) and \$22,000 per hectare when needing to use the drilling method. This is on difficult ground that is either too steep or rocky to cultivate. These costs include:

- site preparation,
- plants, stakes and guards, and
- labour, including follow-up maintenance work for the first three years after planting.

The farm forestry projects are deemed suitable for shelterbelts and agriculturally marginal paddocks, where specialty timber trees can be cultivated alongside agricultural activities to diversify revenue streams. Comprehensive site planning, establishment, and maintenance are imperative for ensuring successful outcomes. Site preparation may entail fencing, weed control, ripping or drilling, tree guarding, herbivore control, and potentially watering during dry conditions at the establishment phase (see Table 1 for an estimate of costs). Subsequent weed control and regular checks on fencing and tree guards, along with tree replacements if needed, are necessary. Once vegetation is well-established maintenance requirements will reduce over time. Forestry expertise may be needed for farm forestry projects, especially if a harvesting regime is adopted.

The typical farm includes areas of pine plantation for which plantation forestry carbon farming method is deemed appropriate using 'continuing a plantation' (schedule 3) and 'transitioning to a permanent forest' (schedule 4). For the 'continuing a plantation' method, the farm must provide evidence that the plantation would have been converted to pasture without the carbon farming incentive. The 'transitioning to a permanent forest' method is desirable for blocks of pine plantation in the southeast of the property which is surrounded by native forest. This proximity to existing forest enhances the likelihood of successful establishment because there will be existing soil biota and yields positive outcomes for biodiversity on the farm.

Costs associated with plantation forestry encompass pruning, thinning, pest control, harvesting, product sales and site re-establishment (see Table 1 for an estimate of costs).



Table 1 Carbon farming methods selected for Derwent Valley typical farm including estimated costs. A breakdown of materials and costs is provided in Appendix 1.

Carbon farming method	Materials / Costs	Estimated costs (\$)
Reforestation by environmental planting	Machine and labour for ripping or drilling, weed control, native trees and shrubs, labour for planting, fencing and/or caging, herbivore control, replacement of lost tubestock. Follow-up maintenance.	~ \$18,940 (ripping) to ~ \$22,000 (drilling) per ha Dependant on site preparation method. Costs estimates from The Derwent Catchment Project.
Farm forestry	Site preparation including cultivation and weed control. Plants, labour for planting, fencing and/or caging, fertiliser, on-going management including weed control and pruning, forestry expertise.	~ \$8,300 Costs estimates from Tasmanian blackwood growers. 2016.
Plantation forestry	Labour for pruning and thinning, pest control, harvesting, sourcing product sales. Site re-establishment: plantation trees, planting costs, tree guards, herbivore control, replacement of lost tubestock. Follow-up maintenance.	~ \$11,000 Costs estimates from :Matysek et al. 2016, Greenwood Strategy Solutions, 2021, Whittle, L, Lock, P & Hug, B 2019.

Table 2 compares the costs versus potential financial returns from selling Australian Carbon Credit Units (ACCUs). The annual revenue is calculated based on the market price of \$35.25 per ACCU as of March 2024. The estimated carbon yield is averaged over the 25-year lifespan of the projects. An estimate of revenue from carbon farming projects along with an approximate estimate of earnings from selling timber from plantation and farm forestry is provided. These figures are an average of what can be expected to yield. Site conditions, choice of tree species, management and future markets will all influence this amount; refer to Appendix 2 for indicative prices of plantation products. A significant portion of the existing grazing area covering 124 hectares (28% of the total grazing

area) is designated for carbon farming projects. Grazing will be permitted within farm forestry and environmental planting project areas if it doesn't hinder forest growth. Livestock grazing in these areas is advised only after trees and shrubs are well established. Additionally, an estimate of the monetary value of providing shelter to each paddock with new shelterbelts has been included. Studies conducted in Tasmania quantifying the benefits of shelter conclude that shelter lifts overall pasture production by approximately 15% translating into gross margin benefits of around \$63/hectare per year (Private Forests Tasmania, 2018). Multiple benefits are provided by having shelter. This includes increased live-weight, reduction in lambing losses, increased crop yields and habitat for

pest-controlling predators. Although pasture production is reduced close to the shelterbelt, the shelter increases pasture production over a much larger area, up to 12 tree heights from the shelter. The total value of increased shelter has been multiplied over 20 years of the project, with five years growing to a decent height to provide benefits.

Currently, the costs associated with establishing and maintaining environmental plantings surpass the financial gains from a carbon farming projects alone. However, supplementing the carbon farming income with additional revenue from farm forestry and plantations make the project financially viable over its lifespan. The additional benefits from native shelterbelts and farm forestry shelterbelts are likely to be much higher than the value of increased pasture production provided.

The selected projects on this Derwent Valley typical farm could sequester enough carbon to offset all farm emissions, potentially earning the farm carbon-neutral certification and access to premium markets.

Carbon sequestration has been estimated using FullCAM which takes into consideration climatic conditions of the area. Plantation forestry sequestration rates are much lower than environmental plantings because of the harvesting regime, this method includes carbon stored in the harvested products. Farm forestry rates are lower still as they do not include carbon stored in the harvested products.

Table 2 – Carbon farming methods selected for the Derwent Valley typical farm, estimated carbon sequestration, costs and potential money earned from carbon farming projects.

Method name	Reforestation by environmental planting	Farm forestry	Plantation forestry	Total
Total area (Ha)	92.4	31.6	72.5	196.5
Estimated tCO ₂ -e/year/ha	10.5	3.8	5.1	-
Total carbon sequestration tCO ₂ -e/ year	970	120	370	1,460
Total Costs	\$1,884,036	\$262,280	\$797,500	\$2,943,816
Money earned/year - sale of ACCUs*	\$34,193	\$4,230	\$13,043	\$51,466
Value of increased shelter/ year	\$4,662	\$2,785	\$0	\$7,447
Money earned - products	\$0	\$568,800	\$1,399,250	\$1,968,050
Total money earned over 25 years of project	\$ 948, 065 (-\$ 935,971)	\$ 730,250 (+\$ 467,970)	\$ 1,725,325 (+\$ 927,825)	\$ 3,403,640 (+\$ 459,824)



5.2

Registering for carbon neutral certification

Getting certified as carbon neutral is a way for businesses or their products to demonstrate their commitment to reducing their carbon footprint and taking action to mitigate climate change. It demonstrates to customers, clients and stakeholders that the business is serious about sustainability. This can improve public perception, attract environmentally conscious customers, differentiate the company from competitors and allow access to premium markets. In the future it is expected that businesses will be required to measure, report, and mitigate their greenhouse gas emissions. Achieving carbon neutrality can help comply with these regulations and stay ahead of potential future requirements.

Climate change poses risks to businesses in terms of physical impacts, regulatory changes, supply chain disruptions, and reputational damage. By obtaining carbon neutrality certification, the business is taking proactive steps to manage these risks and future-proof operations. The process often leads to greater energy efficiency, reducing waste and optimising resource use.

Currently the registration of carbon farming projects is required to be formally recognised as carbon credits to offset emissions. It is anticipated that regulations around needing registered carbon projects as offsets will change by the end of 2024 and it will be easier to count trees and plantings to offset the farms emissions. During the registration process, methods for reducing greenhouse gas emissions will be identified. This will include improvement in energy efficient technologies, management of manure, nutrients, pasture and dietary modifications for cattle and sheep, alongside projects that sequester carbon. Remaining emissions can be offset by buying carbon credits, which represent emission reductions from projects like reforestation or renewable energy. Businesses use these offsets to cancel out their emissions, achieving carbon neutrality. Independent validation and an audit of the emission data are required before certification is granted.



5.3.1



5.3

Emerging biodiversity markets

Increasingly, biodiversity projects are attracting private investment and philanthropic funding. Investors may see potential in funding initiatives that generate biodiversity credits, creating a new avenue for income on the farm. Some companies voluntarily invest in biodiversity projects to meet their environmental commitments.

The Australian Farm Biodiversity Certification Scheme developed by Australian National University and launched in 2022 by the Australian Government is designed to grant certification to farms and agricultural enterprises based on their biodiversity conservation efforts. This certification enables farmers to demonstrate their responsible land management practices to both local communities and markets. To qualify, landowners are required to pledge to uphold or enhance their vegetation condition score, determined through comprehensive vegetation condition assessments.

The Nature Repair Act 2023 came into effect in December 2023. This legislation proposes an opportunity for companies to offset biodiversity loss by investing in conservation projects and demonstrating nature positivity. Certificates are issued to landholders for restoring and maintaining local habitat and biodiversity. Projects align with the carbon credits legislation so they can operate alongside carbon farming projects.

5.3.1 Access to premium markets

There is an emerging trend driven by consumers' increasing interest in sustainability and ethical considerations for premium markets within food industries. A premium price can be gained by companies that can show they prioritise practices that support biodiversity conservation, protect natural resources, and minimise environmental impact. Current examples include conservation partnerships and certifications such as Responsible Wool Standard (RWS), Wildlife Friendly, Rainforest Alliance, Certified B Corporation as well as carbon neutral certification.

It is recommended to seek certification from a reputable scheme such as Responsible Wool Standard to gain access to premium markets. This certification process not only demonstrates a commitment to ethical and sustainable practices but also prompts the farm to assess its natural assets, positioning it favourably for participation in emerging biodiversity market.

5.3.2 Biodiversity Management Plan

A major requirement of the RWS certification is to develop a Biodiversity Management Plan and is a requirement for many other certification schemes. Developing a plan to conserve and enhance biodiversity on and around the farm will identify important areas to protect and enhance such as threatened vegetation communities that exist on the farm, identify degraded sites that can be restored to promote biodiversity and identify where to develop strategic wildlife corridors to connect patches of vegetation within the landscape.

In Tasmania and Southern Australia there are several barriers to successful ecological restoration. These challenges stem from over two centuries of pasture improvement and grazing, leading to significant changes in soil health and nutrient levels, particularly the shift from fungal to bacterial microbial systems, hindering the establishment of sensitive native species. To address these issues, there is a case for utilising native "weedy invaders" initially, like silver wattle and acacias, to improve soil conditions for later tree and shrub restoration.

Additionally, restoring degraded agricultural land is complicated by the presence of aggressive weedy perennial grasses, such as brown top (*Agrostis capillaris*) and the remnant hardy Phalaris and cocksfoot pasture grasses, which quickly invade areas of bare ground around planted tube stock. Many restoration efforts have failed in drier regions, often due to poor establishment techniques and a lack of ongoing maintenance during the critical early years. Competition for resources from existing vegetation is a leading cause of failure.

Furthermore, damage from browsing animals, including native herbivores like possums and wallabies, and introduced fallow deer, necessitates protection measures, such as fences or cages, adding complexity and cost to restoration projects. The success of revegetation is closely tied to seasonal factors, with La Niña events being particularly favourable due to increased rainfall. Under El Niño conditions, especially on north-facing slopes, success may require selecting drought-tolerant species and providing additional watering during hot spells, especially in the initial summer.

It is advisable to focus on protecting and bolstering the native vegetation that exists on the farm already as it is difficult to establish native trees in open paddocks with only exotic grasses. Suitable techniques to encourage success include:

- **Recruit management** – areas are monitored and managed to support natural regeneration. Naturally regenerating seedlings are protected by installing individual cages around juvenile trees to provide protection from browsing livestock and game. This is valuable, as they have already adapted to challenging conditions. Protecting these recruits through cage installation is a cost-effective investment, resulting in improved tree health and growth.
- **Vegetation islets** – installing large, fenced areas to protect restoration efforts presents maintenance challenges as wombats and other native animals tend to find pathways through the fences. The Island Ark project (Davidson et al. 2021) demonstrated that using 2 x 2 m restoration cages is effective in establishing vegetation patches in degraded paddocks, which also serve as habitat corridors for wildlife. Within the 2 x 2 m cage 3-4 trees/shrubs are planted. The maximum separation distance for patches to provide connectivity and act as a corridor is generally accepted to be 100 metres (NSW Environment & Heritage, 2022). By establishing islets closer to one another will greatly improve the ability for species to move through the landscape.
- **Individual cages** – Another applicable method from the Island Ark project is the ‘scattered trees’ approach. This involves planting two eucalypt trees in steel mesh guards at a density of 50 placements per hectare. These trees aim to replace essential paddock trees and are protected by individual mesh cages to prevent possum access. Planting two trees together increases the chances of survival.
- **Planting** – Revegetation can work well in the right place. Success very much depends on species selection and the season. Site preparation is vital, preferably spraying out over 2 consecutive seasons to remove the intense competition of existing pasture grasses.





6

Conclusion and recommendations

This case study highlights the significant potential for farms in Tasmania to adopt practices that not only reduce environmental impacts, but also generate income. By implementing activities such as protecting native vegetation, establishing wildlife corridors, and planting trees, farms can sequester carbon, improve water quality and increase biodiversity.

The evolving carbon and biodiversity markets offer opportunities for farms to earn carbon and biodiversity credits, thus contributing to climate change mitigation and biodiversity conservation efforts. The increasing demand for carbon-neutral products and the emergence of nature-positive initiatives present incentives for farms to participate in these markets. Additionally, obtaining carbon-neutral certification can enhance a farm's reputation, attract environmentally conscious consumers, and future-proof business operations against regulatory changes.

Recommendations for farms in the Derwent Valley include exploring carbon farming projects

feasible for the individual farm, which may include methods such as reforestation by environmental plantings, farm forestry and plantation forestry. Additionally, it is advisable to identify a suitable certification scheme to gain access to premium markets, which could involve pursuing carbon neutral certification or adhering standards like the Responsible Wool Standard.

Understanding the farm's natural assets, assessing its carbon footprint, and identifying areas for biodiversity improvement will position the farm favourably to take advantage of the emerging biodiversity markets.

Furthermore, investing in sustainable land management practices not only benefits the environment but also enhances farm resilience, improves resource efficiency and enhances overall land condition. Embracing these opportunities empowers farms to play a pivotal role in mitigating climate change, combatting biodiversity loss, and fostering a sustainable future for agriculture.

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Appendix 1 Breakdown of costs for carbon farming methods

Carbon farming method	Materials / Costs		Estimated costs (\$)
	Ripping method	Drilling method	
Reforestation by environmental planting	600 plants/ ha Ripping = \$800/ha Spraying = \$1,000/ha \$12.50/plant in ground (hardwood stake, guard, labour) Total =\$14.90 / plant Maintenance ~ \$3,280 / ha/yr for first 3 years (2 site visits per year)	600 plants/ ha Drilling = 1,000 holes x2 pp =\$1540 Spraying x2 pp \$1640 \$12.50/plant in ground (hardwood stake, guard, labour) Total = \$20.30 per plant Maintenance ~ \$3,280 / ha/yr for first 3 years (2 site visits per year)	~ \$18,940 (ripping) to ~ \$22,000 (drilling) per ha Dependant on site preparation method. Costs estimates from The Derwent Catchment Project.
Farm forestry	~200 plants/ha Plants~ \$3 per plant, Site preparation (weed control & cultivation) \$800/ha, planting \$400/ha, protection (fencing or tree guards (\$2,000/ha), fertiliser (\$100/ha). Total establishment costs ~ \$3,900/ha On-going management: weed control \$100/ha, pruning \$1,150/ha, forestry expertise \$100/ha		~ \$8,300
Plantation forestry	Contracted service. Thinning ~ \$1,000/ha, Maintenance ~ \$2,360/ha, Clear fell ~ \$440/ha Site re-establishment ~ \$7,200		~ \$11,000

Estimated costs are calculated based on data from previous Derwent Catchment Project revegetation projects and projections outlined in plantation forestry reports (Matysek et al. 2016) and Tasmanian blackwood plantation financial model (Tasmanian blackwood growers 2016) with prices adjusted to expected costs in 2024. Costs are an estimate for guide purposes only and consultation with forestry experts should be sought to get a more accurate figure of costs for individual situations.

Appendix 2 Indicative product prices for plantation wood

Source: What are my trees worth? Private Forest Tasmania. December 2021

Category	Sawlog \$/m ³	Pulplog \$/t	Veneer		Treated roundwood	
			RPV* \$/t	Slice \$/m ³	Poles \$/t	Fencing \$/t
Native forest hardwood	25 – 35+	8 - 15	12 – 15+	60 – 85+	45 – 65+	
Native forest special species**	25 – 65+	8 - 15		60 – 85+		
Plantation hardwood	20 - 30	20 - 30				
Plantation softwood	20 - 30	5 - 10		60 – 85		25 - 30
Plantation special species**	30 - 65	8 - 15		60 – 85+		

*RPV - Rotary Peeler Veneer

** Special species are particularly prized for their aesthetic appearance.

Traditionally specialty timbers were obtained from native forests, but they can also be acquired from plantations such as: blackwood and exotic timber such as: redwood, cypress, etc.

Notes to the table

1. Sawlog and sliced veneer is usually measured in cubic metres (m³); pulplog, RPV and treated roundwood in tonnes (t).
2. Veneer prices can be \$85+ for special species or logs with special features such as "fiddleback".
3. Hardwood plantations are generally still too young to be producing quantities of quality pruned clearwood sawlogs or veneer.
4. A knotty sawlog market is developing for plantations, increasing the marketing options.
5. The major soft wood sawlog processors are located in the North.
6. Soft wood pulpwood from thinnings has in some instances been non-commercial in recent times due to limited regional supply options. However, there is a predicted shortfall in the availability of Crown soft wood resource and this is anticipated to increase the potential stumpage paid for all soft wood products.

7. Definitions:

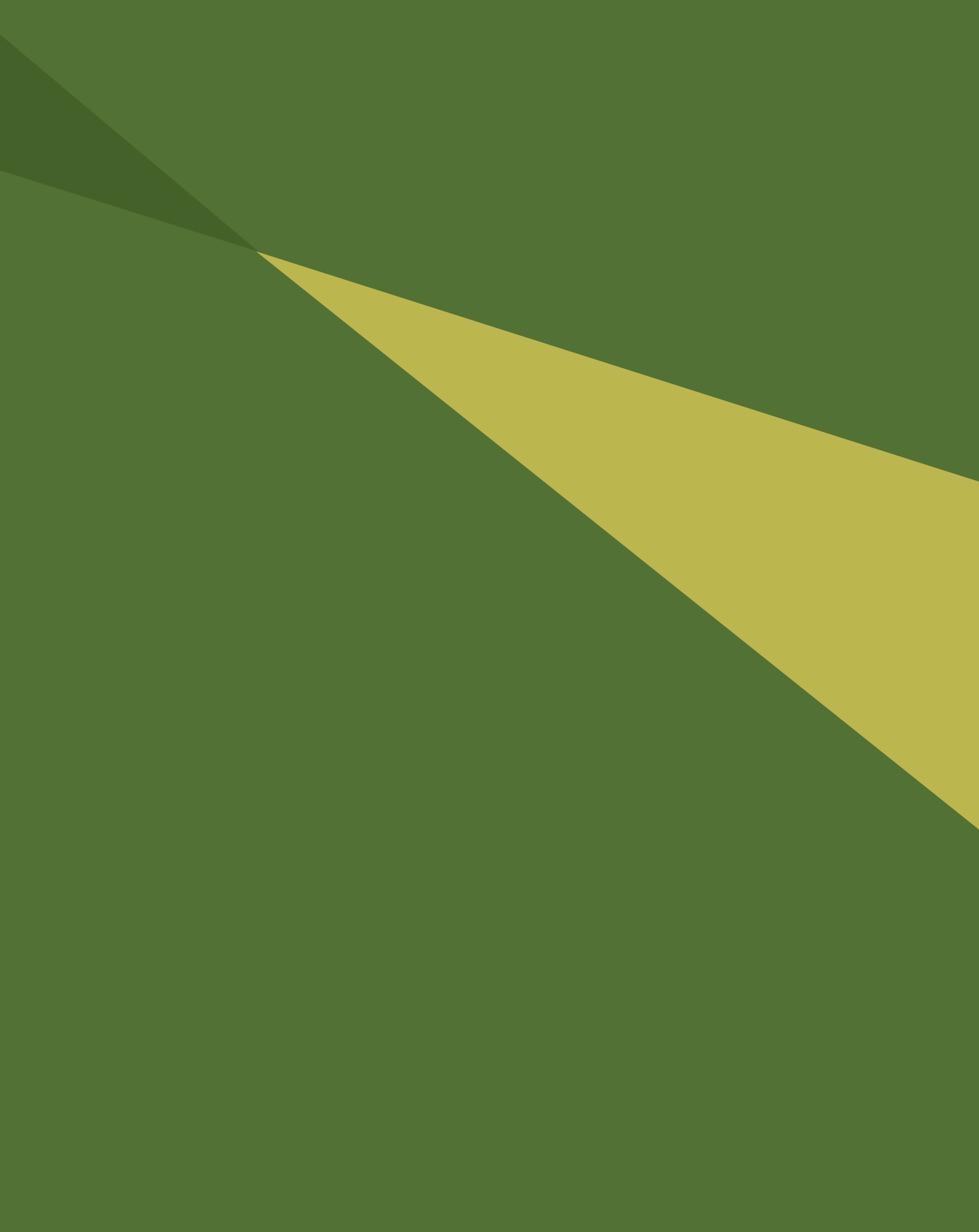
Pulplog – A log harvested from a plantation or native forest stand that does not meet sawlog quality specifications and is designated to produce pulpwood (or composite products such as fibreboard). Grades and corresponding prices apply depending on species, colour, fibre length etc

Roundwood – Wood in round form, namely logs from the bole and larger branches. Includes sawlogs, pulplogs, poles, piles and posts.

Sawlog – Log used to manufacture sawn timber. High-quality sawlogs are sawlogs meeting a specified size and grade specifications (including the amount of permissible defect). Low quality sawlogs are sawlogs not meeting high-quality sawlog specifications.

Veneer – Thin sheets of wood, usually thinner than 3 millimetres, which can be glued and pressed to make plywood, or glued and pressed onto core panels (typically wood, particleboard or medium-density fibreboard) to produce panels. Can be produced by slicing or peeling logs.





The Derwent
Carbon Project
Increasing Productivity. Restoring Landscapes

Forage Shrub Case Study

Mediterranean Saltbush ~ *Atriplex halimus*





Cleared north facing slopes in Tasmania's semi-arid climate region. ▲

Established *Atriplex halimus* on a north facing slope. ▼



It may come as a surprise, but there are areas of Tasmania with a semi-arid climate. The region between Ouse, Hamilton and Bothwell in the Central Highlands is one of these low-rainfall areas. The major land use of the region is grazing which relies on dryland pastures and runs that are unreliable in times of drought. **Cleared north facing slopes are a particularly fragile component of grazing enterprises** as they are difficult to incorporate without causing erosion.

On the mainland there has been significant work undertaken to research the benefits of forage shrubs as a value add to marginal land. **The Derwent Catchment Project, with funding from Meat & Livestock Australia, investigated whether forage shrubs could be established at a commercial scale on north-facing slopes to add grazing value to these marginal areas whilst introducing deep-rooted perennials to stabilise the ground.**

The trial was established in winter of 2021 across three 5 ha north facing sites in the Derwent catchment using planted tubestock of Mediterranean saltbush (*Atriplex halimus*), a hardy forage shrub that had been successfully established before in the region. **The trial successfully established saltbush at one of the three sites**, the browsing pressure of native wildlife (wallabies in particular) severely impacted the other sites and although there were promising starts initially, the shrubs ceased to establish. **The successful site on a farm near Hamilton was at least 500m away from any remnant native vegetation which was key to establishing the forage shrubs.**



Key Messages

Establishment

There was significant variation in established plant size from plants 25×25cm to 1.2m×2m. This was likely due to differences in planting process, grass competition, fertility and soil texture. Another key factor is likely to be genetic variability of the shrub tube stock as the *Atriplex* seed is wild harvested, not selected for best performance like commercial crop seed.

The weed free self-mulching black clays on the upper slope had the best-established plants. Plants on the lower slope tended to be smaller on average, even in the drainage lines, likely due to greater grass competition. However, even the smallest plants were robust enough to survive grazing.

The cost of establishment comes to \$2,068 per ha/\$10,340 across the 5-hectare site. This includes costs for ripping, tube stock, manual planting and some maintenance. The survival rate of the shrubs after planting at the site was approximately 65%.



Grazing

The trial site was grazed (130 DSE/ 5 ha) for 27 days after 2 ½ years of establishment.

The saltbush was healthy and green whilst the inner-row grass had little green (some in the rip lines), and mostly dead or dying annual grasses across the site. The dry matter in the rows ranged from 1.5-3.5 tonnes of dm/ha and this included some of the dead material carried forward during the forage shrubs establishment.

The sheep started on the green grass, then nibbled saltbush leaves and shoots (day 2 to 7), then switched on to the shrubs relatively quickly (by day 10). By day 17 they had consumed most of the edible shrub biomass. More material was still removed up until day 27, when the sheep were taken out, leaving nothing other than stem on the saltbush shrubs. The substantive structure of the plants was undamaged.

At the time of sheep removal clusters of reshooting buds were appearing on the woody stems. There was no residual leafy biomass, only new leaf buds.

The sheep reached into the bush bases to graze up to a height of 1.2m and more, likely utilising the slope.



Regrowth



The shrubs regrew in the extreme dry of summer, in a drought, delivering green material on a north-facing slope between December and April 2024, when nothing else grew.

Data indicates that post grazing shrub height increased on average by 29% and width by 48%. Growth appears encouraged by the grazing, despite the critical lack of water for the inter-row pasture.

Almost no mortality was observed, with only one out of 107 individually identified and monitored shrubs having no green leaf canopy 6 months after grazing.



Likely opportunistic insect damage. ▼

Some insect damage and leaf drop were observed at the site in the post grazing regrowth period. It is likely that the insect damage was from multiple opportunistic predators and the shrubs only appeared untidy, not at risk of death.

Planting stage at the site in Hamilton.



Landowner perspective

The costs of the trial are totally prohibitive at around \$2,000 per hectare. Pasture would come in at around \$700 a hectare for this type of country. To make it viable (say the same as pasture) we would need to mechanise the planting, using a seedling plug planter behind a tractor or even better getting the direct drilling of saltbush seed to strike. **The way these shrubs have grown in this drought, under better conditions we could get 3 grazings off them a year** which is better than the dryland pasture that is there.

Good to remember there are other benefits to this type of planting, aside from the green pick value such as deep-rooted perennials to help stabilise the ground and the addition of some diversity into the landscape, these both have value.



Successfully established Saltbush from the same site at Hamilton 2.5 years after planting.

In Summary

- The regrowth in a drought following a 'failed spring', has been extremely impressive.
- Whist this site is a long way off perfect, it offers a resource that warrants grazing management and a green biomass opportunity that the pasture is not capable of delivering.
- The sheep ate every scrap of leaf and a lot of non-woody stem over 27 days. They selectively grazed the green shrub biomass after the green pasture was consumed.
- Our observations support incorporating the shrubs into a grazing cycle up to 3 times a year as the plants respond well to grazing and plant structure benefits. If they are left as just a drought reserve, they will become too woody and tall.
- The site offers insight into a potentially valuable and durable grazing asset that could maybe even overcome the cost of establishment. The projection of increasing dry spells and drought under climate change could really compound its value.



MEMO

To:	Damian Mackey Special Project Manager, Central Highlands Council
From:	Amy Longva Niche Studio
Date:	06/06/2024

RE: CENTRAL HIGHLANDS TOWNSHIPS STRUCTURE PLAN PROJECT: STAGE 2

Niche Studio continue to work with Urban Enterprise and Entura to develop Township Structure Plans for Bothwell, Hamilton and Ouse on behalf of Council in line with the agreed contract.

To ensure both Council and the consultant team are kept up to date with progress against the contract, we will provide a memorandum summary at the conclusion of each Stage:

- 1) Background Analysis / Planning Context / Initial Community Consultation - COMPLETED
- 2) Community Consultation Round 2 – COMPLETED
- 3) Draft Structure Plans Preparation – IN PROGRESS
- 4) Community Consultation Round 3
- 5) Final Structure Plans

This memo summarises the work undertaken as part of Stage 2.

STAGE 2: COMMUNITY CONSULTATION ROUND 2

We have undertaken all key tasks as outlined in the tender documents and updated Community Consultation Strategy:

- Preparation of material for consultation sessions, including printing and preparation of plans, workshop materials, and online materials for Project Steering Group review.
- Preparation of material for Stage 2 consultation sessions.
- Three Community Workshops.
- Intercept surveys in each town.
- Consultation analysis (coding) and issue of draft summary of consultation outcomes.
- One workshop with Project Steering Group and Councillors to discuss community visioning.
- Completion of a summary Community Visioning document for Central Highlands Project Steering Group discussing outcomes of workshops, consultation and engagement activities.

We have also provided/undertaken all key tasks as listed in the tender documents:

STAGE 2	KEY OUTPUTS	STATUS/ DATE DELIVERED
Community Consultation Round 2	<ul style="list-style-type: none"> • Consultation material (including plans/stationery for consultation, interview, survey and intercept questions). • Draft Community Visioning document. • Final Community Visioning document. • One meeting with Project Steering Group to discuss consultation outcomes and draft summary. 	<p>12 March 2024.</p> <p>9 May 2024</p> <p>6 June 2024</p> <p>Deliverable replaced with PSG/Councillor workshop; 12 March 2024.</p>

COMMUNITY VISIONING REPORT

TOWNSHIP STRUCTURE PLANS: BOTHWELL, HAMILTON AND OUSE

BIG RIVER COUNTRY

We acknowledge the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work.

We pay our respect to their Elders past and present.



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APPENDICES

Appendix A: Approved Engagement Strategy

Appendix B: Communications: Mayor's Newspaper Article for Highland Digest

Appendix C: Communications: QR Poster for the Three Towns

Appendix D: Summary Minutes for the Stakeholder Interviews

Appendix E: Visual and Quantitative Summary of Result from Intercept Survey

Version – 1.1

Prepared – Amy Longva

Support – Erin Hautea, Maisie Kelly

Reviewed – Nicola Smith

Date – 6 June 2024

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1. INTRODUCTION

1.1 CONTEXT

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

The liveability and resilience of regional towns has never been more important with the rapid changes through covid, as well as natural population growth and other influences such as climate change. There is a clear focus for the Central Highlands Shire on establishing a concise, informed, and strategic hierarchy for its towns that integrates community sentiment and engagement. This will include growth management strategies for individual townships, which will inform the pending revision of the Southern Tasmania Regional Land Use Strategy, (STRLUS).

To guide the relevant structure plans and growth strategies, a comprehensive communications program was implemented in line with the approved Engagement Strategy as prepared by Niche Planning Studio (Niche) in consultation with Central Highlands Council (refer Appendix A).

1.2 ENGAGEMENT STRATEGY PURPOSE & SCOPE

Niche undertook a comprehensive engagement program to understand the varied perspectives of key stakeholders in each of the three towns of Bothwell, Hamilton and Ouse.

The Engagement Strategy was divided into key phases. The first two phases were undertaken to inform the preparation of the Structure Plans, namely:

- Stage 1: Information Collection
- Stage 2: Information Building and Collaboration

The Strategy was implemented over five months with initial stakeholder engagement occurring in early October 2023 and a follow-up round towards the end of November and December 2023. Information from these initial Stage 1 engagement activities was later utilised in March 2024 during key community consultation events. Targeted community and stakeholder engagement methods included such items as:

- Attendance at Highlands Bushfest weekend (25 November 2023) at Bothwell Recreation Ground to raise awareness of upcoming consultation.
- Targeted intercept surveys and community/business workshops carried out across all three towns on 12, 13 and 14 March 2024
- One-on-one Targeted Community and Stakeholder Interviews
- Online and hard-copy surveys together with informal postcards for 'quick and immediate' impressions

The methodology associated with each of these techniques, together with the results distilled from each process, are outlined in the following sections.

2. COMMUNICATIONS

To ensure broad community awareness of the proposed Engagement Strategy, and to ensure a successful consultation campaign, a detailed Communications Strategy was developed in tandem with the Engagement Strategy.

Key communication mediums and collateral are highlighted below and further detailed in Appendix B and C.

2.1 Mayor's Article for The Highland Digest

Niche assisted with the introduction of the structure planning process to the broader Central Highlands community through assistance in the preparation of an article on behalf of the Mayor for inclusion in the local paper: The Highland Digest.

The article titled 'Planning for our Future – Bothwell, Hamilton & Ouse' was reviewed, finalised, and approved by the Project Working Group and was featured in the local newspaper in October 2023. A copy is appended at Appendix B.

2.2 Publication Poster with QR Code

To ensure broad dissemination of information regarding the structure planning process, a clear and simple quality-poster was prepared and installed at key points around the three towns.

The poster introduced Council's initiative for the preparation of Structure Plans for Bothwell, Hamilton and Ouse and **identified** key contact details for ongoing project updates.

The poster was designed in a careful deliberate manner, including presentation and language that would be understood by a broad cross section of the community, while including key creative elements to attract attention to the poster. Niche understands the importance of accessibility and provided a QR code for online inclusivity.

Figure 1: Variety of poster locations advertising consultation



PLANNING FOR OUR FUTURE: BOTHWELL, HAMILTON & OUSE

Council has initiated a project to develop 'Structure Plans' for the major townships in the municipality: Bothwell, Hamilton & Ouse. This project will be **very important for the future of the Central Highlands Municipality.**

This will be a **once-in-a-generation opportunity** for community members, community groups, business owners, and anyone with an interest in the future of these towns to contribute their ideas and help establish a 'vision' for each town.

FOLLOW THIS

QR Code for further project updates

Contact Council  **0499 782 584**

Or via email at development@centralhighlands.tas.gov.au

central highlands COUNCIL

NICHE STUDIO

2.3 Highlands Bushfest 2023

Establishing a visible presence within the community is crucial in fostering transparency and engagement.

A key opportunity was provided via the Highland's Bushfest 2023 Event, located at Bothwell Recreation Grounds on the weekend of 25/11/2023. Director Nicola Smith had access to a dedicated Council Stall at the event, attracting community members and roaming the event to informally engage with residents and visiting tourists. Bushfest, an annual event that hosts hundreds of guests over the weekend, represented a prime opportunity to engage with a large swathe of the community.

Niche also provided supporting information documents to Council staffing manning the stall to provide transparency to community members. This involved a bound information book including key plans, an explanation of the role of Structure Planning and a copy of the A2 poster that had been provided around town.



Figure 2: Council stall at Highlands Bushfest

2.4 Online Presence

To supplement the strong in person representation, a dedicated project platform utilising Typeform was established. Although traditionally used to gather online survey data, the interface was initially setup to provide basic background information regarding the project and enable interested parties to record their details for ongoing updates.

By leveraging online channels, stakeholders gain easy access to pertinent details about the project, ranging from its inception to ongoing developments. Regular updates not only keep the community informed but also create a sense of inclusivity, allowing individuals to contribute their opinions and concerns. The interactive nature of online platforms facilitates a two-way communication flow, establishing a more collaborative and informed decision-making process. Ultimately, a well-maintained online presence enhances community participation, ensuring that the project aligns with the diverse needs and perspectives of its community members.

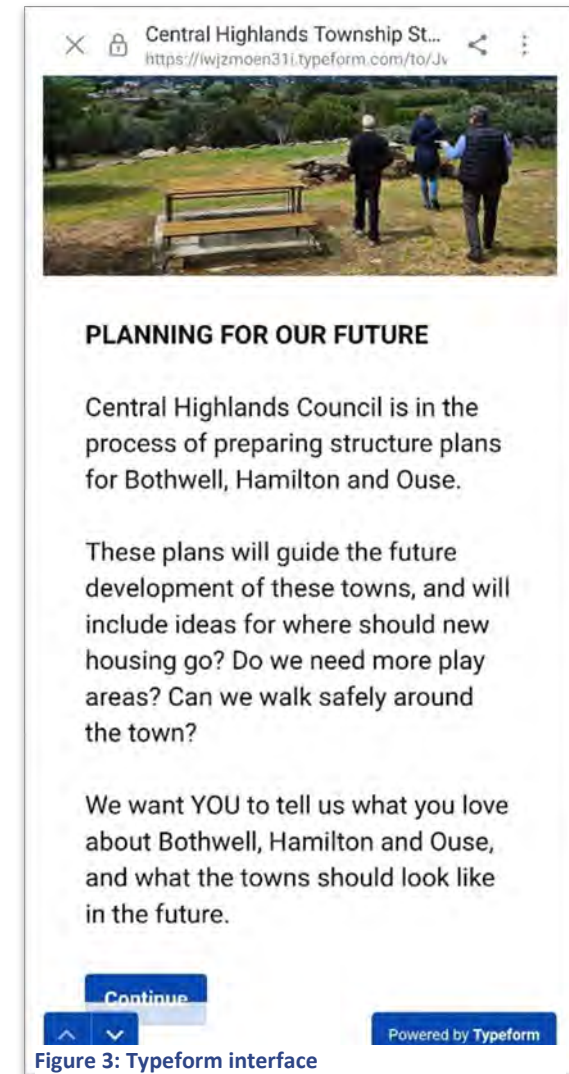


Figure 3: Typeform interface

3. CONSULTATION METHODOLOGY

Reflective of the Engagement Strategy, this chapter outlines the specific methodology undertaken during the consultation period. A total of 204 community members and key stakeholders were engaged with during the consultation period.

The subsequent chapter outlines key results with a full data record of the consultation in appendices to the rear of the report.

3.1 Targeted Discussions – Community & Business Associations

Carefully selected community stakeholders and community committees were invited to a consultation session run by Niche Planning Studio. Chosen stakeholders were contacted and asked if they wanted to be included in the process, and a total of 16 representatives were engaged across the three towns. A further 14 were contacted but did not return a request for meeting.

The key stakeholder and community groups contacted to participate in this phase are outlined in the following tables:

Bothwell Stakeholder/Community Group	
PARTICIPATED	UNAVAILABLE
Australasian Golf Museum Committee	<i>Bothwell School</i>
Bothwell Fire Brigade	<i>Bothwell Historical Society</i>
Bothwell Volunteer Ambulance	<i>Bothwell & Districts Lions Club</i>
Girl's Shed	<i>Bothwell Cricket Club</i>
Bothwell Country Women's Association	<i>Bothwell Licensed Angler's Club</i>
Bothwell Anglican Women's Association	<i>Bothwell Wellness Exercise Group</i>
Bothwell Football Club	<i>Bothwell Gun Club</i>
Bothwell Golf Club	
Bothwell Exercise Classes (Highlands Healthy Connect & Freedom Health & Wellness)	

Hamilton Stakeholder/Community Group	
PARTICIPATED	UNAVAILABLE
Men's Shed & Ladies Shed	<i>Hamilton Volunteer Fire Brigade</i>
Hamilton Heritage Centre	<i>Anglican Parish Group</i>
Hamilton District Agricultural Show Society	
Derwent Catchment Project	
John Stephenson, landowner (Hamilton pub)	

Ouse Stakeholder/Community Group	
PARTICIPATED	UNAVAILABLE
Ambulance Tasmania	<i>HATCH</i>
Ouse Community Arts & Crafts Group	<i>Central Highlands Community Health Centre</i>
	<i>Ouse Online Access Centre</i>
	<i>Ouse Community Country Club</i>
	<i>Anglican Parish Group</i>

The sessions were semi-structured in nature, where stakeholders were asked to respond to key questions focusing on the needs of the towns they lived or worked in.

Representatives were asked to respond in an open manner to the four questions below:

1. Which town is your group most connected to?
2. Vision for town?
3. Key Issues & Constraints of Town?
4. Solutions?

These informal interviews were held via phone call, summarised into written minutes and approved by consenting parties. This engagement process commenced in October 2023 and continued through to March 2024 to enable key stakeholders to be engaged.

A record of the approved minutes from each party is attached at Appendix D.

3.2 One-on-One Interviews – Government

Stakeholders from relevant Council departments, government departments and agencies were engaged in a consultation session run by Senior Environmental Planner, Bunfu Yu. Stakeholders were contacted and asked to be involved in discussion processes held online or in person during February 2024.

The discussions were semi-structured in nature, with questions focusing on the background and context of the three towns, and opportunities and constraints as relevant to each stakeholder. Additional information as relevant was provided by each department.

The following government stakeholders were consulted with:

- Central Highlands Council – Stormwater
- Department of Education, Communities and Young People
- Department of State Growth
- TasWater

A record of the approved minutes from each meeting is attached in Appendix D.

3.3 Intercept Survey – Town Specific

Town Specific intercept surveys were undertaken within each of the three towns between 1-5pm on the 12, 13 and 14 March 2024 reaching a total of 88 respondents across the three towns: Bothwell (39); Hamilton (24); and Ouse (25).

Intercept surveys are intended to gather rich quality data from a diversity of participants, rather than solely relying upon more traditional methods of online or long form surveys which are commonly completed by an older time-rich demographic.

Intercept surveys undertaken within the three towns enabled input from a variety of ages, ethnicities and genders. It also enabled a mix of both residents and tourists to be consulted during a short timeframe. As illustrated in the photos below, intercept surveys also allow discussions with both business and local residents.



Figure 4: Intercept engagement examples within Central Highlands

Niche curated a town-specific intercept survey framework to best gather quality data. Residents of each town were approached along high streets, public spaces and within community destinations such as post offices and cafes.

The intercept surveys were based around four key questions:

1. Which of the three towns do you most associate with?
2. What do you 'love' about that town?
3. What do you think needs improving in that town?
4. How do you think these improvements could best be undertaken?

The first question set the parameter for the questionnaire and allowed the results to be coded and compared to other towns. The second question assists in defining a clear 'snapshot' of life in each of the respective towns today. The third and fourth questions will assist greatly in the preparation of possible upgrades/ changes to be incorporated within the relevant Structure Plans.

3.4 Vision Workshop

A series of after-hours workshops were facilitated and led by Council and Niche on the evenings of 12, 13 and 14 March 2024 with the aim of providing quality spatial input into each of the Structure Plans. A total of 77 people attended the workshops: Bothwell (40 attendees); Ouse (20 attendees); and Hamilton (17 attendees).

The outline of the workshop included a background summary of the project and an overview of key opportunities and constraints accessed earlier via Niche's Background Summary Report. The workshops worked through a more detailed level of questions than those undertaken during the intercept survey, specifically recording on butcher paper, and marking up large A1 plans the following:

- LOVE – What do you love about your town.
- IMPROVEMENT – What needs improvement regarding each of these three areas:
 - o Movement (roads, footpaths, bridges, cycling etc)
 - o Local Environment (open space, rivers, trees etc)
 - o Community Facilities (schools, medical, public halls etc)
- LAND USE VISIONING – Using dotmocracy with three red dots and three green dots, participants were asked to rate those land use images that they more liked, and disliked, for the future of their town.
- FUTURE – Upon finishing the evening, each participant was asked to provide us with one word to represent their vision for the future of the town. These were written up on butcher paper beside the entry/exit point.



Figure 5: Vision workshops

3.5 Targeted Business Engagement

To supplement the results drawn from the targeted discussions and the intercept surveys, and to further consult with some community organisations who were unavailable for the one-on-one interviews, Targeted Business Engagement was undertaken with key stakeholders across each of the three towns. This included one-on-one meetings with key commercial operators within each of the three main streets as well as complementary community facilities such as local schools, regional ambulance provider and HATCH.



Figure 6: Targeted local business engagement

Further consultation was undertaken by Urban Enterprise with business, industry and community representatives in respect of the local economy, industry development, the property market and the tourism sector. A suite of economic related issues and opportunities emerged through research and analysis as well as targeted stakeholder consultation with industry, government and community representatives.

3.6 Online and Hard Copy Survey

Following completion of the Vision Workshop, Council asked for an additional online survey to be prepared (with options for hard copies to be completed and lodged at the Council Offices).

The survey was setup using the same Typeform format and QR code previously provided to residents to ensure a level of consistency. The survey was open for more than four weeks and 19 responses were received.

Representatives were asked to respond in an open manner to the questions on the following page:

1. What do you value about this town?
2. What challenges exist in the town?
3. What do you want the future of the town to look like?
4. What needs to happen for the town to have the best possible future?

A question asking participants to rank themes in order of importance allowed for the collection of data around prioritisation of:

- Community Facilities, Character and Heritage
- Infrastructure and Servicing
- Land Use
- Hazards
- Movement
- Physical and Natural Environment

3.7 Postcards

In addition to hard copy surveys, highly graphic postcards were prepared and disseminated to attendees at each of the Vision Workshops as well as via the front counter at Council's offices.

The postcards were created to be more approachable and targeted a younger and/or more creative respondent. The questions included on the postcards were a derivation of those questions asked at the intercept surveys.

WHEN I THINK ABOUT THE FUTURE OF (TICK ONE):

BOTHWELL
 HAMILTON
 OUSE

Council has initiated a project to develop 'Structure Plans' for Bothwell, Hamilton & Ouse.

This project is **very important for the future of the Central Highlands Municipality**, and Council is **seeking YOUR feedback**.

I am a: RESIDENT VISITOR

1. I LOVE _____

2. I THINK THESE THINGS CAN BE IMPROVED: _____

3. THE FUTURE OF MY TOWN WILL LOOK LIKE: _____

THE STRUCTURE PLAN WILL GUIDE FUTURE DEVELOPMENT

Figure 7: Rear of Postcard

Table 1: Engagement Scope

Type	Description
Council Briefing	A workshop/briefing was conducted with the project steering group as well as Council aldermen to provide background on the engagement program.
Departments/agencies	Relevant agencies and government departments were consulted on the project as part of the technical studies. This includes working with sub-consultants Urban Enterprise to understand the locality demographics.
One-on-one Targeted Stakeholder Interview	A range of one-on-one discussions were conducted with a number of landowners, business owners/operators and representatives of community groups. Most of these discussions were undertaken as phone calls.
Intercept Surveys	Intercept surveys were conducted by two members of the project team. The process of intercept surveys included questions and participants were codified based on whether they were a Central Highland resident, business or tourist, while their responses are anonymous.
Vision Workshop	A focus group discussion with residents of each town was held in the week of March 11 th 2024 at central locations within the three towns. Facilitated and moderated by the project team, residents shared their vision for the township and the improvements they would like to see in the area.
Survey – Online and Hardcopy	An online survey was hosted on Council’s website and supplemented by a hard copy version. The survey was made available to the public between March and April 2024. The survey included quality questions to best understand community concerns and needs, for a collective community vision. .
Postcards	A creative, tangible engagement tool of postcards was utilised to provide an alternative option to record data. These postcards echoed the same questions as those included within the survey, intercept surveys and vision workshops

4. RESULTS

4.1 Interrelationship of the Three Towns

It is important to understand how each of the three towns relate to one another, where their similarities and differences in amenity and service provision are most obvious, and how these impact on the travel and daily living behaviours of all the residents.

The importance of this interrelationship between the three towns was mostly drawn from the intercept surveys and informed further with information from the vision workshops and surveys.

This interrelationship could also be viewed as a positive synergy between the towns, where their diverse and different offering makes for a dynamic rather than static network of towns.

Previous engagement undertaken by the Council has highlighted the interconnected nature of the three towns in numerous important ways but also highlighted their individual needs. Thus, the current engagement sought to build on this existing knowledge base and develop a comprehensive and encompassing strategy that would provide a long-term strategy for Council as well as long-term certainty for residents, businesses and tourists alike.



4.2 Bothwell

4.2.1 Targeted Discussions: Community and Business Organisations

An emerging vision of Bothwell as a heritage town that celebrates its cultural history and connection with Scottish settlers was discussed by several key stakeholders. A desire to continue building a welcoming, involved community was also discussed.

Challenges relating to aging population and lack of infrastructure and supports, especially around aging in place, were identified by most of the key stakeholders. One specific comment compared Bothwell to a “retirement village on the edge of Hobart”, speaking to an influx of people moving to the Central Highlands to retire.

Specific issues facing community groups included the lack of participation on committees by younger age-groups, mainly related to lack of time or availability. This threatens the continuance of these groups, which in turn would lead to decline in community and opportunity for residents. Other challenges included lack of funding for maintenance purposes or to develop new facilities / provide new opportunities.

A resounding commonality was a desire to see Bothwell flourish into the future as an inviting, liveable town that capitalises on key assets and opportunities. Discussion tended to centre around forming collaborations of local businesses, upgrading existing facilities, providing opportunities to grow and develop community and attracting families with young children to live, work and play in the town. This could include the expansion/redevelopment of existing recreational facilities, provision of expanded retail, childcare and public transport, and careful consideration as to future placement of new housing precincts to preserve the existing character of the town.

4.2.2 One-on-one Interviews: Government

General discussions with key government stakeholders gave insight into background opportunities and constraints present in Bothwell.

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

Central Highlands Council Stormwater indicated that the stormwater infrastructure in Bothwell is currently performing well since recent upgrades. A recent flooding study has been completed in Bothwell, with GIS data available. Consideration of stormwater treatment capacity is an important consideration when considering the size of any potential new lots.

The Department of State Growth manages the Midland Highway, and indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community. There are government grants available for active transport facilities (e.g. bike park, walking paths), and EV chargers. These can provide opportunities for Council to fund some of the projects.

Bothwell District School (Kinder to Year 12) is currently strong and self-sustaining in enrolment numbers. Children travel to the school from the Highlands and Central Lakes area, while an upcoming school district boundary review is likely to benefit Bothwell District School.

4.2.3 Intercept Survey

Existing Strengths

Residents and visitors of Bothwell were surveyed and asked what they love about their town. Many of the residents stated they love the atmosphere of the place, specifically the people and community. For visitors, they appreciated the local amenities such as the pub and café as well as the cleanliness of the town. For residents and visitors alike, they jointly appreciated the affordability, infrastructure, and natural beauty of the town.

Future Aspirations

When envisioning the future of Bothwell, those surveyed spoke of maintaining the heritage character of the town while encouraging a busier town centre. This would include increased local amenities such as cafes, accommodation, camping facilities, and outdoor activities. The town will also evolve to provide increased community services to all, including medical services, childcare, and schools. Bothwell will be seen as a safe community with increased policing.

Specifically, the following improvements were identified:

- Community infrastructure (Camping, outdoor seating, BBQ, children's/ youth activities i.e. skate park, improvement to playground).
- Increased medical, aged care facilities and a grocery store.
- Maintenance of Heritage infrastructure.
- Increased accommodation for not only the residents but also visitors.

To deliver this shared vision, the participants suggested that there needed to be support from council and state at a policy level. Increased lobbying from community. For this to happen, the community needs to have an open mind and forward thinking to allow for change and support it.

4.2.4 Vision Workshop

Existing Strengths:

- Residents found a strength of the town is the closeness of the community and ability to participate in all community activities.
- The workshop also revealed that the calming and quiet atmosphere is something they love about living in Bothwell.
- Existing amenities such as the pool and the golf course.
- Residents love the nature and rural simplicity of living in the town.

Improvements:

Movement and Servicing

- Need accessible active transport methods; footpaths need to be upgraded and fixed, cycling and walking trails to be established, and introduce public transport i.e. a bus.
- Maintenance of heritage buildings as well as improvement to roads through the town and roads connecting towns. Reduction of speed limit is suggested as well as increased signage.

Community and Heritage

- Maintenance of heritage (need grants for this) and increased use of heritage buildings for community activities i.e. church used for choir.
- Need childcare and better connection between the community and schools. One suggestion was a community daycare where parents take care of other children if they are home (suggested to have police check to maintain this).
- Need a permanent doctor and aged care services.

Physical and Nature

- Clean up towns' environment – clean the rivers, organise community tidy up day, remove willows and weeds.
- Need to promote walkways by improving and maintaining them.
- Increased access for pool – PE programs, shade, water safety.
- Increased proofing for natural disasters around town.

Future

Land Use

Via a dotmocracy exercise the following land use preferences were derived:

- The red dots were used the most on images of medium density housing development as well as large scale infrastructure like a highway.
- Most of the green dots were used on facilities such as doctors (medical), IGA, childcare and a swimming pool.

Aspirations

A word cloud has been created to graphically represent the key hopes for the future and aspirations for the growth of Bothwell:



4.2.5 Bothwell School Visit

The below information was gathered as part of a school visit by the Central Highlands Community Development officers' visit to Bothwell. The responses came through two separate processes.

1. Asking the school leadership group (comprised of representative students from Year 9 and 10); *What do you like about Bothwell? What don't you like about Bothwell? What do you want to see in the future for Bothwell?*
2. The leadership group then visited the rest of the classes in the school and asked and recorded the responses to the same questions. The classes were combined by year level: 1/2, 3/4, 5/6, 7/8 and 9/10.

The combined responses are below:

What do you like about Bothwell?	What don't you like about Bothwell?	What do you want to see in the future?
<ul style="list-style-type: none"> - The post office - Can work locally (garage, shop, wood cutting) - Football and cricket clubs, football grounds - Quiet (less traffic and people) - Close knit community - Low crime - Pool - The parks - School (opportunity to do year 11 and 12), the high school and primary being the same school, historical part of school - Fishing - It's a fun place - The houses - The graveyard - Food available at cafes and pub 	<ul style="list-style-type: none"> - The pool being closed and not covered, inconsistent opening times. Not enough lifeguards. - It can be dull and boring, not many opportunities to do things - No job opportunities - Very few food options - No gym facilities - Old equipment in the park, not much to do in park. The park is unsafe. Old swing sets, need better parks. - Lack of / bad quality seating around town - Not enough college opportunities - Not enough fish in the river - Not many shops - The roads are dangerous around the town - Don't like the school 	<ul style="list-style-type: none"> - Public gym – maybe at the footy grounds - Hospital. Better healthcare - Rock climbing centre - Ferris wheel. roller coaster - Fortnite day - KFC - Car show - Car dealership - More food options – sushi please - More public transport – not just the school bus - Further education – year 11/12/ college / TSFE, uni - Pool – indoor, covered, open all year. Waterpark - Junior footy team - Netball team

What do you like about Bothwell?	What don't you like about Bothwell?	What do you want to see in the future?
<ul style="list-style-type: none"> - Library - Gun shop - The location, the countryside, the farms - The history - The river - Its small size - Exercise equipment - Everything 	<ul style="list-style-type: none"> - The bike park - Distance it takes to travel anywhere - Landscaping, not enough plants 	<ul style="list-style-type: none"> - Concerts - More / better shops. Supermarket - Clyde River fishing comp

Responses from youth in Bothwell articulate the need for recreation activities and job opportunities. The responses from the intercept survey and vision workshop include suggestions for more facilities for youth recreation. The responses provided by young people at Bothwell's school support these suggestions. We can see that the existing facilities such as the library, school, shops, and recreation/ outdoor activities are some of their favourite things about the town, and they believe that building on these assets are key to the future. As well as this, youth in Bothwell are concerned about their longevity in the town, expressing concerns about job opportunities and access to universities and TAFE.

4.2.6 Spatial Representation of Improvements

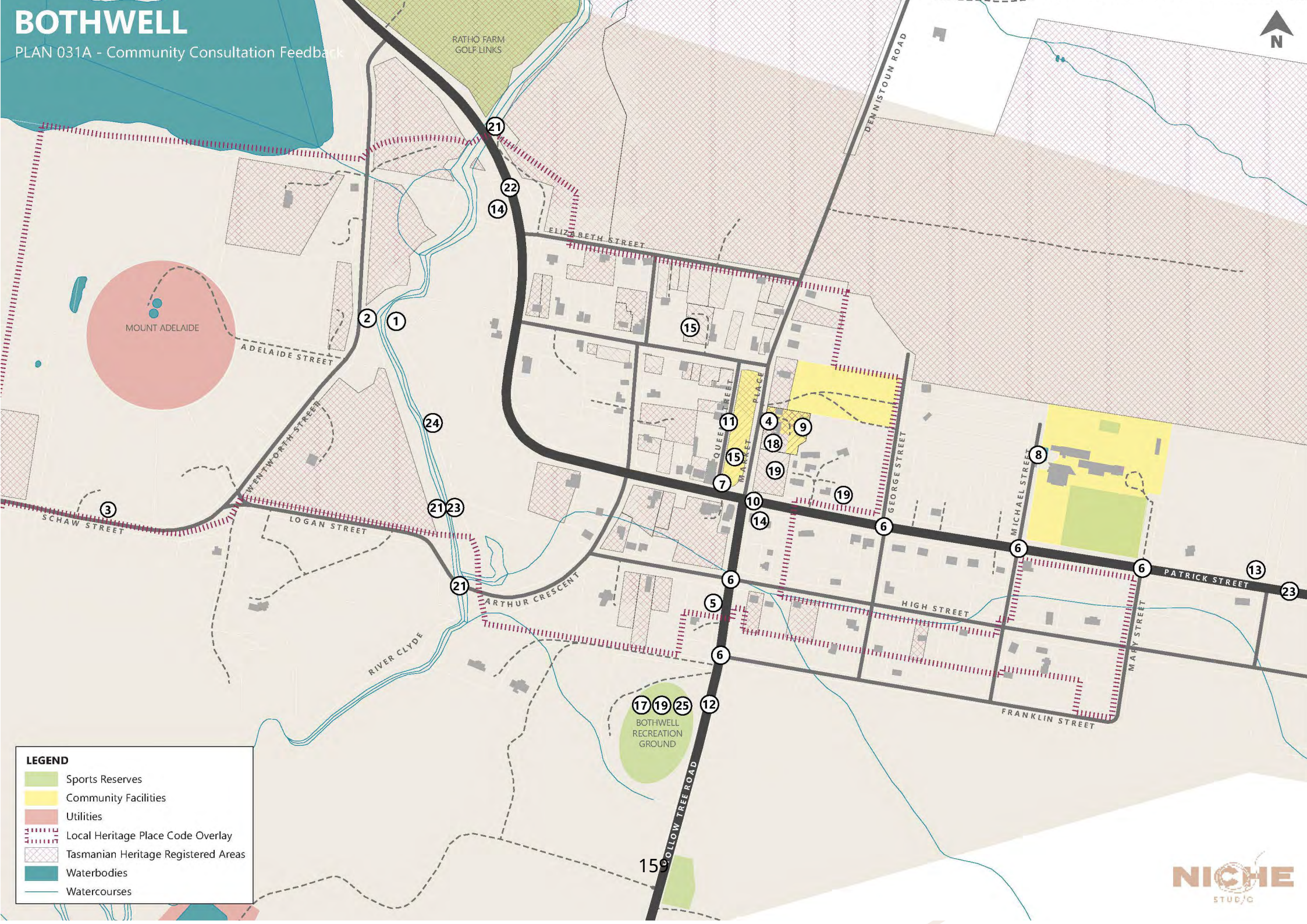
A spatial plan reflecting key town improvements was prepared as an output of the consultation undertaken within Bothwell. This plan will be tested as part of the Structure Planning process to ensure an accurate representation of the items heard through all levels of engagement.

A table summarising the elements identified in the plan is included below:

Number	Description		
1	Improve Croaker's Alley	14	Upgrade local IGA
2	Need a bin at Wentworth Street end of Croaker's Alley	15	Add adult exercise machines in parks
3	Address flooding at Schaw Street and add footpaths	16	Improve library services
4	Redo caravan park and add better signage	17	Improve access to recreation centre
5	Add footpaths on Patrick Street to recreation reserve	18	Increase visitor centre open hours
6	Need stop signs at main intersection	19	Increase shading in recreation grounds
7	Improve accessibility at Queen Street and Elders	20	Retain churches and keep them open
8	Add roof on swimming pool and improve access	21	Remove willows from river
9	Upgrade tennis courts	22	Add tree avenue on way into town
10	Upgrade pub/Elders/servo corner	23	Clean up Clyde River
11	Close Queen Street to through traffic	24	Add walking trail by the river
12	Straighten bends along Hollowtree Road	25	Add seating in parks
13	Upgrade road to Melton-Mowbray		

BOTHWELL

PLAN 031A - Community Consultation Feedback



LEGEND

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

4.3 Hamilton

4.3.1 Targeted Discussions: Community and Business Organisations

A vision for Hamilton that enables sustainable growth, increasing the 'stickiness' and attractiveness of the town as a destination, and facilitating increased prosperity was common. This was further distilled through support for environmental change and sustainability, arising from a recognition of the natural assets that Hamilton possesses.

Similar constraints to those facing Bothwell were raised by participants in Hamilton, including lack of available volunteers and concern around the viability of existing facilities and services. A common theme of funding issues was also raised by key community stakeholders, with one participant discussing the diminishing capacity of the community to fund these services, especially in the context of ongoing maintenance.

Leveraging on existing capacity in the region, stakeholders said they would like to see Hamilton manage a pilot nature offset program which would assist in easing funding requirements. There is a broad knowledge base in place, and this could be further developed and expanded, which would create the basis of a knowledge economy and diversify existing sectors of employment.

Developing services and facilities targeted to tourists and finding attractors to make the region more "sticky" was also raised in discussions. Key stakeholders noted that Hamilton has assets in its heritage and natural environment to bring in visitors, but these may need to be built on in order to meet expectations of tourists.

Development within the town of additional housing for key workers, day to day needs such as fuel and food, hospitality and medical services has also been proposed. Consideration of the existing landscape and built form character was noted as being vital to ensure the success of these developments within the town boundaries.

4.3.2 One-on-one Interviews: Government

General discussions with key government stakeholders gave insight into background opportunities and constraints present in Hamilton.

Hamilton's water is supplied by the River Derwent. Both community and Council have raised the possible relocation of the sewerage treatment lagoons. TasWater noted this was a commitment by the previous CEO and is unlikely going to be a priority for them in the medium term, as the system is functioning well. Furthermore, any possible new sites are also located similarly close to residential dwellings, and the projected cost is upwards of \$7 million. Recent maintenance work at the sewerage treatment lagoons also saw the installation of aerators, which increases the capacity of the system as well. The current sewerage infrastructure is considered ample to manage projected growth.

Central Highlands Council Stormwater indicated that there is some stormwater infrastructure in Hamilton, with kerb and gutter in the main street, while the back streets have culverts and open drain. The current stormwater system is capable of managing forecast growth.

The Department of State Growth manages the Lyell Highway, and indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community. A constraint for Hamilton is the width of the streets, with additional safety concerns being raised with potential increased traffic through town.

4.3.3 Intercept Survey

Existing Strengths

The most common answer to what was loved about Hamilton was the towns amenities. This included the pub, campground facilities, and the hotel. Residents love how quaint and quiet the town was as well as the nature and community atmosphere. Visitors generally appreciated the hospitality and services throughout their stay. Across both visitors and residents' affordability, the natural environment, and heritage aspects of Hamilton were most loved about the town.

Future Aspirations

Residents and tourists alike envision Hamilton as an evolving town which supports an increased number of facilities for tourists and residents. Specifically, this will include accessible groceries, an increased number of cafes, and local employment as well as increased camping facilities for visitors. A large concern for the town is the lack of medical facilities, specifically for the elderly population. The future of the town should therefore have more medical access and opportunities.

Specifically, the following improvements were identified:

- To focus on improving amenities for tourism there should be more camping facilities provided along with increased accommodation.
- Residents would also like increase amenity provision with the introduction of a general store and medical services.
- Also improved infrastructure. Specific mention of stormwater diversion to stop flooding in the caravan park, removal of the boom gate.

What needs to change to allow for this is better infrastructure such as improvements to the roads and increased community facilities. To do so, they need support from local and state policy and increased representation.

4.3.4 Vision Workshop

Existing Strengths

- Those surveyed identified the heritage buildings and infrastructure within the town as a strength.
- Many of the visitors to Hamilton interviewed stated that the camping facilities, such as the new toilets, as something they appreciated about the town.
- The closeness of the community commonly occurred as a strength mentioned in the workshop.
- The towns natural environment was also identified as a big strength of the town.

Improvements:

Movement and Servicing

- Improvements to camping facilities – allowing more access for RV's as well as the introduction of walking paths.
- Introduction of public transport – specifically buses for children.
- Need improvement to internet and telecommunication connection.

Community and Heritage

- The community want a school and medical facilities.
- They are protective over their heritage buildings and want them to be maintained, specifically the church and cemetery – heritage sites to be clearly signed.
- Responses suggest that the town needs a commercial magnet - allow for economic and social prosperity.

Nature and Physical

- Park and showgrounds are "lovely" but need to be open and accessible.
- Need a viewing platform for the existing walking paths.

Future

Land Use:

Via a dotmocracy exercise the following land use preferences were derived:

- Red most used on increased infrastructure such as medium density housing development, swimming pool and solar panels.
- Green was used on facilities such as and image of a bus, IGA, camping as well as green on the towns existing infrastructure and heritage.

Aspirations

A word cloud has been created to graphically represent the key hopes for the future and aspirations for the growth of Hamilton:



4.3.5 Spatial Representation of Improvements

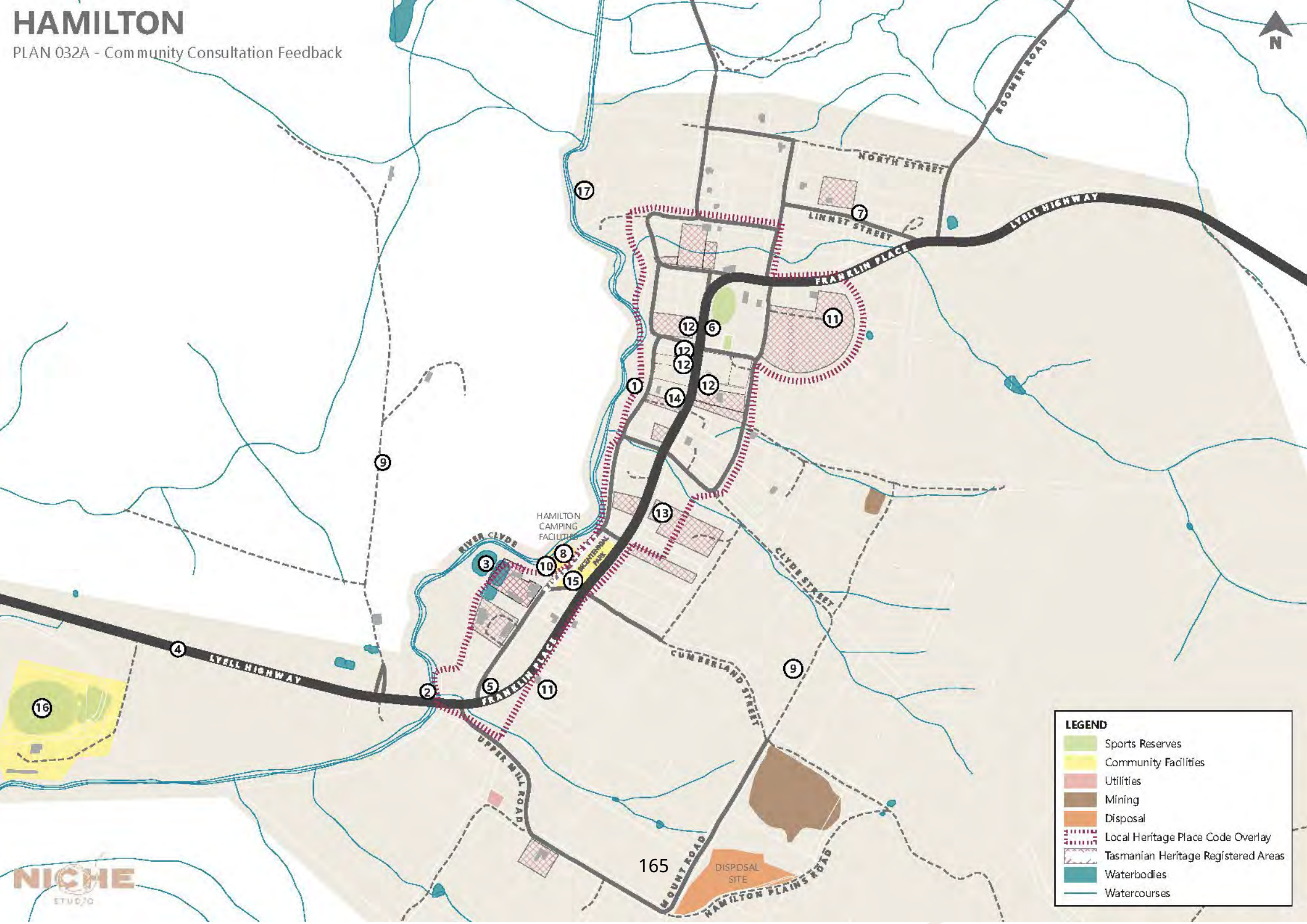
A spatial plan reflecting key town improvements was prepared as an output of the consultation undertaken within Hamilton. This plan will be tested as part of the Structure Planning process to ensure an accurate representation of the items heard through all levels of engagement.

A table summarising the elements identified in the plan is included below:

Number	Description		
1	Improve walk to viewing bay	10	Extend planting along river
2	Add walkway across bridges	11	Retain church and cemetery
3	Remove or relocate sewerage ponds	12	Cottages to be restored
4	Remove tree hazards on Lyell Highway	13	Old School building to be used for community activities and markets/festivals
5	Fix blind spot on Lyell Highway	14	Reinvigorate local retail/main street
6	Bus shelter required near sports reserve near Franklin Place	15	Ensure Park remains open
7	Fix roads along Linnet Street	16	Open showgrounds and make accessible
8	Enforce maximum number of camping grounds along river	17	Add viewing platform for the platypus walk
9	Upgrade back roads		

HAMILTON

PLAN 032A - Community Consultation Feedback



LEGEND

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

4.4 Ouse

4.4.1 Targeted Discussions: Community and Business Organisations

Key stakeholders envisioned Ouse as a welcoming, liveable town that is attractive to families with young children and offers the appropriate services and facilities to ensure the growth of a lively community.

Discussions with key stakeholders confirmed that in line with other towns in the Central Highlands, Ouse struggles to retain and attract young families with children. The resulting demographic change to an aging population requires services such as aged care or medical facilities. The Ouse Hospital was downgraded to a health centre in 2006. There is no longer a local GP and residents are forced to travel to access required medical services. A full-time Ambulance Tasmania paramedic is attached to the community health centre, but this provides only emergency medical services to the community.

Ouse as a destination of choice for niche tourism groups, for example, quilting or handicrafts, was one potential path of development discussed by a key stakeholder. This could be paired with the revival of cultural heritage weekends, such as the Bothwell Spinning and Fibre Festival, an event previously held in the Central Highlands.

4.4.2 One-on-one Interviews: Government

General discussions with key government stakeholders gave insight into background opportunities and constraints present in Ouse.

Ouse's water is supplied by the River Derwent. There are no significant demands on water by the town, and significant water users in the area are likely to have made private arrangements with the state to draw directly from water sources. The current sewerage infrastructure is considered ample to manage projected growth.

Central Highlands Council Stormwater indicated that stormwater is not a key issue in Ouse. There is capacity to pipe the town with plenty of space to place infrastructure given the width of the streets. The current stormwater system is capable of managing forecast growth.

The Department of State Growth manages the Lyell Highway, and indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community. A brief for a consultant to undertake a corridor study for Lyell Highway is currently advertised. The study covers the Lyell Highway from Granton to Strahan. The caretaker mode in place prior to the recent State election means a consultant will not be selected until mid 2024. The study will take approximately 12 months.

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

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

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

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

4.4.3 Intercept Survey

Existing Strengths

The country atmosphere and community were mentioned consistently as aspects of Ouse that people loved. Specifically, residents appreciated the access to amenities and heritage value of the town while visitors appreciated access to fuel and affordability.

Future Aspirations

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

The following improvements were identified:

- Focus was strongly on improving the town for residents. A reoccurring worry from the surveys was the lack of camaraderie in the community with one person stating the community is disheartened. Increase in necessary facilities may contribute positively to community togetherness.
- Increase to facilities for residents such as medical, retail, and hospitality.
- Provision of childcare as well as a school – i.e. reopening the one that has been shut down.

- Increasing community activities and facilitating the use of public buildings and land for community use.

In order to change, they need support from local and state governments. Some residents expressed that lobbying didn't work so they are in need of political support to help with the increase infrastructure.

4.4.4 Vision Workshop

Existing Strengths

- The towns community was praised consistently, with residents highly valuing the peacefulness of their connected rural lifestyle.
- The towns existing amenities were seen consistently as a strength of Ouse, specifically the pub, golf course and fuel.
- A strength mentioned across all who participated in the vision workshop was Ouse's connection to its surrounding natural environment.

Improvements:

Movement and Servicing

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

Community and Heritage

- Childcare must be maintained, and many of the participants called for the school to return.
- An ageing populations and lack of access to facilities was mentioned as a concern, therefore participants identified a need for medical facilities as well as age care.
- The town doesn't have many heritage buildings so not necessarily concerned about the maintenance of heritage, although want to keep the info/history centre to educate visitors.

Physical and Nature

- Connection to the surrounding natural environment is something that is valued highly in Ouse, therefore participants request new and improved footpaths and walkways, especially near the river.
- Improving existing recreation infrastructure, specifically the half court.

- The school building in the town has been shut down, so participants suggest that utilising the school’s facilities such as the kitchen and gym would allow community activities.
- Ouse would like more recreational activities for children.

Future

Land Use

Via a dotmocracy exercise the following land use preferences were derived:

- Often conflicting responses; many images having red and green dots.
- Red most often used on increase infrastructure i.e. image of medium density housing, highways, and swimming pool.
- Green used most on facilities i.e. image of doctors, fire station, daycare as well as images of nature and agriculture.

Aspirations

A word cloud has been created to graphically represent the key hopes for the future and aspirations for the growth of Ouse:

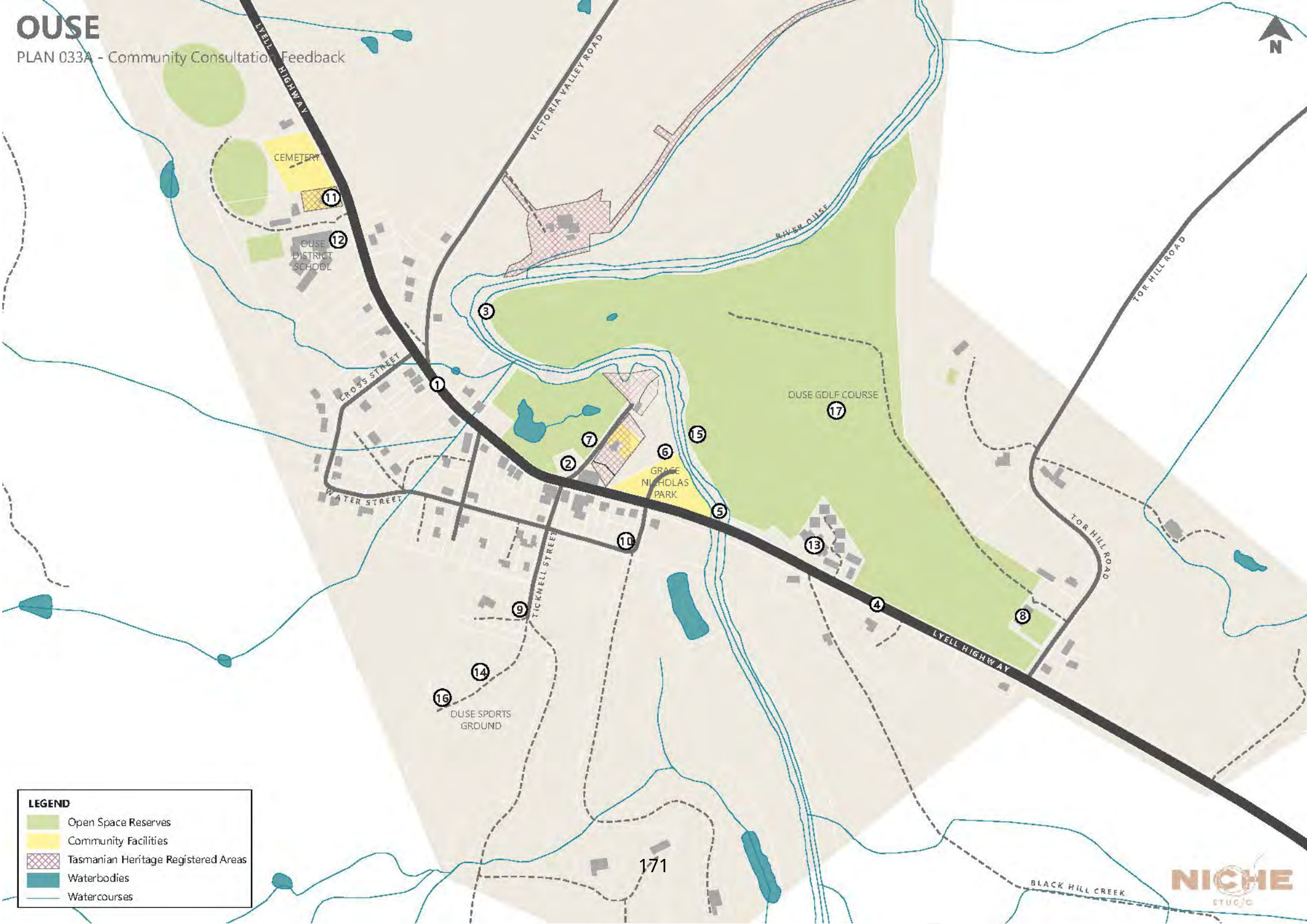


4.4.5 Spatial Representation of Improvements

A spatial plan reflecting key town improvements was prepared as an output of the consultation undertaken within Ouse. This plan will be tested as part of the Structure Planning process to ensure an accurate representation of the items heard through all levels of engagement.

A table summarising the elements identified in the plan is included below:

Number	Description		
1	Improve footpaths along highway	10	Add lighting at east end of Water Street
2	Improve carparking near pub	11	Maintain childcare
3	Add walking trail along river to the north of town	12	Revitalise the school
4	Widen highway	13	Upgrade the medical centre
5	Upgrade footbridge	14	Consider affordable housing development
6	Provide park near river	15	Add new floodproof path near river
7	Add new path from bus stop to above new park	16	Finish half court and include other recreational activities
8	Add club house near Tor Hill Road	17	Improve water access to golf course
9	Add netball court near housing development to south of town		



LEGEND

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

4.5 Online Survey – Bothwell, Ouse & Hamilton

An online survey was created and sent out to residents across all three towns via the Central Highlands Council. In total, there were 19 responses, 14 of which were from Bothwell residents, 2 were from Ouse, and 3 were from Hamilton.

The first questions asked 'What do you value about this town?'. The main themes found in the response of this question were:

- Historic charm and heritage townscape. Responses highlighted their love for the maintenance of infrastructure.
- Natural features and connection to natural environment.
- Community is emphasised. This is specifically in reference to the friendliness of the community which makes the towns feel safer.
- Opportunities and access to amenities and recreational activities. Across all towns responses mention an appreciation of their access to parks.

The next question asks 'What challenges exist in the town?'. When looking at the responses, four prominent themes emerge;

- Lack of amenities and services. Although they appreciate the existing access to the provided amenities, responses across all towns argue that there needs to be greater provision of amenities such as groceries, in each town.
- Lack of childcare and facilities for children and teens. Responses highlight the lack of childcare services that cause difficulty for working families.
- Need for medical access, specifically access to aged care. Responses express the lack of medical facilities is a challenge while facing the towns' ageing population.
- Provision of infrastructure and recreational opportunities for residents as well as tourists. Responses argue that the towns are in need of accommodation and cafes.

After asking about the existing strengths and challenges in the towns, the survey asks 'what do you want the town to look like?'. The main future focus in the responses were:

- Increase infrastructure and amenities. Respondents see an increase in grocery access, as well as better signage, walking tracks, recreation facilities, and streetscape.
- Vibrancy and tourism. The respondents would like to see the towns thrive economically through supporting tourism while maintaining healthy growth. They suggest the provision of walking trains, camping facilities and accommodation would assist with this.
- Would like to future of the towns to accommodate for ageing population as well as children and youth.

- Maintenance and improvement to heritage. Respondents would like the future of the town to capitalise on its existing connection to the natural environment and heritage while providing opportunities for tourism.

The survey then asks respondents to reflect on their previous answer by asking ‘What needs to happen for the town to have the best possible future?’. The main themes of the respondents’ suggestions are as follows:

- Proactive governance and ongoing community engagement.
- Improvement to infrastructure and services. Respondents suggest that infrastructure upgrades and maintenance as well as investment in essential services such as child and aged care will support their future vision of the town.
- Economic investment into local businesses and tourism.
- Sustainable and future planning. This theme emerged through respondents’ suggestion of historic preservation, affordable housing initiatives, and thoughtful forward planning with consideration of long term development while maintaining the unique character of each town.

The next question provided was a multiple choice asking ‘Which of the following is the most important to you?’, giving the options of six themes. The number of respondents who chose each option are as follows:

- ‘Community Facilities, Character and Heritage’ = 9 Responses
- ‘Infrastructure and Servicing’ = 6 Responses
- ‘Land Use’ = 2 Responses
- ‘Movement – e.g. footpaths, roads’ = 1 Response
- ‘Physical and Natural Environment’ = 1 Response
- ‘Hazards – e.g. bushfire and flood’ = 1 Response

The responses for the online surveys were consistent with the responses and data generated from the intercept surveys and vision workshops. As a final question the survey asked respondents ‘Is there anything else we should know about?’. Some considerations for future planning were as follows:

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

- Facilities for a resident's entire lifetime must be considered in planning. Residents would like to raise a family with the provision of childcare and facilities for youth while also not having to leave the town to stay in retirement/ nursing homes.

5. CONCLUSION

The results of the community engagement for Central Highlands provides an insightful overview of the community's priorities and concerns for the future within Bothwell, Hamilton and Ouse.

Particular attention, by Council, should be given to concerns relating broadly to Community Infrastructure and Facilities, Lifestyle and Character (and preserving the heritage of the town(s) and ongoing Economic Growth.

The community engagement process enabled the consultants to receive direct feedback and facilitate continued connections between Council and the local residents. In total more than 200 respondents from the broader community, business network, and local tourists were consulted.

Intercept engagement proved highly successful and could be implemented further within each town if required by Council as a separate exercise to provide a more in depth understanding of each towns needs and wants.

Noting that comprehensive engagement has been previously undertaken, the results of the community engagement have highlighted the ongoing sensitive and supported aspects of the Structure Planning proposal. This information can be used to facilitate appropriate further development and design decisions throughout the planning and design process.

APPENDIX A: Approved Engagement Strategy

COMMUNITY CONSULTATION STRATEGY

Date:	24 October 2023
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STAGE 1

There are two main components to the community consultation required in this stage. The first component is to gather information to inform the opportunity and constraint analysis from relevant stakeholders and community organisations. The second component involves raising awareness of the general community to the project at hand, its aims, and how community members can contribute.

INFORMATION COLLECTION

Site visit

We note that although Niche are familiar with the region, a site visit will be beneficial in better understanding the broader placemaking opportunities prior to engaging with the community. Niche will look to document and understand the existing conditions and key challenges and opportunities that will need to be reviewed, addressed and assessed through subsequent phases of the project.

Following the inception meeting with the Project Steering Group (PSG), Niche will undertake a site visit to each subject town accompanied by members of the PSG to highlight opportunities and constraints unique to each location. This will inform development of questions and scope of interviews with Government stakeholders and community groups during the consultation phase of Stage 1.

One on one interviews with targeted stakeholders (up to six):

To ensure access to all relevant information ahead of any formal consultation with targeted community groups, Niche will undertake one-on-one interviews with six (6) key government stakeholders/referral authorities (ie TasWater, State Growth etc). These stakeholders will enable us to understand key strategic planning directions which may impact the ongoing direction of planning for the Ouse, Bothwell and Hamilton, and somewhat more broadly the municipal area of the Central Highlands. Niche are happy to advise relevant and appropriate government bodies to liaise with, but are also happy to take direction from the Project Steering Group. These one-on-one interviews will be held online, will be preceded by a detailed agenda and will be followed up with minutes that will be confirmed by the relevant parties for inclusion in the report (as relevant).

Consultation with Community Organisations

Subsequent to conclusion of the targeted government stakeholder one-on-one interviews, Niche propose targeted discussions with community organisations local to Ouse, Bothwell and Hamilton, either online or over the phone. =

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WA WHADJUK NOONGAR COUNTRY

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Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
Hobart, TAS, 7000

The intention of these discussions is to test existing mapping and data with the local community. It is often at this point that we uncover locally relevant items that may not have been distilled from the available background documents.

We have allocated time to undertake interviews with key groups within the community, specifically with, though not limited to high interest/high influence landowners, Central Highlands businesses, and community and advocacy groups as advised (and as relevant/necessary) by the Project Steering Group.

COMMUNITY AWARENESS

Niche propose to assist Central Highlands Council in raising awareness in the communities of Bothwell, Hamilton and Ouse of the Township Structure Plans project.

Niche will provide a short project description, with information on how community members can be involved and the expected outcomes of the project for publication in the Highland Digest.

Additionally, Niche propose to have a presence at the Central Highlands Council tent for half a day of Bushfest over the weekend of November 25th/26th. Contact details for community members interested in participating in the Community Workshops being held in Stage 2 will be recorded by Niche/Council staff in attendance. Niche will prepare a short description of the project on a poster informing the community about the process, and ways for them to be involved. These informational posters will also be located at key traffic points throughout the three towns, providing information and access for community members not attending Bushfest.

KEY TASKS:
<ul style="list-style-type: none"> • Targeted government stakeholder conversations (incl. servicing authorities). Prepare agendas and minutes. • Site visit to each town. • Round 1 Community Consultation tasks; introduce and explain project, identify areas of stakeholder concern to inform Site Analysis Plans: <ul style="list-style-type: none"> ○ Preparation of consultation materials: <ul style="list-style-type: none"> ▪ Survey questions, online and in-person. ▪ Plans. ○ Attendance at Bushfest, ½ day. ○ Write copy for <i>Highland Digest</i>. • Targeted community organisation conversations. Prepare agendas and minutes. • Prepare preliminary summary of Phase 1 Consultation
KEY OUTPUTS:
<ul style="list-style-type: none"> • 1 x Inception Meeting with Project Steering Group and Niche Studio. • Draft Consultation Strategy for Project Steering Group to review, including consultation materials:

- Survey questions, online and in person.
- Plans.
- Copy for *Highland Digest*.
- 1 x Meeting with the Project Steering Group to discuss feedback for Draft Background Summary, Site Analysis Plans.
- Final Consultation Strategy including survey questions.
- Draft Initial Stakeholder Engagement Summary/Memo.

STAGE 2: INFORMATION BUILDING/COLLABORATION

Drawing on themes identified through the background site analysis and detailed document review, as well as through initial rounds of community consultation, Stage 2 will consist of “Community Workshops” which provide opportunity for the community to decide how they would like to see their towns develop over the next decade. This provides a sense of ownership and buy-in for the community and gives a unique sense of place to each finalised Structure Plan.

Community Workshops

One half-day community workshop will be held in each town (for a total of three workshops). These workshops will encompass a guided assessment of community strengths, and opportunities, and facilitate development of a shared vision for the future of each township. This vision will form the basis of the Structure Plan developed for each township, ensuring a local, place-based approach led by the community drives future growth and development.

These workshops will also provide an opportunity for the community to provide input on growth priorities and areas, physical and social infrastructure needs, economic development opportunities and so on.

The community workshops will expand and develop the themes identified by the community during Stage 1 of the project.

Community Workshops – Alternate Online Submission Process

To ensure a diversity of voices is represented in the community vision and to capture those residents unable to make it to the Community Workshops, we will provide a series of questions to be uploaded to an online survey (or communication channel). The survey, approved by the Project Steering Group can be answered face to face, via phone, or online (dependent upon the individual’s preference). A social pinpoint survey, whereby individuals can pin locations of interest on digital maps and add comments, can be a useful additional tool for online consultation in identifying opportunities and constraints.

We understand Council will also provide opportunities for the community to make further written or verbal submissions, through physical mail, email or over the phone, to the Central Highlands Council around the key themes of the Community Workshops.

We are happy to assist Council in preparing collateral for this process, and we have assumed that Central Highlands Council will upload the questions to an online portal, obtain and distribute to the project team the coded data. Niche Studio will then analyse the data and incorporate into the relevant Structure Plans.

Intercept Surveys

Niche will also run Intercept Survey engagement at three select locations (1 per town). Intercept surveys are an engagement method used to gather feedback onsite (often in a public place) from a targeted audience. In this instance, it may include both residents and visitors to the townships. Proven to be highly successful at Seven Mile Beach, this method is a well-regarded approach to community consultation, and often results in feedback from a good cross-section of the audience. The purpose of this short 3-question survey is to capture members of the community who are time-poor, unable to attend the workshop or access the online survey. The survey could be undertaken at a local café, school, general store etc

Survey Mailout

Niche propose to prepare a double-sided A4 informational handout to be mailed out to households in Bothwell, Ouse, Hamilton and surrounds. This flyer will describe what a structure plan is, what the township structure plan project is hoping to achieve and the various opportunities and constraints identified to date.

A survey will accompany the informational flyer which community members can complete and return if they choose. Contact details for community members to make submissions online or over the phone to Council will also be provided.

Data collation

Niche will analyse and code the data obtained from community workshops, interviews and submissions made to Council to deliver an analysis of information for a draft Consultation Outcomes summary to the Project Working Group. Upon review and feedback from the Project Steering Group on the draft Consultations Outcomes summary, Niche will deliver a finalised version to the Project Steering Group should it be deemed necessary.

KEY TASKS:
<ul style="list-style-type: none"> • Preparation of material for Stage 2 consultation sessions, informational flyer, and survey mailout. • Three half-day Community Workshops. • Intercept surveys in each town. • Mail out informational flyers and surveys. • Consultation analysis (coding) and issue of draft summary of consultation outcomes. • One meeting with Project Steering Group to discuss consultation outcomes and draft Community Visioning document. • Completion of a summary Community Visioning document for Central Highlands Project Steering Group discussing outcomes of workshops, consultation and engagement activities.
KEY OUTPUTS:
<ul style="list-style-type: none"> • Consultation material (plans for consultation, survey, mail out documents, and intercept questions). • Draft Community Visioning document. • Final Community Visioning document.

- One meeting with Project Steering Group to discuss consultation outcomes and draft summary.

STAGE 4: INFORMATION VALIDATION

Niche propose to hold three (3) drop-in sessions of two hours each in a workshop format, where community members will have the opportunity to put pen to paper and participate in interactive activities to provide commentary on the draft Structure Plan layout. This will draw on our experience of previous drop-in sessions and workshops from Stages 1 and 2 of the Project. Niche are flexible, and will adapt community consultation approaches dependant on engagement and results obtained from previous engagement work in the region. Niche are happy to collaborate with the Project Steering Group and Council to fine-tune strategies as required to ensure best possible outcomes for Council and the community.

This stage will also include the option for community members to submit feedback directly to Central Highlands Council, as in previous stages, through written submissions online or through mail, or verbally in a phone-call.

With the assistance of the project team, Niche will collate and distil information required to support the proposed Structure Plans for Ouse, Bothwell and Hamilton. This will consist of editing and adapting the plans based on further received feedback from the communities and the Project Steering Group.

KEY TASKS
<ul style="list-style-type: none"> • Preparation of collateral for Community Drop-in Sessions, face to face and online. • Attendance at three Community Drop-in Sessions at a location determined by the Project Steering Group. • Coding of consultation data and integration into the draft Structure Plans and Report. • One meeting with the Project Steering Group on the outcomes of the community consultation. • Preparation of final Consultation Strategy for Project Steering Group.
KEY OUTPUTS
<ul style="list-style-type: none"> • Community Consultation materials, including survey questions and plans. • One meeting with the Project Steering Group on the outcomes of the community consultation. • Final Consultation Summary.

APPENDIX B: Communications: Mayor's Newspaper Article for Highland Digest

Township Structure Planning Project: Bothwell, Hamilton & Ouse

Council has initiated a project to develop '*Structure Plans*' for the key townships in the municipality: Bothwell, Hamilton & Ouse. This project will be very important for the future of the Central Highlands Municipality.

The impetus came from feedback received during 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 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 group.

Council has engaged a planning consultancy, Niche Planning Studio, to work with the community, Council, infrastructure providers and other stakeholders to undertake the project.

This will be a once-in-a-generation opportunity for community members, community groups, business owners, and anyone with an interest in the future of these towns to contribute their ideas and help establish a 'vision' for each town.

Substantial community involvement is essential to ensure the vision developed for each 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 project will also develop municipal settlement and economic development strategies to better understand the relationship between towns and the role of each town within the broader municipality.

Key areas of focus will be liveability & sustainability, and long-term population and economic growth. The final Structure Plans will include recommendations for town improvements, planning scheme amendments, actions to achieve community goals, and other strategies desired by the community.

There will be several opportunities to be involved over the coming 12 months, including providing submissions, having discussions with our consultants, and participating in a community workshop in each town. All interested members of the community will have the opportunity to express their goals, desires, and priorities for the future.

It is expected that this project will run through to the end of 2024.

APPENDIX C: Communications: QR Poster for the Three Towns



Bothwell Recreational Grounds



Hamilton Pub



Ouse Church



PLANNING FOR OUR FUTURE: BOTHWELL, HAMILTON & OUSE

Council has initiated a project to develop 'Structure Plans' for the major townships in the municipality: Bothwell, Hamilton & Ouse. This project will be **very important for the future of the Central Highlands Municipality.**

This will be a **once-in-a-generation opportunity** for community members, community groups, business owners, and anyone with an interest in the future of these towns to contribute their ideas and help establish a 'vision' for each town.

FOLLOW THIS



QR Code for further project updates



APPENDIX D: Summary Minutes for the Stakeholder Interviews

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 2:00pm

Stakeholder Group Bothwell Golf Club

Representative Jim Poore; jimpoore@gmail.com

Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town.

Purpose

This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY

Comments/Validation

Context

- Lease the golf club from Ratho.
- The course is the longest continuously open golf course in Australasia.
- Currently >80 members.
- Students from Bothwell School come for lessons once a week.
- Majority of players are locals, work on farms, socialising and agriculture
- Ratho have people come to stay for the historical aspect of the golf course.
- Weddings and functions at Ratho: often have golf round packaged in.
- Two major championships/year (championship June/July – v well attended).

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Level 2, 896 Canning Highway
 Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
 Hobart, TAS, 7000

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Bothwell	-
Vision for town?	- Golf club has changed – more sociable. - See membership continue to grow. - Encourage younger players into the game and onto the committee – experience what being on volunteer committee is about; building community.	-
Key Issues & Constraints of town?	- Recession would be a problem – fees not exorbitant but as an agricultural community and primary producers, golf can be a luxury and other items can come first in the budget. - Wind farms encourage opportunity – encourage movement of families and keep the community growing.	-
Solutions	-	-
	-	-

Will invite Jim to the community workshop next year.

COMMENTS

- *Is there any further information you would like to provide?*

Jim reached out via email on the 01/01/2024 and again on 05/01/2024 to offer the following thoughts:

- Upgrade of the Bothwell Caravan Park; main section near amenities block is currently gravel base.
 - Tennis courts could be removed, a covered BBQ area built, together with concrete caravan parking slabs and the remainder grassed.
 - Caravan park could then be extended into the vacant land behind the current tennis courts.
 - Tennis courts relocated to the existing recreation ground as a multi-purpose basketball/tennis court facility.
- A farmers market could be held at regular intervals to provide a tourism attractor and local economic driver.
- Swimming pool is currently under utilised due to the weather

-
- Discussions held previously around enclosing the pool to permit usage all year round; residents currently travel to Oatlands to access a swimming pool.
 - Independent unit development around the medical facility on Patrick St; Council owns the large vacant block abutting. Could be a suitable location for aged care units, perhaps in partnership with Corumbene or similar who would apply for federal funding to construct and then be responsible for management of the facility.
-

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 12pm

Stakeholder Group **Bothwell Football Club**

Representative Tracey Brazendale, Secretary bothwellfc@gmail.com
Kerry Conley, President

Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town.

Purpose This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Bothwell Recreation Grounds, just Seniors team running at the moment. - Remote; travel is an issue for recruitment and current players. - ODFA league; not likely to get reserves – AFL in Tasmania is not a growing sport. - Money as an issue, costs the club money to recruit players; work constraints (time and money are factors). - Grandstand and gates are heritage listed. - Grant received for new scoreboard. 	

TOWN SPECIFIC	Comments/Validation
<p>Which town is your group most connected to?</p>	<p>- Bothwell -</p>
<p>Vision for town?</p>	<p>- Football club to continue over the next ten years - - Need to keep building community, encourage community involvement. - Like to see the League to adopt a reserve team competition, more scope to involve more local players in older and younger demographics.</p>
<p>Key Issues & Constraints of town?</p>	<p>- Loss of younger demographics impacts football team. - - Committee/admin side (4 locals who live in Bothwell are on the committee) is challenging – core group of members who keep the group running and are keen to see it continue. - Balancing finances against on field success can be - Travel for players on the team can be an issue – many people who play on the team no longer live locally. - Lack of reserves makes it harder for younger players to move up to Seniors. - Changerooms under grandstand are old and require upgrading; club can't afford to upgrade on their own so would appreciate support. o Lack of clarity around heritage and what can be upgraded etc. - Lights – old and require upgrading; towers brought over from Hamilton ~10 years ago, on roadside of the ground, lights on grandstand and clubroom side require updating o Could lead to potential to hold night games, provide wider scope for community attendance/involvement. - Canteen facilities a bit dated, possible upgrades in conjunction with the cricket club, discussions underway with Cricket Club President.</p>
<p>Solutions</p>	<p>- -</p>
<p>Contact Tracey and the club about community workshop early next year.</p>	
<p>COMMENTS</p>	

- *Is there any further information you would like to provide?*

Minutes – Township Structure Plans Project

Date: 29 November 2023 **Time:** 11 am

Stakeholder Group Representative – Australasian Golf Museum Committee

Representative Beth Poore, bethwyn.poore@gmail.com

Purpose Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town. This initial consultation phase has been designed to inform analysis of opportunities and constraints as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Bothwell has the oldest continuously running golf course in Australasia. - Golf museum was set up by Peter Toogood and the Goggin family; Peter Toogood left it to TMAG – they had no room to have it permanently on show, so set up in Bothwell which complements the oldest golf course. - Run in conjunction with the Visitor’s Centre and the Bothwell Historical Society. - An entry fee is charged for the Golf Museum for upkeep, maintenance and purchase of goods for sale; the history room has been opened to the public since Bothwells’ Bicentennial in November 2022. All three rooms are staffed by volunteers. 	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Bothwell	-
Vision for town?	- To be recognised as a heritage town, and home of the Tasmanian Tartan, as that is one of the things that makes us special, but with more young families so that our school is well utilised.	-
Key Issues & Constraints of town?	<ul style="list-style-type: none"> - Lacking enough residential facilities for the older generation who want to be able to age in place, where friends and family reside. - School seems to receive good funding and well supported by the community - We need young families moving into Bothwell so that the children use our school. 	-
Solutions	○	-

COMMENTS

- *Is there any further information you would like to provide?*
 - The Sheep Station Cup is run at the golf course once a year to raise money for charity and 50% of money raised goes to support the school

Will contact Beth early next year with details for Community Visioning workshops to be held in the towns.

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 12pm

Stakeholder Group Bothwell Anglican Women’s Association

Representative Margaret Hoskinson

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BACKGROUND/HISTORY	Comments/Validation
Context -	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Bothwell	-
Vision for town?		
Key Issues & Constraints of town?	<ul style="list-style-type: none"> - Problem with church; lack of personnel. - Lack of congregation; elderly, lack of young population. - Lack of time in the younger demographics to volunteer with work commitments. - Lack of funding for maintenance etc. - Wind farm at Lake Echo offers employment opportunities; other potential wind farms as opportunities. - No major infrastructure; agriculture is main source of employment and opportunity. 	-
Solutions		-

COMMENTS
- <i>Is there any further information you would like to provide?</i>

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 11:30am

Stakeholder Group Bothwell Girl’s Shed

Representative Jane Norrish, janenorrish@gmail.com

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Purpose This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Need to get to know people – extend community. - Old Post Office is Jane’s residence, used as a meeting place once/per month – people drop in and spend time together – facilitating relationships and bringing people together. - Third Friday of every month. - Advertised in local digest; open to all - No charge. - Coffee and a chat. 	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Bothwell	-
Vision for town?	- Bring the community together - Opportunities for new ladies to meet people	-
Key Issues & Constraints of town?	- Concern over Council merger, but has proved to be a positive – everything is clean and tidy, nothing is too much trouble. - Need for aged care services – lack of in-home care services, inability to age in place. People don't want to leave town to move other places.	-
Solutions	-	-

Will contact Jane early 2024 to invite to the Community Visioning Workshops.

COMMENTS

- *Is there any further information you would like to provide?*

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 11 am

Stakeholder Group Bothwell Volunteer Ambulance

Representative Wayne, wayned3@hotmail.com

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BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Ambulance service began about 30 years ago. - Geoff Chapman, local GP found a need for interim emergency health service. - Volunteer numbers fluctuate; 4 at the moment; up to 18 in the past. Current volunteers range from 28 to early 70's – older side. - Need to generate interest, enthusiasm and engagement - Concerns around future of the group - Paramedics at Miena, Oatlands and Ouse – fill in if vollies aren't available. - Volunteers out of Bothwell are first responders. - Example of snakebite a week ago – helicopter transport organised but volunteer staff make assessment and manage emergencies. - Regular training with Ambulance Tasmania at Oatlands – travel is an issue. 	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Bothwell	-
Vision for town?	- Decline in volunteer numbers will result in service being wound up. - Great lifestyle – easy to walk to services and facilities, lack of traffic.	-
Key Issues & Constraints of town?	- Paramedics (branch station officers) on fringes can get called into Hobart/Launceston and creates a lack of medical support for emergency situations. This will be a potential future issue should the Volunteer Ambulance be wound up in Bothwell. - Influx of people moving into Central Highlands purchasing property and developing; majority over 55 – “here to retire”, not interested in volunteering in the community. - Bothwell has become a retirement village on edge of Hobart - Lack of employment for young people – leads to outward migration.	-
Solutions	- Business council – like a chamber of commerce? Lack of support for small business and connection. - Unite small business to find what the community needs and wants.	-

Contact Wayne about the Community Visioning Workshops early next year.

COMMENTS

- *Is there any further information you would like to provide?*

To: Amy Longva/Damian Mackey
Richelphannings

TOWN SPECIFIC

development@centralhighlands.tas.gov.au

Which town is your group most connected to?

Bothwell. TASMANIA.

Vision for town?

Key Issues & Constraints of town?

Solutions

COMMENTS

- Is there any further information you would like to provide?

on behalf of CWA - Concerns and suggestions for the future of Bothwell.

- more aged care facilities
- medical facilities
- improve/expand rec. ground to improve sporting facilities - tennis netball, basketball
- Bike/skate ramps
- mens shed
- dog park (off lead)
- child care
- shopping precinct
- housing developments on outside of town

- to preserve historical precinct.
- Public transport

Minutes – Township Structure Plans Project

Date: 25 November 2023 **Time:** 1pm

Stakeholder Group Landowner – Hamilton Pub

Representative John Stephenson

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BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - John has lived in Hamilton for approx. 20 years. He is keen to see the ongoing growth of the town and economic prosperity. - John owns the Hamilton Pub which houses a bar, restaurant, café, museum and café. John also has other land interests in town. - John submitted a planning application for subdivision in 2021, for block opposite the pub in Hamilton. See below “Solutions” for further details. 	

TOWN SPECIFIC	Comments/Validation
<p>Which town is your group most connected to?</p> <ul style="list-style-type: none"> - Hamilton 	-
<p>Vision for town?</p> <ul style="list-style-type: none"> - Growth - Helping the town be self sustaining - Increasing stickiness of town - Improving town prosperity 	-
<p>Key Issues & Constraints of town?</p> <ul style="list-style-type: none"> - Delays with Council approvals - time - Uncertainty from ongoing planning changes and bureaucracy - Over regulation. Wouldn't want Niche report to recommend additional layers of controls 	-
<p>Solutions</p> <ul style="list-style-type: none"> - Land opposite pub: <ul style="list-style-type: none"> o Service station o Cafe o Ambulance bay o Medical - 10 doctors o Caravans/RVs o Has had subdivision application in for this land since 2021 o Matt Clarke doing planning - Housing <ul style="list-style-type: none"> o Bought land up hill - subdivision design to support residential has been prepared. o Wants to support existing landscape, built form character o Additional land owned to west of town. Retained one large lot. Sold two lots onwards to others also keen to develop. 	-

COMMENTS

- *Is there any further information you would like to provide?*

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 2:40pm

Stakeholder Group Hamilton Heritage Centre

Representative Liz Fraser; elizabethfraserc@gmail.com

Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town.

Purpose This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Volunteer run; 3 people in the group <ul style="list-style-type: none"> o Liz does one afternoon a week; is on call for interested people. o One lady does one day a month; other member did 3 days/month but is currently unavailable. o Previous members all left town; Liz ran it on her own for years - Lack of community willingness to be involved; loss of heritage. - Divide between recognising cultural heritage and history in Hamilton and changing demographics; lack of pride in history. - People doing genealogical research come and look for family history or contact the society in search of information. - Heritage and Garden Weekend a few years ago which ran quite well but organisers have left town since then. 	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Hamilton	-
Vision for town?		
Key Issues & Constraints of town?	<ul style="list-style-type: none"> - Younger demographics are not interested in being involved; no sense of community history. - Interest in family history. - Challenges facing running volunteer organisations with regards to involvement and investment in time. - Few locals attend the Centre; mostly tourists. - Free to enter. - Can't expand building, is two rooms and heritage listed. 	-
Solutions	- Since pub has been taken over and developed, has provided somewhere for lunch and dinner which has been much needed.	-

Invite Liz to the Community Workshops in early 2024.

COMMENTS

- *Is there any further information you would like to provide?*

Minutes – Township Structure Plans Project

Date: 5 December 2023 **Time:** 2 pm

Stakeholder Group Derwent Catchment Project

Representative Eve Lazarus – eve@derwentcatchment.org

Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town.

Purpose This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
--------------------	---------------------

Context

- Not-for-profit group with a board etc but day to day management managed by Eve and her group
- Focus on weed management across the three councils involved
- River restoration work – gathering some momentum
- GHD flood modelling feeds into the river restoration and willow management for the River Clyde
- Hamilton 1km restoration and rejuvenation of the Platypus Walk – worked really well, improved amenity – major restoration works and ongoing maintenance.
 - o Money leveraged from the Tas Fund.
 - o Council continuously funding maintenance works
- Native nursery in the process of scaling up to commercial supply for revegetation across the Derwent Valley and broader scale
- Building Central Highlands capacity and community.
- Agriculture best practice program, working with farmers and agricultural enterprises to minimise pollution and runoff.
- Historical land management issues with land clearing, rain shadow – bigger picture around landscape function, connectivity, remnant vegetation and so on.

Planning and Urban Design

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W niceplanningstudio.com.au

VIC BOONWURRUNG COUNTRY

Unit 1, 286 Ferrars Street
 South Melbourne VIC 3205

WADAWURRUNG & DJA DJA WURRUNG COUNTRY

Suite 8, 11 Davey Street
 Ballarat Central VIC 3350

WA WHADJUK NOONGAR COUNTRY

Level 2, 896 Canning Highway
 Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
 Hobart, TAS, 7000

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Hamilton	-
Vision for town?	- Would love to build up a broader Clyde project - Support from broader Tas community – whether State government / landowners / local government / companies	-
Key Issues & Constraints of town?	- Appetite to remove willows on part of landowners but lack of capacity for reveg and fencing and restoration, together with ongoing maintenance. - Clyde and the Ouse contribute to water quality issues in the Hobart catchment so there is potential to improve condition of these riparian issues.	-
Solutions	- Nature positive project approach to funding projects – pilot with State gov for nature repair plan, offset program with companies who are required to report on ESG strategies. - Asset of all being ecologists who can set up monitoring programs and report on data in a scientifically robust manner plus community connections with landowners and managers to leverage.	-

Invite Eve and her group to the community visioning workshop.

COMMENTS

- *Is there any further information you would like to provide?*

Minutes – Township Structure Plans Project

Date: 4 December 2023 **Time:** 3:20pm

Stakeholder Group Hamilton District Agricultural Show Society

Representative Chris Cosgrove; hamiltonagshow@hotmail.com

Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town.

Purpose This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Hamilton Show is the first Saturday in March - Been running for 70 years - Regional agricultural show - About 2000 people/year, staying fairly steady - Run for and by community; opportunity for social event – important in community building. 	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Hamilton	-
Vision for town?		
Key Issues & Constraints of town?	<ul style="list-style-type: none"> - Lack of volunteers – exacerbated by large commercial farming operations coming into Derwent Valley, Mum and Dad farms being taken out by corporates, resulting in lack of available residents/population to volunteer. - Streamline the organisation of the show much as possible; make it as easy as possible with volunteers; take things online to facilitate ease, efficiency and planning; payments online. - Time is a factor – people are still working and don’t necessarily have time to devote to volunteer commitments. 	-
Solutions	<ul style="list-style-type: none"> - Lots of assets to build on in Hamilton and Ouse in terms of facilities and services. - Need something that draws visitors in, make it more “sticky” with tourist attractors. - Sustainable; waterways are biggest assets, without industrial farming that will destroy the natural beauty of the landscape. 	-
Will invite Chris and the Agricultural Show Committee along to the Community Visioning Workshops in early 2024.		

COMMENTS
- <i>Is there any further information you would like to provide?</i>

Minutes – Township Structure Plans Project

Date: 6 December 2023 **Time:** 2:30pm

Stakeholder Group Ouse Community Arts and Crafts Group

Representative Yvonne Miller

Niche Studio have been appointed by Council to facilitate development of Township Structure Plans for Bothwell, Hamilton and Ouse. These Structure Plans will direct future development of the towns, guided by a unique community vision for each town.

Purpose This initial consultation phase has been designed to inform analysis of opportunities and constraints facing each town as detailed by key stakeholders/ landowners/ business owners in each town. This information will serve to give context to broader community consultation to be undertaken in Phase 2, and inform vision development.

BACKGROUND/HISTORY	Comments/Validation
<p>Context</p> <ul style="list-style-type: none"> - Yvonne is involved in many community groups and associations throughout the Central Highlands, including (not limited to!): <ul style="list-style-type: none"> o Heritage Centre o Agriculture Show Society o Ladies Shed / Drop In Coffee Afternoons o Arts and Crafts Group o Councillor - Bothwell used to have a spinning weekend – cancelled as people have moved on and passed away. - Anglican church in Bothwell – St Michael and All Angels – the diocese is looking to sell or repurpose the building as it’s too expensive to maintain 	

TOWN SPECIFIC		Comments/Validation
Which town is your group most connected to?	- Ouse and Hamilton	-
Vision for town?	- Become a destination for the niche tourism market eg. Quilting groups - Become destination of choice for families seeking a “tree-change”.	-
Key Issues & Constraints of town?	- Demographic change; stabilise the community age profile – retain/attract young families with kids - Loss of doctor at Community Health Centre; more of a social hub now than health centre – used to have service of volunteer drivers but people now have to travel to New Norfolk. - Loss of short-stay accommodation	-
Solutions	- Ability to WFH; relatively close to New Norfolk - Need to provide services and infrastructure to attract families to move eg. GP and school	-

COMMENTS

- *Is there any further information you would like to provide?*



Minutes –

Date: 25 November 2023

Time:

Community Group: Ambulance Tasmania

Representative: Kevin

BACKGROUND

Comments/Validation

- History**
- Curtailed services at hospital.
 - Government saw a need for a full time ambulance service in region 18 months ago.
 - Ambulance wing opened in the hospital in Ouse. Previously this part of the hospital housed allied services.

Has Ouse Hospital ever been officially announced as closed?

Key Features on Site

-

TOWN SPECIFIC

Comments/Validation

Which town is your group most connected to?

- Ouse

-

Vision for town?

-

-

Key Issues & Constraints of town?

-

-

COMMENTS

- *Is there any further information you would like to provide?*



central
highlands
COUNCIL



19 December 2023

Summary of preliminary engagement with servicing and utilities providers

Provider	Context	Contact	Phone/email	Date
State service utilities provider				
TasWater	Enquired regarding constraints in the system as known, and what upgrades are planned. Dominic passed on to colleagues to contact BY.	Dominic Hughes	0488 132 975 dominic.hughes@taswater.com.au	13 December 2023
TasNetworks	Enquired regarding constraints in the system as known, and what upgrades are planned. May also need to talk to Hydro TAS regarding infrastructure upgrades in and around the area to power stations.	NA	LandUsePlanning@tasnetworks.com.au	11 December 2023
Telstra	Area is serviced by Telstra but enquiry logged to check for any infrastructure upgrades.	NA	Online	6 December 2023
NBN Co	Background search identified that the entire structure plan area is serviced by NBN and some properties are already connected to NBN network, particularly in the Bothwell area. There is no requirement to contact NBN at this preliminary stage until there are specifics to check.	Not required at this stage	NA	NA
Solstice (formerly TasGas)	Unlikely to be necessary but keeping on the list	Not required at this stage	NA	NA

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Provider	Context	Contact	Phone/email	Date
TasIrrigation	Background information on area of operation (to establish if relevant stakeholder)	NA	6398 8433	8 December 2023
Others to be contacted in the new year for a Teams/sit-down meeting (questions to be drafted based on findings from background literature and policies/plans review)				
Council – stormwater	Constraints and planned upgrades	Via CHC		
Council – traffic	Constraints and planned upgrades	Via CHC		
Department of State Growth – roads	Constraints and planned upgrades	Via DSG		
Parks and Wildlife Services (potentially)	Opportunities	Via DSG – PWS		

Date: 13 February 2024

Project memo

Project	Central Highlands Structure Plans – Bothwell, Ouse, Hamilton
Project reference	E310875 – P520109
Author	Bunfu Yu
Subject	Summary note – Meeting with stormwater department of Central Highlands Council

Agency/Department	Central Highlands Council – Stormwater
Representative	Barry Harback Works Supervisor
Meeting date	Tuesday, 13 February 2024, in-person

Background	<ul style="list-style-type: none"> • There is no GIS information for the stormwater assets in Hamilton and Ouse, but Bothwell has been mapped recently. • Stormwater at Bothwell is deep. New stormwater designs at Bothwell have been working well. • There has never really been issues with stormwater at Ouse or Hamilton. • For Ouse, there is a river near the town; currently it is open-drain. • There is some stormwater infrastructure at Hamilton. The main street is kerb and gutter, while the back streets are culverts and open-drain. • The current stormwater systems in all three towns is capable of dealing with growth.
Opportunities	<ul style="list-style-type: none"> • There is potential to pipe the town at Ouse but stormwater is not a key issue. The streets are really wide at Ouse and therefore there would be plenty of space to put the infrastructure. • Stormwater treatment is important when considering size of new blocks, particularly in Bothwell. Larger blocks should allow on-site treatment.
Constraints	<ul style="list-style-type: none"> • Topography and soil in Bothwell means it is more prone to some level of flooding after high rainfall events.
Other information	N/A

Date: 19 February 2024

Project memo

Project	Central Highlands Structure Plans – Bothwell, Ouse, Hamilton
Project reference	E310875 – P520109
Author	Bunfu Yu
Subject	Summary note – Meeting with Department of Education, Communities and Young People (DECYP)

Agency/Department	Department of Education, Communities and Young People (DECYP)
Representative	Adam Clifford Director Operations - Southern Region
Meeting date	Monday, 19 February 2024 via Teams

Background	<ul style="list-style-type: none"> • There are three two schools within the structure plan area: <ul style="list-style-type: none"> ○ Ouse District School (Ouse DS) [Kinder to Year 6] ○ Bothwell District School (Bothwell DS) [Kinder to Year 12]. • Anecdotal advice prior to this engagement was that Ouse DS is in abeyance. • DECYP confirmed that there is no active enrolment at Ouse DS in 2024, and children are travelling to other schools in the broader region such as Glenora District School (Glenora DS) [Kinder to Year 12] and Westerway Primary School (Westerway PS) [Kinder to Year 6] to receive education. • Other schools in the broader region also include Oatlands District School (Oatlands DS) [Kinder to Year 12]. • There were nine students in late 2022 at Ouse DS. Children were receiving education at Ouse DS 2-3 days a week, and a bus would transport the kids to Westerway PS the remaining days of the week, so they were able to get the social interaction and other education opportunities offered at Westerway PS. Parents were supportive of this arrangement. • In late 2022 a family of four that were at Ouse DS informed the school they were relocated to Glenora DS as other family members were there. • The parents of the remaining five students were engaged, and decided they would also either move to Glenora PS or Westerway PS. Subsequently OPS has no active enrolments in 2023, or 2024. • Department engaged a third-party demographer to review the broader school enrolments in the region. They also engaged with the Tarraleah project to understand if there would be any significant increase in
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	<p>enrolment numbers if the project was to commence. Conclusion was that there would not be any significant increase in number of children requiring education.</p> <ul style="list-style-type: none"> • Only communities can close schools. As such the Department put a recommendation to the Minister to put Ouse DS into recess, with a review of the enrolment in Term 3 2024, and also a review of the boundary intake areas for the broader area. • Currently there is no staff on site at Ouse DS, and the 62 year old cleaner is on leave. The principal at Westerway PS also looks after Ouse DS. • The extra enrolment at Glenora PS and Westerway PS has been good for both schools, including better class structures, facilities, and more staff. • Department of State Growth provide a bus to Glenora PS and Westerway PS from the Ouse area currently; a bus to Westerway via Ellendale, and a bus to Glenora via Hamilton. • If the OPS goes into recess, the site would be handed to Facilities Office (outside of the remit of DECYP). They would then engage with Council and the communities over future potential use of the site. • The site is currently used by a daycare, though the numbers are diminishing for that facility as well. There are also some ad-hoc uses managed by DECYP at the moment. • There are two school staff houses next to Ouse DS at the moment; both are on the same title. There is potential for future use of those houses and/or the land but that would be up to Facilities Office. • There are no issues with Bothwell District School (Bothwell DS) at present. The enrolment numbers are strong and self-sustaining. Children travel from the Highland and Central Lakes areas. Future boundary review likely to benefit Bothwell DS. • New Brighton High School (Brighton HS) is opening in 2025. First few years is likely going to be limited to feeder areas only, which extends to Kempton. • However it is highly likely that in the medium future, Brighton HS would impact Oatlands District School (Oatlands DS). Currently employment at Oatlands DS include students in the Brighton area, and along the highway, due to parents of children not wanting them to be at Jordan River foundation school. • A daily bus between Oatlands and Claremont supports the above arrangement. • Bothwell DS enrolment unlikely to be impacted by opening of Brighton HS as it is 25 km from Bothwell onto the Midland Highway, which is likely to deter parents, especially the lakes community. • Glenora DS has very healthy numbers; any new growth in Ouse likely to feed Glenora. • Some parents also opt to put their children into St Brigid’s Catholic School [Kinder to Year 6] and/or New Norfolk High School [Year 7 – 10].
Opportunities	<ul style="list-style-type: none"> • Opportunity for DECYP to understand where any new growth will be, to help inform boundary review.
Constraints	<ul style="list-style-type: none"> • Uncertainty with the future use of the Ouse DS site.

Other information	<ul style="list-style-type: none">• The third-party demographics study (refer attached) provides information on the enrolments in government schools in the Ouse intake area. The trend is relatively stable at around 46-56 children, but the enrolment is not at Ouse DS.
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School enrolment analysis and population projections for the Ouse region, Tasmania

Prepared for the Department for Education, Children and Young People
Government of Tasmania

Tom Wilson

August 2023

Tom Wilson, PhD
Demographer
Phone: 0423 342745
Email: advanceddemographicmodelling@gmail.com
<https://drtomwilson.com/>
20 Howard Street, Brunswick, Vic 3056
ABN: 61942040462

Advanced Demographic Modelling acknowledges the Wurundjeri people as the traditional owners of the lands in Brunswick, and pays respects to their Elders, past and present.

Acronyms and abbreviations

ABS	Australian Bureau of Statistics
ERP	Estimated Resident Population
FTE	Full-time equivalent

1. Introduction

This report presents an analysis of enrolment trends and projections for the Ouse District school as well as projections of the future possible demography of the region. Specifically, the objectives of the study were to:

- analyse past enrolment trends of Ouse District School,
- consider the accuracy of previous and current enrolment projections,
- identify out of area enrolments compared to school intake areas, and
- prepare school age population projections for the Ouse area.

The geographical extent of the Ouse District School intake area is shown in Figure 1 below.

Section 2 of this report considers enrolment trends at Ouse District School over the last few years alongside several past enrolment projections. Trends in enrolments of students who are resident in the Ouse area attending Government schools are considered in section 3. Projections of the primary school age population in Ouse are presented in section 4. Section 5 contains a summary and conclusions.

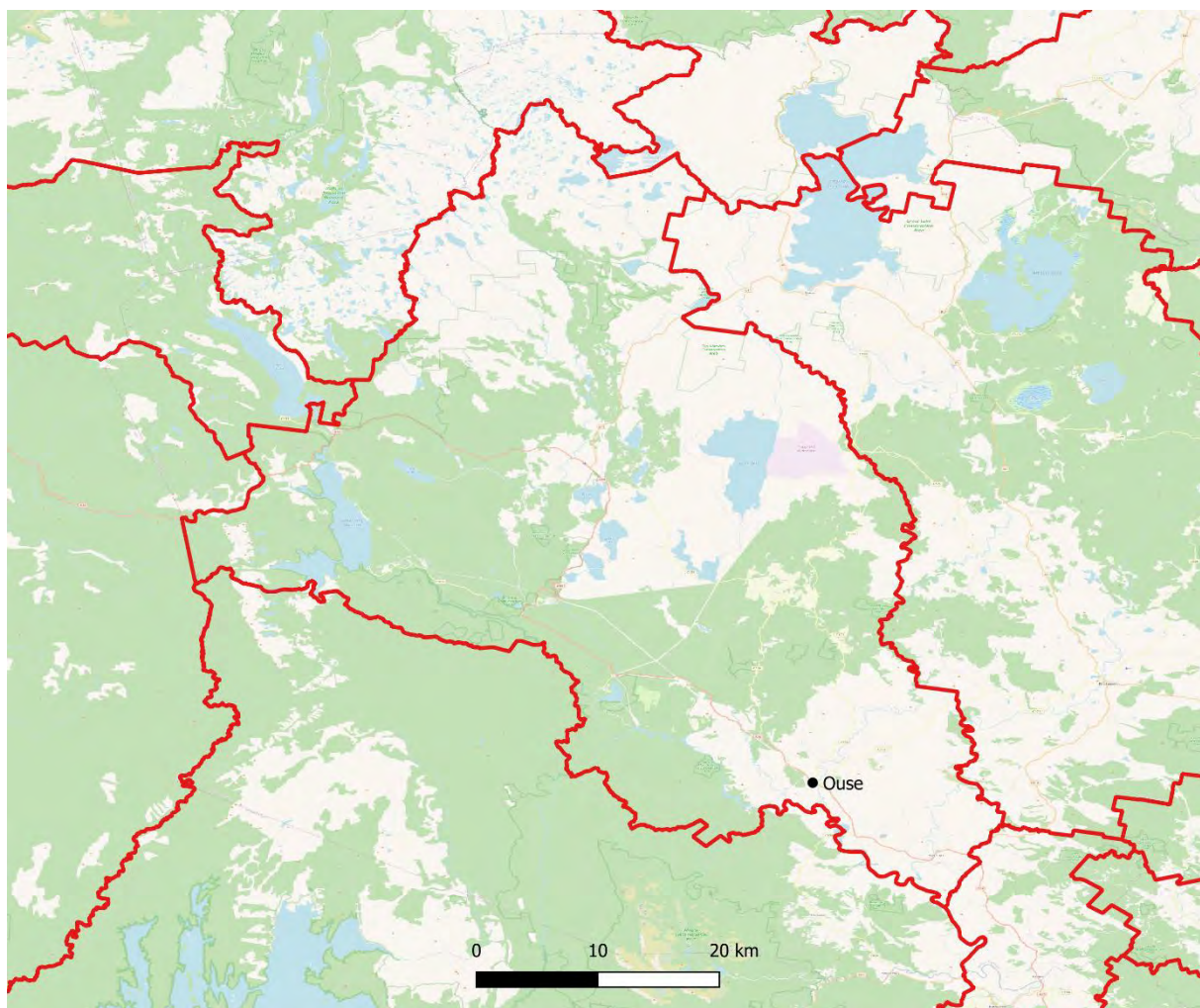


Figure 1: The Ouse District School intake area

2. Enrolment trends and forecasts

Ouse District School enrolment projections for the last few years were supplied by the Department, and are shown by the dashed blue lines in Figure 2. Actual enrolments are depicted by the thick black line. It is clear that actual enrolments are very small in number and have been subject to substantial variation from year to year.

In considering the accuracy of past enrolment forecasts, there are only a few past forecasts which can be evaluated. Whilst these forecasts do not appear especially successful from the graph, some proved quite close to actual enrolments. Others, however, did not. But it should be stressed that while the percentage errors were large in some cases, the discrepancy in terms of numbers of enrolments remained small due to the very small enrolments involved. Overall, the enrolment forecasts are sensible and reasonable given the data and apparent trends available at the time of each forecast.

However, forecasting with numbers as small as these is extraordinarily difficult, and probably beyond the limits of what can be forecast. Small populations are subject to large random fluctuations, with school enrolment numbers in particular affected by many factors which are hard to forecast – such as small area resident populations, parental school preferences, perceived quality of nearby schools, school facilities and programs offered, etc. Just one family moving into the area, or out of the area, could make a marked difference to enrolments. In these conditions, it is difficult to see much room for improving forecast accuracy for the very smallest schools such as Ouse.

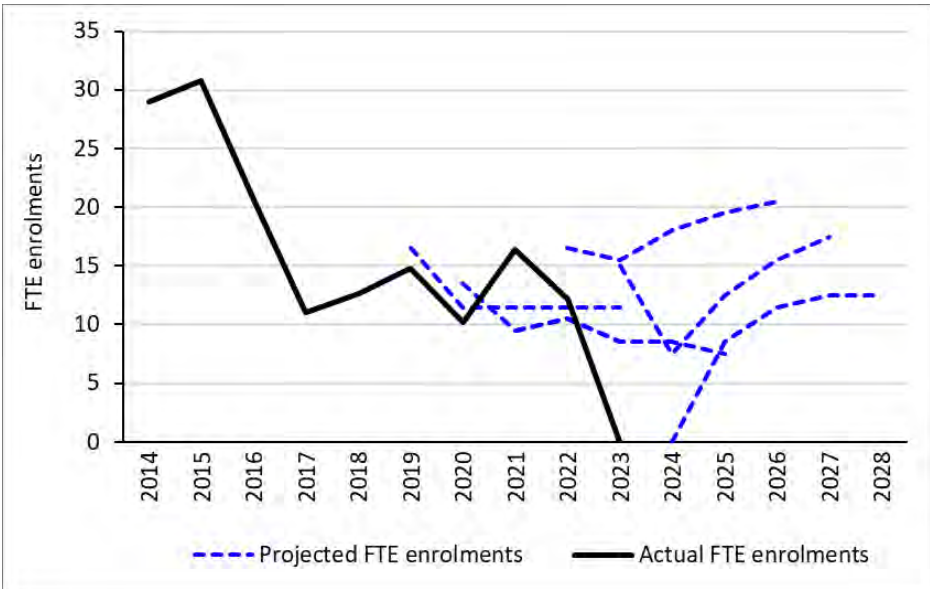


Figure 2: Actual and projected full-time equivalent enrolments at Ouse District School, 2014-28
Source: Department for Education, Children and Young People

3. Within area and out-of-area enrolments

Figure 3 shows the number of primary school enrolments at Government schools of children resident in the Ouse intake area and which school that are enrolled at. The data shows a total of 47 enrolments in 2016, 56 in 2021, 52 in 2022 and 46 in 2023. This kind of fluctuation is not surprising given the volatility of change in such a small population.

The graph shows that the majority of students resident in the Ouse intake area have not been enrolled at Ouse District School in the years shown, with many attending schools in neighbouring intake areas (Glenora, Westerway, Bothwell). By 2023, all Government sector primary students resident in Ouse were attending out-of-area schools.

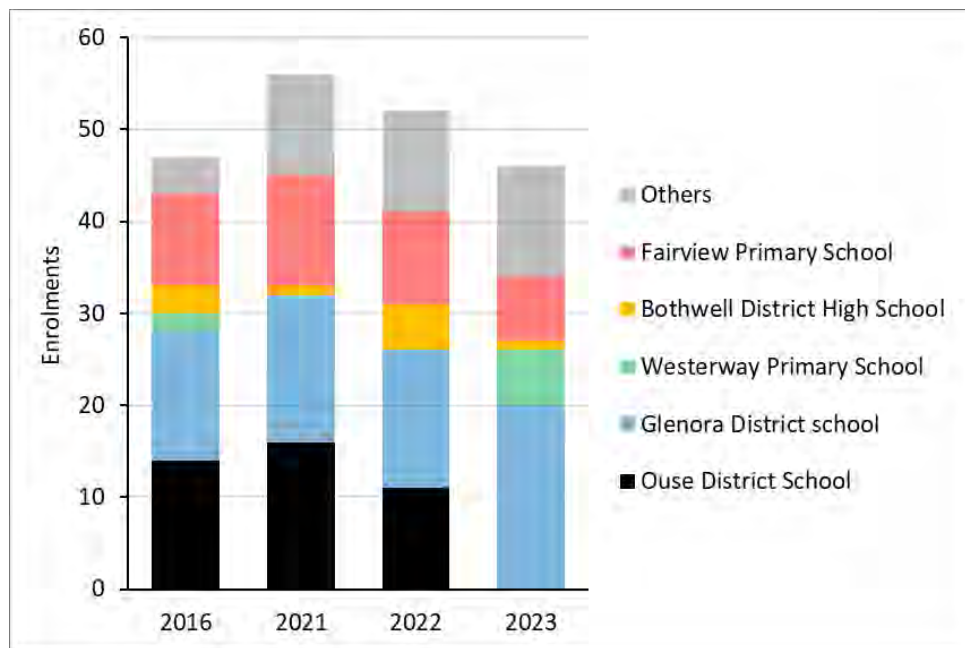


Figure 3: Government primary school enrolments of children resident in the Ouse intake area, selected years

Source: Department for Education, Children and Young People

The Department's enrolment statistics were compared with recent census data. Unfortunately, data from the 2016 and 2021 censuses do not align especially well with the Department's enrolment statistics. The census timing in August may contribute to part of the difference with the Census 1 counts, but it is unlikely to wholly explain it. The 2016 Census reports 42 persons aged 5-12 who were resident in Ouse in August 2016 who were attending Government primary schools. According to the 2021 Census, the number was also 42. The census data appear to be undercounts, but the numbers will also be affected by non-response to the census question which collects this data, and by the random perturbation applied by the ABS to all census data outputs.

4. Population projections

4.1. Introduction

Population projections were prepared for the resident population living in the Ouse District school intake area as well as the two nearby intake areas of Westerway and Glenora schools. The projections were prepared by age group for the period 2021 to 2031, and include prediction intervals to indicate the degree of uncertainty of the projections.

4.2. Projection methods

A modified Hamilton-Perry cohort model was used to prepare the projections given that the population sizes are too small to apply a standard cohort-component model, and there is insufficient data for the standard model at the very small area scale under consideration. The model initially handles the population by five year age group and produces projections in five year intervals. The population of a cohort is projected forwards and becomes older over a five year interval by accounting for the change to the cohort expected to occur over the interval.

To simplify the description, we focus on projecting the cohort which is aged 10-14 in 2021 and aged 15-19 in 2026. If the cohort is declining in size, the population is multiplied by a cohort change ratio:

$$\begin{aligned} &\text{Population in 2026 aged 15-19} \\ &= \text{Population in 2021 aged 10-14} \times \text{cohort change ratio (10-14 to 15-19)} \end{aligned}$$

where the cohort change ratio is estimated from recent cohort change, e.g. the population aged 15-19 in 2021 divided by the population aged 10-14 in 2016. However, if a cohort is growing, then a cohort change difference is added to the initial population:

$$\begin{aligned} &\text{Population in 2026 aged 15-19} \\ &= \text{Population in 2021 aged 10-14} + \text{cohort change difference (10-14 to 15-19)} \end{aligned}$$

where the cohort change difference is estimated from recent cohort change. The use of a cohort change difference avoids the excessive growth that could be projected if a cohort change ratio was applied to a growing population.

Rather than project future numbers of births, the modified Hamilton-Perry model applies a Child/Adult Ratio, defined as the number of 0-4 year olds divided by the population aged 15-49. For example, the 0-4 year old population in 2026 is projected as:

$$\begin{aligned} &\text{Population in 2026 aged 0-4} \\ &= \text{Child/Adult Ratio} \times \text{Population in 2026 aged 15-49} \end{aligned}$$

Because of the considerable amounts of random noise in the population data, along with ABS perturbation of census data, cohort change ratios and cohort change differences were smoothed by borrowing data from State cohort change ratios. Local cohort change variables were smoothed more heavily where the populations were smaller and less where they were larger. The variable α indicates the proportion of the local cohort change ratio to be used in the smoothing. It is defined as the population-at-risk divided by 500, with values capped at 1. Smoothed cohort change ratios were therefore estimated as:

Smoothed cohort change ratio

$$= \alpha \text{ local cohort change ratio} + (1 - \alpha) \text{ State cohort change ratio}$$

The final step involved interpolating the projection results to single year projection intervals, and then calculating projections for the population aged 5-17.

To indicate the uncertainty of the projections, 80% prediction intervals were calculated. The upper and lower bounds of this interval indicate the estimated range of 80% of likely population futures. It is still possible for actual populations to lie outside the range: there is a 10% chance of population exceeding the upper bound and 10% of it declining below the lower bound. However, it is important to note that these prediction intervals possess some limitations. They are based on a model fitted to thousands of past local area population forecast errors in Australia¹. The prediction intervals are therefore based on the assumption that future errors will be the same magnitude as those of the past, which is far from certain. They should be interpreted as providing an approximate indication of forecast uncertainty.

4.3. Input data and projection assumptions

The Ouse, Westerway, and Glenora school intake areas do not align with any of the ABS statistical geographies. Census data was extracted via the online TableBuilder Pro tool² by aggregating mesh blocks which approximated the intake areas. There is inevitably some geographical approximation resulting from this process. There is also error resulting from perturbation applied to census counts. Perturbation consists of random small amounts intentionally added to or subtracted from real census counts by ABS to protect confidentiality. The smaller the real value of the census count, the greater the proportional impact of perturbation.

Advice was sought from Hydro Tasmania on the potential impact of work on the Tarraleah hydropower scheme on population in the Ouse area. During the construction period between 2025 and 2029 there is likely to be a construction workforce of up to 250. However, the exact arrangements for, and composition of, the workforce has not been finalised. While there is a desire to support local employment, many employees may not bring families with them, while

¹ See <https://doi.org/10.1007/s11113-017-9450-4>

² <https://www.abs.gov.au/statistics/microdata-tablebuilder/tablebuilder>

others may be located outside the local area. Following construction, there will be a very small staff based at the power plant. It is possible that a small increase in demand for schooling will occur for a few years during the construction phase. However, given the uncertain nature of this demand and the fact it may be limited, no changes have been made to the main projection for the Ouse area. Variations around the main projection shown by 80% prediction intervals allow for the considerable uncertainty of the demographic future for small populations such as that in the Ouse area.

For the projections, smoothed cohort change ratios were assumed to remain constant into the future, and the Child/Adult ratios from 2021 were also assumed to remain unchanged. The projections therefore assume that recent demographic trends continue for the next decade.

4.4. Projection results

Figure 1 below summarises projections of the population aged 5-12 living in the Ouse District School intake area out to 2031 as well as for the nearby Westerway and Glenora school intake areas. The graphs indicate projected growth in the primary school-age population in the Ouse and Glenora areas and a slight decline in the Westerway area.

It should be noted that the actual populations shown in Figure 1 are only available for the census years of 2016 and 2021, with population numbers for intermediate years being estimated by linear interpolation. In reality, these populations are likely to fluctuate from year to year.

The dashed blue lines in Figure 1 indicate the main projection. However, the uncertainty of these projections is substantial due to the very small population sizes being considered. The dotted red lines indicate the upper and lower bounds of the estimated 80% prediction interval. In other words, 80% of likely future population numbers should lie within the two red lines (although 20% of possible future populations will fall outside them).

As a general rule, forecast uncertainty increases as population size decreases. Figure 2 below shows average percentage errors from a study of 30 years' worth of past local area population forecasts in Australia. Once populations fall below 5,000 errors are very high, and given that these are median errors, half of all errors fall above the lines shown. It is quite possible therefore for all three school intake areas to experience either growth or decline in the population aged 5-12.

Even considering this uncertainty about the future numbers of primary school-age children, there would appear little chance of there being insufficient capacity among the schools neighbouring Ouse to accommodate students resident in the Ouse area. Currently, enrolments at Glenora school are about half its capacity and it would be able to take another 216 enrolments. Westerway is at about one third capacity and would be able to take another 82 enrolments.

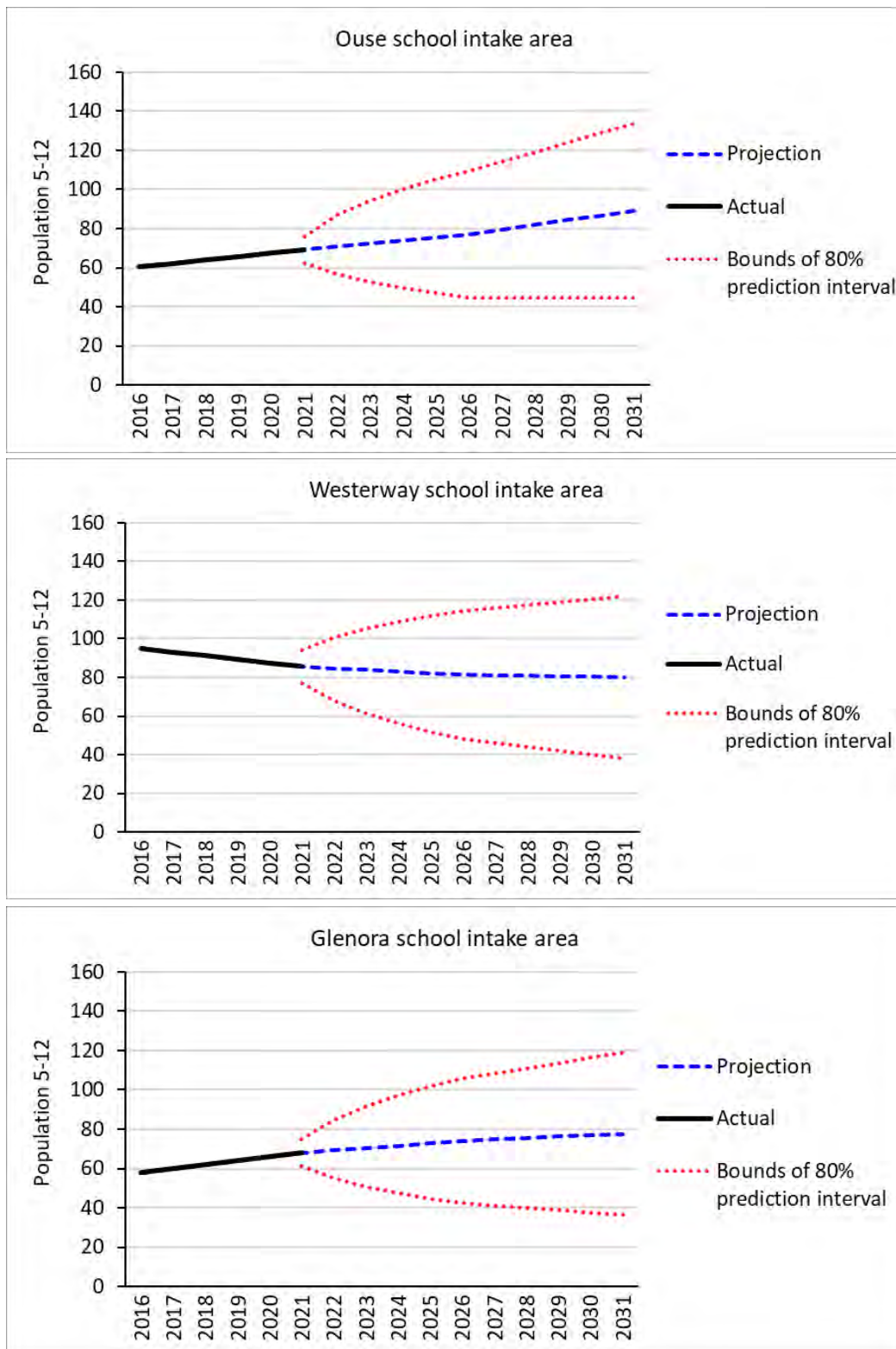


Figure 1: Projections of the resident population aged 5-12 in three school intake areas

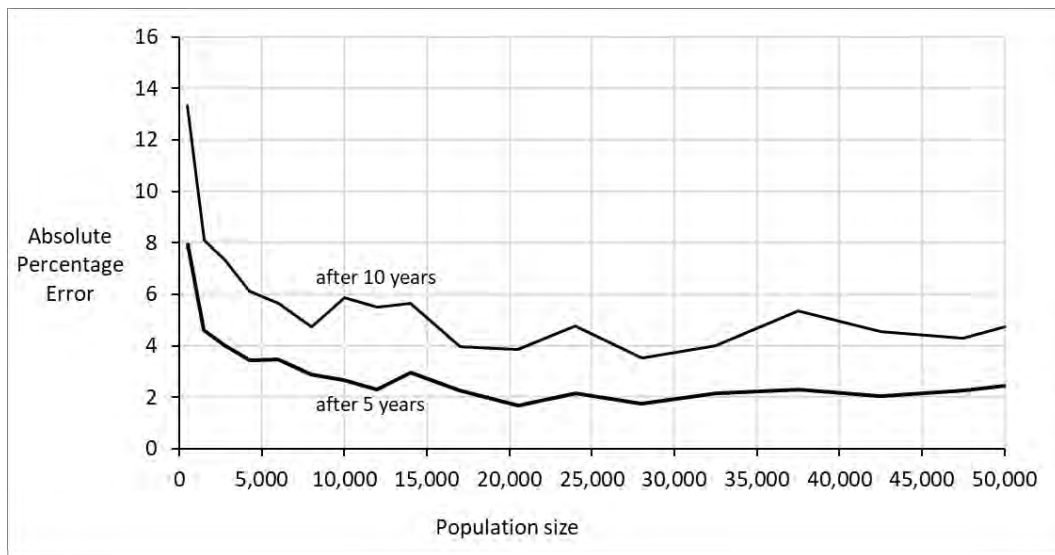


Figure 2: Median forecast errors 5 and 10 years ahead by population size

Source: author's study of local area population forecast accuracy, <https://doi.org/10.1007/s11113-017-9450-4>

5. Summary and conclusions

Within area and out-of-area enrolments

- Over the last few years, the number of Government primary school students who were resident in the Ouse intake area varied between 46 and 56.
- The majority of these students have not been attending Ouse District School, with many attending schools in neighbouring intake areas.
- Enrolments at Ouse District school fell between 2021 and 2022, and then again to zero in 2023.

Accuracy of enrolment projections

- The accuracy of past enrolment projections for Ouse District School is mixed – some forecasts were close to the mark while others were less successful.
- However, given that forecasting such very small enrolment numbers is extraordinarily difficult, it is difficult to see much room for improvement in forecasting accuracy for the smallest schools.

Population projections

- Population projections for the Ouse District School intake area indicate a modest rise in the primary school-age resident population over the 2021-31 period.
- However, due to the very small population sizes involved and the limitations of census data, the projections are highly uncertain (Figure 1). Population decline cannot be ruled out, but nor can higher growth.
- Due to the highly uncertain demographic outlook, caution is recommended in any decisions which take on board the projection results. The situation is best accommodated by flexible planning decisions which allow for both increases and decreases in the primary school age population in the Ouse intake area.

Date: 15 February 2024

Project memo

Project	Central Highlands Structure Plans – Bothwell, Ouse, Hamilton
Project reference	E310875 – P520109
Author	Bunfu Yu
Subject	Summary note – Meeting with Department of State Growth (TAS)

Agency/Department	Department of State Growth (DSG)
Representative	Lidiya Hudson Transport Network Planner, Infrastructure Tasmania
Meeting date	Thursday, 15 February 2024 via Teams

Background	The Lyell Highway and Midland Highway, managed by DSG, flank the project areas more broadly, and provide accesses to these townships.
Opportunities	<ul style="list-style-type: none"> Improved local road network to support visitation while not interrupting the local residences. Concepts such as stopping over one-block away from town mean that there is less disruption for the local community. Important to consider how to manage the additional traffic. E.g. opportunity for more pull-over areas to encourage stopovers. Opportunity for better signage to direct drivers to consider stopping or where to stop. Work with DSG as it is important to plan properly. An example of LGA not engaging with DSG is Derwent Valley Council, resulting in some of poorly-designed intersections. Government has a strong focus on supporting tourism in these areas so any opportunities that will encourage visitation and stopping over is more easily supported. There are government grants available for active transport facilities (e.g. bike park, walking paths), and EV chargers. These can provide opportunities for Council to fund some of the projects. Further information provided (refer to attachment).
Constraints	Issue with Hamilton and Ouse is that the streets are not wide, therefore any features will need to consider safety.
Other information	<ul style="list-style-type: none"> A brief for a consultant to undertake a corridor study for Lyell Highway is currently advertised. The study covers the Lyell Highway from Granton to Strahan. The caretaker mode means a consultant will not be selected until

	<p>beginning of April (given current caretaker period). The study will take approximately 12 months.</p> <ul style="list-style-type: none">• Main comparison is Latrobe in northern Tasmania. There is a turn off one-block away from the town centre, and people can walk into the town that is only one block away.
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Bunfu Yu

From: Hudson, Lidiya <Lidiya.Hudson@stategrowth.tas.gov.au>
Sent: Thursday, 15 February 2024 10:27 AM
To: Bunfu Yu
Subject: Funding opportunities for Councils

Hi Bunfu

Great to speak with you this morning. As mentioned, there are opportunities that the Minister has highlighted with our area, especially for Local Government. Some of those are listed below. We would like to ensure that Councils and the wider community are aware of some of the things that may benefit them and provide safer infrastructure for everyone, and especially where there are funding opportunities. Three current examples are below:

Grants for VRUP

The Vulnerable Road User Program (VRUP) is currently open, with a closing date of 23 February 2024. Details of this program which is available for local Councils to apply for grant funding to implement low-cost infrastructure treatments that improve road safety for pedestrians, motorcyclists and cyclists is available here:

https://www.transport.tas.gov.au/road_safety_and_rules/grants_programs/vulnerable_road_user_program

Speed Camera Location Suggestions

Improving road safety is a primary driver in identifying mobile speed camera locations across Tasmania. This means mobile speed cameras will be located at places to reduce the level of speeding generally with a specific focus on the riskier parts of the road network. Anyone can suggest a potential speed camera location for the Department of State Growth and Tasmania Police to assess, with the nomination form and supporting information available here: https://speedcameras.tas.gov.au/camera_locations

Active Transport

Information in relation to Active Transport in Tasmanian and our Better Active Transport Grant Program (Round 2 is currently being assessed, with Round 3 utilising remaining funds proposed to be open in October 2024) are available via this link on our Department of State Growth website:

https://www.infrastructure.tas.gov.au/policy_and_advice/active_transport

Some of these may not be ideal timing for your work but still worth raising with council to ensure they are aware of opportunities. Hopefully these opportunities will be offered again as current funds are depleted. Even touching base with the relevant authorities to let them know that the Council would be keen for such assistance following completion of the Masterplan.

Thanks
Lidiya

Lidiya Hudson | Transport Network Planner, Transport Network Planning
Infrastructure Tasmania Division | Transport and Infrastructure Group | Department of State Growth
2 Salamanca Square, Hobart TAS 7000

Ph: 6166 3328

www.stategrowth.tas.gov.au

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past, and present custodians of the Land.

Date: 7 March 2024

Project memo

Project	Central Highlands Structure Plans – Bothwell, Ouse, Hamilton
Project reference	E310875 – P520109
Author	Bunfu Yu
Subject	Summary note – Meeting with TasWater

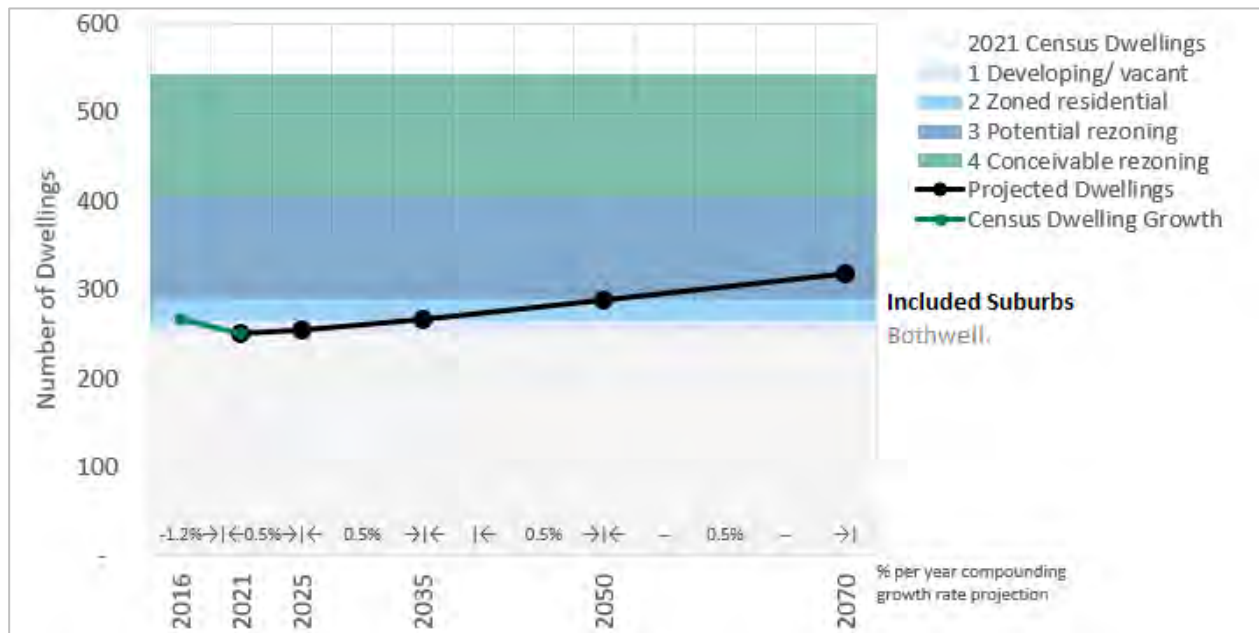
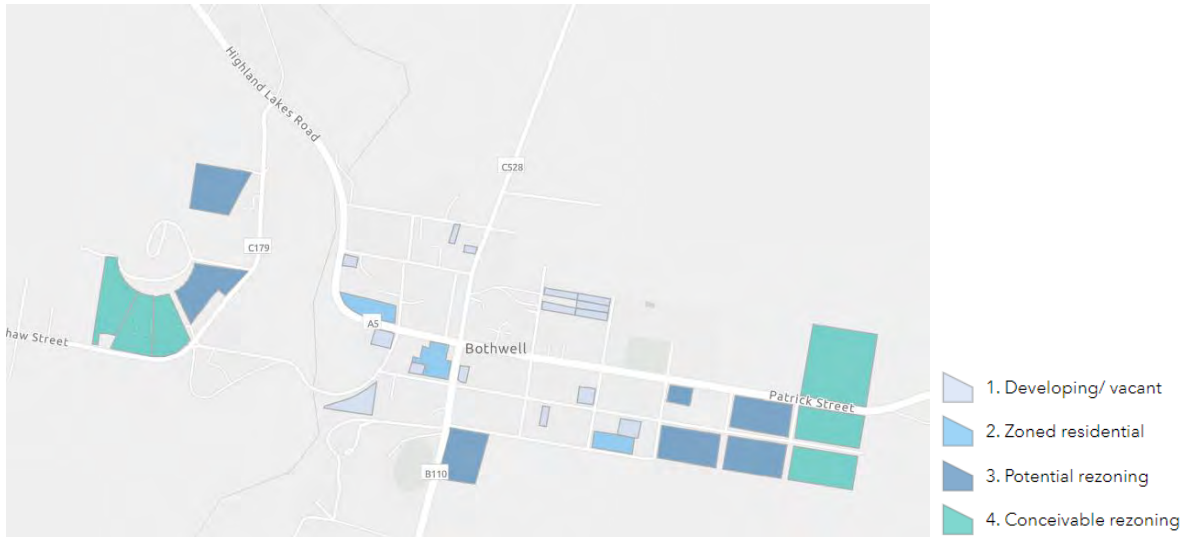
Agency/Department	TasWater
Representative	Dominic Hughes (Community and Stakeholder Engagement Specialist) Ahmad Khateib (Planning Engineer) Jason Carter (Planning Engineer)
Meeting date	Thursday, 29 February 2024 via Teams

Background	<ul style="list-style-type: none"> • There are largely no key constraints with regard to water or sewer for Bothwell, Ouse or Hamilton. • In general, any new recreation facility or oval will affect (increase) water supply. <p>Bothwell</p> <ul style="list-style-type: none"> • Bothwell is supplied by the Clyde River. • Water – Strategic work at Bothwell identified a secondary supply source is required, with the preferred option to connect Tasmanian Irrigation’s (TI) Southern Highlands Scheme. This is a strategic mitigation in place for when water security of the Clyde River is affected due to low flows or turbid waters. A new water treatment plant (WTP) is proposed to be installed in Bothwell as part of Phase 2 of the Regional Towns Water Supply Improvement Program, however a location has not yet been selected. TasWater is still engaging with TI on this matter. • Sewer – there are no issues with the current system to account for projected growth. Current sewer flow is 88 kL/day with a projected increase to 115 kL/day by 2070. <p>Ouse</p> <ul style="list-style-type: none"> • Ouse is supplied by the River Derwent. • Water – There are no significant demands. Significant water users are likely to already have their own arrangements with the state to draw from the river directly.
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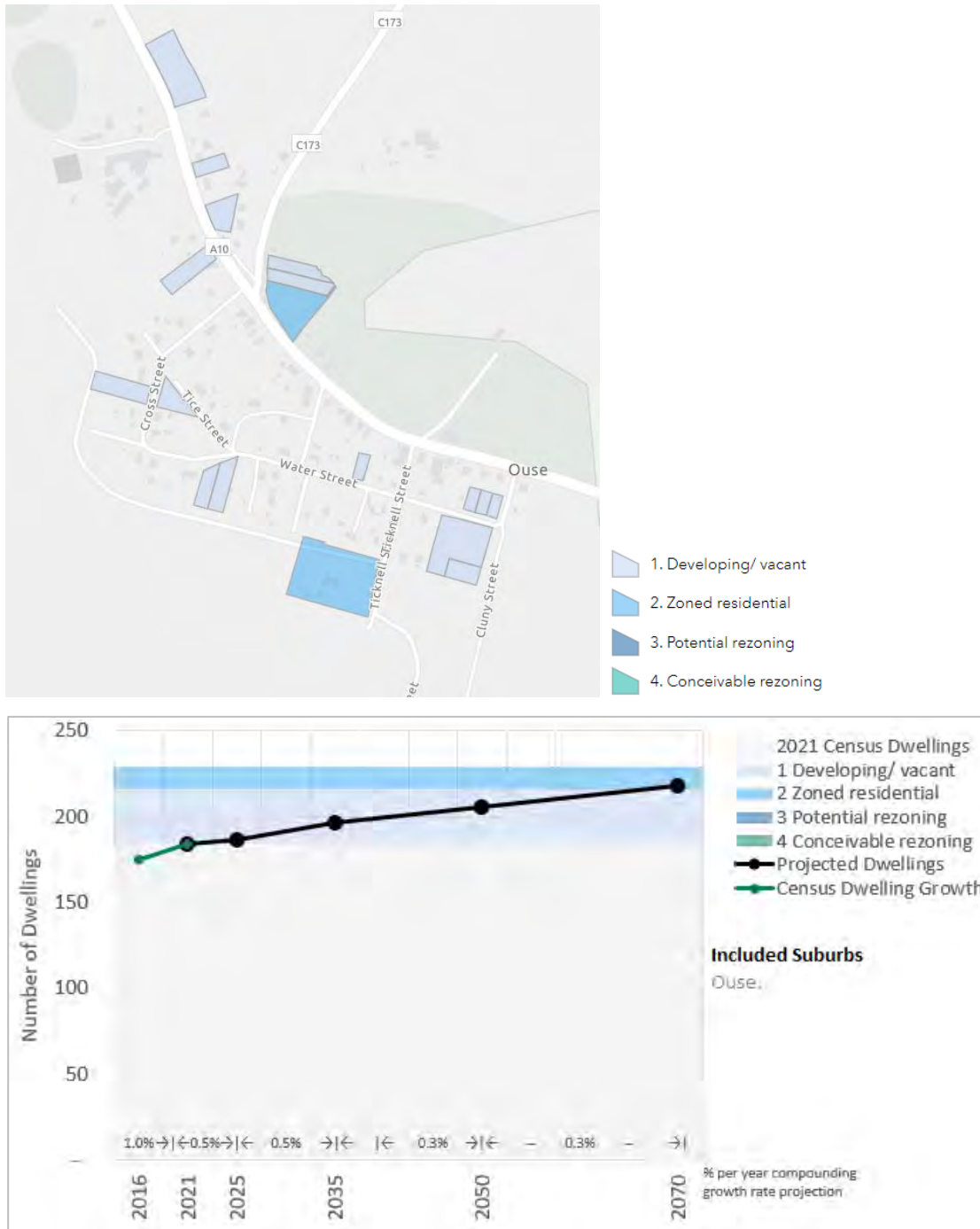
	<ul style="list-style-type: none"> • Sewer – there are no issues with the current system to account for projected growth. Currently, the sewer flow is 44 kL/day with a projected increase to 51 kL/day in 2070, which is a very minor increase. The attenuation code for the sewer ponds is based on a system that would allow up to 100 kL/day and therefore there are not any likely amenities implications as a result of an increase in sewer treatment. <p>Hamilton</p> <ul style="list-style-type: none"> • Hamilton is supplied by the River Derwent. • Community and council have raised the relocation of the Lagoons. TasWater noted this was a commitment by the previous CEO, and is unlikely going to be relocated in the medium term. The system is functioning well. Furthermore, any possible new sites are also located similarly close to residential dwellings. Additionally, the cost is upwards of \$7 million. Recent maintenance work at the Lagoons also saw the installation of aerators, which increases the capacity of the system as well. • Water – there are no issues with the current supply. • Sewer – there are no issues with the current system to account for projected growth. Current sewer treatment is 44 kL/day with a projected increase to 51 kL/day by 2070.
Opportunities	<ul style="list-style-type: none"> • There are opportunities for further collaboration with TasWater, particularly if Structure Plans identify additional growth that is not currently modelled by TasWater. TasWater are continuously updating the maps.
Constraints	<ul style="list-style-type: none"> • None currently identified.
Other information	<ul style="list-style-type: none"> • TasWater maps land supply based on discussions with TasWater, and private developers. These are also charted against projected growth per year. Maps and charts for Bothwell, Ouse and Hamilton are provided at the end of this memo.

Maps and charts provided by TasWater

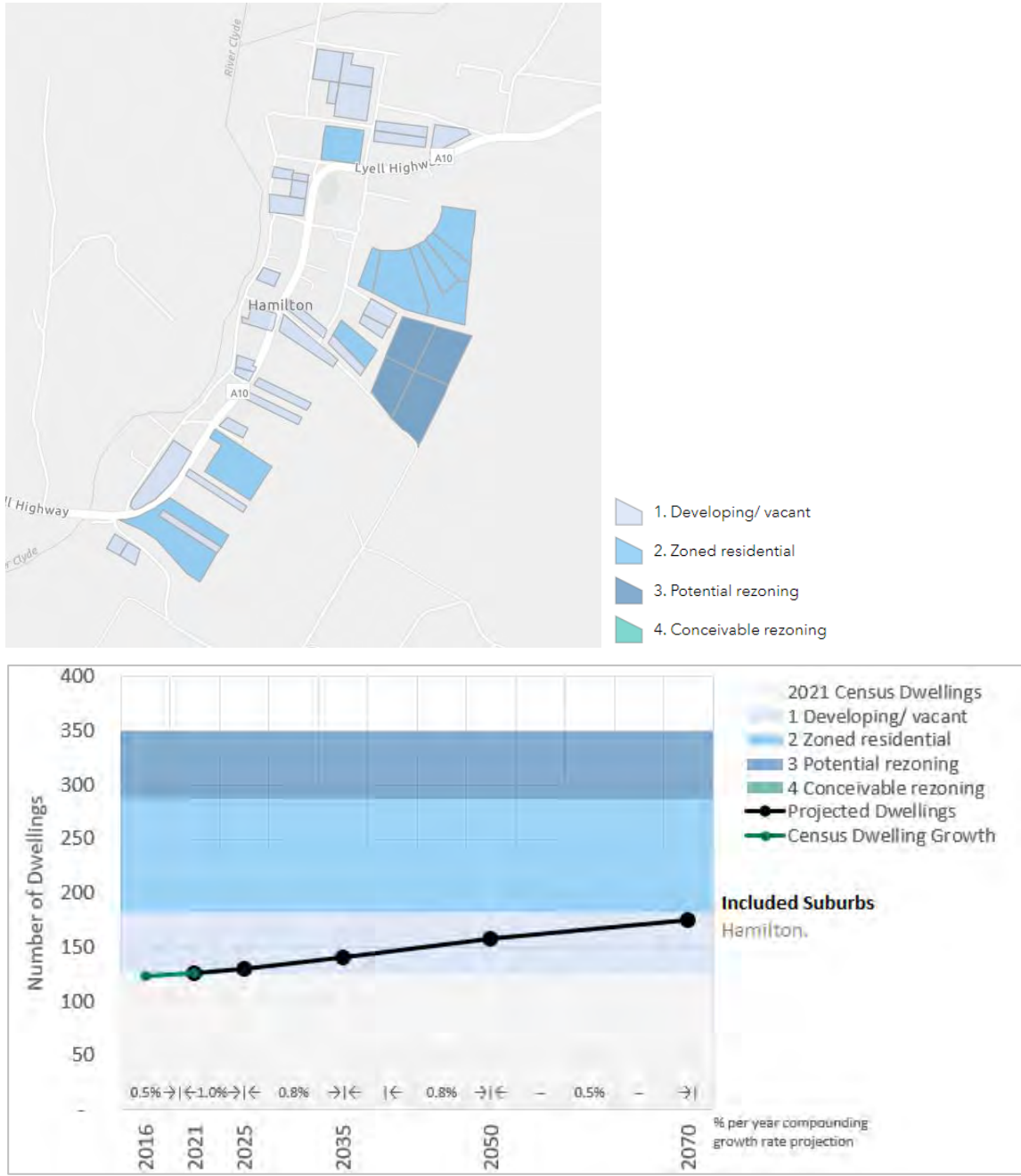
Bothwell



Ouse



Hamilton



Extract of map from TasWater's Regional Towns Water Supply Project website regarding new water treatment plant

<https://www.taswater.com.au/community/projects/our-projects/project-works/future-work/regional-towns-water-supply-project>

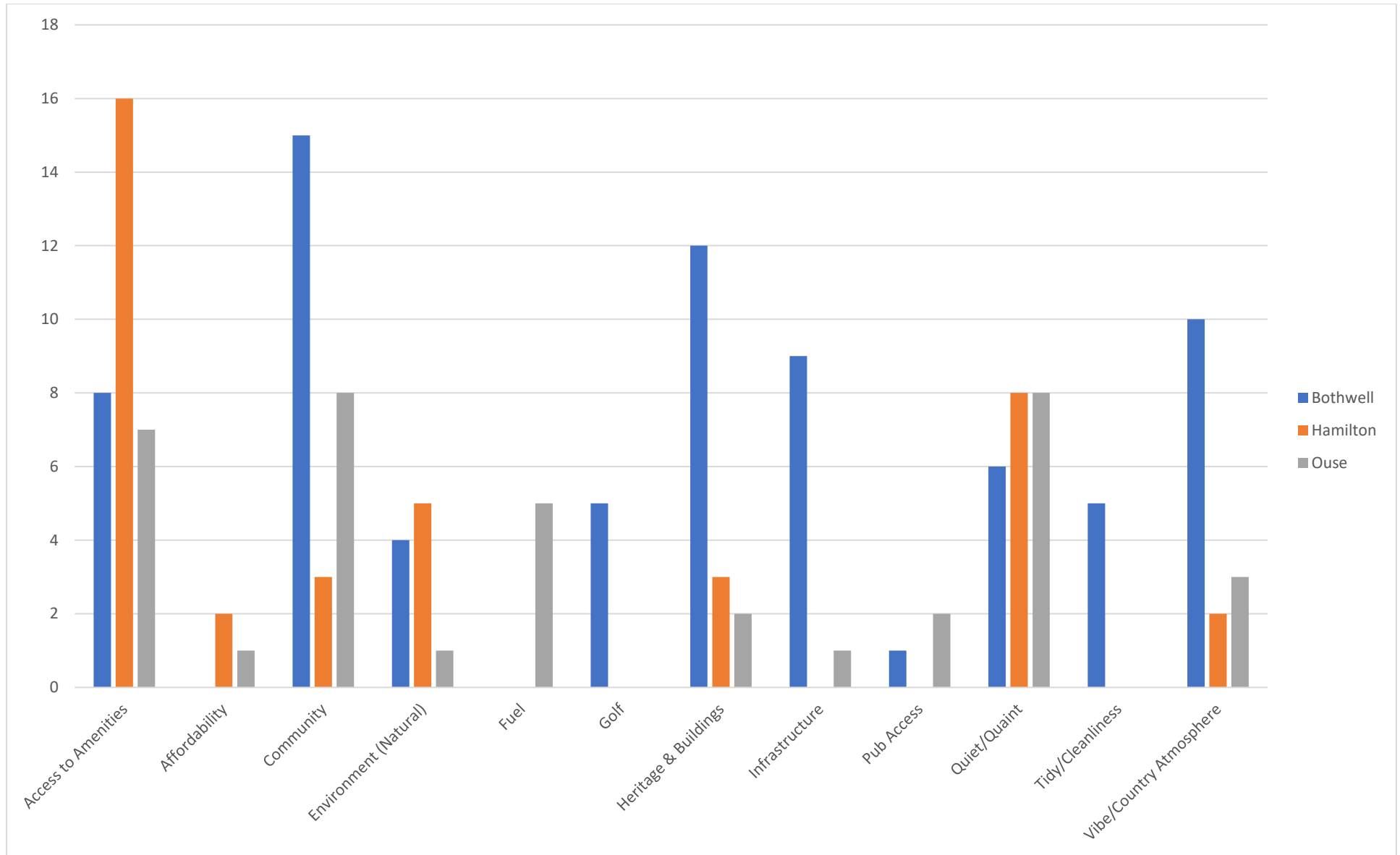


APPENDIX E: Visual and Quantitative Summary of Result from Intercept Survey

Intercept Survey – Summary of Results

Question 1: What do you love about your town?

Theme	Bothwell Responses	Hamilton Responses	Ouse Responses
Access to Amenities	8	16	7
Affordability	0	2	1
Community	15	3	8
Environment (Natural)	4	5	1
Fuel	0	0	5
Golf	5	0	0
Heritage & Buildings	12	3	2
Infrastructure	9	0	1
Pub Access	1	0	2
Quiet/Quaint	6	8	8
Tidy/Cleanliness	5	0	0
Vibe/Country Atmosphere	10	2	3

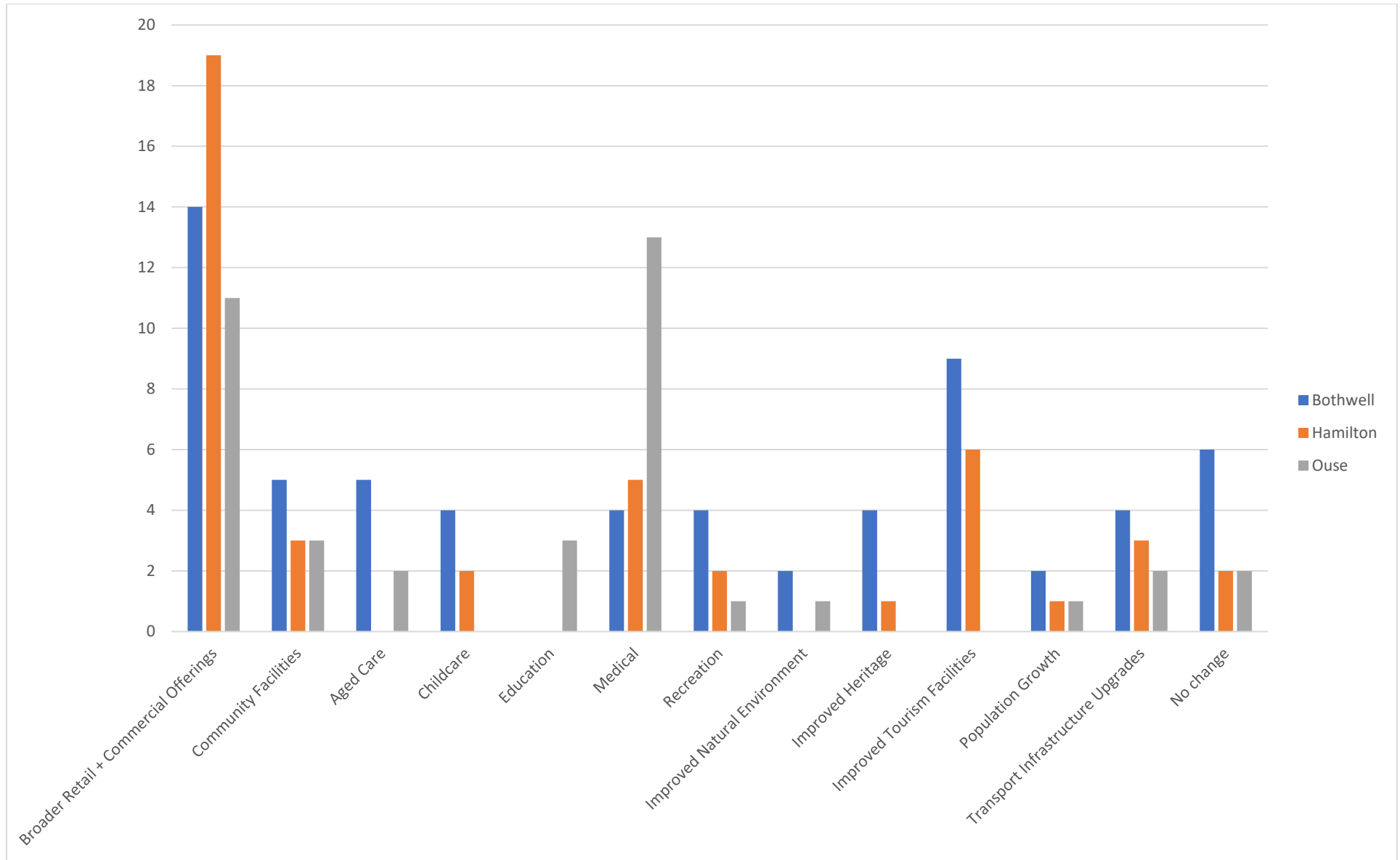


Question 2. What does the future of your town look like?

Theme	Bothwell	Hamilton	Ouse
Broader Retail + Commercial Offerings	14	19	11
Community Facilities, including:	5	3	3
Aged Care	5	0	2
Childcare	4	2	0
Education	0	0	3
Medical	4	5	13
Recreation	4	2	1
Improved Natural Environment	2	0	1
Improved Heritage	4	1	0
Improved Tourism Facilities	9	6	0
Population Growth	2	1	1
Transport Infrastructure Upgrades	4	3	2
No change	6	2	2

Note that respondents were not limited on the number of themes they could nominate for improvement.

Not all respondents answered this question; this has not been reflected in the data captured above.



Question 3. How is this vision delivered? / What needs to change?

TOWN	RESPONSES
<p>Bothwell</p>	<p>council support local landowners who are maintaining heritage buildings</p> <p>support lobbying for grants</p> <p>support council to continue to maintain parklands</p> <p>lobbying state gov</p> <p>council and road improvements</p> <p>improved road signage</p> <p>no change</p> <p>control chemical spraying location</p> <p>filtration adjacent to river</p> <p>money. Can the council.</p> <p>forward thinking</p> <p>available facilities</p> <p>councillors not thinking for the better of the community</p> <p>signage; personal fun ads</p> <p>private property access --> process</p> <p>forward planning/ thinking</p> <p>covenants of structures</p> <p>old people set in their ways; councillor and community</p>

TOWN	RESPONSES
	<p>need progress</p> <p>coffee van through the weekend at the park, through summer</p> <p>collaboration of local farmers</p> <p>funding</p> <p>opening more land</p> <p>forward planning council</p> <p>young people</p> <p>release more land, more water available</p> <p>opportunities for farms- ability to open opportunities to have a few caravans</p> <p>more land/ farmstays</p> <p>caravan friendly accommodation</p> <p>more imaginative local planning</p> <p>make it a destination</p> <p>more caravans</p> <p>family facilities</p>
Hamilton	<p>better road network- still have to deal with gravel roads</p> <p>stuck in their old ways- need new blood</p> <p>old ways among councillors</p> <p>policy support</p> <p>more representation</p>

TOWN	RESPONSES
	promotion of what's existing
Ouse	<p>more people lead to more needs</p> <p>government change</p> <p>system change</p> <p>lobbying hasn't worked- need political support</p> <p>support from state government</p> <p>more village like</p> <p>better infrastructure</p>

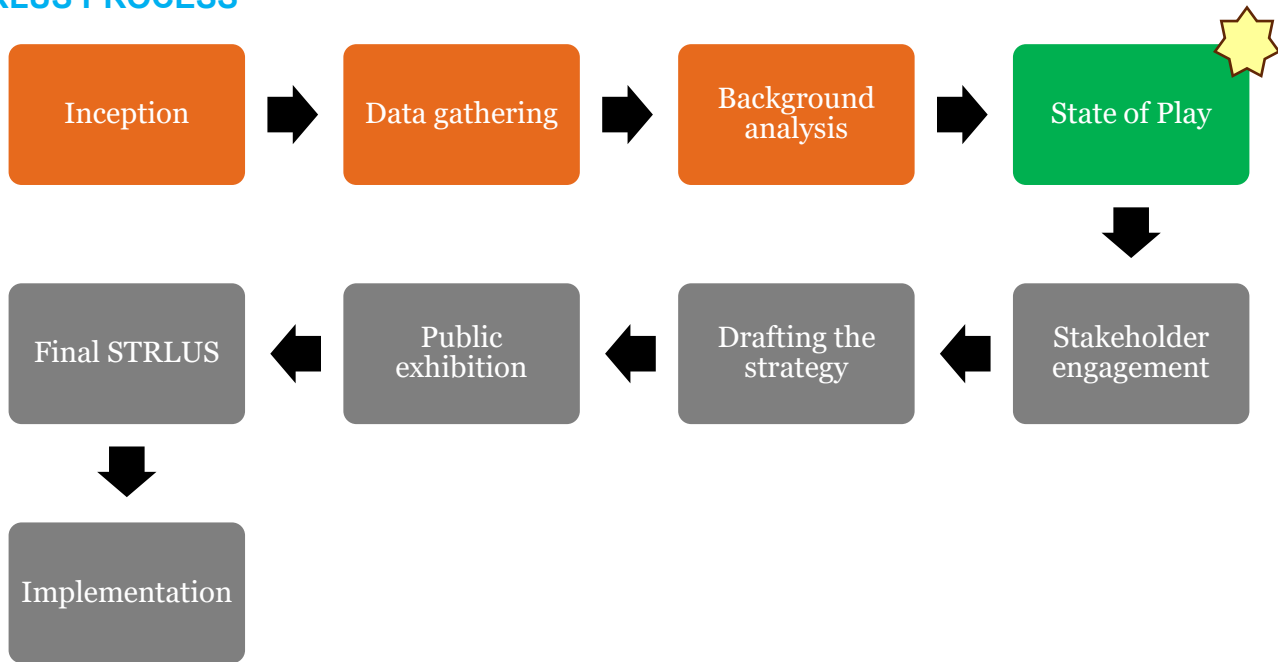
Note that not all respondents answered this question; this has not been reflected in the data captured above.

STRLUS UPDATE

May 2024



STRLUS PROCESS



PROJECT TIMELINE

- **Jul 24: Council noting of the State of Play**
- Sep 24: Public exhibition – comms and engagement begins
- May 24 – early 25: Strategy drafting
- Anticipated end of 24 – early 25: Council noting
- Anticipated early 25: Draft STRLUS and public exhibition
- Anticipated mid 25: STRLUS is delivered to Minister.

PROJECT OVERVIEW



Budget: Due to extension to original timeframes currently anticipating a \$50,000 shortfall.

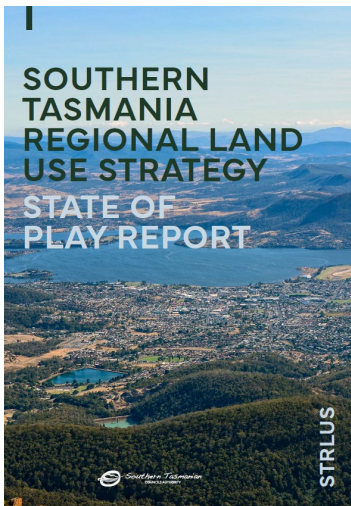


Risks: Delays to the Tasmanian Planning Policies and Industrial Land Strategy and engagement with State agencies.



Consultants: [Capire](#) have been appointed to support project communication and engagement.

STATE OF PLAY



The State of Play report is the first step in updating the STRLUS. It summarises available data and information on a range of issues to understand the key issues and influences in the Region and the causes of growth and change. It addresses what we know from past experience, what is currently happening, and (for some issues) projections of what may occur over the next 25-30 years.

Southern Tasmania is unique, complex, and diverse. The State of Play report documents the things that make parts of the Region unique, that the community values, and that are important to address for the benefit of people, the economy, and the climate and landscape that shapes the region.

The document is designed to be a community facing document enabling initial conversations around:

- How our region is changing and will continue to change.
- Changes we need to make to create a more equitable and resilient region for future generations.
- How planners determine where and how we accommodate growth.
- What great outcomes could like and how the RLUS can support this.
- Why it is important people are involved.

Data

Data has been gathered from several areas including, but not limited to:

- Southern Tasmanian residential demand and supply study (REMPPLAN)
- Economic profile (REMPPLAN)
- REMPLAN community data (ABS)
- Planning schemes
- State data and information e.g., policy and plans such as Keep Hobart Moving and Draft Medium Density Guidelines and The List
- Councils (through the working group).

Workshop

On the 17 April 2024, ETHOS urban ran a whole day workshop, on the State of Play. The purpose of the workshop was to present the background analysis of the data, confirm accuracy and gather local intel on key matters for local government and the region. The workshop was attended by the STRLUS working group, representatives from State government and representatives from the STRLUS steering committee. Key themes explored are shown overleaf:

Natural environment, landscape character, connection to County and climate

People and communities

Economic activity and productivity

Housing, placemaking and good growth

Movement and connectivity

Infrastructure, energy, and social infrastructure



Key findings

Following the review of the opportunities and challenges identified some key principles for ‘shaping the region’ have emerged. The principles seek to respond to the diversity of our region and are informed by the draft Tasmanian Planning Policies. Following input from stakeholders they may set key principles in developing the STRLUS.

Shaping the region

- Planning for the Region is grounded in understanding of, respect for, and connections to culture, history, and Country.
- Land use and economic activity respect, respond sustainably to and protect the Region’s unique natural environment.
- Communities across Southern Tasmania are safe and resilient to natural hazards and climate change.
- Communities in the Region are sustainable, connected, and diverse.
- Social services and infrastructure are planned and delivered to support a growing and changing community.
- Employment and economic clusters are accessible and transport networks support how, where, and why people and goods move within, to and from the Region.
- The Region’s economy leverages its unique strengths and provides a stable base for employment growth and diversification.

Contents

The contents for the State of Play were developed through the key matters identified in the State of Play workshop. A draft contents list is shown below. It is important to note the State of Play is ‘what we know’ it is not the intention to set policy but pose questions.

Executive Summary	3.2	Natural Environment, Landscape Character, and Climate
Background	3.3	Waste, emissions, air and water quality and land contamination
Part 1: Introduction	4.0	Economic Activity and Infrastructure
1.0 Introduction	4.1	Economic activity and productivity
1.1 The Southern Tasmania Regional Land Use Strategy	4.2	Movement & Connectivity
1.2 The STRLUS and the Tasmanian Planning System	4.3	Utilities
1.3 Updating the STRLUS	5.0	People, Communities & Growth
Part 2: lutruwita (Tasmania) & Southern Tasmania	5.1	Population Growth & Change
2.1 The Southern Tasmania Region	5.2	Housing, Placemaking, and Growth Management
2.2 Zooming in: A diverse region	5.3	Social Infrastructure
Part 3: The State of the Region		PART 4: Opportunities and Challenges for the Southern Tasmania Regional Land Use Strategy
3.0 Country, Climate, Landscape and Environmental Values	6.0	Key Findings
3.1 Country-First Planning	7.0	Next steps

NEXT STEPS

Key activities over the next quarter include:

- Finalising the State of Play including noting by Councils, the STRLUS Steering Committee, State Planning Office, and the Minister.
- Preparing for community consultation.
- Drafting the Strategy.

State of Play to Councils for noting July

ANY QUESTIONS

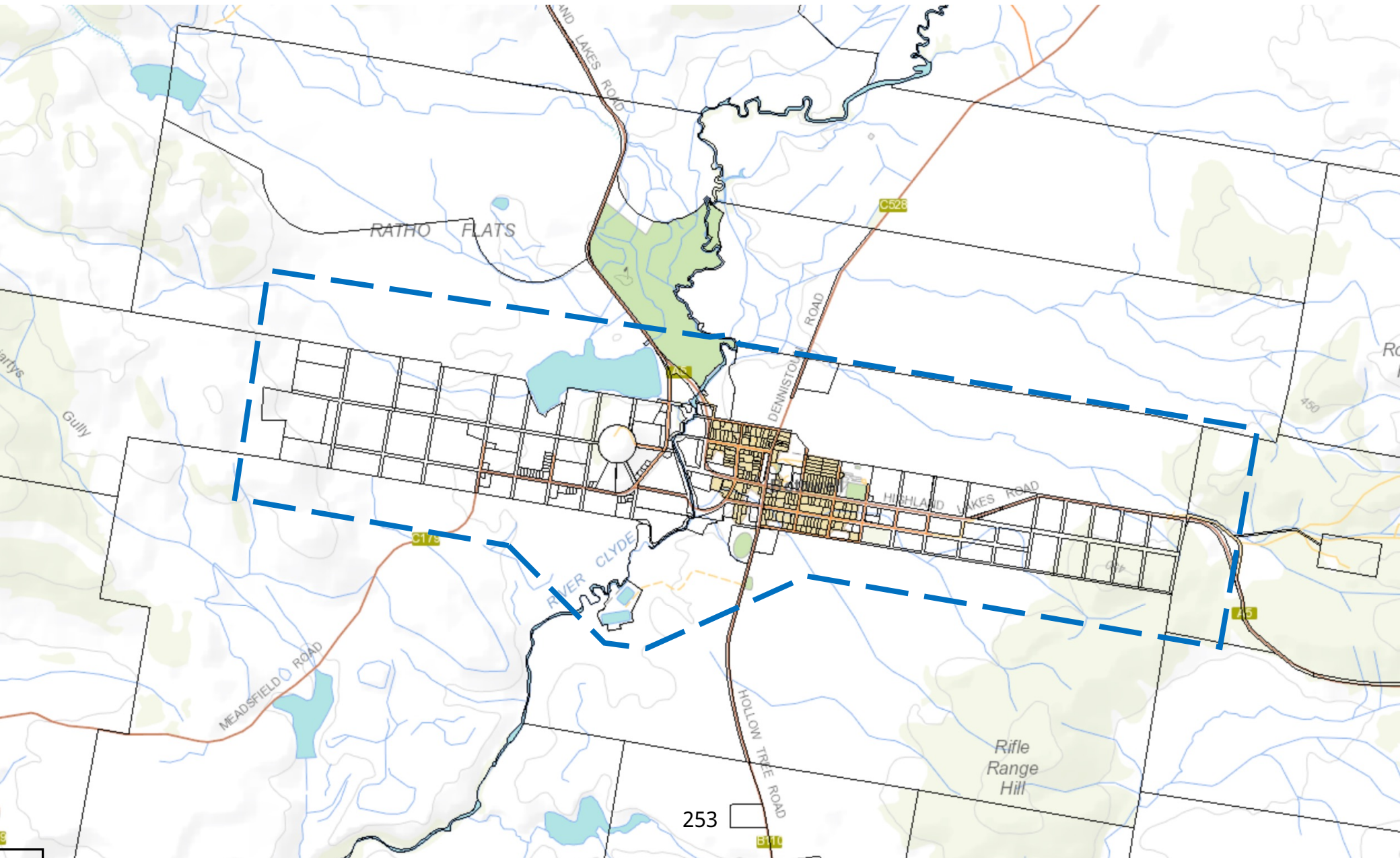
If you have any questions or inputs, reach out to your working group contact; Adele, adele.fenwick@hobartcity.com.au or the steering committee.

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Kingborough	Adriaan Stander	Glamorgan Spring Bay	Mick Purves
Derwent Valley	Laura Ashelford	Central Highlands	Damian Mackay
Hobart City	Sally Slater	Southern Midlands	Grant Finn (Bernadette Conde)
Clarence City	Robyn Olsen	Brighton	David Allingham (Brian White)
Glenorchy City	Lyndal Byrne (Darshini Bangaru)	Sorell	Shane Wells
Tasman	Belinda Nutting	State Planning Office	Angela Forrest
Huon	Rong Zheng	Regional Planning Coordinator	Adele Fenwick
State Growth	Di Gee		

Regards, *the STRLUS steering committee*

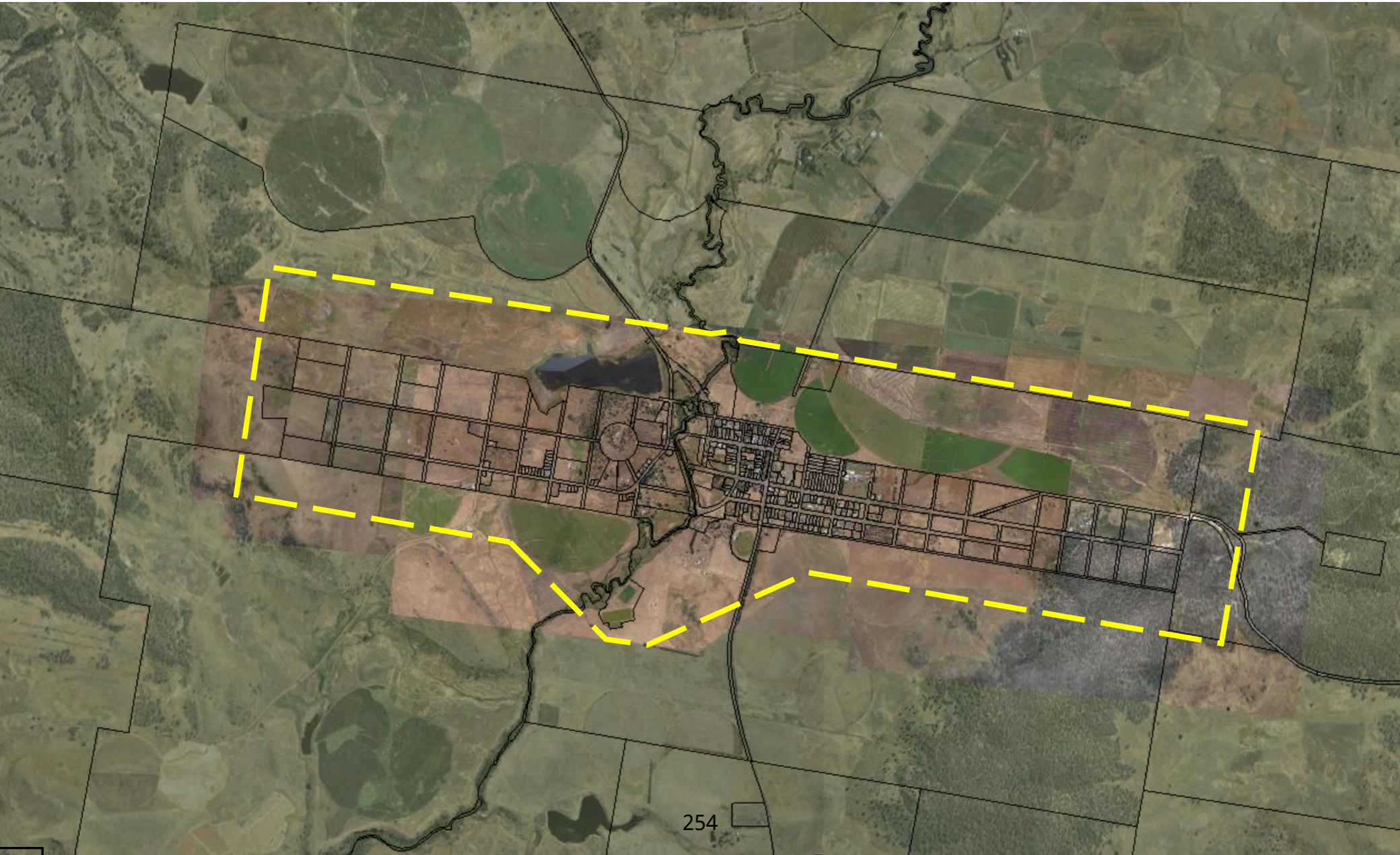
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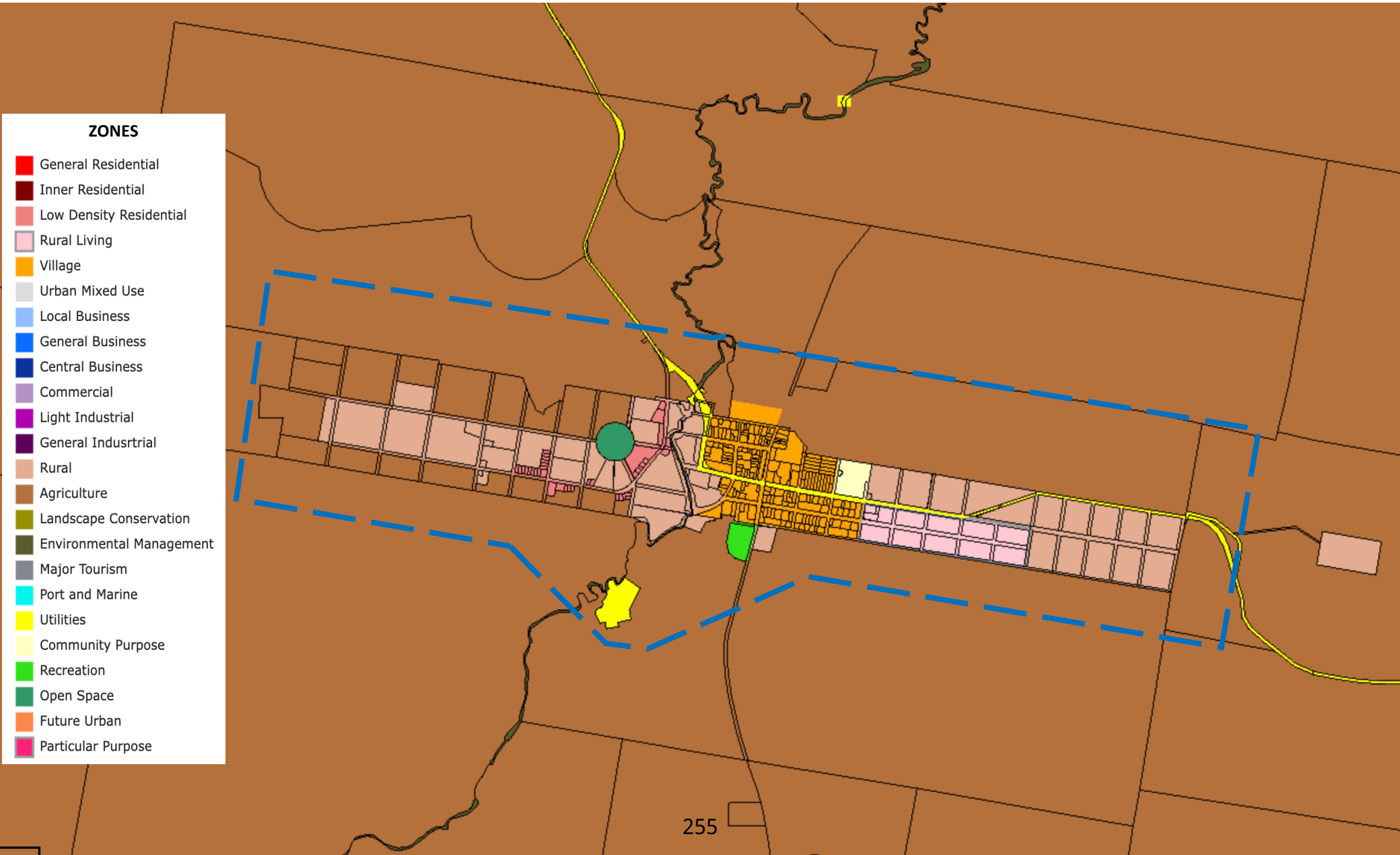
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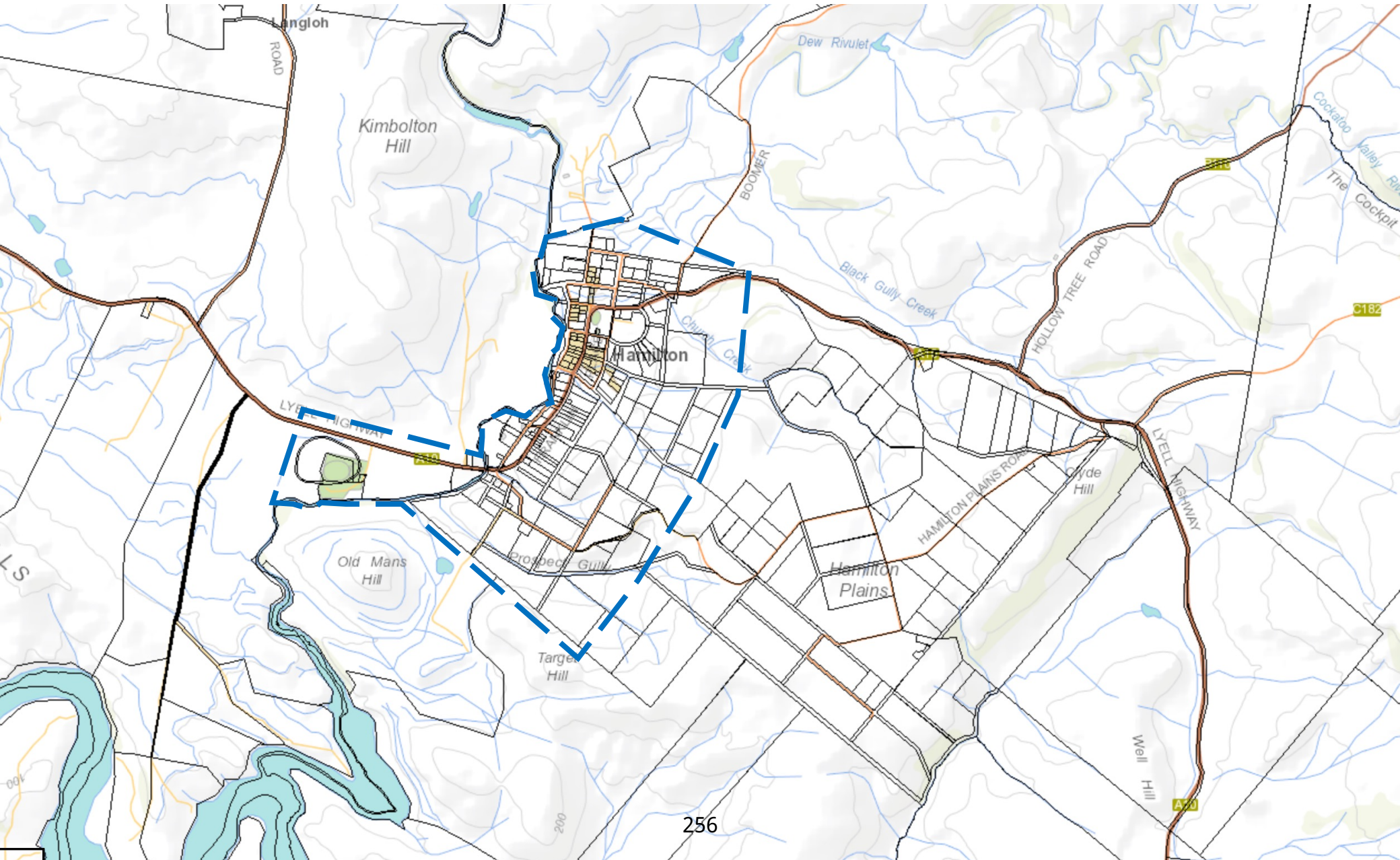
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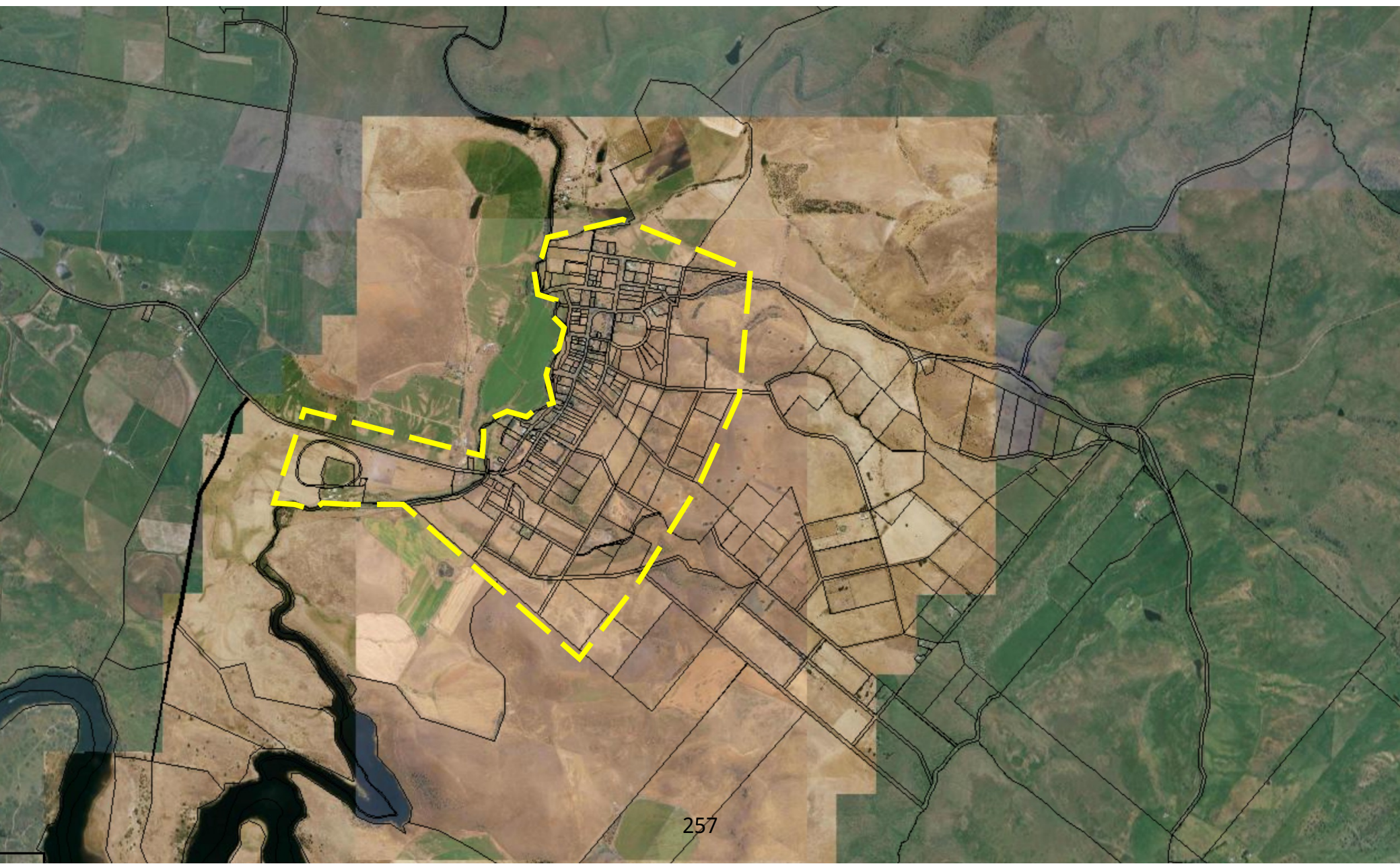
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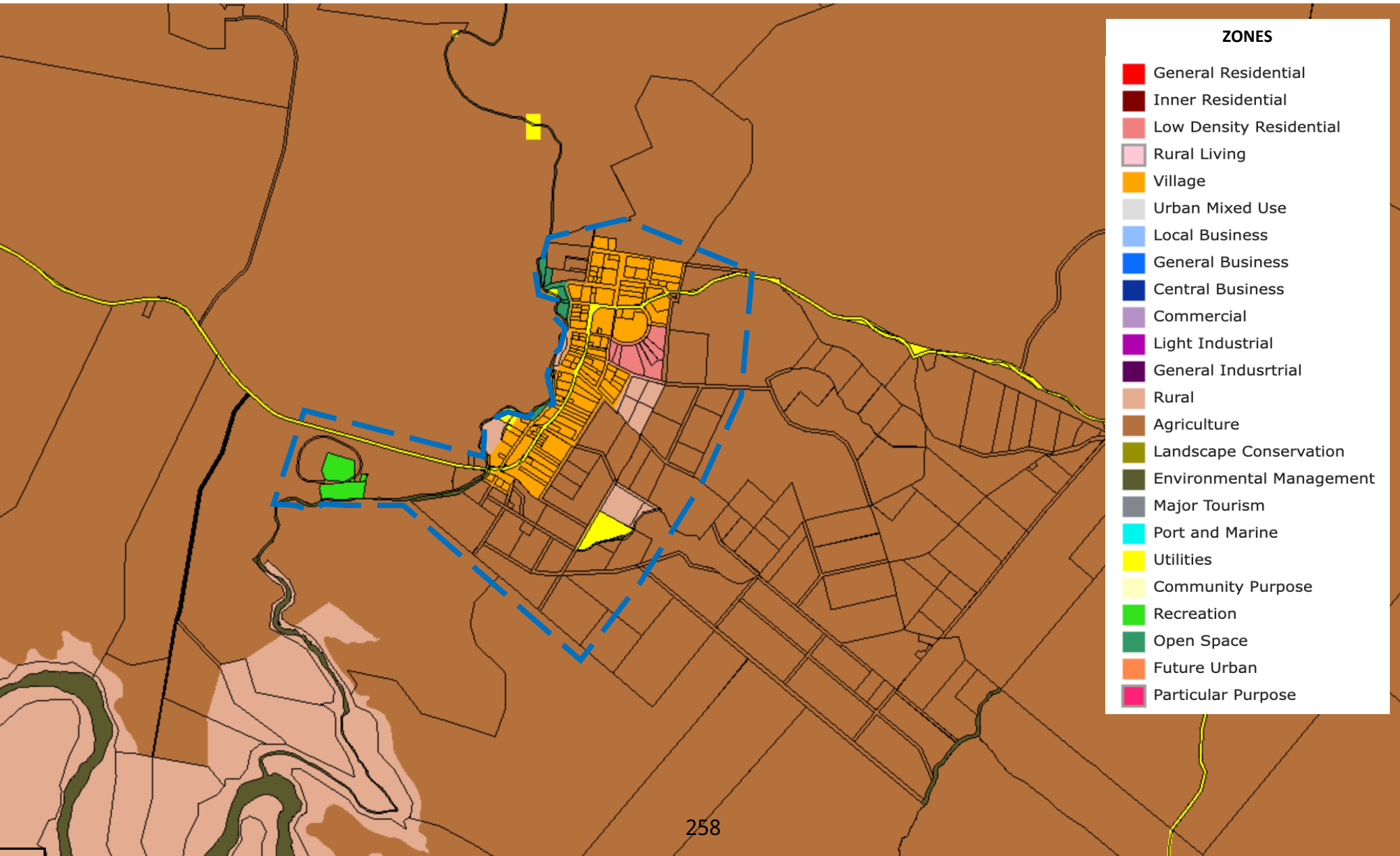
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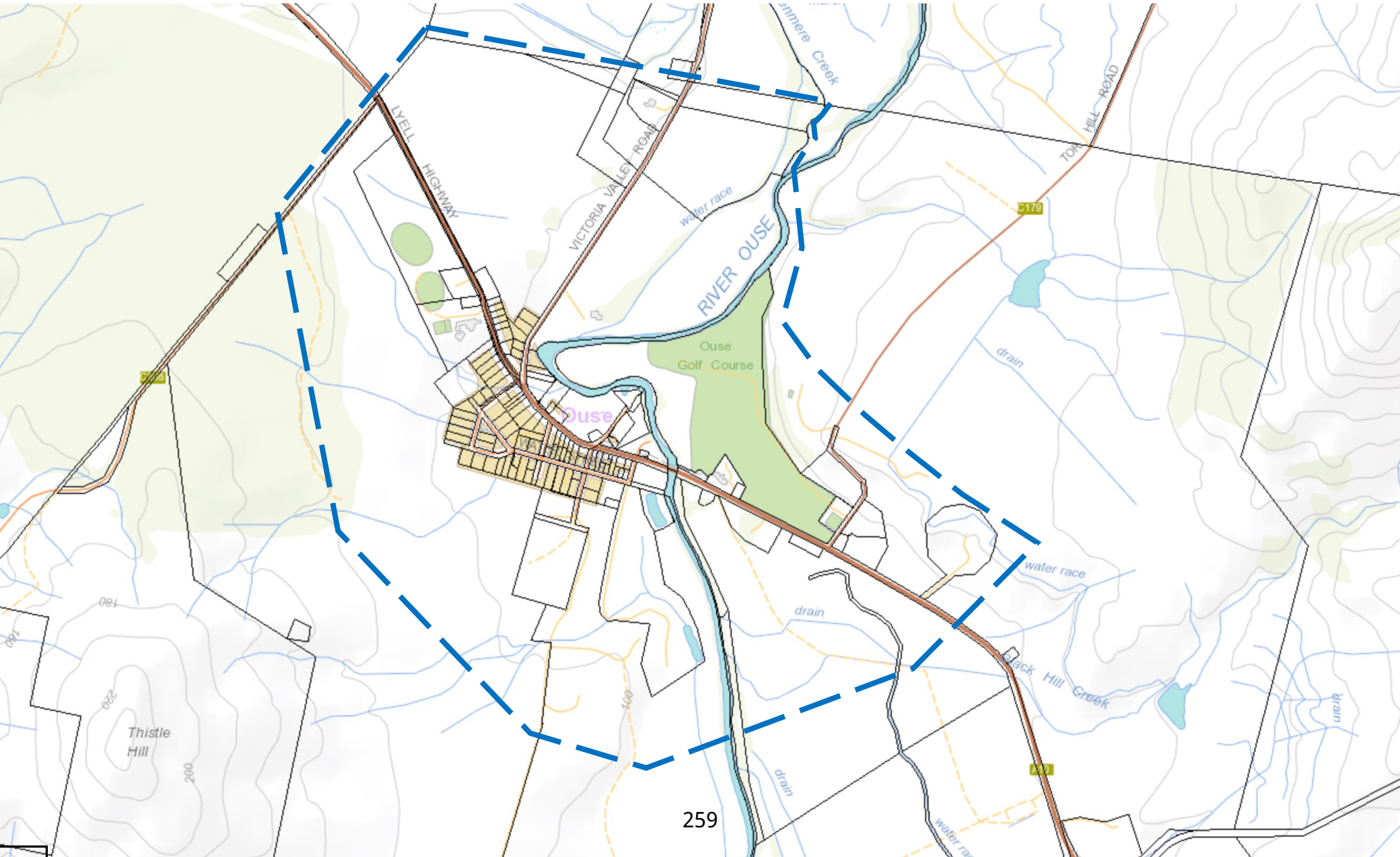


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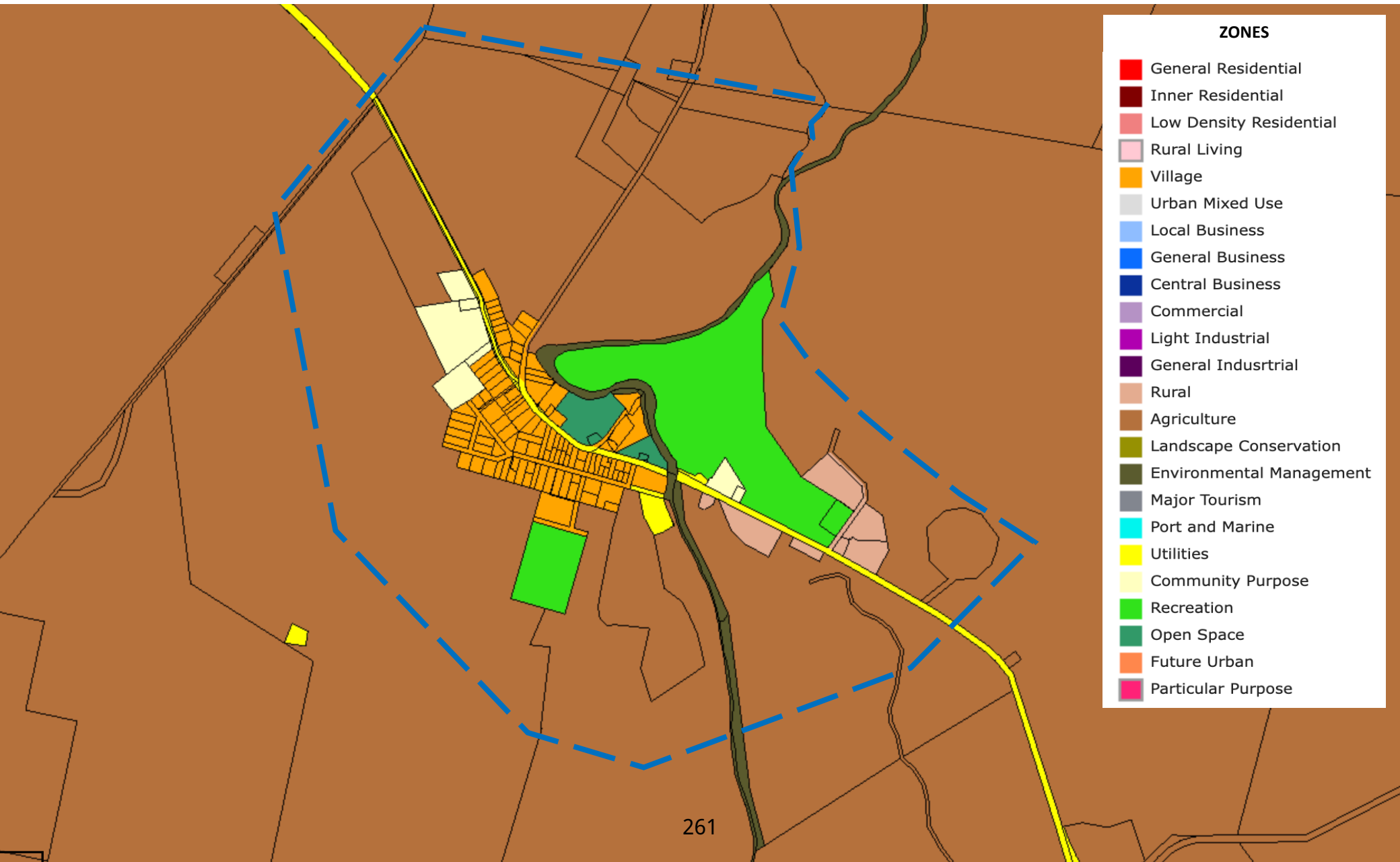
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OUSE
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TASMANIAN PLANNING COMMISSION

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6 June 2024

Hon. Felix Ellis MP
Minister for Planning

By Email: minister.ellis@dpac.tas.gov.au

Dear Minister,

Recommendation Report on the Draft Tasmanian Planning Policies

I refer to a notice issued by the former Minister for Planning, Hon. Ferguson MP on 14 March 2023 to the Commission under section 12C and 12D of the *Land Use Planning and Approvals Act 1993* (the Act), in relation to the draft Tasmanian Planning Policies (draft TPPs).

As required under the Act, the Commission has undertaken public exhibition of the draft TPPs and has held hearings into the representations that were received during exhibition.

At its meeting on 3 June 2024, the Commission finally determined and approved its report on the draft TPPs. Accordingly, please find attached the Commission's report on the draft TPPs, forwarded as required by section 12F(2) of the Act.

Yours sincerely



John Ramsay
Executive Commissioner

Encl. Commission's Report to the Minister, June 2024

Cc. Department of Premier and Cabinet, State Planning Office
Representors

TASMANIAN PLANNING COMMISSION



Draft Tasmanian Planning Policies Report

A report by the Tasmanian Planning Commission
as required under section 12F of the
Land Use Planning and Approvals Act 1993

June 2024

Draft Tasmanian Planning Policies Report

Prepared and published by:

Tasmanian Planning Commission
GPO Box 1691
Hobart Tasmania 7001

3 June 2024

email address: tpc@planning.tas.gov.au

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Executive Summary

The Tasmanian Government is seeking to establish Tasmanian Planning Policies (TPPs) as a comprehensive, high-level policy framework for the planning system.

The TPPs will inform strategic land use planning and the planning rules in the Tasmanian Planning Scheme (TPS) and guide the comprehensive review of the three regional land use strategies (RLUSs).

On 14 March 2023, the Minister for Planning gave notice to the Commission to the draft Tasmanian Planning Policies (TPPs) and directed the Commission undertake public exhibition of the draft TPPs under sections 12C and 12D of the *Land Use Planning and Approvals Act 1993* (the Act).

The TPPs are a planning instrument made under Part 2A of the Act. The purposes of the planning policies are to set out the aims or principles to be achieved or applied by the regional land use strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provision Schedules (LPSs).

The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Part 4 Division 2A of the Act and the TPPs also to apply to a housing land supply order under the *Housing Land Supply Act 2018*.

The Commission exhibited the draft TPPs for a 60 day period between 28 March 2023 and 26 June 2023, during which representations were invited. During that period, 60 representations were received.

The Commission then held 15 days of public hearings in Burnie, Launceston and Hobart on dates between October 2023 and February 2024 to assist its consideration of the draft TPPs.

The Commission must report to the Minister recommending whether the TPPs meet the TPP criteria under section 12B(4) of the Act.

The Commission concludes in Part 6.0 of this report that having assessed the draft TPPs against whether they further the objectives set out in Schedule 1 of the Act and are consistent with the relevant State Policies, the Commission is of the view that the draft TPPs meet the TPP criteria as required by section 12F(3)(b) of the Act.

The Commission has provided 77 recommendations (including at least 69 specific changes to the draft TPPs) to address various matters of a technical nature which are relevant to and would facilitate their application within the TPS and RLUSs (see Part 7.0 Recommendations of this report).

It is the Commission's view that adoption of the recommended changes would ensure that the draft TPPs will further the objectives set out in Schedule 1 of the Act and be consistent with the State Policies, as outlined within Part 4.0 of this report.

The Commission also recommends that the Minister make this report publicly available.



John Ramsay
Chair

Glossary

FPA	Forest Practices Authority
GA	General Application section of the draft TPPs
LIST	Land Information System Tasmania
LPS	Local Provisions Schedules
the Act	<i>Land Use Planning and Approvals Act 1993</i>
NEPMs	National Environmental Protection Measures
NRM	Natural Resource Management
PAs	Planning Authorities
PAL	State Policy on the Protection of Agricultural Land 2009
PESRAC	Premier’s Economic and Social Recovery Advisory Council
RLUS	Regional Land Use Strategy
RMPS	Resource Management and Planning System
SCP	<i>State Coastal Policy 1996</i>
SoE	State of Environment
SPO	State Planning Office
SPPs	State Planning Provisions
SPWQM	<i>State Policy on Water Quality Management 1997</i>
TPC	Tasmanian Planning Commission
TPPs	Tasmanian Planning Policies
TPS	Tasmanian Planning Scheme
UGB	Urban Growth Boundary
WSUD	Water Sensitive Urban Design

1.0 Introduction

1.1 Background

The Tasmanian Government is seeking to establish Tasmanian Planning Policies (TPPs) as a comprehensive, high-level policy framework for the planning system.

The TPPs will inform strategic land use planning and the planning rules in the Tasmanian Planning Scheme (TPS) and guide the comprehensive review of the three regional land use strategies (RLUSs).

The Department of Premier and Cabinet's State Planning Office (SPO) has prepared the draft TPPs.

Under section 12B of the *Land Use Planning and Approvals Act 1993* (the Act), the contents and purposes of the TPPs are:

- (1) The purposes of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –
 - (a) the Tasmanian Planning Scheme; and
 - (b) the regional land use strategies.
- (2) The TPPs may relate to the following:
 - (a) the sustainable use, development, protection or conservation of land;
 - (b) environmental protection;
 - (c) liveability, health and wellbeing of the community;
 - (d) any other matter that may be included in a planning scheme or a regional land use strategy.
- (3) The TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies.
- (4) The TPPs must –
 - (a) seek to further the objectives set out in Schedule 1; and
 - (b) be consistent with any relevant State Policy.

1.2 Commission's Role

On 14 March 2023, the Minister for Planning gave notice to the Tasmanian Planning Commission (Commission) of the draft TPPs and directed the Commission to undertake public exhibition of the draft TPPs under the sections 12C and 12D of the Act.

The Commission exhibited the draft TPPs, as required under section 12D of the Act, from 28 March 2023 until 26 June 2023. Representations were invited during this period.

The terms of the Commission's consideration of the draft TPPs are set out under section 12F(1) of the Act which states that:

The Commission, as soon as practicable, after the end of the exhibition period in relation to a draft of the SPPs –

- (a) must consider whether it is satisfied that the draft of the TPPs meets the TPP criteria; and

- (b) is to consider whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to –
 - (i) the Tasmanian Planning Scheme; or
 - (ii) each regional land use strategy –if the TPPs were made under section 12G(2) in the terms of the draft of the TPPs; and
- (c) may, if it thinks fit, hold one or more hearings in relation to the representations received under section 12E.

1.3 This report

The Commission is required under section 12F of the Act to report to the Minister. Section 12F(3) of the Act states the report in relation to the draft of the TPPs is to contain:

- (a) a summary of the issues raised in the representations in relation to the draft of the TPPs; and
- (b) a statement as to whether the Commission is satisfied that the draft of the TPPs meets the TPP criteria; and
- (c) 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 –
 - (i) the Tasmanian Planning Scheme; or
 - (ii) each regional land use strategy –

if the TPPs were made under section 12G(2) in the terms of the draft of the TPPs.

The Commission is required, under section 12F(2) of the Act, to report on the draft TPPs within 90 days or a longer period if allowed by the Minister.

1.4 Minister's Role

Under the Act, the Minister makes the decision on whether or not to make the TPPs.

Under section 12G, the Minister after considering this report may do the following:

- (1) The Minister may inform himself or herself, in the manner he or she thinks fit, in relation to a draft of the TPPs.
- (2) The Minister may make, or refuse to make, the Tasmanian Planning Policies in the terms of the draft of the TPPs modified, if at all, as the Minister thinks fit.
- (3) If the Minister intends to substantially modify the TPPs from the draft of the TPPs, the Minister must direct the Commission to comply with sections 12D and 12F in relation to the substantially modified TPPs as if the draft was a draft of the TPPs provided to the Commission under section 12C(3) .
- (4) The Minister may only make, or refuse to make, the Tasmanian Planning Policies under subsection (2) after considering the report provided to him or her under section 12F(2) in relation to a draft of the TPPs or a substantially modified draft of the TPPs under subsection (3) .
- (5) The Minister may not make the Tasmanian Planning Policies unless the Minister is satisfied, on advice from the Tasmanian Planning Commission, that they meet the TPP criteria...

2.0 Commission’s consideration of the draft TPPs

The Commission notes that the preparation of the draft TPPs and the making of the TPPs is, as a matter of law, the responsibility of the Minister.

The Commission’s role is to undertake an independent assessment of the draft TPPs and to provide advice to the Minister. The final decision on making the TPPs is for the Minister.

2.1 Delegation

The Commission has powers and functions under sections 12E(4), 12F(1) and 12F(3) of the Act to consider and report to the Minister on the draft TPPs. The Commission has issued a qualified delegation to a Panel of Delegates. This Panel consisted of the following:

- John Ramsay (Chair)
- Claire Hynes
- Max Kitchell
- Anthony Ferrier

The delegation required the Panel to undertake the hearing and assessment process and to prepare a report to the Commission.

2.2 Representations

During the 60 day exhibition period, 60 representations were received.

A copy of the representations are available under the [relevant assessment](#)¹ on the Commission’s website.

A summary of representations and the Commission’s further consideration of the matters raised by the representations is provided in this report in accordance with the requirements of section 12F(3) of the Act.

After considering the representations received, the Commission decided to hold hearings under section 12(1)(c) of the Act.

2.3 Hearings

Hearings were held in public in accordance with the Part 3 of the *Tasmanian Planning Commission Act 1997*.

10 additional submissions were received by representors during the hearing process and they consisted of a mix of new submissions, additional information and clarification of matters previously raised. They are available under the [relevant assessment](#)² on the Commission’s website.

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/draft-tasmanian-planning-policies>

² <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/draft-tasmanian-planning-policies>

Officers from the SPO attended each hearing. The SPO provided background information to assist the Commission to better understand the policy intent and implications of implementing the draft TPPs.

Hearings were held on the following dates and a total of approximately 70 representors and observers attended (many at multiple sessions):

- 16-19 October 2023 – Burnie and Launceston
- 30-31 October 2023 – Hobart
- 2 November 2023 – Hobart
- 6-7 November 2023 – Hobart
- 9 November 2023 – Hobart
- 14 November 2023 – Hobart
- 18-19 December 2023 – Hobart
- 24 January 2024 – Hobart
- 8 February 2024 – Hobart (SPO)

Some representors attended several days of hearings due to the hearing schedule being based on issues, rather than individual representations.

The Commission appreciates the time and expense incurred by participants in the hearing process (and in preparing their detailed written submissions), particularly for individuals and community organisations.

3.0 Summary of Issues raised in Representations

The Act requires that the Commission’s report in relation to the draft TPPs is to contain a summary of the issues raised in the representations (section 12F(3)(a)). The Act also states that representations must relate to the content or merits of the draft TPPs. Any representation or part that does not relate to the content or merits of the draft TPPs, is not to be taken as part of a representation by the Commission (section 12E(3)).

The Panel took the view that all representations were made in good faith as being relevant to the content or merits of the draft TPPs and none were excluded from its consideration.

The following Appendices are included in this report to outline the more detailed matters included within the representations:

- Appendix A - lists and allocates reference numbers to all the representors.
- Appendix B - lists all the main issues raised by the representors – as described both within their written submission and/or stated at a hearing. The format is based on the hearing topics and the draft TPP policy headings.
- Appendix C - outlines the suggested editorial changes to the draft TPPs as submitted by representors.
- Appendix D - copy of the draft TPPs, as exhibited.

The following subsections provide a summary of the issues that were of most concern to representors and which are most likely to have a significant bearing on any further consideration of the TPPs. This should be read in conjunction with Appendix A (for the representation number) and with Appendix B, as excerpts from that Appendix are included under each issue to show how all matters have been summarised.

It should also be noted that the Commission provides no specific commentary here on the merits or otherwise of the representations, as the Act only requires “a summary of the issues raised in the representations in relation to the draft of the TPPs” (section 12F(3)(a)).

There are 49 generic issues listed and they are placed under 14 broader headings that do not necessarily correspond to the main TPP themes.

3.1 Scope

3.1.1 The TPPs deal with matters that are outside of the planning system

Ten representors raised concerns that the draft TPPs dealt with matters that could not be delivered through the planning system. They submitted that the scope of the draft TPPs was too broad and could be regarded as being beyond the scope of section 12B of the Act. Their view was that the TPPs should only include matters that can be directly implemented by way of such mechanisms as the RLUSs and the TPS. Policies that could not do this should be deleted.

Two representors expressed a contrary view and submitted that the indirect influence or guidance of the TPPs on other government policy should not be underestimated. Although there was some criticism of the broad scope of the TPPs, it was also noted by some that this would match up with the similarly broad scope of matters that must be considered within the RLUSs, and which fall within the broad intent of the Schedule 1 Objectives of the Act.

Issue	Description	Representation number
Non-planning matters	Policies should not address matters that are outside of the planning system and beyond scope of section 12B of the Act.	31, 17, 4, 36, 57
Remove non-planning matters	The TPPs should only include matters that can be directly implemented by way of the planning system, primarily being the RLUSs and the TPS.	23, 31, 59
Restrict to planning matters	Only include matters that can be dealt with in the planning system, noting much is dealt with by other mechanisms or are outside planning system.	26, 27, 23, 45
Clarify non-planning matters	Clarify how non-planning matters will be dealt with – such as matters dealt with in other legislation (e.g. Building Act).	15
Influence beyond planning system	Although the TPPs are to be implemented through the planning system, their indirect influence or guidance of other government policy should not be underestimated.	54, 38
Consider a broad range of issues	A broad scope for the TPPs will better inform RLUSs and meet the broad intent of the RMPS objectives.	28

3.1.2 No overarching vision for the TPPs or a clear justification for proposed policies

There was considerable support expressed in fifteen representors for the role that the TPPs would have in filling a policy void within the RMPS and for the way that they could positively contribute to improved planning and decision making. However, there were four representors that raised concern that the TPPs did not provide a clear or cohesive policy framework to take forward into the planning system.

Two representors submitted that the broad scope of the policies results in a lack of clarity about the government's more specific views on the most critical issues (e.g. climate change, housing supply, biodiversity loss). Four representors suggested that one way of achieving this would be to show how the policies align with the UN Sustainable Development Goals.

Six representors stated that no evidence had been provided to justify the policy positions that had been taken, particularly when there was a high level of prescription adopted within the strategies. They submitted that knowing the background or origin of such policies would help in understanding the desired outcomes and assist in dealing with emerging issues.

Four representors identified the need for the TPPs to be more explicitly coordinated with other relevant government policy (e.g. PESRAC) and that this could help in verifying the planning requirements within the TPPs.

Issue	Description	Representation number
Broad scope of policies	The broad scope of the policies results in a lack of clarity about the government's more specific views on the most	31, 52

	critical issues (e.g. climate change, housing supply, biodiversity loss).	
Justifying the policies and strategies	No evidence is provided to support the aims or origin of the policies or the high level of prescription within strategies – this would help in understanding the desired outcomes and assist in dealing with emerging issues.	26, 27, 28, 45, 57, 54
No clear overall strategic framework	TPPs do not provide a clear or cohesive policy response or strategic framework to take forward into the planning system. This is also impeded by a need to comply with all policies.	52, 26, 27, 45
Policy coordination across government	A need to coordinate various government policy areas that deal with similar considerations and verify planning requirements (e.g. PESCRAC) to eliminate any confusion.	54, 15, 17, 57
Alignment with UN Sustainable Development Goals	The TPPs should be aligned with the UNSDGs to indicate the international context and other policy reports, such as PESRAC.	15, 53, 17, 30
Filling policy void	Support given to the role that the TPPs play in filling the policy void in the planning system, and in a manner that is both ambitious and reflects contemporary best practice.	32, 41, 42, 58, 57, 59, 38
General support for the TPPs	General support for the TPPs and their role in contributing to improved planning and decision making.	50, 49, 37, 1, 7, 40, 4, 59, 60

3.1.3 Need to acknowledge limitations of TPPs and application within planning system

There were a number of specific limitations of the TPPs highlighted by some representors with regard to their application within the planning system. For example, existing land use and development remains largely unaffected, and the system only responds to proposed changes or new development proposals. This often means that there are many instances where land is zoned for a purpose that is contrary to the existing land use.

It was suggested that future reviews of the TPPs will need to align with the periodic reviews of RLUSs and SPPs, involving feedback loops, with each of the reviews informing each other. The planning system will need to evolve to adequately reflect future changes in society, the economy and environmental conditions.

Representors also submitted that the TPPs will need to accommodate a level of flexibility that can deal with unexpected proposals and opportunities that provide acceptable economic benefits. In that regard, there were three representors that highlighted the fact that continuous growth (as apparently assumed within the TPPs) is ultimately unsustainable and alternative paradigms should be considered.

Issue	Description	Representation number
Planning system limitations	Acknowledge limitations of planning system – responds reactively to proposed changes of use and development.	29

Planning system to accommodate change	The planning system will need to evolve to accommodate changes in society (e.g. population change) and environment (e.g. climate change).	29
Zoning and land use inconsistencies	There is a need to acknowledge the many inconsistencies between the way land is zoned and the existing land use.	22
Focus on new development	Objectives and strategies primarily address issues relating to new development rather than matters of concern within existing developed areas.	52
Managing change sustainably	While population and economic growth will occur this needs to be balanced with appropriate safeguards that ensure changes are sustainable.	53
TPPs to reflect reality as to what they can influence	Limitations of the TPPs should be stated. They need to be drafted in a manner that appreciates economic reality – concern that the bar is set too high, and strategies will not be “agile” enough to deal with unexpected proposals.	54
Unsustainable growth	Continuous growth is ultimately unsustainable and alternative paradigms should be considered.	5, 12, 35

3.2 Structure and Language

3.2.1 The TPPs are too complex and the overall structure is unclear

There were 16 representors that raised a general concern that the TPPs were overly complex and that, as a result the structure or the way they functioned was not clear. This is expanded on within the next few issues, but it was submitted that the overall complexity was largely due to the somewhat vague procedures described within the General Application section of the draft TPPs (GA) and the level of detail included within the strategies. It was recommended that the TPPs be a more concise instrument and reference was made to mainland examples where this had been achieved.

Issue	Description	Representation number
Too complex	Too many strategies and too much detail within the TPPs (better located within RLUSs). A higher-level perspective is required. Excessive detail reduces clarity and limits effective implementation. Policies should be more concise (reference was made to mainland examples e.g. QLD). Overall structure of TPPs is unnecessarily complicated.	53, 47, 52, 31, 4, 17, 31, 51, 56, 62, 59, 26, 27, 45, 60
Add another layer of complexity	The TPPs add another layer of complexity within the planning system.	58

3.2.2 Strategies are too prescriptive

Following on from the above issue, thirteen representors expressed specific concern that the strategies within the draft TPPs are too prescriptive. It was suggested that a higher-level perspective is required. Some representors submitted that they could be expressed more like principles or high-level policy directions (see next few issues) with the more prescriptive strategies being dealt with by the RLUSs.

Representors described the potential problems created by having too many detailed and prescriptive strategies. This included:

- difficulties when assessing such matters as planning scheme amendments (see 3.3 below);
- there being insufficient flexibility to allow for change (e.g. unexpected circumstances or unique investment opportunities);
- impeding local planning and the capacity to meet local aspirations;
- straying into matters that are unrelated to the planning system;
- duplication occurring across strategies;
- them being better located within the RLUSs; and
- creating a more complex TPP review process when this is required.

Eight representors also noted that interpreting the strategies may also present some problems. While some are quite prescriptive (written as actions), others are somewhat vague in their intent (written as objectives) and the latter might be more difficult to interpret/Implement. It was considered important that the strategies are pitched at an appropriate level and not be “differently configured”. Where possible there should be a consolidation of strategies to avoid any unnecessary overlap or duplication.

Issue	Description	Representation number
Strategies are too prescriptive	Strategies are too prescriptive and don't allow sufficient flexibility to allow for unique investment opportunities, for diversity or for sudden changes. They are pitched at too low a level, and this may discourage their regular review.	36, 31, 26, 27, 4, 51, 54, 15, 45, 59, 60, 11, 48
Interpreting the strategies	Some strategies are quite vague in their intent and would be difficult to interpret/implement, some are written as actions and others as objectives. Will need a common understanding of intent during assessments (PAs and TPC) as the focus will be on how they are precisely written.	42, 26, 27, 45, 29, 11, 60, 4
Duplication across strategies	Similar concepts are repeated in strategies both within and across policy areas. This results in inconsistencies as they are “differently configured”. Some overlap across different themes is unavoidable but should be limited and not within themes – consolidate strategies where possible.	28, 19, 4, 23, 54, 60, 17
Local planning impeded	The overly prescriptive nature of the strategies will impede opportunities for local planning. They are not sufficiently flexible for local aspirations to be met.	26, 27, 51, 52, 45, 57, 11

Too prescriptive	Infrastructure strategies are too prescriptive, and many stray into areas that are outside of the planning system (e.g. roads, passenger transport, electricity). Note that LPS amendments must demonstrate compliance with all strategies.	26, 27, 57, 45
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3.2.3 Stronger and more absolute language is needed

Many representors called for the language in the strategies to be stronger and “more absolute”. There was a desire for a greater level of commitment to be expressed in the way that strategies would be delivered, with less flexibility to opt-out, which then compromises the intent of the policy. This particularly related to the protection of environmental and heritage values.

Eighteen representors stated that the general tone needs to be more affirmative so that there is less scope for different interpretations. Avoiding vague words (like “may” or “discourage”) and double negatives were recommended. Some preferred that the strategies be redrafted in a positive or active manner that indicates an approval pathway, rather than a refusal.

The draft TPP strategies often refer to “substantial”, “significant” etc. but concerns were expressed that there was little understanding as to what these terms mean within the context of how they are used. Such terms could be interpreted quite differently. There were some concerns about the effect of such words as “prioritise” and “avoid”, with some indicating that it would effectively result in a prohibition of any options that could be regarded as being of a lower priority (e.g. strategy 1.1.3 (4)).

Representors also provided various suggestions about existing definitions within the draft TPPs and about other terms that were used that should be included within the Glossary. These are included at the end of Appendix C. In each case, it was submitted that the terms were used without a clear enough meaning or definition and were too open to different interpretations.

Four representors questioned the frequent reference to “values”. The TPPs assume a common understanding of values (e.g. landscape, environmental) and yet they are subjective and often competing. It was also suggested that criteria or benchmarks be identified within guidelines (e.g. natural capital accounting) to help define these values.

Issue	Description	Representation number
Language	General tone needs to be more affirmative so that there is less scope for different interpretations. Avoid vague words (like “may” or “discourage”) and double negatives – plus write the strategies in a positive or active manner – indicate an approval pathway, rather than a refusal.	50, 28, 3, 42, 4, 31, 15, 30, 17, 26, 27, 13, 45, 58, 60, 62, 38, 59
Definitions	Definitions need to be credibly sourced and to explain all terms that may be interpreted differently.	58, 17
Strengthen language	Current language (‘promote’, ‘consider’) and opt-out clauses reflect a lack of commitment to biodiversity issues. For example, the language is not as strong as for industry, implying a lower priority for environmental values.	39, 33, 62, 28, 4

Compliance with objective	Review precise wording strategies to ensure clear compliance with objectives. Remove opt-out options that compromise the policy intent.	53, 28, 4
Defining 'values'	Policies assume a common understanding of values (e.g. landscape, environmental) and yet they are subjective and often competing. The TPPs or guidelines should identify criteria or benchmarks to help define these values. NRM suggests natural capital accounting to quantify values.	32, 41, 42, 28

3.2.4 Objectives and Strategies used rather than Aims and Principles

Twelve representors identified the need for language used within the TPPs to be consistent with that used in the Act. This particularly related to the reference to “aims or principles” within section 12B(1) of the Act, and for some, was part of a broader concern that the draft TPPs do not meet the Schedule 1 Objectives of the Act.

It was suggested that the TPP objectives should be rewritten as aims and the strategies should be rewritten as principles. Each policy would then have a succinct “aim” that clearly states the intent (or the problem it is seeking to address) and a set of “principles” that describe the desired outcomes or performance measures to be applied as relevant. It was also noted that there are advantages in redrafting the existing TPP strategies as policy statements as this differentiates them from the RLUS strategies.

Issue	Description	Representation number
Reframe strategies as principles	Strategies could be expressed differently so that they are like principles that describe performance measures or desired outcomes and can be applied where relevant.	26, 27, 45, 31
High level aims needed for each policy area	Each policy should include a succinct “aim” that clearly states its intent or the problem it is seeking to address – a need for high level “problem statements”.	31
Consistency with the Act	The policies do not meet Schedule 1 Objectives. Indicate the link to RMPS objectives and be consistent with the Act terminology, such as referring to aims and principles as in the Act with a focus on achieving desired outcomes.	47, 58, 31, 17, 4, 52, 30, 57, 11
Differentiate with RLUSs	The existing strategies within the TPPs should be redrafted as policy statements so they are different to the “strategies” in the RLUSs.	4
Guiding principles	Guiding principles should be efficient, integrated, effective (outcome focused), accountable and positive.	59

3.2.5 It is unclear how priorities are determined between competing policies

Nine representors raised concerns about the directions within the GA that there be “no order or hierarchy associated with the application of the TPPs” and that they should not “be read in isolation

from another” and that the TPPs “must be considered in their entirety to determine those strategies that are relevant to the particular matter”. Criteria is provided within the draft TPPs as to how to determine the relevance of strategies, such as the nature of the matter being considered, the purpose of the instrument, each Policy Application statement, scale (regional, local or site-specific) and the social, environmental and economic characteristics of the affected area.

However, representors submitted that this provided little guidance for when policies might be competing and that it would be a very onerous exercise to have to review the relevance of all the strategies for a planning scheme amendment (see section 3.4 below).

One representor suggested that there should be three identified high level issues which could be prioritised over and above other matters, and it was recommended that these were climate change, biodiversity (preventing ecosystem collapse) and housing.

It was submitted that the approach described in the GA gives little guidance on any hierarchy that might apply. It was suggested that clarification should be provided that the strategies are not individually mandatory but are considered together and there may also be other ways of achieving the objective.

Issue	Description	Representation number
Competing policies	It is not clear how the requirements of policies that are advocating different courses of action will be resolved. The proposed approach gives little guidance on any hierarchy that might apply. There should be some underlying priorities (such as for climate change, housing and biodiversity) to enable a filtering process.	36, 58, 52, 26, 27, 15, 45, 31
Clarify mandatory nature of strategies	Clarify (in GA section) that strategies are ways to meet the objective but are not individually mandatory, allowing flexibility for other ways to achieve the objective.	26, 27, 45
General Application principles are contradictory	General Application principles and processes lack clarity, appear to be contradictory and are contrary to TPP criteria. There are no precedents for their implementation and there is less flexibility than is inferred.	52, 26, 27, 45

3.3 Statutory Requirements

3.3.1 Compliance with Section 12B of the Act

Nine representors stated that the draft TPPs would not comply with the requirements of section 12B of the Act. A few of these representations provided further detail with comments listed against each of the objectives within Schedule 1 of the Act, for example outlining why they thought that the draft TPPs would or would not meet the individual RMPS objectives.

Another related concern was that the draft TPPs did not provide a direct link to the other planning instruments (under section 12B(3)), for example indicating which strategies are more strategic (RLUSs) and which ones are more regulatory (SPPs) when considering their implementation.

Three representors submitted that the General Application instructions were contrary to the statutory requirements (section 34(2A)) for a literal application of all policies. Two representors also

expressed concern that some policies are contrary to “sustainable development”, as defined in Schedule 1 of the Act.

Issue	Description	Representation number
Consistency with the Act	The policies do not meet Schedule 1 Objectives. Indicate the link to RMPS objectives and be consistent with the Act terminology, such as referring to aims and principles as in the Act with a focus on achieving desired outcomes.	47, 58, 31, 17, 4, 52, 30, 57, 11
General Application contrary to Act	General Application instructions for flexibility are contrary to statutory requirements (S34(2A)) for a literal application of all policies.	26, 27, 45
Defining “sustainable development”	Sustainable growth is not possible in a closed system. The term “sustainable economic development” is problematic, and policies are contrary to “sustainable development” in the Schedule 1 Objectives.	31, 57

3.3.2 Relationship of proposed TPPs with State Policies

Representors raised concerns about how the existing State Policies should (or should not) be dealt with within the TPPs. Nine representors expressed concern that the relationship between the TPPs and the State Policies was not clear. Part 4.2 in this report deals with whether the draft TPPs comply with these current State Policies (as required under section 12B(4)(b)).

The draft TPPs incorporate the relevant requirements of the State Policies within the objectives and strategies and, in so doing, aim to ensure that they are consistent with these State Policies. Six representors submitted that this ‘duplication’ of requirements and subsequent assessment processes was unnecessary and over-complicates the TPPs. The affected policies should therefore be removed as they provide no added value.

Two representors submitted that for the TPPs to be a standalone instrument, the existing approach was appropriate. Two other representors submitted that an expanded suite of State Policies would be preferable to the TPPs as they would have broader application beyond the planning system.

Issue	Description	Representation number
Consistency with State Policies	Policies must be consistent with and fully address the relevant matters within State Policies.	30, 33
State Policies preferred over TPPs	Expanded suite of State Policies is preferred over TPPs as they have broader application beyond planning system.	58, 62
Avoid duplication with State Policies	All policies that duplicate assessment processes under existing State Policies should be removed as they provide no added value. Clarify relationship with State Policies.	52, 13, 31, 17, 4, 57

Coastal protection	It is not clear how the coastal policy/strategies will operate relative to the State Coastal Policy.	32, 41, 42
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3.4 Implementation

3.4.1 Guidelines are needed to assist in translating the TPPs to other planning instruments

Nineteen representors stated that the TPPs needed additional implementation guidelines. They submitted that such guidelines would be useful in translating the TPPs in the RLUSs, and they might also help in allowing the TPPs to not be so prescriptive and to take a higher-level perspective.

Eighteen representors suggested that such guidelines could also identify the instruments (RLUSs, SPPs, LPSs) to which they apply. It was submitted that this translation process is not clear, and it is not clear as to how the planning system will effectively implement the TPP strategies. Representors further questioned the validity of many strategies as a result, stating that the TPPs should clearly comply with section 12B(3). However, it was also suggested that this level of detail could be outlined in accompanying guidelines. Without such accompanying guidelines, it was not clear as to whether the RLUSs will be able to consistently comply with the TPPs.

Three representors made observations that some strategies have established implementation systems in place, while others have none. Ideally, there should be some indication as to the different amount of work the strategies have to do.

Seven representors also suggested that local government is best placed to understand the technical aspects of applying the TPPs to the RLUSs and TPS.

Issue	Description	Representation number
Need for guidelines	TPPs should have guidelines that form the basis of an implementation plan and to assist the translation of the policies in the RLUSs in particular – will also help in allowing the TPPs to not be so prescriptive and to take a higher-level perspective.	19, 33, 51, 25, 52, 38, 31, 26, 27, 17, 30, 4, 57, 42, 45, 59, 60, 62, 23
Relationship to other planning instruments	Strategies do not identify the instruments (RLUSs, SPPs, LPSs) to which they apply (e.g., strategic matters dealt with by RLUS and regulatory by SPP). The translation process is not clear and so it is also unclear how the planning system will effectively implement the TPP strategies.	17, 53, 51, 28, 36, 25, 52, 42, 31, 26, 27, 15, 30, 45, 59, 62, 58, 38
Clear regulatory pathway	Application principles need to create a clear pathway from TPPs to RLUSs and TPS that ensure planning schemes are inherently compliant with the TPPs.	26, 27, 15, 45
Application within RLUSs	It is not clear how the RLUSs will be able to consistently comply with the TPPs.	52, 31
Implementing strategies	Some strategies have established implementation systems in place, others have none – indicate the different amount of work the strategies must do.	32, 41, 4

Working with local government	Local government sector is best placed to understand technical aspects relating to applying the TPPs to the RLUSs and the TPS. A lot of corporate knowledge exists within local government.	51, 25, 52, 59, 26, 27, 45
Review of RLUSs	Urgent review of RLUSs needed following these TPPs.	13

3.4.2 Measuring performance and achieving intended policy outcomes

Thirteen representors raised concern that the TPPs do not clearly define the desired outcomes or how to achieve the intended outcomes by implementing strategies within the existing planning system and at a local level. They questioned the basis or assumptions for the adopted policy positions within the TPPs and how these outcomes can be monitored over time to gauge whether they have been successfully implemented. These questions also related to whether there is sufficient data to support the effective implementation of the strategies.

Eight representors submitted that resources would need to be allocated to monitor baseline data and/or criteria to assess how well the TPPs are implemented and importantly, as a basis for informing future reviews of RLUSs. Future SoE reports may assist in this regard.

Six representors raised concern that it is assumed that there is sufficient existing information or state-based data to support the effective implementation of policies, noting that there are no policies directed towards obtaining information about the success or otherwise of the TPPs. Six other representors also noted that there is no mention of who or what agency will be responsible for implementing strategies.

Five representors submitted that this information is needed to ascertain the cumulative impact of decisions and requires a close monitoring of outcomes, with a reliance on sound data and credible thresholds. The policies themselves also need to be reviewed as more data is collated, together with such planning tools as overlay mapping.

Representors asked about how this evolving situation is to be accommodated and for the TPPs to function in a manner that helps to create greater certainty and confidence in the planning process.

Issue	Description	Representation number
Achieving intended outcomes	No clear definition of outcomes or measures as to whether or how intended outcomes will be achieved by implementing strategies in the hierarchical planning system and at a local level.	17, 25, 48, 58, 42, 31, 26, 27, 57, 45, 59, 60, 62
Data to measure performance	Resources should be allocated to monitor baseline data and/or criteria to assess how well TPPs are implemented and, importantly, as a basis for informing future reviews of RLUSs.	31, 53, 38, 17, 4, 58, 60, 62
Availability of information to support policies	There appears to be a false assumption that there is sufficient existing information or state-based data to support the effective implementation of policies (e.g. defining “level of impact”). There are no policies directed towards obtaining necessary data.	26, 27, 45, 57, 17, 60

Cumulative impact	Consider the cumulative impact of decisions – applies across many policy areas and requires close monitoring of outcomes. Reliant on sound data and credible thresholds (a UGB is such a threshold in a spatial sense).	17, 60, 33, 38, 4
Link to SoE	Should make a link to the State’s SoE – while only a snapshot it will help to understand ongoing performance.	58, 62, 17
Test as to whether achievable	There should be an assessment made as to whether the strategies within the TPPs are achievable – such as by testing with appropriate and contemporary criteria.	31, 59
Creating greater certainty	The TPPs need to function in a manner that creates greater certainty and confidence for both developers and the broader community.	54
Roles and responsibilities	Not stated as to who or what agency will be responsible for implementing strategies or providing the information needed to facilitate this.	15, 4, 26, 27, 17, 42, 45, 57

3.4.3 Application of TPPs in assessing proposed scheme amendments

Nine representors raised concern about how the TPPs would be used when processing planning scheme amendments, with the specific concern being that all strategies will need to be considered when assessing such amendment applications. Representors highlighted the time/cost issues in having to review the relevance of every policy/strategy for even the smallest amendment.

This also related to concerns about how a decision is made that one strategy takes precedence over another. It was contended that such uncertainty potentially calls into question the purpose of the strategies as a means of implementing the policies/objectives. This issue is part of the more general concern about the operative procedures outlined within the GA.

Issue	Description	Representation number
Interim process for amendments	Concern about the additional work involved in amending schemes prior to new RLUSSs. All TPP strategies need to be assessed for relevance for every amendment.	26, 27, 52, 4, 45, 59
GA requires compliance with all strategies	The GA section requires that scheme amendments comply with all strategies (as for State Policies). This will be too costly, and time consuming and little guidance is provided.	26, 27, 45, 11, 23, 51

3.5 Climate Change

3.5.1 Climate change policies to be given greater weight within the TPPs

Five representors welcomed the prominent place given to climate change within the policies and the approach that was adopted (contextual statements and embedding the issue within relevant strategies). However, 10 other representors questioned the way that climate change is being addressed in the TPPs and that a stronger approach was required. They suggested that the climate

change statements or policies should be operative parts of the TPPs, either by making it more explicit within strategies across all the policy areas and/or by there being a separate climate change policy.

Three representors stated that a single climate change policy would be too vague, and they supported integrating climate change across all policies. Six other representations submitted that the assumptions and parameters by which urgent action on climate change will be taken need to be made clearer within the TPPs, including the relationship that exists with the Climate Change Action Plan (which does deal with some land use planning matters), the need to reduce emissions across the state and ensuring there is a capacity to adapt/respond to future changes.

Three other representors also identified that growth strategies will need to consider climate change impacts more seriously, such as through appropriate design responses, the redesign and provision of upgraded infrastructure and mitigating the impact on the more vulnerable within the community.

Issue	Description	Representation number
Treatment of climate change in the TPPs	Prominent place given to climate change in the policies is welcomed, including its consideration across all policies.	28, 48, 38, 59, 62
Climate change applies to all themes	A single climate change policy will be too vague. The existing approach to integrate climate change across all policies is supported.	26, 27, 45
Climate change action	The assumptions and parameters by which urgent action on climate change will be taken need to be made clearer within the TPPs, including the relationship with the government's Climate Change Action Plan, the need to reduce emissions and ensuring a capacity to adapt/respond to future changes.	36, 48, 38, 17, 59, 30
Operationalise climate change	Climate change statements or policies should be operative parts of the TPPs. A stronger approach is needed, either by making it more explicit within strategies across all the policy areas and/or by there being a separate climate change policy.	17, 30, 31, 15, 57, 59, 62, 33, 38, 4
Climate change impacts	Growth strategies to consider climate change impacts, together with design responses, provision of infrastructure and how the more vulnerable will be affected.	18, 48, 13

3.6 Settlement Planning

3.6.1 Objections to priority given to growth of “higher tiers” of the settlement hierarchy

Representors were concerned that the growth potential of one town or community would be constrained on the basis that the policy is prioritizing growth elsewhere, with reference to strategy 1.1.3(4) which prioritises the growth of “higher tiers” of the settlement hierarchy. 14 representors submitted that this would effectively prohibit growth and innovation in other settlements, such as by zoning refusals.

Representors asked as to how the Commission would consider a rezoning in a mid-sized town when compared with a nearby city, e.g. Westbury compared with Launceston or Sorell compared with

Clarence/Hobart. Five representors sought justification for such a policy as it appeared that there is a lack of evidence for a policy that may limit growth of settlements in rural areas or fail to meet local community expectations.

Five representors sought clarification on the required settlement hierarchy. For example, what does a “higher tier” mean? Their view was that settlement growth criteria should be based on sustainability and levels of service, and that reference be made to a settlement network, with no settlement having a priority over another. Two other representors submitted that they generally support the existing settlement growth strategies and understood their policy intent.

Issue	Description	Representation number
Growth restricted in lower order settlements	Policy prioritises growth in “higher order settlements” and there is significant concern that this will effectively prevent growth and innovation in other settlements (such as by zoning refusals).	52, 51, 15, 26, 27, 36, 46, 18, 45, 57, 61, 11, 20, 23
Justify priority for growth in higher order settlements	A policy to prioritise growth in higher order settlements needs to be justified with appropriate evidence – there is a lack of evidence to support policies that may limit rural growth or fail to meet local community expectations.	26, 27, 45, 51, 23
Settlement hierarchy	The required settlement hierarchy needs to be clarified – what does a “higher tier” mean? Growth should be based on sustainability and levels of service – refer to a network, with no settlement having a priority over another.	53, 26, 27, 18, 45
Support existing growth policies	Generally support the existing growth strategies and understand their policy intent.	38, 7

3.6.2 There needs to be more local autonomy in taking advantage of local growth opportunities

This issue reflected a desire from eight representors for much more local autonomy in how local communities/councils could be freed up to plan for their own individual futures with minimum regional and state-based constraints. It was submitted that the focus should be on sustainable growth regardless of settlement size, and that all communities should be afforded the opportunity to sustainably grow. Further, constraining the growth of some settlements in favour of growth in others is contrary to “sustainable development” as defined within the RMPS Objectives.

Seven representors submitted that the TPPs should incorporate a more nuanced approach that enable communities to meet their needs and aspirations, such as in regional or rural areas. It was also submitted that the Schedule 1 Objectives in the Act “enshrines the right of each settlement to provide for its long-term sustainability”. This comment was based on the definition for “sustainable development” which “*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*”. It was therefore considered that any strategies developed by local communities that encourage “sustainable growth” should be recognized and supported.

Issue	Description	Representation number
Meeting local aspirations	TPPs should incorporate a more nuanced approach that enables communities to meet their needs and aspirations, such as in regional or rural areas, acknowledging their “right” to do so as enshrined within the RMPS objectives.	36, 28, 26, 27, 45, 57, 11
Sustainable growth	Focus should be on sustainable growth regardless of settlement size. All communities should be afforded the opportunity to sustainably grow. Constraining some communities to favour others is contrary to Schedule 1 Objectives. Settlements function at different levels.	23, 36, 51, 26, 27, 15, 45, 59
Acknowledge local growth strategies	Strategies developed by local communities that encourage “sustainable growth” should be recognized and supported.	52, 51, 36
Relate settlement growth to jobs	Ensure future settlement growth is located in proximity to jobs.	2

3.6.3 Concerns about allocating a hierarchy of settlements and activity centres

Five representors objected to the establishment of a hierarchy of urban settlements and submitted this should be limited to the commercial activity centres and be based on the different levels of service that they provide.

Three representors also submitted that the commercial growth of smaller centres should not be discouraged on the basis that certain services (e.g. public transport) are not available.

Four representors considered that the TPPs should provide guidance for RLUs so that they may determine future growth opportunities, such as for smaller activity centres and how to consider potentially desirable proposals that might be contrary to the regional settlement strategy. One representor submitted that constraining growth for certain types of settlements (e.g. coastal) should be reconsidered.

Issue	Description	Representation number
Hierarchy of activity centres	The “hierarchy” should be for activity centres rather than for settlements, describing different levels of service.	26, 27, 45, 23, 51
Identify growth opportunities	Provide guidance for RLUs to determine future growth opportunities – such as for smaller activity centres and how to consider potentially desirable proposals that are contrary to settlement strategy.	38, 32, 41, 42
Commercial growth of smaller centres	Commercial growth in smaller centres should not be discouraged on the basis that certain services (e.g. public transport) are not available.	26, 27, 45
Settlement types are confusing	Allocating settlement types is confusing and duplicates what is contained in other settlement strategies.	26, 27, 45

Constraints on growth	Reconsider growth constraints for certain types of settlement (e.g. coastal).	8
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3.7 Urban Planning

3.7.1 An adequate future supply of zoned residential land

Four representors were concerned about the implied constraint within strategy 1.1.3(1) which called for “at least a 15-year supply of land” to meet the forecasted demand for residential, commercial, industrial, recreational etc purposes. They submitted that this should be increased to be at least 20 years and that mention be made of the further need for longer term planning. Their concern was that current zoning is not keeping pace with housing demand, and this also encourages land banking. It should also be clarified that this supply of land be appropriately zoned and serviced, so that it is ready for actual development.

Three representors also highlighted the need to review current population projections and link these to land supply needs. This review should also anticipate future migration increases (e.g. due to climate change) and for it to not be too conservative.

Issue	Description	Representation number
Plan for long term needs	Settlement planning should cater for longer horizons than a 15 year minimum – say, 20 years for zoned land within UGB, plus earmarking other suitable land by way of long term planning. Current zoning is not keeping pace with housing demand, and this also encourages land banking.	32, 41, 42, 38
Clarify 15 year target	Clarify the 15 year planning horizon – needs to be at least a 15 year supply of suitably zoned and serviced land.	60
Population projections	Review population projections and link to land supply needs – anticipate future migration increases (eg due to climate change) and don't be too conservative.	32, 41, 42
Identify future industrial land	Need to identify future suitable land for industrial and commercial purposes in order to cater for future demand and as part of broader settlement planning.	38
Land banking	Prevent land banking of prime development land that forces out-of-sequence development to occur.	26, 27, 45

3.7.2 Requirement for urban growth boundaries

Four representors sought further guidance on when and how urban growth boundaries (UGB) should be applied plus, in some instances, how infill can occur within their confines. Five representors submitted that they would not be necessary in all cases, would impose an inflexible constraint on urban growth and that they would be difficult to determine because of a lack of information about infrastructure capacity.

One representor noted that UGBs are mainly used to optimize the existing infrastructure within major urban centres, compared to rural centres where they are mainly used to protect surrounding agricultural/environmental values. Another commented that UGBs should only be determined as part of a regional settlement strategy.

Issue	Description	Representation number
Urban growth boundaries	Applying UGBs in all cases is not necessary, they will impose an inflexible constraint on growth and information on infrastructure capacity is often not available.	51, 26, 27, 45, 57
Applying urban growth boundaries	Further guidance is required as to what UGBs are and when they will be necessary – plus, in some instances, how infill can occur within their confines.	8, 46, 60, 38
Need for urban growth boundaries	Noting the different reasons for UGBs – aim to optimise existing infrastructure in major urban centres and aim to protect agricultural/environmental values in rural centres.	38
Changes to urban growth boundaries	No changes to the UGBs should be made outside of a regional review of the RLUS.	4
Peri-urban areas	Peri-urban areas represent future opportunities for outward urban growth.	42

3.7.3 Address impediments to infill development

There were 16 representors that supported urban densification policies on the basis that they are the most sustainable and desirable way forward. Such policies will need to address existing infill impediments, reduce outward expansion (urban sprawl), improve public spaces, encourage reduced private car use, reduce the need for long commutes and improve access to active/public transport. They also provide benefits from a climate change perspective. An increase in living densities will also need to be managed sensitively with the affected local communities and to mitigate any potential adverse impacts.

Five representors submitted that infill should be prioritized over outward growth. Any such outward urban growth of settlements should be strategically justified, and the TPPs could include planning principles to support this.

Three representors submitted an alternative view that considered this outward growth should not be impeded if infill is not commercially viable, and they identified that it is difficult for the planning system to address impediments to infill. Some other specific comments by individual representors were that infill development should not be at the expense of such values as heritage, amenity and liveability, and that higher density housing is supported where it is close to good transport, services and jobs.

Issue	Description	Representation number
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Urban densification	Support urban densification policies that address infill impediments, reduce outward expansion, improve public spaces, encourages reduced private car use, reduces long commutes and improves access to active/public transport – also consider benefits from climate change perspective.	35, 5, 28, 48, 8, 42, 60, 32, 41, 17, 7, 4
Managing higher density impacts	Further urban densification is the most sustainable and desirable strategy, but the associated impacts will need to be managed sensitively with local communities. Develop solutions that mitigate impacts and manage trade-offs.	35, 32, 41, 42, 26, 27, 45, 4
Prioritise infill within settlements	Prioritise infill over outward growth – with outward growth of settlements needing to be strategically justified – TPPs to include planning principles to support this.	4, 36, 60, 62, 7
Infill versus outward urban growth	Outward settlement growth should not be impeded if infill is not commercially viable. Difficult to address impediments to infill within planning system.	26, 27, 45
Infill concerns	Infill development should not be at the expense of such values as heritage, amenity and liveability.	58
Higher density housing	Support location of higher density housing close to good transport, services and jobs.	1

3.7.4 Housing affordability

Five representors provided support for the strategies that recognize the importance of and need for social and affordable housing in locations accessible to services and employment opportunities. They submitted that it was important to cater for such housing within the planning system, to generally increase the potential for future housing supply and be consistent with the Tasmanian Housing Strategy.

Two other representors submitted that the need for social and affordable housing was not sufficiently addressed in the TPPs and that more proactive measures (e.g. inclusionary zoning) are required to incentivize this more.

It was noted by one representor that the planning system can only partly address housing affordability issues, as other measures in managing demand, reducing building costs and discouraging land banking are required. Innovative models of housing delivery should be explored to increase supply. Three representors also noted the impact of visitor accommodation in some areas on the rental market and housing affordability, and that long term rental housing should be protected from being lost to short term visitor accommodation.

Issue	Description	Representation number
Social and affordable housing	Support strategies that recognise the importance of and need for social and affordable housing in locations accessible to services and employment opportunities. Innovative planning solutions to be part of broader government policy.	49, 37, 4

Social and affordable housing	General support for the existing strategy – important to cater for such housing within the planning system, to generally increase potential for future housing supply and be consistent with the Tasmanian Housing Strategy.	10, 37
Social and affordable housing	Not sufficiently addressed in the TPPs – proactive measures (eg inclusionary zoning) required to incentivize provision of more social and affordable housing.	8, 30
Limits on planning to address affordable housing needs	Planning can only partly address housing affordability issues – requires other measures in managing demand, reducing building costs and discouraging land banking.	59
Visitor accommodation	Managing visitor accommodation is a housing issue as it affects the rental market and housing affordability. Long term rental housing should be protected.	56, 8, 37
Innovative housing delivery models	Innovative models of housing delivery should be explored to increase supply.	60

3.7.5 Facilitating sustainable urban design and liveability

There were many representors who commented on a wide range of quite specific matters to do with urban design and liveability. Sixteen representors provided general support for policies that improve liveability, though this included various perspectives, and some submitted that additional strategies could be included. Support was provided for integrated transport solutions, improved social infrastructure, enhanced urban design, opportunities to work remotely, reduced noise etc.

Four representors submitted that additional liveability strategies might encourage more urban vegetation, retaining stormwater and the multi-use of public spaces.

Strategies were supported by two representors that highlight a need for urban vegetation, green spaces, energy efficiency etc. It was thought by four other representors that it is important to be open to adaptive processes and to acknowledge that there is a current need to make significant changes to many urban areas to improve amenity, resilience, equity etc.

Four representors noted that many liveability and housing matters (e.g. housing diversity) are beyond the scope of the planning system to control. Similarly, it was also noted by five representors that many of the design strategies would not be able to be implemented or enforced within the planning system. It was suggested by four representors that some of these design strategies are too specific and should be set at a higher level (e.g. as principles).

Two representors submitted that access to suitable and affordable housing was regarded as being integral to liveability, and the value of housing being a “human right” should be emphasised, together with opportunities to “age in place”. Two representors also advocated for more sustainable forms of housing as alternatives to traditional forms, such as ecovillages, tiny homes, off-grid lifestyles and co-housing estates. They submitted that the TPPs should promote these types of opportunities. The need to consider the impact of technological change on residential preference and work patterns was considered important by three representors, plus two other representors

considered that good access to local vocational training (including by public transport) would improve local liveability.

The need for a diverse range of inclusive social infrastructure was also highlighted by five representors as an essential liveability objective. The difference with other public infrastructure should be clarified. Five representors submitted that the TPPs should allow for more spontaneity and imaginative solutions (e.g. placemaking) to create more vibrant settlements and enhance design outcomes.

Four representors submitted that urban design needs to define/respond to local character (including that of the surrounding landscape) and only consider the need for change where necessary or appropriate. Uniformity should be resisted.

Six representors provided support for the TPP design strategies (with some changes) that dealt with public spaces, building and subdivision design, climate change responses, stormwater reuse, ageing in place, built quality etc. Two representors considered that implementing these design strategies would need to be achieved by having guidelines that outline opportunities both within and outside of the planning system (including a “designing with country” suggestion).

Issue	Description	Representation number
Liveability	Support policies that improve liveability – acknowledging different perspectives on this – includes integrated transport solutions, social infrastructure, enhanced urban design, opportunities to work remotely, reduced noise etc.	28, 13, 35, 1, 9, 24, 38, 29
Need for urban changes	Be open to adaptive processes and acknowledge a need to make significant changes to many urban areas to improve amenity, resilience, equity etc.	32, 41, 42, 28
Greening of urban spaces	Include additional liveability strategies that encourage more urban vegetation, retaining stormwater and multi-use of public spaces.	48, 33, 13, 62
Upgrade existing services	Liveability can be most efficiently improved by upgrading existing transport networks, infrastructure and services.	53
Scope within planning system	Many liveability and housing matters (eg housing diversity) are beyond the scope of the planning system to control.	26, 27, 45, 29
Access to housing	Access to suitable and affordable housing is integral to liveability, the value of housing being a “human right” should be emphasized and there should be opportunities to “age in place”.	38, 47
Landscape and scenic values	Settlements are closely connected to their surrounding landscape – maintain this connection to protect their distinctive character.	48, 18
Social infrastructure	Provide a diverse range of inclusive social infrastructure as an essential liveability objective – clarify difference with other public infrastructure.	38, 53, 48, 2, 62

Active living	Social infrastructure and liveability strategies to incorporate active living components.	13
Ecovillages and co-housing projects	Specific attention should be given to alternative and more sustainable forms of housing such as ecovillages, tiny homes, off-grid lifestyles and co-housing estates – additional strategies and definitions were suggested.	44, 47
Urban vegetation and green spaces	Supports strategies that highlight need for urban vegetation, green spaces, energy efficiency, etc.	5, 13
Technological change	Consider the impact of technological change on residential preference and work patterns.	26, 27, 45
Vocational training	Access to local vocational training (including by public transport) is important in enabling local growth/liveability.	13, 2
Allow innovative design	Allow for more spontaneity and imaginative solutions (e.g. placemaking) to create more vibrant settlements and enhance design outcomes.	35, 48, 26, 27, 45
Capacity to enforce design standards	Many of the design strategies are outside of planning control and are not able to be enforced.	26, 27, 5, 18, 45
Design principles	Some design strategies are too specific and should be set at a higher level (principles rather than scheme criteria).	26, 27, 23, 45
Support design strategies	Support design strategies (with some changes) re public spaces, building and subdivision design, climate change response, stormwater reuse, ageing in place, quality etc.	1, 25, 48, 33, 60, 38
Design guidelines	Implementing design strategies need to be achieved by guidelines that outline opportunities both within and outside of the planning system (e.g. “designing with country” suggestion).	25, 48
Protecting local character	Design needs to define/respond to local character and consider the need for change where necessary or appropriate. Resist a need for uniformity.	48, 41, 32, 20
Urban renewal	Support for public infrastructure renewal programs and tactical urbanism to improve public realm.	38

3.7.6 Structure Planning

There were a few comments about how the TPPs dealt with urban structure planning. Five representors sought further clarity on when structure planning will be necessary and how the TPPs will guide their application, bearing in mind that they are not statutory instruments. There was a concern that they may be required for most planning scheme amendments. These representors

considered that their content should not be dictated and that they be developed in a manner that is responsive to local expectations.

There were three other representors that submitted that such local structure plans will facilitate more inclusive community engagement that can meet local needs and are more likely to address what might be outside of the planning system, such as active transport. From their perspective, such structure plans should ideally be enforceable, rather than just advisory.

Issue	Description	Representation number
Structure plans supported	Local structure plans will facilitate inclusive community engagement that will meet local needs and address such aspects as active transport. Should ideally be enforceable.	28, 1, 62
Unnecessary structure plans	Policies may require structure plans to be prepared for almost every scheme amendment, plus their content should not be dictated and be flexible to local needs.	26, 27, 45
Role of structure plans is unclear	Further clarity is needed on when structure planning will be necessary and how TPPs will guide their development, bearing in mind they are not statutory instruments. Concern they may be required for most amendments.	13, 48, 26, 27, 45

3.8 Rural Communities

3.8.1 Allowing more rural residential development

There were concerns raised by eleven representors that the TPPs are too dismissive of this form of development. There were calls for it to be encouraged where it can help to sustain nearby rural settlements and meet lifestyle aspirations. One related concern was that the proposed rural residential strategy is overly prescriptive, and a more nuanced regional approach is needed that constrains new estates while still accommodating local needs and circumstances.

Five representors submitted that existing rural residential areas should be reviewed, and any constraints (e.g. bushfire risk, environmental and agricultural values) be considered in assessing further development potential. Opportunities for infill subdivision of existing areas should be identified.

Other representors were more cautious and considered that new rural residential development increases bushfire risks and should only be countenanced if there is good access and it is not within a bushfire prone area. There are also greater costs incurred in providing new infrastructure and services to such rural living developments, plus they are also much more likely to have natural and landscape values that need to be protected.

Issue	Description	Representation number
Rural residential development growth	Enable opportunities for further rural residential subdivision (if not prime agriculture), rather than it being discouraged (strategy is written in the negative) – helps to sustain rural settlements and meet lifestyle aspirations.	25, 51, 47, 26, 27, 32, 41, 42, 45, 61, 60
Bushfire risk	New rural residential development increases bushfire risks – should only be located if there is good access and not within bushfire prone area.	40
Costs of rural growth	Greater costs are incurred in providing new infrastructure and services to growth within rural areas and urban fringes.	7

Natural values as a constraint	Rural living areas often have natural and landscape values to be protected from further development.	8
Existing rural residential areas	Review existing rural residential areas and deal with problems (e.g. bushfire risk) – potentially allow further internal subdivision that won't encroach onto agriculture and native vegetation.	32, 41, 42, 26, 27
New rural living areas	Rural residential strategy is overly prescriptive, and a more nuanced regional approach is needed that constrains new estates while accommodating local circumstances.	60

3.8.2 Facilitating the growth of rural towns and villages

This issue is similar to the objections raised about priority given to the growth of “higher tiers” of the settlement hierarchy. Ten representors stated that there should be no growth impediments placed on rural towns beyond the gravitational pull of the major cities. Further, growth is driven by local factors, and there is no evidence to support a need to impose constraints on this. Further development of rural towns is to be encouraged as service centres for their local rural communities.

Seven representors also considered that the TPPs are too “urban centric” and do not sufficiently address rural settlement, transport and livability issues. More specifically, it was submitted by two representors that insufficient attention is given to the unique needs of remote communities (e.g. King Island) so that they may best overcome their existing and somewhat unique disadvantages.

Issue	Description	Representation number
Rural growth driven by local factors	There should be no growth impediments placed on rural towns beyond the gravitational pull of the major cities – growth is driven by local factors and no evidence to support a need for constraints.	32, 41, 42, 26, 27, 36, 18, 45, 57, 20
Overly focused on urban issues	The TPPs are “urban centric” and do not sufficiently address rural settlement, transport and livability issues.	47, 18, 57, 11, 26, 27, 45
Remote communities disadvantaged	Insufficient attention is given to the unique needs of remote communities (e.g. King Island) so that they may best overcome their existing disadvantages.	11, 52
Rural liveability	Rural liveability issues need to be addressed rather than just focusing on urban liveability matters.	47

3.8.3 Housing for farm and rural industry workers

Support was given to the need to accommodate workers that support rural industries (agriculture, energy, mining etc). Three representors considered that housing for farm workers is preferably provided within the nearby towns rather than on-farm (see strategies 4.1.3(9) and 4.3.3(7)).

There was also a suggestion made that all such policies be located under the Settlement theme as they are a housing issue rather than a farming matter. Any temporary housing erected to support industry should be fully recyclable.

Issue	Description	Representation number
Accommodating workers in rural areas	Support provided to strategy that deals with the need to accommodate workers that support rural industries (agriculture, energy, mining etc).	54
Housing for rural workers	Seasonal workers accommodation should be provided, but all housing related policies should be located within Settlement policies to ensure no interpretation conflict – also to focus housing to be in towns rather than on farm.	26, 27, 45
Reusable housing	All temporary housing required to support industry should be designed to be reused.	46

3.9 Environmental Values

3.9.1 Stronger commitment needed to protection of environmental values

Representors wanted the environmental policies to be strengthened (see language comments above), without so many opt out clauses. They submitted that the existing strategies lacked sufficient commitment to the protection of important environmental values. Two representors submitted that all environmental values should be protected and not just those that are considered “significant”, as this would otherwise be contrary to the RMPS objectives.

Ten representors highlighted the need for better waterway protection within the TPPs, such as by stronger language or an additional strategy. It was submitted that while there is some waterway protection already provided within planning schemes, it is not applied consistently. Concerns were expressed by six representors that the TPPs need to take a broader catchment-based view (accounting for increased cumulative risks of more impermeable surfaces, stormwater infrastructure, reduced natural areas, groundwater impact etc), as waterways will be impacted by development beyond the immediate vicinity.

There was support from three representors for the inclusion of policies that protect environmental values and seek to minimize and mitigate impacts by application of the precautionary principle (including offsets). The importance of a healthy environment and the need to protect all environmental values within the planning system was stressed by three others, and it was noted that this also underpins a sustainable economy, local identity, and community wellbeing.

One representor considered that there are no provisions in the policies to protect fauna during site development. Another comment was that, as well as minimizing environmental impacts, it is also necessary to mitigate them as well and that this would require changes to principles and strategies, e.g. strategy 2.1.3(5).

Issue	Description	Representation number
Critical role of natural resources	Important to acknowledge the need to care for the State’s natural resources – in that they underpin a sustainable economy, local identity and community wellbeing.	28

Support for policies	Support inclusion of policies that protect environmental values and seek to minimize and mitigate impacts by application of precautionary principle (including offsets).	28, 38, 62
Protect all environmental values	All environmental values should be protected and not just those that are “significant”. It is otherwise contrary to RMPS objective.	8, 30
Role of planning system	Stress importance of a healthy environment and the need to protect all environmental values within the planning system (noted that there are no provisions to protect fauna during site development).	30, 39, 4
Mitigation of impacts	As well as minimizing environmental impacts it is also necessary to mitigate them as well – requires changes to principles and strategies (eg 2.1.3(5)).	38
More robust protection	Strengthen waterways strategies to provide more robust protection across all aspects.	39
Cumulative impacts	Consider cumulative and compounding impact of small decisions that reduce/fragment natural areas and have impacts beyond immediately affected area.	4, 62
Catchment impact on waterways	Waterways will be impacted by development beyond the “in and around” vicinity – consider the cumulative risks of more impermeable surfaces, stormwater infrastructure, groundwater impact etc within the broader catchment.	25, 33, 19, 26, 27, 45
Stronger action on waterway protection	Some waterway protection is already provided within planning schemes, but there is inconsistent application. TPPs to include additional strategy and/or stronger language to ensure better waterway protection.	32, 41, 42, 19, 25, 26, 27, 45, 33, 39
Clean up waterways	Government should be much more proactive in cleaning up waterways and mitigating flooding	18

3.9.2 Utilise sound data and methodologies to best protect environmental values

Two representors stated that the identification of significant values should be based on accurate data and that there is a need to continually improve these data sources. It was noted by four representors that the existing mapping for Code overlays is sometimes unreliable and that it is necessary to incorporate the most up to date information (e.g. biodiversity), identify the additional work needed and priority be given to ground-truthing.

Three representors raised a concern that the existing or proposed systems to determine and map the significance of geodiversity values are not clear. One comment was that soil formation and carbon storage (e.g. peat, salt marsh) are also important geodiversity values.

Four representors supported the establishment of a state-wide system of biodiversity offsets that enables the accumulation of larger, more manageable and viable conservation areas. Similarly, it was submitted by three representors that a consistent and well-established methodology is needed

for landscape mapping and protection, and that the results of which should then be embedded within the planning system as an overlay.

Four representors considered that expectations for landscape protection are not clear, such as in further mapping, inclusion in RLUSs and as part of the SPP review, plus how it might incorporate such matters as heritage, aesthetics and gardens.

There were also concerns about some specific strategies. Guidance was sought from four representors on the methodology for the proposed ranking of significance of biodiversity values. Data does exist within the Natural Values Atlas to determine biodiversity and geodiversity values and to assist in future systems for ranking. One related suggestion was that local government should have available to it the tools to assist in identifying habitat values (consistent with FPA processes).

It was also thought to be too difficult to identify coastal areas suitable for future development – better to adopt principles to guide such decisions. Another specific concern was that open drains in rural areas used for water spreading are classified as “waterways” and would be subject to inappropriate constraints from TPP policies.

Issue	Description	Representation number
Up to date data sources	Identification of significant values should be based on accurate data (consider NRM links) – there is a need to continually improve data sources, noting that changes are always occurring and mapping is often unreliable.	28, 38
Mapping of environmental values	Mapping for Code overlays has progressed to a varying extent. Need to acknowledge the work done to date (e.g. for biodiversity) and identify the additional work needed and that priority be given to on-ground truthing.	32, 41, 42, 38
Ecosystems services	Mention importance of ecosystem services across a broad range of environment protection roles.	39
Identify at strategic level	Focus identification and protection of environmental values at the strategic level (RLUS and LPS).	38
Biodiversity offsets	Establish a state-wide system of biodiversity offsets that enables the accumulation of larger and more manageable and viable conservation areas.	32, 41, 42, 62
Coastal development	Identifying coastal areas suitable for future development will be too difficult – adopt principles to guide decisions.	60
Ranking biodiversity significance	Guidance is required on the methodology for proposed ranking of significance of biodiversity values.	26, 27, 45, 38
Biodiversity data	Data exists within the Natural Values Atlas (on the LIST) to determine biodiversity and geodiversity values and to assist in future systems for ranking.	64

Identifying biodiversity values	There should be suitable tools available to local government to assist in identifying habitat values (consistent with FPA).	38
Definition of waterways	Open drains in rural areas used for water spreading are classified as “waterways” and would be subject to inappropriate constraints from TPP policies.	11
Geodiversity values	The existing or proposed systems to determine and map significance of geodiversity values are not clear.	26, 27, 45
Carbon storage	Soil formation and carbon storage (e.g. peat, salt marsh) are important geodiversity values.	39
Methodology for assessing landscapes	Consistent and well-established methodology needed for landscape mapping and protection – and then embed this within the planning system as an overlay.	32, 41, 42
Lack of clarity re landscape	Expectations for landscape protection are not clear re further mapping, inclusion in RLUS, SPP review etc – also relationship to heritage, aesthetics, gardens etc.	26, 27, 45, 48

3.9.3 TPPs to acknowledge and complement other environmental planning regimes

Three representors identified that the TPPs are likely to influence the protection of environmental values within other planning regimes outside of the planning system. This should be acknowledged, and for example, closer links should be developed between regional NRM strategies and land use planning instruments. These NRM strategies should be considered when reviewing RLUSs and making land use decisions, such as when critical habitat corridors need to be identified.

Another comment made was that there are different local, regional and state perspectives on the need for protecting certain environmental values and that the TPPs could be encouraging more consistency by all regulators.

Issue	Description	Representation number
Connect NRM and planning strategies	Closer links should be developed between regional NRM strategies and land use planning instruments.	28
NRM strategies	Regional NRM strategies are relevant to planning system – consider them when developing RLUSs and making land use decisions, eg identification of critical habitat corridors.	28
Matters outside of planning system	Note the role that TPP policies have in influencing protection of environmental values within other planning regimes outside of the planning system.	38, 30, 28
Links to NRM strategies	Support waterways policy and note relevance of regional NRM strategies to preparing the RLUSs.	28

Local, regional and state perspectives	Acknowledge the different local, regional and state perspectives needed in protecting biodiversity and the need for more consistency by all regulators.	38
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3.9.4 Ensure land use planning decisions promote the protection of environmental values

Representors identified several specific matters to do with the more effective protection of environmental values within the planning system. For example, four representors considered that it was important to understand that restricting urban sprawl and encouraging infill within settlements is a means of protecting biodiversity and limiting adverse impacts on environmental values. It will also be necessary in future to identify retreat pathways for settlements for situations when protection against coastal inundation is not possible.

A greater emphasis should also be placed on the need to improve, restore or rehabilitate land and waterways that have been damaged by development. It was also noted that the fragmentation of coherent landscapes is associated with ecosystem failure and that some landscapes should be designated as no-development zones without opt-out provisions.

Three representors submitted that the biggest threat to biodiversity in rural areas has been the over-allocation of the Agriculture Zone, as in such cases, the Natural Assets Code does not apply and clearing of native vegetation can occur. They also stated it important to recognize that biodiversity protection no longer needs to be considered once land is zoned for urban purposes.

Issue	Description	Representation number
Coastal retreat	Identify retreat pathways for settlements for situations when protection against coastal inundation is not possible.	46
Densify urban settlements	Restrict urban sprawl and encourage infill within settlements as a means of protecting biodiversity and limiting impacts on environmental values.	35, 32, 41, 42
Rehabilitation of damaged sites	Give greater emphasis to the need to improve, restore or rehabilitate land and waterways that have been damaged by development.	30, 39
Biodiversity not protected in Agriculture Zone	The biggest threat to biodiversity has been the over-allocation of the Agriculture Zone – Code does not apply.	32, 41, 42
Biodiversity within urban centres	Recognise that biodiversity no longer needs to be considered once land is zoned for urban purposes.	32, 41, 42
Landscape fragmentation	Fragmentation of coherent landscapes is associated with ecosystem failure.	28
Landscape protection	Identify special landscapes that are no-development zones without opt-out provisions.	53

3.10 Environmental Hazards

3.10.1 TPPs need to address the issue of “tolerable risk” more clearly

It was suggested that the language dealing with how risk is applied within the TPPs be reviewed. This is particularly applicable to bushfire risk, and it is suggested that a “tolerable risk” approach will be necessary where bushfire hazards cannot be avoided, and activities warrant a higher degree of protection.

In contrast, three representors considered that rural residential development proposals should be assessed against “tolerable and manageable” bushfire risk, and three others stated that a strong precautionary approach should apply if more land for residential development is to be rezoned in rural areas as bushfire risks are already high in most areas. A “tolerable risk” approach will be necessary where bushfire hazards cannot be avoided, and activities warrant a higher degree of protection.

Three representors submitted that an absolute avoidance of hazards (as indicated by “avoid” in the strategies) should not be prescribed other than for the most extreme scenarios. In such cases, an alternative “where practicable” test should be applied. They also stated that the policies should not prescribe avoidance and then apply a proviso (opt out) as this confuses the intent of the policy (noting that most landslide mapped land is regarded as a tolerable risk for development).

As well as this, policies dealing with flooding risks should account for uses that are not sensitive nor hazardous as it is not clear what uses or development could occur on flood prone land. Another representor noted that further clarity on tolerable risk of coastal erosion or inundation is needed and questioned as to who determines this, noting that the opt out clause in the draft TPP strategy potentially allows development to exceed this tolerable risk.

Issue	Description	Representation number
Tolerable risk	A “tolerable risk” approach will be necessary where bushfire hazards cannot be avoided, and activities warrant a higher degree of protection.	40
Absolute avoidance	An absolute avoidance of hazards (as indicated by “avoid”) should not be prescribed other than for the most extreme scenarios – apply a “where practicable” test.	26, 27, 45
Risks to rural residential use	Apply a strong precautionary approach if considering rezoning more land for residential development in rural areas as bushfire risks are already high in most areas.	40, 8, 38
Risks to rural residential use	Potential rural residential development should be assessed against “tolerable and manageable” bushfire risk.	26, 27, 45
Risk language	Review how language dealing with risk is applied, such as what is meant by “tolerable risk”.	55
Tolerable landslide risk	Policies should not prescribe avoidance and then apply a proviso (opt out) as this confuses intent of policy. Most landslide mapped land is a tolerable risk for development.	26, 27, 45

Tolerable risk from coastal hazards	Need further clarity on tolerable risk of coastal erosion or inundation and who determines this, noting that opt out clause allows development that exceeds this tolerable risk.	4
Flooding risk	Policies for flooding and tolerable risk should account for uses that are not sensitive nor hazardous. It is not clear what uses or development could occur on flood prone land.	26, 27, 45

3.10.2 TPPs to acknowledge and complement other regulatory regimes for environmental hazards

Representors identified the fact that there are other regulatory regimes outside of the planning system that also deal with environmental hazards. Six representors submitted that the TPPs should acknowledge that there are existing systems in place for attenuating uses and to regulate impacts from bushfire, landslip, flooding, coastal hazards and contaminated land and state whether anything more needs to be done to improve these processes.

It was noted by five representors that most consideration of bushfire risk is at the building approval stage of the development process. Clarification is therefore sought on the reference in strategy 3.1.3(2) to a consideration of bushfire risk “at every planning stage”. It is suggested that a more consolidated or integrated policy approach to bushfire risk and mitigation across government is needed.

Three representors stated that there needs to be a balance between the need to protect human life and property and biodiversity values. The latter is given due consideration when permissible land uses are allocated (zoning) and the former is the primary consideration at the development approval stage. The design of the built environment should consider the safety and efficiency of emergency intervention and evacuation and avoid relying on adjoining land for bushfire mitigation.

Three representors stated that the mapping of hazards should be done at a State level and updated on an ongoing basis (targeting information gaps and taking into account more detailed local mapping).

Six representors also noted the relevance of local risk-based climate change studies to planning decisions and the need to identify climate change decision making parameters (such as for coastal hazards) as the current 1% AEP for flooding is no longer adequate. Clear protocols are needed to guide early decisions as to whether coastal protection or retreat is necessary because of sea level rise and/or coastal inundation.

Issue	Description	Representation number
Overlap with Building Act	Building Act also considers environment hazards and a more integrated policy response across RMPS is required.	55
Coordinate bushfire policies	A more consolidated/integrated policy approach to bushfire risk and mitigation across government is needed.	55
TFS support	Support contextual statements and risk avoidance objectives as they align with existing State Policies and those of the Australian Institute for Disaster Resilience.	40

Mapping of hazards	Hazard mapping to be done at a state level and updated on an ongoing basis – note current limitations because of errors and information gaps (eg flooding), need to update Code overlays and to include detailed local mapping.	54, 40, 60
Balancing bushfire priorities	Balance bushfire management between need to protect human life/buildings and biodiversity values. Biodiversity considered at a strategic level (allocating land use) and human life is primary consideration at development stage.	38, 39, 40
Improved bushfire management	While climate change will increase bushfire risk, there have also been significant advances made in bushfire risk mitigation.	55
Building approval considers bushfire	Most consideration of bushfire is at the building approval stage of the development process – clarify what is meant by consideration occurring “at every planning stage”.	46, 26, 27, 55, 45
Design of built environment	The design of the built environment should consider safety and efficiency of emergency intervention and evacuation.	40
Adjoining land	Avoid relying on adjoining land for bushfire mitigation.	40
Existing systems to manage hazards	Acknowledge that there are existing systems to regulate impacts from bushfire, landslip, flooding, coastal hazards and contaminated land and state whether anything more needs to be done to improve these systems.	38, 41, 42
Impact of climate change on flooding	Identify climate change decision making parameters (as done for coastal hazards) – current 1% AEP not adequate – consider local risk-based flood studies.	36, 38, 26, 27, 50, 45
Climate change impact on coasts	Clear protocols are needed to guide early decisions as to whether coastal protection or retreat is necessary because of sea level rise and/or coastal inundation.	38, 41, 42
Changes to existing processes	There are existing processes in place for attenuating uses and any changes to these should be clearly stated.	26, 27, 45

3.10.3 Other more specific issues relating to proposed environmental hazard policies

There were many other more specific hazard related issues raised by representors. One comment) was that these strategies are implemented by a mix of strategic and regulatory measures, and it is not clear what work they have to do in the RLUSS and SPPs.

Another suggestion was that they are better referred to as “natural hazards” (as in “natural resources”). The question was also raised by three representors as to whether other hazards may need to be considered, such as acid sulphate or dispersive soils, drought, heat waves, or soil erosion.

Two representors considered that the planning system should consider whether development or land use change might exacerbate hazards and then impact on existing natural values. Land that is being used to mitigate hazards (e.g. detention basins) can also have other uses such as public

recreation. One comment was that no further intensification of use should be allowed within existing flood prone areas.

Four representors submitted that any consideration of coastal hazards should be based on actual risk mapping rather than relying on the State Coastal Policy zone definition. Another concern was that dam safety assessments should not be required for every proposed development downstream from a dam (as per strategy 3.3.3(9)).

Representors also submitted that there was a need for standards and protocols by which contamination levels or impacts can be defined and mitigated. Only air and land contamination policies are included, and three representors considered that water contamination should also be considered (such as land and water contaminated by many diffuse sources (e.g. septic tanks). Three representors noted that it is not tenable to map all land that has been potentially contaminated.

Another comment was that ‘contaminated air and land’ is better dealt with under the Settlement section of the TPPs as a land use conflict issue. Another representor stated that it was important to acknowledge that such land use conflict can be addressed by design and mitigation measures, rather than only resorting to separation.

Issue	Description	Representation number
Support risk responses	Support strategies that respond to environmental risk (flooding, coastal inundation, landslip, bushfire).	50
Natural hazards	Adopt the term “natural hazards” as it is more consistent with contemporary usage (eg ‘natural resources’).	23
Similar strategies	Many of the strategies for different hazards are similar.	23
A mix of strategic and regulatory	The strategies are a mix of strategic and regulatory in how they are to be implemented and it is not clear what work they have to do in the RLUss and SPPs.	4, 62
Other hazards	Other hazards need to be considered – eg acid sulphate or dispersive soils, drought, heat waves, tunnel erosion.	47, 48, 39
Multi-use of land	Opportunities to combine recreational use of land that is being also designed for flood mitigation or storm surge.	13
Cumulative impacts	Consider cumulative impacts and impacts external to the proposed development site.	4, 60
Impact on natural values	Consider whether development or land use change might exacerbate hazards and then impact on natural values.	39, 33
Landslip controls for minor development	The landslip regulation controls are too onerous for minor developments or a change of use for existing structures.	48
Support flooding strategies	Flooding strategies are supported as written.	39

Land acquisition	Consider need to acquire land that is susceptible to unavoidable flooding.	48
Environmental harm by flooding	Acknowledge the environmental harm caused by flooding – not just impact to property.	33
Intensification of use	Intensification of use shouldn't occur in flood prone areas.	50
Downstream of dam	Dam safety assessments should not be required for every proposed development downstream from a dam.	26, 27, 45
Definition of coastal zone	Consideration of coastal hazards should be based on actual risk mapping rather than relying on the Coastal Policy zone definition.	50, 26, 27, 45
Relocate to Settlement section	'Contaminated air and land' is better dealt with under the Settlement section of the TPPs as a land use conflict issue.	23
Contamination protocols	Need for standards and protocols by which contamination levels or impacts can be defined and mitigated.	48
Water contamination	Contamination of water should also be dealt with alongside air and land.	39, 4, 33
Diffuse sources of contamination	Address the contamination of land and water from many diffuse residential sources (eg septic tanks) at their source.	39
Mapping contaminated land	It is not tenable to map all land that has been potentially contaminated.	26, 27, 45
Mitigating impact of contamination	Acknowledge the ability to address land use conflict by design and mitigation measures – not just by separation.	4

3.11 Economic Development

3.11.1 The “sustainability” of economic development

Ten representors questioned the inherent sustainability of the current forms of economic development. Three representors specifically submitted the need for economic growth was over-emphasised and that the policies should stress economic resilience, transformation and sustainability, and then link such matters to community wellbeing and liveability objectives.

It was also submitted that unchecked growth is ultimately unsustainable. Another representor was concerned about an “addiction to growth” and how the TPP policies should focus more on “community scenario planning” that can develop local solutions to currently unsustainable lifestyles. Other representors also supported more sustainable forms of economic development that involved ongoing engagement with community and industry sectors.

Two representors also considered that sustainable growth is not possible in a closed system. As such, the term “sustainable economic development” is problematic, and policies are contrary to “sustainable development” in Schedule 1 of the Act.

Another suggestion was that circular economy principles should be incorporated, and another was that a more balanced approach is needed that acknowledges the potential conflicts between economic growth and the protection of ecological diversity and natural landscapes. One representor further submitted that the planning system facilitates an inefficient use of land that requires costly infrastructure and results in personal isolation.

Issue	Description	Representation number
Overemphasis on promoting growth	Concerned about an “addiction to growth” that underlies the policies and “community scenario planning” should be applied in response.	12
Heading is inappropriate	Align with legislation definition and acknowledge that “economic development” is inherently unsustainable.	30
Economic growth is over-emphasised	Policies should also stress economic resilience, transformation and sustainability – link to wellbeing and liveability objectives. Unchecked growth is unsustainable.	25, 5, 12
Policies supported	Support for sustainable forms of economic development and ongoing engagement with community and industry sectors.	54, 28
Circular economy	Circular economy principles should be integrated more within the policies.	25
Balanced approach	Present a more balanced approach that acknowledges the potential conflicts between economic growth and the protection of ecological diversity and natural landscapes.	38
Inefficient use of land	Planning system facilitates an inefficient use of land that requires costly infrastructure and personal isolation.	35
Defining “sustainable development”	Sustainable growth is not possible in a closed system – the term “sustainable economic development” is problematic, and policies are contrary to “sustainable development” in Schedule 1 of the Act.	31, 57

3.11.2 Selection of industry categories for the TPPs

Some representors were concerned about the choice that was made for the industry categories within the TPPs. There was a concern from some that only some industry sectors were identified and that it is not the role of the planning system to “pick winners” in this way (e.g. there are other farming products besides timber production, such as aquaculture or tertiary industries like healthcare could be included).

Four representors (4) submitted that there was a lack of recognition of the importance of rural areas to the state’s economy. Similarly, seven representors stated that the existing Industry strategies have an urban focus, rather than acknowledging the importance of industry in regional or rural areas

and the need to often be remote from settlements (though of the 8 categories, 4 are rural, 2 are urban and 2 could be either).

More specific comments included:

- support for growing trees on farms to improve primary production and carbon balance and grow timber products;
- further consider the potential for future irrigation schemes;
- support the existing timber production policies;
- agricultural land should be identified, based on up-to-date capability assessments, inclusive of native vegetation and habitat;
- windfarms can have adverse impacts on landscape and there is still much to be done in defining landscapes values;
- not all forms of bioenergy are carbon neutral or environmentally friendly;
- the language associated with protecting tourism assets is not as strong as for other economic assets (e.g. mining, timber); and
- representors (5) stated that identifying tourism sites in a free market is impractical as such businesses will emerge in places that are unexpected.

Six representors agreed that the TPPs are consistent with the PAL Policy but should not go further than PAL. The Agriculture Zone should be limited to prime agricultural land. A lot of land is now zoned Agriculture that should be in the Rural Zone, and this is more likely if the TPPs prioritises prime agricultural land. A related comment was that defining agricultural land needs to be based on up-to-date capability assessments and be inclusive of native vegetation and habitat.

Policy guidance was sought on managing interface issues between residential and agricultural uses. Residential use should be allowed where it will also encourage the increased agricultural use of land. It was also suggested that land with lower agricultural capability be used to buffer prime land from conflicting land uses.

Other specific comments included the need to acknowledge the variety of land uses (residential, quarries, tourism, forestry, energy etc) that need to exist in rural areas to meet local needs and that agricultural land should be able to be converted to other uses (e.g. residential) if, on balance that other use is of greater benefit.

Five representors presented that a more balanced approach is required for extractive industry that allows for greater economic diversification within remote communities, while also protecting protect social/environmental values. The importance of extractive industry should be stressed more. It is barely mentioned in the policy context and the existing objective and strategies are less positive than for other industries. Requiring a mineral exploration process prior to any alternative allocation of land by zoning is impractical.

Two representors submitted that it will be necessary to regularly undertake regional assessments of the industrial land supply and potential areas beyond the UGB will need to be considered. A long time horizon is needed as identifying future industrial land is always difficult. It was also stated by four others that a more flexible approach to development opportunities is needed as actual market competition and diversity comes from removing some locational constraints on businesses.

Three representors submitted that intensifying commercial or industrial growth around activity centres is not always possible and local planning input is necessary. Further, policies should not allow for a loss of residential amenity when locating businesses or industry close to living areas.

Issue	Description	Representation number
Picking winners	Only some industry sectors are identified. It is not the role of the planning system to “pick winners” in this way (eg other farming products besides timber production, or aquaculture or tertiary industries like healthcare).	4, 57
Mining in policy context	Contextual statements need to be expanded to include information about importance of mining sector.	21
Value of rural areas to economy	Lack of recognition of importance of rural areas – need for a more flexible approach to development opportunities.	11, 26, 27, 45
Urban agriculture interface	Policy guidance should be provided on managing interface issues between residential and agricultural uses.	60
Residential use and agriculture	Allow for a residential use where it will also encourage the increased agricultural use of land.	46
Trees on farms	Support growing more trees on farms to improve primary production and carbon balance and grow timber products.	43
Irrigation	Consider potential for future irrigation schemes.	36
Land use buffers	Utilise land with lower agricultural capability to buffer prime land from conflicting land uses.	36
Protect agricultural land	Protect agricultural land, based on up-to-date capability assessments, inclusive of native vegetation and habitat.	28
Innovation in agriculture	Promote the further evolution of innovative farming systems – technology, diversification, value adding etc.	60
PAL Policy and prime agricultural land	TPP policy is consistent with PAL policy but should not go further than PAL. Agriculture Zone should be limited to prime agricultural land. A lot of land is now zoned Agriculture that should be Rural Zone, and this is more likely if the TPPs prioritises prime agricultural land.	32, 41, 42, 26, 27, 45
Reduce restrictions on agricultural land	Acknowledge variety of land uses (residential, quarries, tourism, forestry, energy etc) that need to exist in rural areas to meet local needs.	11, 32, 41, 42
Conversion of agricultural land	Agricultural land should be able to be converted to other uses (eg residential) if, on balance, that other use is of greater benefit.	26, 27, 45
Timber production	Support inclusion of this policy	43, 32, 41

Timber production	Restrict timber production to plantation forestry.	12
Balanced approach for extractive industries	More balanced approach required for extractive industry that allows greater economic diversification within remote communities, plus protect social/environmental values.	2, 12, 26, 27, 45
More positive tone for extractive industries	Acknowledge importance of extractive industry – barely mentioned in policy context and existing objective and strategies are less positive than for other industries.	21, 7
Prior mineral exploration	Requiring a mineral exploration process prior to any alternative allocation of land by zoning is impractical.	41, 42
Protect tourism assets	Language associated with protecting tourism assets is not as strong as for other economic assets (mining, timber).	48
Identifying tourism sites	Identifying tourism sites in a free market is impractical – tourism businesses emerge in places that are unexpected.	26, 27, 45, 11, 38
Unsustainable bioenergy	Not all forms of bioenergy are carbon neutral or environmentally friendly.	25, 5
Windfarms impact on landscapes	Windfarms can have adverse impacts on landscape and much to be done in assessing/defining landscapes values.	41, 42
Urban focus for industry	Existing Industry strategies have an urban focus, rather than acknowledging importance of industry in regional or rural areas – often need to be remote from settlements.	57, 41, 42, 26, 27, 46, 45
Future supply of industrial land	Regional assessments of industrial land supply need to be regularly undertaken and potential areas beyond the UGB will need to be considered. A long time horizon is needed as identifying future industrial land is always difficult.	38, 60
Greater market freedom	Actual market competition and diversity comes from removing some locational constraints on businesses.	35, 26, 27, 45
Local planning of activity centres	Intensifying commercial growth around activity centres is not always possible and local planning input is necessary.	26, 27, 45
Loss of residential amenity	Policy should not allow for loss of residential amenity when locating businesses or industry close to living areas.	36

3.11.3 Relevance of some economic development TPPs to the planning system

Seven representors were concerned that some of the economic development strategies would not be able to be implemented through the planning system. This was primarily an issue for the tourism

strategies as they may relate to market conditions and business viability. Strategies 4.4.3 (1) and (4) promote an advertised brand which is inappropriate as a planning policy.

Similarly renewable energy was supported by four representors but such investment strategies as are implied within the TPPs are not relevant to the planning system. Five representors had a similar concern with the draft TPP's proposed innovation and research strategies.

Issue	Description	Representation number
Tourism promotion outside of planning process	Most tourism strategies are inappropriate as planning policies – they promote an advertised brand and seek information about project viability. Delete reference to Tasmanian Brand.	23, 53, 4, 26, 27, 45, 60
Relevance to planning system	Renewable energy supported but such investment strategies are not relevant to the planning system.	23, 26, 27, 45
Relevance to planning system	Innovation and research supported but such investment strategies are not relevant to the planning system.	23, 26, 27, 57, 45

3.11.4 Visitor versus rental accommodation

Tourism strategy 4.4.3(3) relates to managing visitor accommodation “so it does not significantly impact the supply of housing for the local community”. Three representors sought the removal of the word “significantly” so that there was a clearer priority given for local housing supply. Three other representors noted that the TPP strategy may be contrary to the government’s prior directive to reduce restrictions on visitor accommodation within planning schemes. It was also suggested that a reference to visitor accommodation should be more specific, i.e. distinguish between hotel and AirBnB types.

Issue	Description	Representation number
Rental versus visitor accommodation	Manage visitor accommodation so that it does not impact on the supply of long-term rental accommodation (remove reference to a “significant” impact).	56, 58, 42
Define visitor accommodation	Reference to visitor accommodation should be more specific – distinguish between hotel and AirBnB types.	53
Contrary to govt’s prior directive	Policy on visitor accommodation is contrary to govt’s prior directive to reduce restrictions in planning schemes.	26, 27, 45

3.12 Infrastructure Policies

3.12.1 Coordination of land use and infrastructure planning

Four representors raised this issue in the context of how the planning system can influence matters that are related to but not normally regarded as being part of the planning system, such as might relate to transport planning, public transport, reticulated services etc. This was partly addressed in

the earlier discussed issue about the scope of the TPPs (see Part 3.1 above) and how they can facilitate a more integrated and comprehensive land use planning system.

These representors stated that coordinating settlement and infrastructure is a critical role of the TPPs and the RLUSs. The latter will determine where growth should occur and what additional infrastructure is required to support this growth. Priority is given to land uses that utilise existing capacity within existing infrastructure.

Eleven representors noted that such coordination would require the active engagement of other government agencies in the implementation of the TPPs. This would need to include the release of data that informs land use and settlement planning (as depicted within the RLUSs) and to revise their own infrastructure planning to match up with future land use proposals. Four representors made the more specific point that infrastructure investment programs (e.g. roads, public transport) should align with land use strategies, rather than the other way round.

Issue	Description	Representation number
Coordinate land use and infrastructure planning.	Coordinate land use and infrastructure planning – each informs the other (eg Greater Hobart Plan) – settlement growth plans will drive infrastructure provision, plus priority given to utilizing existing infrastructure capacity.	7, 38, 23, 51
Implementing other government policies	Other government policies and strategies should be more effectively implemented to support TPPs (eg water quality, stormwater), plus TPPs should also be consistent with and support their implementation (eg PESRAC).	19, 26, 27, 45
Stakeholder agency engagement	Implementation of many strategies will require the full engagement of agencies that are not normally associated with the planning system – suggest they be named up in implementation guidelines.	42
Complex interaction	Interaction with planning system is complex and clarity required as to agencies and information sources.	23
Sustainability	Stress the need for sustainable infrastructure within the heading – be adaptive and resilient to rapidly changing climate.	30
Agencies engaged in implementation	Infrastructure agencies need to be fully engaged in the implementation of the TPPs (eg RLUS development) and to release more up to date information – also revise their future planning accordingly in order to better coordinate land use planning with infrastructure provision.	32, 41, 42, 57, 60, 23, 51
Forward planning	Servicing agencies need to have done long-term forward planning to enable land to be set aside to meet future needs and/or increased intensity of development.	26, 27, 45, 60, 38
Reticulated services	Promote reticulated sewer and stormwater and limit unserviced development on the urban fringe.	3

Road investment to meet land use needs	Road investment programs should align with land use strategies, rather than the other way round.	26, 27, 45
Poor services should not prohibit growth	Inadequate public transport services should not be seen to be a barrier to settlement expansion in regional areas.	57, 26, 27, 45

3.12.2 Developer contributions, “first mover” disadvantages and infrastructure capacity

Following on from the issue above, ten representors highlighted the need for a state-wide developer contribution scheme that properly attributes costs and meets the increased demand for improved public infrastructure. Such a scheme could also be used to direct development to areas where it is most suitable (e.g. reduced charges where there is existing infrastructure capacity).

It was also suggested by three representors that the current policy was too narrow in scope and that such a developer contribution scheme should be more widely applied to cover a range of public and social infrastructure needs (beyond just roads, water, sewerage, stormwater). One representor provided an alternative view in stating that developer contributions increase the cost of development and make it more difficult for home buyers.

The problems associated with “first mover” disadvantage was raised by four representors. This is where public infrastructure costs are highest for the first developer in a new area and subsequent developers benefit. This acts as a barrier to development and so a scheme should be in place that attributes the costs more fairly. Three representors suggested the specific need to prepare legislated ‘infrastructure plans’ that align with land use planning and provide the legal capacity for infrastructure charges or developer contributions. Such plans could utilise the capacity of existing infrastructure (e.g. the road network) and identify how its most cost-efficient upgrading can align with projected population growth.

Issue	Description	Representation number
Support developer contributions	Developer contribution scheme to be applied consistently across the state to properly attribute costs (eg address ‘first mover’ inequities) and meet increased demand for improved public infrastructure.	13, 48, 59, 61
Developer contributions	State-wide policy on developer contributions is required with power for councils to charge for public infrastructure – consider cumulative impact of small developments (eg car parking) and not charging in areas with existing capacity (to attract development to these areas) – incentivize development in the preferred locations.	4, 26, 27, 45, 59, 60, 38
Expand scope of developer contributions	Developer contributions should be applied to cover a broader range of public and social infrastructure needs (beyond just roads, water, sewerage, stormwater) – an enabler of growth and better located within the Settlement theme – current policy is too narrow in scope.	48, 2, 59

Exclude developer contributions	Developer contributions should be excluded as they will increase the cost of development and make it more difficult for home buyers.	6
First mover	First mover scenario (infrastructure costs highest for first developer) acts as a barrier to development. Headworks charges should not be based on first mover basis.	54, 32, 41, 42
Legislate infrastructure plans	Legislate the need to prepare infrastructure plans that align with land use planning and provide the capacity for infrastructure charges or developer contributions.	48, 46, 38
Utilise existing capacity	Utilise existing capacity of existing infrastructure (eg road network) and identify how its most cost-efficient upgrading can align with projected population growth.	53, 7, 38

3.12.3 Traffic, road transport and modal choice

Representors also raised other specific transport related issues. For example, it was suggested by six that active transport should be stressed more within the TPPs, such as by enhancing active transport infrastructure alongside main roads and within rural areas or providing storage and charging facilities for e-bikes. More sustainable lifestyles require different paradigms to be adopted for infrastructure design and more efficient and less costly transport modal alternatives.

There was an expressed desire to reduce car dependency and to support other modes of transport, with connections made between future land development and the provision of public transport services and infrastructure. Three representors stated that infrastructure should be provided to support low emissions transport modes. The availability of public car parking can also influence choices on whether to use alternative transport modes.

Concerns were expressed by three representors about transport policies that encourage industrial development within urban areas as this will increase land use conflict. It was noted that the location of future distribution facilities cannot necessarily be predicted as freight networks are a response to the market.

Issue	Description	Representation number
Traffic congestion and public safety	Traffic congestion issues need to be addressed in order to cater for public safety and emergency services.	50
Travel plans	Major residential developments be supported by travel plans that provide evidence of future liveability, affordability and active transport.	13
Reduce car dependency	Provide viable alternative to private car use, especially in low density residential areas and rural settlements, including active transport.	13
Public transport	The provision of public transport services is not within the remit of the planning system but is a critical factor in guiding	48, 13

	future land development and associated infrastructure should be enabled.	
Influence of parking on modal choice	Clarify how provision of public car parking will influence choices made to shift to alternative modes of transport.	53
Transport needs of major industry	Transport policies that support industrial development within the UGB will create greater land use conflict.	26, 27, 45
Cannot predict market response	The location of future distribution facilities and freight networks are a response to the market.	26, 27, 45
Active transport	Active transport should be stressed more – enhance active transport infrastructure alongside main roads and in rural areas. Provide storage and charging facilities for e-bikes.	5, 53, 3, 4, 25, 35
Public transport	Public transport planning requires a holistic approach as even small changes/extensions can degrade the quality of the network and discourage patrons.	7
Low emissions transport	Infrastructure to be provided that supports low emissions transport modes – noting inclusion of improved passenger transport and enhancing active travel within list in 5.0.2.	1, 28, 13
Reduce car dependency	Support strategies to reduce car dependency and promote active/public transport and use car parking to influence modal choice.	1, 35
The way we plan must change	More sustainable lifestyles require different paradigms to be adopted for infrastructure design and more efficient and less costly transport modal alternatives.	35

3.12.4 Other infrastructure concerns

In addition to transport related issues within the TPPs, representors also identified a range of other infrastructure related concerns. Three representors submitted that a stronger position should be taken within the TPPs on stormwater issues, particularly in relation to climate change impacts, considering the future capacity of infrastructure, protecting overland flow paths and the need for a standard approach to be adopted by all councils when assessing development proposals.

Two suggestions were made to consider the future role of ‘smart’ infrastructure that utilises advantages provided by digital technology. There was little mention of waste management, and it was suggested by two representors that the TPPs promote the provision of infrastructure to encourage a circular economy. Three representors suggested that the provision of telecommunication or digital infrastructure should be mandatory within all new subdivisions and developments.

Airports should be better protected from inappropriate nearby development by meeting the agreed national guidelines that provide for appropriate airport buffers (i.e. the ‘National Airports Safeguarding Framework’). Three representors also sought more clarity about the future of existing non-operational rail corridors.

Issue	Description	Representation number
'Smart' infrastructure	Policies to consider future role of 'smart' infrastructure that utilises advantages provided by digital technology.	25, 62
Protect airports from inappropriate development	Highlight the need to meet agreed national guidelines that provide for appropriate airport buffers (i.e. the 'National Airports Safeguarding Framework').	34
Rail corridors	The "strategic value of non-operational rail corridors" is not clear.	26, 27, 45
Stormwater	Adopt a stronger position on stormwater issues – climate change impacts, future capacity of infrastructure and a standard approach adopted by all councils.	36, 48, 33
Overland flow paths	Consider the protection of overland flow paths and associated infrastructure, plus the mitigation of flooding from impervious surfaces by WSUD.	33
Choice of infrastructure policies	Suggest policies for communications infrastructure and waste management. There are three policies for transport and stormwater, water and sewer are lumped together, yet energy has its own policy.	4
Waste management	Almost no mention of this and should be infrastructure available to encourage circular economy (eg recycling).	5, 35,
Good access to telecommunication	Support the need to ensure early connection of newly developed properties to telecommunication services.	24, 9, 37
Digital infrastructure requirement	Telecommunication or digital infrastructure should be mandatory within new subdivisions and developments.	9, 24, 37
Energy related infrastructure	General support for existing policies, though safeguard provisions could be strengthened, and greater strategic planning integration encouraged.	16

3.13 Heritage

3.13.1 Capacity of planning system to protect Aboriginal heritage

Two representors stated that the current Aboriginal heritage protection is inadequate and new legislation (providing for ownership of cultural heritage and final decision-making power), plus a State Policy, is required to inform a whole of government approach. They stated that the TPPs do not go far enough in this regard and better recognition is required of Aboriginal cultural heritage values so that the policy is consistent with the UN Declaration on Rights of Indigenous Peoples.

Further, there is nothing in the strategies to ensure the active involvement of the Aboriginal community or the need for its consent when considering development that may potentially damage Aboriginal cultural heritage.

It was also noted that an Aboriginal cultural heritage ‘place’ is not defined in the TPPs and there is nothing in the RMPS to protect such ‘places’ or cultural landscapes. It was submitted by two representors that the language within the Aboriginal cultural heritage strategies was weak and unclear, compared with the much more affirmative language used in the Historic cultural heritage strategies.

There was a call from four representors to further consult with and identify how Aboriginal peoples’ connection to country can be integrated within the planning system, together with the development of supporting guidelines to enable implementation. One related comment was that Aboriginal heritage should be considered early in the planning process.

Another three representors stated that the Aboriginal cultural heritage strategies deal with matters that are outside of the planning system and that they were concerned that strategy 6.1.3(3) could effectively prohibit development unless it is acceptable to the Aboriginal community.

Issue	Description	Representation number
Aboriginal heritage	Aboriginal culture should be considered across all policy areas rather than just being dealt with under Cultural Heritage.	53
New legislation for Aboriginal heritage protection	Current Aboriginal heritage protection is inadequate and new legislation (providing for ownership of heritage and final decision-making power), plus a State Policy, is required to inform a whole of government approach.	14, 30
Definition and protection of ‘place’	An Aboriginal cultural heritage ‘place’ is not defined in the TPPs and there is nothing in the RMPS to protect such ‘places’ or cultural landscapes (as referred to in other management frameworks).	14
Stronger language	The language within the Aboriginal cultural heritage strategies is weak and unclear, particularly in comparison with that used in the Historic cultural heritage strategies.	14, 30
Compliance with UN Declaration	Better recognition is required of Aboriginal cultural heritage values so that the policy is consistent with UN Declaration on Rights of Indigenous Peoples.	30
Involvement of Aboriginal community	There is nothing in the strategies to ensure the active involvement of the Aboriginal community or the need for its consent when considering development that may potentially damage Aboriginal cultural heritage.	14
Integrate values into planning system	Consult and identify how Aboriginal peoples’ connection to country can be integrated within the planning system – with supporting guidelines for implementation processes.	23, 31, 28, 57

Outside of planning system	Aboriginal cultural heritage strategies deal with matters that are outside of the planning system.	26, 27, 45
Prohibiting development	Strategy 6.1.3(3) could effectively prohibit development unless it is acceptable to the Aboriginal community.	26, 27, 45
Early consideration of heritage	Aboriginal heritage should be considered early in the planning process.	8

3.13.2 Omission of State heritage significance listed places from TPPs

Concerns were expressed by three representors that the TPPs only dealt with local heritage values and excluded consideration of places that would be listed on the State heritage list. They submitted that a more holistic heritage policy should be included that deals with all Historic heritage values. It was noted that even State listed places will often also have local heritage values.

There were also some concerns from three representors about whether the current strategy mandates that each planning authority must prepare a local heritage list and then incur significant costs in doing this.

Another representor was concerned that there is no obligation for a LPS to include all types of significant local historic heritage recognized in the SPPs and that, as a result, some councils are choosing to exclude some types, primarily landscapes and areas of archaeological potential. This means that such heritage values are not protected through planning as evidently intended.

Issue	Description	Representation number
Local heritage significance	The need to consider local heritage values should not prevent the local consideration of THR listed places.	36, 4
More holistic historic heritage policy	Policy should be consistent for all historic cultural heritage places and include both places of state (THR) and local significance – don't separate them as many places have both state and local values. There is a disconnect between the objective and strategies.	48, 4
Local heritage listed within LPS	Concerns about whether policy requires the preparation of a local heritage list and the costs involved.	26, 27, 45
Local heritage listed within LPS	Each LPS should be obligated to include all types of local historic heritage recognized by the SPPs.	63

3.13.3 Implementing historic heritage strategies

Two representors stated that the language within historic heritage policies should be consistent with the SPPs, and that normal heritage terminology should be used (e.g. preserve should be retain and restore should be conserve). The policies should also accommodate the Burra Charter and ensure building interiors and 'significant trees' are included.

Other individual representors submitted that the policies should ensure that local heritage surveys are conducted (ideally by an independent organisation), that there is more consistency between Aboriginal and historic heritage (e.g. to protect unknown archaeological heritage) and that the TPP policies should align with work being done by heritage specialists and agencies.

The importance of heritage landscapes was highlighted, plus the need to protect less obvious archaeological values and that the embodied energy and resources within the reuse of old buildings is inherently more sustainable. There was support from two for the early consideration of heritage in the planning process. Four representors also noted that the requirements of some strategies cannot be dealt with by the planning system and that heritage ‘significance’ is not defined.

Issue	Description	Representation number
Historic heritage language	Language within policies should be consistent with that used in the SPPs and normal heritage terminology (eg preserve should be retain and restore should be conserve). Accommodate Burra Charter and ensure building interiors and ‘significant trees’ are included.	48, 4, 63
Protecting heritage while allowing for change	Important heritage values and a sense of place can still be protected while allowing significant landscape changes to occur (eg infill).	35
Outside of planning system	Aboriginal Heritage strategies deal with matters that are outside of the planning system.	26, 27, 45
Prohibiting development	Strategy 6.1.3(3) could effectively prohibit development unless it is acceptable to the Aboriginal community.	26, 27, 45
Early consideration of heritage	Both Aboriginal and Historic cultural heritage should be considered early in the planning process.	8, 63
Landscape heritage	Greater recognition of Aboriginal and Historic landscapes is needed – they help define the identity and character of local areas and communities.	63
Historic heritage significance	Requirements of some strategies cannot be dealt with by the planning system. Heritage ‘significance’ is not defined.	57, 26, 27, 45
Heritage alignment	Align Historic cultural heritage policies with work being done by heritage specialists and agencies.	53
Archaeological values	Less obvious cultural heritage values (eg archaeological) should also be protected and managed.	58, 63
Stronger protection of heritage values	Stronger language required to ensure local heritage surveys are conducted – ideally by an independent organization.	58
Heritage and sustainability	The embodied energy and resources within the reuse of old buildings is inherently more sustainable.	63

3.14 Planning Processes

3.14.1 Whether the Planning Processes section is necessary or should be included

Ten representors submitted this part of the TPPs should be deleted as it was regarded as duplicating existing legislated processes (including Schedule 1 Objectives) and is contrary to section 12B. One representor stated that they seek to unlawfully ‘deregulate’ the planning system.

Five representors considered the Engagement strategies might be outside of the jurisdiction of the planning system, and in any case, no distinction is made between the very different public engagement practices for strategic or statutory matters. These strategies tend to just describe what constitutes good public engagement rather than set a distinct policy. It was suggested by eight representors that the content within this Planning Process section should be contained within guidelines that accompany the TPPs.

Issue	Description	Representation number
Delete Planning Processes policies	These policies should be deleted as outside of scope of section 12B of Act, conflict with each other and duplicate other legislated processes – include content in TPP guidelines.	23, 31, 4, 57
Delete Planning Processes policies	Delete policies as they contrary to democratic governance and seek to unlawfully ‘deregulate’ the planning system.	58
Outside of planning system	It is not clear if the consultation strategies relate to non-statutory public engagement – they appear to relate to matters outside of the jurisdiction of the planning system. No distinction is made between the very different public engagement practices for strategic and statutory matters.	26, 27, 45, 17, 60
Redundant information	Too much detail in Engagement policy – should be within guidelines – confusing to just repeat Schedule 1 requirements. They tend to just describe what constitutes good public engagement rather than set a distinct policy.	4, 17, 38

3.14.2 Concerns about reference to “over-regulation”

There was a particular concern expressed by four representors about the references made to “over-regulation” in the Policy Context and Objective within this part of the TPPs. It was submitted that this reference lacks balance and implies that the planning system is in fact over-regulated and that this is a problem that must be addressed.

There was no mention of the positives about regulating land use or counter claims that planning is not doing enough to control inappropriate development. It was questioned as to how any such “over-regulation” might be determined and who could objectively do this, bearing in mind that regulating land use needs to be consistent, proportional, accountable and targeted. One representor considered it would also be necessary for any desire to avoid over-regulation to show that it would not be contrary to the need for genuine public engagement in Schedule 1 Objective 1(c) of the Act.

Issue	Description	Representation number
More balanced statements	Reference to ‘over-regulation and red tape’ lack balance and imply that they are current problems that need to be addressed – eg no mention is made of the positives about regulating land use and counter claims that planning not doing enough to control inappropriate development.	48, 58, 38
Defining over-regulation	How would “over-regulation” be determined and who would do this? Ultimately, it should just be an assessment as to whether an unacceptable impact is likely to occur.	58, 17
Over-regulation	Not a question of there being over-regulation as this is very subjective – regulation needs to be consistent, proportional, accountable and targeted.	60
Meeting Schedule 1 objective for public engagement	Policies need to show how a desire to avoid over-regulation is not contrary to public engagement in Schedule 1 Objective 1(c).	15

3.14.3 Issues with the proposed public engagement processes

Five representors (5) noted that current statutory advertising processes are outdated, and that new technology or more contemporary practices should be adopted to ensure information reaches people who might be most interested or affected. Four others stated that there is a poor understanding of the planning system within the community and so information on planning matters should be more publicly accessible and able to be understood/visualized. There should also be early consultation to inform design.

Another comment was that public engagement and shared decision-making processes are integral to the effective implementation of most successful growth or liveability strategies. Opportunities for other innovative forms of public engagement should also be pursued, plus it was noted that appeal and civil enforcement rights are also important in ensuring public engagement in the planning system. Some representors also stated that the proposed public engagement policies would be difficult to implement, and consultation protocols are better located within guidelines.

Issue	Description	Representation number
Public engagement	Effective public engagement and shared decision-making processes are integral to implementation of most growth or liveability strategies.	38
Cross sector engagement	Encourage cross-sector engagement when translating principles into regulation (eg with industry, Uni).	59
Increased public engagement	Poor understanding of planning system within community. Information on planning matters should be more publicly	53, 59, 29, 17

	accessible and able to be understood/visualized, plus early consultation to inform design and proponent involvement.	
Outdated statutory advertising process	Statutory advertising processes are outdated – adopt new technology or more contemporary practices to ensure information reaches right people (maybe a two-tier system with one that only notifies immediate neighbours).	32, 41, 42, 38, 17
Appeal rights	Appeal and civil enforcement rights are also important in ensuring public engagement in the planning system.	30
Other forms of public engagement	There should be opportunities for other innovative forms of public engagement (eg People’s Forum).	12
Delete Public Engagement policies	These policies will be difficult to implement, and consultation protocols are better located within guidelines.	57, 30

3.14.4 Issues with the proposed strategic planning processes

Three representors supported strategies that encourage further local planning and consultation, and one stated that it was good to see population projections and land use planning aligned. Some submitted that these strategies are better read as principles for the implementation of TPPs and subordinate instruments.

One representor considered that they should emphasise the strategic coordination of infrastructure and land use planning. Another representor submitted that strategic planning strategies should include the involvement of Aboriginal communities in decision making.

Issue	Description	Representation number
Strategic planning principles	Strategic planning strategies are better read as principles for implementation of TPPs and subordinate instruments.	23, 38
Indigenous involvement	Strategic planning strategies should mention involvement of Aboriginal communities in decision making.	38
Population planning	Good to see population and land use planning aligned.	37
Coordinate land use and infrastructure	Emphasise the strategic coordination of infrastructure and land use planning, indicating connections with other TPP policies.	48
Local planning	Support strategies that encourage further local planning and consultation	26, 27, 45

3.14.5 Issues with the proposed regulation processes

Two representors submitted that these strategies should be deleted as they will create implementation problems (cost, time, agency cooperation, practicalities) and they go beyond the section 12B requirements. Another suggestion was that it is important that opportunities be taken to enhance the coordination of planning with other related regulatory regimes.

Some representors support improved planning efficiency based on regulation being proportionate to the impact caused by use/development. There was support from three representors for regulation policies to enable local aspirations to be expressed.

Another representor considered they would not support regulatory consistency that compromises the need to meet diverse local circumstances. Three representors highlighted the need for standard procedures to be adopted in treating 'No Permit Required' uses and developments, as there is no consistency in the different practices adopted by planning authorities.

Issue	Description	Representation number
Delete Regulation policies	There are implementation problems with the Regulation strategies re cost, time, agency cooperation, practicalities and they are beyond the section 12B requirements.	57, 58
NPR procedures	There should be standard procedures adopted in treating 'No Permit Required' uses and developments – PAs adopt different practices.	32, 41, 42
Local aspiration	Regulation policies should enable local aspiration.	26, 27, 45
Coordinate regulatory regimes	Opportunities should be taken to enhance coordination of planning with other related regulatory regimes.	38
Regulatory efficiency	Support planning efficiency based on regulation being proportionate to the impact caused by use/development.	59, 60
Regulatory consistency	Do not support regulatory consistency at the expense of needing to meet diverse local circumstances.	59

4.0 Tasmanian Planning Policy (TPP) Criteria

The Act requires that a statement be provided as to whether the Commission is satisfied that the draft of the TPPs meets the TPP criteria (section 12F(3)(b)). The TPP criteria are as set out in section 12B(4), and are as follows:

The TPPs must –

- (a) seek to further the objectives set out in Schedule 1 ; and
- (b) be consistent with any relevant State Policy.

The following assessment has led the Commission to conclude that the draft TPPs meet the TPP criteria.

4.1 Further Schedule 1 Objectives of the Act

The requirement to “further the objectives” is taken to mean that all the objectives must be addressed and promoted by way of the application of the TPPs. The objectives set out in Schedule 1 of the Act are in two parts, and are as follows, together with the Commission’s response for each objective:

4.1.1 Part 1 - Objectives of the Resource Management and Planning System of Tasmania

The objectives of the resource management and planning system of Tasmania are:

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

Response

It is firstly noted that under clause 2, “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.*

This objective focuses on ensuring that the planning system has sufficient controls and safeguards that only allow the sustainable development of natural resources in ways that also promote the continued functioning of ecological processes and genetic diversity. The Environmental Values policies within the draft TPP aim to fulfill this objective and the strategies within the draft TPP address the specific matters within the objective.

The PIA representation provided some examples to demonstrate where the draft TPPs fell short in this regard. One such example was an allowance for urban expansion to occur beyond an urban growth boundary (strategy 1.1.3.8) and another was where a lower priority was given to biodiversity than to social and economic benefits (strategies 2.1.3.2 and 2.1.3.5).

In the first example, such development would have to have an adverse impact on environmental values, but this cannot be assumed to always be the case just because it is occurring beyond a predetermined urban growth boundary. In fact, the strategy does require that such an expansion only occur if it can be strategically justified, based on site suitability, having regard to identified values (amongst other criteria).

In the second example, each strategy cannot be considered in isolation. This is the case throughout the TPPs, and the point is clearly made in the GA section. There are sufficient safeguards within the other strategies under this Biodiversity theme to ensure that the perceived social and economic benefits do not have a higher priority than the need to protect high biodiversity values.

Some representors highlighted the phrase within this definition that states that sustainable development is achieved by enabling “*people and communities to provide for their social, economic and cultural well-being and for their health and safety*”. They contended that this phrase means that local communities should have the autonomy to determine what constitutes sustainable development without the constraints of any contrary regional or state-based policy. However, it is the Commission’s view that this objective is referring to all levels of the Tasmanian community and that it is necessary to balance state, regional and local interests.

It is the Commission’s view that the draft TPPs will further this objective.

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

Response

Fair, orderly and sustainable use and development is more likely to occur if there is a cohesive policy framework that guides the implementation of the planning system. The TPPs provide policies at a state-based level that can be further interpreted strategically (within the RLUSs) and through regulation, both at a state level (within the SPPs) and at a local level (within LPSs).

It is the Commission’s view that the draft TPPs will further this objective.

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

Response

This objective focuses on ensuring that the process in preparing the TPPs provides for an appropriate level of public engagement and that the implementation of the TPPs will facilitate further public involvement in resource management and planning. An early draft of the TPPs was released for public comment by the SPO. The draft TPPs were subsequently reviewed and supplied to the Commission for exhibition in accordance with section 12D of the Act.

Public hearings were held by the Commission to further inform its assessment of the comments and suggestions that were made as a result. The draft TPPs themselves also include specific strategies within the Planning Processes TPP that provide the necessary policy guidance for public engagement in the planning system.

It is the Commission’s view that the draft TPPs will further this objective.

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

Response

This objective focuses on ensuring that the planning system facilitates economic development while also meeting the earlier objectives. The system relies upon an appropriate balance being achieved that allows for economic development to occur, but not at the undue expense of environmental values for example. The TPPs achieve this through their inclusion of a Sustainable Economic Development TPP and the GA that stipulates how the potentially conflicting strategies are to be applied.

It is noted in this regard that any such broad-based policy instrument will include strategies that, if implemented in isolation, will conflict with others. This is why the TPPs must be read and implemented as a whole. The “application principles” within the draft TPPs include a list of matters that must be considered (see principle 7 on page 4 of the draft TPPs) when applying “balanced consideration and judgement derived from evidence”. This is the correct approach.

It is the Commission's view that the draft TPPs will further this objective.

- (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.*

Response

This objective focuses on ensuring that the different types and levels of interest are properly represented within the planning system and that the responsibility for implementation is similarly allocated. While the draft TPPs represent the state-based policy direction that is needed for a planning system that is primarily implemented by local government, input into their preparation was also provided from community, industry and specialist government agencies. The draft TPPs reflect this broad scope. They are a necessary component in the development of a cohesive and integrated policy framework that can facilitate a shared responsibility for resource management and planning.

It is the Commission's view that the draft TPPs will further this objective.

4.1.2 Part 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule:

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

Response

This objective focuses on the implementation of the planning system by State and local government. The TPPs provide the necessary high level planning policies that can be delivered by the RLUSs and the TPS, in both a strategic and regulatory sense.

Some representors highlighted the important role that the TPPs play in filling a strategic policy void in the planning system in a manner that reflects contemporary best practice. This is also promoted by the inclusion of the Planning Processes (Strategic Planning) TPP and the strategies therein that aim to further deliver on this objective.

It is the Commission's view that the draft TPPs will further 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;*

Response

This objective relates to the establishment of the planning system, of which an over-arching set of planning policies would be expected to be an integral component. The legislated TPPs are to perform this function and the draft TPPs have been prepared in a manner to do this. No such system is static, and much is learned from its ongoing implementation.

It is expected that the same will occur following the application of the TPPs and they will need to be reviewed and revised in the future, in conjunction with the complementary RLUSs and SPPs. This is also promoted by the inclusion of the Planning Processes (Regulation) TPP and its strategies that aim to further deliver on this objective.

It is the Commission's view that the draft TPPs will further this 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;*

Response

The draft TPPs include various policies that explicitly deal with the broad range of environmental, social and economic issues that relate to the implementation of the Tasmanian planning system. All of the relevant matters are dealt with, including for example due consideration of climate change is integrated within all of the main policy areas.

It is the Commission's view that the draft TPPs will further this objective.

- (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;*

Response

The draft TPPs include a broad suite of policies that are required by legislation to be implemented by the RLUs and the TPS (the SPPs at a state level and the LPSs at a local level). These draft TPPs have been developed following input from state, regional and municipal government levels. The final form of the draft TPPs reflects this input as they have been informed by and are considered consistent with other existing government policies.

The directions for their implementation within the GA, also provide appropriate guidance to deal with the conflicting priorities that are an inevitable part of any planning framework such as the Tasmanian RMPS.

It is the Commission's view that the draft TPPs will further this objective.

- (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;*

Response

The draft TPPs play their part in meeting this objective by providing a state-based or over-arching policy setting for the planning system. They do this satisfactorily by balancing the need for certainty in the manner of their prescription and a need for flexibility in their application to the other associated planning instruments.

The TPPs themselves will be primarily used in the regular review of the RLUs and SPPs, while also being applied as part of the assessment of Major Projects and planning scheme amendments (up until the time that the RLUs and SPPs have been reviewed).

It is the Commission's view that the draft TPPs will further 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;*

Response

This objective is primarily addressed by the Liveability and Design policies within the Settlement TPP. The Liveability policy is "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", and the Design policy is "to create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community". These policies are supported by strategies that seek to deliver the respective objectives.

It is the Commission's view that the draft TPPs will further this objective.

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

Response

The draft TPPs have included policies relevant to this objective under the Cultural Heritage TPP and the Environmental Values TPP (the latter about protecting places of scientific and landscape values). The Cultural Heritage policies address the need to conserve those buildings, areas or other places consistent with this objective.

It is the Commission’s view that the draft TPPs will further this objective.

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

Response

The draft TPPs have included relevant policies under the Physical Infrastructure TPP with strategies addressing the provision of services, energy infrastructure, roads, passenger transport modes, ports and strategic transport networks. These policies provide for the orderly provision and coordinated delivery of public infrastructure and utilities for the benefit of the community.

It is the Commission’s view that the draft TPPs will further this objective.

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

Response

This objective focuses on ensuring that the planning system provides for land use and development that does not exceed the capability of the land to accept those uses or developments. It is important for the planning framework to be based on accurate and relevant information on which to base planning decisions. The draft TPPS contains various strategies within the Settlement, Environmental Values, Environmental Hazards and Sustainable Economic Development TPPs that address this need.

It is the Commission’s view that the draft TPPs will further this objective.

4.2 Consistent with any relevant State Policy

The current State Policies are:

- *State Coastal Policy 1996*
- *State Policy on Water Quality Management 1997*
- *State Policy on the Protection of Agricultural Land 2009*
- The *National Environmental Protection Measures* are also taken to be State Policies in Tasmania. The current NEPMs are:
 - Air Toxics NEPM
 - Ambient Air Quality NEPM
 - Assessment of Site Contamination NEPM
 - Diesel Vehicle Emissions NEPM
 - Movement of Controlled Waste between States and Territories NEPM
 - National Pollutant Inventory (NPI) NEPM
 - Used Packaging Materials NEPM

The requirement to “be consistent with any relevant State Policy” is taken to mean that the TPPs are to support or be compatible with the State Policies and not be contrary to them. They do not have to necessarily promote or further every aspect of the State Policies. The draft TPPs have embedded within them those aspects of the State Policies that are relevant.

The State Policies are not drafted in a consistent manner or format and vary in relation to their relevance to the planning system. In some cases, the strategies within the draft TPPs need to go further than the State Policies and in some cases the State Policies include a lot more detail. A response to each of these State Policies is provided below.

4.2.1 State Coastal Policy 1996 (SCP)

The SCP is delivered by way of many “outcomes” as listed under the following three Principles.

Natural and cultural values of the coast shall be protected.

The coast shall be used and developed in a sustainable manner.

Integrated management and protection of the coastal zone is a shared responsibility.

1.0 *Protection of natural and cultural values of the coastal zone*

1.1 *Natural resources and ecosystems*

1.1.1 *The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

1.1.2 *The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

1.1.3 *The coastal zone will be managed to conserve the diversity of all native flora and fauna and their 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.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

1.1.4 *Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

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.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

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.*

Response

The delivery of this outcome is outside the scope of the TPPs.

- 1.1.7 Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

- 1.1.8 An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.*

Response

The delivery of this outcome is outside the scope of the TPPs.

- 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.*

Response

The Environmental Values TPP is consistent with and will support the delivery of this outcome.

- 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.*

Response

The Settlement, Environmental Values and Physical Infrastructure TPPs are consistent with and will support the delivery of 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.*

Response

The Environmental Values and Environmental Hazards (Bushfire) TPPs are consistent with and will support the delivery of this outcome.

- 1.2 Cultural Historic Resources*

- 1.2.1 Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.*

Response

The Cultural Heritage (Aboriginal Cultural Heritage) TPP is consistent with and will support the delivery of this outcome.

- 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.*

Response

The Cultural Heritage (Aboriginal Cultural Heritage) TPP is consistent with and will support the delivery of this outcome.

- 1.3 Cultural Heritage*

- 1.3.1 *Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.*

Response

The Cultural Heritage TPP is consistent with and will support the delivery of this outcome.

1.4 *Coastal 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.*

Response

The Environmental Values (Coasts) and Environmental Hazards TPPs are consistent with and will support the delivery of this outcome.

- 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.*

Response

The Environmental Values (Coasts) and Environmental Hazards TPPs are consistent with and will support the delivery of this outcome.

- 1.4.3 *Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.*

Response

The Environmental Values (Coasts) and Environmental Hazards TPPs are consistent with and will support the delivery of this outcome.

2.0 *Sustainable development of coastal areas and resources*

2.1 *Coastal uses and development*

- 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.*

Response

The Settlement and Environmental Values TPPs are consistent with and will support the delivery of this outcome.

- 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.*

Response

The delivery of this outcome is outside the scope of the 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.*

Response

The Settlement, Environmental Values and Physical Infrastructure TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this 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.

Response

The application of the precautionary principle is supported within strategy 7.2.3(1). As well as this, the Settlement, Environmental Values and Environmental Hazards TPPs are aligned with the objectives of the precautionary principle and are consistent with and will support the delivery of this outcome.

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 spatial, social, economic, cultural or environmental reasons.

Response

The Settlement and Environmental Values TPPs are consistent with and will support the delivery of this outcome.

2.1.7 New industrial developments will be encouraged to locate in specified industrial zones.

Response

The Settlement and Sustainable Economic Development (Industry) TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The Sustainable Economic Development (Extractive Industry) TPP is consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is outside the scope of the 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.

Response

The delivery of this outcome is outside the scope of the TPPs.

2.1.11 Extraction of sand will be provided for by zoning of appropriate areas in planning schemes.

Response

The Sustainable Economic Development (Extractive Industry) TPP is consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is outside the scope of the TPPs.

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.

Response

The Environmental Values (Coasts) and Sustainable Economic Development (Agriculture) are consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is outside the scope of the TPPs.

2.1.15 Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.

Response

The delivery of this outcome is outside the scope of the TPPs.

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.

Response

The delivery of 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.

Response

The delivery of 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.

Response

The delivery of this outcome is 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.

Response

The delivery of this outcome is outside the scope of the TPPs.

2.2 Marine farming

Response

The delivery of these outcomes is outside the scope of the TPPs.

2.3 Tourism

2.3.1 Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.

Response

The Settlement, Environmental Values and Sustainable Economic Development (Tourism) TPPs are consistent with and will support the delivery of this outcome.

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 lifesaving facilities and personnel required to protect people.

Response

The delivery of this outcome is outside the scope of the TPPs.

2.3.3 Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.

Response

The Sustainable Economic Development (Tourism) TPP is consistent with and will support the delivery of this outcome.

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.

Response

The Environmental Values and Sustainable Economic Development (Tourism) TPPs are consistent with and will support the delivery of this outcome.

2.4 Urban 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.

Response

The Environmental Values and Settlement (Growth) TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The Settlement (Growth) and Environmental Values (Coasts) TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The Settlement (Growth) TPP is consistent with and will support the delivery of this outcome.

2.5 Transport

2.5.1 All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.

Response

The Physical Infrastructure TPP is consistent with and will support the delivery of this outcome.

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.

Response

The Environmental Values and Sustainable Economic Development TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is outside the scope of the TPPs.

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.

Response

The delivery of this outcome is outside the scope of 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.

Response

The Physical Infrastructure (Ports and Strategic Transport Networks) TPP is consistent with and will support the delivery of this outcome.

2.6 Public 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.*

Response

The delivery of this outcome 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.*

Response

The delivery of this outcome is outside the scope of the TPPs.

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.*

Response

The delivery of this 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 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.*

Response

The delivery of this outcome is outside the scope of the TPPs.

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.*

Response

The delivery of this 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.*

Response

The Physical Infrastructure (provision of Services) and Settlement (Growth) TPPs are consistent with and will support the delivery of this outcome.

2.7 *Public 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.*

Response

The delivery of this outcome is outside the scope of 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.*

Response

The Environmental Values (Coasts) TPP is consistent with and will support the delivery of this outcome.

2.7.3 Expansion of shack sites on public land in the coastal zone will not be permitted.

Response

The delivery of this 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.

Response

The delivery of this outcome is outside the scope of the TPPs.

2.8 Recreation

2.8.1 Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.

Response

The Settlement and Environmental Values (Coasts) TPPs are consistent with and will support the delivery of this outcome.

2.8.2 Suitable recreation opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.

Response

The Settlement and Environmental Values TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is outside the scope of the TPPs.

3.0 Shared responsibility for integrated management of coastal areas and resources

3.1 Shared 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.

Response

The TPPs in their entirety are consistent with and will support the delivery of this outcome.

3.1.2 Coastal management should be considered as an integral component of regional planning undertaken in the State.

Response

The Environmental Values (Coasts) TPP is consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is 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.

Response

The Cultural Heritage (Aboriginal Cultural Heritage) and Planning Processes (Public Engagement) TPPs are consistent with and will support the delivery of this outcome.

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.

Response

The delivery of this outcome is outside the scope of the TPPs.

3.1.6 Councils will prepare strategic and operational plans for their municipal areas having regard to the principles, objectives and outcomes of this Policy and will be encouraged to function in a coordinated and collaborative manner with adjacent councils and other planning authorities.

Response

The delivery of this outcome is outside the scope of the TPPs.

3.1.7 State government agencies and planning authorities will participate with other State, Territory and Commonwealth agencies in relevant forums to foster a national approach to coastal zone management.

Response

The delivery of this outcome is outside the scope of the TPPs.

3.2 Institutional arrangements

Response

The delivery of this outcome is outside the scope of the TPPs.

3.3 Public participation and information

3.3.1 Public awareness of coastal issues and community participation in managing the coastal zone will be encouraged and facilitated, including networking between community groups working in the coastal zone.

Response

The Planning Processes (Public Engagement) TPP is consistent with and will support the delivery of 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.

Response

The delivery of this 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.

Response

The delivery of this 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.

Response

The delivery of this outcome is outside the scope of the TPPs.

3.3.5 Research into coastal processes and matters related to coastal zone planning and management by government or research institutions will be encouraged and assisted where possible.

Response

The delivery of this outcome is outside the scope of the TPPs.

4.0 Implementation, evaluation and review

Response

The delivery of this outcome is outside the scope of the TPPs.

Accordingly, the Commission's assessment is that the draft TPPs are consistent with the SCP.

4.2.2 State Policy on Water Quality Management 1997 (SPWQM)

The SPWQM describes a framework to develop water quality guidelines and water quality objectives. Part 4 of the SPWQM includes Actions to achieve the Water Quality Objectives and Division 3 within that Part includes those Actions that address the Management of Diffuse Sources of Pollution.

A preliminary assessment conducted by the SPO considered that these were the Actions that would be relevant to land use planning and the TPPs.

The Commission agrees with that conclusion and, acknowledging that the SPWQM addresses matters in considerably more detail than the TPPs, the most relevant provisions relate to:

- *Control of erosion and stormwater runoff from land disturbance.*
- *Agricultural runoff.*
- *Urban runoff.*
- *Road construction, maintenance and drainage.*
- *Acid drainage – soils.*

31. Control of erosion and stormwater runoff from land disturbance.

31.1 Planning schemes should require that development proposals with the potential to give rise to off-site polluted stormwater runoff which could cause environmental nuisance or material

or serious environmental harm should include, or be required to develop as a condition of approval, stormwater management strategies including appropriate safeguards to reduce the transport of pollutants off-site.

- 31.2 *Stormwater management strategies required pursuant to clause 31.1 should address both the construction phase and operational phase of the development and use of land and have the maintenance of water quality objectives (where these have been defined) as a performance objective.*
- 31.3 *To assist with the preparation of stormwater management strategies, the Board should facilitate the development or adoption of a code of practice or guidelines describing best practice environmental management for the control of erosion and stormwater runoff from construction activities, including roadworks.*
- 31.4 *Codes of practice or guidelines required by this Policy in respect of specific activities with the potential to impact on stream-side land should pay specific attention to defining appropriate stream-side buffer strips and acceptable management practices within these strips. Strategies and incentives, including economic instruments, to encourage the retention and/or improved management of streamside vegetation should be investigated.*
- 31.5 *Planning schemes must require that land use and development is consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.*

Response

These SPWQM Actions are supported by the Environmental Values (Waterways, Wetlands and Estuaries) and Physical Infrastructure (Provision of Services) TPPs.

- 32. *Agricultural runoff.*
- 32.1 *The State Government will facilitate and encourage the development of a code of practice or guidelines to describe best practice environmental management to minimise the impact of stormwater runoff from agricultural land on water quality and ensure that the farming community has the opportunity to play a key role in the development of such guidelines or codes.*
- 32.2 *Governments and agri-businesses should promote the implementation of best practice environmental management for agricultural activities to minimise impacts on water quality.*
- 32.3 *The managers of agricultural enterprises shall implement the code of practice or guidelines referred to in 32.1 as a means of complying with the Environmental Management and Pollution Control Act 1994. Regulatory authorities should take account of the application of the code when considering enforcement action under that legislation.*

Response

These SPWQM Actions are supported by the Environmental Values (Waterways, Wetlands and Estuaries) TPPs.

- 33. *Urban runoff.*
- 33.1 *Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments and ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.*
- 33.2 *State and Local Governments should develop and maintain strategies to encourage the community to reduce stormwater pollution at source.*

- 33.3 *Where urban stormwater runoff is prejudicing, or has significant potential to prejudice, the achievement of water quality objectives, councils should prepare and implement a stormwater management plan consistent with the principles and methodology set out in “Guidelines for Urban Stormwater Management”, publication 10 of the National Water Quality Management Strategy.*
- 33.4 *Councils should carry out an assessment of the need for stormwater management plans in respect of stormwater discharges within their jurisdiction and provide a report on this assessment to the Board within 3 years of the making of this Policy. The assessment should also be reported in the council’s annual report.*

Response

These SPWQM Actions are supported by the Environmental Values (Waterways, Wetlands and Estuaries) and Physical Infrastructure (Provision of Services) TPPs.

35. *Road construction, maintenance and drainage.*
- 35.1 *Road construction and maintenance operations will be carried out in accordance with the guidelines or code of practice developed pursuant to clause 31.3 of this Policy or employ other measures consistent with best practice environmental management, to prevent erosion and the pollution of streams and waterways by runoff from sites of road construction and maintenance.*

Response

These SPWQM Actions are supported by the Environmental Values (Waterways, Wetlands and Estuaries) and Physical Infrastructure (Provision of Services) TPPs.

36. *Acid drainage – soils.*
- 36.1 *The State Government should ensure that a survey is carried out to identify Tasmanian soils and surface geology with the potential to give rise to highly acidic drainage if disturbed or developed.*
- 36.2 *Any such areas will be subject to appropriate development controls to prevent acid drainage developing to the extent that it may become a threat to water quality objectives in the short or long term.*
- 36.3 *If the survey described in clause 36.1 identifies areas where acid drainage from soils is preventing the achievement of water quality objectives, the appropriate authorities should develop a remediation strategy with the objective of achieving the water quality objectives.*

Response

These SPWQM Actions are supported by the Environmental Values (Geodiversity) and Environmental Hazards (Contaminated Air and Land) TPPs. There is no specific reference to acid drainage in the draft TPPs.

Accordingly, the Commission’s assessment is that the draft TPPs are consistent with the SPWQM.

4.2.3 State Policy on the Protection of Agricultural Land 2009 (PAL)

The Principles within the PAL Policy are listed below, together with individual responses that relate to how well the TPPs meet these Principles. The State Policy states that these Principles “will be implemented through planning schemes and other relevant planning instruments. No one Principle should be read in isolation from the others to imply a particular action or consequence”.

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.*

Response

The draft TPPs support this principle through such strategies as 4.1.3 (3), (4), (5), (6) and (7). These strategies require that the potential impact of non-agricultural use and development be considered in order that the sustainable development of agricultural land is not unreasonably confined or restrained.

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.*

Response

Within the draft TPPs, reference is made to land within the “higher classes of agricultural capability” (TPPs 4.1.3(2)) and land with “significant agricultural capabilities” (TPPs 4.1.3(4)) and “agricultural land” more generally (TPPs 4.1.2 and 4.1.3(1), (3), (5), (6), (7)). The only definition within the Policy is that:

“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.

The SPPs contain a definition of “prime agricultural land” as referred to in this Principle and this is:

“Prime agricultural land” means agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

The reference to “higher classes of agricultural capability” within strategy 4.1.3(2) is taken to be equivalent to “prime agricultural land” and that strategy specifically addresses this Principle, by preventing “the permanent loss or conversion of the land’s agricultural potential”. This is supported by strategy 4.1.3(1) which provides for the application of “contemporary land capability classification mapping systems”.

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.*

Response

The draft TPPs support this principle through such strategies as 4.1.3 (3) and (7). Strategy (3) allows for compatible uses to operate on agricultural land. Strategy (7) prevents the permanent conversion of agricultural land to non-agricultural land with a few exceptions, one being if “the conversion contributes to the viability of the agricultural use on the site, local area or region”.

These strategies must be read in conjunction with strategies (2) and (4) which stress the importance of protecting land “within the higher classes of agricultural capability”. Together, they are consistent with and support this Principle.

4. *The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:*
 - (a) *minimising the amount of land alienated;*
 - (b) *minimising negative impacts on the surrounding environment; and*
 - (c) *ensuring the particular location is reasonably required for operational efficiency.*

Response

The draft TPPs support this principle through such strategies as 4.1.3 (3) and (7). Strategy (3) allows for “compatible uses to operate on agricultural land where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land”.

Strategy (7) prevents the permanent conversion of agricultural land to non-agricultural land with a few exceptions, one being if “the scale of the conversion or sterilisation is minor ...”, this being relevant to (a) above. Other aspects of this Principle (e.g. minimising environmental impact) are dealt with by other strategies within the TPPs.

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.*

Response

The draft TPPs support this principle through strategy 4.1.3 (9). It allows for a “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.*

Response

The draft TPPs do not have any one strategy that specifically targets this Principle. They do however, within the Sustainable Economic Development TPP (of which Agriculture is a part), have strategies that accommodate other development opportunities that may need to be considered on a case-by-case basis at a regional level.

The GA is clear that the TPPs are to be read in their entirety. In so doing, any deviation from the Agriculture strategies would “need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits” as per this Principle. The draft TPPs are consistent with this Principle.

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.*

Response

The draft TPPs support this principle through the policy considerations within a number of the Agriculture TPP strategies and the need to balance competing priorities in accordance with the guidance provided within the General Application section. Consideration of the local and regional significance of the land in question will take place at those more specific planning levels.

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.*

Response

The draft TPPs support this principle through strategy 4.1.3 (4) which specifically protects agricultural land within irrigation districts, “by affording them the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses”.

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.*

Response

The draft TPPs do not have any one strategy that specifically targets this Principle, but there is nothing in the TPPs that would suggest an agricultural use would be prohibited or require a discretionary permit on land that is zoned for a rural purpose.

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.*

Response

There is nothing in the draft TPPs that is contrary to this Principle. It is essentially self-executing and would be delivered through planning schemes as described – noting that the SPPs have been drafted so that they are consistent with the PAL Policy.

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

Response

There is nothing in the draft TPPs that is contrary to this Principle. It is essentially self-executing and would be delivered through planning schemes as described, noting that the SPPs have been drafted so that they are consistent with the PAL Policy.

Accordingly, the Commission’s assessment is that the draft TPPs are consistent with the PAL Policy.

4.2.4 National Environmental Protection Measures (NEPMs)

The Commonwealth *National Environment Protection Council Act 1994*, and complementary State and Territory legislation, allows the National Environment Protection Council to make NEPMs. By function of the *State Policies and Projects Act 1993* (SPPA) within Tasmania, NEPMs are taken to be State Policies. The goals of each of the NEPMs are as follows and a separate response is provided for each NEPM.

Air Toxics NEPM

The Goal of this NEPM is “to improve the information base regarding ambient air toxics with the Australian environment in order to facilitate the development of standards”. The Desired Environmental Outcomes are “to facilitate management of air toxics in ambient air that will allow for the equivalent protection of human health and wellbeing by:

- (1) Providing for the generation of comparable, reliable information on the levels of toxic air pollutants at sites where significant elevated concentration of one or more of these air toxics are likely to occur (Stage 1 sites) and where the potential for significant population exposure to air toxics exists (Stage 2 sites);
- (2) Establishing a consistent approach to the identification of such sites for use by jurisdictions;

- (3) Establishing a consistent frame of reference ('monitoring investigation levels'-MILs) for use by jurisdictions in assessing the likely significance of levels of air toxics measured at Stage 2 sites; and
- (4) Adopting a nationally consistent approach to monitoring air toxics at a range of locations (e.g.: near major industrial sites, major roads, areas affected by wood smoke)."

Response

This NEPM deals with matters that are too specific or detailed for the TPPs, as it focuses on the collection of information about air toxics. There is nothing in the draft TPPs that would impede or be contrary to the goal of this NEPM.

Ambient Air Quality NEPM

The Goal of this NEPM is "to achieve National Environment Protection Standards as assessed in accordance with (set) monitoring protocol". The Desired Environmental Outcome is for "ambient air quality that allows for the adequate protection of human health and wellbeing".

Response

This NEPM deals with matters that are too specific or detailed for the TPPs, as it focuses on monitoring protocols for ambient air quality. Nevertheless, the Environmental Hazards (Contaminated Air and Land) TPP (including the strategies at 3.5.3) broadly supports this NEPM and there is nothing else in the draft TPPs that would impede or be contrary to the goal of this NEPM.

Assessment of Site Contamination NEPM

The Goal of this NEPM is "to establish a nationally consistent approach to the assessment of site contamination to ensure sound environmental management practices by the community which includes regulators, site assessors, environmental auditors, landowners, developers and industry". The Desired Environmental Outcome is "to provide adequate protection of human health and the environment, where site contamination has occurred, through the development of an efficient and effective national approach to the assessment of site contamination".

Response

The draft TPPs support this NEPM through the Contaminated Air and Land TPP and, in particular strategy 3.5.3(1) that seeks to identify land that has been affected by potentially contaminating activities. Otherwise, the NEPM deals with matters that are too specific for the TPPs, as it focuses on establishing a nationally consistent approach to assessing contaminated sites. There is nothing in the draft TPPs that would impede or be contrary to the goal of this NEPM.

Diesel Vehicle Emissions NEPM

The Goal of this NEPM is "to reduce exhaust emissions from diesel vehicles, by facilitating compliance with in-service emissions standards from diesel vehicles". The Desired Environmental Outcome is "to reduce pollution from in-service diesel vehicles".

Response

This NEPM deals with matters that are not relevant to the TPPs, as it focuses on the reduction exhaust emissions from diesel vehicles. There is nothing in the draft TPPs that would impede or be contrary to the goal of this NEPM.

Movement of Controlled Waste between States and Territories NEPM

The Goal of this NEPM is "to assist in achieving the desired environmental outcomes by providing a basis for ensuring that controlled wastes which are to be moved between States and Territories are

properly identified, transported, and otherwise handled in ways which are consistent with environmentally-sound practices for the management of these wastes”. The Desired Environmental Outcome is “to minimise the potential for adverse impacts associated with the movement of controlled waste on the environment and human health”.

Response

This NEPM deals with matters that are not relevant to the TPPs, as it focuses on the movement of controlled wastes. There is nothing in the draft TPPs that would impede or be contrary to the goal of this NEPM.

National Pollutant Inventory (NPI) NEPM

The Goal of this NEPM is “(1) to collect a broad base of information on emissions and transfers of substances on the reporting list, and (2) to disseminate the information collected to all sectors of the community in a useful, accessible and understandable form”. This NEPM does not include greenhouse gas emissions – greenhouse gas and energy reporting requirements are covered by the *National Greenhouse and Energy Reporting Act 2007*. The Desired Environmental Outcomes are “(1) the maintenance and improvement of ambient air quality; and ambient marine, estuarine and freshwater quality; (2) the minimisation of environmental impacts associated with hazardous wastes; and (3) an improvement in the sustainable use of resources”.

Response

This NEPM deals with matters that are too specific or detailed for the TPPs, as it focuses on the development of a National Pollutant Inventory. There is nothing in the draft TPPs that would impede or be contrary to the goal of this NEPM.

Used Packaging Materials NEPM

The Goal of this NEPM is “to reduce environmental degradation arising from the disposal of used packaging and conserve virgin materials through the encouragement of re-use and recycling of used packaging materials by supporting and complementing the voluntary strategies in the Australian Packaging Covenant”.

The Desired Environmental Outcome is “to minimise the overall environmental impacts of packaging by pursuing the Covenant performance goals (1) Design: optimise packaging to use resources efficiently and reduce environmental impact without compromising product quality and safety; (2) Recycling: efficiently collect and recycle packaging; and (3) Product Stewardship: demonstrate commitment by all signatories.”

Response

This NEPM deals with matters that are not relevant to the TPPs, as it focuses on the disposal of used packaging materials. There is nothing in the draft TPPs that would impede or be contrary to the goal of this NEPM.

Accordingly, the Commission considers that the draft TPPs are consistent with the relevant NEPMs.

5.0 Technical Matters relating to Implementation of TPPs

Section 12F(3)(c) of the Act states that this report must contain:

- (c) *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 –*
- (i) *the Tasmanian Planning Scheme; or*
 - (ii) *each regional land use strategy –*

if the TPPs were made under section 12G(2) in the terms of the draft of the TPPs.

The Commission has considered what constitutes ‘matters of a technical nature’. These have been taken to refer to matters that might affect policy delivery or implementation – as meant by “the application of the TPPs” in the Act. In considering this, the following questions formed the basis for considering any matters of a technical nature that are relevant to the application of the TPPs to both the TPS and the RLUSs:

- Is the intent of policies clear?
- Are there any structural, administrative or legal impediments to implementation?
- Is the terminology understood and aligned to other documentation and processes in the planning system?
- Are there structural or administrative processes that might need support or development to ensure timely and efficient implementation of the TPPs?

The assessment conducted by the Commission was informed by the matters that were raised by the representors (as listed in Part 3 of this report).

The following outlines what the Commission considers are the main implementation issues for the draft TPPs.

5.1 General Application of TPPs and relationship with other Planning Instruments

Whether the broad scope of the draft TPPs is appropriate – do they deal with matters outside of the planning system and so cannot be implemented as required?

Some representors took a quite narrow view as to what matters could be addressed by way of the planning system while others submitted that the planning system’s influence extended well beyond its strict statutory confines. The Commission recognizes the broad scope of the Schedule 1 Objectives and the criteria within section 12B(2), which states that the TPPs may relate to the sustainable use, development, protection or conservation of land; environmental protection; liveability, health and wellbeing of the community; or any other matter that may be included in a planning scheme or a RLUS. The similarly broad scope of the draft TPPs is therefore considered appropriate.

While there may be certain land use and development constraints within what planning schemes may address (often due to legislated exemptions), the RLUSs must take a much broader perspective, as reflected in the Schedule 1 Objectives of the Act.

It is also to be expected that the TPP strategies would need to be expressed in a level of detail that provides the necessary policy direction for such relatively complex planning instruments as the SPPs and the various LPSs. The draft TPPs appear to provide the necessary guidance for both the RLUSs (in a broad policy sense) and the TPS (to a sufficient level of detail and prescription).

It is the Commission’s view that the broad scope adopted by the draft TPPs is appropriate for their effective implementation.

Whether the General Application section of the draft TPPs (GA) can be clearly understood and specifically how priorities are to be dealt with between competing policies.

The GA is included as a means of meeting the requirements of section 12B(3) of the Act. It describes what the operative parts of the TPPs are and provides directions as to how the TPPs are to be applied to the other planning instruments (they being the RLUSs, SPPs and LPSs). These directions are listed as seven “application principles”.

Some representors submitted that these principles within the GA were too vague and that it was not clear as to how competing priorities across the draft TPPs could be resolved. Regarding the latter, each of the individual TPPs focus on particular issues and so it is inevitable that planning decisions will need to prioritise one or the other. For example, it is not to be expected that pursuing settlement growth or economic development strategies will necessarily be in accordance with that of pursuing strategies that protect environmental values or cultural heritage. General Application principle number 7 specifically deals with this issue and sets out the various criteria which would need to be considered.

One representor contended that this would be assisted if higher priority is given to the three most important high-level issues, these being climate change, biodiversity (preventing ecosystem collapse) and housing. It is not clear how this prioritisation might be given effect or what adverse implications there may be if they are prioritised over all other matters, and in fact they might, on some occasions, conflict with each other. In fact, each of these issues already feature very prominently within the draft TPPs.

A more flexible approach is the only realistic option and is no different to when any reasonably complex planning matter is considered or how the existing RLUSs are applied. There will always be multiple priorities that need to be assessed against each other. As circumstances will always vary, it is not possible to pre-empt a weighting of the policies which indicates that some are more important than others.

The TPPs must be able to work as a whole. There are so many inter-relationships between policy areas, it is futile to try to compartmentalize or prioritise in a way that simplifies the complex reality of land use planning. It is also acknowledged that the strategies are arranged in sequence in the form of a process of implementation that is to be followed. Changing one strategy may affect the next one. One strategy should not be implemented on its own but only while also considering the others under that same objective.

It is the Commission’s view that the General Application principles are reasonable and do reflect an approach that is normally taken when implementing other planning instruments such as a planning scheme. Land use planning is never totally absolute, and the respective merits of competing priorities and policies must always be assessed as objectively as possible. Bearing this in mind, sufficient guidance has been provided within the draft TPPs to resolve the potential conflicting priorities between strategies and to enable an optimal form of implementation. The Commission is not recommending any changes to the existing application principles within the draft TPPs.

Whether the use of objectives and strategies within the draft TPPs is appropriate – noting that the Act refers to aims or principles.

Section 12B(1) states that “the purposes of the TPPs are to set out the aims, or principles, that are to be achieved or applied by the Tasmanian Planning Scheme and the regional land use strategies”. The Act does not stipulate that a format of aims and principles must be used, but there is an argument that the TPPs would be more compliant with the Act if they were. As a general principle, the TPPs should be using the same language that is used within the Act.

Within the draft TPPs, the “aims or principles” are equivalent to the objectives and the manner by which they are to be implemented is indicated by the strategies. These strategies are written as action statements, but they also have policy principles embedded within them. The application of these strategies is supported by a set of principles contained within the operative General Application section.

The use of “strategies” within the TPPs however does deviate from the terminology used within section 12B of the Act. The objectives are synonymous with the “aims”, but there is no equivalent for the strategies. They have been introduced as a means of addressing section 12B(3) which 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”.

It is the Commission’s view that this is a somewhat tenuous justification (while also noting the “may” in this provision), plus some additional difficulties arise from the strategies being written in a variety of formats. Some strategies are pitched at a high level, while others are detailed enough to be almost like planning scheme standards. Some strategies are like principles, while others describe very specific tasks or instructions on how to go about things. This variety may cause some potential for argument when an assessment must be made as to whether another planning instrument (LPS, SPP, RLUS) is consistent with all the TPPs, as required in sections 5A, 15 and 34 of the Act and the assessment criteria for Major Projects (see below).

The potential for complicating future implementation of the TPPs is an issue that must be considered. Greater clarity and scope for implementation may be derived from redrafting the TPPs so that the strategies are re-written as principles or more like desired outcomes to be achieved rather than tasks to be carried out. The TPPs would then be pitched at a higher policy level.

In many cases, this conversion might be quite straightforward. For example, an existing strategy that commenced with “Promote the protection of significant ...”, would be simply replaced by “Protect significant ...”. A conversion like this that simplifies the draft TPPs would have implementation advantages, bearing in mind the existing complexities of the Tasmanian planning system. Implementation of the TPPs might be facilitated by the establishment of guidelines that could include some of the detail within existing draft strategies, and which provide the more prescriptive guidance for implementation of the TPPs in the TPS and the RLUSs (see further discussion on the need for guidelines below).

However, it is also acknowledged that there are many strategies that are not so easily converted to principles. They are tasks that need to be completed and on which other strategies within each TPP rely. For example, this can be easily identified by noting any strategy that starts with the word “identify” – there are 30 such strategies in total. These are tasks that need to be completed to inform the implementation of subsequent strategies within each TPP. Many TPPs have a hierarchy of strategies that build on the work done by the preceding ones. This then forms an integrated policy framework within each TPP.

While the Commission is of the view that it would have been preferable to draft the TPPs as ‘aims’ and ‘principles’, there are several considerations that it has considered in not recommending that there be a change to the format of the initial version of the TPPs. Those considerations are:

- The Commission is not persuaded that the TPPs in their current format will be unworkable.
- A conversion from strategies to principles would be a complex drafting exercise which may result in the need to re-exhibit the redrafted TPPs.
- The longstanding absence of any Government or Ministerial direction on comprehensive statewide planning policies has been a major shortcoming of the State’s planning system.

- The TPPs are the foundational document for the review of the State’s land use planning system reforms and a key to future ongoing progress of long overdue updating of the three RLUSs that must be applied at the present time.
- Acknowledging that it is a matter for the Minister to finally determine, given the longstanding absence of comprehensive statewide planning policies, establishing foundational policy and directional change may be best achieved by the prescriptive content of some of the policies.

Assuming that the existing TPP format of objectives and strategies is to remain, then further work needs to be done to clarify who is responsible for undertaking the many tasks described within the strategies which are essential to their application and the practicalities of those tasks being completed. There are unanswered questions in this regard. This is an issue that will need to be proactively addressed as it will be critical for the implementation of the strategies in the way that they are written.

The Commission is therefore recommending that a specific response be prepared that outlines how such tasks within the TPP strategies will be carried out. It is expected that there will be a hierarchy of roles with much more work to be done at a state government level in collecting, coordinating and disseminating data – while also accommodating information provided by individual proponents at a site-specific level (e.g. LPS amendment applications). An example is the information needed to support the Environmental Values TPPs (e.g. draft strategy 2.1.3(1) *“Identify biodiversity values, appropriately rank the significance of those values and map their location”*).

These are tasks that are often fundamental to the subsequent implementation of other strategies. Processes will need to be developed that ensure such tasks are carried out and they might be further expanded upon within any guidelines produced for the TPPs (see below). This will mean also that the necessary work is resourced to ensure the ongoing and efficient functioning of the Tasmanian planning system.

Whether the draft TPPS overly increase the difficulty and complexity of assessing proposed planning scheme amendments.

Concerns were expressed by some representors that the complexity of the draft TPPs would result in an overly onerous task for when a proposed amendment to a planning scheme is to be assessed by the planning authorities. This was based on a concern that it would need to be shown that all strategies within the TPPs had been complied with – that is, 34 objectives and 240 strategies. Application principle number 6 within the draft TPPs does provide guidance in this regard. Although the TPPs are to be considered in their entirety, it is only those relevant strategies that need to be referred to in any planning scheme amendment assessment. Nevertheless, all the strategies would need to be scanned for relevance.

The planning system already contains numerous policy instruments that are sometimes open to a range of interpretations and difficult to apply. This is most evident when it is necessary to prepare a new LPS and when (even a relatively minor) amendment to an LPS is to be assessed. In such cases, a proposed change to a planning scheme must be assessed against the State Policies, the Council’s strategic plan, the RLUS, the RMPS Objectives, the SPPs and now the TPPs. The Commission understands these concerns and notes that the extent of overlap between the State Policies, RLUSs and the TPPs is not particularly clear and may result in a duplication of effort when assessing LPS amendments.

Section 34(2A) of the Act is relevant, in that it specifies how the TPPs are to be applied to LPSs and amendments to LPSs. To meet the LPS criteria as required by section 34(2)(da) of the Act (one of the requirements for the approval of a planning instrument), an LPS or amendment to an LPS must be shown to be consistent with the TPPs where the RLUS and the SPPs have not been reviewed. That will be the situation for probably a year, perhaps longer should the TPPs be approved.

Whether or not the RLUS has been reviewed, section 34(2A) requires an LPS or an LPS amendment to comply with any Direction in the TPPs as to how the TPPs are to be implemented into an LPS. The implementation Direction in the TPPs is set out in the GA. It essentially leaves to a relevant decision maker (likely a council or the Commission), the decision on whether a relevant strategy has been applied in a regional strategy or the SPPs, and whether that application satisfies the local application of the relevant strategy. If that is the case, then the LPS or amendment is deemed to comply with the TPPs.

There is no escaping the existing legislative requirements that the LPS assessments must consider all aspects of the TPPs. This is despite the provision within section 12B(3) that 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”. Ideally, this provision would allow for a statement to be included within the TPPs that states that an LPS or LPS amendment is deemed to be consistent with the TPPs if it is also consistent with the RLUS and SPPs which have been previously reviewed and approved as being consistent with the TPPs. However, section 34(2A) does not allow this.

It is recommended that this current requirement be reviewed, and legislative change be considered to ensure a more efficient planning process for LPS reviews and amendments, such as they only need to be consistent with the TPS and relevant RLUS (on the basis of their prior conformity with the TPPs). In the meantime, the statutory requirements are fixed and all LPS reviews and amendments will need to be assessed against the TPPs in their entirety.

Whether the draft TPPs provide sufficient guidance for the TPS and RLUSs – should the strategies be specifically targeted to one or the other?

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”. The “may” within this section is again acknowledged. There is only an implied reference in the Act that the TPP strategies should be individually identified as to how they would each be implemented by way of the SPPs, LPSs or the RLUSs.

This was attempted, but the reality is that most strategies would be implemented by two or more of these planning instruments and so there is little to be gained by specifying this additional implementation guidance within the TPPs themselves. The strategies are generally neither entirely strategic or regulatory in their nature or intent. The relatively detailed nature of most strategies will assist in identifying application in the other planning instruments, and it does appear that this will be sufficient.

It is the Commission’s view that the draft TPPs, in their current form, have addressed section 12B(3) to the optimum extent necessary to enable their effective implementation.

Whether the draft TPPs are suitable in meeting the statutory requirements when assessing proposed Major Projects and Housing orders.

The Commission has also considered whether there may be issues that arise as a result to the TPPs applying to the to the assessment processes for Major Projects and Housing Land Supply Orders.

The relationship between the TPPs and the assessment of a Major Project is referred to on at least four occasions within the Act:

- Section 60N(1) – a project is not eligible to be declared a Major Project if it “would be in contravention of the TPPs”;
- Section 60ZI(4) – a “no reasonable prospect notice” may be issued if a Major Project “would be in contravention of the TPPs”;

- Section 60ZM(7)(c) – in determining the assessment criteria, the relevant land use planning matters for a Major Project must “be consistent with each applicable provision of the TPPs”; and
- Section 60ZZX(4)(c) – a minor amendment to a permit for a Major Project can only be made if it “would not be in contravention of the TPPs”.

The TPPs are applied to different aspects of a major project at different stages of that process. The consequence for decision making, be it the ‘contravention’ or ‘consistency with’ tests, will depend on the nature and effect of the major project.

There does not appear to be any aspect of the draft TPPs that would prevent them from being relevantly applied as part of a major assessment. However, the extent to which the application of the TPPs will positively or negatively affect the effective assessment of a major project is not a matter for examination in this process.

For a Housing Land Supply Order, the following requirement within the *Housing Land Supply Act 2018* applies:

- Section 6(1)(a)(iii) – the Minister is satisfied, that to assign the intended zone to the area of land, it would satisfy the relevant criteria in relation to the TPPs within the meaning of LUPAA.

There does not appear to any aspect of the draft TPPs that would prevent them from being applied as part of such an assessment.

Whether guidelines are required to assist in the implementation of the draft TPPs.

Representors suggested that the implementation of the TPPs would be facilitated if they were accompanied by a set of guidelines. The reasons for these suggestions were mixed, but some suggested a more detailed set of guidelines could replace the current GA within the draft TPPs and/or could be much more specific about how the TPPs would be applied within the TPS and the RLUSs.

Changes to an earlier draft of the TPPs were made to enable them to be a standalone document and to incorporate as much implementation guidance as possible. Some strategies partly achieve what would be required of guidelines and the GA was specifically inserted to meet this need. This still does not necessarily preclude the production of guidelines. As mentioned above, the TPPs require many tasks to be undertaken to enable their effective application.

It would be of assistance if on the release of a final version of the TPPs guidelines were issued, that identified where the responsibility resides to undertake the required ‘identification’ tasks referred to in the TPPs. This would no doubt facilitate the application of the TPPs to the regional strategies, assist with the drafting of the regional strategies and determine who is responsible for the generation of data that is to inform and be applied in the SPPs.

While the Commission is of the view that the draft TPPs have considerable guidance for their implementation embedded within them, a set of accompanying guidelines which provide advice on the responsibilities to establish the necessary information and data to enable their effective implementation would be of benefit.

Whether stronger or more absolute language is needed within the policies to facilitate their implementation.

Some representors contended that the use of terms such as “promote”, “support”, “facilitate”, “discourage”, “avoid” etc indicated a lack of commitment and allowed for too many opt-out options. It was expressed that this would frustrate a more proactive implementation of strategies that were clearly desirable.

The existing language within these strategies was evidently deliberately chosen as being appropriate for the higher-level policy positions of the TPPs. A more absolute form of language is more likely to occur within the RLUSs and the way that the SPPs are expressed. Adopting a much more prescriptive form of language within the TPPs would preclude the ability to consider unique local or regional circumstances, to apply mitigating measures or to deal with unexpected proposals of merit.

The Commission appreciates why the general tone of the language used in the TPPs has been adopted and that, where necessary, the higher-level directions would be firmed up within the TPS and RLUSs. It is also acknowledged that as much certainty as possible should be introduced into the planning system.

It is ultimately a regulatory system that must meet community and industry expectations and if it is too flexible, then there will be too much room for alternative interpretations and legal challenges. However, the language used is appropriate for higher level strategies (not desired outcomes which would be much more definitive) and which are to be implemented and interpreted by other planning instruments in a more precise manner.

It is therefore the Commission's view that an appropriate balance has been achieved in the language within the draft TPPs that enables sufficient guidance for more absolute policy outcomes to be delivered within the TPS and RLUSs.

5.2 Climate Change

Whether the climate change policies should be given greater weight – how might this be made clearer or the existing climate change statements “operationalized”?

Representors have questioned the way that climate change is being addressed in the draft TPPs. Some representors submitted that there should be a single climate change policy, others suggested that the strategies be further strengthened to reinforce climate change commitments, while others were not clear whether the existing Climate Change Statements themselves have any operative effect, or that there should be stronger links between them and the strategies.

The Commission understands that the policy approach for climate change is for the seven broad areas covered by the TPPs to include contextual information within a Climate Change Statement. The strategies within the seven areas are intended to deliver the main priority actions espoused within that contextual Statement, some doing it more explicitly than others. For example, a strategy to consolidate settlements (promote infill over outward urban expansion) is partly in response to climate change concerns but is not referred to directly.

There are many strategies that directly reference the need to consider climate change impacts, plus others that allude to it with references to sea level rise, emissions reduction, energy efficiency, renewable energy and carbon storage.

The Climate Change Statements for each TPP have a series of final dot points that summarise the main opportunities to address climate change impacts. The exceptions to this are the Settlement and Planning Processes TPPs. The Commission is of the view that for consistency this same approach should be included within the Settlement TPP. A suggestion on how this might be achieved is included as a final paragraph in the Climate Change Statement:

The Settlement TPP addresses these climate change issues by:

- *supporting infill development and urban consolidation that most efficiently utilises existing infrastructure;*
- *promoting public and active transport that reduces carbon emissions and a reliance on private motor vehicles;*

- *mitigating the impacts of climate change within urban areas by encouraging the provision of green spaces, street plantings, shade and water sensitive urban design;*
- *supporting the most vulnerable within the community by encouraging the provision of accessible services and protecting health and emergency facilities;*
- *supporting urban design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions; and*
- *encouraging subdivision and building design to be climatically responsive and energy efficient.*

The Commission also acknowledges that there are inherent constraints in the capacity of the planning system to address climate change and that the government’s Climate Change Action Plan is being delivered across a much broader policy spectrum than by land use planning. The planning system as administered by the TPS and RLUSs is essentially reactive, responding to land use and development proposals. Nevertheless, the TPPs should be taking every opportunity to both sustainably mitigate and adapt to climate change impacts.

To clarify the fact that the Climate Change Statements are not operative parts of the TPPs, the SPO has suggested that in the second paragraph of the General Application section, the following sentence is modified as follows:

The Foreword, Table of Contents, headings, footnotes and the Policy Context section of each TPP, including the Climate Change Statement, are not intended to have operative effect. These parts or sections....

As this change reflects the intent of how climate change policy is to operate throughout the TPPs and is to be reflected in the RLUSs and the TPS, as a technical matter, the Commission agrees with the change.

5.3 Settlement

Whether there are any implementation impediments within the growth strategies – specifically in regard to priority being given to the growth of “higher tiers” of the settlement hierarchy and potentially impeding the growth of rural settlements.

Some representors were particularly concerned about the implementation of growth strategies that explicitly favoured the “higher tiers” of the settlement hierarchy (as described within strategy 1.1.3(4)). It was submitted that this could ultimately result in sustainable growth being prevented from occurring in mid to lower tiered rural-based settlements that were well suited for further growth.

It is anticipated that the RLUSs will determine regional settlement growth hierarchies and the priorities for growth should be determined at that regional level. The TPPs set down the policy framework within which those priorities will be determined. Growth scenarios would need to be allocated to the various settlements within the region and this would form the basis for a regional hierarchy of urban settlements.

Accordingly, the SPO has suggested that the first sentence within strategy 1.1.3(3) be replaced with:

3. *Identify regional settlement hierarchies and allocate growth scenarios to settlements based on:*

A consequential complementary change is to also change strategy 1.1.3(4) so that it is replaced with:

4. *Support the growth of settlements that is in accordance with their allocated growth scenario.*

It is acknowledged that the strategies work together and should not be considered in isolation. The Commission supports the need to steer growth within a framework that facilitates positive sustainable outcomes, as adopted within strategy 1.1.3(2) which describes how the RLUSs should plan for growth within their respective regions.

The Northern Councils have reviewed the SPO proposal and have submitted an alternative change to the draft TPPs. They recommend that strategy (4) be deleted and strategy 3 be replaced by:

3. *Identify and implement a regional settlement strategy that enables sustainable growth and liveable communities having regard to:*
 - (a) *population projections, forecasts and demographic change, including unanticipated demand;*
 - (b) *the social, environmental, economic and cultural characteristics of the settlement;*
 - (c) *the aspirations of the community, as expressed through local strategic planning;*
 - (d) *the current and future practical ability to provide services including physical infrastructure, public and social infrastructure and the level at which those services should be provided;*
 - (e) *reasonable access to employment, education and training; and*
 - (f) *access to transport networks.*

The justification for this change is that:

“the proposed revisions provide a statement that clarifies the outcome to be achieved – sustainable growth and liveable communities – rather than simply a task to be completed. The revisions continue to include the matters that should be considered in planning our settlements and contribute to sustainability and liveability. While a hierarchy or growth scenario is not referenced, these tasks or solutions may be the way in which a settlement strategy is developed, however it is not considered necessary to mandate this approach at the State policy level. In expressing the strategy as an outcome, the appropriate method to achieve it can be determined based on the regional characteristics and planning needs, initially through the review of each of the regional land use strategies. We reiterate our view that strategy 4 should be deleted as it is unnecessarily restrictive. Our suggested alternative for Strategy 3 appropriately addresses settlement planning for the future through the implementation of a regional settlement strategy.”

The main differences between what is proposed by the SPO and Northern Councils are that:

- the Northern Councils do not support the identification of regional settlement hierarchies or for future settlement growth to be guided by a pre-determined or “allocated growth scenario”;
- the Northern Councils are advocating the need to have regard to “the aspirations of the community, as expressed through local strategic planning”; and
- there are other detailed differences between the two in the list of matters within strategy 3 that should be considered when developing a regional settlement strategy.

The Commission’s view on the first point is that the development of a regional settlement hierarchy (together with growth scenarios) is desirable and that the three regions should adopt a consistent approach in this regard. The TPPs need to provide such guidance. The existing RLUSs have previously applied a mix of settlement hierarchies and/or growth scenarios. The allocation of

growth scenarios for individual settlements is also commonly applied within similar mainland regional strategies (e.g. Victoria’s Regional Growth Plans).

The proposed inclusion in the second point is not supported as it is necessary that a coordinated regional approach to settlement planning be adopted within each of the RLUS, rather than sound planning outcomes being compromised by local ad hoc proposals.

In regard to the third point, it does appear that there is merit in the items listed in both versions and so a recommended combination is:

3. *Identify regional settlement hierarchies and allocate growth scenarios to settlements based on:*
 - (a) *population trends and projections;*
 - (b) *social, environmental and economic characteristics of the settlement and any specific role it plays in the region or state;*
 - (c) *current and future availability of social infrastructure and services to support community needs;*
 - (d) *existing capacity and potential for cost efficient upgrading of physical infrastructure;*
 - (e) *access to employment, education and training opportunities; and*
 - (f) *access to efficient and accessible transport systems.*

Another concern from representors was strategy 1.4.3(5) which was seen to be discouraging rural residential development and portraying that this type of development is to be avoided unless certain circumstances apply. Some representors wanted this form of development to be specifically encouraged and for opportunities for infill subdivision in rural areas to be identified. It is also noted that the Tasmanian Fire Service had strong reservations about further rural residential development and that further intensification can generate increased land use conflict.

The SPO responded to such concerns by recommending an amendment to the Growth Application statement and to the definition of ‘Rural residential settlement’, so that they would respectively be:

- 1.1.1 *Applies to existing settlements and land that has been proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban or settlement growth boundary where that land has been identified for growth at urban densities.*

Rural residential settlement – means a settlement on an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

The Commission agrees with these amendments and is not recommending any change to the existing strategy 1.4.3(5).

It is therefore the Commission’s view that the settlement hierarchy related strategies within the draft Settlement TPP are appropriate for implementation within the TPS and RLUSs, subject to the changes described above.

Whether the more specific urban growth-related strategies (encouraging infill, densification, urban growth boundaries, coordinated infrastructure, sufficient land for

future development, structure planning etc) provide an appropriate policy basis for the RLUSs.

There are a broad range of growth-related policy statements that attracted considerable comment from representors. Most comments related to differing views on policy though many also related to the effective implementation of the draft strategies. The Commission acknowledges the general support from representors for the strategies that deliver policies relating to encouraging infill development within urban areas, densification and ensuring there is sufficient land for future development.

In regard to the latter, concerns were raised about the direction which called for “at least a 15-year supply of land” and whether it was sufficient to meet the forecasted demand for residential, commercial, industrial, recreational purposes etc. At least a 20 year supply was suggested. However, the strategy confirms a minimum and it is up to the RLUSs to gauge how much more than this is necessary to keep pace with demand and to accommodate any lag due to potential delays in reviewing or updating that RLUS.

Only minor changes are being recommended to these growth strategies. Strategy 1.1.3(8)(c) should be amended to emphasise that it is “regional” land supply and demand analysis that should be conducted. Strategy 1.1.3(11) deals with ensuring the orderly and sequential development of land and it is necessary to include an additional statement that addresses problems like land banking. Accordingly, these words would be added to the existing strategy – “... including addressing impediments to the development of suitably zoned land (e.g. land banking)”.

It would also assist a more consistent application of the TPP strategies within the RLUSs if standard definitions were adopted for some terms used within the draft TPPs, such as “greenfield sites”, “urban growth boundary” and “settlement growth boundary”. These would be:

Greenfield sites – means former agricultural or undeveloped natural land on the periphery of towns and cities that has been identified for urban development.

Urban growth boundary – means the spatial extent of growth, as identified on a map, for a metropolitan area or a city and its greater urban area.

Settlement growth boundary – means the spatial extent of growth, as identified on a map, for a settlement.

Like other growth-related issues, the draft TPPs set the policy setting for urban growth boundaries (UGB), so that what is necessary can be determined within the RLUSs. Regular reviews of these RLUSs would also include a coordinated regional review of the existing UGBs – rather than ad hoc changes to the UGB. As indicated within the TPPs, this review of the UGB would also coincide with an assessment of infrastructure capacity, the need for more detailed structure planning, ensuring there is sufficient land for future development and implementing measures to address impediments to infill. The draft TPPs provide the policy guidance required for the implementation of such matters within such planning instruments as the RLUSs.

It is the Commission’s view that the existing growth-related strategies within the draft Settlement TPP are appropriate for implementation within the TPS and RLUSs, subject to the changes described above.

Whether the draft TPPs will provide the necessary guidance for the TPS and RLUSs in relation to liveability, design, housing and social infrastructure.

There were many representors that commented on the strategies for the liveability, design, housing and social infrastructure TPPs. They included indications of support for the existing strategies, plus suggestions for modifications (that often called for increased commitments from government) or

additional matters (such as strategies to address matters in more detail). In most cases, these suggestions are best considered further by government (re policy) and within the reviews of the TPS and the RLUSs. The higher-level policy perspective adopted by the draft TPPs appears appropriate and the constructive suggestions that have been made by representors about more detailed aspects should be heeded as part of these future reviews.

From an implementation perspective, there were concerns raised about the capacity of the planning system to address some of the more specific matters, such as housing affordability, housing diversity, provision of social infrastructure, diverse employment opportunities, energy efficient design, social interaction etc. It is acknowledged that the planning system cannot on its own provide for or resolve these, but it must be designed in a way that ensures that it can make a positive contribution. The TPPs provide the high-level policy guidance so that the TPS and RLUSs can play their part to the most appropriate and relevant extent possible.

Further guidance in this regard may at some later stage be compiled within guidelines that accompany the TPPs. This would be best done after there is some experience in reviewing the various planning instruments and considering the opportunities across more nuanced and critical policy areas associated with liveability, urban design, structure planning, housing and social infrastructure. Further policy development will inevitably be needed across such broad areas of land use planning.

In reviewing these draft TPPs, only minor changes are being recommended. The last part of 1.3.1 Application should be deleted as there is no reason why social infrastructure might be located within rural residential settlements (e.g. rural fire services), so that 1.3.1 is replaced by:

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

It is also necessary to insert “inclusive” within 1.3.2 Objective so that it becomes:

To support the provision of adequate, accessible and inclusive social infrastructure

It is the Commission’s view that the strategies that extend across these policy areas within the draft Settlement TPP are appropriate for implementation within the TPS and RLUSs (subject to the minor changes as mentioned above).

5.4 Environmental Values

Whether the draft TPPs sufficiently promote the protection of environmental values or is a stronger commitment required?

While there was general support for the Environmental Values TPP, some representors wanted strategies to be strengthened without so many opt out clauses (see language comments above). They submitted there was insufficient commitment to the protection of important environmental values, such as in relation to waterway and catchment protection.

Another comment made was that the biggest threat to biodiversity in rural areas has been the over-allocation of the Agriculture Zone, as in such cases, the Natural Assets Code does not apply. Another was that a consistent state approach is required in managing environmental offsets as part of the development approval process.

These are mainly policy related suggestions and there were many others raised by representors. The Commission’s role is to consider the application of the draft TPPs in the TPS and the RLUSs and the existing draft TPPs do appear to be satisfactory from an implementation perspective. As previously mentioned, the language adopted by the strategies is generally appropriate as it sets a definite policy direction without being totally absolute. The constructive suggestions from representors

warrant further policy consideration during future policy reviews and as part of the upcoming reviews of the SPPs and RLUSs.

Bearing this in mind, the only concern for the Commission is that Strategy 2.1.3(2) prioritises social and economic values over environmental values when there should be a more equal balance as articulated within the Schedule 1 objectives. It is therefore necessary to delete the first part of the strategy, so that it reads as follows:

Avoid designating land for purposes that will require land clearance in areas identified as having high biodiversity values.

The Commission also considered issues raised by representors that related to the cumulative impact of land use change and development on critical biodiversity values. This could be accommodated within the existing draft strategy 2.1.3(5) though there seems little point in requiring that cumulative impacts be considered when there does not appear to be any clear methodology as to how this can be done.

This aspect is worth further investigation (possibly in conjunction with regular State of Environment reporting), as is also the need for a statewide standardised approach in dealing with offsets for the unavoidable loss of biodiversity values. The mention of “offsets” within strategy 2.1.3(5) should be further clarified (as recommended by a representor) by adding the additional words as underlined as follows:

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 with measures that will provide a net gain in the resilience and viability of the impacted biodiversity values.*

Representors also provided other specific suggestions to amend the existing draft strategies that would help in clarifying how environmental values might be best protected. These changes are also included within the Commission’s recommendations.

It is the Commission’s view that, subject to the above changes, the draft Environmental Values TPP sufficiently promotes the protection of environmental values to further their implementation within the TPS and RLUSs.

Whether the necessary data and associated methodologies are available to support the implementation of the TPPs and does this complement the work being done by other environmental planning regimes?

Some representors raised concerns about the availability of accurate data and associated methodologies to support the draft TPPs and their subsequent implementation within the TPS and the RLUSs. These concerns related to inaccurate or unreliable Code overlays, that priority be given to ground truthing, the need for consistently applied methodologies to interpret and map the data (e.g. mapping geodiversity, determining offsets, landscape mapping, ranking biodiversity), and access to information held by other authorities.

It is acknowledged that the provision of sound data and credible methodologies are essential to the effective implementation of the TPPs, both within the TPS (as a basis for the Code overlays and setting consistent standards) and the RLUSs (as the basis for assessing spatial land use priorities). The draft TPPs do accommodate these needs.

However, as noted earlier, there is a need to follow this up with an implementation strategy or guidelines that outline how the many tasks described within the TPPs will be carried out – allocating roles and responsibilities to the appropriate agencies. This is a particular issue when ensuring that the data/methodologies on which planning decisions are based is accurate and up to date. There

are many current shortcomings in this regard that require immediate attention – as implied by the frequent mention in the TPP strategies that begin with the word “identify” and may be identified within future SoE reports.

There were also doubts expressed about the practicalities or complexities associated with implementation of these types of strategies (e.g. mapping landscape values or coastal areas suitable for development). Ongoing work will need to be resourced that maintains an information base on which the planning system relies.

For example, the successful implementation of various strategies within the Environmental Values TPP will rely on the active support of the Department of Natural Resources and Environment (NRE) in regard to four specific aspects – these being, completing the next stage of an upgraded TASVEG, developing a methodology for ranking biodiversity significance, mapping groundwater recharge areas and further developing the Tasmanian Geoconservation Database. In fact, most of the Biodiversity TPP strategies rely on scientific background studies to be done and the subsequent information to be in a form suitable for planning authorities and policy makers.

It is therefore the Commission’s view that, subject to this further ongoing support from agencies like NRE, the draft Environmental Values TPP sufficiently promotes the use of sound data and credible methodologies as part of their implementation within the TPS and RLUSs.

5.5 Environmental Hazards

Whether the draft TPPs have sufficiently acknowledged and complemented other regulatory or advisory regimes for environmental hazards.

This implementation concern relates to the relationship that the planning system has with other regulatory and advisory regimes that deal with environmental hazards – such as for bushfire protection (as provided by building regulation), water management, environmental regulation, emergency services and NRM.

The strategies within the draft TPPs focus on the role of the planning system in a manner that complements and supports the activities carried out by these other agencies. As noted within the Policy Context, planning “is one component of an integrated system that operates in conjunction with others to reduce the risks from natural disasters”. Importantly the draft TPP “seeks to consider hazards early in the planning system”.

The SPO has identified some changes that are required within the 3.0.1 Policy Context section for the Environmental Hazards TPP and has recommended replacing the fifth paragraph with:

Planning is one component of an integrated system that operates, in conjunction with others, to reduce the likelihood of impacts arising from natural disasters and reduce the risk of harm caused by these events. For example, the regulation of landslip hazard involves a number of Acts. Landslip hazard areas are defined by hazard overlays in the Tasmanian Planning Scheme made under the Land Use Planning and Approvals Act 1993, and by Proclaimed Landslip A and B zones under the Mineral Resources Development Act 1995. Controls on development and building in these identified landslip areas are then imposed under the Building Act 2016, the Building Regulations 2016 and the associated Determinations issued by the Director of Building Control. The Land Use Planning and Approvals Act 1993 also more broadly provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. The Environmental Management and Pollution Control Act 1994 includes provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

As for the Environmental Values TPP, a sound planning regime for the Environmental Hazards TPP is also reliant on accurate and up-to-date data. Representors noted the need for this to be state based and communicated across agencies, plus that additional hazards may also need to be considered, allowances made for climate change, and that more detailed local mapping of hazards is often necessary (e.g. coastal hazards).

All of these matters have potential implementation implications. The draft TPPs include the high-level policy framework that accommodates them, and the Commission adds that, consistent with earlier comments, follow-up action will be required to ensure that accurate data is available to support the implementation of the planning system.

It is therefore the Commission’s view that the draft Environmental Hazards TPP can be implemented within the TPS and RLUSs in a manner that complements and supports other regulatory and advisory regimes that deal with environmental hazards.

Whether the draft TPPs have adequately dealt with the issue of “tolerable risk”?

Representors raised concerns about how “tolerable risk” is applied to all the hazards versus the need for absolute avoidance in some cases. There were also related concerns in relation to how the hazards are mapped (see above), how cumulative impacts are dealt with and how varied interpretations of a tolerable risk would be made when assessing proposed development within bushfire prone areas. There was a range of views expressed by representors – from having a strong precautionary approach to others advocating one based on manageable risks.

This need to avoid risk was further reviewed by the SPO and they have responded by recommending that the existing strategies 3 and 4 be combined within TPP 3.1.3 (and that subsequent renumbering be done). The Commission agrees with this proposed change. The new strategy would be:

3. *Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks. 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.*

Consistent with the approaches used by other strategies, the proposed modification sets the policy to firstly avoid, but then gives an option where that avoidance cannot be achieved to suitably manage the risk. If the risk cannot be suitably managed, then the land use change or development should not take place.

It is the Commission’s view that the draft Environmental Hazards TPP can be implemented within the TPS and RLUSs in a manner that accommodates the related risk management issues (subject to the above change being made).

5.6 Sustainable Economic Development

Whether the draft TPPs provide the necessary guidance for the TPS and RLUs in relation to a broad range of economic development matters and whether some of the matters are relevant to the planning system?

Tourism

From an implementation perspective, there were concerns raised about the capacity or appropriateness of the planning system to, in some cases, promote the selected industries within the draft TPPs. This was primarily an issue for the tourism strategies as they may relate to market conditions, investment decisions and business viability (noting that this same concern was also expressed in relation to some of the proposed renewable energy and innovation and research strategies).

It appears that it will be difficult for some of the tourism strategies to be applied within the RLUs or the SPPs and it would be worth exploring how they might be revised from that perspective. For example, representors suggested that identifying tourism sites in a free market is impractical as such businesses will emerge in places that are unexpected. Particularly concerning were strategies 4.4.3 (1) and (4) that promote an advertised brand which was regarded as being inappropriate as a planning policy.

The Commission generally agrees with these concerns about the Tasmanian Brand. A marketing brand should not form the basis for development control as it is too open to different interpretations.

Articulating what the Tasmanian Brand actually is from a planning perspective is difficult. The objectives of the Brand Tasmania authority may provide a lead in this regard, in that the Brand “differentiates and enhances Tasmania’s appeal and national and international competitiveness”, and ensures “that Tasmania’s image and reputation locally, nationally and internationally are strengthened”. It is evidently an idea characterised by the pursuit of excellence, quality and respect for the environment. Accordingly, it is recommended that strategy 4.4.3(4) should be replaced by:

Support diverse and innovative tourism experiences that are of a high quality, respect the environment and reflect the uniqueness of Tasmania.

Strategy 4.4.3(1)(f) requires an “alignment with and promotion of the Tasmanian brand” when identifying key tourism sites. This requirement should be deleted as the other matters for consideration within 4.4.3(1) already deal with matters that would appear to be relevant to or consistent with the Tasmanian Brand, such as visitor demand, appropriateness of tourism use, the nature of the tourism use, environmental impact, aligning with regional destination plans, economic contribution and integrating with the local community.

Agriculture

There was some confusion amongst representors over the references to agricultural land within the Agriculture strategies. The focus was on identifying land in the “higher classes of agricultural capability” and protecting land with “significant agricultural capabilities”. Representors submitted that the TPPs should prioritise prime agricultural land and acknowledge that this may result in a lot of land that is now zoned Agriculture to be rezoned as Rural.

It is understood that choice of language here is deliberate in that valuable agricultural land may not necessarily be “prime” agricultural land (e.g. orchards, vineyards) and that a balance is being attempted in ensuring that such land is protected without necessarily compromising other values (e.g. biodiversity).

Ultimately a more nuanced and detailed approach will be required that doesn't simply rely on land being zoned for Agriculture – in that land zoned as Rural is also being used for agricultural purposes. It does appear that the existing strategies attempt to do this, though it is acknowledged that the language can create some confusion.

Further to this, the Agriculture strategies within 4.1.3 do focus on economic aspects but this is an industry that also has major environmental implications and it is important to acknowledge how the policies within the Agriculture TPP interact with those within the Biodiversity TPP (plus Waterways, Wetlands and Estuaries, Geodiversity and Landscape Values). The PAL Policy emphasises the need to protect “prime agricultural land”. While it notes that all agricultural land is a valuable resource, reasonable constraints may exist on an agricultural activity, such as the need to protect environmental values.

It is therefore recommended that further background investigations be carried out in reconciling the existing policy statements within the Biodiversity and Agriculture TPPs. This would need to be part of the SPP review and would reconsider the zoning guidelines that determine the Agriculture Zone and the need to apply the Natural Assets Code to land containing biodiversity values (as per strategy 2.1.3(1)).

One other suggestion provided by a representor was that an additional strategy could be to “*support the integration of trees on farms through shelterbelt and small woodlot plantings to improve primary production outcomes while simultaneously improving the carbon balance and growing timber products*”. This seems to be a reasonable proposal that is worth considering further – acknowledging that it is beyond the Commission's brief to recommend new policy.

Extractive Industry

There were also representors that submitted that the importance of extractive industry should be stressed more as it is barely mentioned in the policy context and existing objective and strategies are less positive than for other industries. The SPO has provided some alternative text to replace the second paragraph in 4.0.1 and this is:

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 geological diversity provides significant opportunities both for the discovery and development of world class mines and for the extraction of materials for development. The minerals sector is a key sector for employment, exports and the supply of primary inputs for the construction and development sectors.

Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities . . .

Renewable Energy

The SPO has also recommended that Renewable Energy strategy 4.5.3(1) be replaced with:

Identify renewable resource areas ~~for to prioritise~~ the preferred location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:

Industrial Land Supply

Some representors also identified the need for more regular regional assessments (as part of RLUS reviews) of the industrial land supply and that potential areas beyond the UGB will need to be considered. A long time horizon is needed as identifying future industrial land is always difficult and land may need to be identified well in advance of its likely development. The SPO has responded to

this and suggests the inclusion of an additional strategy under section 4.6.3, shown below by underline, and swapping the order of original strategies 1 and 2, as follows:

4.6.3 Strategies

1. Strategically identify and protect land that is suitable for industrial use and development to meet the needs of future generations.
2. Provide for at least a 15 year supply of industrial land, that is located within urban or settlement growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
3. Identify and allocate land within urban or settlement 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.*
4. Enable industrial use and development, outside urban or settlement growth boundaries, where.....

The Commission agrees with the above proposed changes recommended by the SPO.

Circular Economy

Representors also questioned the inherent sustainability of current forms of economic development and the over-emphasis placed on economic growth, rather than on sustainability and resilience, such as would be incorporated within circular economy principles. While such policy concerns are worthy of further review, they do not necessarily intrude on the practical implementation of the draft TPPs.

Housing

Some representors stated that the housing strategies within the TPPs for agriculture (4.1.3(9)), extractive industries (4.3.3(7)), tourism (4.4.3(5)) and renewable industry (4.5.3(6)) would be more appropriately considered as part of the Settlement (Housing) TPP. This was on the basis that there are common housing issues to be dealt with across these different industries and that they can't be considered in isolation. The Commission recommends that this suggestion be reviewed to determine if such changes are warranted.

Subject to the changes described above, it is the Commission's view that the draft Sustainable Economic Development TPP can be implemented within the TPS and RLUSs.

5.7 Physical Infrastructure

Whether there is adequate provision for the effective coordination of land use and infrastructure planning.

Infrastructure Provision

Representors questioned how much the planning system can influence the provision of such physical infrastructure as might relate to transport planning, public transport, reticulated services etc. It is the Commission's view that the efficient and orderly coordination of settlement and infrastructure is a critical role of the RLUSs and so it is appropriate that the TPPs provide the necessary policy direction. The RLUSs will determine where growth should occur and what additional infrastructure is required to support this growth, with priority given to land uses that utilise existing capacity within existing infrastructure. The existing draft TPPs accommodate this.

Developer Contributions

To further facilitate this coordination, representors highlighted the need for a state-wide developer contribution scheme that properly and fairly attributes costs and meets the increased demand for improved public infrastructure. It was also suggested that the current policy was too narrow in scope and that such a developer contribution scheme should be more widely applied to cover a range of public and social infrastructure needs.

The SPO has responded to this by recommending that strategy 5.1.3(5) be deleted and that the following additional policy be inserted after 1.6 Design within the Settlement TPP:

1.7 Development Contributions

1.7.1 Application

Applies to existing settlements and new areas of settlement growth.

1.7.2 Objective

To support the equitable sharing of costs, associated with the provision of new, or upgraded, infrastructure to service growth, between developers and the wider community.

1.7.3 Strategy

- Facilitate development contributions that are fair, reasonable and transparent that apply to new use and development to support the effective provision of public infrastructure including, but not limited to, stormwater, roads, footpaths, public amenities, reticulated services and public open space.*

The Commission agrees with this inclusion. Therefore, subject to the change described above, it is the Commission's view that the draft Physical Infrastructure TPP can be implemented within the TPS and RLUSs in a manner that accommodates the coordination of land use and infrastructure planning.

Whether the draft TPPs adequately deal with the broad range of physical infrastructure needs that can be addressed within the planning system.

Representors provided many suggestions that related to a broad range of physical infrastructure needs – such as might relate to active transport, stormwater, road, rail or air transport, waste management, telecommunications, water and sewerage etc. For example, there was strong support for an increased choice of low emission transport modes, to reduce car dependency and to give a greater emphasis on active transport within the TPPs.

Others called for stronger positions to be taken on stormwater issues and the provision of telecommunication or digital infrastructure. Such policy positions can be further considered at an appropriate stage, including as part of the development/review of the RLUSs or the review of the SPPs. There were no apparent impediments to the effective implementation of the existing strategies within the draft TPP.

One example of this was the representation made to better protect airport buffers through the application of the ‘National Airports Safeguarding Framework’. This in itself is a worthy suggestion but is of a level of detail that is better addressed as part of the SPP review. It is too specific a matter for the TPPs in that they are pitched at a higher policy level. Other suggestions of merit within the representations that are better considered as part of the SPP review should be noted for future reference.

Therefore, it is the Commission’s view that the draft Physical Infrastructure TPP can be implemented within the TPS and RLUSs in a manner that accommodates the broad range of infrastructure needs.

5.8 Cultural Heritage

Whether the draft TPPs sufficiently utilise the capacity of the planning system to protect Aboriginal cultural heritage so that sufficient guidance is provided to the TPS and RLUSs.

Some representors called for the draft TPPs to take a stronger position on Aboriginal cultural heritage so that they ensure the active involvement of the Aboriginal community or the need for its consent when considering development that may potentially damage Aboriginal cultural heritage. It was submitted that the language within the Aboriginal cultural heritage strategies was much less affirmative than that used in the historic cultural heritage strategies.

The extent to which matters of Aboriginal cultural heritage are addressed through the planning system or specific Aboriginal cultural heritage legislation is a matter for policy determination. It was reported during the Commission hearing that new legislation is being considered which may address the concerns of the representors.

Notwithstanding this, it is the Commission’s view that the draft Cultural Heritage TPP, with respect to Aboriginal Cultural Heritage, provides sufficient policy direction to enable Aboriginal cultural heritage issues to be implemented within the TPS and RLUSs.

Whether the draft TPPs sufficiently utilise the capacity of the planning system to protect historic cultural heritage so that sufficient guidance is provided to the TPS and RLUSs.

Despite the exclusion of places on the Tasmanian Heritage Register from the TPS, representors called for a more holistic approach to be adopted within the TPPs for Historic Cultural Heritage. It was also identified that the language within the Historic heritage policies should be more consistent with more commonly used heritage terminology and should accommodate the Burra Charter. There were other historic cultural heritage issues raised but these were the two that were considered to have implementation implications.

Accordingly, the SPO has suggested three complementary changes to the existing draft TPP. The first of these is that, after the paragraph in 6.0.1 Policy Context ending in “... cultural heritage story.” – insert a new paragraph, this being:

While the development of places listed on the State, National or world heritage registers are dealt with outside of the TPS, there is a role for the RLUSs to consider these places of heritage significance when designating land uses and developing regional policies.

The second is that the 6.2.2 Objective be replaced with:

To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.

The third is to insert a new strategy between existing draft strategies 6.2.3 (1) and (2), this being (with subsequent renumbering of strategies):

Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.

The Commission agrees with these proposed recommendations.

Some representors commented on the language used within the Historic Cultural Heritage TPP in that it was not necessarily consistent with the Burra Charter or with that used currently within heritage planning contexts. Examples given were that “preserve” should be “retain” and “restore” should be “conserve”.

It is recommended that this should be amended within the TPP where appropriate and further considered as part of the SPP review (refer to such representations made by Cultural Heritage Practitioners Tasmania, Glenorchy City Council and City of Hobart).

More specifically, representor 63 provided alternative text that corrected some of the information within the 6.0.1 Policy Context and the Commission is recommending that this be included (see later recommendation).

Therefore, subject to the changes described above, it is the Commission’s view that the draft Cultural Heritage TPP, with respect to Historic Cultural Heritage, can be implemented within the TPS and RLUSs.

5.9 Planning Processes

Whether the Planning Processes section should be included to facilitate the implementation of the draft TPPs.

Representors (particularly from local government sector) submitted that this part of the TPPs should be deleted as it duplicated existing legislated processes (including Schedule 1 objectives) and, in their opinion, is contrary to section 12B of the Act. It was seen to be quite different from all the other TPPs and doesn’t fit easily within the general format of the draft TPP planning instrument. This might also create some difficulties when assessing LPS amendments. Representors suggested that they generally describe “best practice” and that strategies would be better placed within formal guidelines that accompany the TPPs.

There was a particular concern expressed by some representors about the references made to “over-regulation” within the Objective of the Regulation TPP. It was submitted that this reference lacks balance and implies that the planning system is in fact over-regulated and that this is a problem that must be addressed. The SPO has addressed this concern by recommending that the 7.3.2 Objective be replaced with:

To set planning regulation at a level that is proportionate to address or manage the likelihood and severity of the impacts caused by use and development.

Representors raised other implementation concerns about the strategies within this Planning Processes TPP in relation to current statutory advertising practices, that public understanding of the planning system is poor, public engagement may need to be more innovative, inconsistencies that

exist between the processes adopted by planning authorities, and the need to be flexible in meeting local circumstances. Some of the concerns that were expressed are beyond the scope of the draft TPPs, while others are not impeded by the Planning Processes TPP.

The Commission appreciates why this Planning Processes TPP has been included. The TPPs are required to “further the objectives set out in Schedule 1” and hence there are policies within the draft TPPs for public engagement (to further objective Part 1(c)), strategic planning (to further objective Part 2(a)) and regulation (to further objective Part 2(b)).

Strategies are included that are not articulated elsewhere and their inclusion raises the profile of some important principles – more so than might be the case than if they were included in some guidelines. Examples in this regard are the use of scientific-based evidence to make informed decisions and the application of the precautionary principle. The need “to further the objectives set out in Schedule 1” provides the broad authority for the TPPs to include the matters addressed in the Planning Processes TPP.

However, the Commission also understands why concerns have been raised and would add that the TPPs should not be an instrument that introduces process changes to the planning system. The TPPs fit within an existing legislated planning system and if process improvements are necessary or are to be recommended, then they should be delivered through a separate review of legislation.

The Regulation TPP does not directly facilitate the implementation of the TPPs more generally but calls for regulatory change or process improvements that are essentially beyond the scope of the TPPs. It is for this reason that the Commission is recommending that the draft Regulation TPP be deleted, together with the final paragraph of the 7.0.1 Policy Context. Legislative change should be considered where it is considered necessary to address the matters raised in the existing draft Regulation TPP.

There is merit in retaining the Public Engagement and Strategic Planning TPPs. The Strategic Planning TPP includes important principles that are worth including – particularly when it is borne in mind that there is little direction provided within the Act on the preparation of RLUSs. This will be of immediate benefit once the TPPs are approved and the existing RLUSs are to be reviewed and will help to facilitate the implementation of the TPPs more broadly.

Similarly, the Public Engagement TPP should be retained as it will also facilitate the implementation of the TPPs by emphasising the need for much greater community understanding of the planning system and how optimum planning outcomes often involve “compromise and trade-offs” to be made.

The public engagement and strategic planning policies help define and deliver a range of matters addressed within the TPS and RLUS. While there are statutory requirements for public consultation during the preparation of the SPP’s and LPS’s, there are no equivalent requirements for the RLUSs and those plans or strategies that might be incorporated in an RLUS. Similarly, there is no policy framework for how strategic planning should occur, such as might meet expectations around collaboration and coordination between different levels of government and service providers to help deliver efficient and effective planning outcomes.

Therefore, subject to the deletion of the draft Regulation TPP, it is the Commission’s view that the draft Planning Processes TPP (containing the existing Public Engagement and Strategic Planning TPPs) should be included and can be implemented within the TPS and RLUSs.

5.10 Definitions

Whether there are any necessary additions or changes to the existing definitions so that implementation of the draft TPPs is further enabled.

The Commission is not proposing any changes to the existing definitions other than those recommended by the SPO.

The SPO has recommended that the existing definition of ‘housing stress’ be deleted. The Tasmanian Housing Strategy combines the two definitions for ‘affordable housing’ and ‘housing stress’ within a single definition for ‘affordable housing’, which is:

Affordable housing – means housing for purchase and rental, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household’s gross income.

To further support this, Shelter Tasmania has also recommended that the TPPs include a clear definition of ‘very low-, low-, and moderate-income households’, which would be:

Very low-, low-, and moderate-income households - means households that are in the three lower quintiles of the Tasmanian income distribution.

This then warrants a definition of ‘income quintiles’, which would be:

Income quintiles – means a comparison measurement approach whereby a household’s income is ranked against the distribution of all household income in Australia. The approach divides Australia’s households (i.e. not population) into five equal groups or quintiles, each comprising 20 per cent of the number of all households, based on their income. The income quintiles assessment leads to the recognition of the following categories:

- very low income households – 0% to 20% of income earners
- low income households – 20% to 40% of income earners
- moderate income households – 40% to 60% of income earners
- high income households – 60% to 80% of income earners
- very high income households – highest 20% of income earners.

Because the definition of ‘income quintiles’ references Australian households, Shelter Tasmania also suggested including an additional specification that the income quintiles for Tasmania are indexed to Tasmanian household incomes which are lower than national incomes. The SPO supports including this information in a footnote to the definition of ‘Income quintiles’.

The Commission’s view on this is that this set of definitions is overly complex. Accessing and interpreting the ABS information on which it relies is not straightforward and will create unnecessary difficulties for planning authorities. Definitions for the purposes of the TPPs, should only need to be:

Affordable housing – means housing for very low-, low- and moderate-income households in Tasmania.

Very low-, low-, and moderate-income households - means households that are in the three lower quintiles of the Tasmanian income distribution.

The SPO also recommended that the definition of ‘rural residential settlement’ be modified for clarification purposes, as follows:

Rural residential settlement – means a settlement on an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

The Commission agrees with this proposed change.

The SPO also proposed that the TPPs include the following definitions for ‘urban growth boundary’ and ‘settlement growth boundary’ which will allow the RLUS to adopt the terms and apply them in the appropriate context.

Urban growth boundary – means the spatial extent of growth, as identified on a map, for a metropolitan area or a city and its greater urban area.

Settlement growth boundary – means the spatial extent of growth, as identified on a map, for a settlement.

The Commission agrees with these proposed changes.

6.0 Conclusion

The Commission has complied with its statutory responsibility to review the draft TPPs in accordance with sections 12D, 12E and 12F of the *Land Use Planning and Approvals Act 1993* (the Act).

This report is to contain those matters within section 12F(3) of the Act. Accordingly:

- Part 3 of the report contains “a summary of the issues raised in the representations in relation to the draft of the TPPs”.
- Part 4 of the report contains “a statement as to whether the Commission is satisfied that the draft of the TPPs meets the TPP criteria” (being that the TPPs must “(a) seek to further the objectives set out in Schedule 1 and (b) be consistent with any relevant State Policy”).
- Part 5 of the report contains “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 (i) the Tasmanian Planning Scheme; or (ii) each regional land use strategy”.

Having assessed the draft TPPs against the provisions of Schedule 1 and all relevant State Policies, the Commission is of the view that the draft TPPs meet the TPP criteria as required by section 12F(3)(b) of the Act.

It is also the Commission's view that a number of changes could be made to the draft TPPs in order to address various matters of a technical nature which are relevant to and would facilitate their application within the TPS and RLUSs. These changes and other actions that should be taken are listed as recommendations within the next part of this report (see Part 7).

It is the Commission's view that adoption of the recommended changes would ensure that the draft TPPs will further the Schedule 1 Objectives in the Act and be consistent with the State Policies, as outlined within Part 4 of this report.

Broadly speaking, the Commission is also of the view that the scope of the matters addressed within the draft TPPs is appropriate and that they have adequately met the requirements of section 12B of the Act (regarding contents and purposes of TPPs). It is also the Commission's view that the existing General Application principles within the draft TPPs are satisfactory and provide the means of satisfying section 12B(3) of the Act (specifying how the TPPs are to be implemented into the SPPs, LPS, and RLUSs). This is while also acknowledging that the application principles may not provide a level of certainty that is desired by some, but they do reflect the realities of land use planning and managing the competing interests and priorities that will always be present.

Although many changes are being advocated, they are in the Commission's opinion, not considered sufficient for the draft TPPs to be publicly readvertised. The Commission is conscious of its statutory role in identifying areas where the implementation of the draft TPPs might be improved and the fact that there is no scope for the Commission to amend or set new policy. It is also important that the TPPs be completed as efficiently as possible, so that the subsequent reviews of the SPPs and RLUSs can also be completed within a reasonable time.

It is essential that these high-level planning instruments are kept current and their regular review is important in meeting community and industry needs and expectations as they change over time. It is anticipated that much will be learnt about the TPPs following their application as part of the upcoming reviews of the SPPs and the RLUSs.

The planning system should be allowed to evolve with land use policies being responsive to new information and changing environmental, social and economic conditions. Such changes should of course not be made in an ad hoc manner (other than clear errors being rectified) but be part of a publicly coordinated process as provided for in the legislation.

The background to the recommended changes to the draft TPPs and any other recommended actions is contained within Part 5 of this report. These are all “technical matters” which the Commission considers need to be addressed to facilitate the efficient and effective implementation of the TPPs.

Those matters that are related to the implementation of the TPPs by government (but do not require changes to the draft TPPs) include a recommended need to:

- Consider legislative change to provide more efficient processes when assessing future LPS reviews and amendments where they currently require a full assessment against all TPPs. Section 34(2A) is the relevant part of the Act.
- Develop guidelines for the implementation of the TPPs after they have been approved to assist in their application within the subsequent reviews of the RLUSs and SPPs.
- Review processes to implement the specific tasks described within the TPP strategies. This particularly relates to ongoing data management and its use to support regional planning, code overlays and LPS zoning – also acknowledging that adopting such TPP policies creates an obligation to resource their implementation. As an example, the Department of Natural Resources and Environment should complete the next stage of an upgraded TASVEG, develop a methodology for ranking biodiversity significance, map groundwater recharge areas and further develop the Tasmanian Geoconservation Database.
- Investigate the development of a methodology that considers the cumulative impact of land use change and development on critical biodiversity values, possibly in conjunction with regular State of Environment reporting, plus the development of a statewide standardised approach in dealing with offsets for the unavoidable loss of biodiversity values.
- Reconcile the policy statements within the Biodiversity and Agriculture TPPs as part of the SPP review – potentially requiring new zoning guidelines for the Agriculture Zone and ensuring the Natural Assets Code does effectively protect biodiversity values.
- Review the existing housing strategies within the TPPs for agriculture (4.1.3(9)), extractive industries (4.3.3(7)), tourism (4.4.3(5)) and renewable industry (4.5.3(6)) and consider whether they would be more appropriately included within the Settlement (Housing) TPP.
- Investigate the future implications for Major Projects having to “be consistent with each applicable provision of the TPPs”, compared to a Major Project not being “in contravention of the TPPs”.

The main recommended changes (not all) to the draft TPPs are to:

- Add to the existing 1.02 Climate Change Statement for the Settlement TPP so that a summary of matters dealt with by the strategies is included.
- Change existing Growth TPP strategies 1.1.3(3) and (4) that deal with settlement hierarchies, so that growth scenarios are allocated to settlements that facilitate their most positive sustainable outcomes within a regional context.
- Consider whether infill targets have been met and available greenfield sites have been developed within existing urban or settlement growth boundaries before allowing for significant growth to occur beyond those boundaries.

- Emphasise the need within existing Growth TPP strategies for a regional land supply and demand analysis (1.1.3(8)) and the need for impediments to the orderly and sequential development of land (e.g. land banking) to be addressed (1.1.3(11)).
- Change existing Biodiversity TPP strategy 2.1.3(2) so an appropriate balance is applied to environmental, social and economic values consistent with the Schedule 1 objectives.
- Make a number of relatively minor changes to existing biodiversity strategies that clarify and strengthen (in some cases) the need to protect biodiversity values.
- Change existing Bushfire TPP strategies 3.1.3(3) and (4) so that it is clearer that the policy is to firstly avoid any exposure to risk other than where that risk can be suitably managed. If the risk cannot be suitably managed, then the land use change or development should not take place.
- Remove any direct reference to the Tasmanian tourism “Brand” within Tourism TPP strategies 4.4.3(1) and (4) and replace the latter strategy with one that expresses support for tourism experiences consistent with the language used in the Brand Tasmania statutory objectives.
- Include an additional strategy within the Industry TPP 4.6.3 that identifies land suitable for future industrial use and development for at least the next 15 years – in a similar way that is required for residential purposes.
- Delete strategy 5.1.3(5) and include a new Developer Contributions TPP (within the Settlement TPP) that has a broad scope and may apply to a broad range of public infrastructure.
- Change the Historic Cultural Heritage TPP to enable places on the Tasmanian Heritage Register to be considered when developing the RLUSSs or designating land for particular purposes.
- Review the language used within the Historic Cultural Heritage TPP so that it is consistent with the Burra Charter terminology and with that used currently by professional heritage officers – and that this be further considered as part of the SPP review.
- Delete the Regulation TPP within the Planning Processes TPP as it does not directly facilitate the implementation of the TPPs but indicates regulatory change or process improvements that are essentially beyond the scope of the TPPs.
- Combine the two definitions for ‘Affordable housing’ and ‘Housing stress’ within a new single definition for ‘Affordable housing’.

The TPPs are fundamental to establishing an integrated and consistent set of Tasmanian planning instruments, and it is important that they set the basis of a sound policy framework for sustainable land use and development.

7.0 Recommendations

The following recommendations are in two parts. Firstly, there are several general matters for Ministerial consideration and secondly, a list of specific changes that are being recommended to be made to the draft TPPs that were publicly released for comment. Many such changes reflect suggestions made by representors. All recommendations are individually numbered for reference.

General Recommendations

- 7.1 Legislative change be considered that allows for more efficient processes when assessing LPS reviews and amendments (refer to section 34(2A)) – such that once the RLUSs and SPPs have been reviewed (so that they are in conformity with the TPPs) then if the LPS is consistent with them then it is also deemed to be consistent with the TPPs.
- 7.2 Guidelines should be developed after the TPPs have been approved to assist in their application within the subsequent reviews of the RLUSs and SPPs.
- 7.3 Develop processes to implement the specific tasks required by many TPP strategies and which may be carried out at state, regional or local levels. This particularly relates to ongoing data management and its use to support regional planning, code overlays and LPS zoning – also acknowledging that adopting such TPP strategies creates an obligation to resource their implementation. As an example of this, the Department of Natural Resources and Environment should complete the next stage of an upgraded TASVEG, develop a methodology for ranking biodiversity significance, map groundwater recharge areas and further develop the Tasmanian Geoconservation Database.
- 7.4 Further investigations should be carried out into the development of a methodology to effectively consider the cumulative impact of land use change and development on critical biodiversity values, possibly in conjunction with regular State of Environment reporting, plus the development of a statewide standardised approach in dealing with offsets for the unavoidable loss of biodiversity values.
- 7.5 Further investigations should be carried out in reconciling the existing policy statements within the Biodiversity and Agriculture TPPs. In the review of the SPPs, the intent of the Biodiversity and Agriculture Policies will need to be reconciled as the current SPPs exclude the Natural Assets Code from application to the Agriculture Zone.
- 7.6 Review the existing housing strategies within the TPPs for agriculture (4.1.3(9)), extractive industries (4.3.3(7)), tourism (4.4.3(5)) and renewable industry (4.5.3(6)) and consider whether they would be more appropriately included within the Settlement (Housing) TPP. This would be on the basis that there are common housing issues to be dealt with across these different industries and that they are best not considered in isolation.
- 7.7 The language used within the Historic Cultural Heritage TPP should be reviewed to ensure that it is consistent with the terminology in the Burra Charter and with that used currently within heritage planning contexts (examples given were that “preserve” should be “retain” and “restore” should be “conserve”). It is recommended that any necessary changes be made within the TPP and be considered as part of the SPP review (refer to relevant representations for further detail).
- 7.8 Investigate any implications of the application of TPPs to decision making for Major Projects as currently required by the Act.

Recommended Changes to the draft Tasmanian Planning Policies

General Application

- 7.9 In the second paragraph of the General Application section, modify the following sentence to clarify that the Climate Change Statements are not operative parts of the TPPs, as follows:

The Foreword, Table of Contents, headings, footnotes and the Policy Context section of each TPP, including the Climate Change Statement, are not intended to have operative effect. These parts or sections....

Settlement

- 7.10 The strategies within the Settlement TPP that directly reference climate change are strategies 1.2.3(7) and 1.6.3(1) and (3). There are also others that allude to it with references to urban consolidation, emissions reduction, energy efficiency, renewable energy and carbon storage. Based on these and the references in the existing Statement, it is recommended that the following be included at the conclusion of the Climate Change Statement for the Settlement TPP. This addition ensures consistency with the other TPP Climate Change Statements.

The Settlement TPP addresses these issues by:

- *supporting infill development and urban consolidation that most efficiently utilises existing infrastructure;*
- *promoting public and active transport that reduces carbon emissions and a reliance on private motor vehicles;*
- *mitigating the impacts of climate change within urban areas by encouraging the provision of green spaces, street plantings, shade and water sensitive urban design;*
- *supporting the most vulnerable within the community by encouraging the provision of accessible services and protecting health and emergency facilities;*
- *supporting urban design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions; and*
- *encouraging subdivision and building design to be climatically responsive and energy efficient.*

- 7.11 Replace the paragraph under 1.1.1 Application with:

Applies to existing settlements and land that has been proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban or settlement growth boundary where that land has been identified for growth at urban densities.

- 7.12 In order that future settlement growth accords with future planned transport systems, replace strategy 1.1.3(2)(c) with (change underlined):

(c) *“integrate with existing or planned transport systems”.*

- 7.13 Replace strategy 1.1.3(2)(d)(iii) with (change underlined):

iii. *has high environmental or landscape values;*

- 7.14 Replace the “and” with an “or” at the end of strategy 1.1.3(2)(d)(iv). This appears to be a typo.

- 7.15 Replace strategy (3) within 1.1.3 with:

3. *Identify regional settlement hierarchies and allocate growth scenarios to settlements 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.*
- 7.16 Replace strategy (4) within 1.1.3 with:

Support the growth of settlements that is in accordance with their allocated growth scenario.
- 7.17 Insert an additional factor to be considered within strategy 1.1.3(8) which states:

whether infill targets have been met and available greenfield sites have been developed within the existing urban or settlement growth boundary;
- 7.18 Replace strategy 1.1.3(8)(c) with:

regional land supply and demand analysis (including infill and greenfield);
- 7.19 Include the following at the end of strategy 1.1.3(11):

including addressing impediments to the development of suitably zoned land (e.g. land banking).
- 7.20 Replace strategy 1.2.3(5) with (single change underlined):
 5. *Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible, safe and accessible infrastructure dedicated to active transport modes, including end of trip facilities.*
- 7.21 Review strategy 1.2.3(8) from the perspective that it refers to very broad planning concepts that are open to interpretation and whether it can be made more relevant within the context of the other liveability strategies.
- 7.22 Delete the last part of 1.3.1 Application as there is no reason to preclude the location of social infrastructure within rural residential settlements (e.g. rural fire services), so that 1.3.1 is replaced by:

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.
- 7.23 Insert “inclusive” within 1.3.2 Objective so that it becomes:

To support the provision of adequate, accessible and inclusive social infrastructure
- 7.24 Objective 1.4.2 under Settlement Types is too narrow in that different “types” of settlements are not limited by their environmental characteristics – they may be characterised by other features such as their history, culture, infrastructure, architecture, industry, civic role etc and the subsequent strategies deal with matters that go well beyond the environmental values of settlements. Delete the word “environmental” so that the objective is:

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

- 7.25 Correct typos within 1.4.3(2) so that it reads as follows:

Establish urban or settlement growth boundaries around coastal settlements to ensure that growth in coastal areas is directed to existing settlement areas and prevents linear development along the coast.

- 7.26 Insert “locally” within strategy 1.6.3(3)(a) so that it reads as follows:

.... preferably locally native species where appropriate.

- 7.27 Insert the following additional policy after 1.6 Design, of the Settlement TPP (noting that strategy 5.1.3(5) is to be deleted):

1.7 Development Contributions

1.7.1 Application

Applies to existing settlements and new areas of settlement growth.

1.7.2 Objective

To support the equitable sharing of costs between developers and the wider community associated with the provision of new, or upgraded, infrastructure to service growth.

1.7.3 Strategy

Facilitate development contributions that are fair, reasonable and transparent that apply to new use and development to support the effective provision of public infrastructure including, but not limited to, stormwater, roads, footpaths, public amenities, reticulated services and public open space.

Environmental Values

- 7.28 Strategy 2.1.3(2) prioritises social and economic values over environmental values when there should be a more equal balance as articulated within the RMPS objectives. It is therefore necessary to delete the first part of the strategy, so that it reads as follows:

Avoid designating land for purposes that will require land clearance in areas identified as having high biodiversity values.

- 7.29 The mention of “offsets” within strategy 2.1.3(5) should be further clarified by adding the additional words as follows (as underlined):

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 with measures that will provide a net gain in the resilience and viability of the impacted biodiversity values.*

- 7.30 Strategy 2.2.3(2) appears to have a typo with an “and” that should be an “or” as shown as follows (with the change as underlined):

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 or would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:*

- 7.31 Subclause (b) within Strategy 2.2.3(2) needs to be qualified to relate to flood mitigation measures that protect existing settlements or communities, as distinct from a proposed

development located adjacent to a waterway, so that it reads as follows (with the change as underlined):

(b) is for flood mitigation measures to protect existing settlements or communities;

- 7.32 Subclause (a) in strategy 2.2.3(4) should be amended so that the clearance of native vegetation in and around waterways, wetlands and estuaries should be avoided in the first instance. As it is currently written, some use or development will take place regardless of the native vegetation. It should read as follows (with the change as underlined):

(a) avoid the clearance of native vegetation;

- 7.33 Subclause (d) in strategy 2.2.3(4) is not sufficiently robust in that “managing” soil erosion might include very minor works that have little effect and that measures should be taken to effectively prevent soil erosion from occurring so that this should read as follows (with the change as underlined):

(d) avoid land disturbance and prevent soil erosion and changes in sediment loads entering the water caused by land disturbance;

- 7.34 Amend subclause (e) in strategy 2.2.3(4) so it that provides some additional clarification as follows (change underlined):

(e) not significantly change the rate and quantity of stormwater (such as by utilising water sensitive urban design techniques) or increase pollutants entering the water; and

- 7.35 Strategy 2.3.3(1) uses the word “discourage” when it is more appropriate to state that development that would impact on high conservation value geodiversity should be avoided, so that this strategy should read as follows (with the change as underlined):

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, unless the impacts can be managed to support the values.

- 7.36 Replace strategy 2.3.3(3) with (change underlined):

3. Encourage integrated management of geodiversity and biodiversity to maintain or enhance ecological processes.

- 7.37 Replace 2.4.3(3) with (changes underlined):

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 a significant landscape; and

(b) has overriding social, economic or environmental benefits;

and includes specific measures to minimise the impact on the significant landscape.

Environmental Hazards

- 7.38 In response to a submission from Mineral Resources Tasmania (MRT), the SPO has recommended that paragraph 5 of the Policy Context section for the Environmental Hazards TPP be deleted and replacing it with:

Planning is one component of an integrated system that operates, in conjunction with others, to reduce the likelihood of impacts arising from natural disasters and reduce the risk of harm caused by these events. For example, the regulation of landslip hazard involves a number of

Acts. Landslip hazard areas are defined by hazard overlays in the TPS made under the Act, and by Proclaimed Landslip A and B zones under the *Mineral Resources Development Act 1995*. Controls on development and building in these identified landslip areas are then imposed under the *Building Act 2016*, the Building Regulations 2016 and the associated Determinations issued by the Director of Building Control.

The Act also more broadly provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. The *Environmental Management and Pollution Control Act 1994* includes provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

- 7.39 Combine strategies 3 and 4 of clause 3.1.3 as follows and renumber the subsequent strategies. This is consistent with the approach adopted by other strategies, in that the policy is to firstly avoid, but then if avoidance cannot be achieved use or development may still be possible if the risk can be managed.

Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks. 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 to be vulnerable or hazardous.*

- 7.40 Replace strategy 3.3.3(1) with (minor changes to improve phrasing):

Identify and map land that is vulnerable to flooding based, as a minimum, on a 1% Annual Exceedance Probability (AEP) flood event, or an alternative as determined by State Government for the management of flood risks associated with climate change and other matters.

- 7.41 Amend sub-clause (a) in strategy 3.4.3(3) so that it is (change underlined):

(a) *dependent on a coastal location and the risk can be managed;*

- 7.42 Amend sub-clause (b) in strategy 3.4.3(3) so that it is (change underlined):

(b) *temporary, readily relocatable or able to be abandoned;*

Sustainable Economic Development

- 7.43 The following additional text at clause 4.0.1 of the draft TPPs, be included as shown by underline below:

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 geological diversity provides significant opportunities both for the discovery and development of world class mines and for the extraction of materials for development. The minerals sector is a key sector for employment, exports and the supply of primary inputs for the construction and development sectors.

Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities . . .

- 7.44 Correct the typo in the 4.1.2 Objective by replacing “agriculture” with “agricultural” as follows:

To promote a diverse and highly productive agricultural sector by protecting agricultural land and the resources on which agriculture depends

- 7.45 In order to reflect current best practice more accurately, replace strategy 4.1.3(1) with (also changes to improve phrasing):

Identify agricultural land and potential agricultural land by utilising contemporary land and enterprise suitability modelling, land capability data and other contemporary spatial information systems, including consideration of availability of irrigation water, proximity to markets, long term agricultural land use trends and future climate scenarios.

- 7.46 Replace strategy 4.1.3(10) with (change underlined – to refer to a defined term and to not be limited only to “farm gate markets”):

Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying produce to local markets or stores and support agritourism.

- 7.47 Delete the second part of strategy 4.3.3(3) as it implies that there is to be unfettered access to future mineral resources and is not subject to the qualifications within strategy 4.3.3(5) – so that 4.3.3(3) is:

Support the long-term viability of existing extractive operations.

- 7.48 Amend strategy 4.3.3(5) so that it is (change underlined):

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, considering the following:

- 7.49 Replace strategy 4.4.3(4) with:

Support diverse and innovative tourism experiences that are of a high quality, respect the environment and reflect the uniqueness of Tasmania.

- 7.50 In order to be consistent with the changes made to strategy 4.4.3(4), delete subclause (f) within strategy 4.4.3(1).

- 7.51 Replace the beginning of the initial statement of strategy 1 within 4.5.3 with:

Identify renewable resource areas for the preferred location of renewable energy

- 7.52 As “investor interest” is of no relevance to a planning decision, delete sub-clause (c) within strategy 4.5.3(1).

- 7.53 Correct the typos within 4.5.3(3) so that it is:

3. *Recognise the quality and diversity of Tasmania’s renewable energy resources and the role they can play in limiting greenhouse gas emissions and supporting the transition to a national low carbon economy through existing and future interconnection to Tasmania.*

- 7.54 Include an additional strategy under section 4.6.3, shown below by underline, and swap the order of original strategies 1 and 2, as follows:

4.6.3 Strategies

1. Strategically identify and protect land that is suitable for industrial use and development to meet the needs of future generations.
2. Provide for at least a 15 year supply of industrial land, that is located within urban or settlement growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.

3. Identify and allocate land within urban or settlement 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.*
4. Enable industrial use and development, outside urban or settlement growth boundaries, where.....

Physical Infrastructure

7.55 Amend strategy 5.1.3(3) to replace the words “growth areas” with “existing settlements” (as shown below by underline). This is because it would be inappropriate to have designated growth areas “where there is no infrastructure, no available infrastructure capacity or no infrastructure solution”. However, there may be existing settlements where this is the situation.

3. *Where there is no infrastructure, no available infrastructure capacity or no infrastructure solution, promote the most logical and effective solution to deliver services to existing settlements while minimising environmental impacts.*

7.56 Delete strategy 5.1.3(5) – noting that an additional strategy has been inserted after 1.6 Design within the Settlement TPP.

7.57 Correct the typo within 5.1.3(7) so that it is:

Provide for reticulated sewerage at the time of subdivision or require lots, created by the subdivision, to be capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Cultural Heritage

7.58 In order that the information within the third paragraph of 6.01 Policy Context is more consistent with the Australia ICOMOS (2013) Burra Charter approach it should be replaced with:

Much historic cultural heritage is visible, known, accepted and valued, and easily identifiable for protection. However much Aboriginal cultural heritage and some historic heritage, primarily archaeological heritage and heritage with social value, is not formally identified until rediscovered, commonly in the course of development preparation. While the significance of visible tangible assets tends to be recognised and valued, lesser-known archaeological values,

social values and intangible values associated with cultural heritage also need to be recognised, protected and managed.

- 7.59 After the paragraph in Policy Context for 6.01 ending in “... cultural heritage story.” – insert a new paragraph, this being:

While the development of places listed on the State, National or world heritage registers are dealt with outside of the TPS, there is a role for the RLUSs to consider these places of heritage significance when designating land uses and developing regional policies.

- 7.60 The second last paragraph within 6.01 Policy Context does not refer to the fact that cultural heritage is of fundamental importance in promoting community well-being, particularly when such heritage values are well-recognised and attract people to visit or live in an area. It is therefore recommended that the final sentence in this paragraph be as follows:

This justifies supporting the protection of these values for community well-being and the benefit of present and future generations.

- 7.61 There is a typo in the numbering for the Climate Change Statement. It should be:

6.0.2 Climate Change Statement

- 7.62 The 6.1.2 Objective for Aboriginal Cultural Heritage should also refer to the need to protect cultural landscapes as follows:

Support the protection and Aboriginal custodianship of Aboriginal cultural heritage values including places, objects, areas, landscapes and practices.

- 7.63 Replace the 6.2.2 Objective with:

To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.

- 7.64 Insert the following new Strategy 2 in 6.2.3 (so that the existing 2 becomes 3 etc):

Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.

- 7.65 Replace strategy 6.2.3(6) with the following, promote it to strategy (2) in the hierarchy and renumber the subsequent strategies within 6.2.3. Changes were made to reflect all categories of Places in a heritage planning context and because “significance” and “value” have the same meaning.

Encourage the initiation and implementation of heritage surveys to proactively identify and manage historic heritage places and to clearly articulate the heritage of places and precincts listed as having historic cultural heritage significance.

- 7.66 Replace strategy 6.2.3(7) with the following (for clarity and simplification).

Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.

Planning Processes

- 7.67 Delete the final paragraph of 7.0.1 Policy Context.

7.68 Delete 7.3 Regulation TPP entirely (see discussion in section 5.9 of this report).

Glossary

7.69 In the definition of ‘Agricultural use’ in the Glossary, add an ‘s’ after ‘animal’.

7.70 The Tasmanian Housing Strategy combines the two definitions for ‘affordable housing’ and ‘housing stress’ within a single definition for ‘affordable housing’. Delete the existing definition of ‘Housing stress’ and replace the existing definition of ‘Affordable housing’ with the following:

Affordable housing – means housing for purchase and rental, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households.

Delete definition of ‘Housing stress’.

7.71 Modify the definition of ‘rural residential settlement’, as follows:

Rural residential settlement – means a settlement on an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

7.72 Include a definition of ‘greenfield sites’ (as used in strategy 1.5.3(2)), consistent with that used in the Southern Tasmania Regional Land Use Strategy, which is:

Greenfield sites – means former agricultural or undeveloped natural land on the periphery of towns and cities that has been identified for urban development.

7.73 Include the following definitions for ‘urban growth boundary’ and ‘settlement growth boundary’ which will allow the RLUS to adopt the terms and apply them in the appropriate context:

Urban growth boundary – means the spatial extent of growth, as identified on a map, for a metropolitan area or a city and its greater urban area.

Settlement growth boundary – means the spatial extent of growth, as identified on a map, for a settlement.

7.74 Include the following definition for ‘very low-, low-, and moderate-income households’ (as referred to in the definition for affordable housing):

Very low-, low-, and moderate-income households - means households that are in the three lower quintiles of the Tasmanian income distribution.

7.75 Delete definitions for “assisted housing” (term not used within the TPPs), “communal residence” (term not used within the TPPs) and “sensitive use” (already defined within the SPPs).

7.76 Include a definition for “urban forest” (used within strategy 1.2.3(7)) as it may be a contested term if subsequently referred to in other planning instruments.

7.77 Review the existing definition for “circular economy” (used within strategy 4.8.3(5)) as there are other preferred higher-level definitions, such as that applied within the United Nations Sustainable Development Goals (e.g. “a regenerative system in which resource input and waste, emissions, and energy leakages are minimized through long-lasting design, maintenance, repair, reuse, sharing, remanufacturing, refurbishing, and recycling activities”).

Appendix A – List of Representors

- 1) Eric Van Bommel
- 2) West Coast Council
- 3) Bicycle Network
- 4) Glenorchy City Council
- 5) Jenny Chambers-Smith
- 6) Housing Industry Association
- 7) Department of State Growth
- 8) Brighton Council
- 9) NBN Co.
- 10) Colony 47
- 11) King Island Council
- 12) Paul Smith
- 13) Tasmanian Active Living Coalition
- 14) Aboriginal Land Council of Tasmania
- 15) Central Coast Council
- 16) TasNetworks
- 17) Clarence City Council
- 18) Anonymous
- 19) Michelle Foale
- 20) Poatina Village Body Corporate
- 21) Tasmanian Minerals, Manufacturing and Energy Co.
- 22) Annabelle Black
- 23) West Tamar Council
- 24) TasCOSS
- 25) Huon Valley Council
- 26) Latrobe Council
- 27) Kentish Council
- 28) Cradle Coast Authority NRM
- 29) Cradle Coast Authority
- 30) Environmental Defenders Authority
- 31) Planning Institute Australia (Tas)
- 32) Central Highlands Council
- 33) Derwent Estuary Program
- 34) Launceston Airport

- 35) Circe Alditheral
- 36) Northern Midlands Council
- 37) Shelter Tas
- 38) Kingborough Council
- 39) Simon Roberts
- 40) Tasmanian Fire Service
- 41) Southern Midlands Council
- 42) Tasman Council
- 43) Private Forests Tas
- 44) Yvette Mendoza
- 45) Meander Valley Council
- 46) Waratah-Wynyard Council
- 47) Huon Valley Zoning Association
- 48) Hobart City Council
- 49) Mission Australia
- 50) State Emergency Service
- 51) Northern Tasmanian Councils
- 52) Flinders Council
- 53) Aust. Institute of Architects (Tas)
- 54) Office of Coordinator General
- 55) Castellan Consulting
- 56) Tenants Union of Tasmania
- 57) Glamorgan Spring Bay Council
- 58) Planning Matters Alliance Tasmania
- 59) Local Government Association Tasmania
- 60) Sorell Council
- 61) Circular Head Council
- 62) Tasmanian Planning Information Network
- 63) Cultural Heritage Practitioners Tasmania
- 64) Department of Natural Resources and Environment

Number 61 to 64 above were submissions lodged outside of the formal advertising period. They are listed as “further submissions” on the Commission’s website. They have been considered in a similar manner to all other representors.

Appendix B – Issues raised by representors

The following table lists all the key issues that were raised in the representations, both in writing and during the hearings that were held from October 2023 to February 2024. The organisation or individual who raised each issue is also noted – see Appendix A for the numbers assigned to each representor.

The Commission acknowledges that most of these matters are ‘by exception’ in that representors tended to focus on issues that they disagreed with and where they wanted changes made to the draft TPPs.

Issue	Description	Representors
General Drafting		
Language	General tone needs to be more affirmative so that there is less scope for different interpretations. Avoid vague words (like “may” or “discourage”) and double negatives – plus write the strategies in a positive or active manner – indicate an approval pathway, rather than a refusal.	50, 28, 3, 42, 4, 31, 15, 30, 17, 26, 27, 13, 45, 58, 60, 62, 38, 59
Too complex	Too many strategies and too much detail within the TPPs (better located within RLUSSs). A higher-level perspective is required. Excessive detail reduces clarity and limits effective implementation. Policies should be more concise (reference was made to mainland examples e.g. QLD). Overall structure of TPPs is unnecessarily complicated.	53, 47, 52, 31, 4, 17, 31, 51, 56, 62, 59, 26, 27, 45, 60
General Application principles are contradictory	General Application principles and processes lack clarity, appear to be contradictory and are contrary to TPP criteria. There are no precedents for their implementation and there is less flexibility than is inferred.	52, 26, 27, 45
GA section is helpful	The GA section is helpful, and it is acknowledged that good land use planning requires a sensitive balancing of competing policy objectives.	40
GA requires compliance with all strategies	The GA section requires that scheme amendments comply with all strategies (as for State Policies) – this will be too costly and time consuming and little guidance is provided.	26, 27, 45, 11, 23, 51
Strategies are too prescriptive	Strategies are too prescriptive and don’t allow sufficient flexibility to allow for unique investment opportunities, for diversity or for sudden changes. They are pitched at too low a level, and this may discourage their regular review.	36, 31, 26, 27, 4, 51, 54, 15, 45, 59, 60, 11, 48

Issue	Description	Representors
Interpreting the strategies	Some strategies are quite vague in their intent and would be difficult to interpret/implement – some are written as actions and others as objectives. Will need a common understanding of intent during assessments (PAs and TPC) as the focus will be on how they are precisely written.	42, 26, 27, 45, 29, 11, 60, 4
Duplication across strategies	Similar concepts are repeated in strategies both within and across policy areas. This results in inconsistencies as they are “differently configured”. Some overlap across different themes is unavoidable but should be limited and not within themes – consolidate strategies where possible.	28, 19, 4, 23, 54, 60, 17
Complete redraft	A major redraft of the TPPs is necessary, which will require their readvertisement. If not, then detailed responses to concerns are required.	58, 23, 51, 52, 26, 27, 45
Future review	Allowance should be made for a future review of the TPPs, including any need for updating or specific amendments.	15
Definitions	Definitions need to be credibly sourced and to explain all terms that may be interpreted differently.	58, 17
Specific drafting suggestions	Various specific editorial suggestions were provided by many representors, and these are collated within Appendix C.	2, 3, 4, 13, 23, 26, 27, 31, 33, 36, 38, 39, 43, 44, 45, 46, 47, 48, 50, 53, 55, 57, 59, 60, 61, 62
General – Policy Content		
Broad scope of policies	The broad scope of the policies results in a lack of clarity about the government’s more specific views on the most critical issues (e.g. climate change, housing supply, biodiversity loss).	31, 52
TPPs to reflect reality as to what they can influence	Limitations of the TPPs should be stated. They need to be drafted in a manner that appreciates economic reality – concerned that the bar is set too high and strategies will not be “agile” enough to deal with unexpected proposals.	54
Filling policy void	Support given to the role that the TPPs play in filling the policy void in the planning system – and in a	32, 41, 42, 58, 57, 59, 38

Issue	Description	Representors
	manner that is both ambitious and reflects contemporary best practice.	
Competing policies	It is not clear how the requirements of policies that are advocating different courses of action will be resolved. The proposed approach gives little guidance on any hierarchy that might apply. There should be some underlying priorities (such as for climate change, housing and biodiversity) to enable a filtering process.	36, 58, 52, 26, 27, 15, 45, 31
Guiding principles	Guiding principles should be efficient, integrated, effective (outcome focused), accountable and positive.	59
Defining ‘values’	Policies assume a common understanding of values (e.g. landscape, environmental) and yet they are subjective and often competing – the TPPs or guidelines should identify criteria or benchmarks to help define these values. NRM suggests natural capital accounting to quantify values.	32, 41, 42, 28
Add another layer of complexity	The TPPs add another layer of complexity within the planning system.	58
Non-planning matters	Policies should not address matters that are outside of the planning system and beyond scope of section 12B of the Act.	31, 17, 4, 36, 57
Consistency with the Act	The policies do not meet Schedule 1 Objectives of the Act. Indicate the link to RMPS objectives and be consistent with the Act terminology, such as referring to aims and principles as in the Act with a focus on achieving desired outcomes.	47, 58, 31, 17, 4, 52, 30, 57, 11
Reframe strategies as principles	Strategies could be expressed differently so that they are like principles that describe performance measures or desired outcomes and can be applied where relevant.	26, 27, 45, 31
General Application contrary to Act	General Application instructions for flexibility are contrary to statutory requirements (section 34(2A)) for a literal application of all policies.	26, 27, 45
Avoid duplication with State Policies	All policies that duplicate assessment processes under existing State Policies should be removed as they provide no added value. Clarify relationship with State Policies.	52, 13, 31, 17, 4, 57
Consistency with State Policies	Policies must be consistent with and fully address the relevant matters within State Policies.	30, 33

Issue	Description	Representors
State Policies preferred over TPPs	Expanded suite of State Policies is preferred over TPPs as they have broader application beyond planning system.	58, 62
Differentiate with RLUSs	The existing strategies within the TPPs should be redrafted as policy statements so they are different to the “strategies” in the RLUSs.	4
Policy coordination across government	A need to coordinate various government policy areas that deal with similar considerations and verify planning requirements (e.g., PESCRAC) to eliminate any confusion.	54, 15, 17, 57
Creating greater certainty	The TPPs need to function in a manner that creates greater certainty and confidence for both developers and the broader community.	54
Defining “sustainable development”	Sustainable growth is not possible in a closed system – the term “sustainable economic development” is problematic, and policies are contrary to “sustainable development” in Schedule 1 of the Act.	31, 57
Justifying the policies and strategies	No evidence is provided to support the aims or origin of the policies or the high level of prescription within strategies – this would help in understanding the desired outcomes and assist in dealing with emerging issues.	26, 27, 28, 45, 57, 54
Clarify mandatory nature of strategies	Clarify (in GA section) that strategies are ways to meet the objective but not individually mandatory, allowing flexibility for other ways to achieve the objective.	26, 27, 45
Managing change sustainably	While population and economic growth will occur this needs to be balanced with appropriate safeguards that ensure changes are sustainable.	53
Meeting local aspirations	TPPs should incorporate a more nuanced approach that enables communities to meet their particular needs and aspirations, such as in regional or rural areas – acknowledging their “right” to do so as enshrined within the RMPS objectives.	36, 28, 26, 27, 45, 57, 11
Alignment with UN Sustainable Development Goals	The TPPs should be aligned with the UNSDGs to indicate the international context and other policy reports, such as PESRAC.	15, 53, 17, 30
Aboriginal heritage	Aboriginal culture should be considered across all policy areas rather than just being dealt with under Cultural Heritage.	53

Issue	Description	Representors
Treatment of climate change in the TPPs	Prominent place given to climate change in the policies is welcomed – including its consideration across all policies.	28, 48, 38, 59, 62
Climate change action	The assumptions and parameters by which urgent action on climate change will be taken need to be made clearer within the TPPs, including the relationship with the gov't's Action Plan, the need to reduce emissions and a capacity to respond to future changes.	36, 48, 38, 17, 59, 30
Operationalise climate change	Climate change statements or policies should be operative parts of the TPPs – a stronger approach is needed – either by making it more explicit within strategies across all the policy areas and/or by there being a separate climate change policy.	17, 30, 31, 15, 57, 59, 62, 33, 38, 4
Climate change applies to all themes	A single climate change policy will be too vague – existing statements are supported across all themes.	26, 27, 45
Connect NRM and planning strategies	Closer links should be developed between regional NRM strategies and land use planning instruments.	28
Critical role of natural resources	Important to acknowledge the need to care for the state's natural resources – in that they underpin a sustainable economy, local identity and community wellbeing.	28
Consider a broad range of issues	A broad scope for the TPPs will better inform RLUSs and meet the broad intent of the RMPS objectives.	28
Focus on new development	Objectives and strategies primarily address issues relating to new development rather than matters of concern within existing developed areas.	52
Zoning and land use inconsistencies	There is a need to acknowledge the many inconsistencies between the way land is zoned and the existing land use.	22
General - Implementation		
General support for the TPPs	General support for the TPPs and their role in contributing to improved planning and decision making.	50, 49, 37, 1, 7, 40, 4, 59, 60
Planning system limitations	Acknowledge limitations of planning system – responds reactively to proposed changes of use and development.	29

Issue	Description	Representors
Planning system to accommodate change	The planning system will need to evolve to accommodate changes in society (e.g. population change) and environment (e.g. climate change).	29
No clear overall strategic framework	TPPs do not provide a clear or cohesive policy response or strategic framework to take forward into the planning system – this is also impeded by a need to comply with all policies.	52, 26, 27, 45
High level aims needed for each policy area	Each policy should include a succinct “aim” that clearly states its intent or the problem it is seeking to address – a need for high level “problem statements”.	31
Test as to whether achievable	There should be an assessment made as to whether the strategies within the TPPs are actually achievable – such as by testing with appropriate and contemporary criteria.	31, 59
Availability of information to support policies	There appears to be a false assumption that there is sufficient existing information or state-based data to support the effective implementation of policies (e.g. defining “level of impact”) – there are no policies directed towards obtaining necessary data.	26, 27, 45, 57, 17, 60
Data to measure performance	Resources should be allocated to monitor baseline data and/or criteria to assess how well TPPs are implemented and, importantly, as a basis for informing future reviews of RLUSs.	31, 53, 38, 17, 4, 58, 60, 62
Cumulative impact	Consider the cumulative impact of decisions – applies across many policy areas and requires close monitoring of outcomes. Reliant on sound data and credible thresholds (a UGB is such a threshold in a spatial sense).	17, 60, 33, 38, 4
Link to SoE	Should make a link to state’s SoE – while only a snapshot it will help to understand ongoing performance.	58, 62, 17
Need for guidelines	TPPs should have guidelines that form the basis of an implementation plan and to assist the translation of the policies in the RLUSs in particular – will also help in allowing the TPPs to not be so prescriptive and to take a higher-level perspective.	19, 33, 51, 25, 52, 38, 31, 26, 27, 17, 30, 4, 57, 42, 45, 59, 60, 62, 23
Achieving intended outcomes	No clear definition of outcomes or measures as to whether or how intended outcomes will be achieved by implementing strategies in the hierarchical planning system and at a local level.	17, 25, 48, 58, 42, 31, 26, 27, 57, 45, 59, 60, 62

Issue	Description	Representors
Roles and responsibilities	Not stated as to who or what agency will be responsible for implementing strategies or providing the information needed to facilitate this.	15, 4, 26, 27, 17, 42, 45, 57
Relationship to other planning instruments	Strategies do not identify the instruments (RLUSs, SPPs, LPSs) to which they apply (eg Strategic matters dealt with by RLUS and regulatory by SPP). The translation process is not clear and so it is also unclear how the planning system will effectively implement the TPP strategies.	17, 53, 51, 28, 36, 25, 52, 42, 31, 26, 27, 15, 30, 45, 59, 62, 58, 38
Clear regulatory pathway	Application principles need to create a clear pathway from TPPs to RLUSs and TPS that ensure planning schemes are inherently compliant with the TPPs.	26, 27, 15, 45
Application within RLUSs	It is not clear how the RLUSs will be able to consistently comply with the TPPs.	52, 31
Remove non-planning matters	The TPPs should only include matters that can be directly implemented by way of the planning system – primarily being the RLUSs and the TPS.	23, 31, 59
Clarify non-planning matters	Clarify how non-planning matters will be dealt with – such as matters dealt with in other legislation (e.g. Building Act).	15
Influence beyond planning system	Although the TPPs are to be implemented through the planning system, their indirect influence or guidance of other government policy should not be underestimated.	54, 38
Local planning impeded	The overly prescriptive nature of the strategies will impede opportunities for local planning – they are not sufficiently flexible for local aspirations to be met.	26, 27, 51, 52, 45, 57, 11
Working with local government	Local govt sector is best placed to understand technical aspects relating to applying the TPPs to the RLUSs and the TPS – a lot of corporate knowledge within local govt.	51, 25, 52, 59, 26, 27, 45
Overemphasis on promoting growth	Concerned about an “addiction to growth” that underlies the policies and “community scenario planning” should be applied in response.	12
Role of structure plans is unclear	Further clarity is needed on when structure planning will be necessary and how TPPs will guide their development, bearing in mind they are not statutory instruments. Concern they may be required for most amendments.	13, 48, 26, 27, 45

Issue	Description	Representors
Implementing other government policies	Other government policies and strategies should be more effectively implemented to support TPPs (e.g. water quality, stormwater), plus TPPs should also be consistent with and support their implementation (e.g. PESRAC).	19, 26, 27, 45
Time delays for planning reform	Concerns about the time taken to complete TPPs, review SPPs, prepare new RLUSs and update planning schemes.	54, 25, 31
Interim process for amendments	Particular concerns about the additional work involved in amending schemes prior to new RLUSs – all TPP strategies need to be assessed for relevance for every amendment.	26, 27, 52, 4, 45, 59
Resource constraints	Concerns expressed about existing inadequate statutory and strategic planning resources and that there is a need to properly resource and align the regular reviews of TPPs, State Policies, SSPs and RLUSs.	15, 51, 25, 58, 31, 57, 59
1.0 Settlement		
Plan for long term needs	Settlement planning should cater for longer horizons than a 15 year minimum – say, 20 years for zoned land within UGB, plus earmarking other suitable land by way of long term planning. Current zoning is not keeping pace with housing demand, and this also encourages land banking.	32, 41, 42, 38
Clarify 15 year target	Clarify the 15 year planning horizon – needs to be at least a 15 year supply of suitably zoned and serviced land.	60
Population projections	Review population projections and link to land supply needs – anticipate future migration increases (eg due to climate change) and don't be too conservative.	32, 41, 42
Support existing growth policies	Generally support the existing growth strategies and understand their policy intent.	38, 7
Sustainable growth	Focus should be on sustainable growth regardless of settlement size. All communities should be afforded the opportunity to sustainably grow. Constraining some communities in order to favour others is contrary to Schedule 1 Objectives. Settlements function at different levels.	23, 36, 51, 26, 27, 15, 45, 59

Issue	Description	Representors
Growth restricted in lower order settlements	Policy prioritises growth in “higher order settlements” and there is significant concern that this will effectively prevent growth and innovation in other settlements (such as by zoning refusals).	52, 51, 15, 26, 27, 36, 46, 18, 45, 57, 61, 11, 20, 23
Justify priority for growth in higher order settlements	A policy to prioritise growth in higher order settlements needs to be justified with appropriate evidence – there is a lack of evidence to support policies that may limit rural growth or fail to meet local community expectations.	26, 27, 45, 51, 23
Rural growth driven by local factors	There should be no growth impediments placed on rural towns beyond the gravitational pull of the major cities – growth is driven by local factors and no evidence to support a need for constraints.	32, 41, 42, 26, 27, 36, 18, 45, 57, 20
Costs of rural growth	Greater costs incurred in providing new infrastructure and services to growth within rural areas and urban fringes.	7
Rural residential development growth	Enable opportunities for further rural residential subd’n (if not prime agriculture), rather than it being discouraged (strategy is written in the negative) – helps to sustain rural settlements and meet lifestyle aspirations.	25, 51, 47, 26, 27, 32, 41, 42, 45, 61, 60
Bushfire risk	New rural residential development increases bushfire risks – should only be located if there is good access and not within bushfire prone area.	40
Acknowledge local growth strategies	Strategies developed by local communities that encourage “sustainable growth” should be recognized and supported.	52, 51, 36
Settlement hierarchy	The required settlement hierarchy needs to be clarified – what does a “higher tier” mean? Growth should be based on sustainability and levels of service – refer to a network, with no settlement having a priority over another.	53, 26, 27, 18, 45
Hierarchy of activity centres	The “hierarchy” should be for activity centres rather than for settlements – describing different levels of service.	26, 27, 45, 23, 51
Identify growth opportunities	Provide guidance for RLUs to determine future growth opportunities – such as for smaller activity centres and how to consider potentially desirable proposals that are contrary to settlement strategy.	38, 32, 41, 42

Issue	Description	Representors
Coordinate land use and infrastructure planning.	Coordinate land use and infrastructure planning – each informs the other (e.g. Greater Hobart Plan) – settlement growth plans will drive infrastructure provision, plus priority given to utilizing existing infrastructure capacity.	7, 38, 23, 51
Commercial growth of smaller centres	Commercial growth in smaller centres should not be discouraged on the basis that certain services (eg public transport) is not available.	26, 27, 45
Identify future industrial land	Need to identify future suitable land for industrial and commercial purposes in order to cater for future demand and as part of broader settlement planning.	38
Land banking	Prevent land banking of prime development land that forces out-of-sequence development to occur.	26, 27, 45
Accommodating workers in rural areas	Support provided to strategy that deals with the need to accommodate workers that support rural industries (agriculture, energy, mining etc).	54
Overly focused on urban issues	The TPPs are “urban centric” and do not sufficiently address rural settlement, transport and livability issues.	47, 18, 57, 11, 26, 27, 45
Remote communities disadvantaged	Insufficient attention is given to the unique needs of remote communities (e.g. King Island) so that they may best overcome their existing disadvantages.	11, 52
Urban densification	Support urban densification policies that address infill impediments, reduce outward expansion, improve public spaces, encourages reduced private car use, reduces long commutes and improves access to active/public transport – also consider benefits from climate change perspective.	35, 5, 28, 48, 8, 42, 60, 32, 41, 17, 7, 4
Managing higher density impacts	Further urban densification is the most sustainable and desirable strategy, but the associated impacts will need to be managed sensitively with local communities. Develop solutions that mitigate impacts and manage trade-offs.	35, 32, 41, 42, 26, 27, 45, 4
Prioritise infill within settlements	Prioritise infill over outward growth – with outward growth of settlements needing to be strategically justified – TPPs to include planning principles to support this.	4, 36, 60, 62, 7

Issue	Description	Representors
Infill versus outward urban growth	Outward settlement growth should not be impeded if infill is not commercially viable. Difficult to address impediments to infill within planning system.	26, 27, 45
Infill concerns	Infill development should not be at the expense of such values as heritage, amenity and liveability.	58
Higher density housing	Support location of higher density housing close to good transport, services and jobs.	1
Structure plans supported	Local structure plans will facilitate inclusive community engagement that will meet local needs and address such aspects as active transport. Should ideally be enforceable.	28, 1, 62
Unnecessary structure plans	Policies may require structure plans to be prepared for almost every scheme amendment, plus their content should not be dictated and be flexible to local needs.	26, 27, 45
Urban growth boundaries	Applying UGBs in all cases is not necessary, they will impose an inflexible constraint on growth and information on infrastructure capacity is often not available.	51, 26, 27, 45, 57
Applying urban growth boundaries	Further guidance is required as to what UGBs are and when they will be necessary – plus, in some instances, how infill can occur within their confines.	8, 46, 60, 38
Need for urban growth boundaries	Noting the different reasons for UGBs – aim to optimise existing infrastructure in major urban centres and aim to protect agricultural/environmental values in rural centres.	38
Changes to urban growth boundaries	No changes to the UGBs should be made outside of a regional review of the RLUS.	4
Need for urban changes	Be open to adaptive processes and acknowledge a need to make significant changes to many urban areas to improve amenity, resilience, equity etc.	32, 41, 42, 28
Liveability	Support policies that improve liveability – acknowledging different perspectives on this – includes integrated transport solutions, social infrastructure, enhanced urban design, opportunities to work remotely, reduced noise etc.	28, 13, 35, 1, 9, 24, 38, 29

Issue	Description	Representors
Greening of urban spaces	Include additional liveability strategies that encourage more urban vegetation, retaining stormwater and multi-use of public spaces.	48, 33, 13, 62
Rural liveability	Rural liveability issues need to be addressed rather than just focusing on urban liveability matters.	47
Upgrade existing services	Liveability can be most efficiently improved by upgrading existing transport networks, infrastructure and services.	53
Scope within planning system	Many liveability and housing matters (e.g., diversity) are beyond the scope of the planning system to control.	26, 27, 45, 29
Access to housing	Access to suitable and affordable housing is integral to liveability, the value of housing being a “human right” should be emphasized and there should be opportunities to “age in place”.	38, 47
Traffic congestion and public safety	Traffic congestion issues need to be addressed in order to cater for public safety and emergency services.	50
Travel plans	Major residential developments be supported by travel plans that provide evidence of future liveability, affordability and active transport.	13
Reduce car dependency	Provide viable alternative to private car use, especially in low density residential areas and rural settlements, including active transport.	13
Public transport	The provision of public transport services is not within the remit of the planning system but is a critical factor in guiding future land development and associated infrastructure should be enabled.	48, 13
Stakeholder agency engagement	Implementation of many strategies will require the full engagement of agencies that are not normally associated with the planning system – suggest they be named up in implementation guidelines.	42
Exclude developer contributions	Developer contributions should be excluded as they will increase the cost of development and make it more difficult for home buyers.	6
Support developer contributions	Developer contribution scheme to be applied consistently across the state to properly attribute	13, 48, 59, 61

Issue	Description	Representors
	costs (e.g. address 'first mover' inequities) and meet increased demand for improved public infrastructure.	
Expand scope of developer contributions	Developer contributions should be applied to cover a broader range of public and social infrastructure needs (beyond just roads, water, sewerage, stormwater) – an enabler of growth and better located within the Settlement theme – current policy is too narrow in scope.	48, 2, 59
Support risk responses	Support strategies that respond to environmental risk (flooding, coastal inundation, landslip, bushfire).	50
Landscape and scenic values	Settlements are closely connected to their surrounding landscape – maintain this connection to protect their distinctive character.	48, 18
Social and affordable housing	Support strategies that recognise importance of and need for social and affordable housing in locations accessible to services and employment opportunities. Innovative planning solutions to be part of broader govt policy.	49, 37, 4
Social and affordable housing	General support for the existing strategy – important to cater for such housing within the planning system, to generally increase potential for future housing supply and be consistent with the Tasmanian Housing Strategy.	10, 37
Social and affordable housing	Not sufficiently addressed in the TPPs – proactive measures (eg inclusionary zoning) required to incentivize provision of more social and affordable housing.	8, 30
Limits on planning to address affordable housing needs	Planning can only partly address housing affordability issues – requires other measures in managing demand, reducing building costs and discouraging land banking.	59
Visitor accommodation	Managing visitor accommodation is a housing issue as it affects the rental market and housing affordability. Long term rental housing should be protected.	56, 8, 37
Innovative housing delivery models	Innovative models of housing delivery should be explored in order to increase supply.	60
Social infrastructure	Provide a diverse range of inclusive social infrastructure as an essential liveability objective – clarify difference with other public infrastructure.	38, 53, 48, 2, 62

Issue	Description	Representors
Active living	Social infrastructure and liveability strategies to incorporate active living components.	13
Ecovillages and co-housing projects	Specific attention should be given to alternative and more sustainable forms of housing such as ecovillages, tiny homes, off-grid lifestyles and co-housing estates – additional strategies and definitions were suggested.	44, 47
Urban vegetation and green spaces	Supports strategies that highlight need for urban vegetation, green spaces, energy efficiency, etc.	5, 13
Climate change impacts	Growth strategies to consider climate change impacts, together with design responses, provision of infrastructure and how the more vulnerable will be affected.	18, 48, 13
Technological change	Consider the impact of technological change on residential preference and work patterns.	26, 27, 45
Vocational training	Access to local vocational training (including by public transport) is important in enabling local growth/liveability.	13, 2
Public engagement	Effective public engagement and shared decision-making processes are integral to implementation of most growth or liveability strategies.	38
Settlement types are confusing	Allocating settlement types is confusing and duplicates what is contained in other settlement strategies.	26, 27, 45
Constraints on growth	Reconsider growth constraints for certain types of settlement (e.g. coastal).	8
Peri-urban areas	Peri-urban areas represent future opportunities for outward urban growth.	42
Natural values as a constraint	Rural living areas often have natural and landscape values to be protected from further development.	8
Existing rural residential areas	Review existing rural residential areas and deal with problems (e.g. bushfire risk) – potentially allow further internal subdivision that won't encroach onto agriculture and native vegetation.	32, 41, 42, 26, 27
New rural living areas	Rural residential strategy is overly prescriptive, and a more nuanced regional approach is needed that constrains new estates while accommodating local circumstances.	60

Issue	Description	Representors
Relate settlement growth to jobs	Ensure future settlement growth is located in proximity with jobs.	2
Unsustainable growth	Continuous growth is ultimately unsustainable and alternative paradigms should be considered.	5, 12, 35
Allow innovative design	Allow for more spontaneity and imaginative solutions (e.g. placemaking) to create more vibrant settlements and enhance design outcomes.	35, 48, 26, 27, 45
Capacity to enforce design standards	Many of the design strategies are outside of planning control and are not able to be enforced.	26, 27, 5, 18, 45
Design principles	Some design strategies are too specific and should be set at a higher level (principles rather than scheme criteria).	26, 27, 23, 45
Support design strategies	Support design strategies (with some changes) re public spaces, building and subdivision design, climate change response, stormwater reuse, ageing in place, quality etc.	1, 25, 48, 33, 60, 38
Design guidelines	Implementing design strategies need to be achieved by guidelines that outline opportunities both within and outside of the planning system (e.g. “designing with country” suggestion).	25, 48
Protecting local character	Design needs to define/respond to local character and consider the need for change where necessary or appropriate. Resist a need for uniformity.	48, 41, 32, 20
2.0 Environmental Values		
Support for policies	Support inclusion of policies that protect environmental values and seek to minimize and mitigate impacts by application of precautionary principle (including offsets).	28, 38, 62
Protect all environmental values	All environmental values should be protected and not just those that are “significant” – it is otherwise contrary to RMPS objective.	8, 30
Role of planning system	Stress importance of a healthy environment and the need to protect all environmental values within the planning system (noted that there are no provisions to protect fauna during site development).	30, 39, 4
Strengthen language	Current language (‘promote’, ‘consider’) and opt-out clauses reflect a lack of commitment to biodiversity issues. For example, the language is not as strong as	39, 33, 62, 28, 4

Issue	Description	Representors
	for industry, implying a lower priority for environmental values.	
Compliance with objective	Review precise wording strategies to ensure clear compliance with objectives – remove opt-out options that compromise the policy intent.	53, 28, 4
Mitigation of impacts	As well as minimizing environmental impacts it is also necessary to mitigate them as well – requires changes to principles and strategies (e.g. 2.1.3(5)).	38
Ecosystems services	Mention importance of ecosystem services across a broad range of environment protection roles.	39
Identify at strategic level	Focus identification and protection of environmental values at the strategic level (RLUS and LPS).	38
Up to date data sources	Identification of significant values should be based on accurate data (consider NRM links) – there is a need to continually improve data sources, noting that changes are always occurring and mapping is often unreliable.	28, 38
NRM strategies	Regional NRM strategies are relevant to planning system – consider them when developing RLUSs and making land use decisions, e.g. identification of critical habitat corridors.	28
Implementing strategies	Some strategies have established implementation systems in place, others have none – indicate the different amount of work the strategies must do.	32, 41, 4
Restrict to planning matters	Only include matters that can be dealt with in the planning system – noting much is dealt with by other mechanisms or are outside planning system.	26, 27, 23, 45
Coastal development	Identifying coastal areas suitable for future development will be too difficult – adopt principles to guide decisions.	60
Coastal retreat	Identify retreat pathways for settlements for situations when protection against coastal inundation is not possible.	46
Matters outside of planning system	Note the role that TPP policies have in influencing protection of environmental values within other planning regimes outside of the planning system.	38, 30, 28

Issue	Description	Representors
Densify urban settlements	Restrict urban sprawl and encourage infill within settlements as a means of protecting biodiversity and limiting impacts on environmental values.	35, 32, 41, 42
Cumulative impacts	Consider cumulative and compounding impact of small decisions that reduce/fragment natural areas and have impacts beyond immediately affected area.	4, 62
Rehabilitation of damaged sites	Give greater emphasis to the need to improve, restore or rehabilitate land and waterways that have been damaged by development.	30, 39
Clean up waterways	Government should be much more proactive in cleaning up waterways and mitigating flooding	18
Mapping of environmental values	Mapping for Code overlays has progressed to a varying extent – need to acknowledge the work done to date (eg for biodiversity) and identify the additional work needed and that priority be given to on-ground truthing.	32, 41, 42, 38
Biodiversity not protected in Agriculture Zone	The biggest threat to biodiversity has been the over-allocation of the Agriculture Zone – Code does not apply.	32, 41, 42
Biodiversity within urban centres	Recognise that biodiversity no longer needs to be considered once land is zoned for urban purposes.	32, 41, 42
Biodiversity offsets	Establish a state-wide system of biodiversity offsets that enables the accumulation of larger and more manageable and viable conservation areas.	32, 41, 42, 62
Local, regional and state perspectives	Acknowledge the different local, regional and state perspectives needed in protecting biodiversity and the need for more consistency by all regulators.	38
Ranking biodiversity significance	Guidance is required on the methodology for proposed ranking of significance of biodiversity values.	26, 27, 45, 38
Biodiversity data	Data exists within the Natural Values Atlas (on LIST) to determine biodiversity and geodiversity values and to assist in future systems for ranking.	64
Identifying biodiversity values	There should be suitable tools available to local govt to assist in identifying habitat values (consistent with FPA).	38

Issue	Description	Representors
Links to NRM strategies	Support waterways policy and note relevance of regional NRM strategies to preparing the RLUSs.	28
More robust protection	Strengthen waterways strategies to provide more robust protection across all aspects.	39
Catchment impact on waterways	Waterways will be impacted by development beyond the “in and around” vicinity – consider the cumulative risks of more impermeable surfaces, stormwater infrastructure, groundwater impact etc within the broader catchment.	25, 33, 19, 26, 27, 45
Stronger action on waterway protection	Some waterway protection is already provided within planning schemes, but there is inconsistent application. TPPs to include additional strategy and/or stronger language to ensure better waterway protection.	32, 41, 42, 19, 25, 26, 27, 45, 33, 39
Definition of waterways	Open drains in rural areas used for water spreading are classified as “waterways” and would be subject to inappropriate constraints from TPP policies.	11
Geodiversity values	The existing or proposed systems to determine and map significance of geodiversity values are not clear.	26, 27, 45
Carbon storage	Soil formation and carbon storage (e.g. peat, salt marsh) are important geodiversity values.	39
Landscape protection	Identify special landscapes that are no-development zones without opt-out provisions.	53
Methodology for assessing landscapes	Consistent and well-established methodology needed for landscape mapping and protection – and then embed this within the planning system as an overlay.	32, 41, 42
Lack of clarity re landscape	Expectations for landscape protection are not clear re further mapping, inclusion in RLUS, SPP review etc – also relationship to heritage, aesthetics, gardens etc.	26, 27, 45, 48
Landscape fragmentation	Fragmentation of coherent landscapes is associated with ecosystem failure.	28
Coastal protection	It is not clear how the coastal policy/strategies will operate relative to the State Coastal Policy.	32, 41, 42
3.0 Environmental Hazards		

Issue	Description	Representors
Overlap with Building Act	Building Act also considers environment hazards and a more integrated policy response across RMPS is required.	55
Natural hazards	Adopt the term “natural hazards” as it is more consistent with contemporary usage (e.g. ‘natural resources’).	23
Similar strategies	Many of the strategies for different hazards are similar.	23
A mix of strategic and regulatory	The strategies are a mix of strategic and regulatory in how they are to be implemented and it is not clear what work they have to do in the RLUSs and SPPs.	4, 62
Coordinate bushfire policies	A more consolidated/integrated policy approach to bushfire risk and mitigation across government is needed.	55
Absolute avoidance	An absolute avoidance of hazards (as indicated by “avoid”) should not be prescribed other than for the most extreme scenarios – apply a “where practicable” test.	26, 27, 45
TFS support	Support contextual statements and risk avoidance objectives as they align with existing state policies and those of Aust Institute for Disaster Resilience.	40
Tolerable risk	A “tolerable risk” approach will be necessary where bushfire hazards cannot be avoided, and activities warrant a higher degree of protection.	40
Mapping of hazards	Hazard mapping to be done at a state level and updated on an ongoing basis – note current limitations because of errors and information gaps (e.g. flooding), need to update Code overlays and to include detailed local mapping.	54, 40, 60
Other hazards	Other hazards need to be considered – e.g. acid sulphate or dispersive soils, drought, heat waves, tunnel erosion.	47, 48, 39
Multi-use of land	Opportunities to combine recreational use of land that is being also designed for flood mitigation or storm surge.	13
Cumulative impacts	Consider cumulative impacts and impacts external to the proposed development site.	4, 60

Issue	Description	Representors
Impact on natural values	Consider whether development or land use change might exacerbate hazards and then impact on natural values.	39, 33
Balancing bushfire priorities	Balance bushfire management between need to protect human life/buildings and biodiversity values. Biodiversity considered at a strategic level (allocating land use) and human life is primary consideration at development stage.	38, 39, 40
Improved bushfire management	While climate change will increase bushfire risk, there have also been significant advances made in bushfire risk mitigation.	55
Building approval considers bushfire	Most consideration of bushfire is at the building approval stage of the development process – clarify what is meant by consideration occurring “at every planning stage”.	46, 26, 27, 55, 45
Risks to rural residential use	Apply a strong precautionary approach if considering rezoning more land for residential development in rural areas as bushfire risks are already high in most areas.	40, 8, 38
Risks to rural residential use	Potential rural residential development should be assessed against “tolerable and manageable” bushfire risk.	26, 27, 45
Risk language	Review how language dealing with risk is applied – such as what is meant by “tolerable risk”.	55
Design of built environment	The design of the built environment should consider safety and efficiency of emergency intervention and evacuation.	40
Adjoining land	Avoid relying on adjoining land for bushfire mitigation.	40
Existing systems to manage hazards	Acknowledge that there are existing systems to regulate impacts from bushfire, landslip, flooding, coastal hazards and contaminated land and state whether anything more needs to be done to improve these systems.	38, 41, 42
Landslip controls for minor development	The landslip regulation controls are too onerous for minor developments or a change of use for existing structures.	48
Tolerable landslide risk	Policies should not prescribe avoidance and then apply a proviso (opt out) as this confuses intent of	26, 27, 45

Issue	Description	Representors
	policy. Most landslide mapped land is a tolerable risk for development.	
Support flooding strategies	Flooding strategies are supported as written.	39
Flooding risk	Policies for flooding and tolerable risk should account for uses that are not sensitive nor hazardous – not clear what uses or development could occur on flood prone land.	26, 27, 45
Impact of climate change on flooding	Identify climate change decision making parameters (as done for coastal hazards) – current 1% AEP not adequate – consider local risk-based flood studies.	36, 38, 26, 27, 50, 45
Land acquisition	Consider need to acquire land that is susceptible to unavoidable flooding.	48
Environmental harm by flooding	Acknowledge the environmental harm caused by flooding – not just impact to property.	33
Intensification of use	Intensification of use shouldn't occur in flood prone areas.	50
Downstream of dam	Dam safety assessments should not be required for every proposed development downstream from a dam.	26, 27, 45
Definition of coastal zone	Consideration of coastal hazards should be based on actual risk mapping rather than relying on the Coastal Policy zone definition.	50, 26, 27, 45
Tolerable risk from coastal hazards	Need further clarity on tolerable risk of coastal erosion or inundation and who determines this – noting that opt out clause allows development that exceeds this tolerable risk.	4
Climate change impact on coasts	Clear protocols are needed to guide early decisions as to whether coastal protection or retreat is necessary because of sea level rise and/or coastal inundation.	38, 41, 42
Relocate to Settlement section	'Contaminated air and land' is better dealt with under the Settlement section of the TPPs as a land use conflict issue.	23
Contamination protocols	Need for standards and protocols by which contamination levels or impacts can be defined and mitigated.	48

Issue	Description	Representors
Water contamination	Contamination of water should also be dealt with alongside air and land.	39, 4, 33
Changes to existing processes	There are existing processes in place for attenuating uses and any changes to these should be clearly stated.	26, 27, 45
Diffuse sources of contamination	Address the contamination of land and water from many diffuse residential sources (e.g. septic tanks) at their source.	39
Mapping contaminated land	It is not tenable to map all land that has been potentially contaminated.	26, 27, 45
Mitigating impact of contamination	Acknowledge the ability to address land use conflict by design and mitigation measures – not just by separation.	4
4.0 Sustainable Economic Development		
Heading is inappropriate	Align with legislation definition and acknowledge that “economic development” is inherently unsustainable.	30
Mining in policy context	Contextual statements need to be expanded to include information about importance of mining sector.	21
Economic growth is over-emphasised	Policies should also stress economic resilience, transformation and sustainability – link to wellbeing and liveability objectives. Unchecked growth is unsustainable.	25, 5, 12
Picking winners	Only some industry sectors are identified. It is not the role of the planning system to “pick winners” in this way (e.g. other farming products besides timber production, or aquaculture or tertiary industries like healthcare).	4, 57
Policies supported	Support for sustainable forms of economic development and ongoing engagement with community and industry sectors.	54, 28
Circular economy	Circular economy principles should be integrated more within the policies.	25
Balanced approach	Present a more balanced approach that acknowledges the potential conflicts between economic growth and the protection of ecological diversity and natural landscapes.	38

Issue	Description	Representors
Inefficient use of land	Planning system facilitates an inefficient use of land that requires costly infrastructure and personal isolation.	35
Value of rural areas to economy	Lack of recognition of importance of rural areas – need for a more flexible approach to development opportunities.	11, 26, 27, 45
Urban agriculture interface	Policy guidance should be provided on managing interface issues between residential and agricultural uses.	60
Residential use and agriculture	Allow for a residential use where it will also encourage the increased agricultural use of land.	46
Trees on farms	Support growing more trees on farms to improve primary production and carbon balance and grow timber products.	43
Irrigation	Consider potential for future irrigation schemes.	36
Land use buffers	Utilise land with lower agricultural capability to buffer prime land from conflicting land uses.	36
Protect agricultural land	Protect agricultural land, based on up-to-date capability assessments, inclusive of native vegetation and habitat.	28
Innovation in agriculture	Promote the further evolution of innovative farming systems – technology, diversification, value adding etc.	60
PAL Policy and prime agricultural land	TPP policy is consistent with PAL policy but should not go further than PAL. Agriculture Zone should be limited to prime agricultural land. A lot of land is now zoned Agriculture that should be Rural Zone, and this is more likely if the TPPs prioritises prime agricultural land.	32, 41, 42, 26, 27, 45
Reduce restrictions on agricultural land	Acknowledge variety of land uses (residential, quarries, tourism, forestry, energy etc) that need to exist in rural areas in order to meet local needs.	11, 32, 41, 42
Conversion of agricultural land	Agricultural land should be able to be converted to other uses (e.g. residential) if, on balance, that other use is of greater benefit.	26, 27, 45
Housing for rural workers	Seasonal workers accommodation should be provided, but all housing related policies should be located within Settlement policies to ensure no	26, 27, 45

Issue	Description	Representors
	interpretation conflict – also to focus housing to be in towns rather than on farm.	
Timber production	Support inclusion of this policy	43, 32, 41
Timber production	Restrict timber production to plantation forestry.	12
Balanced approach for extractive industries	More balanced approach required for extractive industry that allows greater economic diversification within remote communities, plus protect social/environmental values.	2, 12, 26, 27, 45
More positive tone for extractive industries	Acknowledge importance of extractive industry – barely mentioned in policy context and existing objective and strategies are less positive than for other industries.	21, 7
Prior mineral exploration	Requiring a mineral exploration process prior to any alternative allocation of land by zoning is impractical.	41, 42
Reusable housing	All temporary housing required to support industry should be designed to be reused.	46
Tourism promotion outside of planning process	Most tourism strategies are inappropriate as planning policies – they promote an advertised brand and seek information about project viability. Delete reference to Tasmanian Brand.	23, 53, 4, 26, 27, 45, 60
Rental versus visitor accommodation	Manage visitor accommodation so that it does not impact on the supply of long-term rental accommodation (remove reference to a “significant” impact).	56, 58, 42
Define visitor accommodation	Reference to visitor accommodation should be more specific – distinguish between hotel and Airbnb types.	53
Contrary to govt’s prior directive	Policy on visitor accommodation is contrary to govt’s prior directive to reduce restrictions in planning schemes.	26, 27, 45
Protect tourism assets	Language associated with protecting tourism assets is not as strong as for other economic assets (mining, timber).	48
Identifying tourism sites	Identifying tourism sites in a free market is impractical – tourism businesses emerge in places that are unexpected.	26, 27, 45, 11, 38
Relevance to planning system	Renewable energy supported but such investment strategies are not relevant to the planning system.	23, 26, 27, 45

Issue	Description	Representors
Unsustainable bioenergy	Not all forms of bioenergy are carbon neutral or environmentally friendly.	25, 5
Windfarms impact on landscapes	Windfarms can have adverse impacts on landscape and much to be done in assessing/defining landscapes values.	41, 42
Urban focus for industry	Existing Industry strategies have an urban focus, rather than acknowledging importance of industry in regional or rural areas – often need to be remote from settlements.	57, 41, 42, 26, 27, 46, 45
Future supply of industrial land	Regional assessments of industrial land supply need to be regularly undertaken and potential areas beyond the UGB will need to be considered. A long time horizon is needed as identifying future industrial land is always difficult.	38, 60
Greater market freedom	Actual market competition and diversity comes from removing some locational constraints on businesses.	35, 26, 27, 45
Local planning of activity centres	Intensifying commercial growth around activity centres is not always possible and local planning input is necessary.	26, 27, 45
Loss of residential amenity	Policy should not allow for loss of residential amenity when locating businesses or industry close to living areas.	36
Relevance to planning system	Innovation and research supported but such investment strategies are not relevant to the planning system.	23, 26, 27, 57, 45
5.0 Physical Infrastructure		
Complex interaction	Interaction with planning system is complex and clarity required as to agencies and information sources.	23
Sustainability	Stress need for sustainable infrastructure (within heading) – adaptive and resilient to rapidly changing climate.	30
First mover	First mover scenario (infrastructure costs highest for first developer) acts as a barrier to development. Headworks charges should not be based on first mover basis.	54, 32, 41, 42
Stormwater	Adopt a stronger position on stormwater issues – climate change impacts, future capacity of	36, 48, 33

Issue	Description	Representors
	infrastructure and a standard approach adopted by all councils.	
Active transport	Active transport should be stressed more – enhance active transport infrastructure alongside main roads and in rural areas. Provide storage and charging facilities for e-bikes.	5, 53, 3, 4, 25, 35
Public transport	Public transport planning requires a holistic approach as even small changes/extensions can degrade the quality of the network and discourage patrons.	7
'Smart' infrastructure	Policies to consider future role of 'smart' infrastructure that utilises advantages provided by digital technology.	25, 62
Low emissions transport	Infrastructure to be provided that supports low emissions transport modes – noting inclusion of improved passenger transport and enhancing active travel within list in 5.0.2.	1, 28, 13
Digital infrastructure requirement	Telecommunication or digital infrastructure should be mandatory within new subdivisions and developments.	9, 24, 37
Energy related infrastructure	General support for existing policies, though safeguard provisions could be strengthened, and greater strategic planning integration encouraged.	16
Overland flow paths	Consider the protection of overland flow paths and associated infrastructure, plus the mitigation of flooding from impervious surfaces by WSUD.	33
Agencies engaged in implementation	Infrastructure agencies need to be fully engaged in the implementation of the TPPs (e.g. RLUS development) and to release more up to date information – also revise their future planning accordingly in order to better coordinate land use planning with infrastructure provision.	32, 41, 42, 57, 60, 23, 51
Forward planning	Servicing agencies need to have done long-term forward planning to enable land to be set aside to meet future needs and/or increased intensity of development.	26, 27, 45, 60, 38
The way we plan must change	More sustainable lifestyles require different paradigms to be adopted for infrastructure design and more efficient and less costly transport modal alternatives.	35

Issue	Description	Representors
Developer contributions	State-wide policy on developer contributions is required with power for councils to charge for public infrastructure – consider cumulative impact of small developments (e.g. car parking) and not charging in areas with existing capacity (to attract development to these areas) – incentivize development in the preferred locations.	4, 26, 27, 45, 59, 60, 38
Legislate infrastructure plans	Legislate the need to prepare infrastructure plans that align with land use planning and provide the capacity for infrastructure charges (or developer contributions).	48, 46, 38
Choice of infrastructure policies	Suggest policies for communications infrastructure and waste management. There are three policies for transport and stormwater, water and sewer are lumped together, yet energy has its own policy.	4
Road investment to meet land use needs	Road investment programs should align with land use strategies, rather than the other way round.	26, 27, 45
Good access to telecommunication	Support the need to ensure early connection of newly developed properties to telecommunication services.	24, 9, 37
Urban renewal	Support for public infrastructure renewal programs and tactical urbanism to improve public realm.	38
Reticulated services	Promote reticulated sewer and stormwater and limit unserviced development on the urban fringe.	3
Waste management	Almost no mention of this and should be infrastructure available to encourage circular economy (eg recycling).	5, 35,
Too prescriptive	Strategies are too prescriptive – many stray into areas that are outside of the planning system (e.g. roads, passenger transport, electricity). Note that LPS amendments must demonstrate compliance with all strategies.	26, 27, 57, 45
Reduce car dependency	Support strategies to reduce car dependency and promote active/public transport and use car parking to influence modal choice.	1, 35
Poor services should not prohibit growth	Inadequate public transport services should not be seen to be a barrier to settlement expansion in regional areas.	57, 26, 27, 45

Issue	Description	Representors
Utilise existing capacity	Utilise existing capacity of existing infrastructure (e.g. road network) and identify how its most cost-efficient upgrading can align with projected population growth.	53, 7, 38
Influence of parking on modal choice	Clarify how provision of public car parking will influence choices made to shift to alternative modes of transport.	53
Transport needs of major industry	Transport policies that support industrial development within the UGB will create greater land use conflict.	26, 27, 45
Protect airports from inappropriate development	Highlight the need to meet agreed national guidelines that provide for appropriate airport buffers (i.e. the 'National Airports Safeguarding Framework').	34
Cannot predict market response	The location of future distribution facilities and freight networks are a response to the market.	26, 27, 45
Rail corridors	The "strategic value of non-operational rail corridors" is not clear.	26, 27, 45
6.0 Cultural Heritage		
New legislation for Aboriginal heritage protection	Current Aboriginal heritage protection is inadequate and new legislation (providing for ownership of heritage and final decision-making power), plus a State Policy, is required to inform a whole of government approach.	14, 30
Definition and protection of 'place'	An Aboriginal cultural heritage 'place' is not defined in the TPPs and there is nothing in the RMPS to protect such 'places' or cultural landscapes (as referred to in other management frameworks).	14
Stronger language	The language within the Aboriginal cultural heritage strategies is weak and unclear, particularly in comparison with that used in the Historic cultural heritage strategies.	14, 30
Compliance with UN Declaration	Better recognition is required of Aboriginal cultural heritage values so that the policy is consistent with UN Declaration on Rights of Indigenous Peoples.	30
Integrate values into planning system	Consult and identify how Aboriginal peoples' connection to country can be integrated within the planning system – with supporting guidelines for implementation processes.	23, 31, 28, 57

Issue	Description	Representors
Involvement of Aboriginal community	There is nothing in the strategies to ensure the active involvement of the Aboriginal community or the need for its consent when considering development that may potentially damage Aboriginal cultural heritage.	14
Protecting heritage while allowing for change	Important heritage values and a sense of place can still be protected while allowing significant landscape changes to occur (e.g. infill).	35
Outside of planning system	Aboriginal Heritage strategies deal with matters that are outside of the planning system.	26, 27, 45
Prohibiting development	Strategy 6.1.3(3) could effectively prohibit development unless it is acceptable to the Aboriginal community.	26, 27, 45
Early consideration of heritage	Both Aboriginal and Historic cultural heritage should be considered early in the planning process.	8, 63
Landscape heritage	Greater recognition of Aboriginal and Historic landscapes is needed – they help define the identity and character of local areas and communities.	63
Historic heritage significance	Requirements of some strategies cannot be dealt with by the planning system. Heritage ‘significance’ is not defined.	57, 26, 27, 45
Heritage alignment	Align Historic cultural heritage policies with work being done by heritage specialists and agencies.	53
Local heritage significance	The need to consider local heritage values should not prevent the local consideration of THR listed places.	36, 4
Local heritage listed within LPS	Each LPS should be obligated to include all local historic heritage recognized by the SPPs.	63
Local heritage listed within LPS	Concerns about whether the policy requires the preparation of a local heritage list and the costs involved.	26, 27, 45
Archaeological values	Less obvious cultural heritage values (e.g. archaeological) should also be protected and managed.	58, 63
Stronger protection of heritage values	Stronger language required to ensure local heritage surveys are conducted – ideally by an independent organisation.	58

Issue	Description	Representors
More holistic historic heritage policy	Policy should be consistent for all Historic cultural heritage places and include both places of state (THR) and local significance – don't separate them as many places have both state and local values. There is a disconnect between the objective and strategies.	48, 4
Heritage and sustainability	The embodied energy and resources within the reuse of old buildings is inherently more sustainable.	63
Historic heritage language	Language within policies should be consistent with that used in the SPPs and normal heritage terminology (e.g. preserve should be retain and restore should be conserve). Accommodate Burra Charter and ensure building interiors and 'significant trees' are included.	48, 4, 63
7.0 Planning Processes		
Delete Planning Processes policies	These policies should be deleted as outside of scope of Sec12B of Act, conflict with each other and duplicate other legislated processes – include content in TPP guidelines.	23, 31, 4, 57
Delete Planning Processes policies	Delete policies as they contrary to democratic governance and seek to unlawfully 'deregulate' the planning system.	58
Local planning	Support strategies that encourage further local planning and consultation	26, 27, 45
Review of RLUs	Urgent review of RLUs needed following these TPPs.	13
Delete Public Engagement policies	These policies will be difficult to implement, and consultation protocols are better located with guidelines.	57, 30
Outside of planning system	It is not clear if the consultation strategies relate to non-statutory public engagement – they appear to relate to matters outside of the jurisdiction of the planning system. No distinction is made between the very different public engagement practices for strategic and statutory matters.	26, 27, 45, 17, 60
Cross sector engagement	Encourage cross-sector engagement when translating principles into regulation (e.g. with industry, Uni).	59
Increased public engagement	Poor understanding of planning system within community. Information on planning matters should be more publicly accessible and able to be	53, 59, 29, 17

Issue	Description	Representors
	understood/visualized, plus early consultation to inform design and proponent involvement.	
Outdated statutory advertising process	Statutory advertising processes are outdated – adopt new technology or more contemporary practices to ensure information reaches right people (maybe a two tier system with one that only notifies immediate neighbours).	32, 41, 42, 38, 17
Redundant information	Too much detail in Engagement policy – should be within guidelines – confusing to just repeat Schedule 1 requirements. They tend to just describe what constitutes good public engagement rather than set a distinct policy.	4, 17, 38
Appeal rights	Appeal and civil enforcement rights are also important in ensuring public engagement in the planning system.	30
Other forms of public engagement	There should be opportunities for other innovative forms of public engagement (e.g. People’s Forum).	12
Strategic planning principles	Strategic planning strategies are better read as principles for implementation of TPPs and subordinate instruments.	23, 38
Indigenous involvement	Strategic planning strategies should mention involvement of Aboriginal communities in decision making.	38
Population planning	Good to see population and land use planning aligned.	37
Coordinate land use and infrastructure	Emphasise the strategic coordination of infrastructure and land use planning, indicating connections with other TPP policies.	48
Delete Regulation policies	There are implementation problems with the Regulation strategies re cost, time, agency cooperation, practicalities and they are beyond the section 12B requirements.	57, 58
More balanced statements	Reference to ‘over-regulation and red tape’ lack balance and imply that they are current problems that need to be addressed – eg no mention is made of the positives about regulating land use and counter claims that planning not doing enough to control inappropriate development.	48, 58, 38
Defining over-regulation	How would “over-regulation” be determined and who would do this? Ultimately, it should just be an	58, 17

Issue	Description	Representors
	assessment as to whether an unacceptable impact is likely to occur.	
Over-regulation	Not a question of there being over-regulation as this is very subjective – regulation needs to be consistent, proportional, accountable and targeted.	60
NPR procedures	There should be standard procedures adopted in treating ‘No Permit Required’ uses and developments – PAs adopt different practices.	32, 41, 42
Local aspiration	Regulation policies should enable local aspiration.	26, 27, 45
Meeting public engagement objective in the Act	Policies need to show how a desire to avoid over-regulation is not contrary to public engagement in Objective 1(c) of the Act.	15
Coordinate regulatory regimes	Opportunities should be taken to enhance coordination of planning with other related regulatory regimes.	38
Regulatory efficiency	Support planning efficiency based on regulation being proportionate to the impact caused by use/development.	59, 60
Regulatory consistency	Do not support regulatory consistency at the expense of needing to meet diverse local circumstances.	59
Glossary		
Support definitions	Existing definitions of various terms are supported.	37, 10
Suggested additional definitions	Suggestions provided of various additional terms to be included in the Glossary	12, 15, 30, 31, 39, 41, 42, 44, 48, 53
Role of Glossary	Concerned that the Glossary is not an operative part of the TPPs and does not include all terms used in the TPPs.	52

Appendix C – Suggested changes to TPPs by representors and SPO

(SPO) In the second paragraph of the General Application section, modify the following sentence to clarify that the Climate Change Statements are not operative parts of the TPPs, as follows:

The Foreword, Table of Contents, headings, footnotes ~~and the~~ Policy Context including the Climate Change Statement section of each TPP are not intended to have operative effect. These parts or sections....

1.0 Settlement

1.1 Growth

1.1.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban growth boundary.

(46) the UGB needs to be a defined term and be made clear if all settlements require one, how it is determined and what statutory process it is to be declared under.

(61) include existing rural residential settlements in the application for future growth.

(SPO) Replace 1.1.1 with:

Applies to existing settlements and land that has been proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban or settlement growth boundary where that land has been identified for growth at urban densities.

1.1.2 Objective

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

1.1.3 Strategies

(4) rather than strategies (confused with strategies in RLUS) could they be policy statements

(30) explicit climate change and sustainability strategies be provided in the Growth policy which require, amongst other things, that any growth of urban areas minimise GHG emissions and adverse environmental impacts to the fullest extent possible and fully consider the latest climate change risk assessments and science in identifying the best locations for infill development and, where necessary, greenfield development.

(33) include an additional growth strategy that considers the impact of increased impervious surfaces in settlements – e.g. converting impervious to pervious surfaces.

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) include the need to supply land for forecasted employment growth

(4) this is a RLUS strategy and too specific for TPP

(32) (41) (42) should aim to maintain at least a 20 year supply of zoned land

(36) clarify definition of land supply (zoned land, within UGB, identified in structure plan?) and where it is located (each settlement, LGA, region?)

(46) recommend that minimum be 20 years (as per RLUS).

(53) definition needed of what a 15 year supply of land is and what population numbers and dwelling numbers correspond with this supply.

(57) confirm that the 15 year supply of land is zoned land. How does this relate to infrastructure capacity?

(60) interpretation of “available, identified or allocated” is unclear – should simply state “Establish and maintain settlement growth boundaries that incorporate at least a 15 year supply of zoned and serviced land to accommodate forecast demand for residential, commercial, industrial, recreational and community land”.

2. Plan for growth that will:

(46) suggest this be “Have a 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;*

(36) there is no policy on prioritising – to what extent must infill be exhausted before expansion can be considered?

(46) can allocate land for growth at the same time as prioritising infill, when it is clear that infill will not be sufficient.

(53) allocating land outside of settlements should only be suggested if all other infill options have been exhausted.

(57) what is the policy basis for this strategy?

(60) should be stronger than just “prioritise and encourage – should read “where feasible, accommodate forecast demand through the efficient use of land within settlement boundaries”.

b) *prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;*

(33) replace with “... development of land with infrastructure capacity within existing ...”.

c) *integrate with existing transport systems; and*

(13) reword to state “integrate with existing transport systems (road, passenger and active travel modes);

(36) all growth interacts with transport systems – best utilisation of services is covered by (b).

(60) reword to “integrate with existing or planned transport systems”.

d) *discourage the development of land that:*

(4) planning for growth that will discourage development reads quite awkwardly.

(33) replace “discourage” with “prevent”.

(26) (27) (45) should be expressed in a positive manner and not as a double negative. What is meant by “well serviced”?

(36) convert to positive language – consider determining cost of servicing and level of investigation required to determine this and demonstrate compliance.

(46) some of these read as performance criteria in a planning scheme – need to lift to a policy level. The “and” should be an “or” after (iv).

i. is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;

(61) amend (i) to be “is not able to contain essential infrastructure, well serviced by ...”.

ii. is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;

(4) this would normally be prohibited – maybe it should be “on land subject to hazards, where those hazards are difficult or costly to mitigate”

iii. contains high environmental or landscape values;

(4) the bar is too high – maybe it should be “contains environmental or landscape values especially where those values have relatively high priority”

(33) replace “contains” with “has”. Include additional point – “is required for overland flow paths of stormwater in high rainfall events”.

iv. is agricultural land, especially land within the more productive classes of agricultural capabilities; and

(33) link to PAL Policy.

(60) change “and” to “or”.

v. is used for extractive industries or identified as strategic resource areas and deposits.

(33) what role does the planning system have in favouring extractive industries to warrant this strategy?

3. Identify regional settlement hierarchies based on:

(26) (27) (45) replace settlement hierarchy with a settlement network – allowing for changing circumstances and demonstration of local needs and aspiration.

(57) an extension of the rigid STRLUS type hierarchy across the state cannot be justified.

a) *population* projections and forecast demographic change;

(2) include job projections

(4) also include changes to household composition and their spatial distribution

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

(13) reword to state “efficient and accessible transport systems (road, passenger and active travel modes);

- g) capacity and cost-efficient upgrading of physical infrastructure.

(4) add (h) presence of natural hazards

(32) (41) (42) should recognise that growth of rural towns is driven mostly by local factors and so a regional hierarchy should not dictate their growth potential.

(33) acknowledge overland flow paths as assets needing protection.

(36) hierarchy does not cater for ensuring sustainable and aspirational growth of individual settlements – furthermore population projections are generally reliant on historical growth patterns and do not capture changes to service provision and status of land availability.

(SPO) recommend that strategy (3) within 1.1.3 be replaced with:

3. Identify regional settlement hierarchies and allocate growth scenarios to settlements 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.

(51) Replace strategy 3 with the following and delete strategy 4:

Identify and implement a regional settlement strategy that enables sustainable growth and liveable communities having regard to:

- a) population projections, forecasts and demographic change, including unanticipated demand;
- b) the social, environmental, economic and cultural characteristics of the settlement;
- c) the aspirations of the community, as expressed through local strategic planning;
- d) the current and future practical ability to provide services including physical infrastructure, public and social infrastructure and the level at which those services should be provided;
- e) reasonable access to employment, education and training; and
- f) access to transport networks.

The proposed revisions provide a statement that clarifies the outcome to be achieved – sustainable growth and liveable communities – rather than simply a task to be completed. The revisions continue to include the matters that should be considered

in planning our settlements and contribute to sustainability and liveability. While a hierarchy or growth scenario is not referenced, these tasks or solutions may be the way in which a settlement strategy is developed, however it is not considered necessary to mandate this approach at the State policy level. In expressing the strategy as an outcome, the appropriate method to achieve it can be determined based on the regional characteristics and planning needs, initially through the review of each of the regional land use strategies. We reiterate our view that strategy 4 should be deleted as it is unnecessarily restrictive. Our suggested alternative for Strategy 3 appropriately addresses settlement planning for the future through the implementation of a regional settlement strategy.

4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.

(18) what are “higher tiers of the settlement hierarchy”? Statements like this guarantee that many rural Tasmanian towns will become ghost towns.

(20) this suggests a clear preclusion of growth or further development in small rural settlements

(23) there is a significant risk that this will have the effect of not permitting expansion of smaller towns.

(26) (27) (45) this will effectively prohibit LPS amendments to provide for growth in middle to lower tiers of the hierarchy. No evidence to support this policy. What are the higher tiers of the hierarchy?

(32) (41) (42) this should not apply to rural towns beyond the influence of major cities.

(36) this has significant implications for growth in Nthn Region and is not flexible enough to allow growth of smaller settlements.

(46) disagree with this statement. All settlements have a role in managing growth and need to grow for various reasons – no need to prioritise higher tier settlements to the detriment of regional areas.

(51) delete strategy 4 – see above comments for strategy 3

(53) define what is meant by “higher tiers of settlement”.

(57) this is contrary to the increasing population growth outside of Hobart and will stop growth in such LGAs as Glamorgan Spring Bay.

(SPO) *recommend that strategy (4) within 1.1.3 be replaced with – “Support the growth of settlements that is in accordance with their allocated growth scenario.”*

5. Actively address impediments to infill development, particularly in the major urban centres.

(4) this is an objective rather than a strategy – what is the strategy to achieve this?

(23) the planning system is quite limited in its capacity to implement this strategy.

(26) (27) (45) (57) how can the planning system do this in the context of a state-wide planning scheme?

(58) this appears to suggest that community concerns, liveability and potentially heritage values could be overridden in the interests of densification.

(60) it is unclear what the impediments are – planning regulation, other regulations, market impediments or other development risks. The scope of the policy should be

expressed and be as broad as possible (noting that it appropriately seeks to increase medium density housing along transport corridors).

6. Promote 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:

(36) should be more outcome focused, rather than setting a minimum (setting a minimum means that this is likely all that will be achieved).

(3) structure plans must include these, not merely “consider”

(13) use a stronger word than “consider” – recommend that it be “includes”.

(33) start with “Require” not “Promote”.

(46) delete “and management”.

- a) the identified values, physical constraints, environmental hazards, 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 limit or manage land use conflict;
- e) any staging or sequencing of development of land;
- f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and

(33) change to “... of additional and upgraded physical infrastructure...”.

- g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.

(4) these seem to be better located with structure plan guidelines. None of these considerations start with a verb. What are the actual policy positions with respect to each of these matters? Such as (a) minimise exposure to natural; hazard and retain and protect environmental/social/cultural assets; (b) avoid development creep outside of the boundaries of the established settlements; (c) reduce reliance on cars, promote active and public transport; (d) minimise land use conflicts between different types of use and development; (e) release land for development in an orderly manner; (f) etc.

(18) this strategy discourages growth in places like in the Central Highlands.

(23) this strategy should be deleted as it should not be the role of the TPPs to direct the way that local strategic planning projects are carried out.

(26) (27) (45) (57) as drafted, this strategy requires structure plans be prepared for every amendment to an LPS and this is not a reasonable requirement.

7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.

(4) and recognition of where limits to future growth exist or should be brought to bear.

(23) this assumes that a growth boundary is the only way to manage growth – the strategy is unnecessary and does not allow for more adaptive measures.

(26) (27) (45) (57) growth boundaries are not the only way to manage growth and assumes sufficient information about infrastructure and services is available – the respective agencies cannot provide their plans for the next 15 years or more.

(32) (41) (42) UGBs should contain a 30 year supply of developable land.

(36) additional detail within associated guidelines about how settlement growth boundaries will be implemented may aid consistency across the region.

(46) need to define “growth boundaries” – terminology has changed from 1.1.1.

8. Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:

(4) delete this strategy on the basis that UGB expansion is to be discouraged unless targets for infill development have been met and available greenfield sites have been exhausted (noting that TPPs are reviewed every 5 years and this can be revisited).

(23) this assumes that a growth boundary is the only way to manage growth – the strategy is unnecessary and does not allow for more adaptive measures.

(46) delete “on land”.

(57) strategy should support the use of local strategy and provide consideration of criteria rather than mandated compliance.

(60) this strategy should not be necessary if 1, 2 and 6 outline the relevant considerations for planning for growth. Suggest that (a) to (e) be incorporated into strategy 2(d).

- a) projected population growth;

(4) at what scale?

- b) site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards

(33) change to “... identified cultural, environmental and landscape values,”.

- c) land supply and demand analysis (including infill and greenfield);

(4) it is crucial this this is done regionally and should prioritise infill capacity over greenfield demand

- d) existing physical and social infrastructure networks and services;

- e) supporting the regional settlement hierarchy; and

- f) preventing the distortion of growth strategies in other settlements.

(4) this opt-out provision does not belong in a policy that seeks to contain settlement extent

(25) concerned about the lack of attention given to rural residential settlement areas which often are a popular housing choice – recommend the inclusion of specific principles to guide development within rural residential areas (eight principles provided in representation).

(32) (41) (42) the 15-20 year supply of land should be enough to meet future development needs or, if this strategy is trying to accommodate the one-off proposals that cannot be anticipated, then it is doubtful that any such

development could comply with the sub-clauses. A new strategy is needed that explicitly acknowledges that significant change will occur across most settlements.

(36) requires flexibility to cater for unique proposals. There are many reasons why people choose to live in one place over another. Consider deleting (f).

(57) this must consider the impacts on other settlements rather than prevention of impacts, or it becomes prohibitive.

9. Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.

(4) within that activity centre or in the broader catchment?

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.

(4) and community services? – or should they be distributed more widely?

(20) this is exclusionary and denies the strengthening of regional economies being driven by small settlements.

(23) this is not appropriate for many urban settlements with poor public transport services. –

(26) (27) (45) this is not feasible as many activity centres do not have “highly accessible public transport”.

(36) consider deleting – covered by 2(b) and should otherwise be dealt with in the Physical Infrastructure policy that encourages public transport to actively respond to growth.

(46) what if there are already land use conflicts with residential use?

(57) reliance on high accessibility public transport is expected to result in effective prohibition of growth across regional areas.

11. 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.

(4) intent is valid, but not a policy position and would occur in the RLUS as part of the structure planning process

(26) (27) (45) rather than mandating the sequence of development, the TPPs should be considering how to address land banking as this is the main problem.

(33) remove reference to “cost effective” – need to consider more than just cost.

(57) mandatory sequencing in the RLUS is not workable and will not be able to be kept up-to-date by way of rolling zoning amendments.

(60) strategy is similar to 6(e), (f), 2(b) and 2(d)(i) and can be consolidated within these other strategies.

1.2 Liveability

1.2.1 Application

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

(46) how does the Village zone fit with this – often regarded as a rural residential settlement?

1.2.2 Objective

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

1.2.3 Strategies

(32) (41) (42) include a new strategy that recognises the role of rural residential land in the suite of liveability options – where people can live more sustainably.

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.
 - (4) relying solely on the last matter has the potential to facilitate ‘out of centre’ development.*
 - (18) what defines “close to” – within 30 minutes drive or within walking distance?*
 - (48) replace “secure and reliable employment sources” with “established opportunities for employment”.*
2. Facilitate access to, and a diverse range of, employment opportunities in settlements by:
 - (4) can we allow a greater mix of uses where conflict potential is low or can be effectively mitigated (e.g. we allow hazardous land to be developed with risk mitigation – why not allow uses to mingle more freely with appropriate mitigation of offsite impacts)?*
 - a) promoting the provision of, and access to, safe and efficient public transport;
 - (46) include “in urban centres” at end of sentence.*
 - (48) change to “the provision of public transport infrastructure, enabling access to safe, efficient and frequent public transport” (noting that the provision of public transport is not within the remit of land use planning).*
 - b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and
 - (4) is this a planning matter?*
 - c) enabling businesses that promote local characteristics, resources and produce.
 - (4) not a planning role to determine if a shop should be allowed just because it sells local produce*
3. Support growth in the skilled workforce and increase opportunities for innovation, research and technology by encouraging tertiary education and vocational training institutions to be located:
 - (46) delete everything after “institutions” – they are qualifiers that effectively cancel each other out.*
 - a) in settlements that are within the higher tiers of the settlement hierarchy; and
 - b) within close proximity to residential areas, or highly accessible by public transport;

unless the particular educational or training course requires a remote location or an area with particular characteristics to teach the particular skills being offered.

(2) mention the need to increase vocational education in proximity to the industry the education is supporting.

(4) this is a DA matter

(13) subsection (b) should be reworded to “within close proximity of residential areas or highly accessible by public transport and with good active travel connectivity to neighbouring residential areas”.

4. Provide for a network of accessible, interlinked 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.

(13) suggest “... interlinked, safe and inviting ...”

(33) suggest “... accessible, robust, interlinked,”.

(48) suggested additions to consider – support measures to equally prioritise and co-locate urban forest and green space in the public realm with transport and infrastructure for improved social and health outcomes – ensure there is sufficient space for greening in private developments including apartment/medium density housing developments – provide deep soil guidelines in new developments to provide adequate space for trees to develop – provide for a network of accessible and inviting open and green spaces to cater for a diversity of needs and age groups – provide guidelines to ensure built structures allow setbacks for street tree growth.

(57) the TPS does not provide a regulatory framework for public open space.

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.

(4) this would be good as a separate policy

(13) suggest “... legible, safe and accessible ...”

(38) suggested alternative – Provide access to affordable and diverse housing options integrated via a transport network that allows people to move safely and efficiently between and within settlements. This includes utilising different transport modes including public transport, cycling and walking to reduce car dependency and enhancing access to a range of other services including but not limited to employment, education, local shops, community services, recreation, public open space, health and culture.

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.

(4) and personal mobility devices?

(53) add “... car dependency and improve existing infrastructure for transport networks”.

7. Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, community gardens, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.

(33) also consider inclusion of storing water within the soil (replenishing of groundwater), multi-use of facilities (e.g. ovals) to store flood water, importance of water for ecosystem restoration, requiring urban water storage as well as detention and retaining trees on private and public land.

(46) how is this delivered through the planning system?

(57) climate change is not just an urban issue – concerned about mandated inclusion of water features into public spaces.

(60) this differs from all other strategies in that it gives examples of ways to mitigate impact – they are local in scale and unnecessary from a state-wide perspective (such as seven energy requirement for new buildings and upgrading existing building stock to improve energy efficiency/conservation.

8. Improve neighbourhood amenity by managing incompatible use and development.

(4) how? This is an objective pretending to be a strategy – intent OK but edit needed to ensure document functions as a policy.

(46) replace “managing” with “avoiding”.

9. Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.

(48) include social inclusion.

(57) concerned about mandatory nature of this strategy.

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.

(26) (27) (45) this is in conflict with the growth strategies as it precludes middle to lower order settlements.

(57) concerned about interpretation of “identity and sense of place” in RLUS, SPP and LPS.

11. Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

(4) (57) how will RLUS and SPP implement this? Or how will a PSA show it is consistent with this strategy? Should be relocated to structure plan guidelines being developed by SPO.

(38) suggested alternative – Facilitate place-making by promoting an inclusive decision-making process through the active engagement of diverse community stakeholders, recognising the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

1.3 Social Infrastructure

1.3.1 Application

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

(4) is there no expectation that rural residential settlements will have any social infrastructure or do we not want any such settlements?

(61) consider adding “TPP should open opportunity for existing rural residential settlement including strategies for maximise the land use for social services and infrastructures”.

1.3.2 Objective

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

(38) suggested alternative – To support the provision of adequate, accessible and inclusive social infrastructure to promote the health, education, safety and wellbeing of the community, while emphasising inclusiveness.

(48) social infrastructure is also physical infrastructure and so they could be combined in some form.

(61) consider adding “to promote the rural residential settlements development that can have or able to contain essential services (e.g. water, electricity, transportation, health and education)”.

1.3.3 Strategies

(2) also include strategy to increase social infrastructure in areas of relative disadvantage

(4) most strategies are written at a scheme provision level – support intent but should be written to a policy level

(38) consider this additional strategy – Incorporate inclusive design principles and engage diverse groups in decision making processes to promote social equity.

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.

(48) add” community centres, recreation facilities” after or before “libraries”.

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.

(60) not clear what this strategy is to achieve or how it would be applied – social infrastructure refers to a broad range of uses located both within activity centres and 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 associated airspace) from land use conflict by limiting the encroachment or intensification of surrounding incompatible use and development.

(4) we can’t create more land so separating land uses is not the only way to mitigate potential conflict – needs to have flexibility to consider other mitigation options

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.

(4) this is a SPP exemption – does it really belong here?

9. Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas.

(61) consider adding an additional strategy “Facilitate the provision of infrastructure contribution policy to unlock the development barriers that ensure fairness, initiative and transparency”.

1.4 Settlement Types

1.4.1 Application

Applies to all existing settlements and all land that is proposed, allocated or identified for future settlement growth including rural residential development.

1.4.2 Objective

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

(4) is this meant in the sense of natural values – the heading ‘settlement types’ seems much broader

1.4.3 Strategies

(2) also include strategy ensuring settlements are located in proximity to jobs – and that settlements should be of sufficient size to support the workforce requirements of industry in that area

1. 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.
(4) question whether “vibrancy and character of specific activity centres, hubs or inner-city locations” relates to the objective or other strategies
(57) must be applied universally but the requirements only relate to urban environments.
2. 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.
(46) what if this is the only option – e.g. good agricultural land inland along the NW coast.
3. 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.
(33) suggest “adequate” or “upgraded” or “fit for purpose” in front of “public infrastructure”.
4. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.
(4) what will this involve – an audit of every city, town and hamlet values – not sure what this is seeking to achieve at a policy level
5. Avoid allocating additional land for the purpose of rural residential use and development, unless:
(4) such a policy opt-out is inconsistent with accepted policy principles to identify what we should be trying to achieve – if enough evidence, it could be in RLU but should not be written into policy when that work has not been done

(26) (27) (45) rural residential land use is an integral part of settlement and use of the word “avoid” is too restrictive. This type of use will never be able to avoid bushfire risk. Criteria below conflict with one another and no amendment will be able to demonstrate compliance with them all, which is mandatory.

(33) note this list ends with an “and” so all points must be considered.

(57) need to establish policy basis for this prohibitive strategy and would be better to have sustainability criteria for growth in rural residential areas.

(60) this is unlike other strategies and is detailed and prescriptive. Managing rural living land is challenging – on the one hand it impacts on transport networks, natural values, rural land uses and has higher infrastructure costs and yet there is a strong market demand for it. This strategy focuses on zoning rather than supply and demand. While there should be no net increase in the amount of rural living land there is a need to manage the strong demand for rural living land. It is suggested that the strategy be to:

- *Consider the supply and demand for rural living land on a regional or sub-regional scale.*
- *Provide for rural living demand through further subdivision and infill of rural living land in locations that are supported by adequate infrastructure and where natural values and hazards can be avoided or managed.*
- *The rural living zone may apply where lot patterns are fragmented, where access to rural resources are significantly constrained, where rural land has been converted to residential use and where maintaining residential amenity is necessary and appropriate.*
- *Include rural living areas within settlement growth boundaries where adjoining settlements if a more efficient subdivision and use of land can be achieved.*
- *Avoid allocating land for rural living use where the land is identified for future urban development; the land has the potential for future urban development in the long term; the land is agricultural land, particularly agricultural land that may support productive enterprise in the long term; the area is unreasonably disconnected from social or commercial services; and the total amount of the rural living zoning in a region or sub-region is not increased beyond a minimal additional size.*
 - a) the amount of land to be allocated is minimal and does not constitute a significant increase in the immediate vicinity, 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;
(23) this restriction is flawed and does not allow strategic responses to local constraints or for land parcels that would otherwise remain vacant.
(61) change to “the land is within an ...”.
 - c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential settlement;
 - d) the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;
 - e) growth opportunities maximise the efficiency of existing services and physical infrastructure;

(33) suggest adding "... and does not increase runoff from impervious areas that cannot be accommodated in existing stormwater systems".

- f) agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;

(4) not really the language of policy

(62) language of avoiding where possible is weak.

- g) the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and
- h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

(48) this is rather open to interpretation and could be more specific

(32) (41) (42) this should all be written in the positive, encouraging the zoning of rural residential land to enable infill subdivision where appropriate. The following is a redrafted version of this strategy:

Allocate additional land for the purpose of rural residential use and development, where:

- a) *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 settlement;*
- d) *the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;*
- e) *growth opportunities maximise the efficiency of existing services and physical infrastructure;*
- f) *agricultural land held on large, commercially viable farming titles within the more productive classes of agricultural capabilities is avoided;*
- g) *the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and*
- h) *it contributes to providing for a mix of housing choices that attracts or retains a diverse population within the region.*

1.5 Housing

1.5.1 Application

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

1.5.2 Objective

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

(4) How do we achieve this? Would be good to have a separate policy for affordable housing with specific strategies.

1.5.3 Strategies

1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.

(2) insert that housing should be located near employment opportunities and future job growth

(4) What does “timely” mean? Perhaps strategies 1 and 2 could be consolidated. Also consider where essential workers cannot afford to live close to where they work.

(53) need to clarify differences between social and physical infrastructure.

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.

(53) ideally we should avoid using the term “greenfield sites” but a definition of what it means should be at least included.

3. Facilitate social and affordable housing to meet the needs of the community that is located close to services, employment and public transport networks.

(4) and ensure social and affordable housing is distributed, not concentrated in one area or on one site.

(30) affordable and social housing should be included as a separate issue with specific strategies indicating how it can be factored into all planning and decision making (e.g. a percentage target) concerning both greenfield and infill developments.

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) promoting good amenity through the provision of solar access and quality private open space relative to the density and location;

(13) emphasise landscaping requirements and encourage lot configurations that support tree canopy cover.

- d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;
- e) catering for people requiring crisis accommodation;
- f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and
- g) supporting co-living scenarios to help address housing availability and affordability.

(4) what is meant by co-living – how is this achieved through planning

(32) (41) (42) include an additional point that enables the further subdivision of existing rural residential land – increasing housing opportunities without compromising agricultural potential.

(60) strategy could be broadened to consider the affordability, design quality, solar access and liveability of all housing.

5. Encourage higher density housing in suitable locations that:

- a) have been identified for urban consolidation;
- b) are within close proximity to an activity centre;
- c) have good access to employment, social and physical infrastructure, 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) do not significantly impact environmental values and are not constrained by topography and environmental hazards.

(4) this is inconsistent with environmental values policy in that it allows an impact to occur.

(32) (41) (42) include an additional point that acknowledges that urban streetscapes will need to change if higher densities are to enable a more environmentally sustainable urban footprint.

1.6 Design

1.6.1 Application

Applies to existing and proposed urban spaces.

1.6.2 Objective

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

1.6.3 Strategies

(4) these all seem to belong in other policies e.g. settlement (subdivision), transport, liveability etc. Many are also repetitive and/or have too much detail at a policy level (good principles, just not policy).

(57) strategies need to operate within the legislated planning limits, noting in particular the role of the Building Act.

1. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.

(38) suggested alternative - Encourage the use of urban design principles that create, or enhance, community identity, sense of place, liveability, social interaction and climate change resilience. This can be achieved by integrating features such as green infrastructure, active transport options and climate-responsive design strategies among other strategies.

2. 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.

(32) (41) (42) this need to protect neighbourhood character should only relate to certain areas (e.g. heritage precincts) as it may significantly impede attempts to increase residential densities.

(38) suggested alternative - 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. This includes preserving heritage buildings, protecting natural features and promoting sustainable development practices.

3. Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:

(13) (33) should be "Require sustainable design ..."

- a) reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably native species where appropriate;

(4) should be locally native species

(13) should be "... where appropriate, and consideration of building and road infrastructure orientation and design".

- b) implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;

(33) introduce the need for stormwater harvesting and re-use and infiltration of rainwater into the cityscape (the sponge city).

(53) add "... production and implementation of passive design principles for heating and cooling;"

- 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.

(4) active transported mentioned under many policies – maybe deserves its own policy

4. 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.

(26) (27) (45) achieving this strategy will be difficult within a planning system that seeks to homogenise the standards for General Residential zoning.

(38) suggested alternative - Provide public places that 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. This involves designing public spaces that incorporate green spaces, biodiversity conservation measures and sustainable stormwater systems.

5. 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.

(13) include within (a) the following "... the community, including the needs of people living with a disability;"

(38) suggested alternative - Encourage public places that promote equal access and opportunity, cater to the various needs and abilities of the community, and foster safety, social interaction and cultural activities. This includes providing inclusive amenities, accessible pathways and facilities that enhance community wellbeing and promote social cohesion.

- 6. 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.

(3) should be "ensure" rather than merely "promote"

(13) should be "Require subdivision ..."

(38) suggested alternative - Promote subdivision design that considers the existing urban form and future surrounding pattern of development and provide for permeable block connections integrating street networks, pedestrian and bicycle paths and the efficient provision of services. This ensures efficient land use, promotes walkability and connectivity and supports sustainable transport options.

- 7. Promote subdivision design that provides a functional lot layout that:

(4) reads like a standard – all the matters below are too detailed for policy level

(13) should be "Require subdivision design ..."

(26) (27) (45) should be pitched at a higher level – it imports planning scheme criteria for subdivision

- a) is responsive to topography, site constraints and environmental values and hazards;
- b) provides a convenient, efficient and safe road network;
- c) supports efficient and effective public transport access;
- d) provides safe active transport;
- e) uses urban land efficiently;
- f) provides for well-located public open space that meets the needs of the local community;
- g) supports the intended future use and development of the lot;
- h) 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) promotes climatically responsive orientation of buildings; and
- j) allows passive surveillance of public spaces promoting community safety;

(3) should be "ensure" rather than merely "promote" re (d)

(13) reword to be "incorporates environmental design crime prevention principles allowing passive surveillance of public spaces promoting community safety".

(33) strategy is missing the sustainable element – a lot layout that allows for water retention, keeping cut and fill to a minimum. etc.

8. Encourage the design, siting and construction of buildings to positively contribute to:

(4) reads like a standard – construction is not under LUPAA

(13) (33) should be “Require the design ...”

(26) (27) (45) should be pitched at a higher level – it imports planning scheme criteria for subdivision

- a) the site and surrounds;
- b) the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;
- c) the public realm;
- d) neighbourhood amenity and safety;
- e) incorporate energy efficient measures;
- f) maintaining water quality by promoting best practice stormwater management approaches; and

(25) expand this to say “maintaining water quality by promoting best practice monitoring systems, stormwater management, wastewater treatment in general onsite and reticulated approaches”.

(33) change to “maintaining water quantity and quality by promoting best practice stormwater management” (the word “approaches” is redundant).

(38) also consider responsiveness to topography, site constraints, environmental values and hazards, provision of a convenient, efficient and safe road network, and such factors as solar access, private open space, green building materials and energy efficient techniques.

- g) safe access and egress for pedestrian, cyclists and vehicles.

(3) should be “ensure” rather than merely “encourage” re (g)

(SPO) TPPs be modified to delete strategy 5.1.3.5 and include the following additional policy after 1.6 Design, of the Settlement TPP, which includes:

1.7 Development Contributions

1.7.1 Application

Applies to existing settlements and new areas of settlement growth.

1.7.2 Objective

To support the equitable sharing of costs, associated with the provision of new, or upgraded, infrastructure to service growth, between developers and the wider community.

1.7.3 Strategy

- 4. *Facilitate development contributions that are fair, reasonable and transparent that apply to new use and development to support the effective provision of public infrastructure including, but not limited to, stormwater, roads, footpaths, public amenities, reticulated services and public open space.*

2.0 Environmental Values

(4) fully support offsets but statement in principle 4 (“where possible”) is weak language and not appropriate at a policy level.

(30) in 2.0.1 recognise that we rely on a healthy environment and that it ultimately underpins all aspects of our economy and lifestyle. Also, the principles should acknowledge that the strategies in the TPPs will recognise and provide adequate protection not only to “significant” environmental values, but all environmental values.

(38) (28) consider inclusion of “While a significant proportion of Tasmania’s environmental values are protected within the reserve system, land use planning can play a strategic role in identifying and prioritising other environmental values and apply measures to protect them”.

2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

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

(28) (38) objective should acknowledge the protection and conservation priority of biodiversity and ecological habitats at bioregional and local catchment scales as well as global, national and state levels.

2.1.3 Strategies

(32) (41) (42) new strategy statements should be included that recognise that infill development within urban areas is key to protecting diversity beyond the urban areas; that once land is zoned for urban development, then there is no need to protect any remnant biodiversity values in subsequent development approval processes; and that a state-wide system for biodiversity offsets should be developed (avoiding the current “postage stamp” method so that larger more viable areas can be compiled).

(33) the use of “promote” and “consider” in these strategies indicates a lack of robustness or seriousness about their implementation.

1. Identify biodiversity values, appropriately rank the significance of those values and map their location.

(4) who is doing this? It is very difficult to map values. Animals move around a lot and buffers need to be considered.

(23) it is not considered feasible to rank the significance of biodiversity values.

(28) change to “Identify and map biodiversity and ecosystem values and prioritise these values at national, state, regional and catchment scales in terms of abundance and condition”.

(57) the identification and ranking of biodiversity values cannot be realistically implemented through the RLUS, TPS or LPS or across the local government sector in a way that is consistent with Schedule 1 Objectives. Subsequent strategies 2-5 contradict and confuse each other.

2. Unless there are significant social or economic benefits, avoid designating land for purposes that will require substantial land clearance in areas identified as having high biodiversity values.

(4) delete first part of sentence. Having a policy that overrides the need to balance social, economic and environmental values as per Sch.1 in LUPAA is unacceptable. Delete “substantial”.

(28) change to “Clearly define and map areas of high biodiversity and landscape value and prevent the designation of such land for purposes that are adverse to the biodiversity or landscape values”.

(33) how will “significant social and economic benefits” be determined – suggest this phrase is removed. Also remove “substantial” – any land clearance in areas of high biodiversity is not acceptable.

(39) replace with “Avoid designating land for purposes that may lead to substantial land disturbance in areas identified as having high biodiversity values”.

(46) replace “land clearance” with “change” – may not require removal of vegetation to have an adverse impact.

(47) this should be rephrased as – Substantial Native vegetation clearance in areas of high biodiversity value, should be avoided unless there are significant social or economic benefits, and management of social and economic impacts to stakeholders.
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.

(4) Not as strong as the approach in the Agriculture policy – an inconsistent approach to values that need to be protected. Replace with “Protect land with significant biodiversity values, by affording the highest level of protection from degradation, fragmentation or clearing”.

(47) this seems to duplicate what is already regulated under other state/federal systems.
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.

(4) should include need to address cumulative impacts. More detail on offsets will be needed and consider the need to protect on-site fauna during clearing of land.

(28) change to “Require use and development to be located, designed and sited to avoid impacts on biodiversity and ecosystem values. Where avoidance cannot be reasonably achieved, effective minimisation and mitigation of impacts on biodiversity and ecosystem values will be required. In cases where no possible avoidance, minimisation or mitigation of impacts can be provided for the protection of biodiversity and ecosystem values, biodiversity offsets may be applied”.

(33) this is not a meaningful strategy to achieve the biodiversity objective – it allows inappropriate use and development. Delete second part after “values”.

(39) change to “Ensure use and development is 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, and offset with measures that will provide a net gain in the resilience and viability of the impacted biodiversity values”.

(47) should this apply to all biodiversity values or should it be ‘high’ values or as a proportionate response?

(62) strategy should be strengthened – offsets should be required and impacts minimised.

6. Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.
7. Promote use and development of land that prevents or minimises the spread of environmental weeds and disease.

(33) change to “... land and ongoing best practice land management that prevents ...”.

8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.

(33) it is not clear as to what is meant by these services.

(39) replace with “Protect and enhance areas that provide significant carbon storage, biodiversity or ecological services with consideration of appropriate buffer areas”.

9. Support early action against loss of biodiversity as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development, thereby increasing the ability of species, ecological communities and ecosystems to adapt to climate changes.

(47) there are common elements to 8, 9, and 10 that could mean they are combined, plus 8 also relates to 11, and 12 could be incorporated into 11.

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.

(33) needs to be adjusted so that it deals with more than just endangered ecosystems.

(39) delete “coastal zones” – applicable to all areas, not just the coast.

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.

(33) suggest additional strategy – “Consider impacts of linear infrastructure (roads, water diversions and cut-off drains, trenching, transmission lines etc) on biodiversity”.

(28) (38) additional strategy – “Develop a consistent approach across regulators to operationalise biodiversity conservation objectives and outcomes, including clear identification of the roles and responsibilities of the different regulators and consistency in criteria for identifying and ranking biodiversity values”. This could also require a framework for monitoring and reporting on the loss of biodiversity values.

(57) strategies fail to establish a strategic approach for biodiversity offsets.

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.

(33) suggest change to “... the quality and resilience of...”.

2.2.3 Strategies

(4) consider whether one of the strategies should be including WSUD and reducing extent of impervious surfaces

(57) the identification and regulation of relevant values cannot be realistically implemented through the RLUS, TPS or LPS or across the local government sector in a way that is consistent with Schedule 1 Objectives and requires significant coordination and commitment across various State agencies.

1. Identify areas that support natural systems within waterways, wetlands and estuaries, including their riparian zones and groundwater recharge areas.

(33) change to “Identify and protect natural systems integral to and within waterways, wetlands and estuaries ...”. How will groundwater recharge areas be identified and how will this flow through to the planning scheme.

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:

(33) this is confusing – deals with two different matters. Remove “considerable”. Suggest it be “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. Avoid designating land in or around waterways, wetlands and estuaries for use and development that would disturb riparian vegetation and soil. The following use or development may be considered if impact can be designed to be consistent with sustainability goals of the TPPs and impact is demonstrated to be minimal – that which relies specifically on being located within close proximity to aquatic environments, is for best practice flood mitigation measures where relocation of development cannot be achieved”.

(39) change to “... pollution or would require ...”.

(60) this is unnecessarily prescriptive – check also for duplication with strategy 4.

- a) relies specifically on being located within close proximity to aquatic environments;

(62) suggest “relies specifically on being located within close proximity to aquatic environments and has stringent controls on pollution and disturbance”.

- b) is for flood mitigation measures; or

(38) needs to be qualified to relate to flood mitigation measures which are necessary to protect existing communities as distinct from a proposed development located adjacent to a waterway.

- c) has considerable social, economic and environmental benefits;
and can demonstrate that the risk of environmental harm can be managed.

l harm can be managed.

(23) it is not practical to avoid designating areas in and around waterways if it has the potential to cause point source pollution in existing urban areas.

(33) remove (c) and the final phrase – both are too vague.

3. Encourage the protection of 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.

(33) replace “minimise” with “prevent”. Replace “stream” with “waterway”.

(39) replace “Encourage” with “Ensure”.

4. Use and development located on land in, or around, waterways, wetlands and estuaries will:

- a) minimise the clearance of native vegetation;

(28) change to “prevent the clearance of native vegetation from the riparian, littoral or coastal zones and that development proximal to these zones is located, designed and sited to avoid impacts on the landscape and ecological function of these zones”.

(38) amend to require that clearance of native vegetation in and around waterways, wetlands and estuaries should be avoided in the first instance.

- b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;

(33) replace “promote” with “include”.

- c) protect the natural form and process of the landform assemblage, including aquatic areas;

- d) avoid land disturbance or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;

(33) this is not a robust strategy – suggest change to “avoid land disturbance and prevent soil erosion and sediment movement and pollution into waterways and stormwater systems”.

- e) not significantly change the rate and quantity of stormwater or increase pollutants entering the water; and

(33) remove “significantly”. Suggest it be “Manage with best practice any new rates and quantities of stormwater entering waterways, wetlands and estuaries to ensure stormwater output will not negatively impact the receiving waters and environment. Prevent pollutants from entering these systems.”

(46) sometimes increasing the rate of stormwater is good (rectifying a past mistake) – maybe restrict to just pollutants.

(62) strategy is too weak with use of “not significantly”.

- f) be designed and sited to maintain or enhance significant views and landscape values.

(25) need to address potential impacts throughout the catchment area (not just in and around the waterway).

(38) strategy expanded to require use and development located on land in or around waterways, wetlands and estuaries to maintain or enhance the landscape function and ecological function of the buffers to these areas.

5. Promote the collaboration and coordination of catchment management across the State and the implementation of integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.

(33) an excellent strategy but how will it be implemented?

6. Promote the protection of the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to construction activities, point source pollution, diffuse land use impacts, or chemical reactions such as acidification.

(39) replace “Promote” with “Ensure”.

(60) language is often too convoluted – in this instance it could just be “Protect ecological health ...”.

7. Provide for the availability of clean, high-quality drinking water by promoting the protection of water catchments and water supply facilities.

8. Promote and encourage the efficient and effective use of water resources.

(39) insert additional strategy – Ensure the protection of the hydrological function of surface and groundwater by minimising or controlling changes to the natural rates of infiltration, surface flow (including overland flow paths), groundwater flows and evapotranspiration rates.

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.

(4) (32) (41) (42) “high conservation value geodiversity” should be defined.

(39) change to “To protect and conserve land containing high conservation value geodiversity including natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions. Protect ecological communities that provide a significant role in long term storage of carbon, such as peat or saltmarshes”.

2.3.3 Strategies

(57) the identification and regulation of relevant values cannot be realistically implemented through the RLUS, TPS or LPS or across the local government sector in a way that is consistent with Schedule 1 Objectives and requires significant coordination and commitment across various State agencies.

1. Identify and map land containing high conservation value geodiversity and discourage 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, unless the impacts can be managed to support the values.

(39) replace “discourage” with “avoid”.

(62) make reference to Tasmanian Geoconservation database.

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.

(62) replace “not practicable” with “demonstrably unavoidable”.

3. Encourage integrated management of geodiversity and biodiversity to enhance efficient function of ecological processes.

(3) what does this mean? How will it be implemented in planning?

(39) change to “Encourage and promote”.

4. Support the protection of places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.

5. Support the protection of geological features, such as peat, that provide opportunities for carbon storage.

(39) change to “Ensure the protection of geological features, such as peat or saltmarsh, that provide a long-term carbon storage function”.

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.

(39) suggest change to “... significant cultural, ecological, geological and aesthetic landscapes character, liveability 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.

(4) as identified in the SPPs – mapping the views to a landscape is very difficult (nearly all of Tasmania would need to be mapped).

2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values.

(39) refer to “significant landscape values” and replace “scenic values” with just “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 a significant landscape; or
 - b) has overriding social, economic and environmental benefits;and includes specific measure to minimise the impact on the significant landscape.

(4) should this be an “and”?

(39) refer to “significant landscape values”

(46) these read like performance criteria in a planning scheme – lift to policy level.

(53) there should not be an Opt-out as it undermines the purpose of the strategy.

(60) more consistency needed – here it is “overriding ... benefits” whereas elsewhere it is “considerable ... benefits”. All such statements need further explanation or clarification.

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.

(39) refer to “significant landscape values”

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.

(4) clarify relationship with State Policies somewhere – a deliberate duplication (purely complementary) – or delete this policy on the basis that the issue is already addressed by the State Coastal Policy.

2.5.2 Objective

To promote the protection, conservation and management of natural 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.

(4) refer to “existing” property and infrastructure
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, intertidal 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 (such as jetties and wharfs), marine industries, ports and other land use that explicitly rely on a coastal location where the

impact on the coastal values and coastal processes are minimal or can be appropriately managed.

(60) not clear why these areas need to be identified and am concerned about the level of investigation necessary to do this. Refer to South Aust policies like “Balance social and economic development outcomes in coastal areas with the protection of the environment” and “Development that enables and enhances public access to coastal areas with minimal impact on the environment and amenity”.

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.

(46) add an additional strategy to deal with retreat of settlements at risk from coastal processes.

3.0 Environmental Hazards

(30) include “extreme heat and heatwaves” as an issue to be addressed. Also include specific strategies to deal with the anticipated impacts of climate change and appropriately manage adverse impacts of environmental hazard reduction. Suggestions relate to limiting development areas prone to bushfire and coastal erosion, and vulnerable to sea level rise, plus not contributing to heat island effects; weighing up the impacts of hazard mitigation (bushfire mitigation, coastal protection etc) against the expected benefits of those works; ensuring new development is better adapted to the future effects of climate change; and provide guidance for planned retreat from areas when potential hazards are modelled to be unmanageable.

(SPO) *The SPO has liaised with MRT to agree to deleting paragraph 5 of the Policy Context section for the Environmental Hazards TPP and replacing it with:*

Planning is one component of an integrated system that operates, in conjunction with others, to reduce the likelihood of impacts arising from natural disasters and reduce the risk of harm caused by these events. For example, the regulation of landslip hazard involves a number of Acts. Landslip hazard areas are defined by hazard overlays in the Tasmanian Planning Scheme made under the Land Use Planning and Approvals Act 1993, and by Proclaimed Landslip A and B zones under the Mineral Resources Development Act 1995. Controls on development and building in these identified landslip areas are then imposed under the Building Act 2016, the Building Regulations 2016 and the associated Determinations issued by the Director of Building Control. The Land Use Planning and Approvals Act 1993 also more broadly provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. The Environmental Management and Pollution Control Act 1994 includes provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

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.

(38) acknowledge importance of balancing protection of human life and resilience with maintaining landscape and biodiversity values (consistency with strategy 8(a)).

3.1.3 Strategies

(33) strategies need to accommodate natural values and ecosystem protection

1. Identify and map land that is exposed to bushfire hazards, including consideration of the potential impacts of future bushfire conditions as a result of climate change, based on the best available scientific evidence.
2. The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.

(26) (27) (45) this is technically incorrect as many aspects of bushfire protection have been appropriately removed from the planning system. This strategy risks reintroduction of over-regulation.

(46) most consideration of bushfire is at the building stage – not 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) agree with intent but if mapped as bushfire prone it can't be rezoned to an urban use and yet once developed it would not be bushfire prone

(26) (27) (45) use of the term “avoid” has a legal meaning and will effectively prohibit rezoning at the edge of settlements for residential purposes – policy should reflect the concept of tolerable and manageable risk.

(57) Strategies 3 and 4 contradict each other and should be combined.

(SPO) *Combine strategies 3 and 4 of clause 3.1.3 as follows and sequential renumbering of strategies:*

Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks. Where it is not practical to avoid bushfire hazards, use and development is to:

- *identify the risk of harm to human life, property and infrastructure caused by bushfire;*
- *incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and*
- *provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.*

Consistent with the approaches used by other strategies, the proposed modification sets the policy to firstly avoid, but gives an option where that avoidance cannot be achieved then it may be suitable by where the risk can be managed.

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.

(4) is it appropriate to include this at a policy level – covered under the SPPs providing alternatives.

(SPO) *Combine with strategy 3 – see above.*

5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation.
(4) too specific for policy level
6. Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, prepare, respond and recover from bushfire events.
(57) strategies 5 and 6 are not relevant to the operation of the RLUS and planning schemes (e.g. emergency responses).
7. Consider the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development.
(60) it is unclear if this is referring to a greater demand placed on fire fighting services from additional development or some other aspect of bushfire risk.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:
 - a) priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire; and
 - b) where possible, 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.

(4) policy should provide guidance – “where possible” is too loose

(40) change (a) to be “Consideration should be given to the impacts” And (b) to “... that land is designated or used for conflicting purposes.”

9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.

(4) too specific for policy level

(33) suggest change to “... measures using best practice, contemporary, and long term strategic management of vegetation, groundwater and surface water, including First Nation’s people’s input”.

(39) consider additional strategies – Ensure the impacts of planning decisions requiring bushfire mitigation (including emergency backburns) will not result in an unacceptable risk to environmental values. OR Avoid designating land for purposes that potentially expose areas of high environmental value to significant risk arising from increased fire ignition or bushfire protection measures.

(40) amend strategy 9 to be “... measures by public authorities that are carried out ...”.

(57) this is partly managed under Building Act processes.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk of harm to human life, property and infrastructure from the adverse impacts of landslip hazards.

(39) change to “To reduce the risk of harm to human life, property, infrastructure and environmental values 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 physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved or maintained.

(39) make this change “... unless a level of tolerable risk from landslip can ...”.

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.

(39) make this change “... and the risk of harm to people, property and environmental values associated with landslip is tolerable or can be maintained”.

(46) delete the second half after “landslip hazard”. If there is a risk, stay away.

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.

(33) change to “... harm to people, property and the natural environment associated”.

(39) change to “... harm to people, property and environmental values associated”.

(46) again, delete qualifier at end of sentence. Need to adopt a stronger position.

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.

(4) shouldn't the policy position be to avoid such land.

(33) also “Manage cumulative changes to groundwater and waterways to not increase landslip risk”.

(39) change to “... risk to people, property and environmental values resulting”.

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.

(33) Objective is missing reference to harm to the environment – suggest inclusion of “natural environment” after “property”.

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.

(50) replace with “Identify and map land that is vulnerable to flooding based, as a minimum, on a 1% Annual Exceedance Probability (AEP) flood event, or an alternative as determined by State Government for the management of flood risks associated with climate change and other matters”.

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.

(57) strategies 2 and 3 contradict each other

4. Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards unless hazard reduction and protection measures are 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.

(33) replace with “Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards. If hazard reduction and protection measures are considered appropriate, they must be incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property, natural values and infrastructure to a tolerable risk level, considering the intended life of the development”.

(50) this strategy is very confusing and its intent is unclear – it needs to be revised.

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. 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.

(4) this should also apply to the Bushfire policy.

(57) this is an emergency management issue.
7. 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;

(33) replace with “will not result in impacts on environmental values”.
 - 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.

(50) remove part (d) of this strategy as it does not align with current best practice flood risk management. SES do not support intensification of development in protected areas. See submission for background information (including ‘flood levee paradox’).

(57) re (d) this does not reflect the need to plan to avoid creating future problems.
8. Support the use of Water Sensitive Urban Design systems to mitigate flooding and manage peak flows in urban catchments.

(33) suggest elevating this strategy earlier in the list and change to “Require the use of Water Sensitive Urban Design to mitigate flooding, manage peak flows in urban catchments, and reduce impacts on water quality on waterways and receiving waters from flooding”.

(57) this is beyond the scope of the planning system to implement – is it technically feasible for management of flood events.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the viability of the dam infrastructure, and the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

(13) suggested additional strategy is “Develop well designed flood mitigation approaches that have social and environmental co-benefits such as the provision of recreation or tourism functions (e.g. guarding against storm surge through use of bermed parklands and boardwalks on wetlands).

(57) strategy 9 does not reflect operation of Water Management Act (outside the planning system) – can it even be delivered through RLUS, SPP or LPS?

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.

(50) suggest it be replaced by “Applies to the land impacted by coastal hazards now and out to 2100”.

(57) a better definition is required that is not limited by the SCP.

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 to reduce the harm to human life, property and infrastructure.

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.

(50) replace with “Identify and map land that is at significant risk of coastal erosion now and out to 2100, and coastal inundation to a 1% AEP storm surge event now and out to 2100. The State Government will provide a Sea Level Rise Planning Allowance that will be used as a minimum level for the consideration of 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 coastal hazards that cannot achieve and maintain a level of tolerable risk from coastal erosion or coastal inundation.

(4) only known if assessing a development – agree with intent but too specific for policy level

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:

(4) if risk is intolerable, then even use or development listed below should not be located there

- a) dependent on a coastal location;

(62) add “... and the risk can be managed”.

- b) temporary, readily locatable or able to be abandoned;

(26) (27) (45) retreat should be an option under (b)

- 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.

(4) this would be considered under the planning scheme and having it under a policy does not seem appropriate.

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.

(32) (41) (42) clear protocols need to be developed so that decisions can be made about the future of these threatened settlements. This work needs to be done as early as possible so that communities can adjust and there is less impact on the public purse.

6. Where possible, avoid use and development that will:

(4) this “where possible” is too loose.

(26) (27) (45) avoidance is not appropriate – tolerable risk is the appropriate concept

- 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 human life, property and infrastructure or mitigate coastal erosion and coastal inundation risks where possible.

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

(61) consider adding “Promote the credibility and transparency of coastal hazard reports that can be cross-checked and referenced from planning to building assessment stages”.

3.5 Contaminated Air and Land

(4) (33) (39) include contaminated water

3.5.1 Application

Statewide.

3.5.2 Objective

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

3.5.3 Strategies

(4) should be a strategy that deals with situations where contaminating activities are already located without appropriate separation from incompatible use

1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities.

(4) too onerous to map land with potentially contaminated activities, requiring a PSA every time there is a change of use etc. Further TPS mapping requirements say it “may” be mapped, contrary to this strategy.

2. Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless, where appropriate measures such as remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.

3. Manage land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use.

(4) insert “or interface management techniques” after “separation”. Separation is not always achievable when land is scarce. There should be opportunities to consider design measures to manage interfaces, plus in future new development should be ensuring contaminating activities do not occur.

(26) this strategy confuses contamination with attenuation in regard to land use conflict.

4.0 Sustainable Economic Development

(4) why select only some industries under this heading to be considered in a planning context (e.g. why not aquaculture, health sector, education etc) and why is production of timber highlighted?

(SPO) Recommends the following additional text at clause 4.0.1 of the draft TPPs, as shown by underline below:

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 geological diversity provides significant opportunities both for the discovery and development of world class mines and for the extraction of materials for development. The minerals sector is a key sector for employment, exports and the supply of primary inputs for the construction and development sectors.

Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities . . .

4.1 Agriculture

4.1.1 Application

Statewide.

(4) maybe exclude land within the urban growth boundary

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.

(46) should be “... protecting land for agriculture and the resources ...”.

4.1.3 Strategies

(26) (27) (45) strategies should be changed to a positive disposition rather than using the term “avoid” with a proviso.

(60) consider these two SA policies – “Enable primary industry businesses to grow, adapt and evolve through technology adoption, intensification of production systems, business diversification, workforce attraction and restructuring” and “Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas”.

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 criterion, including under forecast climate change scenarios.

(28) change to “Identify agricultural land and potential agricultural land by utilising contemporary land and enterprise suitability modelling, land capability data and other contemporary spatial information systems, including consideration of availability of irrigation water, proximity to markets, long term agricultural land use trends and future climate scenarios”.

2. Protect land that is identified as being within the higher classes of agricultural capability 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.

(4) how high is a “higher class” that warrants protection for agriculture?

(28) change to “Protect land that is identified as being of high enterprise versatility and/or high suitability for specific crops by designating these areas specifically for agricultural use and development”.

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) need to address cumulative aspects of this (same as for environmental and landscape values).

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. Encourage the protection of viable agricultural uses by preventing the fragmentation of agricultural land.

(46) does this include protecting land for environmental/wildlife corridors?

7. Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:
 - a) the land is strategically identified for growth;
 - b) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site, local area or region; or
 - c) the conversion contributes to the viability of the agricultural use of the site, local area or region; and the intended use will not cause land use conflict, fetter or impact the viability of 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.
(46) this is too long and could be broken up into two strategies.
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.
(57) strategy confuses ancillary workers accommodation with residential use.
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.
*(26) (27) (45) how does a planning system acknowledge small farm contributions?
(28) change to "Prevent the fragmentation and conversion of small farms close to urban areas through planning designation and zoning such that these areas remain available for new agricultural enterprises, local food production and agrifood, agritourism opportunities".
(46) allow residential growth where it will increase the agricultural use of the land (e.g., more intensive farming practices).
(57) small farms are scattered everywhere and not just near urban areas.
(31) what is meant by 'agrifood economy and tourism'? Is this something different to Agritourism as defined in the TPP glossary? If not, then again for consistency and ease of understanding the term agritourism should be used on the TPP strategy.*
11. Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.
12. Encourage the protection of the viability of upstream dam infrastructure when strategically planning land use and development.
*(28) change to "Enable and ensure the protection of upstream irrigation infrastructure by preventing development and land use change adverse to the viability of such infrastructure".
(28) suggest an additional strategy that addresses the need to protect good quality agricultural land at a catchment scale from future or emerging land degradation from factors such as dryland salinity, erosion, landslip, climatic change and adverse catchment hydrologic or water quality issues.
(43) suggest additional strategy – "Support the integration of trees on farms through shelterbelt and small woodlot plantings to improve primary production outcomes while simultaneously improving the carbon balance and growing timber products".
(57) strategies 11 and 12 do not reflect operation of Water Management Act (outside the planning system) – can it even be delivered through RLUS, SPP or LPS?*

4.2 Timber Production

(57) how has timber production justified a separate policy area – another crop within the agricultural sector.

4.2.1 Application

Statewide.

(4) outside urban growth boundaries

4.2.2 Objective

To contribute to the protection of Tasmania’s timber resources.

(43) recommend this be “To identify and protect Tasmania’s existing and potential timber resources”.

4.2.3 Strategies

1. Encourage the protection of timber production areas including plantation and native forests by identifying land dedicated for timber production and support designating that land for purposes that are compatible with timber production.

(43) Amend to be “Protect timber production timber production (PTPZ & PTR) and designating that land”.

2. Encourage surrounding land, that is likely to be impacted by the activities associated with timber production on land dedicated for timber production, to:
 - a) be designated for purposes that are compatible with timber production; or
 - b) consider incorporating measures to mitigate, manage or avoid any environmental hazards and social and environmental impacts associated with timber production.

(43) Insert the following two additional strategies:

3. *Support the development of future timber production on suitable land by, prior designating/zoning the land for a purpose that is not inconsistent with timber production, consideration of the following:*
 - *the nature and scale of the existing and potential timber resource;*
 - *the viability of extracting the timber resource; and*
 - *the social, economic and environmental benefits of the timber resource compared to that of the alternative land use.*
4. *Enable the provision and protection of supporting infrastructure for timber resources so access can be facilitated and maintained.*

4.3 Extractive Industry

4.3.1 Application

Statewide.

(4) outside urban growth boundaries

4.3.2 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.

(21) suggests this objective be replaced with “To promote a strong and highly productive extractive industry sector by identifying and protecting existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and the long-term viability of the sector.

4.3.3 Strategies

(2) include strategy of balancing the likelihood and timeframe for resource extraction with the economic benefits to local communities of other uses (concerned about a need for greater economic diversification for sustainable local communities)

(57) strategies protect anything and everything with extractive potential and this will cause implementation problems as it will conflict with other policy areas.

1. Identify and protect strategic resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Promote the protection of 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.

(62) add "... Where this is compatible with the objectives of other TPPs".

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:

(4) is this referring to all planning policies across the TPPs and within a RLUS? Not sure what it adds to policy 5 above and is just delving down into a slightly lower level of detail.

- 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 and provisions are made for the rehabilitation of the site.

(62) expand this to say "environmental impacts are minimal and planning provides for future rehabilitation and alternative uses of the mine site".

7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

(4) wouldn't this apply to all remotely located industries and isn't it adequately covered under the settlement and housing policies?

(26) (27) (45) housing strategies like this are better located with settlement policies to ensure that there is no interpretive conflict.

(38) consider additional strategy – Strengthen regulations and monitoring systems to ensure responsible extraction practices, including measures to mitigate environmental impacts, promote land rehabilitation and protect indigenous cultural heritage.

(46) Housing for mining or other temporary uses should be designed to be reused.

4.4 Tourism

4.4.1 Application

Statewide.

4.4.2 Objective

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

4.4.3 Strategies

(60) most of these strategies will be implemented outside of the planning system. There is little clarification as to how the land use system will support furthering these 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:

(4) this sounds like the preparation of a business case and is this a role for planning? Who would do this audit?

(57) identifying potential tourism sites in the RLUS will be difficult – how are unique and unexpected opportunities addressed?

- 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.

(4) this is all background information and not appropriate to be within a policy that should focus on what is to be achieved.

(23) this appears to be requiring an investment prospectus - an alignment of the Tasmanian Brand to be part of the regulatory planning tools is not appropriate – as is also a requirement for an assessment about the viability of a project – these are matters for the proponent.

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. Manage visitor accommodation so it does not significantly impact the supply of housing for the local community.

(26) (27) (45) note the state planning directive that required all planning schemes to alleviate regulation of visitor accommodation, many now not requiring a permit.

(53) be more specific – does the strategy endorse the elimination of AirBnB or promote hotel development? Or is it suggesting rezoning to prevent AirBnB type uses in suburban areas?

(58) what constitutes a “significant impact” is not defined and so this will become an impediment for regulating short-stay visitor accommodation.

4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.

(4) why is this a planning objective and what if a Brand proposal results in poor planning outcomes?

(53) How does the Tasmanian Brand (?) relate to the natural or built environment? Why should a planning document be referring to specific commercial products such as Brand Tasmania?

(62) add “... in a way that does not risk long term harm to the brand and the tourism industry”

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.

(4) as per comment for mining employees – this issue is dealt with under other policies.

6. Identify and promote the protection of attributes that attract and enhance tourism experience.

(57) strategy is unclear in its meaning and intent – how will it be implemented?

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.

(60) does not identify what impacts are relevant or how they can be addressed by the planning system. The Qld policies require land use planning to consider and reflect “the findings of state endorsed tourism studies and plans” which perhaps summarises what the TPPs are attempting.

(62) delete “unreasonably”.

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.

(4) how is this achieved through planning?

9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

(38) consider “Develop a comprehensive tourism strategy that integrates the identified key tourism sites, outlines infrastructure requirements and includes measures to minimise the environmental footprint of tourism activities.

4.5 Renewable Energy

4.5.1 Application

Statewide.

4.5.2 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.

4.5.3 Strategies

1. Identify renewable resource areas to prioritise the location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:

(4) rewrite to be "Identify renewable resource areas and prioritise the location of renewable energy use and development within those areas taking into consideration:"

(SPO) *Replace the initial statement of strategy (1) within 4.5.3 with "Identify renewable resource areas for to prioritise the preferred 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 and the impact on the community

(46) include environmental value – environment is not just viewed as a constraint.

- c) investor interest; and

(4) if this is an appropriate consideration here, why not elsewhere?

- d) environmental, cultural heritage and land-use constraints.

(4) what are "land use constraints" referring to? – hazards, landscape, settlements?

(61) consider adding "e) natural and biodiversity value".

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 and bioenergy, 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) rather than including this for each industry policy, it could be dealt with once in the housing or settlement policy.

4.6 Industry

4.6.1 Application

Statewide.

4.6.2 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.

4.6.3 Strategies

1. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:
 - a) analysis of industrial activities and land supply at a regional or metropolitan level, including existing available land, potential for growth within, or adjacent to, existing centres, and the nature of current and future industrial activities;
 - b) topography and physical site constraints;
 - c) compatibility of surrounding land use;
 - d) provision of adequate buffer areas to separate incompatible uses;

(4) suggest “provision of adequate buffer areas or interface management techniques to separate and manage incompatible uses” to deal with situations where there is existing land use conflict and insufficient separation.
 - 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 environmental hazards and the impact on environmental values are avoided or can be appropriately managed.

(57) strategies 1 and 2 conflict with strategy 3. Strategies 1 and 3 do not take into account newer and emerging clean industry sectors.

4. Promote the protection of existing and future industrial land by preventing encroachment from 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.

(38) suggested additional strategy – Conduct regular regional assessments of industrial land supply and demand to ensure an adequate and up-to-date supply of suitable land for industrial use, considering factors such as changing economic needs, technological advancements and infrastructure requirements.

(60) given the limited options for siting industrial land, it is considered essential that a long time horizon is considered. The TPPs should also address issues such as innovation, coordination and economies of scale.

(62) suggest additional strategy

(SPO) *In response to the issues raised, the SPO suggests the inclusion of an additional strategy under section 4.6.3, shown below by underline, and swapping the order of original strategies 1 and 2, as follows:*

4.6.3 Strategies

5. Strategically identify and protect land that is suitable for industrial use and development to meet the needs of future generations.
6. Provide for at least a 15 year supply of industrial land, that is located within urban or settlement growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
7. Identify and allocate land within urban or settlement 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.*
8. Enable industrial use and development, outside urban or settlement growth boundaries, where.....

4.7 Business and Commercial

4.7.1 Application

Statewide.

4.7.2 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.

4.7.3 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:

(4) why no timeframe – e.g. 15 years?

(38) there is no restriction as in 4.6.3 (industrial land) that it be included within the UGB – there should be consistency between the drafting for these two strategies – land suitable for Business and Commercial uses would need to be within a UGB (where applicable).

- 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 workforce;
- f) activity centre hierarchy; and g) regional settlement hierarchy.

(26) (27) (45) these criteria are not reasonable or practical and are too prescriptive for State policy level.

2. Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.

(4) covered under Settlement policy.

(57) should be deleted – purely a function of settlements and/or growth.

3. Support the activity centre hierarchy by promoting complementary use and development to strengthen efficiencies within activity centres and, where possible, avoid unnecessary competition between activity centres.

(57) use of term “avoid” is unnecessary and “where possible” is not suitable as competition cannot be prevented. Implementation through statutory measures not possible.

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.

(46) regional centres need services too.

(57) growth should be dependent on local strategy – higher order settlements growth favoured over that of lower order.

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 part of a new greenfield development or a natural progression of an existing activity centre and is highly accessible to its catchment of users.
(57) activity centres should be enabled consistent with local strategy.
6. Discourage activity centres from being located outside urban or settlement growth boundaries.
(57) definition of “activity centre” not clear – many tourism operations occur outside of established settlements.
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.
(62) question how “unreasonable” will be determined in strategies 7 and 8 and whether this will be specific enough. Implementation guidelines are needed.
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.

4.8 Innovation and Research

4.8.1 Application

Statewide.

4.8.2 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.

4.8.3 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.

5.0 Physical Infrastructure

(30) should be Sustainable Physical Infrastructure and strategies amended to emphasise infrastructure to be sustainable, adaptive and resilient to a rapidly changing climate – amend strategies to be more explicit in how they will contribute to reduced emissions or the promotion of climate-resilient infrastructure.

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

(46) there should a requirement for infrastructure plans with the same minimum timeframe as 1.1.3.1 – to match residential growth – with infrastructure plans comes the ability for infrastructure charges

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

(60) it is not clear what implementation measures are proposed to identify existing capacity or more importantly the strategic analysis of future infrastructure augmentation, expansion or renewal.

3. Where there is no infrastructure, no available infrastructure capacity or no infrastructure solution, promote the most logical and effective solution to deliver services to existing settlements while minimising environmental impacts.

(33) Either delete this strategy or change to make it consistent with other TPPs - see strategy 4 (also see paragraph 4 in 1.0.1 Policy Context for Settlement).

(57) outside the function of planning schemes and subject to other statutory regimes. Land use planning deals with the consequences of those decisions but does not drive them.

4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community and the environment, including under climate change conditions.

(57) outside the function of planning schemes.

5. Facilitate developer contributions to service new use and development to be transparent, fair and reasonable, providing for equity between users.

(57) requires revision of statutory powers outside of the planning system.

(SPO) Recommends deletion of this strategy 5.1.3.5 and include an additional policy after 1.6 Design, of the Settlement TPP.

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 physical infrastructure.
(33) such an integrated approach currently does not exist – the planning scheme only allows for case by case assessments and the TPS does not consider cumulative impacts. It is not clear how this integrated approach will be supported or implemented.
(57) intent is not clear, outside of planning system and subject to decisions by other sectors under legislation not within RMPS.
7. Provide for reticulated sewerage at the time of subdivision or require lots, created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
(57) strategy is unachievable and outside of planning system.
8. Provide for reticulated electricity supply at the time of subdivision or require 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. Encourage the connection of new lots, or provide for potential future connection to, telecommunication services at the time of subdivision, where the land is in a serviceable area and there is a reasonable expectation that the future use of the lot will require telecommunications services.
(57) this has mandated protection where 10 has encouraged minimisation for very similar issues – which is it. Also does not recognise existing circumstances.
10. Encourage the protection of significant existing and future water, gas, electricity, sewerage, stormwater 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.
(33) change to “Protect significant existing and future ... stormwater and drainage (including overland flow paths) and”.
11. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters; and minimise litter, odour, dust and noise.
(33) change to “Require the siting ... to prevent or minimise litter, odour, dust and noise, and prevent contamination of groundwater and surface waters”.
(57) delete as issue is better addressed under other policies.
12. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
(4) and development of the recycling industry and markets.
(33) change to “Provide access to ...”.
13. 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.

14. Where appropriate, promote service corridors that support the co-location of physical infrastructure, including roads, to service use and development.

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

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

5.2.3 Strategies

1. Promote the protection of existing energy infrastructure corridors and ancillary facilities from conflicting and incompatible land use and development.
(4) suggest "Protect existing energy infrastructure"
(57) question the ability of statutory tools to implement promotion.
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 and at home electric vehicle chargers.
(57) appears to be more suited to technical assessment under Building Act.
4. Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.
(57) concerned that failure to implement in regional areas prohibits other development.
(61) consider adding "Facilitate the referral mechanism to regulatory authority in the planning process".
(62) suggest additional strategy "Encourage local self-contained energy solutions that reduce network dependence and load".

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

(57) most strategies are beyond the scope of statutory implementation tools to address and are regulated outside of the planning scheme. Implementation through RLUS and planning schemes is unrealistic.

1. Identify and promote the protection of 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 promote the protection of 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.
(62) change to “... appropriate to the condition, current use and function of a road”
 5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for servicing infrastructure, public transport, walking and cycling modes.
*(4) and personal mobility devices.
(13) amend to be “... infrastructure, and safe and efficient spaces for public transport ...”*
 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.
(4) consider the need for making sure this is efficient and minimised where possible.
 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.

5.4 Passenger Transport Modes

5.4.1 Application

Statewide.

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

(53) note that 3g from 1.1 Growth refers to the “cost efficient upgrading of physical infrastructure”. Place more emphasis on the upgrading of existing passenger transport infrastructure.

(57) strategies assume an urban location. Need to ensure that implementation of strategies does not become an effective prohibition of rezonings in areas without the full range of infrastructure.

1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment and essential services and encourages community participation in different modes of transport.
(4) including hubs where people switch between modes of travel

(38) suggested change to - Support integrated land use and infrastructure and network planning that increases mode choice to access employment and essential services and recreational spaces and encourages community participation in different modes of transport

2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.

(4) Not suitable under this policy – already covered under Settlement policies

(13) Suggest “... corridors supported by active travel connectivity to neighbourhoods”.

3. Integrate land use with existing and planned passenger transport infrastructure and services.

(13) Suggest “... services and provide an active travel network within key urban areas that is integrated across State and local government networks and which includes dedicated infrastructure, appropriate signage (including real time information) and end of trip facilities”.

4. Identify and promote the protection of 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.

(3) Change to “Ensure public transport corridors are supported by current or planned active transport networks”

(13) Suggest “... amenity, including for people living with a disability”

7. Provide for subdivision design that:

(4) these points are covered under the Settlement policies.

- a) supports efficient and effective public transport access if located within a serviceable area;
- 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. Promote the location of use and development that attracts 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, unless the use and development relies on a non-urban setting.

(26) (27) (45) not all developments that attract high numbers (e.g. tourism attraction or business) will be appropriately located within urban activity centres.

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.
(53) this needs to clarify whether it is going to facilitate or restrict car parking.
12. Provide infrastructure to support the use of electric vehicles, including a public network of high-quality electric vehicle charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.
(4) hopefully to be considered under the SPP review.

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, rail, airports, ports, intermodal hubs and industrial estates.

5.5.3 Strategies

(4) how does Prince of Wales Bay fit in with this as a maritime industry cluster versus a freight and logistics hub?

(57) strategies assume an urban location. Need to ensure that implementation of strategies does not become an effective prohibition of rezonings in areas without the full range of infrastructure.

1. Identify and promote the protection of existing and future freight infrastructure and 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.
(46) include Stanley Port.
4. Encourage the protection of key freight corridors and assets from encroachment by incompatible 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. Support the protection of 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. Support major freight generating activities by designating land for purposes that protect the 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.
13. Support the operational rail network by:
 - a) recognising that it is an important strategic infrastructure asset for the distribution of freight; and
 - b) protecting its safety, efficiency and operability by:
 - i. applying appropriate measures to prevent the encroachment of incompatible use and development;
 - ii. recognising that land within the defined rail corridor is for the exclusive purpose of supporting safe and efficient rail operations and activities: and
 - iii. considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.

(4) where are such rail corridors defined?

(15) part (ii) should be reworded so that it does not prevent rail crossings.

6.0 Cultural Heritage

(63) For consistency, including in interpretation, we recommend that to the extent possible, the same words and phrases, with the same meanings, as in the Australia ICOMOS (2013) Burra Charter be used when discussing cultural heritage.

(63) Policy Context: the third paragraph (p52) is not correct, and to address this and for consistency with the Australia ICOMOS (2013) Burra Charter approach, we suggest CHPT Comment 5/12/2023 – Draft Tasmanian Planning Policies (Mar 2023) 2 the following re-wording: Much historic cultural heritage is visible, known, accepted and valued, and easily identifiable for protection. However much Aboriginal cultural heritage and some historic heritage, primarily archaeological heritage and heritage with social value, is not formally identified until rediscovered, commonly in the course of development preparation. While the significance of visible tangible assets tends to be recognised and valued, lesser known archaeological values, social values and intangible values associated with cultural heritage also need to be recognised, protected and managed.

(63) Policy Context: the second paragraph (p53) fails to mention what is perhaps the key importance of historic heritage (also Aboriginal heritage). This is that, not only do local historic cultural heritage places and precincts, and we would add landscapes, play an important role in helping to define the identity and character of local communities and regional areas, but their preservation is of fundamental importance in promoting community well-being because of the social value they hold (and conversely community well-being is likely to be impacted where this heritage is destroyed). This can be the case anywhere, but is particularly the case where historic heritage values and character are recognised and are what attract people to live in an area. We recommend that the importance of community well-being be added here.

(63) Policy Context: the second paragraph (p53) also fails to mention the sustainability advantages of historic heritage, primarily built heritage, due to factors such as embodied energy. At a time where policy on sustainability is starting to guide much development, in particular in urban areas, not appreciating the sustainability advantages of historic heritage can have a major, but unnecessary, negative impact on historic heritage. We recommend therefore that the sustainability advantages of

historic heritage be added here, and consideration be given to noting these in the Sustainability Policy.

(63) Climate Change: third paragraph (p53) – as sea level rise and associated erosion is especially likely in Tasmania, with its coastal focussed cultural heritage, to impact heritage such as Aboriginal middens as well as some historic buildings, structures and archaeological sites (e.g., jetties, whaling station sites), more explicit mention of the impacts of sea-level rise should be included in this paragraph. Sea level rise is likely to damage a large amount of cultural heritage, not only result in the ‘permanent loss of some sites’.

(SPO) After the paragraph in Policy Context for 6.01 ending in “... cultural heritage story.” – insert a new paragraph, this being – “While the development of places listed on the State, National or world heritage registers are dealt with outside of the TPS, there is a role for the RLUSs to consider these places of heritage significance when designating land uses and developing regional policies.”

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

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

(14) “Support” should be changed to “Ensure”.

(57) replace with “Support, recognise and protect Aboriginal Cultural Heritage within the Tasmanian RMPS and Planning System and establish and implement measures to provide for the management of Aboriginal heritage”.

(63) The critical importance of Country in the preservation of Aboriginal cultural heritage means that Aboriginal cultural heritage often cannot be limited to ‘places’- generally considered small areas, and frequently cadastral land parcel or properties – and there is a need to allow for ‘areas’ and ‘cultural landscapes’ to be identified and protected. We therefore recommend rewording the Objective to: Support the protection and Aboriginal custodianship of Aboriginal cultural heritage values including places, objects, areas, landscapes and practices.

6.1.3 Strategies

(57) suggest a staged approach be adopted that allows for outcomes from current legislative review process to be known together with consultation over how and where Aboriginal heritage is to be protected within the land use planning system.

1. Land use planning is to:
 - a) recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;
(14) reference to Aboriginal people being “custodians” of their heritage is not borne out in reality and is meaningless without true powers of legal ownership and protection.
(57) delete “respect and accept”.
 - b) acknowledge that Aboriginal Cultural Heritage is living and enduring;
 - c) promote the protection of Aboriginal Cultural Heritage values; and

- d) support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.

(14) an Aboriginal Cultural Heritage place is not defined. Cultural landscapes should be included. This strategy cannot be meaningfully implemented without a framework to identify, declare and manage such “places”. There is nothing in the RMPS to do this.

(57) delete “where appropriate” in (d).

2. Encourage the understanding and consideration of Aboriginal Cultural Heritage and 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 harm any Aboriginal Cultural Heritage values associated with that land.

(4) planning legislation should be updated to require Aboriginal heritage referrals in the same way as for State Heritage listed properties and Level 2 activities to EPA. Strategies 2 and 3 are very similar and could be consolidated.

(14) “Encourage” should be changed to “Ensure”. It is noted that the Historic Cultural Heritage Policy uses much clearer and prescriptive language (such as “identify” and “provide for”) in comparison to Aboriginal cultural heritage. If this is because Aboriginal heritage sits outside of the RMPS, then it only reinforces the need for new legislation. Again, note that “places” in this context has no meaning or definition.

(57) replace with “Integrate Aboriginal Heritage into strategic and statutory land use planning processes through consultation with affected communities.

3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be, Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.

(4) to achieve what?

(14) while noble in intent, there is no mechanism within the RMPS for the involvement of Aboriginal people to give effect to this strategy.

(26) (27) (45) this could effectively prohibit use or development that is acceptable to the Aboriginal community in regard to its degree of impact.

(57) replace with “Establish the role of key statutory agencies and management processes for Aboriginal heritage within the land use planning process”.

(57) include additional strategies 4 and 5 “Establish mechanisms to integrate Aboriginal cultural heritage to strategic land use planning processes, including the consideration of Aboriginal heritage values, their significance to the relevant community and how they may be conserved through the land use planning process” and “Integrate consideration of Aboriginal Cultural Heritage into the State Planning Provisions and establish guidelines to assist with addressing country and heritage through preparing applications and the assessment of applications”.

(61) consider adding “Facilitate the referral mechanism to relevant entity in the planning process”.

6.2 Historic Cultural Heritage

(4) suggest making reference to Burra Charter to ensure specific terms are interpreted correctly and use italics to highlight terms that have specific meanings.

6.2.1 Application

Statewide

(4) remove reference to the word “local” throughout – or clarify that this policy only applies to places of local heritage significance.

(48) local and state heritage places should not be separated – the TPPs should be inclusive of all heritage places, precincts and features otherwise there will be gaps and inconsistencies in the protection of heritage values.

6.2.2 Objective

To support the identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.

(4) terms have very specific meanings in heritage parlance e.g. “preserve” means to maintain in its existing state and this is in conflict with wording used in the strategies. Categories of Place are also inconsistent with those commonly used in heritage planning contexts. Suggest that the Objective should be “To support the identification of significant local historical cultural heritage places including buildings, settings and features, sites of archaeological potential, precincts and landscapes and to encourage respectful design solutions that assign primacy to the protection and conservation of key significant fabric, attributes, qualities and research potential in development contexts”.

(63) given the frequent significance of archaeological remains and remnant structures (not just ‘infrastructure’), which may be all the heritage that remains in some cases (often the older and more historically significant places), we recommend rewording the Objective to: To support the identification and conservation of significant local historic cultural heritage buildings, part of buildings, structures, places/features, historic archaeological remains, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values, and facilitate appropriate adaptive reuse.

(SPO) *Recommend that the 6.2.2 Objective be replaced with “To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values, and facilitate appropriate adaptive reuse”.*

6.2.3 Strategies

(57) the requirements of many strategies cannot be delivered through planning schemes, while others are more appropriate as development standards under the Code. Concerned about resources required to assess all potential heritage sites.

(63) add a new strategy that supports the retention of historic heritage where significant local historic heritage contributes to sustainability. Modify terminology in most strategies to reflect any changes to the Objective. CHPT is extremely concerned that at present there is no obligation for a Local Provisions Schedule (LPS) to include all types of significant local historic heritage recognised in the State Planning Provisions (i.e., place or precinct of archaeological potential, local heritage place, local heritage precinct, local historic landscape precinct), and that many Local Government Councils are choosing not to include some historic heritage types, primarily landscapes and areas of archaeological potential, in their LPS. If types of significant local historic heritage cannot be recognised in LPS, then there is no ability to protect them through planning, which in effect negates the Tasmanian Planning Policy for historic cultural heritage. CHPT therefore strongly recommends

that a new strategy be added to the effect that LPS include all local historic heritage recognised by the State Planning Provisions

1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.

(4) replace the word “value” with “significance”. Suggested alternative strategy is “Identify land that has archaeological research potential and prior to designating it for use and development that may damage or disturb archaeological contexts, establish the nature and significance of the archaeological potential and how it can be appropriately protected or the impacts mitigated through archaeological investigation techniques, with a strong focus on communicating findings in a publicly accessible way for information and educational purposes”. This strategy should be somewhere in the middle of the strategies hierarchy.

(SPO) Recommend inserting a new Strategy 2 in 6.2.3 between (2 becomes 3 etc) – this being – “Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.”

2. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic 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.

(4) should be strategy 1 in hierarchy. Reword to reflect all categories of Places commonly referred to in heritage contexts.

3. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.

(4) use of the word “restoration” is out of place – replace with “conservation”.

4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.

(4) this could be split into two policies – one relating to adaptive reuse of buildings and another for appropriate development of precincts and landscapes. Note “restore” has a specific meaning.

5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.

(4) remove word “surrounding” and change site “context” to site environments”.

(36) this is impeded by the exclusion of places on the Tasmanian Heritage Register which also have local heritage significance – either as a place or within a precinct or landscape.

(48) the word “curtilage” should replace “surrounding settings and site context”.

6. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage

significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.

(4) elevate to strategy 2 in hierarchy – re-word to reflect all of the categories of Places in heritage planning context and avoid reiteration of the words “significance” and “value” (they have the same meaning – delete “values”).

(48) the word “recognise” should replace “articulate”.

7. Encourage the preparation and publishing of conservation policies for heritage precincts; development, in-fill, and pre-development assessment guidelines; and similar guidelines for places and precincts of local significance to foster understanding and awareness of the importance of cultural heritage, and provide greater clarity, consistency, and certainty in the management of these values.

(4) reword for clarity and simplification – “precincts” referred to twice – add “historic” to cultural heritage.

(48) replace with “Encourage the drafting and preparation of management of identified values.”

7.0 Planning Processes

(4) this section would be better included within a Practice Note.

(57) should all be deleted as it adds nothing to existing legislated requirements.

7.1 Public Engagement

(4) content reads more like a set of vision statements

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote public engagement processes to provide for the community’s needs, expectations and values to be identified and considered in land use planning.

7.1.3 Strategies

(57) strategies address matters outside of the planning system and are not consistent with practices employed by the State through planning reform.

1. Facilitate the community’s understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning.

(38) suggested change to - Facilitate the community’s understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning, including through the utilisation of digital platforms and technology.

2. Promote public engagement 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 public engagement processes, and the outcomes generated from them, that are informative and transparent.

4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.
5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

(60) consider limitations set by legislation on public engagement or statutory constraints on planning authorities. Decision making is constrained by legislation. Strategy should distinguish between strategic and statutory planning. Outcomes are informed by public engagement but are rarely derived from such processes.

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.

(4) this is already mandated by the Act

(38) suggested alternative - "To provide for the long-term sustainable use and development of land while balancing competing social, economic, environmental and inter-generational interests".

7.2.3 Strategies

1. Support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood.

(4) seems at odds with strategies that prioritise economic and social benefits over environmental benefits (e.g. Biodiversity policy – strategy 2)

(38) suggested alternative - Support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, are not fully known or understood, including by integrating explicit climate change mitigation and adaptation strategies into strategic planning.

(57) mandated requirement of the precautionary principle will have significant implications for all assessments and implementation may be prohibitive in terms of knowledge, cost, time, process and future monitoring – strategy must be removed.

(60) the strategy is entirely appropriate and reflects one of the principles underpinning the RMPS. However, need to recognise that there is inherent uncertainty in making land use decisions today that remain in effect for a very long period of time. The precautionary principle is one of several principles that need to be considered and should not be construed that uncertainty alone is a reason to not make decisions.

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.

(4) is this not the role of the TPPs?

(38) suggested alternative - 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, including by fostering stronger integration of Indigenous perspectives and cultural considerations in strategic planning processes.

3. Strengthen the use of scientific-based evidence to make informed decisions about land use planning.

(57) strategy is redundant when compared to 2.

4. Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.

(4) the TPPs themselves should set the framework for this to then be implemented through the RLUSSs.

(57) requires significant cooperation and coordination by state agencies and implementation will be problematic through the subordinate planning mechanisms.

5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.

(4) a vision statement for the SPO.

6. Facilitate coordinated approaches between public and private investment to achieve common planning goals.

(4) how does planning get to do this?

(57) strategies 6-8 cannot be delivered through the intended mechanisms.

(61) consider adding "Promote the consideration of Strategic Environmental Assessment in the preparation and review of the RLUS".

7. Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.

(4) a vision statement for the SPO.

8. Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.

(4) already a legislative requirement.

(13) suggest "Ensure the regular review".

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 potential impact associated with use and development.

(SPO) Replace 7.3.2 Objective statement with "To set planning regulation at a level that is proportionate to address or manage the likelihood and severity of the impacts caused by use and development".

(57) this section must be deleted – it is contrary to many other requirements within the policies.

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 that might be caused by the use and development.

(4) repetitive assessments required against strategies of proposed TPPs and existing RLUSs does not meet this strategy – layers seem to be adding more complexity.

(38) suggested alternative - Reduce planning regulation to the amount necessary to reflect, manage and be proportionate to, the level of impact that might be caused by the use and development, including enhancing coordination between planning regulations and other regulatory regimes, such as climate change, environmental protection or heritage conservation.

(60) That planning regulation should be the minimum necessary for the potential level of impact is an important statement for the TPPs to make – also need to integrate planning with other systems to result in the least amount of regulation necessary to protect the interests of the public and consumers. The key policy consideration is not whether the system is overly regulated or not, rather it is whether regulation is consistent, proportional, accountable and targeted at matters of value to the community. The TPPs should support the use of innovative land use regulation to incentivise positive change.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants a more specific or different approach.
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 regulatory regimes.

8.0 Glossary

(18) suggest having the Glossary at the front of the document

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

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

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

(4) not much housing in Tasmania would meet this definition – note definition of housing stress – does this mean that affordable housing is defined as housing that costs less than 30% of a low income household? Refer to alternative definitions – such as from NSW State Planning Policy. SPO is to follow this up in the context of the new Tasmanian Housing Policy.

(SPO) The Tasmanian Housing Strategy combines the two definitions for ‘affordable housing’ and ‘housing stress’ within a single definition for ‘affordable housing’ which is:

(means) housing for purchase and rental, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income.

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 animals, 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.

(SPO) In the definition of 'Agricultural use' in the Glossary, add an 's' after 'animal'.

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.

(4) term not used anywhere in the document

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.

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.

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.

(4) term not used anywhere in the document though the Housing Policy could include strategies that refer to different types of housing e.g. infill housing, affordable/social housing, assisted housing (including for seniors), communal residences (or boarding houses) etc.

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;

Environmental Hazard – means a natural or human-made condition or event that has the potential to expose people, property, infrastructure or the environment to danger or harm.

Geodiversity – means ‘the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes’.

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

Habitat corridor – means an area of natural habitat that provides connections between larger areas of natural habitat to enable movement of flora and fauna between these areas and to maintain natural processes such as pollination, seed dispersal and genetic exchange.

Housing stress – means housing costs that are over 30% of the income of a low-income household.
Land – means as defined by the Act.

(4) there are no strategies that address this.

(39) suggest additional definition for “Landscape values – means areas of land that contain cultural, ecological, geological or aesthetic features that contribute to the scenic value, character, liveability and identity of place”.

(SPO) delete this definition as it is to be included within the definition of affordable housing.

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

Low-income household – means the lowest 40% of households based on income.

(4) is this appropriate – shouldn’t it be based on the median household income in Tasmania

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

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].

Precautionary principle – means where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

- i. careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment; and
- ii. an assessment of the risk-weighted consequences of various options.

Resource dependent – means, in the case of a use, is one that relies on being located close to the source or supply of a particular primary produce or resource.

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)

Rural residential settlement– means an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

(SPO) Modify the definition of 'rural residential settlement' for clarification purposes, as follows:

Rural residential settlement– means a settlement on an area of land a settlement that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

Sense of place – means the said or meaningful character of a place that makes it distinctive as a place.

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.

(4) defined under the scheme.

Servicing infrastructure – means a type of physical infrastructure comprising a pipeline, wire, cable, electronic communications facility, conduit pipe, tunnel, tube, manhole, antenna, mast, designated space for rubbish and recycling collection points, or similar infrastructure, that can be used for the provision of electricity, water, gas, telecommunications or in connection with sewerage disposal, stormwater drainage, recycling and waste management, or a similar service.

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.

Significant risk – means exposure to a level of risk that is higher than what is considered a tolerable risk level.

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

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

Structure plan - means a plan of a settlement, or part of a settlement, that is proposed for growth or renewal and which describes how use, development and infrastructure will be integrated in an orderly manner.

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.

Water-Sensitive Urban Design – means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to the natural hydrological and ecological cycles.

There also were various suggestions made about additional definitions that are required as it was said that terms were used without any clear meaning or definition and were too open to different interpretations. These include the following:

(SPO) It is proposed that the TPPs include the following definitions for ‘urban growth boundary’ and ‘settlement growth boundary’ which will allow the RLUS to adopt the terms and apply them in the appropriate context:

Urban growth boundary – means the spatial extent of growth, as identified on a map, for a metropolitan area or a city and its greater urban area.

Settlement growth boundary – means the spatial extent of growth, as identified on a map, for a settlement.

(SPO) Shelter Tas also recommended that the TPPs include a clear definition of ‘very low-, low-, and moderate-income households’ and a definition for ‘income quintiles’, as follows:

Very low-, low-, and moderate-income households - means households that are in the three lower quintiles of the Tasmanian income distribution.

Income quintiles – means a comparison measurement approach whereby a household’s income is ranked against the distribution of all household income in Australia. The approach divides Australia’s households (i.e. not population) into five equal groups or quintiles, each comprising 20 per cent of the number of all households, based on their income. The income quintiles assessment leads to the recognition of the following categories:

- very low income households – 0% to 20% of income earners
- low income households – 20% to 40% of income earners
- moderate income households – 40% to 60% of income earners
- high income households – 60% to 80% of income earners
- very high income households – highest 20% of income earners.

Because the definition of ‘income quintiles’ references Australian households, Shelter Tas suggested including an addition specification that the income quintiles for Tasmania are indexed to Tasmanian household incomes which are lower than national incomes. The SPO would support including this information in a footnote to the definition of ‘Income quintiles’.

(12) – this representor questions the way that the word “value” has been used throughout the TPPs. For example, environmental, biodiversity and landscape values are more appropriately referred to as environmental, biodiversity and landscape assets. Similarly, the word “economic” is used in a phrase like economic disadvantage (confusing private and public goods), when it is actually a market disadvantage.

(15) & (31) – suggest having definitions for Infill development, Consolidation, Redevelopment, Reuse, Intensification, Under-utilised land, Legibility, Place-making, Connectivity and Higher density residential.

(30) – suggest having definitions for Aboriginal Cultural Heritage values, Aboriginal Cultural Heritage place, Aboriginal Cultural Heritage object, Regional settlement hierarchies,

Settlement hierarchies, High biodiversity values, Reserve objectives, Retreat pathways, Viable ecological processes, Endangered ecosystems, Significant landscapes, Scenic areas, Scenic corridors, Identified values and Activity centre hierarchy.

(39) – this representor noted that Environmental hazards is defined in the Glossary, but there are many other uses of the word “environmental” that are open to interpretation – examples include Environmental values, Environmental amenity, Environmental resilience, plus there are many others. The use of the word “settlement” is similar in that it used in a variety of contexts.

(32) & (41) & (42) – suggest having definitions for High conservation value geodiversity, Significant landscapes, Significant cultural, ecological, geological and aesthetic landscapes and scenic areas.

(44) – various terms are suggested on the basis that significant changes were made to accommodate “ecovillage” related strategies – such as Ecovillage, Co-housing, Transition towns, Permaculture, Composting toilets, Tiny houses, Constructed wetlands, Geodesic domes and Recycle and repair industries.

(48) – suggest having definitions for Aboriginal heritage, Adaptive reuse, Affordable housing, Assisted housing, Circular economy, Conservation, Cultural significance, Curtilage, Environmental equity, Physical infrastructure, Significant risk and Tolerable risk.

(53) – suggest having definitions for Greenfield site, Brownfield site, Physical infrastructure, Public infrastructure, Settlement hierarchy, Tiers of settlement, 15 year supply of land, Active transport, Regional settlement hierarchy, Structure plans, Urban forest, Urban consolidation and Brand Tasmania.

Appendix D – Draft Tasmanian Planning Policies, as exhibited

Tasmanian Planning Policies

Draft provided to the Tasmanian Planning Commission
in accordance with section 12C(3)(a) 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 to provide for the 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). The purpose of the TPPs are to provide a consistent planning policy setting that will guide planning outcomes delivered through the strategic and regulatory elements of the planning system, more specifically the Regional Land Use Strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provisions Schedule (LPSs). The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Division 2A of the Act and apply to a housing land supply order made or amended under Part 2, Division 1 of the *Housing Land Supply Act 2018*.

The TPPs do not apply to development applications made under Part 4, Division 2 of the Act, however they apply to an application for a combined permit and amendment under Part 3B, Division 4 of the Act but only in so far as the amendment is concerned.

Section 12B of the Act sets out the broad range of matters that a TPP may relate to, 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 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 12I of the Act.

General Application

In accordance with section 12B(3) of the Act, this section of the TPPs specifies the manner in which the TPPs are to be implemented into the SPPs, LPSs and RLUSs

The Foreword, Table of Contents, headings, footnote and the Policy Context section of each TPP are not intended to have operative effect. These parts or sections of the TPPs provide background or advisory information and have been included to assist users' understanding of the TPPs and how they are intended to inform both the planning system and planning outcomes. They are a guide only and should be read in conjunction with the Act.

The operative parts of the TPPs express the planning policy and the manner in which the planning policy is intended to be applied. The table below sets out those parts of the TPPs that are intended to have operational effect and the purpose of those operational parts.

OPERATIVE PARTS	PURPOSE OF OPERATIVE PARTS
General Application	The General Application section provides details, considerations and principles as to the manner in which the TPPs are to be implemented and applied to RLUS, SPPs and LPSs.
<p>Policy content is provided under subheadings within each of the TPPs. Each subheading represents a policy that comprises the following operative parts:</p> <p>Policy Application</p> <p>Objective</p> <p>Strategies</p>	<p>Policy Application - provides any requirements regarding the application of specific policies.</p> <p>Objective - sets out the aims of the policy.</p> <p>Strategies - sets out ways that the policy objective can be achieved.</p>

Directions as to the manner of application to all planning instruments

The intent of the TPPs is to provide direction to guide planning outcomes, however, those outcomes will not always be expressed in the same manner. When applying the range of relevant strategies to a particular matter, the planning outcome will be influenced by how those strategies interact, which may result in different planning responses being expressed. Judgement must be exercised when interpreting and applying the TPPs so that a range of alternate approaches and outcomes can be considered where it can be demonstrated that the intent of the strategy, and the objective it seeks to achieve, can be met.

The application of the TPPs to RLUSs, SPPs and LPSs should have regard to the following application principles:

- 1) There is no order or hierarchy associated with the application of the TPPs.
- 2) No one TPP, policy or strategy should be read in isolation from another to imply a particular action or consequence.
- 3) The TPPs are generally not expressed in absolute terms and should not be interpreted or applied so literally or rigidly that reasonable, alternate approaches to achieve a particular strategy are excluded from consideration.
- 4) Where the Act requires a planning instrument to be consistent with the TPPs, the TPPs must be considered in their entirety to determine those strategies that are relevant to the particular matter.
- 5) Strategies that are relevant to the particular matter should be considered and applied in the context of the objective that the strategy is seeking to achieve.
- 6) In determining what strategies are relevant to a particular matter, regard must be had to:
 - a) the nature of the particular matter being considered;
 - b) the purpose of the applicable planning instrument;
 - c) the Policy Application statement for each policy;
 - d) the scale at which the strategies are being applied (for example at a regional, local or site-specific level); and
 - e) the environmental, social and economic characteristics of the region, local area or site.
- 7) Where the application of relevant strategies to a particular matter causes competing interests to be met, resolution should be based on balanced consideration and judgement derived from evidence, having regard to:
 - a) the overall purpose of the TPPs;
 - b) an understanding of the overall combination of interests expressed through the TPPs;
 - c) the objective of strategies that are subject to competing interests;
 - d) alternate ways to achieve strategies that are subject to competing interests;
 - e) any relevant and applicable regional or local planning policies;
 - f) any characteristics of the land, subject to the competing policy interests, that may influence how the competing interests can be resolved or managed;
 - g) consideration of the regional and local context and how competing interests can be appropriately integrated at the regional, local or site specific level; and
 - h) the purpose of the applicable planning instrument.

Directions as to the manner of application specifically to LPSs

In accordance with Schedule 7 clause 1 of the Act, the TPPs do not apply to the first LPSs made but do apply to each amendment or substitution of an LPS.

Following the making of the TPPs, or an amendment to the TPPs, sections 5A(8) and 30T(1) require that the RLUSs and SPPs (respectively) are reviewed for consistency with the TPPs.

Section 34(2A)(a) and (b) of the Act provides for the manner in which the TPPs are to be implemented into LPSs and offers the following two criteria, based on before and after the reviews of the SPPs and RLUSs have occurred, stating:

- a) *where the SPPs and the relevant regional land use strategy have not been reviewed ... after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument¹ is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
- b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed ... after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3), as to the manner in which the TPPs are to be implemented into LPSs.*

For the purpose of section 34(2A) of the Act, LPSs must comply with each TPP direction contained in the relevant strategies and be implemented in accordance with the guidance and principles outlined in this 'General Application' section.

In addition, for the purpose of section 34(2A)(b) of the Act, where the RLUSs and SPPs have been reviewed following the making of the TPPs, the following additional direction applies to the manner in which the TPPs are to be implemented in to LPSs:

- Where a relevant strategy, or part of a relevant strategy, has been applied regionally through the RLUS, the decision maker may consider that compliance with the RLUS adequately addresses and satisfies the local application of the relevant strategy, and the LPS is deemed to comply with the relevant strategy; and
- Where a relevant strategy, or part of a relevant strategy, has been applied to the SPPs, the decision maker may consider that compliance with the relevant strategy may be adequately addressed through the application of the SPPs, which will satisfy the local application of the relevant strategy through the LPS, then the LPS is deemed to comply with the relevant strategy.

¹ Relevant planning instrument – means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.

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1.0 Settlement

1.0.1 Policy context

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

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

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

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

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

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

1.0.2 Climate Change Statement

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

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

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

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

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

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

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

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

I.1 Growth

I.1.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban growth boundary.

I.1.2 Objective

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

I.1.3 Strategies

1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
2. Plan for growth that will:
 - a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;
 - b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;
 - c) integrate with existing transport systems; and
 - d) discourage the development of land that:
 - i. is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;
 - ii. is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;
 - iii. contains high environmental or landscape values;
 - iv. is agricultural land, especially land within the more productive classes of agricultural capabilities; and
 - v. is used for extractive industries or identified as strategic resource areas and deposits.
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. Promote 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, environmental hazards, 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 limit or manage land use conflict;
 - e) any staging or sequencing of development of land;
 - f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and
 - g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.
 7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.
 8. Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:
 - a) projected population growth;
 - b) site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards
 - c) land supply and demand analysis (including infill and greenfield);
 - d) existing physical and social infrastructure networks and services;
 - e) supporting the regional settlement hierarchy; and

- f) preventing the distortion of growth strategies in other settlements.
- 9. Identify the role and function of activity centres within settlements and encourage use and development that complements 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. 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.

1.2 Liveability

1.2.1 Application

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

1.2.2 Objective

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

1.2.3 Strategies

- 1. Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.
- 2. Facilitate access to, and a diverse range of, employment opportunities in settlements by:
 - a) promoting 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. Support growth in the skilled workforce and increase opportunities for innovation, research and technology by encouraging tertiary education and vocational training institutions to be located:
 - a) in settlements that are within the higher tiers of the settlement hierarchy; and
 - b) within close proximity to residential areas, or highly accessible by public transport;

unless the particular educational or training course requires a remote location or an area with particular characteristics to teach the particular skills being offered.

4. Provide for a network of accessible, interlinked 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, community gardens, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.
8. Improve neighbourhood amenity by managing incompatible use and development.
9. Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.
10. Protect and enhance those settlements, or part of settlements, that contain unique or distinctive local characteristics that contribute, or have the potential to contribute to, the community's identity and sense of place.
11. Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

1.3 Social Infrastructure

1.3.1 Application

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

1.3.2 Objective

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

1.3.3 Strategies

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.

2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at-risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including associated airspace) from land use conflict by limiting 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.
9. Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas².

1.4 Settlement Types

1.4.1 Application

Applies to all existing settlements and all land that is proposed, allocated or identified for future settlement growth including rural residential development.

1.4.2 Objective

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

1.4.3 Strategies

1. 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.

² Strategies to accommodate housing for employees in the tourism, agriculture and extractive industries sectors in remote areas are addressed under their respective policies.

2. 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.
3. 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.
4. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.
5. 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 in the immediate vicinity, 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 settlement;
 - d) the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;
 - e) growth opportunities maximise the efficiency of existing services and physical infrastructure;
 - f) agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;
 - g) the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and
 - h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

1.5. Housing

1.5.1 Application

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

1.5.2 Objective

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

1.5.3 Strategies

1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, 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, employment 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) promoting good amenity through the provision of solar access and quality private open space relative to the density and location;
 - d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;
 - e) catering for people requiring crisis accommodation;
 - f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and
 - g) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in suitable locations that:
 - a) have been identified for urban consolidation;

- b) are within close proximity to an activity centre;
- c) have good access to employment, social and physical infrastructure, 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) do not significantly impact environmental values and are not constrained by topography and environmental hazards.

1.6 Design

1.6.1 Application

Applies to existing and proposed urban spaces.

1.6.2 Objective

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

1.6.3 Strategies

1. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. Promote subdivision design that provides a functional lot layout that:
 - a) is responsive to topography, site constraints and environmental values and hazards;
 - b) provides a convenient, efficient and safe road network;
 - c) supports efficient and effective public transport access;
 - d) provides safe active transport;
 - e) uses urban land efficiently;
 - f) provides for well-located public open space that meets the needs of the local community;
 - g) supports the intended future use and development of the lot;
 - h) 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) promotes climatically responsive orientation of buildings; and
 - j) allows passive surveillance of public spaces promoting community safety;
8. Encourage the design, siting and construction of buildings to positively contribute to:
 - a) the site and surrounds;
 - b) the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;
 - c) the public realm;
 - d) neighbourhood amenity and safety;
 - e) incorporate energy efficient measures;
 - f) maintaining water quality by promoting best practice stormwater management approaches; and
 - g) safe access and egress for pedestrian, cyclists and vehicles.

2.0 Environmental Values

2.0.1 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 and supports the general wellbeing of the community.

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

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

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

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

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

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

2.0.2 Climate change statement

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

- significant changes in the amount of rainfall, including seasonal variation and spatial distribution;
- changes in runoff and consequential erosion impacting water quality and flow regime;
- increased frequency and intensity of bushfires;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures; and
- sea level rise and increased storm surge.

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 to, 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 and damage habitat, and while many of our native flora and fauna have adapted to fire, a significantly altered fire regime may also affect 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;
- protecting water quality and flow regimes to build the resilience of aquatic ecosystems;
- protecting wetlands, riparian and foreshore areas including intertidal areas;

- 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. Unless there are significant social or economic benefits, 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. Promote use and development of land that prevents or minimises the spread of environmental weeds and disease.

8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of biodiversity as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development, thereby increasing 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.

2.2 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 areas that support natural systems within waterways, wetlands and estuaries, including their riparian zones 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. Encourage the protection of 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 or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;
 - e) not significantly change the rate and quantity of stormwater or increase pollutants entering the water; and
 - f) be designed and sited to maintain or enhance significant views and landscape values.
 5. Promote the collaboration and coordination of catchment management across the State and the implementation of 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. Promote the protection of the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to construction activities, 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 promoting the protection of water catchments and water supply facilities.
 8. Promote and encourage the efficient and effective use of water resources.

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 discourage 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, unless the impacts can be managed to support the values.
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. Support the protection of places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Support the protection of geological features, such as peat, that provide opportunities for carbon storage.

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. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that 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 a significant landscape; or
 - b) has overriding social, economic and environmental benefits;
- and includes specific measure to minimise the impact on the significant landscape.
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.

2.5 Coasts

2.5.1 Application

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

2.5.2 Objective

To promote the protection, conservation and management of natural 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, intertidal 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 (such as jetties and wharfs), marine industries, ports and other land use that explicitly rely on a coastal location where the impact on the coastal values and coastal processes are minimal or can be appropriately managed.
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.

3.0 Environmental Hazards

3.0.1 Policy Context

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

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

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

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

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

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

- prioritise the protection of human life;
- support disaster resilience of communities;
- identify and map the environmental hazard;
- avoid designating land for incompatible use or development in hazard prone areas;
- use and development, including intensification of existing use and development, does not increase the risk of environmental hazards or the harm caused by environmental hazards;
- hazard mitigation measures are to be applied to use and development exposed to unacceptable levels of hazard risk to reduce that risk to a tolerable level;
- hazard mitigation measures must consider and seek to minimise 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, storms and wind and longer, more intense fire seasons will impact the frequency and intensity of hazard events.

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

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

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

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

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

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

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

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

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

3.1.3 Strategies

1. Identify and map land that is exposed to bushfire hazards, including consideration of the potential impacts of future bushfire conditions as a result of climate change, based on the best available scientific evidence.
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, prepare, respond and recover from bushfire events.
7. Consider the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:

- a) priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire; and
 - b) where possible, 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.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk of harm to human life, property and infrastructure 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 physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved or maintained.
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.

3.3 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. Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards unless hazard reduction and protection measures are 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.
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. 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.
7. 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.
8. Support the use of Water Sensitive Urban Design systems to mitigate flooding and manage peak flows in urban catchments.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the viability of the dam infrastructure, and the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

3.4 Coastal Hazards

3.4.1 Application

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

3.4.2 Objective

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

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. Where possible, 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 human life, property and infrastructure or mitigate coastal erosion and coastal inundation risks where possible.
 8. Facilitate the provision of engineered coastal defences to protect human life, property and infrastructure from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

3.5 Contaminated Air and Land

3.5.1 Application

Statewide.

3.5.2 Objective

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

3.5.3 Strategies

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

4.0 Sustainable Economic Development

4.0.1 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 and timber production sectors while our pristine air quality, unique landscapes and ecological diversity attract visitors from around the world. Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities. Our world-class wind, deep hydro storages and 100% renewable-energy status provide opportunities to attract industry looking for clean energy and have been identified as a key economic and emissions reduction driver both for Tasmania and Australia.

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

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

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

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

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

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

The Sustainable Economic Development TPP provides initiatives to protect assets and 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.

It also addresses the production of timber on land which, although regulated by the forest practices system, is a land use that warrants proper consideration from a comprehensive strategic land use planning perspective.

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;
- strategically considering and protecting land designated for timber production because of its contribution to carbon sequestration;
- 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 criterion, including under forecast climate change scenarios.
2. Protect land that is identified as being within the higher classes of agricultural capability 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. Encourage the protection of viable 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 land is strategically identified for growth;
 - b) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site, local area or region; or
 - c) the conversion contributes to the viability of the agricultural use of the site, local area or region;
- and the intended use will not cause land use conflict, fetter or impact the viability of 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. Encourage the protection of the viability of upstream dam infrastructure when strategically planning land use and development.

4.2 Timber Production

4.2.1 Application

Statewide.

4.2.2 Objective

To contribute to the protection of Tasmania's timber resources.

4.2.3 Strategies

1. Encourage the protection of timber production areas including plantation and native forests by identifying land dedicated for timber production and support designating that land for purposes that are compatible with timber production.
2. Encourage surrounding land, that is likely to be impacted by the activities associated with timber production on land dedicated for timber production, to:

- a) be designated for purposes that are compatible with timber production; or
- b) consider incorporating measures to mitigate, manage or avoid any environmental hazards and social and environmental impacts associated with timber production.

4.3 Extractive Industry

4.3.1 Application

Statewide.

4.3.2 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.

4.3.3 Strategies

1. Identify and protect strategic resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Promote the protection of 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 and provisions are made for the rehabilitation of the site.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

4.4 Tourism

4.4.1 Application

Statewide.

4.4.2 Objective

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

4.4.3 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. Manage visitor accommodation so it 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 promote the protection of 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.

4.5 Renewable Energy

4.5.1 Application

Statewide.

4.5.2 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.

4.5.3 Strategies

1. Identify renewable resource areas to prioritise the location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:
 - a) the quality of the energy resource;
 - b) economic and social value and the impact on the community
 - 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 and bioenergy, 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.

4.6 Industry

4.6.1 Application

Statewide.

4.6.2 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.

4.6.3 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 environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
4. Promote the protection of existing and future industrial land by preventing encroachment from 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.

4.7 Business and Commercial

4.7.1 Application

Statewide.

4.7.2 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.

4.7.3 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 workforce;
 - 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, where possible, 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 part of a new greenfield development or a natural progression of an existing activity centre, and is highly accessible to its catchment of users.
 6. Discourage activity centres from being located 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.

4.8 Innovation and Research

4.8.1 Application

Statewide.

4.8.2 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.

4.8.3 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.

5.0 Physical Infrastructure

5.0.1 Policy Context

Tasmania has extensive physical infrastructure networks, across transport, stormwater, 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 where there is available capacity.

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 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

1. Identify, allocate and protect a sufficient amount of appropriately located land to accommodate servicing infrastructure that will provide for the existing and future service needs of the community.
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, no available infrastructure capacity or no non-infrastructure solution, promote the most logical and effective solution to deliver services to growth areas while minimising environmental impacts.
4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community and the environment, including under climate change conditions.
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 physical infrastructure.
7. Provide for reticulated sewerage at the time of subdivision or require 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 require 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. Encourage the connection of new lots, or provide for potential future connection to, telecommunication services at the time of subdivision, where the land is in a serviceable area and there is a reasonable expectation that the future use of the lot will require telecommunications services.
10. Encourage the protection of significant existing and future water, gas, electricity, sewerage, stormwater 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.
11. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters; and minimise litter, odour, dust and noise.
12. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
13. 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.
14. Where appropriate, promote service corridors that support the co-location of physical infrastructure, including roads, to service use and development.

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

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

5.2.3 Strategies

1. Promote the protection of 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 and 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.

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

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

5.3.3 Strategies

1. Identify and promote the protection of 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 promote the protection of 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 servicing 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.

5.4 Passenger Transport Modes

5.4.1 Application

Statewide.

5.4.2 Objective

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

5.4.3 Strategies

1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment and essential services and encourages community participation in different modes of transport.
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 promote the protection of 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 if located within a serviceable area;
 - 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. Promote the location of use and development that attracts 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, unless the use and development relies on a non-urban setting.
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 electric vehicle charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.

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, rail, airports, ports, intermodal hubs and industrial estates.

5.5.3 Strategies

1. Identify and promote the protection of existing and future freight infrastructure and 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. Encourage the protection of key freight corridors and assets from encroachment by incompatible 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. Support the protection of 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. Support major freight generating activities by designating land for purposes that protect the 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.
13. Support the operational rail network by:
 - a) recognising that it is an important strategic infrastructure asset for the distribution of freight; and
 - b) protecting its safety, efficiency and operability by:
 - i. applying appropriate measures to prevent the encroachment of incompatible use and development;
 - ii. recognising that land within the defined rail corridor is for the exclusive purpose of supporting safe and efficient rail operations and activities: and
 - iii. considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.

6.0 Cultural Heritage

6.0.1 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 and helps give our communities their character and distinctiveness. It is a unique asset that needs to be recognised, protected and well managed so it maintains its appeal to locals and visitors.

The Cultural Heritage TPP addresses Aboriginal Cultural Heritage values and non-Indigenous cultural heritage values (referred to as historic cultural heritage). The land use planning response to Aboriginal Cultural Heritage and historic 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 protection and promotion.

A core practical difference is that historic cultural heritage tends to be visible, known, accepted and valued, and easily identifiable for protection, whereas much Aboriginal Cultural Heritage is often not formally identified until rediscovered, commonly in the course of development preparation. While the significance of tangible assets tend to be recognised and valued, lesser known archaeological values, research potential and intangible values associated with cultural heritage should also be recognised, protected and managed.

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 and custodianship. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage in a reactive manner at the development stage, with subsequent management in accordance with the relevant state Aboriginal heritage legislation³. The Cultural Heritage TPP seeks to mitigate this reactive approach by encouraging the consideration of Aboriginal Cultural Heritage values proactively and more strategically when land is being designated for particular use and development.

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

The historic cultural heritage component of the Cultural Heritage TPP is focused on local places and precincts of historic cultural heritage values, because places of historic cultural heritage significance to the whole of Tasmania are entered on the Tasmanian Heritage Register and are protected under the provision in the *Historic Cultural Heritage Act 1995*.

³ Currently the *Aboriginal Heritage Act 1975*, although new legislation is expected in 2024.

The contextual landscape occupied by local historic cultural heritage values and the protection of local places and precincts is multi-layered and fundamentally connected to places of State significance entered on the Tasmanian Heritage Register, the National or a Commonwealth Heritage List or on UNESCO's World Heritage List, such as the Australian Convict Sites World Heritage Property or the Tasmania Wilderness World Heritage Area. The tiered system of heritage identification, protection and management helps to recognise each level plays a unique role in telling Tasmania's cultural heritage story.

Local historic cultural heritage places and precincts play an important role in helping to define the identity and character of local communities and regional areas. They also contribute to the economic prosperity of Tasmania and local places through tourism. This justifies supporting the protection of these values for the benefit of present and future generations.

The underlying principle of the Cultural Heritage TPP is to promote early and proactive consideration of cultural heritage values in land use planning strategies and decisions to manage and protect these values more efficiently and effectively. An approach of this nature will also reduce the risk of heritage being a risk or barrier to new development.

6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State, including but not limited to the coastal fringe of our land mass. 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, wind events, heatwaves and other forms of extreme weather events. 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 values including places, objects and practices.

6.1.3 Strategies

1. 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 values; and
 - d) support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.
2. Encourage the understanding and consideration of Aboriginal Cultural Heritage and support the investigation⁴ 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 harm any Aboriginal Cultural Heritage values associated with that land.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be, Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.

⁴ Aboriginal Heritage Tasmania provides advice on investigations and management of Aboriginal Cultural Heritage and the operation of relevant Aboriginal Heritage legislation.

6.2 Historic Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

To support the identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values, and facilitate appropriate adaptive reuse.

6.2.3 Strategies

1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.
2. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic 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/features, precincts and landscapes that contain local historic cultural heritage significance.
4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.
6. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.
7. Encourage the preparation and publishing of conservation policies for heritage precincts; development, in-fill, and pre-development assessment guidelines; and similar guidelines for places and precincts of local significance to foster understanding and awareness of the importance of cultural heritage, and provide greater clarity, consistency, and certainty in the management of these values.

7.0 Planning Processes

7.0.1 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 potentially caused by the use and development.

7.0.2 Climate change statement

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

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

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

7.1 Public Engagement

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote public engagement processes to provide for the community's needs, expectations and values to be 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 public engagement in land use planning.
2. Promote public engagement 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 public engagement processes, and the outcomes generated from them, that are informative and transparent.
4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.
5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

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

7.2.3 Strategies

1. Support the application of the precautionary principle where the implications of planning decisions 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.

7.3 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 potential 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 that might be caused by the use and development.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants a more specific or different approach.
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 regulatory regimes.

GLOSSARY

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

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

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

AIDR – Australian Institute for Disaster Resilience.

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

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

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

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

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

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

Circular economy – means a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible.⁵

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.

⁵ <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;

Environmental Hazard – means a natural or human-made condition or event that has the potential to expose people, property, infrastructure or the environment to danger or harm.

Geodiversity – means 'the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes'.⁶

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

Habitat corridor – means an area of natural habitat that provides connections between larger areas of natural habitat to enable movement of flora and fauna between these areas and to maintain natural processes such as pollination, seed dispersal and genetic exchange.

Housing stress – means housing costs that are over 30% of the income of a low-income household.

Land – means as defined by the Act.

⁶ 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>)

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

Low-income household – means the lowest 40% of households based on income.

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

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].

Precautionary principle – means where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

- i. careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment; and
- ii. an assessment of the risk-weighted consequences of various options.

Resource dependent – means, in the case of a use, is one that relies on being located close to the source or supply of a particular primary produce or resource.

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)

Rural residential settlement– means an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

Sense of place – means the felt or meaningful character of a place that makes it distinctive as a place⁷.

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.

Servicing infrastructure – means a type of physical infrastructure comprising a pipeline, wire, cable, electronic communications facility, conduit pipe, tunnel, tube, manhole, antenna, mast,

⁷ Malpas, J., 2018. Place and Experience: a philosophical topography, Routledge, New York

designated space for rubbish and recycling collection points, or similar infrastructure, that can be used for the provision of electricity, water, gas, telecommunications or in connection with sewerage disposal, stormwater drainage, recycling and waste management, or a similar service.

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.

Significant risk – means exposure to a level of risk that is higher than what is considered a tolerable risk level.

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

Social infrastructure - means facilities and spaces where the community can access social services. These include emergency and health-related services, education and training, social housing programs, police, courts and other justice and public safety provisions, as well as arts, culture and recreational facilities.⁸

Structure plan - means a plan of a settlement, or part of a settlement, that is proposed for growth or renewal and which describes how use, development and infrastructure will be integrated in an orderly manner.

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.

Water-Sensitive Urban Design⁹ – means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to the natural hydrological and ecological cycles.

⁸ <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/social-infrastructure>

⁹ Council of Australia Governments (COAG), 2004, National Water Initiative

CENTRAL HIGHLANDS COUNCIL

SUBMISSION - DRAFT TASMANIAN PLANNING POLICIES Consultation under 12C(3)(a) of the Land Use Planning & Approvals Act 1993

14 June 2023

GENERAL COMMENTS

Need

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

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

COMMENTS ON PARTICULAR STRATEGIES

1.0 SETTLEMENT

General:

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

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

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

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

1.1 Growth

As detailed above, in **Strategy 1 Settlement**, and other strategies that refer to the time horizon target for the supply of urban land, the aim should be to maintain a 20-year supply of zoned land rather than 15. Settlement planning should endeavour to provide this, and should also earmark future land out to the 30 year time horizon within urban and settlement growth boundaries.

1.1.3 - 3 should explicitly recognise that the growth of rural towns located beyond the gravitational pull of the major cities is driven mostly by local factors. Any regional settlement hierarchy should therefore not attempt to dictate growth scenarios for such towns.

It follows that in **1.1.3 - 4**, which provides that growth should be prioritised in settlements that are in the higher tiers of the settlement hierarchy, should not apply to rural towns beyond the influence of the major cities.

Strategy 1.1.3 - 7, calling for settlement and urban growth boundaries, should establish an aim to provide a 30 year supply within such boundaries, (encompassing a 20 year supply of zoned land).

The purpose of **Strategy 1.1.3 - 8** appears to be to provide an ‘out’ for development or rezoning proposals not in accordance with an established settlement plan. If such plans seek to provide a 15 or 20 year supply of zoned land, the instances of this should be very few.

It may be that **Strategy 1.1.3 - 8** is actually attempting to provide a mechanism for rare, different, one-off proposals which simply cannot be anticipated but which nevertheless might be entirely worthwhile, in which case requiring compliance with the policy sub-clauses would be impossible. It is therefore suggested that this strategy be removed and a different strategy be developed to enable the consideration of potentially desirable ‘black swan’ proposals.

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

1.2 Liveability

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

1.4 Settlement Types

Strategy 1.4.3 - 5, regarding rural residential land, is written in the negative. It should include a proactive statement encouraging the zoning of existing de facto rural residential areas to the Rural Living Zone. Such a strategy would enable an amount of infill subdivision within many such areas. In this way, the current significant unmet demand for sustainable living opportunities can be significantly addressed whilst not increasing the overall footprint of rural living land and not encroaching on any genuine agricultural land. This would have the additional benefit of providing the existing inhabitants of such areas with planning scheme provisions that match their reality, in terms of boundary setbacks, height limits, use tables and protection of amenity. A policy shift of this nature would have no negative land use consequences. As this strategy is currently written, (in the negative), the Commission will refuse most, if not all, attempts by Planning Authorities to undertake such rezonings.

1.5 Housing

Strategy 1.5.3 - 4 should include an additional subpoint referring to sustainable living on rural residential lots. As mentioned above, the supply of these can be increased by zoning de facto rural residential areas accordingly. This would enable an amount of infill subdivision within many such areas. In this way, the current significant unmet demand for sustainable living opportunities can be significantly addressed whilst not increasing the overall footprint of rural living land and not encroaching on any genuine agricultural land. This would have the additional benefit of providing the existing inhabitants of such areas with planning scheme provisions that match their reality, in terms of boundary setbacks, height limits, use tables and protection of amenity. A policy shift of this nature would have no negative land use consequences. As it this strategy is currently written, (in the negative), the Commission will refuse most, if not all, attempts by Planning Authorities to undertake such rezonings.

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

An additional subpoint of **Strategy 1.5.3 - 5** regarding higher density housing should explicitly recognise that change will occur within our urban streetscapes, and that this is an unavoidable consequence of pursuing a more environmentally sustainable urban footprint.

1.6 Design

Strategy 6.3.2 - 2, providing for the ‘existing and desired future character of neighbourhoods and suburbs’ to be respected, should relate only to specific areas identified within planning schemes, such as heritage precincts. This should not apply generally as doing so would significantly impact the aim of accommodating a larger population in an environmentally sustainable urban footprint. There needs to be explicit recognition that change must happen.

Change should be tempered in areas with genuine unique characteristics, such as through the establishment of Heritage Precincts, and this will result in a less environmentally sustainable urban footprints in those areas in the future. This will be a trade-off of one desirable goal against another. Outside such areas, change will be necessary, and this should be explicitly acknowledged in the TPPs.

2.0 ENVIRONMENTAL VALUES

General

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

2.1 Biodiversity

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

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

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

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

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

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

This policy approach will require spatial strategic planning for implementation.

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

2.2 Waterways, Wetlands and Estuaries

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

2.3 Geodiversity

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

‘High conservation value geodiversity’ should be defined.

2.4 Landscapes

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

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

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

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

2.5 Coasts

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

3.0 ENVIRONMENTAL HAZARDS

3.1 Bushfire

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

3.2 Landslip

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

3.3 Flooding

The statements should acknowledge that we have an existing system that does all of this, and we will continue to rely on that system. The statements should articulate what more needs to be done, in addition to completing flood mapping across the settled areas of the State.

3.4 Coastal Hazards

The policy statements should recognise that we have an existing system that does most of this, and we continue to rely on that system.

Strategy 3.4.3 - 5, dealing with existing settlements under threat of erosion and sea level rise, should be expanded. The State Government needs to develop clearer protocols and policy direction to enable decisions to be made regarding which settlements will be the subject of planned retreat and which will be provided with protective works. This is an enormous decision, with huge consequences for landowners and residents, and for the public purse. The earlier this decision is made for each settlement under threat of sea level rise, the less impact there will be on the public purse and the more time affected individuals will have to adjust.

4.0 SUSTAINABLE ECONOMIC DEVELOPMENT

4.1 Agriculture

Council supports this policy applying to “*land that is identified as being within the higher classes of agricultural capability*”, as stated, rather than to any land capable of any degree of agriculture.

There are many other economic development activities that occur in rural areas besides agriculture and our planning system should encourage and facilitate their location on lesser quality agricultural land.

The policy position is in alignment with the general tenor of the Protection of Agricultural Land (PAL) State Policy.

4.2 Timber Production

Council supports the inclusion of the section on Timber Production.

5.0 PHYSICAL INFRASTRUCTURE

General

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

7.0 PLANNING PROCESSES

Proposed new section

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

This would be particularly helpful in regard to those values for which we do not have well-developed systems for this, such as geodiversity and landscapes.

7.1 Public Engagement

New public notification system needed:

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

Two categories of public notification needed:

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

Notified development applications should be divided into two categories.

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

7.2 Strategic Planning

No comment.

7.3 Regulation

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

Action Group 1 SPPs Amendments

AG1.20 – On farm workers' accommodation Further Consultation Paper

Purpose

The purpose of this document is to seek further feedback from the nominated interested council planners on Action Group 1 topic AG1.20 relating to on farm workers' accommodation. This follows the initial consultation seeking response to specific questions to help inform SPPs amendments.

This is intended as officer level feedback to assist the State Planning Office (SPO) in preparing SPPs amendments. Broader consultation will occur as part of the formal SPPs amendment process.

More information of the SPPs Review is available on the Planning in Tasmania website: <https://www.planningreform.tas.gov.au/planning-reforms-and-reviews/review-of-the-state-planning-provisions>

Initial feedback from council planners

The initial consultation paper posed a series of 8 questions to assist with better understanding the concerns to inform the preparation of potential amendments.

The consolidated feedback received is attached. The feedback, along with the proposed amendments will be discussed at the workshop scheduled for **Tuesday, 29 May 2024**.

Proposed Amendments

Background to current provisions in Agriculture Zone and Rural Zone

The Agriculture Zone in the SPPs was drafted to enable the approval of on farm workers' accommodation, whether seasonal or permanent. It enables the Discretionary approval of on farm workers' accommodation, along with other forms of residential development like farmhouses or farm managers residences, that are required as part of, or to support, an agricultural use.

Feedback received during the SPPs Review scoping process suggested a need to further clarify the residential use requirements in the Agriculture Zone, particularly to confirm the permissibility of on farm workers' accommodation. More recent correspondence received by the SPO has raised similar issues.

The Rural Zone in the SPPs currently only allows single dwellings, which effectively prohibits on farm workers' accommodation. This differentiation between the Rural Zone and Agriculture Zone was intention because most of the agricultural land was

expected to be in the Agriculture Zone. This can now be reviewed with the knowledge of how zones are being allocated through Local Provision Schedules.

Tasmanian Government's first 100 day plan 2024

The Tasmanian Government is seeking to introduce improvements for the approval of on farm workers' accommodation as a priority in first 100 day plan following the 2024 election. The Government's 100 day plan identifies a commitment to:

“Address restrictions that apply to the development of housing on agricultural land, including an option for more than one dwelling on a single title (either temporary or permanent). This will make it possible for short term, modular or transportable housing solutions to be used on farms as agricultural workforce accommodation.”

The State Planning Office has been requested as a priority to consider improvements to the current requirements for approving on farm workers' accommodation, specifically options for a Permitted approval pathway in both the Rural Zone and Agriculture Zone.

A potential draft amendment has been prepared for discussion with interested council planners as outlined below.

Overview of proposed amendment

The proposed amendments are not intended to cover all possible variations of farm workers' accommodation, only accommodation situated in the Rural Zone and Agriculture Zone. Not all seasonal workers can be accommodated on farms. Accommodation proposed in towns would be assessed against the relevant zone requirements. The amendments are also not attempting to cover key workers accommodation for other uses in regional or remote industries. This will be considered under a separate policy issue.

The focus is on improving the pathways for approving workers accommodation on farms. The proposed amendment provides a Permitted pathway for some smaller scale on-farm accommodation. Accommodation of workers employed off-site would be Discretionary, as would other forms of accommodation that fall outside the Permitted thresholds.

The recent reforms in Victoria and Queensland form the basis for the proposed amendments, particularly scoping the Permitted pathway. The recent Victorian and Queensland reforms provided a planning exemption for rural workers' accommodation in certain circumstances. It is considered best to implement the improvements in Tasmania through a Permitted pathway, rather than an exemption or No Permit Required pathway. This provides a clear paper trail with the issuing of a permit, particularly for compliance purposes.

The proposed amendments include the following parts:

- New definition for “rural workers' accommodation” for inclusion in clause 3.1 of the SPPs – based on similar definitions used in Victoria, Queensland and NSW.

- Noting the varying opinions in the recent feedback, it is proposed to exclude “rural workers’ accommodation” from the sensitive use definition to avoid them being unnecessarily shifted to a Discretionary development. This acknowledges that the use is effectively part of the agricultural use and less likely to constrain adjoining uses.
- “Rural workers’ accommodation” is included as an example in the Residential use class description in Table 6.2 of the SPPs.
- A Permitted pathway is provided for approval of rural workers’ accommodation in both the Rural Zone and Agriculture Zone through changes to the use table qualifications for the Residential use class and including a new use standard.
- The requirements that must be satisfied for Permitted rural workers’ accommodation are based on recent reforms implemented in Victoria and Queensland. The proposed Permitted pathway through the Acceptable Solution is limited to accommodation that meets the following requirements:
 - used by employees engaged on that farm;
 - associated with an existing dwelling and which shares its access and services;
 - on a specified minimum lot size or farm area as a potential indicator of a legitimate farm – two area options are included based on those used in Victoria and Queensland; and
 - for a limited the number of people to manage scale – two number options are included based on those used in Victoria and Queensland.
- Rural workers’ accommodation in the Rural Zone and Agriculture Zone beyond the above Permitted thresholds can still be approved (Discretionary) under the corresponding Performance Criteria. This Performance Criteria is based on the current one for residential use in the Agriculture Zone.
- Changes are proposed to the access requirements in the Rural Zone and Agriculture Zone enabling the Permitted rural workers’ accommodation to utilise the current legal access to the site.

Appendix 1 contains a summary of some equivalent provisions for rural workers’ accommodation in Victoria, Queensland and NSW.

Draft amendments for comment:

1. In Table 3.1, after the row for ‘road authority’ insert a term and definition for ‘rural workers accommodation’ as follows:

rural workers accommodation	means accommodation, whether or not self-contained, located in a Rural Zone or Agriculture Zone for employees engaged in agricultural uses.
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2. In clause 3.1, insert the underlined text in the definition for sensitive use as follows:

sensitive use	means a residential use, <u>excluding rural workers' accommodation</u> , 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.
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3. In Table 6.2 Use class, in the Residential description insert the underlined text as follows:

Residential	use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, <u>rural workers' accommodation</u> , home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings..
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4. In clauses 20.2 and 21.2 (Rural Zone and Agriculture Zone Use Tables), insert the underlined text in the Permitted qualifications for the Residential use class as follows:

Permitted	
Residential	If for: (a) home-based business in an existing dwelling; <u>(b) rural workers' accommodation;</u> or (c) alterations or extensions to an existing dwelling.

5. In clauses 20.3 and 21.3 insert a new use standard for rural workers' accommodation as follows:

[20.3.2 or 21.3.2) Rural workers' accommodation

Objective:	To provide for rural workers' accommodation to support agricultural use.	
Acceptable Solutions		Performance Criteria
A1	Rural workers' accommodation must: (a) be used to accommodate not more than [10 or 20] employees engaged in an agricultural use on the lot or on an adjoining lot in the same ownership; (b) be located on the same lot as an existing dwelling and share with the existing dwelling the vehicular access and any	P1 Rural workers' accommodation must be required as part of an agricultural use, having regard to: (a) the scale of the agricultural use; (b) the complexity of the agricultural use; (c) the operational requirements of the agricultural use;

<p>reticulated water, sewerage, or electricity connections; and</p> <p>(c) be located on a lot with an area of not less than [25ha or 40ha], or be part of agricultural business that operates over adjoining lots with a total area of not less than [25ha or 40ha].</p>	<p>(d) the need for employees to be accommodated on the site to attend to the agricultural use; and</p> <p>(e) proximity of the site to the agricultural use.</p>
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6. In clauses 20.4.3 and 21.4.3, insert the underlined text in A1 as follows:

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p> <p><u>Rural workers' accommodation that meets the requirements in clause [20.3.2 or 21.3.2] A1 can use the existing legal access to the lot if there is no frontage with access to a road maintained by a road authority.</u></p>	<p>P2</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <p>(a) the number of users of the access;</p> <p>(b) the length of the access;</p> <p>(c) the suitability of the access for use by the occupants of the dwelling;</p> <p>(d) the suitability of the access for emergency services vehicles;</p> <p>(e) the topography of the site;</p> <p>(f) the construction and maintenance of the access;</p> <p>(g) the construction, maintenance and usage of the road; and</p> <p>(h) any advice from a road authority.</p>

Appendix 1 - Example requirements from other jurisdictions

Definitions for rural worker's accommodation

Victoria	rural worker accommodation	land used to accommodate a person engaged in agricultural production, away from their normal place of residence.
Qld	rural workers' accommodation	means the use of premises as accommodation, whether or not self-contained for employees of rural use, if – (a) the premise, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are non-resident workers.
NSW	rural workers dwellings	A building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Summary of requirements for rural worker's accommodation

Victoria	rural worker accommodation	<p>No permit required if the following are met:</p> <ul style="list-style-type: none"> • The number of persons accommodated at any time must not be more than 10. • Must be used in conjunction with Agriculture on the same land or contiguous land in the same ownership. • Must be used exclusively for accommodating workers engaged on the same land or contiguous land in the same ownership. • Must be the only accommodation other than a dwelling on the same land or contiguous land in the same ownership. • Must be on the same lot as an existing dwelling. • The lot must be at least the area specified in a schedule to this zone for which no permit is required to use land for a dwelling. If no area is specified, the lot must be at least 40 hectares. • Must meet the requirements of Clause 35.07-2: <ul style="list-style-type: none"> ○ Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
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		<ul style="list-style-type: none"> ○ The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. ○ The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes. ○ The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.
Qld	rural workers' accommodation	<p>Exempt from the local planning instrument if the following are met:</p> <ul style="list-style-type: none"> • the premises are in a rural zone (defined by the relevant local government planning instrument), and • the premises are not less than 25ha, and • the development does not result in accommodation with a total capacity to accommodate more than 20 employees of the rural use across the premises on which the accommodation use is carried out, premises on which the rural use is carried out, and adjoining premises owned by the same person, and • the development does not involve new or changed vehicular access between the premises and a road, and • no part of the premises is in a flood hazard area, bushfire hazard area or a landslide hazard area (as identified in a state or local planning instrument).
NSW	rural workers dwellings	<p>No standardised approach similar to Victoria and Queensland.</p> <p>Examples from NSW LEPs</p> <p>Guyra LEP:</p> <p>(2) <i>Development consent must not be granted to the erection of a rural workers' dwelling on land in Zone RU1 Primary Production, unless the consent authority is satisfied that--</i></p> <p>(a) <i>the development will be on the same lot as an existing lawfully erected dwelling house, and</i></p> <p>(b) <i>the development will not impair the use of the land for agricultural or rural industries, and</i></p>

		<p>(c) <i>the agricultural or rural industry being carried out on the land has a demonstrated economic capacity to support the ongoing employment of rural workers, and</i></p> <p>(d) <i>the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land.</i></p> <p>Lismore LEP:</p> <p>(2) <i>Rural workers' dwellings may, with consent, be erected on a parcel of land to which this clause applies provided--</i></p> <p>(a) <i>each dwelling is on the same parcel of land as the principal farm dwelling and the principal farm dwelling is occupied by the landowner or manager or someone engaged in the operation of the farm, and</i></p> <p>(b) <i>each dwelling is to be occupied by a worker directly engaged in agricultural employment on that land, and</i></p> <p>(c) <i>the applicant demonstrates that the nature, scale and output of the agricultural enterprise generates enough income to support an employee who is to be housed in the dwelling, and</i></p> <p>(d) <i>evidence is provided showing how the employee will assist in the operation of the farm and that no alternative local labour or housing is likely to be available, and</i></p> <p>(e) <i>any other dwellings on that land are used by persons substantially engaged in agricultural employment on that land, and</i></p> <p>(f) <i>the erection of each dwelling will not significantly reduce the suitability of the land for agriculture or create conflict with adjoining land uses, and</i></p> <p>(g) <i>each dwelling shares the same access road as the principal farm dwelling.</i></p> <p>(3) <i>A rural worker's dwelling may, with consent, be erected on a lot of land to which this clause applies on which a rural worker's dwelling is already in existence only if the total number of rural workers' dwellings will not exceed one for each 40 hectares of land within Zone No 1 (a) or 1 (d) and one for each 20 hectares of land within Zone No 1 (b).</i></p>
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Kathy Bradburn

Subject: FW: SES Statewide Fleet Replacement Program

From: Fazackerley, Kim <kim.fazackerley@ses.tas.gov.au>
Sent: Thursday, June 13, 2024 9:37 AM
To: Graham Rogers <GRogers@centralhighlands.tas.gov.au>
Subject: RE: SES Statewide Fleet Replacement Program

Morning Graham,

This is just in relation to the fleet replacement and the current arrangement of Council funding providing the unit running costs.

Under this Fleet Replacement Program, Council funding would be used to fund fuel, regular maintenance, and any unplanned repairs. SES will fund new vehicles, fit outs, modifications, insurance, and registrations.

If Council are interested in handing over financial administration of the Unit then the maintenance of building would be negotiated in the new MOU. For example, some Councils have opted to keep the maintenance and utility expenditure of Council buildings and only provide operational funding.

Happy to catch up on a teams to discuss further if you need.

Kim

From: Graham Rogers <GRogers@centralhighlands.tas.gov.au>
Sent: Wednesday, June 12, 2024 8:47 AM
To: Fazackerley, Kim <kim.fazackerley@ses.tas.gov.au>
Subject: RE: SES Statewide Fleet Replacement Program

Kim
Can you just elaborate a bit more on Councils responsibilities to do with maintenance and servicing on what the Building or Vehicles
Thanks

Graham Rogers
Manager Development & Enviromental Services Central Highlands Council
Permit Authority
Building & Plumbing Inspector
Compliance Officer
Phone
Work 62595503
Mobile 0429018308

From: Fazackerley, Kim <kim.fazackerley@ses.tas.gov.au>
Sent: Tuesday, June 11, 2024 3:44 PM
To: Graham Rogers <GRogers@centralhighlands.tas.gov.au>
Subject: RE: SES Statewide Fleet Replacement Program

Thanks Graham,

This is the wording I have sent to some of the other Councils who are also taking the proposal to their respective Councils.

I will also note that we are offering to take over financial administration as part of this program which will assist with payment of fuel cards, etc. We can discuss that further face to face later if you like.
New vehicles will come with full set of new tooling.

I am writing with the details of the State Emergency Service (SES) centralised Fleet Replacement Program proposal.

SES have commenced a Statewide fleet program where SES will own and manage the ongoing replacement program of the operational fleet. This will ensure a fleet of fit for purpose vehicles that considers the operational needs of municipalities and creates life cycling efficiencies.

For this program to be successful, SES needs the participation of Council by handing over (gifting) the current SES vehicles for replacement and operational repositioning. End of life vehicles will be sold with the proceeds of sale going back into the replacement program. To enable accurate planning, SES are asking Councils to opt into the program now to ensure vehicles are scheduled for replacement.

SES will determine appropriate life cycle planning for all vehicles. End of life vehicles will be replaced with new fit for purpose vehicles, and other vehicle requirements will be determined on operational priorities, creating opportunities for some of the replaced vehicles to be repositioned across the State.

We do not anticipate the movement of vehicles within their lifecycle unless they are being replaced with a new more fit for purpose vehicle and therefore the vehicles will remain for the use of the SES Unit they were intended for.

Central Highlands SES Vehicles – Current vehicles

***Central Highlands 2017 Holden Colorado 4WD Dual Cab
Central Highlands 9.1 2011 Ford Ranger 4WD Dual Cab
Central Highlands 9.2 2001 Holden Rodeo 4WD Dual Cab***

By participating in the program, Central Highlands SES Unit would be initially prioritised for two (2) new vehicles. One heavy rescue (7.5T RCR) and a Dual Cab Rapid Intervention RCR. The heavy rescue will include being fitted with new tooling. Both vehicles would be scheduled for replacement within the next 2-5 years.

All future vehicles for Central Highlands SES would then be planned and supplied through SES as part of the Centralised Fleet Replacement Program.

As the Unit's operating costs are still funded through Council contributions, the following funding model would apply.

SES Responsibilities:

- ***New builds and replacements (including RCR tooling)***
- ***Modifications and fit outs***
- ***Registration***
- ***Insurance***
- ***Maintenance – repairs/modifications***

Council Responsibilities:

- ***Fuel***
- ***Maintenance - Servicing***

As offered to other Councils, it could be of benefit to the Central Highlands Council to hand the financial administration of the Central Highlands SES unit to SES Southern Region to ensure a smoother operating model. SES Southern Region currently manage the financial administration for the majority of SES Units in the region. This model has been demonstrated to improve the overall effectiveness of the SES unit by creating greater oversight and governance and reducing the financial administrative burden from the Unit Management teams.

I hope that Council will find this proposal both financially and operationally attractive and I trust this is all the information that you require to consider opting into this program.

Please let me know if you require any more information or detail and I look forward to your reply.

I will give you a buzz next week to discuss further or drop me a reply email if you need further clarification for the June meeting.

Kind regards,

Kim

From: Graham Rogers <GRogers@centralhighlands.tas.gov.au>
Sent: Tuesday, June 11, 2024 1:08 PM
To: Fazackerley, Kim <kim.fazackerley@ses.tas.gov.au>
Subject: RE: SES Statewide Fleet Replacement Program

Kim
I will take this to council June meeting for their input but my recommendation to them will be for approval to join the Program
Can you supply any info on the arrangement
Example
Council continues to cover Fuel and housing unit all other costs belong to SES What about cutting tools ext in vehicles
Cheers

Graham Rogers
Manager Development & Enviromental Services Central Highlands Council
Permit Authority
Building & Plumbing Inspector
Compliance Officer
Phone
Work 62595503
Mobile 0429018308

From: Fazackerley, Kim <kim.fazackerley@ses.tas.gov.au>
Sent: Tuesday, June 11, 2024 11:18 AM
To: Graham Rogers <GRogers@centralhighlands.tas.gov.au>
Subject: SES Statewide Fleet Replacement Program

Hey Graham,

SES are moving toward a centrally managed fleet program. This will mean all SES operational vehicles will be owned and replaced by SES.

For this program to be successful, Councils are urged to participate in the program by gifting the current SES operational fleet to SES for future replacement.

Would you have some time in your diary next week to have a teams meeting so we can discuss this program further?

Kind regards,

Kim

Kim Fazackerley (she/her/hers)
Regional Manager - South

State Emergency Service, Department of Police, Fire and Emergency Management
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Strategic Plan 2024–2027

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Supported by the Tasmanian
Government through the Waste
and Resource Recovery Board.



ACKNOWLEDGEMENT OF COUNTRY

TasWaste South acknowledges with deep respect the palawa people as the traditional owners and custodians of lutruwita / Tasmania. We recognise that the Tasmanian Aboriginal people belong to the oldest continuing culture in the world who have survived invasion and dispossession, and continue to maintain their identity, culture and rights. We pay our respect to elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today. As we add our efforts to caring for this amazing place we live in; we acknowledge that they cared for and protected country for thousands of years and continue to be the ongoing custodians of this land.

TasWaste South* is a Joint Authority established by the 12 Councils of Southern Tasmania. TasWaste South's primary role will be collaborate, coordinate and inform with a view to driving better waste outcomes and efficiencies for southern councils and communities. This inaugural strategic plan outlines the framework for TasWaste South's first three years of operation.

*Formerly the Southern Tasmanian Regional Waste Authority.

THE MEMBER COUNCILS ARE:

Brighton Council	Hobart City Council
Central Highlands Council	Huon Valley Council
Clarence City Council	Kingborough Council
Derwent Valley Council	Sorell Council
Glamorgan Spring Bay Council	Southern Midlands Council
Glenorchy City Council	Tasman Council

THE OPPORTUNITY

The establishment of TasWaste South (formerly Southern Tasmanian Regional Waste Authority) commenced in 2021 as a direct result of:

- impacts of China's decision to restrict the importing of recyclable material.
- decisions by the Australian Government to restrict the exporting of recyclables.
- the (then) contractor responsible for the processing of recyclables (SKM Industries Pty Ltd) in Southern Tasmania being placed into administration and the subsequent acquisition of SKM's assets by Cleanaway Pty Ltd.
- agreement (in December 2019) that Cleanaway Pty Ltd would accept the councils' recyclables for a period of 2-years. This arrangement allowed the councils in the southern region time to prepare and procure a new contract for the processing of recyclables whilst service continuity was maintained.

CONTEXT

In recent years, the Tasmanian Government has implemented a range of initiatives in relation to waste:

- It established the Tasmanian Waste and Resource Recovery Board;
- Introduced the waste levy;
- It released its first ever legislated statewide strategy in the Tasmanian Waste and Resource Recovery Strategy 2023-2026; and
- It has announced the pending introduction of a container refund scheme.

Against this backdrop, there is significant opportunity for greater coordination and alignment across councils and regions and this strategy intends to ensure that opportunity is recognised.

“Against this backdrop, there is significant opportunity for greater coordination and alignment across councils and regions and this strategy intends to ensure that opportunity is recognised.”

CONSULTATION

A consultation processes was undertaken to inform the development of this strategic plan. The consultation process highlighted the importance of collaboration, coordination and information sharing in the development of waste management and resource recovery in Southern Tasmania. The key themes from the consultation included:

1. Product and packaging design
2. Future vision for sustainability within Tasmania
3. Industry and partner consultation and engagement
4. Opportunities for harmonisation, coordination and consistency across councils
5. Policy and advocacy
6. Community education
7. Regulation
8. Data
9. Strategies for specific waste categories



Our Purpose: Leading change and innovation in waste management and resource recovery

Strategic Pillars	Coordinating Activities	Building Relationships
The outcomes we are aiming for	Eliminating or reducing duplication across waste activities and delivering savings to the 12 southern councils.	Active engagement and relationships with all 12 southern councils.
	Consistency in waste service standards, policies and provision across southern councils.	Active engagement with private operators in the waste sector, research entities and key industries and producers of waste in southern Tasmania.
	Recognised as a critical central coordinating waste body for southern Tasmanian councils.	Strong, consistent and structural relationships with all other regional waste bodies in Tasmania, Southern Waste Solutions and the Tasmanian Waste and Resource Recovery Board.
	Optimised regional waste infrastructure for southern Tasmania.	Active partnerships with third parties for key objectives of TasWaste South.

Our strategic actions	Coordinating Activities	Building Relationships
2024/25 (Year 1)	1.1. Enable opportunities for whole of region kerbside collection contracts.	2.1. Develop a stakeholder engagement plan including key engagement periods.
	1.2. Obtain kerbside collection data and share to support evidence-based decisions.	2.2. Provide ongoing communication on the value and outcomes of TasWaste South activities to members and other stakeholders.
	1.3. Identify and share programs for councils to implement (e.g. mobile muster and drum muster, recycling walls, re-use programs,).	2.3. Develop key communication tools including a website, forums and newsletters.
	1.4. Coordinate and implement regional hazardous waste collection.	2.4. Develop the TasWaste South brand including logo and name.
	1.5. Commence planning for collection points for hard to recycle waste products.	
	1.6. Identify immediate infrastructure needs within the southern region.	
2025/27 (Years 2 & 3)	1.7. Develop a waste infrastructure plan for the southern region that also addresses carbon emissions.	2.5. Enter partnerships for key projects.
	1.8. Commence resource recovery coordination for specific waste items including a container deposit scheme.	2.6. Secure grant funding for southern region initiatives.
	1.9. Develop key data sets to populate a waste dashboard for southern region.	

Our internal governance priorities:

1. To develop a funding strategy to support the financial sustainability of TasWaste South including the attraction of grant funding.

ation in waste minimisation, across southern Tasmania.

Leading Change

Changing Waste Behaviours

Minimisation of waste to landfill and increase in appropriate diversion of materials into further productive use (e.g. circular economy).

Reduced waste contamination through kerbside collection.

Contributions to waste policy settings at the State and Federal level.

Reduction in littering and illegal waste dumping on public and private land.

Council procurement policies and mechanisms drive waste minimisation and diversion from landfill.

Delivery of public education on waste behaviours and consumer choices.

Leading Change

Changing Waste Behaviours

3.1 Provide guidance on the circular economy within procurement and tendering for Local Government.

4.1 Contribute to and implement the 'Rethink Waste' education strategy

3.2 Participate in Tasmanian Waste and Resource Recovery Board planning and regional forums.

4.2 Establish a litter management plan for region.

3.3 Engage with NRE and EPA on data collections strategies, enforcement and community reporting pathways.

4.3 Engage with Environment Protection Authority to explore joint initiatives addressing illegal littering.

3.4 Map existing waste activities and waste sector participants in southern Tasmania through a UTAS project.

4.4 Contribute to media reporting and editorials in relation to waste and the circular economy.

3.5 Share best practice examples from interstate and overseas.

3.6 Identify and develop strategies for specific waste categories including processing and pathways.

4.5 Consider digital options to deliver information to stakeholders.

3.7 Actively facilitate and support southern councils in reviewing waste infrastructure for the region.

4.6 Continue to influence positive behaviour change on emerging waste trends

3.8 Identify changes required to regulation and policy and actively advocate for change.

4.7 Coordinate efforts to harmonise local government bylaws related to waste.

3.9 Look at opportunities to provide grant or investment funding to third parties.


2. Ensuring the value proposition of TasWaste South is clear and communicated to key stakeholders and member councils.

3. Develop a resourcing plan for key actions under the business plan.



TasWaste South

326 Macquarie Street, Hobart,
Tasmania, Australia, 7000

in [linkedin.com/company/taswastesouth](https://www.linkedin.com/company/taswastesouth)
 www.taswastesouth.tas.gov.au

SUPPORTED BY

Tasmanian
Government

Supported by the Tasmanian
Government through the Waste
and Resource Recovery Board.

FEES AND CHARGES 2024-2025

HALL HIRE

Type of Function	Location	Per Day (GST Incl)
Private Function	Bothwell	\$187
	Hamilton	\$175
	Ouse	\$175
Church Function	Bothwell	No Charge
	Hamilton	No Charge
	Ouse	No Charge
Fundraising for Local Facilities	Bothwell	No Charge
	Hamilton	No Charge
	Ouse	No Charge
Commercial use	Bothwell	\$501
	Hamilton	\$460
	Ouse	\$460
Meetings - Local Groups	Bothwell	No Charge
	Hamilton	No Charge
	Ouse	No Charge
Meetings Non-Local Groups	Bothwell	\$89
	Hamilton	\$89
	Ouse	\$89
Local Schools		No Charge
Supper Room/Kitchen only		50% of above fees
Chairs		\$1.40 per chair per night +50% or \$55.00 whichever is greater refundable bond upon inspection
Trestles		\$4.50 per trestle per night
Hire of Crockery and cutlery from Stock per complete set of crockery & cutlery		\$2.64
<i>Hire of crockery & cutlery from stock is additional to what is stocked in hall</i>		
Transport of crockery, cutlery, chairs or trestles to another hall or elsewhere to be charged at cost to hirer		

Record to be kept of hall hire at No Charge to enable Council to obtain in-kind support given
 A refundable deposit of **\$250** is to be paid for Hall Hire for commercial and private functions.
 Prior to deposit being refunded an inventory count is to be undertaken and any missing or
 broken items are to be deducted from the deposit at the item/s replacement cost

RECREATION GROUND HIRE

(GST incl)

Sporting Clubs (Season Hire)	\$312
Other Users- Per Day	\$300
Part Use Recreation Grounds - (not all facilities) per day	\$125

BOTHWELL FOOTBALL GROUND AND COMMUNITY CENTRE

Private Functions	\$229
Commercial Use	\$481
Meetings - Non local groups	\$85
Sporting Clubs (Seasonal Hire)	\$180
Church Function	No Charge
Fundraising for Local Facilities	No Charge
Meetings - Local Groups	No Charge
Local Schools	No Charge

A \$250.00 refundable deposit will be required for Private and Commercial functions.
 Any damage / broken or missing items will be deducted from the bond.

CEMETERY FEES (All)

(GST incl)

Land	\$564
Grave Digging - single depth	\$687
Grave Digging - double depth	\$812
Headstone with Rose Bowl	\$576
Ashes Wall	\$187
Plaques	Cost + 10%
Attaching plaque to headstone	\$68
Re-opening grave for 2nd internment	\$687
Burial of ashes	\$187
Headstone with Rose Bowl (old section)	\$1,152

PHOTOCOPYING

(GST Incl)

Size	Type	
		<50
A4	Single Sided	\$0.40
A4	Double Sided	\$0.45
A3	Single Sided	\$0.50
A3	Double Sided	\$0.55
	Provide own paper (in multiples of 5 or part thereof)	
		<50
	Single Sided	\$0.40
	Double Sided	\$0.45
	Community clubs/committees raising funds to put back into cor projects to be exempt from charges. Records of photocopying f committees to be kept to confirm council in-kind support.	
		<50
	Colour copying on printers pe	\$1.45
	Community clubs/committee	\$0.75
		>50
	Single Sided	\$0.35
	Double Sided	\$0.40
	Single Sided	\$0.45
	Double Sided	\$0.50
	Provide own paper (in multiples of 5 or part thereof)	
		>50
	Single Sided	\$0.40
	Double Sided	\$0.50
	Community clubs/committees raising funds to put back into cor projects to be exempt from charges. Records of photocopying f committees to be kept to confirm council in-kind support.	
		>50
	Colour copying on printers pe	\$1.45
	Community clubs/committee	\$0.75

LAMINATING

(GST Incl)

Size = A4	\$3.60
Size = A3	\$6.80

FACSIMILE

(GST Incl)

Location

Intrastate	\$2.10
Interstate	\$4.10
International	10% Admin charge Plus 10% GST

POOL ENTRY FEES

Ticket

(GST Incl)

Family Season Ticket	\$164
Family Concession Ticket	\$120
Adult Season Ticket	\$90
Junior/Pensioner Season Ticket	\$50
Adult Day pass - any or all sessions	\$6
Junior Day pass - any or all sessions	\$5
Afternoon/Evening Adult Ticket	\$4
Afternoon/Evening Junior/Pensioner Ticket	\$2

CAMPING GROUNDS

(GST Incl)

Use of Showers/Laundry at Bothwell only	\$15
Powered site	\$40
Unpowered site	\$30
Weekly Hire Powered	\$175
Weekly Hire Unpowered	\$150
Hamilton	\$20

SALE OF WATER

(GST Incl)

Per Kिलolitre (1000 litres or part thereof)	\$2.30
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TRUCK WASH

(GST Incl)

Resident	Per use	\$40
Non-Resident	Per use	\$50
Annual User - semi trailers	Annual fee	\$500

DEVELOPMENT & ENVIRONMENTAL SERVICES FEES 2024/2025

(GST incl)

BUILDING

Building Permit (Class 1) * Dwelling	\$289
Building Permit (Class 10) * Garage / Shed / Outbuilding	\$224
Building Permit Commercial (Classes 2 – 9) *	\$289
Notifiable Building Work (Class 1) *	\$217
Notifiable Building Work (Class 10) *	\$118
Notifiable Building Work (Class 2-9) *	\$224
Building Permit (Demolition Only) - All Building Classes * (As prescribed by Part 13 of the Building Act 2016)	\$224
Staged Building Permit *	\$137 / Stage in addition to Permit Authority Fee
Permit of Substantial Compliance - All Building Classes *	Applicable Building Permit Fee (by Class) plus 100%
Building Permit (Extension of Time) – 1 st year	\$237
Building Permit (Extension of Time) – each year after 1 st extension	\$421
Building Permit (Amendment to Permit)	\$184
Building Plan - Search / Copy Fee	\$39
Supplementary Inspection Fee (pre-inspection)	\$289

PLUMBING

Permit Authority Assessment (Class 1 building not including onsite wastewater)	\$487
Application fee, Certificate of Likely Compliance, compliance inspections & issuing of completion certificate	\$421
Permit Authority Assessment (Class 10 building not including onsite wastewater)	\$684
Application fee, Certificate of Likely Compliance, compliance inspections & issuing of completion certificate	\$618
Permit Authority Assessment (New Dwelling / Outbuilding with Sanitary Fixtures inc onsite wastewater)	\$224
<i>Application fee, Certificate of Likely Compliance, compliance inspections & issuing of completion certificate</i>	\$691
Permit Authority Assessment (Installation of onsite wastewater management system or upgrade of existing onsite wastewater management system)	\$888
Application fee, Certificate of Likely Compliance, compliance inspections & issuing of completion certificates	\$158
Permit Authority Assessment (Class 10) – stormwater only	Applicable Plumbing Permit fee (by Class) plus 100%
Permit Authority Assessment Commercial (Classes 2 – 9 not including onsite wastewater)	\$414

Application fee, compliance inspections & issuing of completion certificate	\$158
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PLANNING FEES

PERMITTED DEVELOPMENT

All Permitted Development	\$137 min & \$1.40 per \$1,000 where value of works >\$10,000
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NO PERMIT REQUIRED

Planning Certification (where developer wants formal assessment of no permit required works or exempt)	\$118
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DISCRETIONARY DEVELOPMENT

Discretionary Development	\$222 min & \$1.40 per \$1,000 where value of works >\$10,000
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Applicaton for Level 2 Activities	\$686 min & \$1.40 per \$1,000 where value of works >\$10,000
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Statutory Advertising

SUBDIVISION

Application for Subdivision or Boundary Adjustment	\$63 / Lot (minimum fee \$470.00)
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Statutory Advertising	\$408
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FINAL PLANS

Sealing Final Plans & Stratum	\$48 / Lot (minimum fee \$237)
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Amendments to Sealed Plans	\$253.00 Plus \$686 if a hearing is required
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OTHER

Amendments to Permits	\$217
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Extension of Time to Permits	\$145
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Application for Adhesion Order	\$283
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Engineering Drawing Assessment Fee	\$366 minimum & 1% value of works
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Engineering Inspections per hour	\$171
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AMENDMENTS TO PLANNING SCHEME

Assessment of Applicant's Submission	\$873 Minor Amendment or \$1,741 all others plus applicable DA/Sub assessment fee for s.43A combined applications
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Statutory Advertising & Notification

\$938 per advertisement (2 advertisements required)

Tasmanian Planning Commission Fee

Current fee as set by the TPC
\$374 as at 1 July 24

ENVIRONMENTAL HEALTH APPLICATION / INSPECTION FEES

REGISTRATION AND LICENCE FEES

Food Premises application or annual renewal fee

• Low Risk Premises P3 [1]	\$217
• Medium Risk Premises P2 [2]	\$375
• High Risk Premises P1 [3]	\$697
• Community Organisation	\$39
Mobile Food Van – Annual Fee	\$401
Temporary Food Licence (Commercial) Per Day	\$66
Temporary Food Licence (Community) Flat Fee	\$39
Food Sampling (Analysis Extra)	\$164
Non-Compliance Follow up Inspection	\$158

WATER, WASTEWATER, ENVIRONMENTAL

Private Water Supply Licence & Water Carrier Licence	\$217
Non-Compliance Follow up Inspection	\$210
Water Sampling Charges (analysis are extra)	\$178
Environmental Protection Notices (for updating permits or to abate environmental harm)	\$309

PUBLIC HEALTH

Place of Assembly Licence (Temporary Event)	\$164
Place of Assembly Licence (Community Organisations)	\$39
Registration of Premises for Public Health Risk Activity (E.g. Skin Penetration)	\$178
Registration of a Regulated System (E.g. Cooling Towers)	\$178
Hawkers Licence, Includes Kerb Side Vendors (residents)	\$99
Hawkers Licence (non - residents)	\$132
Caravans (per van per annum)	\$217
Non-Compliance Follow up Inspection	\$145

** Note no GST applicable*

WASTE MANAGEMENT FEES 2024-2025

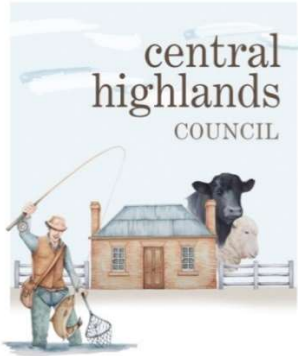
Proposed (GST Incl)	Proposed (GST Incl)
Ratepayers & Residents	NON- Ratepayers/Residents

ENTRY FEES TO BOTHWELL, MIENA & BRONTE PARK WASTE TRANSFER STATIONS & HAMILTON TIP

Car	Nil	\$17
Trailer Single Axle/Utility/Van	Nil	\$24
Trailer Multi Axle	Nil	\$24
Truck Single Axle	\$34	\$171
Truck Multi Axle	\$80	\$252
Truck Semi-Trailer	\$115	\$400
Compactor Trucks	\$171	\$171
Compactor Trucks 20M2 Skip	\$115	\$115
Compactor Trucks 35M2 Skip	\$138	\$138
Clean Fill	No Charge	No Charge
Disposal of Asbestos	Quote	Quote
Car Bodies by Arrangement	Not Available	Not Available

Tyre Disposal Fees - Residents and Non-Residents

	With Rim	With Rim
Car/Motorcycle	\$13	\$20
4WD/Light Truck	\$18	\$26
Truck	\$32	\$39
Tractor	\$49	\$58



CENTRAL HIGHLANDS COUNCIL

BUDGET ESTIMATES

2024-2025

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Comprehensive Income Statement Estimates 2024-2025

Revenues From Continuing Activities	Budget 2023-2024	Estimated Actual	Budget 2024-2025
Rates Charges	\$4,469,863	\$4,477,140	\$4,682,233
User Fees	\$355,450	\$470,744	\$494,250
Grants - Operating	\$3,123,426	\$3,123,426	\$3,236,515
Other Revenue	\$453,200	\$894,458	\$704,366
Total Revenues	\$8,401,939	\$8,965,768	\$9,117,363
Expenditure			
Employee Benefits	\$2,553,663	\$2,393,475	\$2,584,261
Materials and Services	\$2,012,016	\$2,815,165	\$2,447,768
Other Expenses	\$1,715,852	\$1,758,369	\$1,892,738
Total Expenditure	\$6,281,531	\$6,967,010	\$6,924,768
Profit / (Loss) before Depreciation	\$2,120,407	\$1,998,758	\$2,192,596
Depreciation and Amortisation	\$2,260,000	\$2,260,000	\$2,327,800
Operating Surplus / (Loss)	(139,593)	(261,242)	(135,204)
Capital Grants	\$2,407,078	\$1,433,128	\$2,424,996
Surplus / (Loss)	2,267,485	1,171,886	2,289,792
Capital Expenditure	\$8,107,503	\$2,633,948	\$5,022,085

Operating Revenue

	Dept	Estimates Category	Budget	Estimated Actual	Budget
Corporate & Financial Services			2023-2024	2023-2024	2024-2025
Rates Certificates	ADMIN	USER	45,000	37,000	47,295
FAG Grants	ADMIN	GRANT	2,998,566	2,998,566	3,206,515
Rates Penalties and Interest	ADMIN	OTHER	34,000	42,213	35,734
Grants Capital - State Gov	ADMIN	GRANT	-	-	135,000
Grants Capital - Fed Gov	ADMIN	GRANT	1,772,950	844,000	1,253,128
Other Grants - Operating	ADMIN	GRANT	124,860	124,860	30,000
Roads to Recovery (Capital)	ADMIN	GRANT	589,128	589,128	1,036,868
Bank Interest	ADMIN	OTHER	200,000	372,530	210,200
Miscellaneous Income	ADMIN	OTHER	40,000	68,876	42,040
Miscellaneous Reimbursements	ADMIN	OTHER	35,000	15,836	36,785
Sale Plant	ADMIN	OTHER	45,000	45,000	47,295
Rates	ADMIN	RATES	3,442,749	3,462,130	3,631,670
Fire Levy	ADMIN	RATES	253,491	253,872	262,922
Garbage Collection	ADMIN	RATES	760,930	761,138	787,641
Bushfest	ADMIN	OTHER	20,000	24,568	25,000
Total Corporate & Financial Service			10,361,674	9,639,717	10,788,092

	Dept	Estimates Category	Budget	Estimated Actual	Budget
Development & Environment Services			2023-2024	2023-2024	2024-2025
Dog Licences	DES	USER	13,500	18,000	14,189
Licences/Fees	DES	USER	6,000	1,000	6,306
Planning/Subdivision	DES	USER	50,000	341,372	350,000
Building Fees	DES	USER	10,000	10,272	10,510
Swimming Pool	DES	USER	2,000	-	2,102
Septic Tanks/Special Con. Fees	DES	USER	15,000	13,632	15,765
Tip Fees	DES	USER	2,500	800	2,628
W.T.S. Contributions	DES	USER	15,000	12,467	15,765
Total Development & Environmental Services			114,000	397,543	417,264

	Dept	Estimates Category	Budget	Estimated Actual	Budget
Works & Services			2023-2024	2023-2024	2024-2025

Operating Revenue

Cemetery	WORKS	USER	7,000	6,491	7,357
Camping Grounds	WORKS	USER	20,000	28,460	21,020
Hall Hire	WORKS	USER	750	750	788
Independent Living Units ILU	WORKS	OTHER	85,000	85,610	89,335
Rental - Ambulance Tas	WORKS	OTHER	19,000	18,204	19,969
Rental Library	WORKS	OTHER	4,200	4,161	4,414
Private Works	WORKS	OTHER	60,000	93,260	63,060
Rec/Reserves	WORKS	USER	500	500	526
T/Toll & Heavy Vehicle Reg.	WORKS	OTHER	22,200	22,200	23,332
TasWater	WORKS	OTHER	102,000	102,000	107,202
Total Works and Services			320,650	361,636	337,003
Total Revenue					
			10,361,674	9,639,717	10,788,092
Total Corporate & Financial Service					
Total Development & Environmental Services			114,000	397,543	417,264
Total Works and Services			320,650	361,636	337,003
Total Consolidated Revenue			10,796,324	10,398,896	11,542,359

Operating Expenditure

CORPORATE AND FINANCIAL SERVICES	BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025
ADMIN HAMILTON (1ADMH)	1,697,621	1,574,440	1,317,280	1,870,264
ELECTED MEMBERS EXPENDITURE (1MEM)	181,554	239,512	200,003	256,040
MEDICAL CENTRES (1MED)	121,900	110,561	92,661	127,141
STREET LIGHTING (1STLIGHT)	41,000	33,324	22,216	34,357
ONCOSTS (STAFF)	(279,933)	(396,997)	(323,166)	(498,049)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS (CDR+EDEV)	323,750	468,738	390,615	440,791
TOTAL OPERATING EXPENDITURE - CORPORATE & FINANCIAL SERVICES	2,085,892	2,029,578	1,699,610	2,230,544
DEVELOPMENT & ENVIRONMENTAL SERVICES (DES)	BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025
ADMIN BOTHWELL	286,795	278,380	230,983	321,446
ENVIRON HEALTH SERVICES (EHS)	31,300	30,129	25,108	33,455
ANIMAL CONTROL(AC)	11,300	12,253	9,820	11,375
PLUMBING/BUILDING CONTROL (BPC)	204,463	161,441	133,295	182,083
SWIMMING POOLS (POOL)	53,151	31,773	29,873	30,241
DEVELOPMENT CONTROL (DEV)	192,000	248,397	206,997	351,850
WASTE SERVICES	874,519	935,108	743,233	928,956
ENVIRONMENT PROTECTION (EP)	49,440	45,784	5,286	41,357
TOTAL OPERATING EXPENDITURE DES	1,702,968	1,743,264	1,384,595	1,900,763

Operating Expenditure

WORKS & SERVICES	BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025
PUBLIC CONVENIENCES (PC)	160,734	193,669	166,007	287,145
CEMETERY (CEM)	23,800	18,147	15,277	16,732
HALLS (HALL)	56,969	66,011	59,197	69,722
PARKS AND GARDENS (PG)	75,329	109,149	94,928	97,057
REC. & RESERVES (Recreation+Tennis)	100,745	144,333	124,843	119,900
TOWN MOWING / TREES / STREETSCAPES (MOW)	152,400	250,150	208,458	193,285
HOUSING (HOU)	100,258	104,212	95,690	116,424
CAMPING GROUNDS (CPARK)	17,580	17,389	16,983	18,884
LIBRARY (LIB)	1,267	1,936	1,852	2,346
ROAD MAINTENANCE (ROAD)	1,037,200	1,220,436	1,018,214	1,056,382
FOOTPATHS / KERBS / GUTTERS (FKG)	9,580	10,857	9,048	13,813
BRIDGE MAINTENANCE (BRI)	23,316	10,975	9,146	23,026
PRIVATE WORKS (PW)	44,600	59,365	49,471	50,743
SUPER. & I/D OVERHEADS (SUPER)	757,839	843,666	712,794	812,468
QUARRY / GRAVEL (QUARRY)	(194,500)	4,688	4,883	(181,998)
NATURAL RESOURCE MANAGEMENT (NRM)	136,000	122,236	130,403	128,847
SES (SES)	2,000	603	502	2,000
PLANT M'TCE & OPERATING COSTS (PLANT)	(110,000)	(122,828)	(141,909)	(116,000)
DRAINAGE (DRAIN)	32,000	71,295	59,412	42,124
OTHER COMMUNITY AMENITIES (OCA)	28,553	67,880	58,641	40,559
WASTE COLLECTION & ASSOC SERVICES (WAS)	37,000	-	-	-
TOTAL OPERATING EXPENDITURE - WORKS & SERVICES	2,492,672	3,194,168	2,693,841	2,793,460
	BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025
GRANT TOTAL - Corporate & Financial Services	2,085,892	2,029,578	1,699,610	2,230,544
GRAND TOTAL - Development & Environmental Services	1,702,968	1,743,264	1,384,595	1,900,763
GRAND TOTAL - Works & Services	2,492,672	3,194,168	2,693,841	2,793,460
GRAND TOTAL - ALL DEPARTMENTS	6,281,531	6,967,010	5,778,046	6,924,768

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
	CORPORATE AND FINANCIAL SERVICES					
1ADMHAM	ADMIN HAMILTON					
71005	Salaries	\$497,461	\$464,213	\$386,844	\$510,103	\$12,642
71010	Oncosts	\$298,477	\$214,764	\$178,970	\$306,062	\$7,585
72040	Internal Plant Hire	\$12,000	\$39,402	\$32,835	\$40,623	\$28,623
73010	Materials	\$12,000	\$29,996	\$24,997	\$30,926	\$18,926
72005	Contractors	\$20,000	\$20,105	\$16,754	\$41,728	\$21,728
73005	Accountancy (consultants)	\$110,000	\$70,658	\$58,882	\$160,000	\$50,000
74070	Conferences/Seminars/Workshops	\$2,000	\$1,983	\$1,653	\$2,045	\$45
74075	Training	\$5,000	\$0	\$0	\$3,000	(\$2,000)
71020	Corporate Uniforms	\$3,000	\$1,632	\$1,360	\$1,682	(\$1,318)
74045	Insurance	\$104,092	\$128,331	\$128,331	\$147,581	\$43,489
74140	Stationery	\$7,000	\$2,831	\$2,359	\$2,918	(\$4,082)
74085	Postage	\$3,000	\$0	\$0	\$0	(\$3,000)
74055	Tel and Comms	\$26,000	\$25,436	\$21,197	\$26,225	\$225
74035	Aurora	\$12,000	\$5,898	\$4,915	\$6,081	(\$5,919)
71065	Mileage	\$1,000	\$883	\$736	\$910	(\$90)
74150	Bank Fees, Rate Commission, EFT Costs	\$21,000	\$21,776	\$18,147	\$22,452	\$1,452
73020	PML - Rates printing, stationery, posting and inserts	\$23,000	\$16,374	\$13,645	\$16,881	(\$6,119)
73025	Audit Panel Expenses	\$5,000	\$0	\$0	\$5,155	\$155
74050	Valuation Fees	\$15,000	\$6,060	\$5,050	\$6,248	(\$8,752)
74120	Subscriptions/Membership Fees	\$4,000	\$466	\$389	\$481	(\$3,519)
73030	Pest Control	\$2,600	\$600	\$500	\$619	(\$1,981)
74005	Audit Fees	\$37,500	\$29,897	\$29,897	\$38,000	\$500
73070	Meetings and other expenses etc.	\$1,000	\$1,212	\$1,010	\$1,249	\$249
74135	Legal Fees	\$11,000	\$29,533	\$24,611	\$20,000	\$9,000
74125	LGAT & STCA Subscriptions	\$33,000	\$27,081	\$22,568	\$27,921	(\$5,079)
74130	Advertising	\$4,000	\$4,146	\$3,455	\$4,274	\$274
73035	Equipment & Computer Maintenance	\$80,000	\$90,211	\$75,176	\$93,008	\$13,008
73040	Copier Maintenance	\$12,000	\$17,336	\$14,446	\$17,873	\$5,873
74030	Fire Service Levy	\$253,491	\$253,491	\$190,118	\$262,922	\$9,431
71025	Workers Comp Leave Salaries	\$5,000	\$0	\$0	\$1,000	(\$4,000)
74065	Land Tax	\$60,000	\$60,594	\$50,495	\$62,472	\$2,472
74160	Council Rates & Taswater	\$7,000	\$2,431	\$2,026	\$2,506	(\$4,494)
74110	Rate Remissions	\$10,000	\$7,100	\$5,916	\$7,320	(\$2,680)

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
	TOTAL	\$1,697,621	\$1,574,440	\$1,317,280	\$1,870,264	\$172,643
1MEM	ELECTED MEMBERS EXPENDITURE					
74010	Mayor's Allowance	\$37,003	\$36,929	\$30,775	\$38,074	\$1,071
74015	Deputy Mayor's Allowance	\$22,053	\$22,298	\$18,581	\$22,989	\$936
74020	Councillors Allowances	\$75,299	\$75,698	\$63,082	\$78,045	\$2,746
74025	Councillors Expenses & Mileage claims	\$15,000	\$22,900	\$19,084	\$23,610	\$8,610
72005	Contractors & Consultants	\$0	\$37,421	\$31,184	\$40,000	\$40,000
74055	Tel and Comms	\$12,000	\$5,229	\$4,357	\$5,391	(\$6,609)
73070	Catering for Meetings	\$8,000	\$7,674	\$6,395	\$7,912	(\$88)
73010	Materials/Maintenance/Sundry	\$1,000	\$3,699	\$3,082	\$3,813	\$2,813
73015	Election Costs/Roll Maintenance	\$4,000	\$2,460	\$2,460	\$2,536	(\$1,464)
74045	Insurance	\$2,200	\$0	\$0	\$2,530	\$330
74075	Training & Development	\$5,000	\$15,655	\$13,046	\$16,140	\$11,140
74135	Legal Fees	\$0	\$9,550	\$7,958	\$15,000	\$15,000
	TOTAL	\$181,554	\$239,512	\$200,003	\$256,040	\$74,485
1MED	MEDICAL CENTRES					
71005	Salaries	\$4,000	\$5,371	\$4,475	\$5,612	\$1,612
71010	Oncosts	\$2,400	\$3,361	\$2,800	\$3,367	\$967
72005	Contractors	\$100,000	\$85,634	\$71,361	\$100,000	\$0
72015	Buidling Maintenance	\$0	\$519	\$519	\$500	\$500
73010	Materials	\$3,000	\$3,151	\$2,626	\$3,500	\$500
73030	Pest Control	\$0	\$265	\$265	\$300	\$300
74035	Aurora Bothwell Drs	\$4,500	\$4,367	\$3,639	\$4,503	\$3
74045	Insurance	\$0	\$2,378	\$2,378	\$2,735	\$2,735
74055	Telephones	\$4,000	\$2,087	\$1,739	\$2,500	(\$1,500)
74160	Council Rates & Taswater	\$4,000	\$3,430	\$2,858	\$4,124	\$124
	TOTAL	\$121,900	\$110,561	\$92,661	\$127,141	\$5,241
1STLIGHT	STREET LIGHTING					
74040	Aurora	\$41,000	\$33,324	\$22,216	\$34,357	(\$6,643)
	TOTAL	\$41,000	\$33,324	\$22,216	\$34,357	(\$6,643)

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
1ONC	ONCOSTS (ACTUAL)(ONCOSTS)					
71040	Long Service Leave	\$44,872	\$48,000	\$40,000	\$54,391	\$9,519
71035	Annual Leave	\$113,761	\$86,400	\$72,000	\$97,903	(\$15,858)
71055	Annual Leave Loading	\$15,868	\$10,080	\$8,400	\$11,422	(\$4,446)
71030	Statutory Holidays	\$81,456	\$20,034	\$20,034	\$22,701	(\$58,755)
71045	Sick Leave	\$44,872	\$31,680	\$26,400	\$35,898	(\$8,974)
71015	Superannuation	\$254,642	\$229,902	\$172,910	\$261,813	\$7,171
71025	W/Compensation Leave & Expenses)	\$20,684	\$13,530	\$11,275	\$15,332	(\$5,352)
71070	FBT	\$32,036	\$10,083	\$10,083	\$11,425	
71080	W/Compensation Insurance	\$168,082	\$127,920	\$127,920	\$147,108	(\$20,974)
71050	Compassionate Leave	\$13,101	\$0	\$0	\$0	(\$13,101)
71075	Payroll Tax	\$75,054	\$67,801	\$56,501	\$76,828	\$1,774
71100	Via ON Costing	(\$1,144,362)	(\$1,042,427)	(\$868,689)	(\$1,232,870)	(\$88,508)
	TOTAL	(\$279,933)	(\$396,997)	(\$323,166)	(\$498,049)	(\$197,504)
1COMM	COMMUNITY & ECONOMIC DEVELOPMENT (COMM & EDEV)					
71005	Salaries	\$19,000	\$101,377	\$84,481	\$105,939	\$86,939
71010	Oncosts	\$11,400	\$40,341	\$33,618	\$63,563	\$52,163
72005	Contractors	\$10,000	\$67,018	\$55,848	\$10,000	\$0
72040	Internal Plant Hire	\$0	\$3,965	\$3,304	\$4,087	\$4,087
74055	Telephones & Comms	\$0	\$2,130	\$1,775	\$2,196	\$2,196
74060	Community & Economic Development Support & Donations	\$177,600	\$188,156	\$156,796	\$157,100	(\$20,500)
74075	Training & Licences	\$0	\$284	\$237	\$293	\$293
74145	Council Publications/Brochures	\$4,000	\$6,291	\$5,243	\$6,486	\$2,486
74035	Aurora - Library	\$7,000	\$8,036	\$6,697	\$8,285	\$1,285
74055	Central Highlands Council Website	\$2,000	\$0	\$0	\$8,000	\$6,000
73010	Community Event Support	\$84,850	\$41,450	\$34,542	\$64,850	(\$20,000)
74120	Destination Southern Tasmania membership	\$7,900	\$8,812	\$7,343	\$9,085	\$1,185
74160	Council Rates, Water & Sewerage	\$0	\$879	\$733	\$907	\$907
	TOTAL	\$323,750	\$468,738	\$390,615	\$440,791	\$117,041

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
	TOTAL OPERATING EXPENDITURE - Administration	\$2,085,892	\$2,029,578	\$1,699,610	\$2,230,544	\$165,263
	DEVELOPMENT & ENVIRONMENTAL SERVICES					
3ADMBO	ADMIN STAFF COSTS - DES					
71005	Salaries	\$136,241	\$136,752	\$113,960	\$142,906	\$6,665
71010	Oncosts	\$81,745	\$68,918	\$57,431	\$85,744	\$3,999
72015	Building Maintenance	\$0	\$3,583	\$2,986	\$4,000	\$4,000
73010	Sundry Purchases/Minor Equipment	\$7,000	\$381	\$317	\$5,000	(\$2,000)
74075	Training	\$2,000	\$0	\$0	\$1,000	(\$1,000)
71020	Uniforms	\$1,200	\$1,200	\$0	\$1,200	\$0
73010	Materials	\$0	\$4,919	\$4,099	\$0	\$0
73030	Pest Control	\$0	\$360	\$300	\$360	\$360
74045	Insurance	\$8,610	\$13,858	\$11,548	\$15,937	\$7,327
74140	Stationery	\$8,000	\$7,163	\$5,969	\$8,000	\$0
74080	Insight GIS Local Govt. Access	\$20,000	\$22,842	\$19,035	\$37,500	\$17,500
74085	Postage	\$2,000	\$4,349	\$3,624	\$4,500	\$2,500
74055	Telephones	\$7,000	\$2,922	\$2,435	\$3,000	(\$4,000)
74035	Aurora	\$5,000	\$4,509	\$3,757	\$5,000	\$0
73040	Equip. Hire & Maintenance	\$7,000	\$4,013	\$3,344	\$4,500	(\$2,500)
74160	Council Rates & Taswater	\$1,000	\$2,611	\$2,176	\$2,800	\$1,800
	TOTAL	\$286,795	\$278,380	\$230,983	\$321,446	\$34,650
	3EHS					
	ENVIRON HEALTH SERVICES					
71005	Salaries	\$14,000	\$17,527	\$14,606	\$18,316	\$4,316
71010	Oncosts	\$8,400	\$10,151	\$8,459	\$10,989	\$2,589
72040	Internal Plant Hire	\$1,000	\$0	\$0	\$0	(\$1,000)
73010	Materials (incl. Lab Analysis)	\$4,000	\$698	\$581	\$1,000	(\$3,000)
74070	Conferences/Seminars/Workshops	\$500	\$0	\$0	\$250	(\$250)
74055	Tel and Comms	\$1,500	\$1,443	\$1,203	\$1,500	\$0
74130	Advertising	\$400	\$0	\$0	\$200	(\$200)
74120	Subscriptions/Membership Fees	\$500	\$0	\$0	\$200	(\$300)

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
73045	Immunisations/Materials & Contracts/legal	\$1,000	\$311	\$259	\$1,000	\$0
	TOTAL	\$31,300	\$30,129	\$25,108	\$33,455	\$2,155
3AC	ANIMAL CONTROL					
71005	Salaries	\$500	\$1,171	\$585	\$734	\$234
71010	Oncosts	\$300	\$613	\$511	\$441	\$141
72040	Internal Plant Hire	\$500	\$72	\$60	\$200	(\$300)
73010	Materials	\$2,000	\$1,959	\$1,633	\$2,000	\$0
72005	Contractors	\$7,000	\$8,437	\$7,031	\$7,000	\$0
73010	Sundry/Legal Fees/Signage	\$1,000	\$0	\$0	\$1,000	\$0
	TOTAL	\$11,300	\$12,253	\$9,820	\$11,375	\$75
3BUILD	PLUMBING/BUILDING CONTROL					
71005	Salaries	\$107,852	\$91,318	\$76,098	\$95,427	(\$12,425)
71010	Oncosts	\$64,711	\$40,960	\$34,134	\$57,256	(\$7,455)
73005	Consultant Building Surveyor	\$5,000	\$0	\$0	\$2,000	(\$3,000)
72040	Internal Plant Hire	\$12,500	\$22,950	\$19,125	\$20,000	\$7,500
72005	Contractors	\$10,000	\$3,475	\$2,896	\$3,000	(\$7,000)
74055	Telephone & Comms	\$1,500	\$738	\$615	\$1,500	\$0
74070	Conferences/Seminars/Workshops	\$0	\$0	\$0	\$0	\$0
71020	Uniforms	\$400	\$0	\$0	\$400	\$0
74135	Legal Fees, Insurance, Adverts	\$1,000	\$1,000	\$0	\$1,000	\$0
74120	Standards, BCA, membership fees etc.	\$1,000	\$1,000	\$427	\$1,000	\$0
74075	Training	\$500	\$0	\$0	\$500	\$0
	TOTAL	\$204,463	\$161,441	\$133,295	\$182,083	(\$22,380)
3POOL	SWIMMING POOL					
71005	Salaries	\$25,000	\$8,986	\$8,986	\$11,268	(\$13,732)
71010	Oncosts	\$15,000	\$5,348	\$5,348	\$6,761	(\$8,239)
71065	Mileage	\$0	\$5,996	\$5,996	\$0	\$0
73010	Other Maintenance/materials & contracts	\$8,000	\$7,965	\$6,638	\$8,000	\$0
72040	Internal Plant Hire	\$300	\$240	\$200	\$300	\$0
74055	Telephone	\$450	\$0	\$0	\$0	(\$450)
73050	Analysis Costs	\$700	\$0	\$0	\$400	(\$300)
74045	General Insurance	\$1,701	\$2,738	\$2,282	\$3,012	\$1,311

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
74075	Training (Bronze Medallion)	\$2,000	\$500	\$425	\$500	(\$1,500)
	TOTAL	\$53,151	\$31,773	\$29,873	\$30,241	(\$22,910)
3DEV	DEVELOPMENT CONTROL					
72005	Contractors	\$110,000	\$148,918	\$124,098	\$229,850	\$119,850
73005	Consultants	\$45,000	\$29,021	\$24,184	\$45,000	\$0
74130	Advertising DA's/Scheme Amendments	\$17,000	\$14,713	\$12,261	\$17,000	\$0
74135	Legal Fees	\$20,000	\$55,745	\$46,454	\$60,000	\$40,000
	TOTAL	\$192,000	\$248,397	\$206,997	\$351,850	\$159,850
3WASTE	WASTE SERVICES					
71005	Salaries	\$181,288	\$142,876	\$119,063	\$149,305	(\$31,983)
71010	Oncosts	\$108,773	\$87,226	\$72,688	\$89,583	(\$19,190)
72020	Plant & Equipment Maintenance	\$0	\$0	\$1,752	\$1,800	\$1,800
72040	Internal Plant Hire	\$3,000	\$30,336	\$25,280	\$30,336	\$27,336
73010	Materials	\$1,000	\$8,535	\$7,113	\$9,000	\$8,000
73010	Materials (TIP REHABILITATION PROVISION INCREASE)	\$0	\$50,000	\$0	\$10,000	\$10,000
72005	Contractors	\$13,000	\$35,483	\$29,569	\$34,000	\$21,000
71020	Work clothes PPE	\$1,500	\$1,676	\$1,396	\$1,400	(\$100)
74045	Insurance	\$3,077	\$4,128	\$3,440	\$4,747	\$1,670
73060	State Waste Levy	\$39,000	\$40,573	\$33,810	\$45,000	\$6,000
74055	Tel and Comms	\$2,500	\$3,809	\$3,174	\$3,400	\$900
74035	Aurora	\$500	\$351	\$292	\$400	(\$100)
74120	Subs & STRGA membership	\$5,200	\$5,200	\$5,200	\$5,200	\$0
73030	Pest control	\$2,000	\$446	\$372	\$500	(\$1,500)
74090	Licence Fees	\$0	\$0	\$3,024	\$3,200	\$3,200
74135	Legal Fees	\$0	\$624	\$520	\$1,000	\$1,000
72010	Waste Management Contract	\$513,681	\$523,845	\$436,538	\$540,084	\$26,403
	TOTAL	\$874,519	\$935,108	\$743,233	\$928,956	\$54,437

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
3EP	ENVIRONMENT PROTECTION					
71005	Salaries	\$1,300	\$513	\$427	\$536	(\$764)
71010	Oncosts	\$780	\$323	\$269	\$321	(\$459)
74130	Fire Abatement Advertising	\$1,000	\$0	\$0	\$300	(\$700)
73010	Emergency Management (future disaster prevention)	\$0	\$0	\$0	\$30,000	\$30,000
73005	Consultants	\$44,860	\$44,860	\$4,516	\$10,000	(\$34,860)
73010	Drummuster	\$1,500	\$88	\$74	\$200	(\$1,300)
	TOTAL	\$49,440	\$45,784	\$5,286	\$41,357	(\$8,083)
	TOTAL OPERATING EXPENDITURE DES	\$1,702,968	\$1,743,264	\$1,384,595	\$1,900,763	\$197,794
	WORKS & SERVICES					
2PC	PUBLIC CONVENIENCES					
71005	Salaries	\$30,000	\$27,957	\$23,297	\$89,215	\$59,215
71010	Oncosts	\$18,000	\$18,136	\$15,113	\$53,529	\$35,529
72040	Internal Plant Hire	\$4,000	\$7,713	\$6,428	\$8,000	\$4,000
73010	Materials inc. Sanitary Service	\$50,000	\$45,277	\$37,731	\$48,000	(\$2,000)
73055	Gravel	\$0	\$602	\$502	\$600	\$600
72005	Contractors	\$20,000	\$49,228	\$41,023	\$40,000	\$20,000
73065	Leases & Licences	\$2,000	\$0	\$0	\$0	(\$2,000)
72015	Building Maintenance	\$7,000	\$8,844	\$7,370	\$8,800	\$1,800
74035	Aurora	\$7,000	\$7,813	\$6,511	\$8,000	\$1,000
74045	Insurance	\$6,734	\$9,036	\$9,036	\$10,391	\$3,657
73030	Pest Control	\$1,000	\$405	\$337	\$1,000	\$0
74160	Council Rates & Taswater	\$15,000	\$18,659	\$18,659	\$19,610	\$4,610
	TOTAL	\$160,734	\$193,669	\$166,007	\$287,145	\$126,411
2CEM	CEMETERY					
71005	Salaries	\$8,000	\$5,239	\$4,366	\$5,474	(\$2,526)
71010	Oncosts	\$4,800	\$2,843	\$2,369	\$3,285	(\$1,515)
72040	Internal Plant Hire	\$3,000	\$5,556	\$4,630	\$3,000	\$0
73010	Materials	\$2,000	\$1,504	\$1,254	\$1,500	(\$500)

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
72005	Contractors	\$4,000	\$2,079	\$1,733	\$2,500	(\$1,500)
74160	Council Rates & Taswater	\$2,000	\$926	\$926	\$973	(\$1,027)
	TOTAL	\$23,800	\$18,147	\$15,277	\$16,732	(\$7,068)
2HALLS	HALLS					
71005	Salaries	\$2,200	\$4,003	\$3,336	\$4,183	\$1,983
71010	Oncosts	\$1,320	\$2,795	\$2,329	\$2,510	\$1,190
72040	Internal Plant Hire	\$500	\$480	\$400	\$500	\$0
74045	Insurance	\$15,949	\$21,400	\$21,400	\$24,610	\$8,661
73010	Materials	\$5,000	\$3,871	\$3,226	\$4,000	(\$1,000)
72005	Contractors	\$4,000	\$5,542	\$4,619	\$5,000	\$1,000
72015	Building Maintenance	\$8,000	\$6,520	\$5,433	\$6,500	(\$1,500)
74035	Aurora	\$12,000	\$14,863	\$12,386	\$15,500	\$3,500
73030	Pest Control	\$4,000	\$2,808	\$2,340	\$3,000	(\$1,000)
74160	Council Rates & Taswater	\$4,000	\$3,728	\$3,728	\$3,919	(\$81)
	TOTAL	\$56,969	\$66,011	\$59,197	\$69,722	\$12,753
2PARKS	PARKS AND GARDENS					
71005	Salaries	\$24,000	\$27,968	\$23,306	\$29,226	\$5,226
71010	Oncosts	\$14,400	\$17,761	\$14,801	\$17,536	\$3,136
72040	Internal Plant Hire	\$7,000	\$12,482	\$10,401	\$7,000	\$0
72005	Contractors	\$0	\$9,812	\$8,177	\$6,000	\$6,000
73010	Materials	\$4,000	\$14,127	\$11,773	\$8,000	\$4,000
73055	Gravel	\$0	\$62	\$52	\$100	\$100
74035	Aurora	\$2,500	\$3,111	\$2,592	\$3,300	\$800
74045	Insurance	\$6,429	\$8,626	\$8,626	\$9,920	\$3,491
71065	Mileage	\$1,000	\$0	\$0	\$0	(\$1,000)
74160	Council Rates & Taswater	\$16,000	\$15,200	\$15,200	\$15,975	(\$25)
	TOTAL	\$75,329	\$109,149	\$94,928	\$97,057	\$21,728
2REC	REC. & RESERVES (Rec + tennis)					
71005	Salaries	\$16,500	\$16,445	\$13,704	\$17,185	\$685
71010	Oncosts	\$9,900	\$11,748	\$9,790	\$10,311	\$411
72040	Internal Plant Hire	\$5,000	\$9,789	\$8,158	\$5,000	\$0
74035	Aurora	\$12,000	\$11,923	\$9,936	\$12,000	\$0

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
74055	Telephone	\$816	\$0	\$0	\$816	\$0
73010	Materials	\$9,000	\$13,806	\$11,505	\$21,000	\$12,000
72005	Contractors	\$15,000	\$47,036	\$39,196	\$20,000	\$5,000
72015	Building maintenance	\$7,000	\$2,656	\$2,213	\$3,000	(\$4,000)
73055	Gravel	\$0	\$2,713	\$2,261	\$2,700	\$2,700
74045	Insurance	\$6,029	\$8,090	\$8,090	\$9,303	\$3,274
74060	Support / Donations	\$0	\$2,683	\$2,683	\$0	\$0
74090	Licence Fees	\$0	\$827	\$690	\$800	\$800
74160	Council Rates & Taswater	\$18,000	\$15,495	\$15,495	\$16,285	(\$1,715)
73030	Pest Control	\$1,500	\$1,123	\$1,123	\$1,500	\$0
	TOTAL	\$100,745	\$144,333	\$124,843	\$119,900	\$19,155
2MOW	TOWN MOWING / TREES / STREETSCAPES					
71005	Salaries	\$64,000	\$79,716	\$66,430	\$83,303	\$19,303
71010	Oncosts	\$38,400	\$45,267	\$37,722	\$49,982	\$11,582
72005	Contractors	\$10,000	\$47,146	\$39,289	\$20,000	\$10,000
72040	Internal Plant Hire	\$40,000	\$78,021	\$65,018	\$40,000	\$0
	TOTAL	\$152,400	\$250,150	\$208,458	\$193,285	\$40,885
2HOU	HOUSING - Residences, Independents Living Units					
71005	Salaries	\$3,100	\$2,397	\$1,997	\$2,504	(\$596)
71010	Oncosts	\$1,860	\$1,444	\$1,203	\$1,503	(\$357)
72040	Internal Plant Hire	\$1,500	\$2,585	\$2,154	\$1,500	\$0
73010	Materials	\$15,000	\$1,416	\$1,180	\$3,000	(\$12,000)
72005	Contractors	\$6,000	\$2,027	\$1,689	\$3,000	(\$3,000)
73055	Gravel	\$0	\$63	\$53	\$100	\$100
74045	Insurance	\$30,298	\$40,652	\$40,652	\$46,750	\$16,452
74035	Aurora	\$7,000	\$8,208	\$6,840	\$9,000	\$2,000
73030	Pest Control	\$2,000	\$720	\$600	\$1,000	(\$1,000)
72015	Building Maintenance	\$20,000	\$32,267	\$26,889	\$35,000	\$15,000
74160	Council Rates & Taswater	\$13,500	\$12,433	\$12,433	\$13,067	(\$433)
	TOTAL	\$100,258	\$104,212	\$95,690	\$116,424	\$16,166
2CAMP	CAMPING GROUNDS					

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
71005	Salaries	\$1,300	\$219	\$183	\$229	(\$1,071)
71010	Oncosts	\$780	\$235	\$196	\$138	(\$642)
72040	Internal Plant Hire	\$500	\$18	\$15	\$500	\$0
72005	Contractors	\$0	\$349	\$291	\$500	\$500
73010	Materials/utilities	\$1,000	\$1,073	\$895	\$1,000	\$0
74035	Aurora	\$2,000	\$539	\$449	\$800	(\$1,200)
74160	Council Rates & Taswater	\$12,000	\$14,954	\$14,954	\$15,717	\$3,717
	TOTAL	\$17,580	\$17,389	\$16,983	\$18,884	\$1,304
2LIB	LIBRARY					
72015	Building Maintenance	\$0	\$505	\$421	\$500	\$500
74045	Insurance	\$1,067	\$1,432	\$1,432	\$1,646	\$579
73030	Pest Control	\$200	\$0	\$0	\$200	\$0
	TOTAL	\$1,267	\$1,936	\$1,852	\$2,346	\$1,079
	ROAD MAINTENANCE					
2ROAD SR	Sealed					
71005	Salaries	\$32,000	\$37,310	\$31,092	\$38,989	\$6,989
71010	Oncosts	\$19,200	\$183,970	\$153,308	\$23,394	\$4,194
72040	Internal Plant Hire	\$15,000	\$25,432	\$21,193	\$15,000	\$0
73010	Materials	\$25,000	\$11,261	\$9,384	\$15,000	(\$10,000)
73055	Gravel	\$0	\$663	\$553	\$800	\$800
72005	Contractors	\$60,000	\$196,170	\$163,475	\$95,000	\$35,000
74105	Minor Plant / Tools / Equipment	\$0	\$5,045	\$5,045	\$0	\$0
2ROAD UR	Unsealed					
71005	Salaries	\$260,000	\$261,184	\$217,653	\$272,937	\$12,937
71010	Oncosts	\$156,000	\$0	\$0	\$163,762	\$7,762
72040	Internal Plant Hire	\$250,000	\$378,864	\$315,720	\$250,000	\$0
72025	Fuel	\$0	\$1,499	\$1,249	\$1,500	\$1,500
73055	Gravel	\$60,000	\$15,917	\$13,264	\$20,000	(\$40,000)
73010	Materials	\$40,000	\$38,044	\$31,703	\$40,000	\$0
72005	Contractors	\$120,000	\$60,031	\$54,574	\$120,000	\$0
74105	Minor Plant / Tools / Equipment	\$0	\$5,045	\$5,045	\$0	\$0
	TOTAL - ROADS	\$1,037,200	\$1,220,436	\$1,018,214	\$1,056,382	\$19,182

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
2FKG	FOOTPATHS / KERBS / GUTTERS					
71005	Salaries	\$3,800	\$2,580	\$2,150	\$2,696	(\$1,104)
71010	Oncosts	\$2,280	\$1,548	\$1,290	\$1,618	(\$662)
72040	Internal Plant Hire	\$3,000	\$1,038	\$865	\$3,000	\$0
72005	Contractors	\$0	\$5,692	\$4,743	\$6,000	\$6,000
73010	Materials	\$500	\$0	\$0	\$500	\$0
	TOTAL	\$9,580	\$10,857	\$9,048	\$13,813	\$4,233
2BRI	BRIDGE MAINTENANCE					
71005	Salaries	\$3,500	\$286	\$238	\$299	(\$3,201)
71010	Oncosts	\$2,100	\$172	\$143	\$179	(\$1,921)
72040	Internal Plant Hire	\$1,500	\$108	\$90	\$1,500	\$0
72005	Contractors	\$0	\$199	\$166	\$0	
73010	Materials	\$5,000	\$10,210	\$8,509	\$10,000	\$5,000
74130	Advertising	\$500	\$0	\$0	\$0	(\$500)
73005	TasSpan Asset Inspections (Consultants)	\$10,716	\$0	\$0	\$11,048	\$332
	TOTAL	\$23,316	\$10,975	\$9,146	\$23,026	(\$290)
2PW	PRIVATE WORKS					
71005	Salaries	\$6,000	\$9,415	\$7,846	\$9,839	\$3,839
71010	Oncosts	\$3,600	\$4,865	\$4,055	\$5,903	\$2,303
72040	Internal Plant Hire	\$10,000	\$19,486	\$16,238	\$10,000	\$0
72005	Contractors	\$0	\$0	\$0	\$0	\$0
73055	Gravel	\$25,000	\$25,599	\$21,332	\$25,000	\$0
	TOTAL	\$44,600	\$59,365	\$49,471	\$50,743	\$6,143
2SUPER	SUPER. & I/D OVERHEADS (SUPER)					
71005	Salaries	\$401,728	\$452,474	\$377,062	\$409,042	\$7,314
71010	Oncosts	\$241,037	\$226,067	\$188,389	\$245,425	\$4,388
72040	Internal Plant Hire	\$20,000	\$34,946	\$29,121	\$20,000	\$0
73010	Materials	\$13,000	\$23,176	\$19,313	\$18,000	\$5,000
72005	Contractors	\$10,000	\$17,660	\$14,717	\$15,000	\$5,000
72015	Building Maintenance	\$0	\$1,731	\$1,443	\$1,500	\$1,500
72020	Plant & Equipment Maintenance	\$0	\$981	\$818	\$1,000	\$1,000

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
74075	Training	\$8,000	\$4,636	\$4,636	\$5,000	(\$3,000)
71020	Protective Clothing/Equipment & Uniform	\$12,000	\$12,491	\$12,491	\$12,000	\$0
74045	Insurance	\$21,975	\$29,485	\$29,485	\$33,908	\$11,933
74055	Telephones	\$5,000	\$5,001	\$4,168	\$5,200	\$200
74035	Aurora	\$8,000	\$8,082	\$6,735	\$8,500	\$500
74070	Seminars/Conferences	\$1,000	\$0	\$0	\$1,000	\$0
74120	Subs/Membership	\$1,000	\$640	\$533	\$650	(\$350)
74080	Insight GIS (Spectrum Spatial setup)	\$0	\$0	\$0	\$15,612	\$15,612
74090	Radio Licences and Licence Fees	\$600	\$540	\$540	\$600	\$0
73065	Cylinder Rental	\$3,500	\$6,340	\$5,283	\$6,500	\$3,000
73055	Gravel	\$0	\$4,095	\$3,412	\$0	\$0
74130	Advertising	\$0	\$3,917	\$3,264	\$1,500	\$1,500
73030	Pest Control	\$1,000	\$835	\$835	\$900	(\$100)
74140	Stationery	\$0	\$119	\$100	\$150	\$150
74160	Council Rates & Taswater	\$10,000	\$10,449	\$10,449	\$10,982	\$982
	TOTAL	\$757,839	\$843,666	\$712,794	\$812,468	\$54,628
2QUARRY	QUARRY/GRAVEL					
71005	Salaries	\$0	\$64	\$53	\$0	\$0
72040	Internal Plant Hire	\$0	\$18	\$15	\$0	\$0
72005	Contractors	\$0	\$12,178	\$10,148	\$12,000	\$12,000
73055	Hamilton Quarry (Gravel)	(\$200,000)	(\$13,429)	(\$11,191)	(\$200,000)	\$0
74090	Licence Fees	\$5,500	\$5,666	\$5,666	\$5,800	\$300
74160	Council Rates & Taswater	\$0	\$192	\$192	\$202	\$202
	TOTAL	(\$194,500)	\$4,688	\$4,883	(\$181,998)	\$12,502
2SES	STATE EMERGENCY SERVICES (SES)					
72040	Internal Plant Hire/Comms/Materials	\$2,000	\$603	\$502	\$2,000	\$0
	TOTAL	\$2,000	\$603	\$502	\$2,000	\$0
2PLANT	PLANT MAINTENANCE & OPERATING COSTS - Includes fuel, registrations, repairs, tyres					
71005	Salaries	\$19,000	\$21,273	\$17,728	\$22,230	\$3,230
71010	Oncosts	\$11,400	\$13,105	\$10,921	\$13,338	\$1,938
72040	Internal Plant Hire	\$10,000	\$13,694	\$13,694	\$10,000	\$0
72005	Contractors	\$0	\$8,324	\$6,936	\$4,000	\$4,000

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
72025	Fuel	\$235,000	\$309,863	\$258,219	\$290,000	\$55,000
74045	Insurance	\$55,491	\$55,456	\$55,456	\$61,002	\$5,511
73010	Materials	\$20,000	\$18,533	\$18,533	\$20,000	\$0
72035	Registration	\$65,000	\$65,000	\$0	\$65,000	\$0
72030	Tyres	\$40,000	\$33,969	\$28,308	\$35,000	(\$5,000)
72020	Repairs & Maintenance	\$120,000	\$254,787	\$212,323	\$120,000	\$0
	TOTAL	\$575,891	\$794,005	\$622,118	\$640,571	\$64,680
2PLANT	PLANT INCOME					
72100	Via Hire Charges	(\$655,891)	(\$881,143)	(\$734,286)	(\$720,571)	(\$64,680)
72045	Fuel Tax Credits	(\$30,000)	(\$35,690)	(\$29,742)	(\$36,000)	(\$6,000)
	TOTAL	(\$685,891)	(\$916,833)	(\$764,028)	(\$756,571)	(\$70,680)
2DRAIN	DRAINAGE					
71005	Salaries	\$12,500	\$15,026	\$12,522	\$15,703	\$3,203
71010	Oncosts	\$7,500	\$8,769	\$7,308	\$9,422	\$1,922
72040	Internal Plant Hire	\$4,000	\$6,654	\$5,545	\$4,000	\$0
72005	Contractors	\$4,000	\$38,553	\$32,128	\$10,000	\$6,000
73010	Materials	\$4,000	\$2,292	\$1,910	\$3,000	(\$1,000)
	TOTAL	\$32,000	\$71,295	\$59,412	\$42,124	\$10,124
2OCA	OTHER COMMUNITY AMENITIES - Golf Museum, Old School (Headmasters)House, Ash Cottage, Online Access, Old Hamilton School					
71005	Salaries	\$3,000	\$3,400	\$2,834	\$3,553	\$553
71010	Oncosts	\$1,800	\$2,514	\$2,095	\$2,132	\$332
72040	Internal Plant Hire	\$1,000	\$927	\$773	\$1,000	\$0
72005	Contractors	\$0	\$4,509	\$3,758	\$4,500	\$4,500
74035	Aurora	\$4,500	\$5,552	\$4,627	\$5,700	\$1,200
74045	Insurance	\$4,253	\$5,707	\$5,707	\$6,563	\$2,310
73010	Materials & Building Maintenance	\$7,000	\$38,528	\$32,107	\$10,000	\$3,000
73030	Pest Control	\$0	\$2,355	\$2,355	\$2,500	\$2,500
74160	Council Rates & Taswater	\$7,000	\$4,388	\$4,388	\$4,611	(\$2,389)
	TOTAL	\$28,553	\$67,880	\$58,641	\$40,559	\$12,006
	NATURAL RESOURCE MANAGEMENT (NRM)					

Detailed Expenditure

		BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2024/2025	Budget Change
G/L #						
	DEPARTMENTAL TOTALS					
	CORPORATE SERVICES	\$2,085,892	\$2,029,578	\$1,699,610	\$2,230,544	\$165,263
	DEV. & ENVIRONMENTAL SERV.	\$1,702,968	\$1,743,264	\$1,384,595	\$1,900,763	\$197,794
	WORKS & SERVICES	\$2,492,672	\$3,194,168	\$2,693,841	\$2,793,460	\$300,789
	GRAND TOTAL ALL DEPARTMENTS	\$6,281,531	\$6,967,010	\$5,778,046	\$6,924,768	\$663,846

Capital Works Expenditure 2024-2025

Project Code		BUDGET 2023/2024	Actual at 29/2/2024	BUDGET 2024/2025
	CAPITAL EXPENDITURE - Administration			
	COMPUTER PURCHASES			
CB004	Software Upgrades	\$5,000	\$0	\$0
CB035	PC's & Laptops Purchases	\$5,000	\$2,220	\$2,500
	CouncilWise Program Upgrade	\$0	\$0	\$30,000
	Hardware Upgrades	\$0	\$0	\$9,000
	TOTAL - Computers and Software	\$10,000	\$2,220	\$41,500
	OFFICE EQUIPMENT CAPITAL			
CF003	Lockable Storage Cabinets / Filing Cabinets /Cupboards	\$5,000	\$1,577	\$5,000
	TOTAL - OFFICE EQUIPMENT	\$5,000	\$1,577	\$5,000
	MISCELLANEOUS			
CC018	Honour Board - War Veterans	\$5,000	\$0	\$5,000
	TOTAL MISCELLANEOUS	\$5,000	\$0	\$5,000
	TOTAL CAPITAL - Administration	\$20,000	\$3,797	\$51,500
	CAPITAL EXPENDITURE - Development Services			
	BOTHWELL SWIMMING POOL			
	Kiosk Improvements	\$0	\$0	\$5,000
CF004	Non Slip Painting & Matting	\$15,000	\$9,182	\$0
	TOTAL - Bothwell Swimming Pool	\$15,000	\$9,182	\$5,000
	WASTE TRANSFER STATIONS			
		\$0	\$0	\$0
	TOTAL - Waste Transfer Stations	\$0	\$0	\$0
	TOTAL CAPITAL - Development Services	\$15,000	\$9,182	\$5,000
	CAPITAL EXPENDITURE - Works & Services			
	HALLS - CAPITAL			
CC020	Wayatinah Hall Roof and Squash Court floor	\$100,000	\$0	\$0
CC021	Recoat floors Bothwell & Hamilton	\$10,000	\$0	\$0

Capital Works Expenditure 2024-2025

CC022	Paint Bothwell Hall complex	\$8,000	\$2,623	\$0
CC023	Hall of Industries - Hamilton Showground	\$60,000	\$0	\$60,000
CF005	Ouse Hall Automatic door, landing & ramp	\$20,000	\$0	\$0
	TOTAL - Halls	\$198,000	\$2,623	\$60,000
	Buildings			
CC024	Archive store shed Bothwell (Internal Fixtures)	\$50,000	\$101,923	\$80,000
CC025	MPS recovery building	\$107,169	\$418,416	\$0
CB044	ILU Ellendale - purchase land and construct unit	\$130,000	\$0	\$0
CB045	Re-roof Hamilton Office	\$430,000	\$423,196	\$0
CB046	Repair cracks and paint Hamilton Office	\$10,000	\$42,554	\$0
CF049	Hamilton office LED lighting install	\$20,000	\$17,605	\$0
CC027	NRM/Hamilton School - outside toilets	\$20,000	\$0	\$0
CC028	Old School House Bothwell	\$50,000	\$0	\$20,000
CF006	Wayatinah Sports & Golf Club Building	\$15,000	\$0	\$100,000
CF007	Ouse ILU - Carport Screens	\$20,000	\$91,621	\$0
CF008	Hamilton School House - heating	\$3,000	\$3,680	\$0
CF009	Ash Cottage upgrade	\$10,000	\$0	\$0
CF053	Ash Cottage roof replacement	\$22,290	\$12,987	\$0
CF054	2 Cumberland St Hamilton roof replacement	\$45,885	\$0	\$0
	Wayatinah Playground & New Toilets	\$0	\$0	\$219,000
	Online Access Centre, Ouse - improvements	\$0	\$0	\$30,000
	TOTAL - Buildings Works	\$933,344	\$1,111,981	\$449,000
	BRIDGE CAPITAL			
CC029	Wentworth Bridge, 14 Mile Road	\$198,000	\$26,705	\$0
CF010	Green Valley Road Bridge Replacement	\$450,000	\$7,097	\$0
	TOTAL - Bridges	\$648,000	\$33,801	\$0
	PLANT PURCHASES			
CB052	Toyota Hilux single cab 2wd PM788	\$45,000	\$34,497	\$0
CC033	Mitsubishi Triton 4wd extra cab grader ute Hamilton PM785	\$55,000	\$834	\$0
CF011	Toyota Hilux Works Manager ute	\$60,000	\$54,061	\$0
CF012	Hamilton Hino Truck PM701	\$120,000	\$114,042	\$0
CF013	Western Star Truck at Bothwell PM687	\$350,000	\$0	\$385,000
CF014	Bothwell Toro Mower PM751	\$40,000	\$0	\$0
CF015	Bothwell Grader Triton Ute dual cab 4x4	\$55,000	\$0	\$0
CF016	Bothwell Backhoe ute Xtra cab 4wd PM783	\$55,000	\$0	\$0
CF017	1.8 tonne Excavator with trailer and attachments	\$75,000	\$62,740	\$0
CB048	Replace 2017 Outlander GM vehicle	\$50,000	\$62,004	\$0
CF018	Replace Mayor's Vehicle	\$35,000	\$0	\$40,000

Capital Works Expenditure 2024-2025

	13 Tonne Excavator - New Tracks	\$0	\$0	\$25,000
	New Backhoe at Hamilton Works Depot	\$0	\$0	\$250,000
	Toyota Hilux Ute - Works Supervisor	\$0	\$0	\$60,000
	TOTAL - Plant	\$940,000	\$328,179	\$760,000
	CAMPING GROUNDS			
	TOTAL Camping Grounds	\$0	\$0	\$0
	CEMETERIES			
	TOTAL CEMETERIES	\$0	\$0	\$0
	FOOTPATHS / KERBS / GUTTERS			
CF019	High St Bothwell asphalt footpath and new kerb	\$140,000	\$78,272	\$0
CF020	Footpath front of Queens Park	\$15,000	\$0	\$0
CF021	Clyde Street, Hamilton kerb	\$38,000	\$10,828	\$0
CF022	Franklin Place, Hamilton footpath & kerb replacement	\$210,000	\$1,773	\$0
CC008	Ouse Walkway Lighting Upgrade	\$40,000	\$0	\$40,000
	TOTAL - Footpaths, Kerbs and Guttering	\$443,000	\$90,873	\$40,000
	PUBLIC CONVENIENCES			
CC038	Ellendale toilets	\$142,041	\$94,893	\$0
CF023	Ouse Toilet Replacement	\$150,000	\$12,012	\$150,000
CB014	Bronte Toilets water connection	\$41,293	\$36,894	\$0
	TOTAL - Public Conveniences	\$333,333	\$143,799	\$150,000
	ROAD CONSTRUCTION			
CF024	Old Mans Head improve line of site (Black Spot Funding)	\$138,000	\$8,893	\$138,000
CF025	Thousand Acre Lane reconstruction - Further 2km	\$1,600,000	\$143,340	\$1,620,000
CF026	Stabalisation Hollow Tree Road 2km	\$350,000	\$188,792	\$0
CF027	Stabalisation Ellendale Road 1km	\$175,000	\$198,888	\$0
CF028	Stabalisation Cook Street 121m x 6m	\$30,000	\$64,847	\$0
CF029	Stabalisation Arthurs Lake Road 530m 6m	\$100,000	\$3,409	\$0
CF030	Stock grid replacement (Green Valley Rd)	\$20,000	\$0	\$25,000
CF031	Cramps Bay - culvert installation	\$20,000	\$17,519	\$0
CF032	Boom Gates Arthur Crescent for flooding	\$20,000	\$0	\$0
CF033	Theisen Crescent - junction upgrades	\$60,000	\$0	\$0
	Cramps Bay - Junction apron	\$0	\$0	\$45,000
	Patrick Street, Bothwell asphalt works on verges	\$0	\$0	\$90,000

Capital Works Expenditure 2024-2025

	River Street, Hamilton - Design & Survey only	\$0	\$0	\$20,000
	Hollow Tree Road - stabilisation	\$0	\$0	\$190,000
	Road Re-Sealing			
CF034	Wayatinha streets 1.5km	\$110,000	\$0	\$150,000
CF035	Arthurs Lake Road 2km	\$120,000	\$0	\$150,000
CF036	Bothwell town streets 1.5km	\$75,000	\$0	\$100,000
CAPRSHT	Resheeting of Gravel Roads	\$390,000	\$0	\$390,000
	TOTAL - Roads	\$3,208,000	\$625,688	\$2,918,000
	DRAINAGE / STORMWATER			
CC044	Bothwell Stormwater Stage 1B	\$390,000	\$175,138	\$0
	Drainage Channel, 14 Mile Road	\$0	\$0	\$20,000
	Clyde Street, Hamilton	\$0	\$0	\$0
	TOTAL - Drainage	\$390,000	\$175,138	\$20,000
	RECREATION GROUNDS			
CF038	Hamilton Show Ground power upgrade	\$120,000	\$4,862	\$120,000
CF039	Bothwell Rec Ground lighting upgrade concept design	\$20,000	\$4,000	\$0
CF040	Bothwell Rec Ground basketball / tennis court complex	\$270,000	\$0	\$0
CF041	Gretna Cricket Club Changerooms Upgrades	\$350,000	\$0	\$330,000
	Gretna Cricket Club facilities upgrades	\$0	\$0	\$20,000
CF042	Ouse Rec ground upgrade	\$50,000	\$55,752	\$0
	Hamilton Campground Overflow Area & Improvements	\$0	\$0	\$5,000
	TOTAL - REC GROUNDS	\$810,000	\$64,614	\$475,000
	PARKS AND GARDENS			
CF043	Seating Ellendale Park	\$8,000	\$0	\$0
CF044	Platypus Walk Upgrade - Land Purchase	\$65,000	\$0	\$0
	Platypus Walk Upgrades	\$0	\$0	\$6,440
	Stone Arch at Hamilton - Repoint	\$0	\$0	\$5,000
	TOTAL - Parks and Gardens	\$73,000	\$0	\$11,440
	INFRASTRUCTURE			
CB056	Mobile phone infrastructure	\$50,000	\$0	\$50,000
CB057	Hamilton truck wash bay	\$110,000	\$39,064	\$0
CF045	Shipping Container	\$6,000	\$5,209	\$0
CF046	Fence - Patrick & George St, Bothwell	\$8,000	\$0	\$8,000
CF047	Investigation into Solar Panel installation	\$10,000	\$0	\$0
	Derwent Catchment Project - Nursery Expansion	\$0	\$0	\$24,145
	TOTAL - Infrastructure	\$184,000	\$44,273	\$82,145

Capital Works Expenditure 2024-2025

	TOTAL CAPITAL - Works and Services	\$8,160,678	\$2,620,970	\$4,965,585
	Overall Total Capital Expenditure			
	Corporate Services	20,000	3,797	51,500
	Development Services	15,000	9,182	5,000
	Works	8,160,678	2,620,970	4,965,585
	GRAND TOTAL	8,195,678	2,633,948	5,022,085
				2,424,996
	Public Open Space = \$20,505			
				2,597,089
	Total Depreciation = \$2,327,800			

Summarised Receipts

SUMMARISED RECEIPTS 2024-2025				Percentage Increase	5.10%
	Budget 2023-2024	FORECAST ACTUAL	Actual at 30/4/2024	Budget 2024-2025	Movement
Other Operating Grants	\$124,860	\$124,860	\$79,282	\$30,000	(\$94,860)
Capital Grants - State	\$0	\$0	\$0	\$135,000	\$135,000
Capital Grants - Federal	\$1,772,950	\$844,000	\$554,876	\$1,253,128	(\$519,822)
Capital Grant - Roads to Recovery	\$589,128	\$589,128	\$0	\$1,036,868	\$447,740
FAG Grants	\$2,998,566	\$2,998,566	\$195,150	\$3,206,515	\$207,948
Administration (Rates Certificates)	\$45,000	\$37,000	\$31,858	\$47,295	\$2,295
Dog Licences, fees & fines	\$13,500	\$18,000	\$18,218	\$14,189	\$689
Licences / Fees	\$6,000	\$1,000	\$1,295	\$6,306	\$306
Bushfest Income	\$20,000	\$24,568	\$24,568	\$25,000	\$5,000
Misc. Income	\$40,000	\$68,876	\$53,842	\$42,040	\$2,040
Planning/Subdivision fees	\$50,000	\$341,372	\$337,786	\$350,000	\$300,000
Building Fees	\$10,000	\$10,272	\$8,793	\$10,510	\$510
Septic Tanks/Special Con. Fees	\$15,000	\$13,632	\$10,618	\$15,765	\$765
Camping Grounds	\$20,000	\$28,460	\$29,306	\$21,020	\$1,020
Cemetery	\$7,000	\$6,491	\$4,691	\$7,357	\$357
Hall Hire fees	\$750	\$750	\$461	\$788	\$38
Recreation/Reserves hire fees	\$500	\$500	\$227	\$526	\$26
Swimming Pool	\$2,000	\$0	\$0	\$2,102	\$102
T/Toll & Heavy Vehicle Reg.	\$22,200	\$22,200	\$0	\$23,332	\$1,132
Bank Interest	\$200,000	\$372,530	\$311,664	\$210,200	\$10,200
Miscellaneous Reimbursements	\$35,000	\$15,836	\$16,175	\$36,785	\$1,785
Rates	\$3,442,749	\$3,462,130	\$3,462,130	\$3,631,670	\$188,921
Fire Levy	\$253,491	\$253,872	\$253,872	\$262,922	\$9,431
Garbage Collection	\$760,930	\$761,138	\$761,138	\$787,641	\$26,711
Private Works	\$60,000	\$93,260	\$97,761	\$63,060	\$3,060
Tip Fees	\$2,500	\$800	\$345	\$2,628	\$128
WTS Fees	\$15,000	\$12,467	\$10,752	\$15,765	\$765
ALL Independent Living Units ILU - Ouse and Bothwell	\$85,000	\$85,610	\$57,073	\$89,335	\$4,335
Rental - Ambulance Tas at Ouse	\$19,000	\$18,204	\$12,136	\$19,969	\$969
Rental - Bothwell Library	\$4,200	\$4,161	\$4,161	\$4,414	\$214
TasWater dividends	\$102,000	\$102,000	\$76,500	\$107,202	\$5,202
Sale of Plant	\$45,000	\$45,000	\$13,763	\$47,295	\$2,295
Rates Penalties and Interest	\$34,000	\$42,213	\$42,213	\$35,734	\$1,734
TOTAL	\$10,796,324	\$10,398,896	\$6,470,655	\$11,542,359	\$746,035

	Budget 2023/2024	Forecast Actual 2023/2024	Estimates 2024/2025
CASH FLOWS FROM OPERATING ACTIVITIES			
RECEIPTS			
Operating Receipts	8,401,939	8,920,768	9,117,363
PAYMENTS			
Operating payments	6,281,531	6,967,010	6,924,768
NET CASH FROM OPERATING	2,120,407	1,953,758	2,192,596
CASH FLOWS FROM INVESTING ACTIVITIES			
RECEIPTS			
Proceeds from sale of Plant & Equipment	45,000	45,000	47,295
PAYMENTS			
Payment for property, plant and equipment	8,107,503	2,633,948	5,022,085
NET CASH FROM INVESTING ACTIVITIES	(8,062,503)	(2,588,948)	(4,974,790)
CASH FLOWS FROM FINANCING ACTIVITIES			
RECEIPTS			
Capital Grants	2,362,406	1,433,128	2,424,996
PAYMENTS			
Nil	-	-	-
NET CASH FROM FINANCING ACTIVITIES	2,362,406	1,433,128	2,424,996
NET INCREASE (DECREASE) IN CASH HELD	(3,579,689)	797,938	(357,198)
CASH AT BEGINNING OF YEAR	10,324,857	6,745,168	7,543,106
CASH AT END OF PERIOD	6,745,168	7,543,106	7,185,907

Reserves

BALANCE SHEET AND RESERVES	2024-2025		
FUNDING			
ESTIMATED RECEIPTS			\$11,542,359
ESTIMATED OPERATING + CAPITAL EXPENDITURE			\$11,946,853
DIFFERENCE			-\$404,493
	From Unrestricted Cash Reserve		-\$404,493
	Total From CASH Reserves		-\$404,493
BALANCE			
	RESERVES 30/6/23	EXPECTED RESERVES 30/6/2024	EXPECTED RESERVES 30/6/2025
L.S.L.	\$400,875	\$400,875	\$446,575
PERSONAL LEAVE (Old EBA Provision)	\$0	\$0	\$0
REG. REFUSE SITE	\$100,000	\$150,000	\$150,000
BRIDGES	\$376,798	\$376,798	\$376,798
PLANT	\$453,364	\$453,364	\$453,364
QUARRY	\$80,000	\$80,000	\$80,000
WAYATINAH	\$50,000	\$50,000	\$50,000
LISTOWELL	\$80,000	\$80,000	\$80,000
PUBLIC OPEN SPACE	\$20,505	\$20,505	\$20,505
TOTAL	\$1,561,542	\$1,611,542	\$1,657,242
EXPECTED CASH BALANCE 30/6/2024			7,543,106
ADD ESTIMATED RECEIPTS 2024-2025			11,589,654
LESS ESTIMATED EXPENDITURE 2024-2025			11,946,853
ESTIMATED CASH BALANCE 30 JUNE 2025			7,185,907

Community Economic Development

Community & Economic Development

2024/2025 Budget

	BUDGET 2023/2024	Forecast Update 30/06/2024	Actual to 30/4/24	BUDGET 2023/2024	Change in Budget
Community & Economic Development Support	\$5,000	\$5,000	\$4,969	\$5,000	\$0
Support/Donations	\$10,000	\$10,000	\$12,785	\$10,000	\$0
Education Bursaries	\$1,800	\$1,800	\$0	\$1,800	\$0
Central Highlands School Support	\$3,000	\$3,000	\$0	\$3,000	\$0
Anzac Day	\$6,000	\$6,000	\$827	\$6,000	\$0
Hamilton Show	\$5,000	\$5,000	\$0	\$5,000	\$0
Australia Day	\$2,500	\$2,500	\$0	\$2,500	\$0
Church Grants	\$5,000	\$5,000	\$0	\$5,000	\$0
Suicide Prevention Program	\$2,000	\$2,000	\$0	\$2,000	\$0
Anglers Alliance Sponsorship	\$3,000	\$3,000	\$0	\$3,000	\$0
Royal Flying Doctor Service	\$1,000	\$1,000	\$0	\$1,000	\$0
Youth Activities	\$5,000	\$5,000	\$0	\$5,000	\$0
Australasian Golf Museum (contribution to power)	\$5,000	\$5,000	\$0	\$5,000	\$0
South-Central Region Projects	\$5,000	\$5,000	\$0	\$5,000	\$0
Local Govt Shared Services Project	\$2,000	\$0	\$0	\$0	(\$2,000)
200 Years of Hamilton Celebration	\$40,000	\$0	\$0	\$20,000	(\$20,000)
Health & Wellbeing Plan (2020-2025) Implementation	\$5,000	\$5,000	\$0	\$5,000	\$0
Visitors Centre	\$5,000	\$5,000	\$0	\$5,000	\$0
Community Grant Assistance	\$15,000	\$15,000	\$0	\$15,000	\$0
Design/Concept Contractors - Grants	\$25,000	\$0	\$0	\$25,000	\$0
Healthy Connect Project	\$10,000	\$10,000	\$0	\$10,000	\$0
Highlands Digest Support	\$10,800	\$10,800	\$10,889	\$10,800	\$0
Contribution Children's Services	\$5,500	\$5,500	\$5,000	\$5,500	\$0
Vietnam Veterans Support	\$0	\$0	\$0	\$1,500	\$1,500
Total Community & Economic Development Support & Donations	\$177,600	\$110,600	\$34,470	\$157,100	(\$20,500)

central highlands COUNCIL



ANNUAL PLAN 2024/2025

CURRENT COUNCILLORS ON 30 JUNE 2024



Loueen Triffitt
Mayor
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ltriffitt@centralhighlands.tas.gov.au



Jim Allwright
Deputy Mayor
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PREFACE

The 2024-2025 Annual Plan for the Central Highlands Council has been prepared and adopted by Council in accordance with Section 71 of the *Local Government Act 1993*.

The Plan outlines Council's strategic goals and objectives for the coming year.

Council adopted its 2024-2025 Budget Estimates at the Ordinary Council Meeting held at Bothwell on **Tuesday, 18 June 2024**.

Council has increased the General Rate by **5.1%** as well as all Fees and Charges.

All properties within the Central Highlands will contribute towards Council's solid waste costs with a solid waste charge and/or garbage charge being placed on all properties. As an offset, all ratepayers and residents will have free access to the Hamilton Refuse Disposal Site and Council Waste Transfer Stations. Disposal of tyres will incur a charge.

Pensioners may be eligible for a remission. Conditions apply as follows:

- You must be in receipt of one of the following concessions as of the 1 July 2024:
- Pensioner Concession Card (PCC), Health Care Card (HCC), Repatriation Health Card (i.e. Gold Card endorsed Total or Permanent Injury (TPI) or War Widow/Widower DVA.)
- You must have owned the property or be the eligible ratepayer listed on the property on or before the 1 July 2024.
- You must occupy the property as your principal place of residence on or before the 1 July 2024.

If you have already applied for a pensioner rate remission, please check that the remission is printed on your rates notice. If it does not appear on this notice, then please contact Council.

If you have not applied for a pensioner rate remission and the property is your principal place of residence, then please read the eligibility criteria above. If you believe that you are eligible to receive this remission, then you will need to fill out an application form by visiting the Council Office in Bothwell or Hamilton. Alternatively, you can contact Council and request a form to be sent to you or access this form from Council's website. However, applicants will need to provide a photocopy of their card along with their completed application form.

The Department of Treasury and Finance confirms your eligibility. They also set a maximum amount that can be claimed each year, and this is dependent on whether or not you also receive a remission on your water and sewage charges with TasWater.

All applications for a pensioner rate remission for the 2024-2025 financial year will need to be completed on or before the **31 March 2025**.

A fresh valuations of Council's Municipal area was undertaken last financial year, with valuations for rating purposes taking effect from 1 July 2022.

SUMMARY OF BUDGET ESTIMATES 2024-2025

Estimated Revenue of Council –	\$9,117,363
Estimated Capital Income of Council –	\$2,424,996
Estimated Expenditure of Council –	\$9,349,764
Estimated New Borrowings of Council –	N/A
Estimated Capital Works Program for Council -	\$5,022,085
Estimated Operating Surplus (Deficit)	(\$135,204)

**Budget Estimates may be altered during the financial year because of decisions of Council or amendments.*

OUR 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.

OUR 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.

OUR GOALS

1. Community Wellbeing – Build capacity to enhance community spirit and sense of wellbeing
2. Infrastructure and Facilities – Manage Council’s physical assets in an efficient and effective manner
3. Financial Sustainability – Manage Council’s finances and assets to ensure the long-term viability and sustainability of Council
4. Natural Environment – Encourage responsible management of the natural resources and assets in the Central Highlands
5. Economic Development – Encourage economic viability within the municipal area
6. Governance and Leadership – Provide governance and leadership in an open, transparent, accountable and responsible manner in the best interests of the community

FUNCTIONS OF THE COUNCIL AND COUNCILLORS

The Central Highlands Council is a body corporate established under the provisions of the *Local Government Act 1993*. Council's formal policy setting and decision making role is vested in its nine elected Councillors who meet every month in open Council. The Mayor is Council's chairperson and principal spokesperson.

Under Section 28 of the *Local Government Act 1993* -

- (1) A councillor, in the capacity of an individual councillor, has the following functions:
 - (a) to represent the community;
 - (b) to act in the best interest of the community;
 - (c) to facilitate communication by the council with the community;
 - (d) to participate in the activities of council;
 - (e) to undertake duties and responsibilities as authorised by council.

- (2) The councillors of a council collectively have the following functions:
 - (a) to develop and monitor the implementation of strategic plans and budgets;
 - (b) to determine and monitor the application of policies, plans and programs for –
 - (i) the efficient and effective provision of services and facilities; and
 - (ii) the efficient and effective management of assets; and
 - (iii) the fair and equitable treatment of employees of the council;
 - (c) to facilitate and encourage the planning and development of the municipal area in the best interests of the community;
 - (d) to appoint and monitor the performance of the general manager;
 - (e) to determine and review the council's resource allocation and expenditure activities;

- (f) to monitor the manner in which the services are provided by the council.
- (3) In performing any function under this Act or any other Act, a councillor must not:
- (a) direct or attempt to direct an employee of the council in relation to the discharge of the employee's duties; or
 - (b) perform any function of the mayor without the approval of the mayor.
- (4) A councillor is to represent accurately the policies and decisions of the council in performing the functions of councillor.

COUNCIL REVENUES

Council's principal funding is derived from the levying of rates, user pay charges and government grants. Rates are levied upon properties in relation to their Assessed Annual Value (AAV). The AAV is provided to Council by the Valuer-General. In the 2023 – 24 financial year the Valuer General provided fresh valuations of all Central Highlands properties. These valuations were effective for rating purposes from July 1, 2022.

The General Rate will be levied upon all rateable properties to provide the resources for all Council's activities, except for those services funded directly by a Service Charge. A charge of **\$331** will be levied on each household that has available the Garbage and Recycling Collection Service and applicable businesses will be charged **\$622**.

To help offset the cost of providing waste management to the Central Highlands by way of waste transfer stations, roadside domestic bins and the Hamilton Refuse Disposal Site, a Solid Waste Charge of **\$202** per annum applies to all non-vacant properties that are not on Council's door-to-door Garbage and Recycling Service with a charge of **\$105** for vacant properties and a charge of **\$593** for commercial properties.

Council has budgeted for an **5.1%** increase overall in the General Rate with 50% of the total General Rate Revenue being spread evenly over all ratepayers (**\$464.41 each**) and the remaining 50% General Rate has been calculated at 2.703392 cents per dollar of the AAV. Ratepayers have the opportunity to pay by four instalments but should note that a penalty of **10%** is applied on the amount of each instalment unpaid by the due date.

Ratepayers may also make more frequent payments. Payment options have been expanded and include payments by telephone, BPay and Internet facilities. Eftpos, cash and cheque facilities are available at both the Hamilton and Bothwell offices. Payment can also be made at Post Offices and over the phone to Service Tasmania Shops.

Council collects the Fire Levy on behalf of the State Government. A minimum Fire Levy of **\$49** will apply to all rateable properties.

Upon application and prior to the 31 March 2025, eligible pensioners or Health Care Card Holders will be granted a remission on the rates payable on their principal residence. The remission is funded by the State Government.

KEY FOCUS AREAS AND SUMMARY OF STRATEGIES AND INITIATIVES AS PER STRATEGIC PLAN 2015 - 2024

Goal 1 Community Wellbeing

Build Capacity to enhance community spirit and sense of wellbeing.

Strategies

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

2024-2025 Initiatives

- Continue support of local organisations and groups.
- Continue support of community groups and clubs through in-kind assistance as well as through Council's Community Grants Program.
- Continue the annual allocation of funds to local schools to assist with their programs for school children.
- Provide annual bursaries for a child at each local school continuing further education and annual citizenship awards.
- Continue to allocate funds and support for the provision of medical services to Bothwell and advocate for the reopening of services at Ouse.
- Support programs and activities that promote the health and wellbeing of our community.
- Continue to support regional groups of benefit to Central Highlands residents.
- Advocate on behalf of our community on regional, state and national issues.
- Continue with implementation and support the priorities listed in the Central Highlands Health & Wellbeing Plan 2020-2025.
- Continue to support and participate as a member of the Health Action Team Central Highlands (HATCH).
- Develop, in partnership with community organisations and members, to provide annual events in the Municipality like the Hamilton Show and Bushfest.

Goal 2 Infrastructure and Facilities

Manage Council's physical assets in an efficient and effective manner.

Strategies

- 2.1 Develop and implement a 10-year Asset Management Plan for all classes of assets.
- 2.2 Continue to work at regional and state levels to improve transport and infrastructure.
- 2.3 Seek external funding to assist with upgrading of existing infrastructure and funding of new infrastructure and facilities.
- 2.4 Ensure that the standard of existing assets and services are maintained in a cost-effective manner.

2024-2025 Initiatives

- Allocated appropriate funds to ensure that existing services and assets are maintained effectively.
- Annually review the 10-year Asset Management Plan to include all classes of assets.
- Complete as many Capital Works Projects within the Annual Budget Estimates 2024-2025.

Goal 3 Financial Sustainability

Manage Council's finances and assets to ensure long term viability and sustainability of Council.

Strategies

- 3.1 Manage finances and assets in a transparent way to allow the maximisation of resources to provide efficient and consistent delivery of services.
- 3.2 Review annually, Council's Long-Term Financial Management Plan and Long-Term Asset Management Plan.
- 3.3 Where efficiency gains can be identified, resource share services with other Local Government councils.
- 3.4 Increase the level of grant income where possible.
- 3.5 Encourage development to expand Council's rate base.
- 3.6 Identify revenue streams that could complement/substitute for existing resources.
- 3.7 Develop and maintain sound Risk Management processes.

2024-2025 Initiatives

- Identify appropriate grant funding to leverage Council funding for projects.
- Continually review, update Council policies regularly and Council's Risk Register.
- Continue participation in Council Shared Services and South Central Sub-Region Group, and identify other services that can be resource shared.

- Provide financial management reports to Council on a monthly basis.
- Ensure Annual Financial Statements are completed within the legal statutory timeframe.
- Ensure that staff are provided with continual training opportunities especially in Council's new financial software and records management systems.

Goal 4 Natural Environment

Encourage responsible management of the natural resources and assets in the Central Highlands.

Strategies

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

2024-2025 Initiatives

- Allocated 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.
- Work with other stakeholders, land managers and government agencies to ensure strategic weed control.
- Undertake roadside weed eradication.
- Monitor the usage of Council waste transfer stations, roadside bins and refuse site to ensure that the facilities meet the needs of our ratepayers and are maintained at an acceptable standard.

- Provide education and encouragement of recycling within the Municipality to extend the life of the Hamilton Refuse Site.
- Facilitate regular meetings of the Central Highlands Emergency Management Committee and ensure that the Central Highlands Emergency Management Plan is reviewed and remains current.
- Actively participate as a member of the Southern Tasmanian Regional Waste Authority.
- Introduce practices to accurately measure waste deposited at the Hamilton Landfill Site to determine the state waste levy to be paid.

Goal 5 Economic Development

Encourage economic viability within the Municipality.

Strategies

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

2024-2025 Initiatives

- Continue as a member of Destination Southern Tasmania.
- Continue as a member of Southern Tasmanian Councils Association (STCA) and Local Government Association of Tasmania (LGAT).
- Continue to support the annual Highlands Bushfest event and Hamilton Show.
- Continue provision of the tourism brochure through the Brochure Exchange facility, Brooke Street Pier, Spirit of Tasmania, and other visitor centres.
- Continue the roll out of the Highlands Tasmania Touring Map.
- Engage and strengthen the community by supporting community events and local initiatives that enhance visitation to the Central Highlands.
- Promotion of Central Highlands through production of material and via Council's website and Council's Facebook page.
- Continue support of the Highlands Digest to enable it to provide community information to residents and visitors.
- Continue to support local events that encourage visitation to the Central Highlands.
- Continue to support the Central Highlands Visitor Management Committee to optimise the use of the Centre and the disbursement 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.
- Work with the South Central Sub-Region Group through the South Central Workforce Network to provide training for jobseekers and connecting job seekers with relevant local 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

- 6.1 Ensure Council fulfills its legislative and governance responsibilities and its decision making, supported by sustainable policies and procedures.
- 6.2 Ensure that Council members have the resources and skills development opportunities to effectively fulfill their responsibilities.

- 6.3 Ensure appropriate management of risk associated with Council's operations and activities.
- 6.4 Provide a supportive culture that promotes the well-being of staff and encourages staff development and continuous learning.
- 6.5 Provide advocacy on behalf of the community and actively engage government and other organisations in the pursuit of community priorities.
- 6.6 Consider the Council's strategic direction in relation to resource sharing with neighbouring councils and opportunities for mutual benefit.
- 6.7 Support and encourage community participation and engagement.
- 6.8 Ensure that customers receive quality responses that are prompt, accurate and fair.
- 6.9 Council decision making will be always made in open council except where legislative or legal requirements determine otherwise.

2024-2025 Initiatives

- Annually review Council's Long-Term Financial Plan and Strategy, as well as all the Long-Term Asset Management Plans.
- Continually monitor and review Council's financial situation and report findings to Council, in a clear and transparent format on a monthly basis.
- Encourage staff to undertake training to further develop their skills.
- 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.
- Review the Risk Register at each Audit Panel Meeting.
- Ensure ongoing compliance with all legislation, regulations and codes of practice which impact upon Council.
- Continue to provide information to our community and ratepayers via newsletters, Council's article in the Highland Digest, our website and our Facebook page.
- Continually review Council policies and update as required.
- Participate in the Future of Local Government Review.

PUBLIC HEALTH STATEMENT

Council will:

- Ensure that Council complies with Public Health requirements.
- 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.
- Provide staff and Councillors with Influenza vaccinations if desired.

ANNUAL BUDGET ESTIMATES 2024 - 2025

Annual Budget Estimates Summary document forms Appendix A of this document.



CENTRAL HIGHLANDS COUNCIL COMMUNITY GRANTS PROGRAM APPLICATION FORM

Please ensure you have read and understand the Program Guidelines prior to completing this form. Please enclose your group/club's current financial statement.

1. APPLICATION & ORGANISATION DETAILS

Name of Project: Renovation of the Westerway Community Hall

Amount of Grant Requested: \$1500

Estimated Total Project Cost: \$11,352

Applicant Organisation: Westerway Community Hall Association Inc.

Contact Person's Name: Rob Clark



Fax: N/A



Signature

**Rob Clark
Public Officer
30/5/24**

What is the overall aim/purpose of the applying organisation?

To manage the Hall and encourage the community engagement of Westerway and Fentonbury residents and friends, through volunteering, community projects and social activities.

What is the membership of the organisation?

President: Patsy Clark
Secretary: Heather Chaplin
Treasurer: Annette Itchins
Public Officer/s: Rob Clark

2. ELIGIBILITY (see *Community Grant Program Guidelines*)

Is the organisation:

Yes Representative of the interests of the Central Highlands Community

Yes Incorporated

Yes Not for Profit

No Unincorporated

Yes A Hall Committee

OR

No An individual community member

Have you previously received funding from the Central Highlands Council? (*Please attached additional pages if required*) **No**

3. PROJECT DETAILS

Project Start Date: July 2024

Project Completion Date: August 2024

Project Objectives:

This project will remove and replace damaged, weathered and out-dated cladding on the Westerway Hall and is one of the final activities aimed at increasing the useability of the Hall as a community facility. Once fully renovated the Hall will once again become the focus of community engagement, fostering community connectiveness.

Over recent years many new residents have moved into the Westerway/Fentonbury area, young families have increased in number while many older residents have moved away. There is a general lack of opportunity for locals to enjoy a sense of community and “get to know” each other. To a varying extent this has resulted in a lack of pride in the area and a lack of connection to community. Many residents report concerning antisocial behaviour and are not confident in addressing these issues alone. The completion of the Hall Re-development Project will provide a hub around which to build community connectiveness, ownership and sense of pride.

4. COMMUNITY SUPPORT

What level of community support is there for this project?

The project is fully supported by the Westerway Community Hall Committee Executive and Members. The Committee (WCHC) is the proponent for this project and was established and incorporated in 2019/20 to take ownership of the Westerway Hall and associated assets with the purpose of re-developing the Hall as a community facility/hub around which to build and focus wider community engagement of families and friends of residents of Westerway and Fentonbury.

For these reasons the WCHC and community are supportive of this

project. The WCHC members represent a broad cross section of the local community, including those with interests in local business, hospitality, agriculture, agritourism, accommodation, forestry, natural resource management, local government, Bush Watch and outdoor recreation. Notably, the WCHC is made up of approximately equal membership from the DCV and CHC with the President, Vice President, Treasurer and Public Officer – all rate payers in the CHC. The WCHC recommends this project to the CHC.

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

The project involves the community through the WCHC and its members – during planning and delivery. Community members have contributed very significant in-kind/volunteer effort in past projects and will again provide volunteer support to the building works, with estimated volunteer hours being 75 to 100 hours.

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

The completed Hall Project will provide a community resource to residents. As a community hub the Hall will enable the strengthening of community connectiveness, sense of community ownership and increased pride in the area. This will be achieved by direct community involvement in the project, as well as locals observing progress and hearing increased positive feedback.

Examples of increased community engagement and involvement are evidenced by past attendance at social functions (e.g. National Boot Sale Event, Westerway Parties 2024 and a number of successful ANZAC Breakfasts following the Fentonbury ANZAC Service – the breakfast being made possible by support from the CHC).

5. COUNCIL SUPPORT

Are you requesting other Council support? E.g. parks, halls, telephones, fax, photocopying, computers, office accommodation, cleaning facilities, street closure. No

**Are you requesting participation by Councillors or Council Staff?
No**

If your application is successful, how do you plan to acknowledge Council's contribution? Through local press, social media, attendance of CHC elected members and staff to functions with associated acknowledgement and where appropriate, signage.

6. FUTURE APPLICATIONS AND THE SUCCESS THIS PROJECT

**Do you anticipate the organisation will apply for funding in the future:
YES but not funding to undertake current/known renovation plans**

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

In the short term the project which is the subject of this application, will be monitored and evaluated by the timely re-cladding of the Hall and the involvement of volunteers and community in the delivery.

In the longer term, evidence of the value of the Hall as a community asset will be assessed through greater community ownership and use of the facility by residents, families, friends and visitors to the area.

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	\$11,352	Government Grants	
Equipment		Trust/Foundations	
Premises		Donation from Business Westerway Berry Farm	\$1000
Vehicles		Special Funding – Hall Cash Reserves	\$4000
Other:		Gifts in Kind	
Other:		Other:	
Subtotal	\$11,352	Other	
		Subtotal	\$5000
Revenue		Anticipated	
Salaries (including super)		Government Grant – DVC, State and Federal Govt and/or grant funds from the Foundation of Rural and Regional Renewal	\$2300
Short-term contract fees		Central Highlands Grant	\$1500
Running costs		Trust/Foundations	
Production of information PR materials		Donations from Businesses	
Training staff/volunteers		Special Fundraising	
Travel		Gifts in kind (details) Trades discount to quote offered by Solutions in Steel (Proposed Builder)	\$2552
Rent		Cash Reserves	
Reference materials		Other:	
Other:			
Subtotal		Subtotal	
TOTAL	\$11,352	TOTAL	\$11,352



June 2024

Dear, General Manager, Mayor & Councillors

Reptile Rescue Inc. is an incorporated charity that has been operating in Tasmania since 1999 which coordinates the removal of errant snakes in every municipality in Tasmania (State wide), relying on a network of trained and approved independent field operatives (rangers).

In order that this service can function, we are asking for financial assistance from every council throughout Tasmania. As Reptile Rescue Inc. is a non for profit organisation it still comes with costs i.e. phone, liability insurance, out of pocket expenses for the rangers use of own vehicles.

We receive approx. 8,000 calls per year, and the phone is voluntary monitored 24/7.

The 2023 – 2024 annual financial donations would be to meet the running costs of this service, which are quite substantial each year. Payment by clients for service is applied directly by independent rangers trained and equipped at their own expense. Reptile Rescue Inc. has approximately eighty voluntary rangers on record.

In order that we can adequately service the state, we kindly request that you consider assisting in the implementation of this state wide incentive.

For any enquires call [REDACTED]

Yours sincerely,

Jodie Jones
Secretary
Reptile Rescue Inc.

[REDACTED]