

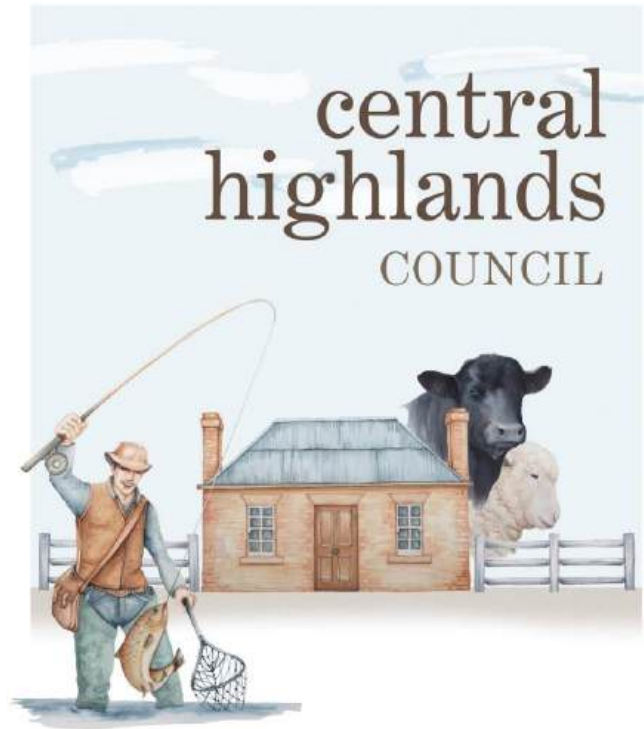
**COUNCIL MEETING
ATTACHMENTS**

15th October 2024

Bothwell Council Chambers

Table of Contents

AGENDA ITEM 2.1	3
Draft Minutes Ordinary Council Meeting (17 September 2024)	
AGENDA ITEM 2.2	48
Draft Minutes Planning Committee Meeting (8 October 2024)	
AGENDA ITEM 2.3	54
Draft Minutes Audit Panel Meeting (7 October 2024)	
AGENDA ITEM 2.4	58
Draft Minutes Bothwell Swimming Pool Committee Meeting (7 October 2024)	
AGENDA ITEM 2.5	62
Draft Minutes Independent Living Units Committee Meeting (2 October 2024)	
AGENDA ITEM 12.1	64
Development Application (Da2024/00003) Boundary Reorganisation 580 and 575 Dawson Road (Ct179591/7) Ouse Submitted By Dg Potter Surveyor on Behalf Of Sunray Strawberries Ltd And RI & KI Crawford:-	
• Development Application documents	
• Bushfire Hazard report – prepared by Chris Lyne (date April 2024)	
• Agronomy report – prepared by Nicholbrook Consulting	
• TPS Discretions 20.5.1 – Lot Design and 21.5.1 – Lot Design	
AGENDA ITEM 15.3	104
Townships Structure Planning Project – Progress Update	
Bothwell Structure Plan Draft	
Hamilton Structure Plan Draft	
Ouse Structure Plan Draft	
Appendix A: Background Report	
Appendix B: Consultation Summary	
Appendix C: Economic Report	
AGENDA ITEM 17.4	538
Recommendations from the Audit Panel Meeting	
Risk Management Policy	
Use of Council Vehicles Policy	
Purchasing & Payments Control Policy	
AGENDA ITEM 19.1	562
Draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2004.	
AGENDA ITEM 20.2	616
Work Health and Safety Policy (DRAFT)	
Work Health and Safety Policy (Existing)	



Council Meeting Minutes

17th September 2024

Hamilton Council Chambers

Notice of Meeting of Council – Tuesday 17th September 2024

To Councillors,

In accordance with the Local Government (Meeting Procedures) Regulations 2015, Notice is hereby given, that an Ordinary Meeting of Central Highlands Council is scheduled to be held in the Council Chamber, **Hamilton** on **Tuesday 17th September 2024**, commencing at **9.00am** with the business of the meeting to be in accordance with the following agenda paper.

In accordance with the Local Government (Meeting Procedures) Regulations 2015 Part 2, Division 1, a notice of the meeting was published on the Council website on 1 August 2024.

General Manager's Certification

PURSUANT to Section 65 (1) of the Local Government Act 1993, I hereby certify, with respect to the advice, information and/or recommendation provided for the guidance of Council in this Agenda, that:

- A. such advice, information and/or recommendation has been given by a person who has the qualifications or experience necessary to give such advice; and
- B. where any advice is given by a person who does not have the required qualifications or experience, that person has obtained and taken into account the advice from an appropriately qualified or experienced person.

Section 65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice.

Dated at Hamilton this **12th** day of **September 2024**.



Stephen Mackey
Acting General Manager

Order of Business

AUDIO RECORDING DISCLAIMER.....	5
ACKNOWLEDGEMENT OF COUNTRY	5
CONDUCT OF COUNCIL MEETING	5
1. PRESENT.....	6
1.1 IN ATTENDANCE.....	6
1.2 APOLOGIES.....	6
2. MINUTES.....	7
2.1 CONFIRMATION OF DRAFT ORDINARY COUNCIL MEETING MINUTES – 20 AUGUST 2024	7
3. DECLARATION OF PECUNIARY INTEREST AND CONFLICT OF INTEREST BY COUNCILLORS AND STAFF ..	7
3.1 DECLARATIONS OF PECUNIARY INTEREST	7
3.2 DECLARATIONS OF CONFLICT OF INTEREST	7
4. NOTIFICATION OF COUNCIL WORKSHOP(S) HELD.....	8
4.1 FUTURE WORKSHOP(S).....	9
5. MATTERS PROPOSED FOR CONSIDERATION IN CLOSED MEETING	9
6. CLOSURE OF THE MEETING TO THE PUBLIC	9
7. RE-OPEN MEETING TO THE PUBLIC	10
8. PUBLIC RELEASE ANNOUNCEMENT(S).....	10
9. PUBLIC QUESTION TIME	12
10. PETITIONS / DEPUTATIONS / PRESENTATIONS.....	13
10.1 PETITIONS	13
10.2 DEPUTATIONS.....	13
10.3 PRESENTATIONS	13
11. NOTICE OF MOTIONS.....	14
12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL’S STATUTORY LAND USE PLANNING SCHEME	14
13. MONTHLY MAYORAL AND ELECTED MEMBERS ACTIVITY	14
14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY WELL-BEING).....	17
15.1 WORKS & SERVICES MONTHLY REPORT – AUGUST 2024	18
15.2 OSTERLEY CHURCH AND CEMETERY.....	20
15.3 ENVIRONMENTAL PROTECTION AUTHORITY – 23/24 AUDIT OF ANNUAL PRODUCTION (LEVEL 1 AND LEVEL 2 EXTRACTIVE AND PROCESSING ACTIVITIES).....	21
16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – FINANCIAL SUSTAINABILITY	23
16.1 MONTHLY FINANCE REPORT TO 31 AUGUST 2024	23
16.2 REQUEST FOR RATES REMISSION – APSLEY CEMETERY	29

16.3 REQUEST FOR RATES REMISSION – WELLINGTON SKI AND OUTDOOR CLUB..... 29

16.4 DEVELOPMENT & ENVIRONMENTAL SERVICES..... 30

17.1 DERWENT CATCHMENT PROJECT 32

18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ECONOMIC DEVELOPMENT..... 33

19.1 RELATED PARTY DECLARATIONS – QUARTERLY UPDATE 34

19.2 INSTRUMENT OF DELEGATIONS – COUNCIL TO GENERAL MANAGER 35

19.3 RESPECTFUL RELATIONSHIPS POLICY 39

19.4 STATEMENT OF EXPECTATIONS..... 40

19.5 REPORT BY INDEPENDENT ADVISOR 42

20. SUPPLEMENTARY AGENDA ITEMS..... 45

21. CLOSURE 45

The meeting commenced at **9.00 a.m.**

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.

ACKNOWLEDGEMENT OF COUNTRY

I acknowledge and pay respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of this land on which we gather today and acknowledge and pay respect to Elders, past, present and emerging.

CONDUCT OF COUNCIL MEETING

Central Highlands Council takes safety seriously. We have a duty to ensure that we provide a safe workplace for our Employees, Councillors, Contractors and members of the public while present at Council's workplaces.

These premises form part of the Council's workplace, and it is expected that everyone who attends Council meetings will behave in a polite and respectful manner. People should refrain from using offensive or derogatory language or comments and not be aggressive, threatening or speak in a hostile manner.

1. PRESENT

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Archer (attended the meeting at 9.05a.m.) ; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; and Cr Y Miller

1.1 IN ATTENDANCE

Mr Stephen Mackey (Acting General Manager), Mr Peter West (Independent Advisor) and Mrs Katrina Brazendale (Minute Secretary).

1.2 APOLOGIES

Cr D Meacheam

2. MINUTES

2.1 CONFIRMATION OF DRAFT ORDINARY COUNCIL MEETING MINUTES – 20 AUGUST 2024

RESOLUTION 01/09.2024/C

Moved: Cr J Honner

Seconded: Cr R Cassidy

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 20 August 2024 be confirmed; subject to a minor amendment.

CARRIED

For the Motion

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

PURPOSE

The purpose of the report is to confirm the Council Minutes of the previous month. Copies of the minutes has been previously circulated to Councillors prior to the meeting.

Cr A Archer attended the meeting at 9.05 a.m.

3. DECLARATION OF PECUNIARY INTEREST AND CONFLICT OF INTEREST BY COUNCILLORS AND STAFF

3.1 DECLARATIONS OF PECUNIARY INTEREST

PURPOSE

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 declaration was recorded:-

Closed Item 4.4 Notice of Motion - Acting General Manager Stephen Mackey

3.2 DECLARATIONS OF CONFLICT OF INTEREST

PURPOSE

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.

The following declaration was recorded:-

Closed Item 4.4 Notice of Motion - Acting General Manager Stephen Mackey

4. NOTIFICATION OF COUNCIL WORKSHOP(S) HELD

RESOLUTION 02/09.2024/C

Moved: Cr Y Miller

Seconded: Cr J Hall

THAT the Council notes the following Council Workshop conducted by Council since its last 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; and Cr Y Miller.

Date	Attendance	Purpose
10/09/2024	<p>Present: 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.</p> <p>Mr Stephen Mackey (Acting General Manager), Mr Graham Rogers (Manager Development & Environmental Services), Mr Paul West (Independent Advisor) and Mrs Katrina Brazendale (Executive Assistant).</p> <p>Apologies: Nil</p>	<p><i>Paul West</i></p> <ul style="list-style-type: none"> • <i>Mediation</i> • <i>Workplace Culture, Health & Safety</i> • <i>Respectful Relationships Policy</i> • <i>Statement of Expectations</i> <p><i>Hydro</i></p> <ul style="list-style-type: none"> • <i>Tarraleah Redevelopment update</i> <p><i>Telstra</i></p> <ul style="list-style-type: none"> • <i>Pelham Tower update</i>

PURPOSE

The purpose of the report is to note the Council Workshop(s).

4.1 FUTURE WORKSHOP(S)

PURPOSE

The purpose of the report is for Councillors to note the Council Workshop date(s).

The proposed next Council Workshop will be held on the following date(s).

- 8th October 2024 (Bothwell Office)

5. MATTERS PROPOSED FOR CONSIDERATION IN CLOSED MEETING

Motion below

6. CLOSURE OF THE MEETING TO THE PUBLIC

RESOLUTION 03/07.2024/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 an absolute majority, close the meeting to the public to consider the following matters in Closed Session:

Item Number	Matter	Outcome
2.1	Confirmation of the Minutes - Closed Session of the Ordinary Meeting of Council held on 20 August 2024.	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.
4.1	Rates Exemption Request	Regulation 15 (4)(a)(b) of the Local Government (Meeting Procedures) Regulations 2015 – legal action taken by or involving council; or possible future legal action that may be taken or may involve the Council).
4.2	Resealing Tender	Regulation 15 (2)(d) of the Local Government (Meeting Procedures) Regulations 2015 – contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
4.3	Stabilization Tender	Regulation 15 (2)(d) of the Local Government (Meeting Procedures) Regulations 2015 – contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal

4.4	Notice of Motion	Regulation 15 (2)(g) of the Local Government (Meeting Procedures) Regulations 2015 – information of a personal and confidential nature or information provided to the council on the condition it is kept confidential
-----	------------------	--

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; and Cr Y Miller.

PURPOSE

Under 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.

MEETING CLOSED to the public at **9.14 am**.

7. RE-OPEN MEETING TO THE PUBLIC

The meeting re-opened to the public at **10.10 am**. 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.

8. PUBLIC RELEASE ANNOUNCEMENT(S)

The Chairperson announced that pursuant to Regulation 15(8)(9) of the Local Government (Meeting Procedures) Regulations 2015 and having considered privacy and confidential issues, the Council authorised the release to the public of the following discussions, decisions, reports or documents relating to the closed meeting:

Item Number	Matter	Decision
2.1	Confirmation of the Minutes - Closed Session of the Ordinary Meeting of Council held on 20 August 2024.	THAT the Minutes of the Closed Session of the Ordinary Meeting of Council held on 20 August 2024 be confirmed.

<p>4.1</p>	<p><i>Rates Exemption Request</i></p>	<p>THAT council denied the exemption of the general rate component, for the property PID 5005679, for the 2024/25 financial year.</p>
<p>4.2</p>	<p><i>Resealing Tender</i></p>	<p>THAT the Resealing Tender be awarded to Roadways Pty Ltd.</p>
<p>4.3</p>	<p><i>Stabilization Tender</i></p>	<p>THAT the Stabilization Tender be awarded to AWC Pty Ltd.</p>
<p>4.4</p>	<p><i>Notice of Motion</i></p>	<p>THAT Council extend Mr Stephen Mackey's contract for the Acting General Manager position</p>

9. 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.

Two members (Damian Bester and Steve Loring) of the public were in the gallery – No questions raised

10. PETITIONS / DEPUTATIONS / PRESENTATIONS

10.1 PETITIONS

Nil

10.2 DEPUTATIONS

Nil

10.3 PRESENTATIONS

Nil

11. NOTICE OF MOTIONS**PURPOSE**

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.*

Nil

12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

The Chairperson is to advise the meeting if the Council (or a Council Committee) intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

The General Manager is to ensure that the reasons for a decision by the Council (or a Council Committee) acting as a Planning Authority are recorded in the minutes.

Any alternative decision the Council may make to a recommendation appearing on the Agenda requires a full statement of reasons in order to maintain the integrity of the planning approval process and to comply with the requirements of the *Judicial Review Act 2000*.

Nil

13. MONTHLY MAYORAL AND ELECTED MEMBERS ACTIVITY**RESOLUTION 04/09.2024/C**

Moved: Cr J Honner

Seconded: Cr Y Miller

THAT the Council notes the Mayoral and Elected Members Activities.

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; and Cr Y Miller.

PURPOSE

This report aims to provide an overview of the Mayor and Elected Member's monthly activities.

BACKGROUND

The Mayor and Elected members can provide an activity report each month summarising any civic events they attend.

DISCUSSION

The Mayor and Elected Members represent the council at public and civic events and are the political interface between other bodies, governments, and the Council. In accordance with the Local

Government Act 1993, the Mayor is designated as the spokesperson for the Council as well as a representative for the Council on regional organisations and at intergovernmental forums at regional, state, and federal levels. Reports below are provided outside the general functions of a Councillor, whereby Councillors meet with ratepayers and attend workshops.

15 August 2024 to 11 September 2024

Mayor Loueen Triffitt

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting, Bothwell
21 August 2024	Telemeeting TFS
26 August 2024	ABC Interview
1 September 2024	Telemeeting with the Premier of Tasmania, Telemeeting with Guy Barnett MP, Telemeeting with Derwent Valley Council Mayor
2 September 2024	Flood Meeting at Ouse, Telemeeting with Jane Howlett MP
3 September 2024	Telemeeting with Felix Ellis MP and onsite meeting at Ouse
4/5 September 2024	LGAT Conference, Hobart
7 September 2024	Bothwell Football Club Trophy Presentation, Bothwell
10 September 2024	Council Workshop, Bothwell

- Business of Council x **10**
- Ratepayer and community members – communications **9**
- Elected Members - communications **9**
- Council Management communications **10**

Deputy Mayor J Allwright

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr A Archer

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr A Bailey

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr R Cassidy

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr J Hall

18 August 2024	Vietnam Veterans Day Commemorative Service (New Norfolk)
20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr J Honner

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr D Meacheam

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

Cr Y Miller

20 August 2024	Ordinary Council Meeting, Bothwell
20 August 2024	Town Structure Plan Project Steering Group Meeting
10 September 2024	Council Workshop, Bothwell

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY WELL-BEING)

Build capacity to enhance community spirit and sense of wellbeing

- 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 tiers 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

14.1 HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT

Due to Staff Leave a report has not been provided this month.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE AND FACILITIES)

Manage Council’s physical assets in an efficient and effective manner	
2.1	Develop and implement a 10 year Asset Management Plan for all classes of assets
2.2	Continue to lobby 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

15.1 WORKS & SERVICES MONTHLY REPORT – AUGUST 2024

RESOLUTION 05/09.2024/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT the Works & Services monthly report for August 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; and Cr Y Miller.

REPORT BY

Jason Branch, Works & Services Manager

BACKGROUND

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

Grading & Sheeting	Rotherwood Road, Tor Hill Road, Meadsfield Road
Maintenance Grading	Weasel Plains Road
Potholing / shouldering	Laycock Drive, Dennistoun Road, Gully Road, Bridge Road, Old Mans Head, Tunbridge Teir
Spraying:	
Culverts / Drainage:	Jones River Road, Dawson Road, Dennistoun 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:	Repair flood damage on Clarence River Bridge 14 Mile Road

Refuse / recycling sites:	Cover Hamilton Tip twice weekly
Other:	Remove land slip Strickland Road and Victoria Valley Road Remove 14 fallen trees on 14 Mile Road Remove fallen trees Ellendale Road Remove fallen tree Waddamana Road Remove fallen tree Belchers Road Remove fallen trees Browns Marsh Road Remove fallen trees Victoria Valley Road Remove fallen tress Strickland Road Repair damaged road and culverts Bashan Road after flood Repair flood damage on Bridge Pine Teir Repair signs Hollow Tree Road and Ellendale Road Replace sign Reynolds Neck Road Repair Green Valley Road after flood damage Repair Waddamana Road after flood damage Clean storm water pits Bothwell township Repair leaking hose Bothwell caravan park Repair broken tap Ouse Park Repair broken storm water connection Ouse Clean town drains Wayatinah Repair wash out tip road
Slashing:	Rose Hill Road Hollow Tree 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:	
Plant:	PM705 Mack truck new rear shocks PM821 Komatsu grader new door window PM794 JCB backhoe hose repair PM676 Kobelco excavator hose repairs PM817 Toyota Hilux service Repairs to small plant PM687 Western Star service PM848 Ford Ranger serviced
Private Works:	Kevin Towns gravel delivery Greg Ramsey gravel delivery Brett speed concrete mix and water delivery D and L Cawthorn water delivery R and P Hill gravel delivery S Clay water delivery G Ramsey black max pipe
Casuals	<ul style="list-style-type: none"> • Toilets, rubbish and Hobart • Hamilton general duties
Program for next 4 weeks	Continue repair flood damage on Municipal Roads Re-sheeting Municipal Roads

	Repair flood damage to road and bridge at Gowen Brea Repairs to defects Hollow Tree Road and Dennistoun Road Potholes Municipal Roads Upgrades to Softfall areas Queens Park and Hamilton Park Repair squashed storm water pipe Ellendale Road
--	--

Council wanted to acknowledged the services provided by the outdoor staff and management during the rescent weather event.

15.2 OSTERLEY CHURCH AND CEMETERY

RESOLUTION 06/09.2024/C

Moved: Cr J Honner

Seconded: Cr J Hall

THAT Council advise the Local Government Division that they accept the tracked changes made to the Cemetery Management guidelines St James the Lees Cemetery Osterley 79 Church Road, Osterley 7140.

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; and Cr Y Miller.

REPORT BY

Stephen Mackey, Acting General Manager

ATTACHMENTS

[Tracked version of the Management Guidelines](#)

BACKGROUND

The following motion was put and carried at the Council Meeting on the 6th December 2022.

THAT if the Committee purchased The Osterley Church and Cemetery, Council would then maintain the Church and Cemetery with Council becoming the Cemetery Manager.

This motion was passed 7/2

In September There was an Email from the Acting General Manager responding to an email from Justine McGuinness regarding funding received to date.

The response was that \$25, 805 GST inc. were sent out and \$23230 has been received to date. Hence \$2,575 is still outstanding.

Council is currently reviewing the draft contract which was only provided on Thursday 21 September 2023.

It would appear that an amended contract for sale was signed on the 6th November 2023

On the 1 July 2024 the following email was forwarded by the Acting General Manager Adam Wilson to Justin McGuinness "Council has been working with the Department of Premier and Cabinet

regarding the Cemetery Management Process, once this is approved by DPAC the Council will purchase the property as per the contract signed with the vendor.

Currently the vendor is maintaining the property until the titles are transferred to Council

On the 22nd August 2024 an email was received from Dr Katrena Stephenson stating as follows:

The Local Government Division need a certified copy of Adam's Police Check

- There is a tracked updated version of the Management Guidelines which the Local Government Division are happy with but needs to be reviewed at Council's end particularly could you please confirm you are happy that any revenue is allocated to maintenance (this is the simplest approach) as opposed to being treated as general revenue.

Also required is a copy of the burial application form (if there isn't one for Osterley, can you send me the Bothwell one). If there is a reservation form for Bothwell, could you also send that,

These need to be done before the assessment can be completed and approval given.

Andrew has strongly suggested that Council develop a policy rather than just publishing the Management Guidelines. This would need to be approved by Council but does not affect the approval/sale process timelines.

Katrena has offered to develop a policy that could combine Bothwell and Osterley into one policy document. It makes it easier for council to make changes later. There is no real time imperative for this.

I have reviewed the changes proposed for the Cemetery Management guidelines St James the Lees Cemetery Osterley, 79 Church Road, Osterley 7140 and suggest that in the most part they are emending typo error or formatting.

In response to Dr Katrena's email, I advised that as worded in the Management Guidelines Council will apply to revenue received will be allocated to maintenance.

I also forwarded a certified copy of Adam Wilsons Police Check.

15.3 ENVIRONMENTAL PROTECTION AUTHORITY – 23/24 AUDIT OF ANNUAL PRODUCTION (LEVEL 1 AND LEVEL 2 EXTRACTIVE AND PROCESSING ACTIVITIES)

RESOLUTION 07/09.2024/C

Moved: Cr R Cassidy

Seconded: Deputy Mayor J Allwright

THAT Council discuss and note the report.

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; and Cr Y Miller.

REPORT BY

Stephen Mackey, Acting General Manager

BACKGROUND

In developing the inaugural Regulatory Strategy for 2024-2026 (Regulatory Strategy EPA Tasmania), the EPA identified this as one of four requiring a focus over the next few years. We determined that in the first instance a better understanding of the magnitude of the issue is fundamental on a consistent, informed, and contemporary approach to preventing and responding to unauthorised production and processing increases at quarries which extract and/or process.

Accordingly, the EPA has undertaken a desktop audit of 26 level 1 and 16 level 2 extractive and processing activities (EMPCAS A Schedule 2 type: 5A, 5B, 6A2) randomly selected and representing a nominal 10 percent of both level 1 and level 2 activities state-wide. The audit assessed permitted annual production quantities against quarterly production returns for the period 2020-2023 provided to the EPA by Mineral Resources Tasmania.

The audit found just over 80 percent (21) of audited level 1 quarries were compliant, and almost 20 percent (5) were non-compliant with their production and processing limits. Of the level 2 activities, nearly 88 percent (14) were compliant while 12 percent (2) were non-compliant. These results show the overall level of compliance for the audited activities is encouraging but that there remains room for improvement among the remainder.

Every operator of a quarry included in the audit will receive a letter advising the outcome the findings for each activity covered by the audit will be reviewed to guide potential mitigation measures by the operator. The EPA will determine an appropriate regulatory response to operators of non-compliant activities. This can range from facilitating greater awareness of regulatory limits, to formal warnings, to fines, to investigation, with a view to court prosecutions, depending on the circumstances.

Should non-compliance be found regarding a level 1 activity within your municipality you will be notified in the event there may be planning matters for council to consider.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – FINANCIAL SUSTAINABILITY)

Manage Council's finances and assets to ensure long term viability and sustainability of Council

- 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, Councils Long Term Financial Management Plan and Council's Long Term Asset Management Plan
- 3.3 Where efficiency gains can be identified, resource share services with other local government councils
- 3.4 Endeavour to, and continue to lobby for, an increase in the level of grant income
- 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

16.1 MONTHLY FINANCE REPORT TO 31 AUGUST 2024

RESOLUTION 08/09.2024/C

Moved: Cr Y Miller

Seconded: Cr J Hall

THAT the Monthly Finance Report to 31 August 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; and Cr Y Miller.

REPORT BY

Zeeshan Tauqeer, Accountant

BACKGROUND

The following Finance reports are tabled for period ending **31 August 2024**

	BUDGET	ACTUAL TO	ACTUAL TO	% OF BUDGET	BALANCE OF
	2024/2025	31-Aug-23	31-Aug-24	SPENT	BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN HAMILTON	\$1,870,264	\$306,855	\$306,855	16.41%	\$1,563,409
ELECTED MEMBERS EXPENDITURE(AMEH)	\$256,040	\$34,499	\$34,499	13.47%	\$221,541
MEDICAL CENTRES(MED)	\$127,141	\$6,709	\$6,709	5.28%	\$120,432
STREET LIGHTING(STLIGHT)	\$34,357	\$6,416	\$6,416	18.67%	\$27,941
ONCOSTS	(\$498,049)	\$197,255	\$197,255	-39.61%	(\$695,304)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(CDR+EDEV)	\$440,791	\$52,656	\$52,656	11.95%	\$388,135
TOTAL CORPORATE & FINANCIAL SERVICES	\$2,230,544	\$604,390	\$604,389	27.10%	\$1,626,155
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN BOTHWELL	\$321,446	\$60,895	\$60,895	18.94%	\$260,551
ENVIRON HEALTH SERVICES (EHS)	\$33,455	\$4,444	\$4,444	13.28%	\$29,011
ANIMAL CONTROL(AC)	\$11,375	\$1,093	\$1,093	9.61%	\$10,282
PLUMBING/BUILDING CONTROL (BPC)	\$182,083	\$18,802	\$18,802	10.33%	\$163,281
SWIMMING POOLS (POOL)	\$30,241	\$2,688	\$2,688	8.89%	\$27,553
DEVELOPMENT CONTROL (DEV)	\$351,850	\$42,282	\$42,282	12.02%	\$309,568
WASTE SERVICES	\$928,956	\$104,815	\$104,815	11.28%	\$824,141
ENVIRONMENT PROTECTION (EP)	\$41,357	\$0	\$0	0.00%	\$41,357
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$1,900,763	\$235,019	\$235,020	12.36%	\$1,665,743
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$287,145	\$21,951	\$21,951	7.64%	\$265,194
CEMETERY (CEM)	\$16,732	\$0	\$0	0.00%	\$16,732
HALLS (HALL)	\$69,722	\$36,218	\$36,218	51.95%	\$33,504
PARKS AND GARDENS(PG)	\$97,057	\$12,723	\$12,723	13.11%	\$84,334
REC. & RESERVES(Rec+tennis)	\$119,900	\$12,937	\$12,937	10.79%	\$106,963
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$193,285	\$1,258	\$1,258	0.65%	\$192,027
HOUSING (HOU)	\$116,424	\$53,506	\$53,506	45.96%	\$62,918
CAMPING GROUNDS (CPARK)	\$18,884	\$695	\$695	3.68%	\$18,189
LIBRARY (LIB)	\$2,346	\$1,687	\$1,687	71.90%	\$659
ROAD MAINTENANCE (ROAD)	\$1,056,382	\$34,420	\$34,420	3.26%	\$1,021,962
FOOTPATHS/KERBS/GUTTERS (FKG)	\$13,813	\$111	\$111	0.80%	\$13,702
BRIDGE MAINTENANCE (BRI)	\$23,026	\$0	\$0	0.00%	\$23,026
PRIVATE WORKS (PW)	\$50,743	\$0	\$0	0.00%	\$50,743
SUPER. & I/D OVERHEADS (SUPER)	\$812,468	\$297,836	\$297,836	36.66%	\$514,632
QUARRY/GRAVEL (QUARRY)	(\$181,998)	\$75,955	\$75,955	-41.73%	(\$257,953)
NATURAL RESOURCE MANAGEMENT(NRM)	\$128,847	\$25,000	\$25,000	19.40%	\$103,847
SES (SES)	\$2,000	\$0	\$0	0.00%	\$2,000
PLANT MTCE & OPERATING COSTS (PLANT)	(\$116,000)	\$146,820	\$146,820	-126.57%	(\$262,820)
DRAINAGE (DRAIN)	\$42,124	\$658	\$658	1.56%	\$41,466
OTHER COMMUNITY AMENITIES (OCA)	\$40,559	\$8,105	\$8,105	19.98%	\$32,454
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$0	\$184	\$184	#DIV/0!	(\$184)
TOTAL WORKS & SERVICES	\$2,793,459	\$730,064	\$730,063	26.13%	\$2,063,396
DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$2,230,544	\$604,390	\$604,389	27.10%	\$1,626,155
Dev. & Environmental Services	\$1,900,763	\$235,019	\$235,020	12.36%	\$1,665,743
Works & Services	\$2,793,459	\$730,064	\$730,063	26.13%	\$2,063,396
Total All Operating	\$6,924,766	\$1,569,473	\$1,569,472	22.66%	\$5,355,294

Rates Reconciliation as at 31 AUG 2024

	<u>2023</u>	<u>2024</u>
Rates in Debit 31st August	\$135,606.82	\$196,877.36
Rates in Credit 31st August	-\$171,244.88	-\$145,341.00
Balance 31st of August	-\$35,638.06	\$51,536.36
Rates Raised	\$4,469,589.38	\$4,716,976.66
Penalties Raised	\$0.00	\$0.00
Supplementaries/Debit Adjustments	\$5,045.81	\$8,235.53
Total Raised	\$4,474,635.19	\$4,725,212.19
Less:		
Receipts to Date	\$1,862,844.67	\$1,907,910.91
Pensioner Rate Remissions	\$116,719.22	\$126,625.53
Remissions/Supplementary Credits	\$116,719.22	\$7,541.86
Balance	\$2,342,714.02	\$2,734,670.25

Bank Reconciliation as at 31 AUG 2024

	2023	2024
Balance Brought Forward	\$9,512,558.74	\$6,715,058.11
Receipts for month	\$1,433,086.47	\$1,472,652.18
Expenditure for month	\$887,630.27	\$1,086,529.10
	<hr/>	<hr/>
Balance	\$10,058,014.94	\$7,101,181.19
	<hr/> <hr/>	<hr/> <hr/>
Represented By:		
Balance Commonwealth Bank	\$2,953,394.98	\$1,943,702.31
Balance Westpac Bank	\$748,359.03	\$378,341.14
Investments	\$6,355,710.93	\$4,778,587.74
Petty Cash & Floats	\$550.00	\$550.00
	<hr/>	<hr/>
	\$10,058,014.94	\$7,101,181.19
Plus Unbanked Money	\$0.00	
	<hr/>	<hr/>
	\$10,058,014.94	\$7,101,181.19
Less Unpresented Cheques	\$0.00	\$0.00
Unreceipted amounts on bank statements	\$0.00	
	<hr/>	<hr/>
	\$10,058,014.94	\$7,101,181.19
	<hr/> <hr/>	<hr/> <hr/>

BANK ACCOUNT BALANCES AS AT 31 AUG 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				2,953,394.98	1,943,702.31
	11106 Bank 02 - Westpac - Direct Deposit Account				748,359.03	378,341.14
	11110 Petty Cash				350.00	350.00
	11115 Floats				200.00	200.00
	11199 TOTAL CASH AT BANK AND ON HAND				3,702,304.01	2,322,593.45
11200 Investments						
	11207 Bank 6	30 days	4.13	4/09/2023	1,065,538.58	0.00
	11207 Bank 5	90 days	4.85	26/09/2023	3,031,386.00	0.00
	11115 Bank 04	60 days	4.54%	28/10/2024	2,650,021.06	2,181,413.26
	11110 Tascorp	92days	4.80%	27/09/2024	80,346.47	84,217.27
	11115 Bank 16	32days	4.34%	16/09/2024	2,178,439.88	2,512,957.21
	11299 TOTAL INVESTMENTS				4,908,807.41	4,778,587.74
	TOTAL BANK ACCOUNTS AND CASH ON HAND				9,316,681.43	7,101,181.19

Comprehensive Income Statement

31/08/2024

Recurrent Income	Budget 2023-2024	Actual to date prior year	Actual to Date	Budget 2024-2025	Variation from YTD Budget %	Comments
Rates Charges	\$4,469,863	\$1,047,809	\$802,739	\$4,682,233	(83)%	
User Fees	\$355,450	\$48,696	\$48,696	\$494,250	(7)%	
Grants - Operating	\$124,860	\$535	\$535	\$30,000	(15)%	
Other Revenue	\$453,200	\$824,864	\$824,864	\$704,366	100%	
Grants received in Advance	\$3,291,586		\$2,918,101	\$3,206,515		FAGs received Jun 2023 for 2023/24
Total Revenues	\$8,694,959	\$1,921,904	\$4,594,935	\$9,117,364	34%	
Expenditure						
Employee Benefits	\$2,553,663	\$542,528	\$542,528	\$2,584,261	4%	
Materials and Services	\$2,012,016	\$226,022	\$226,022	\$2,447,768	(7)%	
Other Expenses	\$1,715,852	\$718,627	\$718,627	\$1,892,738	21%	
Depreciation and Amortisation	\$2,260,000	\$0	\$0	\$2,327,800	(17)%	
Total Expenditure	\$8,541,531	1,487,177	1,487,176	9,252,567	(1)%	
Operating Surplus(Deficit)	(139,593)	434,727	3,107,759	(135,204)		
Capital Grants & Other	\$2,407,078	\$2,031	\$2,031	\$2,424,996		
Surplus(Deficit)	2,241,741	436,758	3,109,790	2,289,792		
Capital Expenditure	\$8,107,503	\$658,959	\$2,868,410	\$5,022,085		

16.2 REQUEST FOR RATES REMISSION – APSLEY CEMETERY**RESOLUTION 09/09.2024/C****Moved:** Cr J Honner**Seconded:** Deputy Mayor J Allwright

THAT Council remit the general rates of \$583.36 for the cemetery 316 Lower Marshes Road, Apsley (PID 5011016).

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; and Cr Y Miller.

REPORT BY

Stephen Mackey, Acting General Manager

BACKGROUND

Council has received a letter from Susan Webb requesting a remission of the general rate for the Apsley cemetery.

Last year the Central Highlands Council were kind enough to provide a remission of the rates non the Cemetery located at 316 Lower Marshes Road, Apsley. The situation in relation to the cemetery has not changed we independently maintain both the church building and the cemetery site.

Members of the public always have access to the site, and through the retention of the operational cemetery, local members of the community can be buried near family members.

We would like to seek Council's consideration of rate relief for the cemetery.

16.3 REQUEST FOR RATES REMISSION – WELLINGTON SKI AND OUTDOOR CLUB**RESOLUTION 10/09.2024/C****Moved:** Cr J Honner**Seconded:** Deputy Mayor J Allwright

THAT Council remit the general rate of \$501.18 for the Wellington Ski and Outdoor Club (PID 5475494).

CARRIED 6/2**For the Motion**

Deputy Mayor J Allwright; Cr A Archer; Cr A Bailey; Cr R Cassidy; Cr J Hall and Cr J Honner.

Against the Motion

Cr Y Miller and Mayor L Triffitt

REPORT BY

Sharee Nichols, Finance Officer

BACKGROUND

An email request has been received for consideration by Council of a remission for the property which contains 2 huts, Joe Slatter Hut and Gingerbread Hut, and are on leased land (Property ID 5475494).

The Wellington Ski and Outdoor Club Inc. is a family based, not for profit club, the club asks Council to revoke the rates notices for the following reasons:

1. The two huts are used by the general public as shelter huts during all seasons;
2. There are no roads or other services provided by the Council to the area;
3. The Club is a family-based club and not a commercially run organisation; and
4. Their members volunteer their time and funds to assist with the maintenance of these facilities used by the general public.

The two huts are in effect a community asset and provide basic and emergency shelter for visitors to Mt Rufus.

16.4 DEVELOPMENT & ENVIRONMENTAL SERVICES

RESOLUTION 11/09.2024/C

Moved: Cr A Archer

Seconded: Cr J Hall

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; and Cr Y Miller.

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
2024/48	S Shanmugam	177 Ellendale Road, Westerway	Dam Construction Work

DISCRETIONARY

DA NO.	APPLICANT	LOCATION	PROPOSAL
2024/49	Catalyst Design & Drafting (Peter Brown)	2591 Interlaken Road, Interlaken	Additions and Visitor Accommodation (3 Cabins)

ANIMAL CONTROL

Total Number of Dogs Registered in 2023/2024 Financial Year – 998

Total Number of Kennel Licences Issued for 2023/2024 Financial Year – 29

2024/2025 Dog Registration Renewal have been issued and are due by 31 July 2024.

Statistics as of 10 September 2024	
Number of Dogs Impounded during last month	0
Number of Dogs Currently Registered	873
Number of Dogs Pending Re-Registration	74
Number of Kennel Licence Renewals	32

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – NATURAL ENVIRONMENT)

Encourage responsible management of the natural resources and assets in the Central Highlands.

- 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

17.1 DERWENT CATCHMENT PROJECT

RESOLUTION 12/09.2024/C

Moved: Cr J Honner

Seconded: Deputy Mayor J Allwright

THAT the Derwent Catchment Project Annual Report for 2023/2024 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; and Cr Y Miller.

REPORT BY

Josie Kelman – CEO Derwent Catchment Project

ATTACHMENTS

[Derwent Catchment Annual Report 2023/2024](#)

BACKGROUND

The 2023/2024 Annual Report for the Derwent Catchment Project has been provided for Council and the public to view.

18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ECONOMIC DEVELOPMENT)

Encourage economic viability within the municipality

- 5.1 Encourage expansion in the business sector and opening of new market opportunities
- 5.2 Support the implementation of the Southern Highlands Irrigation Scheme
- 5.3 Continue with the Highlands Tasmania and Bushfest 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

Nil

19. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GOVERNANCE AND LEADERSHIP)

Provide governance and leadership in an open, transparent, accountable and responsible manner in the best interests of our community

- 6.1 Ensure Council fulfils its legislative and governance responsibilities and its decision making is supported by sustainable policies and procedures
- 6.2 Ensure that Council members have the resources and skills development opportunities to effectively fulfil 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 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.

19.1 RELATED PARTY DECLARATIONS – QUARTERLY UPDATE

REPORT BY

Katrina Brazendale, Executive Assistant

BACKGROUND

As part of Council's legislative requirements under the AASB 124 Related Party Disclosures, local governments must disclose related party relationships, transactions and outstanding balances, including commitments, in the annual financial statements.

All Councillors and Senior Managers must declare any close family member or any entities that they control or jointly control, which have any transactions between them and Council; whether it is monetary or not, needs to be identified and disclosed.

These declarations are completed an annual basis but from time to time, circumstances may change throughout any one year and therefore, a new updated declaration must be completed.

NOTED

19.2 INSTRUMENT OF DELEGATIONS – COUNCIL TO GENERAL MANAGER**RESOLUTION 13/09.2024/C****Moved:** Cr R Cassidy**Seconded:** Cr J Honner

That Council:

1. Pursuant to the powers of section 22 of the *Local Government Act 1993*, delegates the exercise and performance of all the functions and powers as listed in the attached table (except those specifically relating to the *Land Use Planning and Approvals Act 1993* and *Land Use Planning and Approvals Regulations 2014*) to the General Manager, or a person acting/appointed in that capacity, on the following conditions:
 - i) each delegation is subject to the conditions or restrictions (if any) referred to in the table to this delegation;
 - ii) each delegation is subject to such policies, policy guidelines and directions as the Council may determine from time to time; and
 - iii) each delegation is subject to the provision of any Act.
2. The General Manager is authorised pursuant to Section 64 of the *Local Government Act 1993* to further delegate such powers and functions to employees of the Council as considered appropriate.

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; and Cr Y Miller.

RESOLUTION 14/09.2024/C**Moved:** Cr R Cassidy**Seconded:** Deputy Mayor J Allwright**THAT** the Council acting in its role as the Planning Authority:

1. Pursuant to section 6 of the *Land Use Planning and Approvals Act 1993*, delegates the exercise and performance of the functions and powers in the attached table specifically relating to the *Land Use Planning and Approvals Act 1993* and *Land Use Planning and Approvals Regulations 2014* to the General Manager, or a person acting/appointed in that capacity, on the following conditions:
 - i) each delegation is subject to the conditions or restrictions (if any) referred to in the table to this delegation.
 - ii) each delegation is subject to such policies, policy guidelines and directions as the Council may determine from time to time approve.
2. The General Manager is authorised pursuant to Section 64 of the *Local Government Act 1993* to further delegate such powers and functions to employees of the Council as considered appropriate.

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; and Cr Y Miller.

RESOLUTION 15/09.2024/C**Moved:** Cr J Honner**Seconded:** Deputy Mayor J Allwright

THAT the Council authorises the Mayor to sign the 'Instrument of Delegations' and affix the Common Seal of the Council thereto.

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; and Cr Y Miller.

REPORT BY

Paul West, Independent Advisor

ATTACHMENTS

Instrument of Delegations - General Manager

BACKGROUND

The purpose of this report is to assist the Council in considering a new Instrument of Delegations (Attachment) from the Council to the General Manager (or a person acting in the role).

Councils have certain duties which they must perform, and certain powers which they may exercise, under the *Local Government Act 1993* (the Act) and other numerous pieces of legislation.

Delegations enhance the decision-making processes and allow for those routine matters to be dealt with efficiently and effectively.

It is good practice for the Council to regularly review its Instrument of Delegations. It appears that the Council last reviewed its delegations in January 2017.

The Instrument of Delegations provided considers legislative changes which have occurred since 2017.

Section 22 of the *Local Government Act 1993* provides:

22. Delegation by council

- (1) *Subject to subsection (2), a council, in writing, may delegate with or without conditions to the general manager, controlling authority, a council committee or a special committee, any of its functions or powers under this or any other Act, other than—*
 - (a) *this power of delegation, unless authorized by the council; and*
 - (b) *the powers referred to in subsection (3).*

- (2) *A council, in writing, may delegate any of the following powers only to the general manager or a council committee and only on condition that the council has determined appropriate policies and procedures to be followed in relation to those powers:*
- (a) the collection of rates and charges under Part 9;*
 - (ab) the postponement of rates and charges;*
 - (b) the remission or rebate of rates and charges;*
 - (ba) the writing off of any debts owed to the council;*
 - (c) the making of grants or the provision of benefits.*
- (3) *A council must not delegate any of its powers relating to the following:*
- (a) the borrowing of money or other financial accommodation;*
 - (b) the determination of the categories of expenses payable to councillors and any member of any committee;*
 - (c) the establishment of council committees, special committees, controlling authorities, single authorities or joint authorities;*
 - (d) the revision of the budget or financial estimates of the council;*
 - (e) the revision of the strategic plan and the annual plan of the council;*
 - (f) the appointment of the general manager;*
 - (fa) the sale, donation, exchange or other disposal of land or public land;*
 - (fb) the decision to exercise any power under section 21(1);*
 - (g) the making of by-laws;*
 - (h) the making of rates and charges under Part 9;*
 - (i) any other prescribed power.*
- (4) *The general manager is to –*
- (a) keep a register of any delegation; and*
 - (b) make the register available for inspection at a public office.*

The updated delegations are based on the format and information developed by Simmons Wolfhagen lawyers for the Local Government Association of Tasmania (LGAT). LGAT regularly provides updated information to councils on changes required to the delegations as a result of legislative changes/amendments.

Section 64 of the Act provides that the General Manager can further delegate such powers and functions to an employee of the Council.

64. Delegation by general manager

- (1) *The general manager, in writing, may delegate to an employee of the council –*
- (a) any functions or powers under this or any other Act, other than this power of delegation; and*
 - (b) any functions or powers delegated by the council which the council authorised the general manager to delegate.*
- (2) *The general manager is to –*
- (a) keep a register of any delegation; and*
 - (b) make the register available for inspection at a public office of the council.*

A review of the sub-delegations to employees will be progressed following the adoption by Council of the Instrument of Delegations.

DISCUSSION

Providing comprehensive delegations to the General Manager enables the Council to deliver its functions and powers as summarised below:

- Delegations ensure more efficient management of Council business, reducing administrative procedures and timeframes and enabling more timely and direct engagement.
- Delegations enable more efficient and adaptive operation of the Council and allows for greater consistency in day-to-day decision making.
- Matters subject to delegation are generally technical in nature, rather than political or strategic.
- Delegations do not take away the powers of the Council – they permit the General Manager, and by extension staff, to manage the day-to-day operations of the Council, enabling the Council itself to focus on strategic and policy development and higher-level decision making.

Good governance in the local government sector relies on a strong relationship between the Council and the General Manager. Having delegations in place promotes trust and improves efficiency and reliability.

This process allowed under the *Local Government Act 1993* requires Council to delegate directly to the General Manager, who then has the authority (unless specified otherwise) to sub-delegate where appropriate.

CONCLUSION

It is important for the efficient delivery of services to the community that the Council provides the General Manager with appropriate delegations, allowing for timely and efficient decision-making. In advice from Simmons Wolfhagen Lawyers (provided through the LGAT), it states:

'... in relation to the distinction between a delegation by the Council acting as the planning authority and a Council exercising its general power of delegation under the Local Government Act 1993. It was noted that it is appropriate that any function or power given to the Council acting as the planning authority should be delegated separately to the Council's functions and powers as a consequence of Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015.

We agree that it is appropriate to adopt that approach. We have included a comment in the Delegations Register confirming that a delegation by a Council acting as the planning authority pursuant to s.6 of LUPAA should be a separate resolution to the delegation process by the Council under section 22 of the Local Government Act 1993 and recorded in the minutes accordingly.

As a result of the above advice, three separate motions are recommended in relation to this report:

1. Council approves the Instrument of Delegations under section 22 of the *Local Government Act 1993*.
2. The Planning Authority under section 6 of the *Land Use Planning and Approvals Act 1993* issue updated land use planning delegations.
3. Council authorises the Mayor to sign and seal the 'Instrument of Delegations' as approved.

It is recommended that all delegations made in accordance with section 22 of *the Local Government Act 1993* and as listed in the Schedule of Delegations - Council to the General Manager – September 2024 (a copy being appended to and forming part of the minutes) be approved.

19.3 RESPECTFUL RELATIONSHIPS POLICY**RESOLUTION 16/09.2024/C****Moved:** Cr J Honner**Seconded:** Cr Y Miller**THAT** Council:

- (a) adopts the Respectful Relationships Policy with immediate effect and commits to ensuring the intent of the Policy is upheld by all parties within Council.
- (b) provide a copy of the Respectful Relationships Policy to the Acting Director of Local Government for information and to demonstrate the Council is committed to addressing the concerns outlined in his letter dated 18 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; and Cr Y Miller.

REPORT BY

Paul West, Independent Advisor

ATTACHMENTS**Respectful Relationships Policy**

On 18 June 2024, the Acting Director of Local Government, wrote to the Council recommending several actions be taken to address identified acute areas of concern.

One of the actions suggested in the Acting Director's letter was there would be benefit in Council implementing a Respectful Relationship Policy.

A draft Respectful Relationships Policy was provided to the Council Workshop on 10 September 2024.

DISCUSSION

The Respectful Relationships Policy has been prepared to establish clear guidelines and expectations among councillors, between councillors and the General Manager and between the Mayor and General Manager. It also addresses the requesting of information by councillors from staff and the boundaries which are to apply.

The Policy:

- establish a framework by which councillors can effectively access the information they need to perform their role,
- promote positive and respectful interactions between councillors and staff, and
- advises where concerns can be directed if there is a breakdown in the relationship between councillors and staff.

It is important that Council has effective working relationships in place that recognise the importance of differing contributions both councillors and staff bring to their respective roles.

The primary aim of the Respectful Relationships Policy is to ensure there is a positive working relationship between the councillors, and between councillors and staff at all times. The Policy provides direction on interactions between councillors, and between councillors and staff, allowing everyone to undertake their respective roles professionally, ethically, and respectfully.

Under this new Policy the Council is committed to ensuring there is a supportive culture at Central Highlands that is inclusive of everyone, free from bullying, discrimination, and harassment.

CONCLUSION

A well-functioning Council will only be achieved when there is a good working relationship between the councillors, and between councillors and staff. Having goodwill, a clear understanding of respective roles, clear communication protocols, and a good understanding of legislative requirements is imperative.

The Respectful Relationships Policy is recommended to Council for adoption.

19.4 STATEMENT OF EXPECTATIONS

RESOLUTION 17/09.2024/C

Moved: Deputy Mayor J Allwright

Seconded: Cr Y Miller

That Council:

- (a) approve the Statement of Expectations and commits to ensuring the intent of the document is upheld by all parties within Council.
- (b) refer the Statement of Expectations to the Acting Director of Local Government for review and to demonstrate the Council is committed to addressing the concerns outlined in his letter dated 18 June 2024.
- (c) agree that each Councillor be requested to sign the Statement of Expectations document as a demonstration of their individual commitment to its intent.

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; and Cr Y Miller.

REPORT BY

Paul West, Independent Advisor

ATTACHMENTS

Statement of Expectations

On 18 June 2024, the Acting Director of Local Government, wrote to the Council recommending several actions be taken to address identified acute areas of concern.

One of the actions proposed was that a Statement of Expectations be developed to govern the relationship between:

1. Councillors and the General Manager
2. the Mayor and the General Manager
3. the Mayor, Deputy Mayor, and Councillors

The proposed Statement of Expectations supports the Respectful Relationships Policy also proposed for adoption by the Council.

A draft Statement of Expectations was provided to the Council Workshop on 10 September 2024.

DISCUSSION

The draft Statement of Expectations (attached) outlines expected behaviours under five (5) headings:

1. Mayor and General Manager
 - Meetings between Mayor and General Manager
 - Provision of information between the Mayor and General Manager
 - Absences by the General Manager
 - Appointment of Acting General Manager
 - Agenda and draft minutes
 - Conduct of Council and Council Committee Meetings
 - Media Releases and responses to media requests
 - Support for ceremonial and representational roles of the Mayor
 - Disagreement procedure
2. Mayor and Councillors
 - Commitment to sharing information
 - Commitment to good conduct at Council meetings
 - Commitment to leading meetings with skill and impartiality
3. Between Councillors
 - Commitment to treat officer's advice with respect
 - Commitment to engage in Council meetings
 - Commitment to adhering to Council's Customer Service Charter
 - Commitment not to influence Council employees
4. General Manager and Councillors
 - Commitment to support good decision making by Councillors
5. Good governance across Council
 - Maintain high ethical standards
 - Understanding individual roles and the role of others
 - Building good relationships
 - Effective strategic planning and monitoring of performance
 - Robust risk management
 - Fair and transparent decision-making
 - Legislative compliance
 - Continuous improvement
 - Good governance and land use planning
 - Governance practices unique to the Mayor

At the Workshop there were some minor changes made to the document in relation to the clauses under heading 1 - Mayor and General Manager:

- Appointment of Acting General Manager – now provides that any appointment made under s.61(B)(2) is limited to a period no longer than the next available Council meeting at which time the full Council can consider the appointment of an Acting General Manager.
- Disagreement procedure – altered the third dot point to remove a reference for referral to the Office of Local Government for advice to now reflect if agreement cannot be reached, it is then open to the parties to seek remedies under the dispute resolution clauses included in the employment contract, noting this this recourse is a last resort.

CONCLUSION

The purpose of the Statement of Expectations is to formalise the commitment by the Mayor, General Manager, and councillors to a shared mutual responsibility for ensuring appropriate working relationships and good governance operate within the Central Highlands Council.

In addition, the Mayor, General Manager and Councillors accept that good governance relies on ethical and accountable behaviours in addition to statutory compliance.

It is recommended that each Councillor sign the Statement of Expectations document as a demonstration of their individual commitment to its intent.

19.5 REPORT BY INDEPENDENT ADVISOR

RESOLUTION 18/09.2024/C

Moved: Cr R Cassidy

Seconded: Cr J Honner

THAT Council receive and note the Independent Advisor's report.

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; and Cr Y Miller.

REPORT BY

Paul West, Independent Advisor

BACKGROUND

The Council at a Special Meeting on 30 July 2024 unanimously determined to appoint Paul West of River Road Consulting Pty Ltd as Independent Advisor in accordance with agreed Terms of Reference.

As part of the role the Independent Advisor is to provide a monthly progress report to the Council (included on the meeting agenda).

REPORT

To: Central Highlands Council
From: Independent Advisor – Paul West
Date: 11 September 2024

Introduction

The Acting Director Local Government recommended to Council that an Independent Advisor be engaged to assist the Council in addressing operational matters within the Central Highlands Council.

The Terms of Reference agreed by Council included the requirement the Independent Advisor provide a monthly progress report to the Council for inclusion on the meeting agenda.

The agreed term commenced on 1 August 2024 until 31 October 2024. This is the second report provided to the Council by the Independent Advisor.

Summary

This report updates the Council on activities undertaken in accordance with the approved Terms of Reference.

This report is structured in line with the Terms of Reference.

Respectful Relationships Policy

The Respectful Relationships Policy is to establish clear guidelines and expectations for interactions among councillors, between councillors and the General Manager, and between the Mayor and the General Manager.

- A draft of a Respectful Relationships Policy presented to a Council Workshop on 10 September 2024.
- The draft policy was prepared using information which included the 'Model Councillor and Staff Interaction Policy' developed by the NSW Office of Local Government and the NRE Tasmania 'Workplace Behaviours Policy'.
- The Respectful Relationships Policy establishes clear guidelines and expectations among councillors, between councillors and the General Manager and between the Mayor and General Manager. It also details matters relating to requests for information by councillors from staff and the boundaries which apply.
- Prepared the Council meeting report to accompany the Respectful Relationships Policy.

Improving Communication

There is a requirement to address communication concerns and implementing improved communication processes within the Council. Proposed that a mediator be engaged to address the breakdown in communication within the Council.

- Prior to engaging a mediator it was determined in consultation with the Acting General Manager that with Council considering the Respectful Relationships Policy and Statement of Expectations that the concerns relating to the breakdown of communication might be addressed through these processes.
- Council at its Workshop on 10 September were provided with a list of the issues raised with the Independent Advisor relating to the 'breakdown in communication' and accepted that with the current work being progressed these concerns can potentially be resolved.
- The engagement of an external mediator has been deferred pending further discussion.

Statement of Expectations

Council to prepare and adopt a 'Statement of Expectations' which is to be reviewed and agreed to by the Acting Director Local Government.

- A draft of a Statement of Expectations presented to Councillors at a Workshop on 10 September 2024.
- The draft Statement of Expectations was prepared using similar documents previously in place at Glamorgan Spring Bay Council and Glenorchy City Council. with some modifications to make it relevant for the Central Highlands. The overall substance and intent are the same as the aforementioned documents as the issues are of a similar nature.
- Prepared the Council meeting report to accompany the Statement of Expectations.

Workplace Culture, Health, and Safety

An independent review of workplace culture, health and safety is to be arranged with the aim of ensuring the Council is meeting its obligations under the *Work Health and Safety Act 2012* and associated Regulations with respect to the management of psychosocial risks.

- There has been recent media coverage relating to the management of psychosocial risks in local government more generally. This aspect will be considered as part of the review.

- Commenced the process to review of the workplace culture, health, and safety.
- A review of existing workplace, health and safety policies to be undertaken with the intention to prepare updated policies which are contemporary for local government and specifically address the management of psychosocial risks.

Governance

Assistance to be provided to ensure good governance practices and procedures are in place at Central Highlands including reviewing the agenda preparation and reporting requirements, reviewing meeting procedures and processes, and supporting effective and transparent decision making.

- Assisted in ensuring the Performance Improvement Direction was included on the Council meeting agenda and subsequently uploaded to the Council's website in accordance with the Minister for Local Government's direction.
- Assisted the Mayor and Deputy Mayor in finalising the appointment of Stephen Mackey as the Acting General Manager.
- Identified that the Instrument of Delegations to the General Manager had not been updated since January 2017.
- An Instrument of Delegations based on contemporary local government procedures prepared.
- The draft 'Instrument of Delegations' from Council to the General Manager provided to the Council Workshop for discussion.
- Prepared a report for inclusion on the September 2024 Council meeting agenda.

Council Meeting processes

The Independent Advisor is to attend the August, September, and October 2024 Council meetings.

- As an outcome of attendance, the Council has requested that advice/suggestions for improving the conduct of future meeting processes be provided.
- Compliance with the *Local Government (Meeting Procedures) Regulations 2015* and the *Local Government Act 1993* is also to be considered.
- Attended the Council meeting on 21 August 2024.
- Attended a Workshop on 10 September where a number of matters identified at the 21 August Council meeting was discussed, with suggestions on how meeting procedures may be improved.
- The Acting General Manager is also proactively addressing meeting procedures with the Council.

Assistance and Advice

Support and assistance to be provided to the General Manager (or a person acting in the role).

- Numerous discussions with the Acting General Manager.
- General advice and support provided as required.

Reporting

The Terms of Reference requires that a monthly progress report is to be provided to the Council and included on the meeting agenda.

- Reports provided to the 21 August and 17 September 2024 meetings.
- The Independent Advisor is also to provide regular updates/progress reports to the Director of Local Government.

Other

- Various other discussions relevant to the role.
-

20. SUPPLEMENTARY AGENDA ITEMS

Nil

21. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at **10.55 am**.

Mayor L Triffitt

Dated: 15 October 2024



Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 08 OCTOBER 2024

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held at the **Bothwell Council Chambers, 19 Alexander Street, Bothwell** on **Tuesday 08th October 2024**, commencing at **9.00am**.

1.0 PRESENT

Cr R Cassidy (Chairperson), Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

IN ATTENDANCE

Mr S Mackey (Acting General Manager, Mr G Rogers (Development & Environmental Services Manager), Mr G Finn (Senior Planning Officer) and Mrs J Housego (Minutes Secretary).

2.0 APOLOGIES

Nil

3.0 PECUNIARY INTEREST DECLARATIONS

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

Nil

4.0 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.

Nil

5.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 13TH AUGUST 2024

RESOLUTION 01/10.2024/PC

Moved: Deputy Mayor J Allwright

Seconded: Cllr J Hall

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 13th August 2024 to be confirmed with a minor clerical error amended.

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall

6.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
 - (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993 (Act)* ("Applicant"); or
 - (b) The owner of the land subject to the planning decision ("Owner"); or
 - (c) made a representation within the statutory notice period in relation to a planning decision ("Representor")

will be entitled to speak at a Planning Committee Meeting ("Meeting").

2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
 - i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person's intention to address the Meeting, including with the following detail:
 - (a) Identify whether the person is the Applicant or a Representor;
 - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
 - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
 - (d) the question or topic on which the person wishes to speak.
 - ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.
3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.
4. The Chairperson will determine the order of speakers.
5. All people entitled to speak will be given equal opportunity to speak.
6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.

8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.
10. (a) Planning Committee members may ask questions of the person speaking.
(b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.
11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

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

No Public Questions

7.0 PLANNING REPORTS

7.1 DEVELOPMENT APPLICATION (DA2024/00003) : BOUNDARY REORGANISATION : 580 AND 575 DAWSON ROAD (CT179591/7) OUSE : SUBMITTED BY DG POTTER SURVEYOR ON BEHALF OF SUNRAY STRAWBERRIES LTD AND RL & KL CRAWFORD

PROPOSAL

The applicant DG Potter Surveyor on behalf of the owners, Sunray Strawberries Ltd and RL & KL Crawford have applied for a Permit under the Land Use Planning and Approvals Act 1993 ("the Act") to undertake an adjustment (reorganisation) of existing property boundaries on land at 575 and 580 Dawson Road, Ouse.

The proposal is for a boundary reorganisation between the existing titles to enable the excision of 9.2ha of productive Class 4 land from 580 Dawson Road being adhered to 575 Dawson Road, Ouse. The purpose of the application is for increased horticultural production.

580 Dawson Road is zoned Rural whilst 575 Dawson Road is zoned Agriculture.

Water rights held by Sunray Strawberries allow for the development and intensive horticulture on a parcel of land that is currently dryland grazing.

The application has been lodged under the Tasmanian Planning Scheme – Central Highlands ("the Planning Scheme").

The land is zoned Rural and Agriculture and is affected by the following Planning Code overlays:

- Low landslip hazard band,
- Waterway and Coastal protection area, and
- Bushfire-prone areas

The proposal is to be assessed against both the development standards of the zone and applicable Codes within the Planning Scheme and the LPS. These matters are described and assessed in this report.

This is a discretionary application under the Planning Scheme. The Council gave notice of the application for public comment as required by the Act. During the notification period no representations were received from members of the public.

RESOLUTION 02/10.2024/PC

Moved: Deputy Mayor J Allwright

Seconded: Cr J Hall

THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:

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 (DA2024/03) for subdivision (boundary adjustment) on land at 575 and 580 Dawson road, Ouse at Lot 2 owned by RL & KL Crawford and Sunray Strawberries P/L. subject to conditions detailed below.

CONDITIONS

General

1. The subdivision layout 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. The development and works must be carried out in accordance with:
Bushfire Hazard Report, Richard Dawson Boundary Adjustment 580 & Lot 7 Dawson Road Ouse 7140 dated April 2024 (version 2.0)
3. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Easements

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Manager Environment and Development Services. The cost of locating and creating the easements shall be at the subdividers full cost.

Covenants

5. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Manager Environment and Development Services.

Final plan

6. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
7. A fee of \$315.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
8. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdividers responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

9. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Access

10. Unless approved otherwise by Council's General Manager the existing vehicular access to the portion of 580 Dawson Road that is to be adhered to 575 Dawson Road must be durable all-weather surface with a minimum width of 3 metres at the property boundary to the Road and must comply with Standard Drawings TSD-R03-v1 Rural Roads Typical Property Access, TSD-R04-v1 Rural Roads Typical Driveway Profile and TSD-RF01-v1 Guide To Intersection And Domestic Access Sight Distance and to the satisfaction of Council's General Manager. Or as otherwise required by the approved Bushfire Hazard Report & Plan.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**Legal:**

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- C. If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- E. Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection:

- F. In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.
- G. No works on or affecting any Council road reservation is to be commenced until the Central Highlands Council has issued a WORKS IN ROAD RESERVATION PERMIT.
- H. Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals:

- I. This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- J. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- K. That any excavations be monitored by a qualified historical archaeologist. If any archaeological indications of burials or any early buildings are found, then Council's Manager Heritage Projects is to be consulted on an appropriate action to mitigate archaeological impact.
- L. Separate Council approval is required for the subdivision or strata division of the land.

- M. This permit does not ensure compliance with the *Aboriginal Heritage Act 1975*. It is recommended that you conduct a property search with Aboriginal Heritage Tasmania prior to commencing works – see this website for further details: <https://www.aboriginalheritage.tas.gov.au/assessment-process>

Generally:

- N. All engineering related queries should be directed to the Works & Services Manager. The Council General Manager has delegated functions relevant to the permit to the Works & Services Manager.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street, Hobart 7000 Ph.: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

8.0 OTHER BUSINESS

Nil

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at 9.11am.



Central Highlands Council

MINUTES AUDIT PANEL MEETING – 7 OCTOBER 2024

Minutes of the Central Highlands Council Audit Panel Meeting was held at the Hamilton Council Chambers, Hamilton on Monday 7 October 2024 commencing 10.00am.

1.0 OPENING

2.0 PRESENT

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

In Attendance: Stephen Mackey, Acting General Manager; Adam Wilson, Deputy General Manager; and Zeeshan Tauqeer, Accountant.

Via Zoom: Robert Luciani, Accountant and Anupriya Sharma, Tasmanian Audit Office

3.0 APOLOGIES

Cr A Bailey, Mark Farrington from the Tasmanian Audit Office and Katrina Brazendale, (Executive Assistant).

4.0 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Cr D Meacheam

Seconded: Deputy Mayor J Allwright

THAT the Minutes of the previous Audit Panel meeting held on Wednesday 12 June 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 – Noted
- Financial Reports – Monthly Report to 31 August 2024 – Noted
- Risk Management Register – Noted
- Policy Review – **RESOLUTION**

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT over the next six months Council review policies during workshops.

CARRIED

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

7.1 2015 – 41 Risk Management Policy and Strategy

RESOLUTION

Moved: Cr D Meacheam

Seconded: Deputy Mayor J Allwright

THAT Council approve Policy No. 2015 - 41 Risk Management Policy and Strategy subject to input from Council's Independent Advisor Mr West to consider if psychosocial hazards that may arise at work should be included in the policy.

CARRIED

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

7.2 2013 – 05 Use of Council Vehicles Policy

RESOLUTION

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT Council approve Policy No. 2013 – 05 Use of Council Vehicles.

CARRIED

2 | Page



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

7.3 2016 – 44 Purchasing & Payments Control Policy

RESOLUTION

Moved: Cr D Meacheam

Seconded: Deputy Mayor J Allwright

THAT Council approve Policy No. 2016 - 44 Purchasing & Payments Control Policy.

CARRIED

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

8.0 NEW BUSINESS

8.1 Draft Financial Statements as of 30 June 2024 – Noted

8.2 Draft Terms of Reference Finance Committee – Item discussed

8.3 Paper Government Business Enterprises Rate Equivalent Payments – Item discussed

8.4 Paper Rating of Windfarms (PiLOR) – Item discussed

8.5 Audit Panel Charter

The Audit Panel reviewed the Audit Panel Charter and recommended the following alterations:

- Audit Panel comprise of three Councillors and one independent member;
- Audit Panel members be appointed for a period of four years;
- Include an additional function – to consider alternative revenue sources;
- That the Audit Panel meet at least six times per year, once every two months; and
- The Quorum of an Audit Panel meeting increase to three members, including an independent member.



RESOLUTION

Moved: Deputy Mayor J Allwright

Seconded: Cr D Meacheam

THAT Council adopts the draft Audit Panel Charter.

CARRIED

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

9.0 OTHER BUSINESS

9.1 2022 – 63 Climate Change Adaptation & Mitigation Policy

That Dr Josie Kelman CEO Derwent Catchment Project reviews Policy 2022 – 63 Climate Change Adaptation & Mitigation and consider if Council should include the draft Climate Change Adaption Plan 2024 for the Central Highlands into the policy. Audit Panel to consider the finding of Dr Kelman at the next Audit Panel Meeting.

10.0 NEXT MEETING - To be held at Hamilton on **Monday 2nd December 2024** commencing at **10.00am**.

11.0 CLOSURE 11.56 a.m.



Central Highlands Council

MINUTES BOTHWELL SWIMMING POOL COMMITTEE MEETING 07TH October 2024

Minutes of the **Bothwell Swimming Pool Committee Meeting** (Special Committee of Central Highlands Council) held at the **Bothwell Council Chambers, 19 Alexander Street, Bothwell** on **Monday 07th October 2024**, commencing at **10.05am**.

1.0 PRESENT

Mayor L Triffitt, J Poore, G Rogers, J Branch, E Boas, S Webb

2.0 IN ATTENDANCE

J Hill (Minute Secretary), K Cullen

3.0 APOLOGIES

Cr J Honner

4.0 PECUNIARY INTEREST DECLARATIONS

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

Nil

5.0 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.

Nil

6.0 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.

Nil

7.0 ITEMS

7.1 POOL COMMITTEE MEMBERS

Under the Swimming Pool Terms of Reference adopted by Council on 16 August 2016 the Committee consists of seven members comprising of the following:

- Two Councillors
- Two Central Highlands Council Staff Members
- Bothwell District High School Association Representative
- Bothwell District High School Principal or Representative
- Community Representative

We would like to welcome our new members, Mrs Susan Webb representing the Bothwell District High School Association, Ms Erica Boas the Principal of Bothwell District High School and Mr Jim Poore the community representative.

NOTED

7.2 POOL LIFEGUARD

Background

It is well known that local pools struggle to attract lifeguards and Council have been very fortunate to have two very dedicated lifeguards in the past who have worked together to try and keep the Bothwell Swimming Pool open to the public.

Current Situation

Due to the recognised shortage of Pool Lifeguards the Southcentral Workforce Network (SWN) partnered with Southern Midlands Council to provide a free Pool Lifeguard Course.

Southcentral Workforce Network have provided the details for nine participants and have advised three participants reside outside the region however have indicated they are open to opportunities in our areas, all participants except two have also completed a Communication and Conflict Resolution Workshop through TasTAFE and one participate is under 18 years of age.

It is anticipated that Council will advertise for two Pool Lifeguards to work on a roster system and formally notify the nine participants above, along with the two lifeguards from last season inviting them to apply for the positions.

Recommendation to Council 01/10.2024/BSPC

Moved: Jim Poore

Seconded: Susan Webb

THAT Council advertise for two Pool Lifeguards in the Mercury Newspaper, Highland Digest, Council's Website, Facebook and Aquatic Centre.

CARRIED

7.3 SEASON DETAILS

Season Opening & Closure Dates

It is being proposed to open the pool to the public for the 2024/2025 Season from Friday 20th December 2024 with a closure date to be determined at a later date taking into account the weather.

Under the Terms of Reference the Committee is to ensure that during school hours the Bothwell District High School have priority over the use of the swimming pool unless arranged otherwise with the Principal. The Principal is to ensure that students using the pool are supervised by a staff member who meets the current Department of Education and Royal Life Saving requirements at all times.

Based on the above it is anticipated that the school will have use of the swimming pool, during school hours, from Monday 2nd December 2024.

Operating Hours

The opening hours over the past couple of years have been flexible and set in consultation with the Pool Lifeguards due to staff shortages. The opening hours decreased for the 2023/2024 Season.

2023/2024 Opening Hours

1.00pm to 6.00pm seven days a week, weather permitting

Previous Season Opening Hours

11.00am to 6.00pm & 6.30 to 8.00pm seven days a week, weather permitting

Fee Schedule

As part of Council's Annual Budget deliberations the following fees and charges have been adopted for the 2024/2025 Season:

- Family Season Ticket - \$164.00
- Family Concession Ticket - \$120.00
- Adult Season Ticket - \$90.00
- Junior / Pensioner Season Ticket - \$50.00
- Adult Day Pass - \$6.00
- Junior / Pensioner Day Pass - \$5.00
- Afternoon or Evening Session Adult Ticket - \$4.00
- Afternoon or Evening Session Junior / Pensioner ticket - \$2.00

Recommendation to Council 02/10.2024/BSPC

Moved: Jim Poore

Seconded: Susan Webb

THAT the following season details be adopted with **Free Admission to Pool for Season 2024/2025**

Season Opening Date – Friday 20th December 2024

Closing Date – To be determined

Operating Hours – 1.00pm to 6.00pm seven days a week, weather permitting.

CARRIED

7.4 AUSTRALIA DAY CELEBRATION

The Pool Lifeguard has held an Australia Day Celebration, with funding from Council in past years. This has included hiring / purchasing inflatable items and holding a BBQ.

Recommendation to Council 03/10.2024/BSPC

Moved: Susan Webb

Seconded: Graham Rogers

THAT the Bothwell Swimming Pool Committee recommend that Council allocate \$500 towards an Australia Day Celebration to be held on Sunday 26th January 2025.

CARRIED

7.5 MAINTENANCE UPDATE

The pool has been emptied and two patches of fibre glass have been repaired on the bottom.



Other repair works currently being undertaken include:

- Re-coating pool surround
- Repairs to shade sail
- Pump replacement
- General repairs to kiosk building and pump shed
- General maintenance and cleaning of facilities

NOTED

8.0 OTHER BUSINESS

Recommendation to Council 04/10.2024/BSPC

Moved: Susan Webb

Seconded: Erika Boas

THAT Council consider making a 2024/2025 budget allocation to undertake a feasibility study to cover the pool.

CARRIED

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at 11.03am.'



Central Highlands Council

Draft Minutes Independent Living Units Committee

Draft Minutes of a Meeting of the Independent Living Units Committee held at the Hamilton Meeting Room Hamilton on Wednesday, 2nd October 2024 commencing at 10.30am.

**1.0
OPENING**

The Meeting opened at 10.30am

**2.0
PRESENT**

Mayor Lou Triffitt, Clr Yvonne Miller, Beth Poore

**3.0
APOLOGIES**

Clr Tony Bailey and Ms Cynthia Cooper had a conflict of interest with one of the applicants and advised the committee that they would not attend.

Mayor Lou Triffitt paid her respects to the recent passing of the Independent Living Committee Member Mr Andy Beasant.

**4.0
IN ATTENDANCE**

Acting General Manger, Stephen Mackey and Sharee Nichols

Moved

Seconded

THAT The Minutes of the Independent Living Units Committee meeting held on 7th February 2023 having been circulated to all members these could not be taken as read and confirmed as only one member of this meeting today was at the 7th February 2023 meeting.

Carried

As some members from the meeting held on the 7th February 2023 were apologies it was Resolved to approve these minutes.

4 applications were received, with two applicants interviewed for the ILU Unit 2 at Bothwell being Ms Joanne Galliher and Mr Jeffrey Wayne Heawood and Ms Noreen Patricia Shearing. Note two applicants withdrew their applications prior to the meeting.

Moved Clr Yvonne Miller

Seconded Mrs Beth Poore

THAT the Committee approve that Mr Jeffrey Wayne Heawood and Ms Noreen Patricia Shearing be offered tenancy of Unit 2 of the Bothwell ILU Unit.

Carried

For the Motion: Mayor Lou Triffitt, Clr Yvonne Milelr, Mrs Beth Poore



Central Highlands Council

Draft Minutes Independent Living Units Committee

7.00 OTHER BUSINESS

Unit Inspections

RESOLVED THAT The Mayor Lou Triffitt, and Sharee Nichols undertake inspections of the Independent Living Units at Bothwell and Ouse and the Housing Units at Ouse during November 2024. Sharee Nichols to arrange the appointments in writing with the tenants.

Stephen Mackey will advertise for a new local committee member to replace Mr Andy Besant in the November 2024 Highlands Digest.

8.0 CLOSURE

There being no further business the meeting was declared closed at 12.25 pm.

BUSHFIRE HAZARD REPORT

Richard Dawson

Boundary adjustment

580 & Lot 7 Dawson Road Ouse 7140



April 2024

Version 2.0

TABLE OF CONTENTS

1	Introduction	1
2	Site Description	3
3	Proposed Use & Development	5
4	Bushfire Hazard Assessment	5
5	Bushfire Protection Measures	8
5.1	Hazard Management Areas	8
5.2	Construction Standards	9
5.3	Access	9
5.4	Water	9
5.5	Optional Protection Measures	10
6	Conclusion & Recommendations	10

Appendix A - Proposed Boundary Adjustment Plan & Title Documents

Appendix B - Certificate of Compliance

1 Introduction

I have been engaged by Richard Crawford on behalf of Architects Designhaus to prepare a bushfire hazard assessment for the adjustment between two adjoining property boundaries in the suburb of Ouse. The addresses of the properties are 580 & Lot 7 Dawson Road Ouse. The author, David Lyne, is an Accredited Person under Part 4A of the *Fire Service Act 1979*. ✓

checked
1-3B

The development is proposed in a 'bushfire-prone area' as defined under the *Building Regulations 2014* due to being within 100m of unmanaged vegetation, hence an assessment is required in order to satisfy the relevant building requirements.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2 Site Description

The subject sites are located at 580 Dawson Road Ouse (CT 136268/1) with a total area of approximately 24ha; and Lot 7 Dawson Road Ouse (CT 127705/2) and has a total area of approximately 31.48ha.

Both sites are located in a developed rural resource area and such is located in an unserviced area for reticulated water and sewage. Surrounding development is primarily single detached dwellings on larger sized allotments with open paddocks to the east and west, plantation to the south and Cluny Lagoon on the northern boundaries.

Planning Context

The subject sites are currently zoned 'Rural Resource' - 580 Dawson Road, and 'Agriculture' - Lot 7 Dawson Road, under the *Tasmanian Planning Scheme - Central Highlands*. It is subject to the 'Waterway and Coastal Protection Area', 'Bushfire Prone Areas', 'Priority Vegetation' and 'Landslide Hazard Area' overlays. ✓



Figure 1: Aerial view of site (outlined in blue is 580 Dawson Road, and red is Lot 7 Dawson Road) and surrounding land (source: LISTmap 24/04/2024).

Natural Values

The subject sites are slightly modified. Both sites have been largely cleared of standing vegetation with a row of introduced trees acting as a wind break through the centre of the property and developed with a single 'yurt' and landscaped areas. The site is mapped as 'Agricultural areas' under the TASVEG 4.0 database. To the north of the site is Clungy Lagoon; to the east are established residential dwellings on large allotments, and to the west is open pasture followed by the lagoon.

3 Proposed Use & Development

The proposed development (Appendix A) includes the adjustment a boundary that separates 580 Dawson Road from Lot 7 Dawson Road. The boundary adjustment would result in 9.2ha of land from 580 Dawson Road be added to Lot 7 Dawson Road.

The proposed boundary adjustment will not involve clearance of any existing vegetation to enable the boundary to be shifted.

Plans have been devised which particularly consider the site in relation to:

- the Bushfire Hazard overlay.

See Appendix A for proposed lot sizes and frontages.

4 Bushfire Hazard Assessment

The subject sites are located within the Planning Scheme's Bushfire-Prone Areas overlay. Therefore, the site is within a 'bushfire prone area' as defined in the Planning Scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard *AS3959-2018 - Construction of buildings in bushfire-prone areas*, which is required in order to determine compliance with planning and building requirements for bushfire protection.

AS:3959-2018 provides categories for classifying vegetation based on structural characteristics. 'Effective Slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour. AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis.

The process for determining BAL ratings is outlined in AS:3959-2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

Step 1: Relevant fire danger index: FDI 50

Step 2: Assess the vegetation within 100m in all directions

Figure 2 shows land within 100 m of the proposed development as this is the minimum area for consideration under AS 3959-2018.

Vegetation

North

Land north of the site includes some small shrubs and trees that run along the edge of the adjoining lagoon, there is surrounding grassland between the shrub vegetation and existing yurt on 580 Dawson Road, and several hundred meters of grassland from the existing buildings on Lot 7 Dawson Road to the boundary.

South

The land south of the site is comprised of a large open paddock, which continues to run through the property to the southern boundary. The vegetation associated with this area is generally grassland vegetation.

East

The vegetation to the east of the site is again mostly comprised of larger rural residential allotments with single storey residential dwellings present. The trees located north/north-east of the existing and proposed dwellings are considered to have sufficient maintenance and canopy separation to be considered low threat in accordance with clause 2.2.3.2(f).

West

The land west of the 580 Dawson Road includes one large undeveloped lot that is predominately grassland. This allotment to the west terminates at the waters edge of the lagoon.

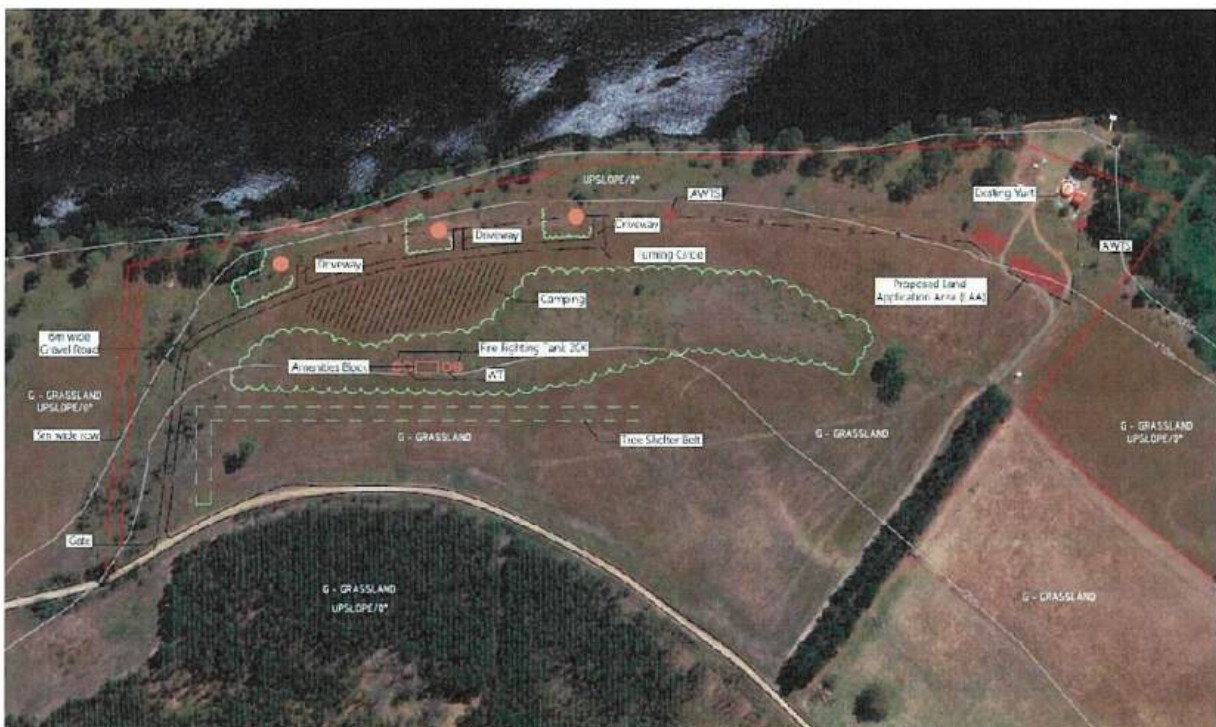


Figure 2: Site Analysis 100m and Vegetation Communities (Source: LISTmap 16.04.24).

Effective Slope

The land to the north, west and east of both sites has a gentle slope to it moving towards the lagoon, whilst to the south the land rises away from the site. Therefore, the effective slope to the south is upslope; and downslope to the north, east and west.



Figure 3: Effective slope - 10m contours (approx.) (Source: LISTmap 24.04.24). Subject properties shown with blue border.

Step 3: Distance from classified vegetation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Step 4: Effective slope under classified vegetation

Effective Slope	Upslope							
	Upslope/0°		Upslope/0°	x	Upslope/0°	x	Upslope/0°	x
Slope under the classified vegetation	Downslope							
	>0 to 5°		>0 to 5°		>0 to 5°		>0 to 5°	
	>5 to 10°	x	>5 to 10°		>5 to 10°		>5 to 10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position as long as setbacks and HMAs are achieved and adhered to. The adjustment to the existing boundary does not have an affect on the existing residential buildings on Lot 7 Dawson Road in terms of a BAL rating, and new residential buildings on either allotment will require a separate report to confirm suitability and compliance.

Minimum Separation Required

Any proposed dwellings are required to be able to achieve a minimum of BAL-29 as required by the Directors Determination. The adjustment to the boundary will allow more than sufficient room for any potential dwellings to achieve a BAL-12.5, which will be dependent on final site position and need to be confirmed with an independent bushfire hazard report.

5 Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section.

Additional measures to improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

5.1 Hazard Management Areas

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

Table 3 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	<ul style="list-style-type: none"> No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	<ul style="list-style-type: none"> Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches within 2.0m of ground level below; Locate any new tree plantings 1.5 x their mature height from the house; Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	<ul style="list-style-type: none"> Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.



Figure 4 - Example Hazard Management Area

The proposal will comply with section C13.6.1 of the Code, as there is an insufficient increase in risk.

5.2 Construction Standards

As this assessment is for a boundary adjustment and existing dwellings on these sites will not be affected, there are no specific construction standards to adhere by.

5.3 Access

The primary access to the existing lots is from an unsealed public road - Dawson Road. The existing driveways for the lots are from the same road on the southern side of 580 Dawson, and the northern end of Lot 7. There are currently two separate access points into 580 Dawson Road, and just the one into Lot 7 Dawson Road - refer to Appendix A.

The access arrangements for the boundary adjustment must comply with section C13.6.2 of the Bushfire-prone areas code. The proposal complies with the acceptable solution for this standard and associate code because the accesses are already existing and servicing each allotment. There is also an insufficient increase in risk from the boundary adjustment to warrant any changes to the current layouts.

5.4 Water

For any future developments on these allotments a separate report may be required for that specific building/s, and a new dedicated firefighting water supply may form part of the construction standard.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence would not form part of the final conclusion and recommendations.

If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18° or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

6 Conclusion & Recommendations

The proposed boundary adjustment is located within a 'bushfire prone area' as defined by C13.3.1. Protection measures reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report.

As the boundary adjustment has no impact on the existing buildings or residences on these sites that would warrant any changes to the current conditions, it is deemed that there is an insufficient increase in risk to warrant any changes to the sites in terms of access, water and hazard management areas. This development is therefore exempt from the code as per C13.4.1 of the planning scheme.

7 References

Department of Primary Industries and Water, The LIST, viewed April 2024, www.thelist.tas.gov.au.

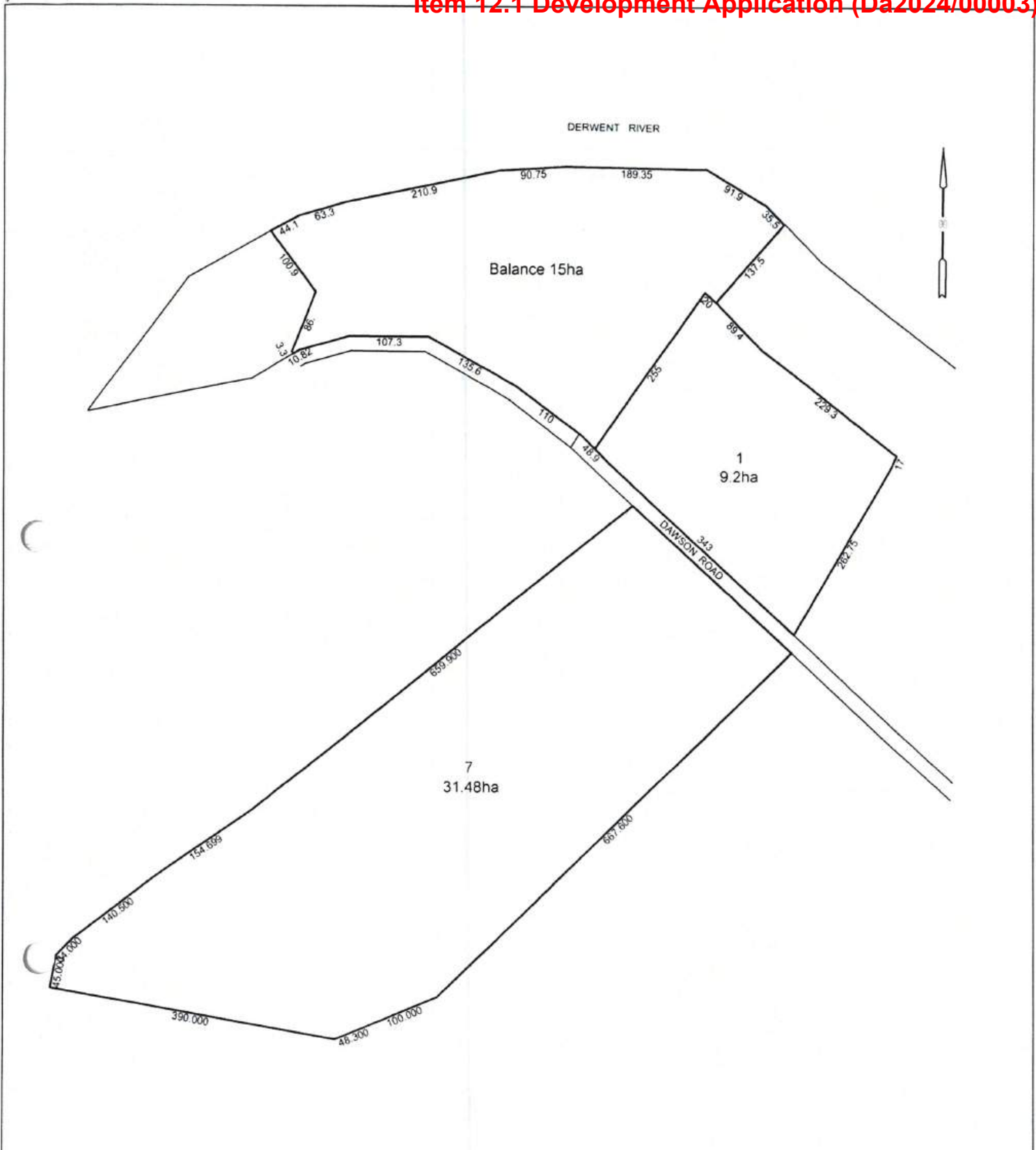
Director of Building Control, 2020, Director's Determination - bushfire hazard areas, Version No. 1.1, Department of Justice (Tasmania).

Standards Australia, 2018, *AS 3959-2018 - Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.


Tasmanian Planning Scheme - Central Highlands, viewed April 2024, <http://www.iplan.tas.gov.au/>.

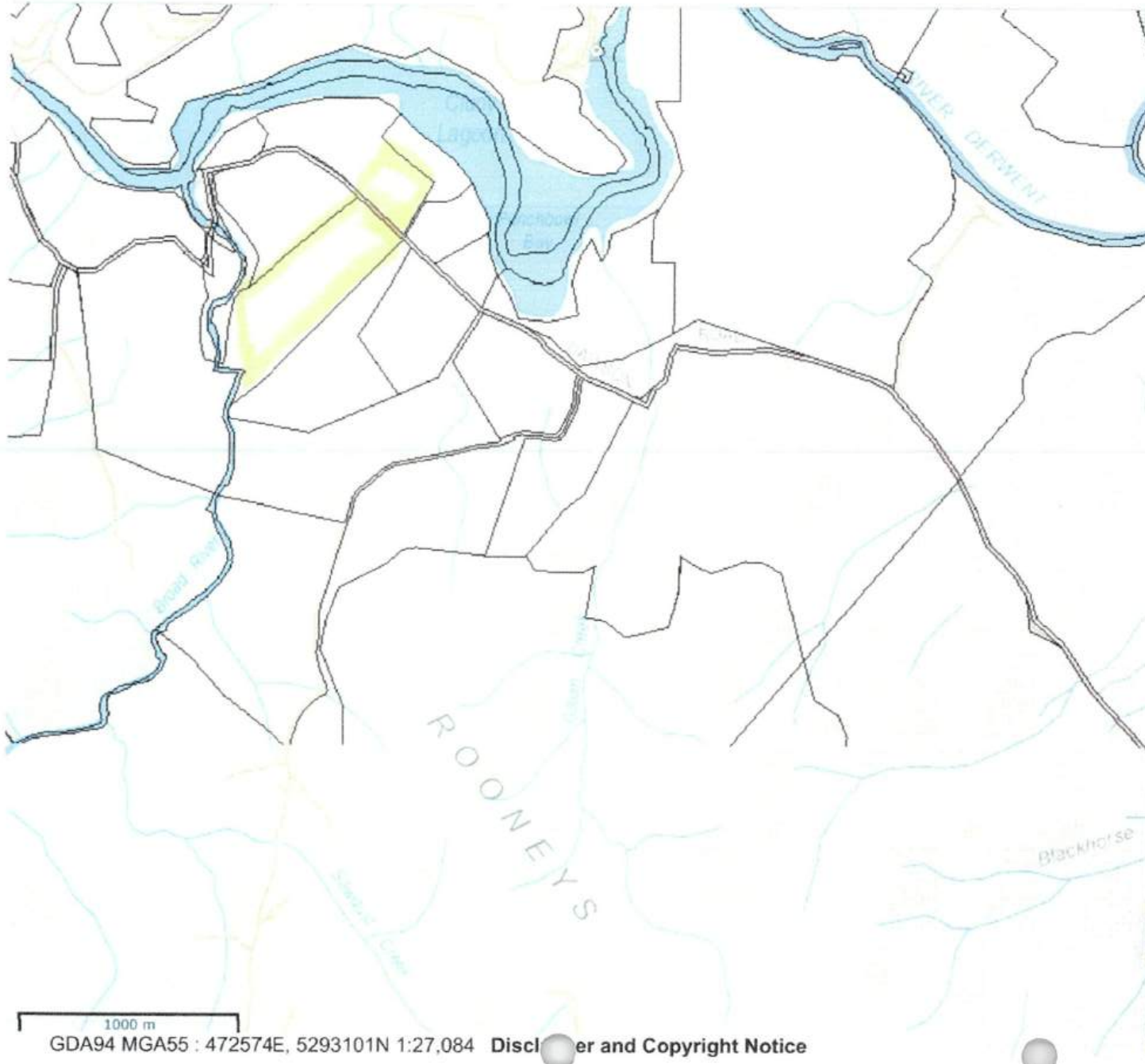
APPENDIX A

Boundary Adjustment Plan



Lot 1 & 7 to be
adhered.
* 179591/7

CLIENT Richard Crawford & Sunray Strawberries		DRAWING Proposal		Rev.	Amendments	Drwn	Date
D.G.J. POTTER		SCALE: 1:5000	DATE: 2/02/24				
 9 Warwick St HOBART, TASMANIA, 7000 Ph: (03) 62 343 082 Fax: (03) 62 343 360 Email: dpotter@inet.net.au		LEVEL DATUM		Design	Drawn TP	Checked	
				A3	Sheet No.	Job No. 230917	



TASMAP's new
**1:50 000 Topographic
Mapping Series**
Land Tasmania

1000 m
GDA94 MGA55 : 472574E, 5293101N 1:27,084 Discl er and Copyright Notice

APPENDIX B

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 580 & 572 Dawson Road, Ouse

Certificate of Title / PID: 136268/1 / 2107266 & 127705/2 / 1813062

2. Proposed Use or Development

Description of proposed Use and Development: Boundary adjustment

Applicable Planning Scheme: Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	David Lyne	April 2024	2.0

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code		
	Compliance test	Compliance Requirement
<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

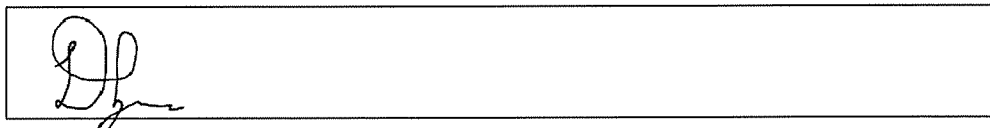
Name:	David Lyne	Phone No:	0421 852 987
Postal Address:	11 Granville Avenue, Geilston Bay	Email Address:	Dave_lyne@hotmail.com
Accreditation No:	BFP – 144	Scope:	1, 2, 3a, 3b

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: David Lyne Date: 29.04.2024

Certificate Number: 1501/24

(for Practitioner Use only)



Proposed Boundary Reorganisation

580 DAWSON ROAD OUSE

AUGUST 2024





66 Richmond Valley Road, Richmond, Tasmania 7025

Email: Lee@nicholbrook.com.au Mobile: 0418 141 762

Author: Dr Lee Peterson

Document status:

Date	Status	Reviewed by	Transmission method
21/8/24	Draft	L Peterson	Email
26/8/24	Final	L Peterson	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Nicholbrook and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Nicholbrook accepts no responsibility for its use by other parties.

Contents

Executive Summary	2
Introduction	3
Qualifications and Experience	3
Location	3
Land Classification - Agriculture	4
Soils	8
Climate	9
Water Resources	11
Current Land Use	11
Proposal	11
Criteria 1 – Enterprise Suitability Clusters – 580 Dawson Rd	12
Criteria 1 – Enterprise Suitability Clusters – 575 Dawson Rd	12
References	14
Declaration	14
Attachment A – Dr Lee Peterson	15
Attachment B – Land Capability Mapping	17
Attachment C – Proposed Boundary Reorganisation	18

Executive Summary

This report examines the land capability and classification of the property 580 Dawson Road Ouse owned by Richard and Karyn Crawford in respect to the proposed reorganisation of the title boundary with 575 Dawson Road, owned by Sunray Strawberries Pty Ltd, under the Tasmanian Planning Scheme, Central Highlands Local Provisions Schedule.

The properties examined are PID 2107266 Title reference 136268/1 and PID 9493405 title reference 179591/7.

The proposal is boundary reorganisation between the existing titles to enable adherence of 9.2 ha of productive Class 4 land from 580 Dawson Road to 575 Dawson Road for the purpose of horticultural production.

580 Dawson Road is zoned Rural whilst 575 Dawson Road is zoned Agriculture, however the landform and soils are identical therefore resulting in an increase area of Agricultural zone.

Water rights held by Sunray Strawberries allow for the development and intensive horticulture on a parcel of land that is currently dryland grazing.

Introduction

This report, by Dr Lee Peterson, Principal Consultant, Nicholbrook Pty Ltd, has been prepared to provide an expert agricultural assessment the property 580 Dawson Road Ouse owned by Richard and Karyn Crawford in respect to the proposed reorganisation of the title boundary with 575 Dawson Road, owned by Sunray Strawberries Pty Ltd, under the Tasmanian Planning Scheme, Central Highlands Local Provisions Schedule.

This report reviews the current land usage of the present land titles and the surrounding region in relation to Land Capability and Land Classification. This includes soils, aspect, topography, water resource, and impact in relation to agricultural.

Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with over 35 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania and other mainland states. A detailed outline of experience and qualifications is attached in Attachment A.

Location

580 Dawson Road Ouse is situated on the southern side of Cluny lagoon approximately 4 km from the township of Ouse. It is bordered by Hydro Electric Commission title to the north encompassing Cluny Lagoon, Rural zoned land to the west and east and Agricultural zoned land owned by Sunray Strawberries Pty Ltd to the south.

580 Dawson Road PID 2107266 Title reference 136268/1 is 23.95 ha whilst 575 Dawson Road PID 9493405 title reference 179591/7 is 31.48 ha but forms part of a property of 4 titles totaling 100.97 ha owned and operated by Sunray Strawberries.

Land Classification - Agriculture

The land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered, and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not consider the economics of production, distance from markets, social or political factors, all of which can change over time.

Class 4 land is described as follows:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 5 land is described as follows:

Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

A detailed, site specific assessment of land classification of the property was undertaken by the author during the week of the 14th August 2024.

The attachment B maps illustrate the extent of each land capability class within the properties.

Table 1 provides a detailed description of each land capability class of the 580 Dawson Rd property and the immediate area of 575 Dawson Rd to be adhered to.

Table 1: Land Capability Summary – 580 Dawson Rd

Land Capability Class ¹	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating ²	Land Use Types ³	Cropping Frequency ⁴
4s	15.8	Soil structure	Grey to brown sandy loam, hydrosol, typical of river terrace in the region. Permeable, low fertility, strongly differentiated profile over bleached sand (0-5% slope)	Moderate	ISD, IP, DP, H	Annual
5s	3.4	Soil permeability, depth and fertility	Grey sandy clay loam, dermosol, moderately permeable over dolerite (0-5% slope)	Not suitable	DP	Annual but low stocking rates due to potential erosion risk
5sr	4.5	Soil depth and stoniness	Grey sandy clay loam, dermosol, moderately permeable with surface dolerite rock and rock fragments (5-10% slope)	Not suitable	DP, F	Annual but low stocking rates due to potential erosion risk

¹ Land Capability Class

Land capability was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

Cropping Suitability Rating

- High - Soils with no or only slight limitations to use. Can support a wide range of intensive cropping and grazing activities. Cropping can occur almost continuously with only occasional pasture breaks.
- Moderate - Soils with moderate limitations to use. Conservation practices and sound management are needed to overcome limitations. Regular short-term pasture breaks are also required.
- Low - Soils suited to occasional cropping through severe limitations. Major conservation treatments and/or careful management required to minimise degradation.
- Very low - Very limited cropping with long pasture breaks (greater than 8 years).
- Unsuitable - No cropping should be undertaken.

³ Land Use Types

- DP (Dryland pasture)
- IP (Irrigated pasture)
- DS (Dryland surface cropping; i.e. cereals and poppies)
- ISD (Irrigated surface cropping – dry harvest; i.e. cereals, poppies, carrot seed and grass seed)
- ISW (Irrigated surface cropping – wet harvest; i.e. peas, beans and broccoli)
- IRC (Irrigated root cropping; i.e. potatoes and carrots)
- H (Horticulture; i.e. grapes, olives and fruit)
- F (Forestry)
- NA (Not suitable)

⁴ Cropping Frequency is given as an approximate range only. It assumes that best practices are being implemented in relation to soil management, sustainable crop rotations undertaken, and that seasonal and long term climatic conditions are favourable for cropping activities. Best practice soil management includes cultivation at an appropriate soil moisture level so as to maintain soil structure, management of cropping residues to assist in maintaining soil structure, and implementation of the most appropriate cultivation techniques. The lower range pertains to a more intensive cropping rotation (i.e. typically including irrigated root cropping) and/or less favourable seasonal/growing conditions. The upper range pertains to non-intensive cropping rotations (i.e. cereals and poppies) and/or more favourable seasonal/growing conditions (see Appendix 1). Cropping frequency does not include irrigated pasture which can be irrigated annually.

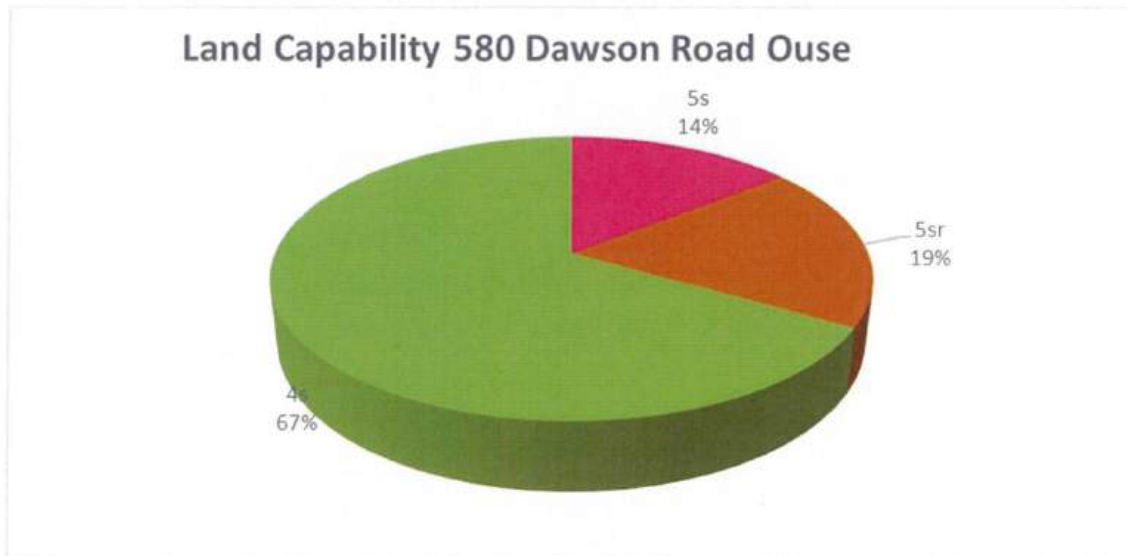
580 Dawson Road Ouse



Class 4s land suitable for cropping that is proposed for adherence to neighbouring property, currently under cultivation



Class 5r land with exposed rock



580 Dawson Road title is predominantly Class 4s and the balance Class 5 which is not suitable for cropping. Whilst the area of Class 4 is suitable for cropping, unless irrigation is available it is also only suitable for grazing, which is the current situation.

Soils

The soils are predominantly windblown alluviums on the terrace area above the original Derwent River. These hydrosols are generally permeable but low fertility and exhibit an abrupt A and B horizon over sands that are stained with organic matter. The lower slopes are generally alluviums over dolerite with patches of rock exposed and rock fragments within the profile

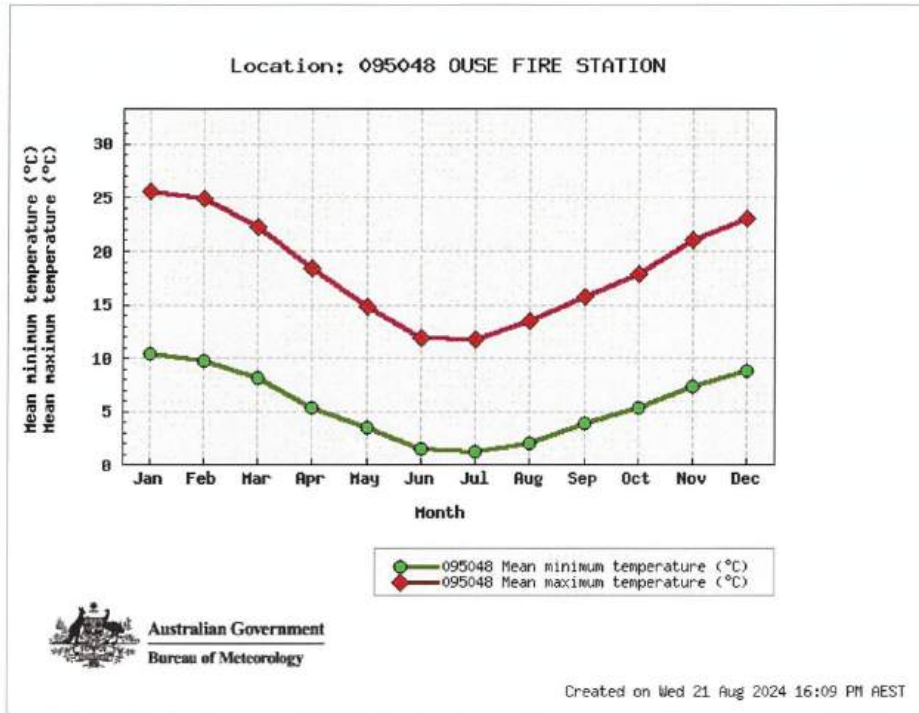


Area of 4s sandy loam currently being cultivated demonstrating abrupt horizon

Climate

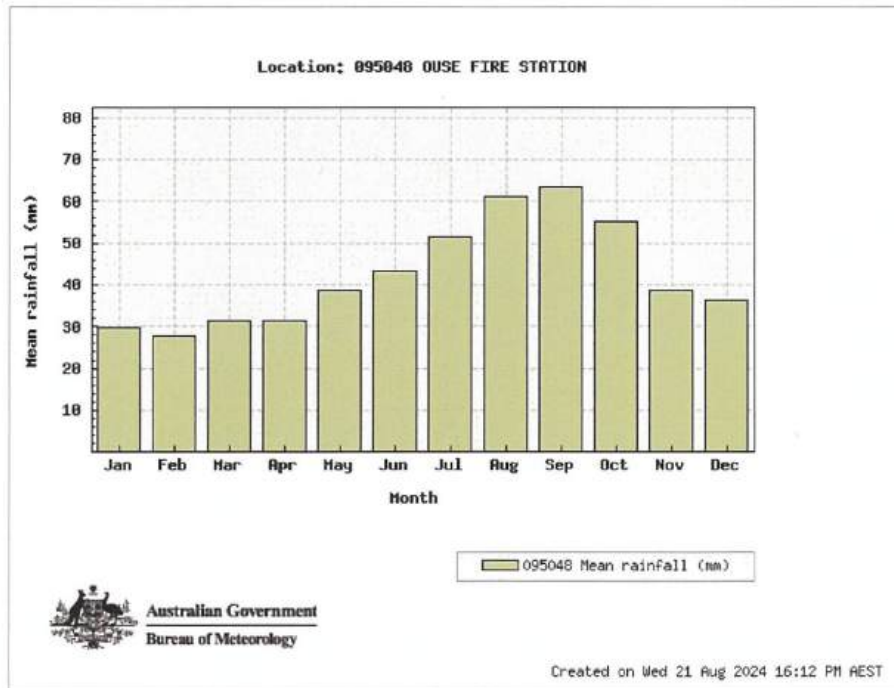
The Derwent region experiences a temperate maritime climate with mild summers and cool winters. This is attributed to the stabilising effect of the Southern Ocean that varies in temperature through the year by only approximately 5°C. Altitude is the principal factor dictating the range of climatic conditions experienced in the region and larger climatic extremes occur with increasing distance from the coast and increasing elevation. Whilst the elevation in this upper region of the Derwent Valley is only 120 metres it is very inland and hence subject to larger temperature variations.

The nearest temperature data is available is station number 95048 at Ouse. The mean lowest temperature recorded is 1.2 degrees however the lowest recorded is -6.8 degrees and the number of mean days below 0 degrees is 26, which represents a frost risk to many crops but does provide high chill units which is necessary for a number of temperate crops.



Rainfall information recorded a mean annual rainfall of 511 mm. The highest annual rainfall recorded is 727 mm and the lowest recorded is 339 mm, a very low rainfall region in the state. Low rainfall is an advantage for cropping provided reliable irrigation sources are available as this limits diseases and aids in production management of crops.

Monthly distribution of rainfall is also evenly spread through Summer and Autumn but increases during Winter to a Spring peak.



Water Resources

The property is adjacent to Cluny Lagoon. 580 Dawson Road is not currently irrigated and has no water license while Sunray Strawberries are developing the neighbouring property predominantly for runner production on the basis of large water rights from the Derwent River. The reorganisation of the boundaries between 580 and 575 Dawson Road will enable increased area for intensive horticultural development by Sunray.

Current Land Use

The current main land use for the 580 Dawson Road property is dryland grazing. The low rainfall combined with the soil types results in very low stocking rates to be sustainable. Given the scale of the property dryland grazing cannot be considered as an economic enterprise.

Proposal

A reorganisation of the boundary between 580 and 575 Dawson Road is proposed. An area of 9.2 ha of 580 Dawson Road would be adhered to 575 Dawson Road as per the attached plan. This would leave a balance of 15 ha of 580 Dawson Road and allow for an increased production area for Sunray Strawberries at 575 Dawson Road. The 9.2 ha is Class 4 land that continues into 575 Dawson Road. This property is currently being transformed from forestry to intensive horticultural production. The utilization of the water rights and infrastructure that Sunray possesses enables this portion of land to also be developed. This portion of land is currently under-utilised as dryland grazing.

The zoning of the two properties was determined by the "Agricultural Land Mapping Project "2017 (ALMP) as part of the implementation of the Tasmanian Planning Scheme. This mapping project utilized a decision tree process examining constraints to agriculture enterprise to determine zone status. The first steps of the constraints analysis were the valuation of a title followed by the enterprise suitability:

Criteria 1 – Enterprise Suitability Clusters – 580 Dawson Rd

Enterprise Suitability Cluster	Minimum Area Requirement (ha)	Suitable Area Assessed (ha)	Irrigation Required	Irrigation Available	Overall Assessment
ES1 (Irrigated Perennial Horticulture)	10	0	Yes	No	Constrained
ES2 (Vegetable Production)	25	0	Yes	No	Constrained
ES3 (Irrigated Grazing – Dairy)	40	0	Yes	No	Constrained
ES4 (Broadacre – Cropping and Livestock)	133	0	No	No	Constrained
ES5 (Dryland Pastoral)	333	10	No	No	Constrained

Criteria 1 – Enterprise Suitability Clusters – 575 Dawson Rd

Enterprise Suitability Cluster	Minimum Area Requirement (ha)	Suitable Area Assessed (ha)	Irrigation Required	Irrigation Available	Overall Assessment
ES1 (Irrigated Perennial Horticulture)	10	>10	Yes	Yes	Not Constrained
ES2 (Vegetable Production)	25	>10	Yes	Yes	Not Constrained
ES3 (Irrigated Grazing – Dairy)	40	<40	Yes	Yes	Constrained
ES4 (Broadacre – Cropping and Livestock)	133	<133	No	No	Constrained
ES5 (Dryland Pastoral)	333	<333	No	No	Constrained

These analyses determined 580 Dawsons Road as constrained and therefore zoned Rural whilst 575 Dawson Road is not constrained and therefore zoned Agriculture.

However, the landform and soil type of the norther section of 575 Dawson Road is identical to the portion of land of 580 Dawson Road that is proposed in the boundary reorganisation.

This proposal not only maximises agricultural land but further protects agricultural land by transfer from Rural to Agriculture zone, thereby meeting local are objectives.



Adjacent title of 575 Dawson Road, Class 4 land currently under development

References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag
Principal Consultant
Nicholbrook Horticultural Consulting
August 2024



Lee Peterson

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

Member of the International Society of Horticultural Science

Contact Details:

M: +61418 141 762

E: lee@nicholbrook.com.au

66 Richmond Valley Rd

Richmond

TAS 7025

Introduction

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 39 years in industry, consulting and research. Lee has considerable experience in the areas of land capability and planning for agriculture, new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

Professional Experience

- 2020-present Director Nicholbrook Horticultural Consulting
- 2018-2020: National Technical Manager BerryWorld
- 2011–2018: Principal Consultant Macquarie Franklin
- 2005-2011: Executive Director – Agribusiness
Agricultural Resource Management (AGRM Pty Ltd)
- 2000- 2004: Agricultural Resource Management Group
- 1998- 1999: Serve-Ag Senior Project Agronomist
- 1996-1997: Private agricultural consultancy and contract research provider
- 1993- 1995: General Manager of Essential Oils of Tasmania
- 1989- 1993: Production Manager of Essential Oils of Tasmania
- 1985- 1989: Post-Graduate at the University of Tasmania
- 1984- 1985: Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

Project Examples

- Land capability assessments for numerous properties throughout rural Tasmania to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation when required
- Soil surveys, land capability, enterprise assessment reporting for developments under the previous Tasmanian Interim Planning Schemes and changes and requirements under the recent Tasmanian Planning Scheme including zone changes and impacts.

Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Design of innovative harvest systems for new crops
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Land capability assessment
- Group training
- Agribusiness and financial management
- Socio and economic impact assessment

Nicholbrook Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural consulting
- Legal representations

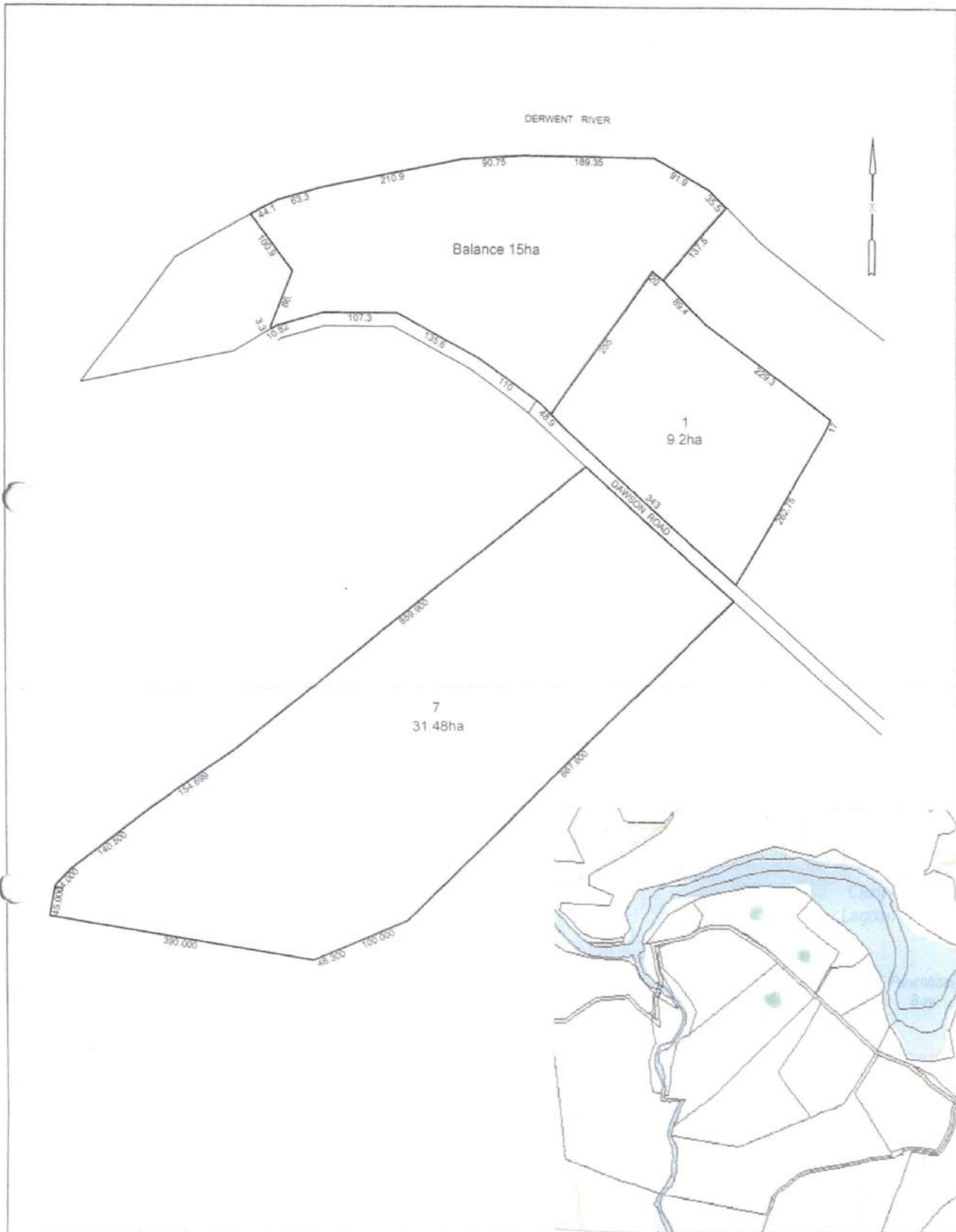
- Development of the Farm Water Access Plan framework for Tasmanian Irrigation – individual property requirements assessing soils, land capability and enterprises requirements prior to the granting of water licenses
 - Review of Industrial Hemp as a commercial cropping opportunity in Tasmania
 - Review of pyrethrum industry strategic plan and industry development officer program
 - Economic and socio analysis of the impact of blueberry rust incursion to the Tasmanian blueberry industry
 - Production system economic assessment and inputs for TI feasibility studies – Musselrow, Great Forester, Southern Midlands and South East irrigation scheme developments
 - Market, production and feasibility study of medicinal cannabis production for Tasmanian Alkaloids
 - Importation of new varieties and coordination and production system development for BerryWorld Australia in Tasmania and Queensland
 - Site assessment, property liaison and development of Irrigation and Ground Water Management Plans for effluent management of Tassal hatchery expansion at Ranelagh and waste processing plant at Triabunna including representation to EPA
 - Technical advisor to Houston’s Farm include production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the company in respect to technical issues such as biosecurity and IPM
 - Agricultural assessment and stakeholder survey for future Hunter Valley irrigation development post power station and mining closures
 - Independent advisor and author to the “Environmental Guidelines for Recycled Water Use in Tasmania”.
 - Project Manager for the land capability assessment for the Meander Dam Development Proposal
 - Expert reporting for a range of broad acre and horticultural litigation cases
 - Assessment of impact of Robbins Island Renewable Energy Park on Agricultural Land Use
 - Project manager for field services operation establishment for Tasmanian Poppy Enterprises
- Technical advisor to South Pacific Oils, essential oil production and extraction company, Vanuatu – Sandalwood production and research


Land Capability 580 Dawsons Rd



Legend

- Dams
- Buildings
- 5e
- 6e
- 4+5e
- 5ew
- CadastralParcels



CLIENT Richard Crawford & Sunray Strawberries		DRAWING Proposal		Rev.	Amendments	Drwn	Date
D.G.J. POTTER		SCALE: 1:5000	DATE: 2/02/24				
 9 Warwick St HOBART, TASMANIA, 7000 Ph: (03) 62 343 082 Fax: (03) 62 343 360 Email: dpotter@inet.net.au		LEVEL DATUM		Design	Drawn TP	Checked	
				A3	Sheet No.	Job No. 230917	

CENTRAL HIGHLANDS

BOTHWELL TOWNSHIP STRUCTURE PLAN



www.nicheplanningstudio.com.au

  @nicheplanningstudio



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



CONTENTS

1.	INTRODUCTION	4
1.1	PURPOSE	Error! Bookmark not defined.
1.2	SCOPE.....	Error! Bookmark not defined.
2.	STUDY AREA	Error! Bookmark not defined.
2.1	OPPORTUNITIES AND CONSTRAINTS	11
2.2	LAND USE	14
2.3	MOVEMENT	14
2.4	HAZARDS.....	15
2.5	PHYSICAL & NATURE BASED FEATURES	16
2.6	SERVICING & INFRASTRUCTURE.....	16
2.7	COMMUNITY FACILITIES, CHARACTER & HERITAGE.....	17
3.	VISION	20
4.	A SUSTAINABLE AND LIVEABLE SHIRE	22
4.1	SETTLEMENT & LAND SUPPLY	22
4.2	ECONOMIC ANALYSIS.....	Error! Bookmark not defined.
4.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	25
4.4	OBJECTIVES & STRATEGIES	26
5.	A PRODUCTIVE AND RESILIENT ECONOMY.....	30
5.1	SETTLEMENT & LAND SUPPLY	30
5.2	ECONOMIC ANALYSIS.....	30

5.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	32
5.4	OBJECTIVES & STRATEGIES	33
6.	A THRIVING TOURISM SECTOR.....	36
6.1	SETTLEMENT & LAND SUPPLY.....	36
6.2	ECONOMIC DRIVERS	36
6.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	37
6.4	OBJECTIVES & STRATEGIES	38
7.	IMPLEMENTATION	40

Document Issue and Status Record

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

This report is subject to copyright the owner of which is Niche Studio. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.

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

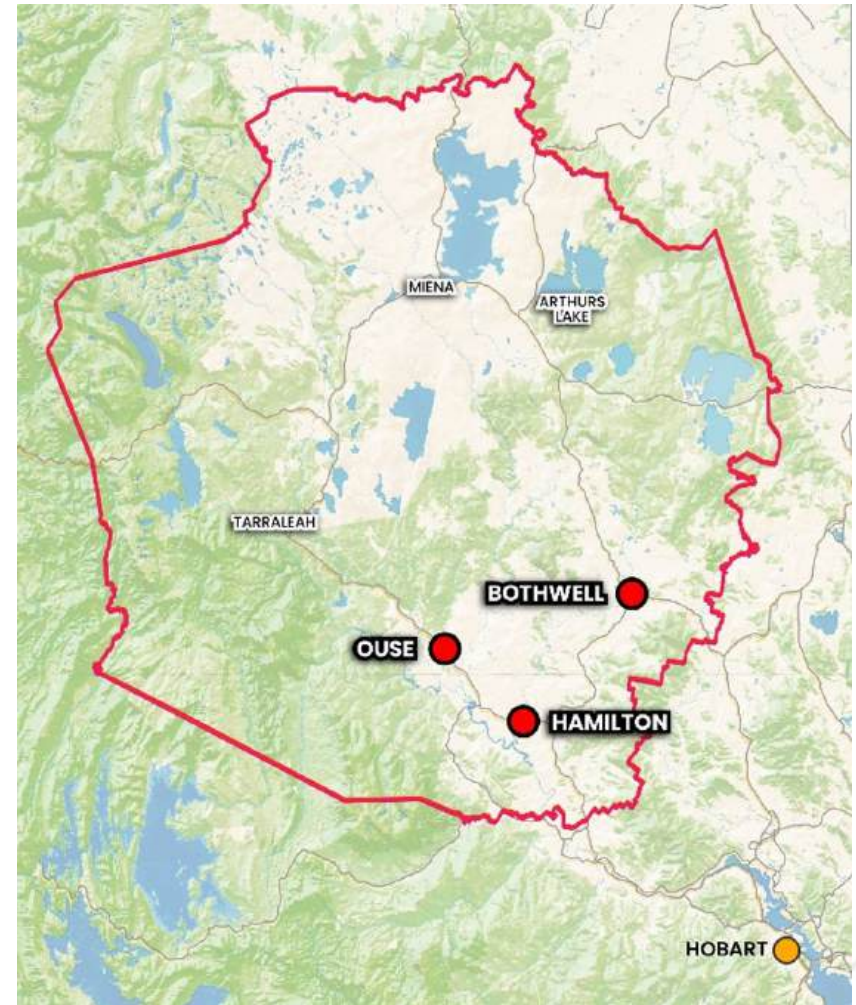
INTRODUCTION – CENTRAL HIGHLANDS

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

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

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

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



GROWTH & EVOLUTION OF OUR REGION

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

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

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

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

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

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



PLANNING FOR GROWTH - BOTHWELL

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

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

Initial considerations for the Bothwell study area included:

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



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

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

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

BOTHWELL

PLAN 001A - Aerial



113

THE WORK WE ARE BUILDING ON

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

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

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

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

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

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

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

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



RESEARCH

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

LISTEN & LEARN

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

DESIGN EXCELLENCE

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

THE TOWNSHIP OF BOTHWELL

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

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

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

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

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

LAND USE

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

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

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

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

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



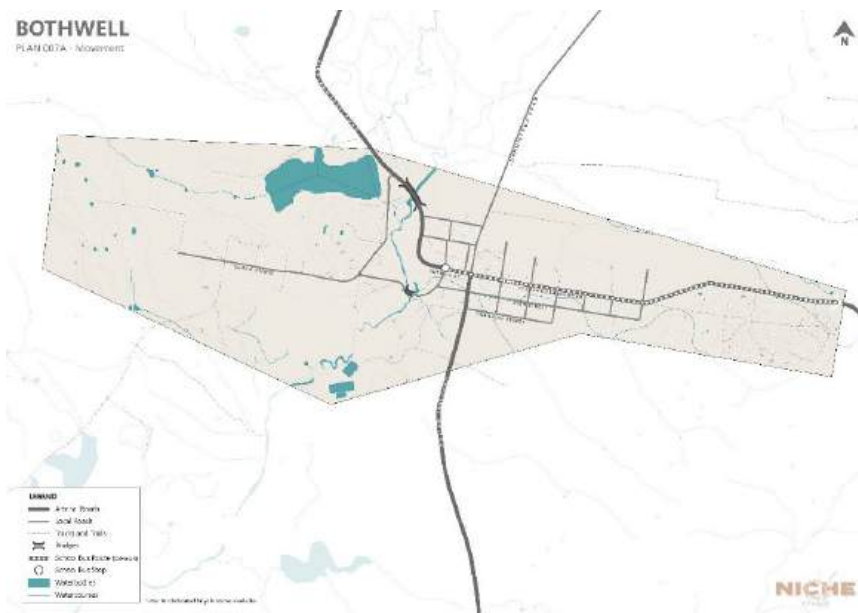
MOVEMENT

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

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

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

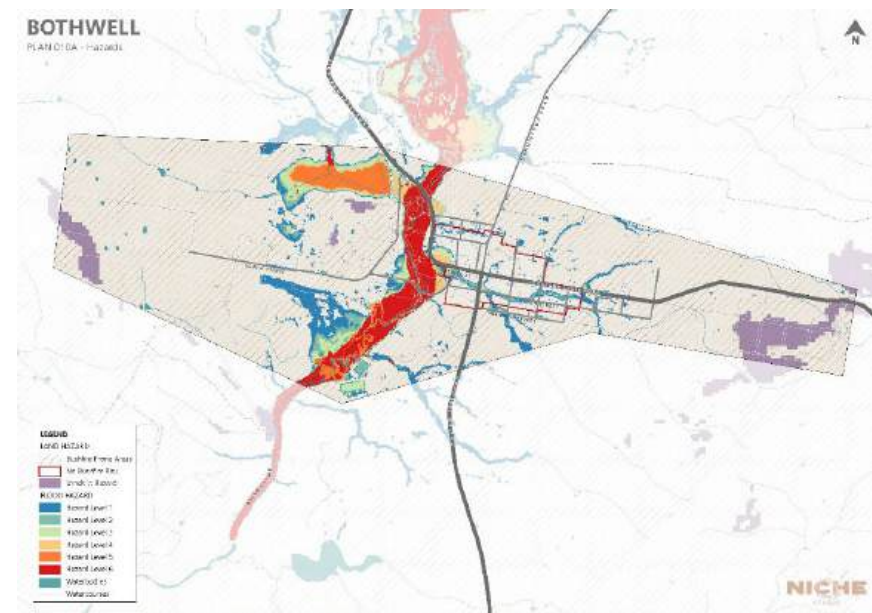
A school bus route, running from a stop on the corner of Patrick Street and Arthur Street to Hobart, connects upper high school students to further education. There are no other forms of public transport in the town. No dedicated bicycle routes have been mapped in the study area.



HAZARDS

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

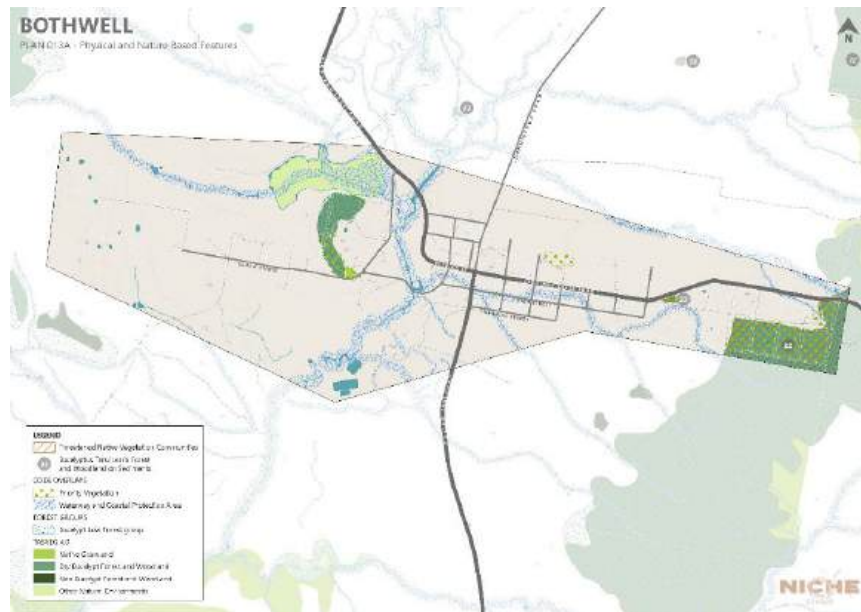
The River Clyde Flood Mapping Study (GHD 2023) was developed to provide informed recommendations to better manage floodwaters. There are several features that influence flooding in the River Clyde catchment area. These include the high rainfall in the area, the steep terrain, and the narrow valleys that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



PHYSICAL & NATURE BASED FEATURES

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

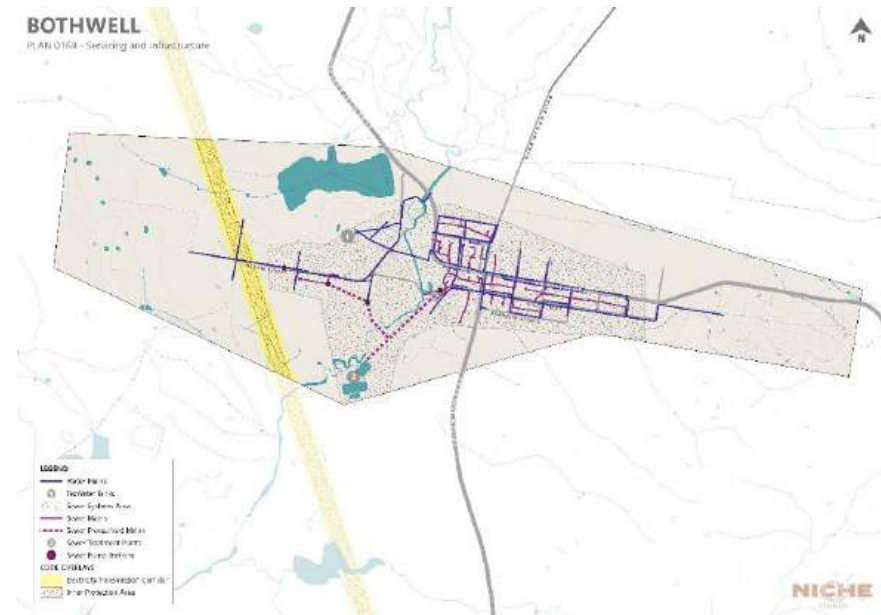
Areas of native vegetation are mapped through the study area, to the western and northern sides of Mount Adelaide. The south-eastern corner of the study area comprises a small portion of a larger Threatened Native Vegetation Community. It has been extensively cleared across Tasmania for agriculture.



SERVICING & INFRASTRUCTURE

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

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



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

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

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

COMMUNITY FACILITIES, CHARACTER & HERITAGE

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

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

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

BOTHWELL

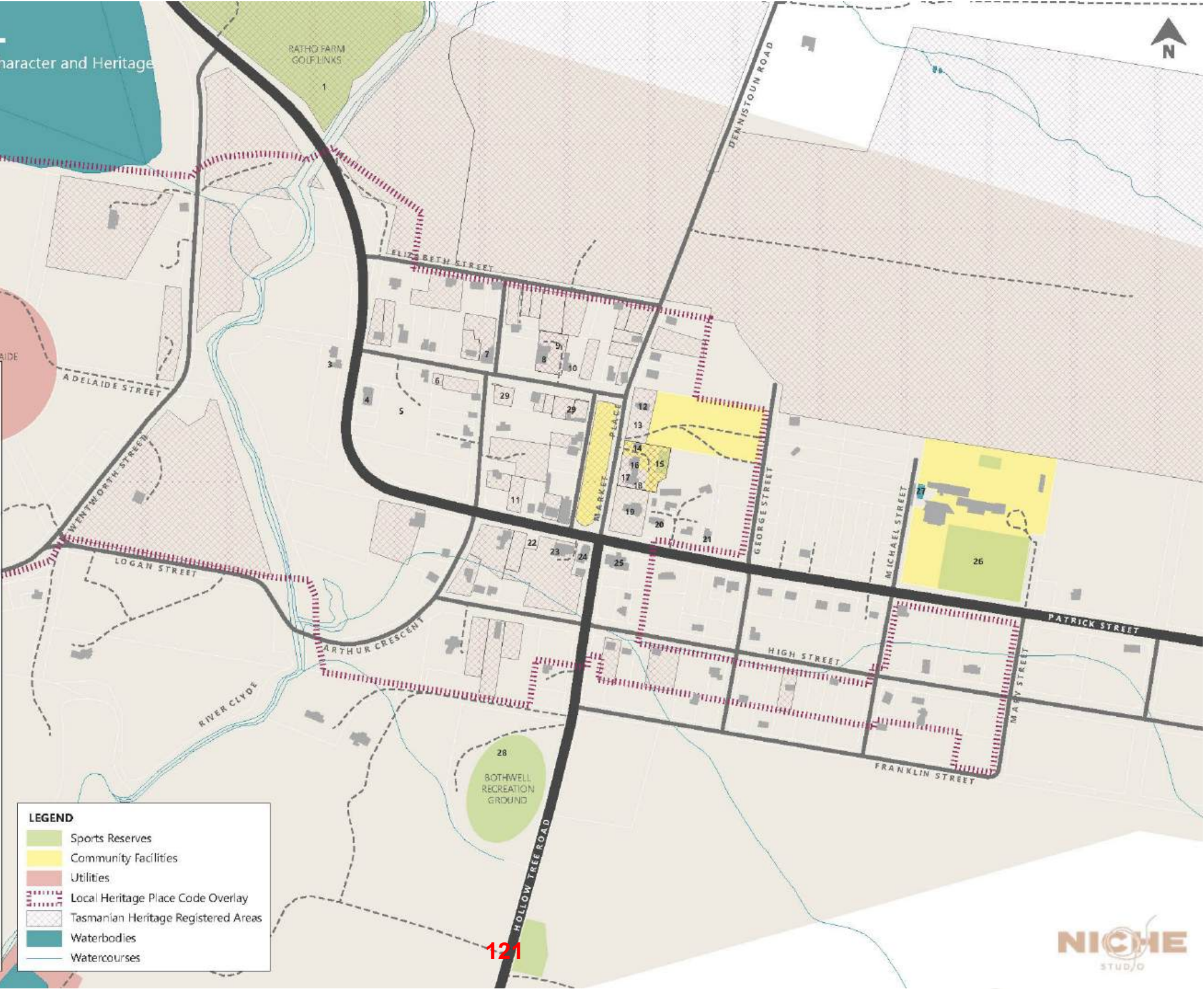
PLAN 019B - Facilities, Character and Heritage



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

LEGEND

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



BOTHWELL TOWNSHIP STRUCTURE PLAN

THE VISION

A VISION FOR BOTHWELL

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

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



EMERGING COMMUNITY THEMES

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

The following chapters discuss our analysis of each theme.

A SUSTAINABLE & LIVEABLE TOWN

A PRODUCTIVE & RESILIENT ECONOMY

A THRIVING TOURISM SECTOR

A SUSTAINABLE AND LIVEABLE TOWN

SETTLEMENT & LAND SUPPLY

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

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

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

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

Land supply analysis reveals that Bothwell has:

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

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

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

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

ECONOMIC ANALYSIS

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

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

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

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



LAND SUPPLY STATUS

- Underutilized
- Vacant

ZONES

- Community Purpose
- Low Density Residential
- Rural
- Rural Living A
- Village



STAKEHOLDER & COMMUNITY ASPIRATIONS

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

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

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

SUSTAINABLE & LIVEABLE TOWN - OBJECTIVES & STRATEGIES

1.1.1 To celebrate the existing character of Bothwell

- Continue to support the operation of the Ratho Farm Golf Course and the Australian Golf Museum to celebrate Bothwell's rich golf history.
- Continue to maintain Council-owned heritage buildings, ensuring preservation of their unique character and contribution to the town's existing built form.
- Support the retention of historically important buildings (such as the St Michael & All Angels Anglican Church and St Lukes Uniting Church) by utilising their space for town community festivals and events relevant to their history.
- Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.
- Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as:
 - o Heritage walks and tours
 - o Community festivals and exhibitions
 - o Cultural and educational programmes
 - o Culinary trails
 - o Local ambassador programmes
- Prepare a heritage strategy for Bothwell that clearly delineates allowable renovation or re-purposing of privately owned heritage buildings.

1.1.2 To retain existing local residents within the township

- Support new residential development proposals in Bothwell to increase housing supply and provide greater housing choice for existing and new residents.
- Advocate for State Government funding to assist the implementation of additional recreational and social facilities, as well as infrastructure projects to improve the safety and walkability of the town.
- Implement recommendations from *Bothwell Flood Study (2023)*.

1.1.3 To attract new residents to the township

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

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

- Rezone the entire parcel of land with Bothwell Secondary School to Community Purpose (as shown on Plan 42A).
- Advocate to the State Government to ensure the sustained operation of Bothwell Secondary School.
- Review provision of library services to the community. If appropriate, adjust opening hours and service provision to meet community needs (Item 16 in Plan 31A)
- Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 31A) such as:
 - o Accessibility upgrades
 - o External cover
 - o Opening hour changes

1.1.5 To prioritise existing and future community needs.

- Ensure future housing and growth is located in serviced areas.
- Investigate the feasibility of using existing community buildings in Bothwell for child care services.
- Upgrade footpaths as required to deliver a connected pedestrian network through Bothwell, including:
 - o Link the Bothwell Recreation Ground to Patrick Street (Item 5 on Plan 31A).
 - o Link Schaw Street to the heart of Bothwell (Item 3 on Plan 31A).
 - o Upgrades to Croaker's Alley (Item 1 on Plan 1A).
 - o Maintenance of footpath on Queen Street (Item 7 on Plan 31A).
- Undertake a Community Needs Assessment.
- Advocate for provision of community services as identified as lacking in the Community Needs Assessment.
- Provide pedestrian footbridges over rivers.
- Consider a traffic study to determine if traffic calming and slowing interventions are required, such as stop signs at intersections (Item 6 on Plan 31A).

1.1.6 To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable shire.

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

1.1.7 To ensure the provision of adequate open space

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

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

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

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

ECONOMIC ANALYSIS

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

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

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

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

The region is well placed to attract renewable energy investment, especially hydropower, wind and solar.

Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region. Renewable energy projects such as solar and wind farms have the potential to raise municipal rates and community funds, which could be directed for community benefit. Determining how these funds should be spent within the community should be considered. Renewable energy projects can create environmental and amenity impacts, and should sought to be minimised where possible, especially linked to economic productivity.

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

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

T20. RETAIL & COMMERCIAL ROLE

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

Source: Urban Enterprise, 2024

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

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

- Community and Heritage
 - Maintenance of heritage and increased use of heritage buildings for community activities i.e. church used for choir.
 - Need childcare and better connection between the community and schools.
 - Need for permanent doctor and aged care services.
- Infrastructure and Facility Recommendations
 - Community infrastructure (Camping, outdoor seating, BBQ, children's/ youth activities i.e. skate park, improvement to playground).
 - Increased medical, aged care facilities and a grocery store.

PRODUCTIVE & RESILIENT ECONOMY - OBJECTIVES & STRATEGIES

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

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

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

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

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

- Encourage intensive and high value activities within irrigated areas.
- Promote agricultural opportunities to industry. These may include:
 - o Export market opportunities;
 - o Domestic market opportunities;
 - o Information around innovation and technology in the agriculture sector that could be harnessed;
 - o Off-farm income opportunities;

- Value-add opportunities.
- Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
 - Current challenges/barriers to industry growth;
 - Opportunities for industry growth; and
 - Research and innovation.

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

- Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.
- Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.
- Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.
- Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by:
 - Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects.
 - Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell.
 - Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects.
- Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).
- Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.
- Support provision of short-stay workforce accommodation.

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

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

1.1.13 To improve existing digital and transport infrastructure.

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

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

- Discourage the conversion/adaptation of retail/commercial premises into residential uses.
- Attract new retail and commercial businesses to establish in Bothwell.
- Support growth and development of existing retail and commercial businesses (Item 14 in Plan 31A)

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

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

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

ECONOMIC DRIVERS

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park, Franklin-Gordon Wild Rivers National Park;
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Lake St Clair, Great Lake, Arthurs Lake, Meadowbank Lake and Derwent River.
- Whiskey distillery's at Lawrenny Estate (Ouse), Lower Marsh (Apsley) and Kempton (in Southern Midlands).
- The region has high tourism and visitor growth potential, primarily linked to the natural advantages of the area.
- The towns of Ouse, Hamilton and Bothwell all receive a high number of visitors travelling through and stopping over, particularly from self-drive camping and caravan visitors. These towns could perform a greater visitor servicing role.

- There is a high level of self-drive visitors that travel within and across the region, including a high proportion of caravan/RV's. There is a need to ensure that visitor preferences are being met through infrastructure, services and amenity.
- The Council owned and operated caravan parks in Bothwell and Hamilton are well utilised. There may be an opportunity to improve and/or expand the offering.
- Potential for greater activation and promotion of signature nature and water-based experiences, including hiking, camping, fishing, cycling and kayaking.
- There is an opportunity to support further development and investment in farm gate and agri-tourism.
- There is an opportunity to support further development and investment in visitor accommodation and hospitality offering.
- Destination functions and events are an effective way to attract visitors to the region. Supporting existing and new events that attract visitation and align with regional strengths should be encouraged.
- The heritage townships of Hamilton and Bothwell could seek to attract new visitor market segments such as higher yielding couples and families from Greater Hobart.
- There is a potential for Central Highlands to improve destination branding and increase destination awareness as a key region in central Tasmania.

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

THRIVING TOURISM SECTOR - OBJECTIVES & STRATEGIES

1.1.15 To enhance the visitor service role of Bothwell.

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

1.1.16 To facilitate development of tourism attractors in the region.

- Develop and implement a Destination and Tourism Action Plan.
- Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- Advocate for the re-opening of Nant Distillery north of Bothwell.
- Support agri-tourism and farm-gate experiences on regional properties.
- Establish a regular farmer's market, with direct to public sales.
- Support new trail and mountain biking experiences in the region.
- Encourage new tourism and community events to be held in the municipality.
- Support heritage-based tourism opportunities that celebrate the built and natural heritage of Bothwell.

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

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

BOTHWELL TOWNSHIP STRUCTURE PLAN:
IMPLEMENTATION

IMPLEMENTATION

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

- Implement
- Advocate
- Facilitate

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

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

BOTHWELL

PLAN 042A - Proposed Rezoning

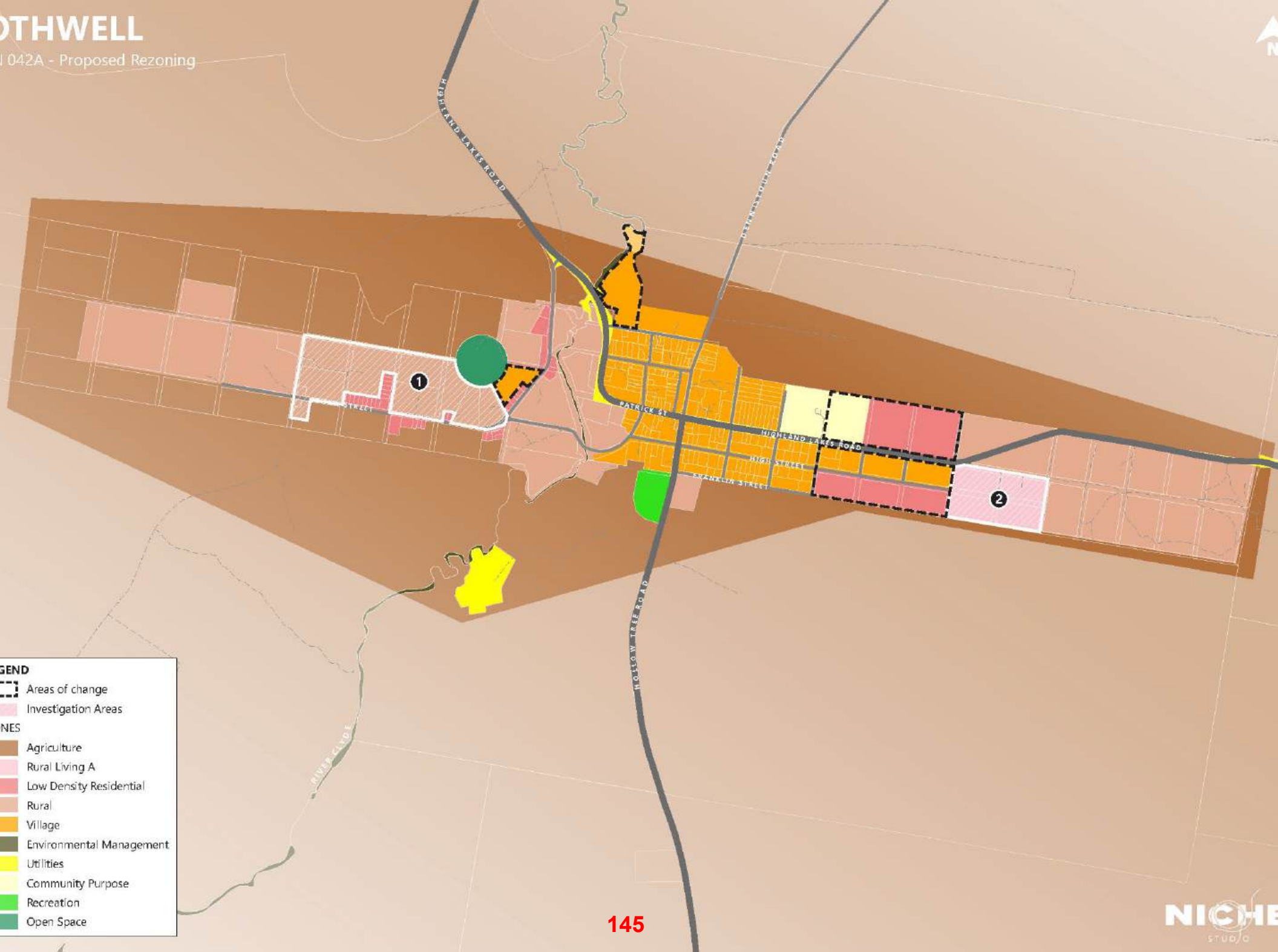


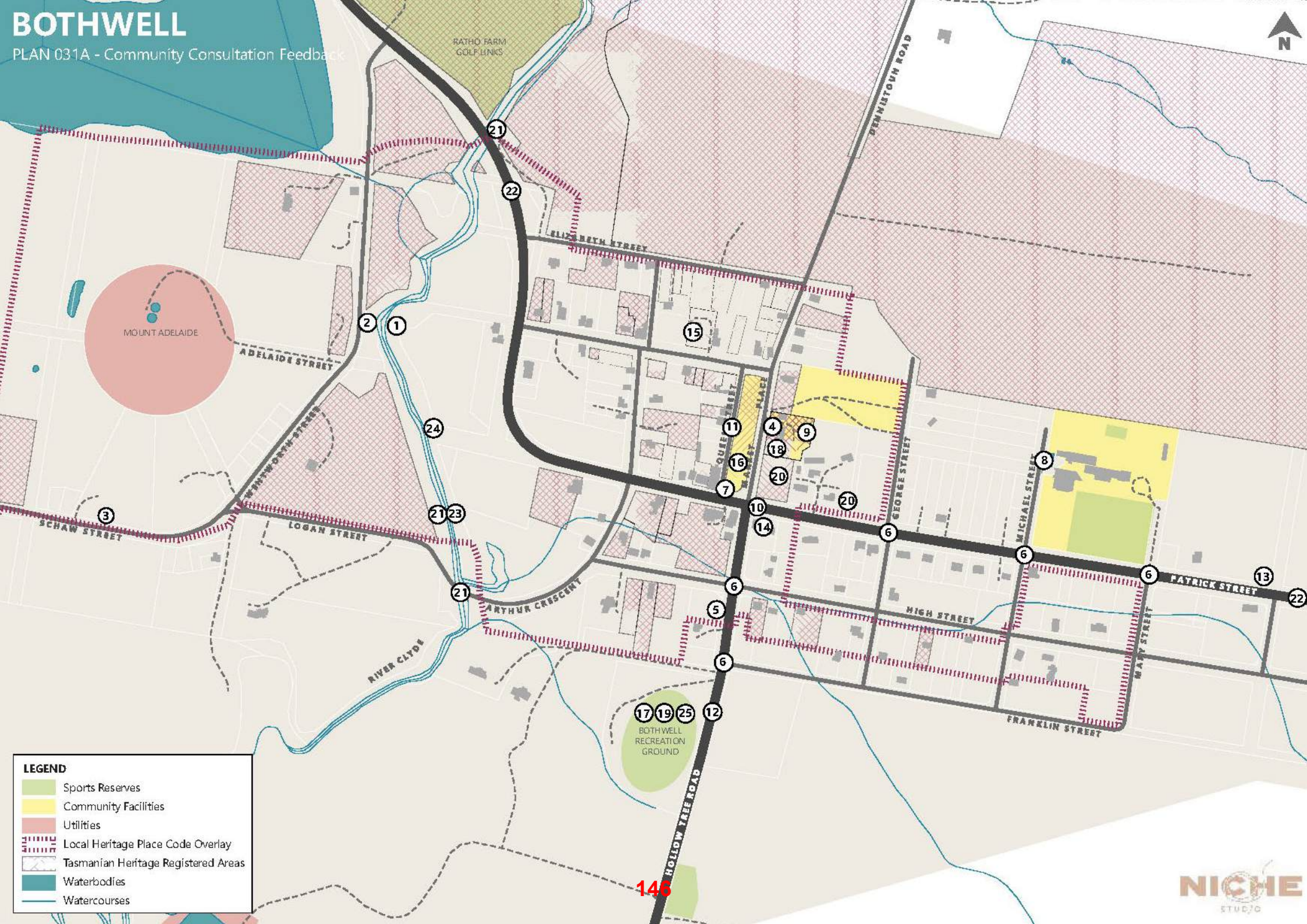
LEGEND

- Areas of change
- Investigation Areas

ZONES

- Agriculture
- Rural Living A
- Low Density Residential
- Rural
- Village
- Environmental Management
- Utilities
- Community Purpose
- Recreation
- Open Space





LEGEND

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

146

PRIORITIES

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

A = Advocate | I = Implement | F = Facilitate

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

A SUSTAINABLE, LIVEABLE TOWN			SHORT	MEDIUM	LONG
1.1	To celebrate the existing character of Bothwell				
	A	Continue to support the operation of the Ratho Farm Golf Course and the Australian Golf Museum to celebrate Bothwell’s rich golf history.	Ongoing		
	I	Continue to maintain Council-owned heritage buildings that contribute to the established character of Bothwell.	Ongoing		
	F	Support the retention of historically important buildings (such as the St Michael & All Angels Anglican Church and St Lukes Uniting Church) by utilising their space for town community festivals and events relevant to their history.	Ongoing		
	I	Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.			
	A	Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as: <ul style="list-style-type: none"> - Heritage walks and tours - Community festivals and exhibitions - Cultural and educational programmes - Culinary trails - Local ambassador programs 	Ongoing		

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

			SHORT	MEDIUM	LONG
	I	Prepare a heritage strategy for Bothwell that clearly delineates allowable renovation or re-purposing of privately owned heritage buildings.			
1.2	To retain existing local residents within the township				
	F	Support new residential development proposals in Bothwell to increase housing supply and provide greater housing choice for existing and new residents.			
	A	Advocate for State Government funding to assist the implementation of additional recreational and social facilities, as well as infrastructure projects to improve the safety and walkability of the town.			
	I	Implement recommendations from <i>Bothwell Flood Study (2023)</i>			
1.3	To attract new residents to the township				
	I	Rezone land parcels as indicated on Plan 42A to Village Zone and Low Density Residential Zone to facilitate availability of serviced land for development of diverse housing typologies.			
	F	Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.	Ongoing		
	A	Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.			
	I	<p>Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality:</p> <ul style="list-style-type: none"> - Target younger demographics through the use social media platforms to showcase community life and local attractions. - Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Bothwell. 			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		- Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.			
	I	Investigate feasibility of future housing provision and township growth at Investigation Areas 1 and 2 on Plan 42A.			
1.4	To identify gaps in key social and recreational services such as health, education and aged care.				
	I	Rezone the entire parcel of land with Bothwell Secondary School to Community Purpose (as shown on Plan 42A).			
	A	Advocate to the State Government to ensure the sustained operation of Bothwell Secondary School.			
	I	Review provision of library services to the community. If appropriate, adjust opening hours and service provision to meet community needs (Item 16 in Plan 31A)			
	I	Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 31A) such as: <ul style="list-style-type: none"> - Accessibility upgrades - External cover - Opening hour changes 			
1.5	To prioritise existing and future community needs.				
	F	Ensure future housing and growth is located in serviced areas.	Ongoing		
	F	Investigate the feasibility of using existing community buildings in Bothwell for child care services.			
	I	Upgrade footpaths as required to deliver a connected pedestrian network through Bothwell, including: <ul style="list-style-type: none"> - Link the Bothwell Recreation Ground to Patrick Street (Item 5 on Plan 31A). - Link Schaw Street to the heart of Bothwell (Item 3 on Plan 31A). 			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		<ul style="list-style-type: none"> - Upgrades to Croaker’s Alley (Item 1 on Plan 1A). - Maintenance of footpath on Queen Street (Item 7 on Plan 31A). 			
	I	Undertake a Community Needs Assessment.			
	I	Advocate for provision of community services as identified as lacking in the Community Needs Assessment.			
	I	Provide pedestrian footbridges over rivers.			
	F	Consider a traffic study to determine if traffic calming and slowing interventions are required, such as stop signs at intersections (Item 6 on Plan 31A).			
1.6	To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable shire.				
	I	<p>Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:</p> <ul style="list-style-type: none"> - Need for adequate Village Zone land supply that is available and ‘development ready’ to accommodate new housing in Bothwell. - Need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents. - Direct housing growth to Bothwell. - Seek to increase the number of rental properties available. - Addressing viability challenges that present barriers to residential development and housing growth in Bothwell. 			

1.7	To ensure the provision of adequate open space			
	I	Review the provision of open space within the municipality.		
	I	Produce an Open Space Strategy for the municipality.		
	I	Consider development of an Urban Forest Strategy to: <ul style="list-style-type: none"> - Add formal tree avenues on entrance to Bothwell (Item 22 on Plan 31A) - Increase shading at recreation grounds and public open space (Item 19 on Plan 31A). 		
	I	Upgrade and expand community infrastructure in parks and open spaces, such as seating, rubbish bins, water fountains (Item 25 on Plan 31A).		
	I	Consider relocation of tennis courts to the recreation precinct at Hollow Tree Road to create an active recreation hub (Item 9 on Plan 31A).		
	I	Add community adult exercise equipment to recreation spaces (Item 15 in Plan 31A).		
	I	Remove invasive willow species from river banks (Item 21 in Plan 31A).		

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

2.1	To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.		
	A	Encourage the growth of employment opportunities by supporting the development of new commercial facilities that offer a unique but in-demand need for the community.	Ongoing
	A	Advocate to State Government for sufficient funding to ensure the ongoing operation of community facilities such as Bothwell District High School, Bothwell Police Station.	
	F/A	Collaborate with renewable energy providers to identify opportunities in the region.	
	A	Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.	
2.2	To sustainably grow the value of the existing agriculture sector.		
	A	Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors	Ongoing
	A	Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.	Ongoing
	A	Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.	Ongoing
	F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> - The state and outlook for the sector; and - The regulatory environment. 	Ongoing

2.3	To advocate for the sustainable growth of new agricultural opportunities.		
	A	Encourage intensive and high value activities within irrigated areas.	
	A	Promote agricultural opportunities to industry. These may include: <ul style="list-style-type: none"> - Export market opportunities; - Domestic market opportunities; - Information around innovation and technology in the agriculture sector that could be harnessed; - Off-farm income opportunities; - Value-add opportunities. 	Ongoing
	F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> - Current challenges/barriers to industry growth; - Opportunities for industry growth; and - Research and innovation. 	Ongoing

2.4	To actively support the development of renewable energy and green infrastructure projects.			
A	Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.			
A	Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.			
A	Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.	Ongoing		
F/I	Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by: <ul style="list-style-type: none"> - Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects. - Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell. - Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects. 			
A	Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).	Ongoing		
F	Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.	Ongoing		
A	Support provision of short-stay workforce accommodation.	Ongoing		

2.5	To support the growth of local industrial and innovation opportunities.			
	F	Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).	Ongoing	
	F	Investigate industrial land requirements to facilitate projected growth of renewable energy sector.		
	I	Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.	Ongoing	
	I	Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes	Ongoing	
5.4.6	To improve existing digital and transport infrastructure.			
	A	Advocate for road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality, specifically: <ul style="list-style-type: none"> - Linkages to Melton-Mowbray and greater Hobart (Item 13 on Plan 31A). - Straighten bends in Hollow Tree Road (Item 12 on Plan 31A). 		
	I	Ensure that developers contribute proportionally to any required upgrades to transport infrastructure considered necessary for successful development.		
	I	Consider closure of Queen Street to through traffic to encourage the preferential use of Market Place (Item 11 on Plan 31A).		
	A	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.	Ongoing	
5.4.7	To encourage the growth of existing and new retail and commercial services.			
	F	Discourage the conversion/adaptation of retail/commercial premises into residential uses	Ongoing	
	A	Attract new retail and commercial businesses to establish in Bothwell.	Ongoing	
	F	Support growth and development of existing retail and commercial businesses (Item 14 in Plan 31A)	Ongoing	

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

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

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

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

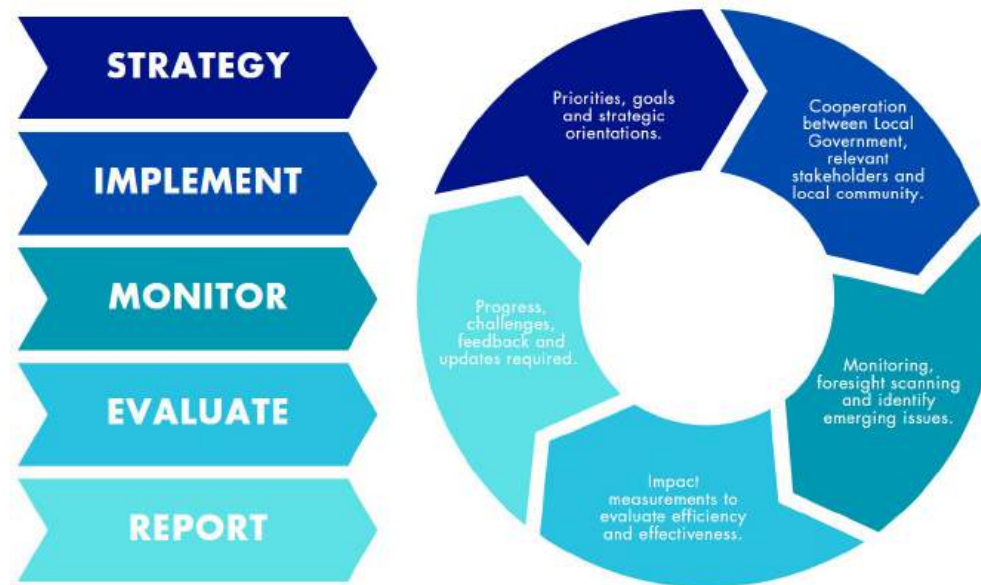
MONITORING

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

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

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

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





BOTHWELL TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis

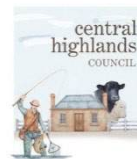
CENTRAL HIGHLANDS

HAMILTON TOWNSHIP STRUCTURE PLAN

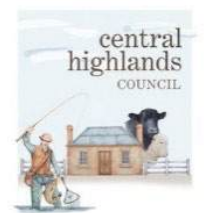


www.nicheplanningstudio.com.au

  @nicheplanningstudio



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



CONTENTS

1. INTRODUCTION	4
1.1 PURPOSE	Error! Bookmark not defined.
1.2 SCOPE.....	Error! Bookmark not defined.
2. STUDY AREA	Error! Bookmark not defined.
2.1 OPPORTUNITIES AND CONSTRAINTS	Error! Bookmark not defined.
2.2 LAND USE	12
2.3 MOVEMENT	12
2.4 HAZARDS.....	13
2.5 PHYSICAL & NATURE BASED FEATURES	13
2.6 SERVICING & INFRASTRUCTURE.....	14
2.7 COMMUNITY FACILITIES, CHARACTER & HERITAGE.....	15
3. VISION	Error! Bookmark not defined.
4. A SUSTAINABLE AND LIVEABLE SHIRE	20
4.1 SETTLEMENT & LAND SUPPLY	20
4.2 ECONOMIC ANALYSIS.....	22
4.3 STAKEHOLDER & COMMUNITY ASPIRATIONS.....	23
4.4 OBJECTIVES & STRATEGIES	24
5. A PRODUCTIVE AND RESILIENT ECONOMY.....	28
5.1 SETTLEMENT & LAND SUPPLY	28
5.2 ECONOMIC ANALYSIS.....	28

5.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	29
5.4	OBJECTIVES & STRATEGIES	30
6.	A THRIVING TOURISM SECTOR.....	33
6.1	SETTLEMENT & LAND SUPPLY.....	33
6.2	ECONOMIC DRIVERS	33
6.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	34
6.4	OBJECTIVES & STRATEGIES	34
7.	IMPLEMENTATION	Error! Bookmark not defined.

Document Issue and Status Record

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

This report is subject to copyright the owner of which is Niche Studio. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.

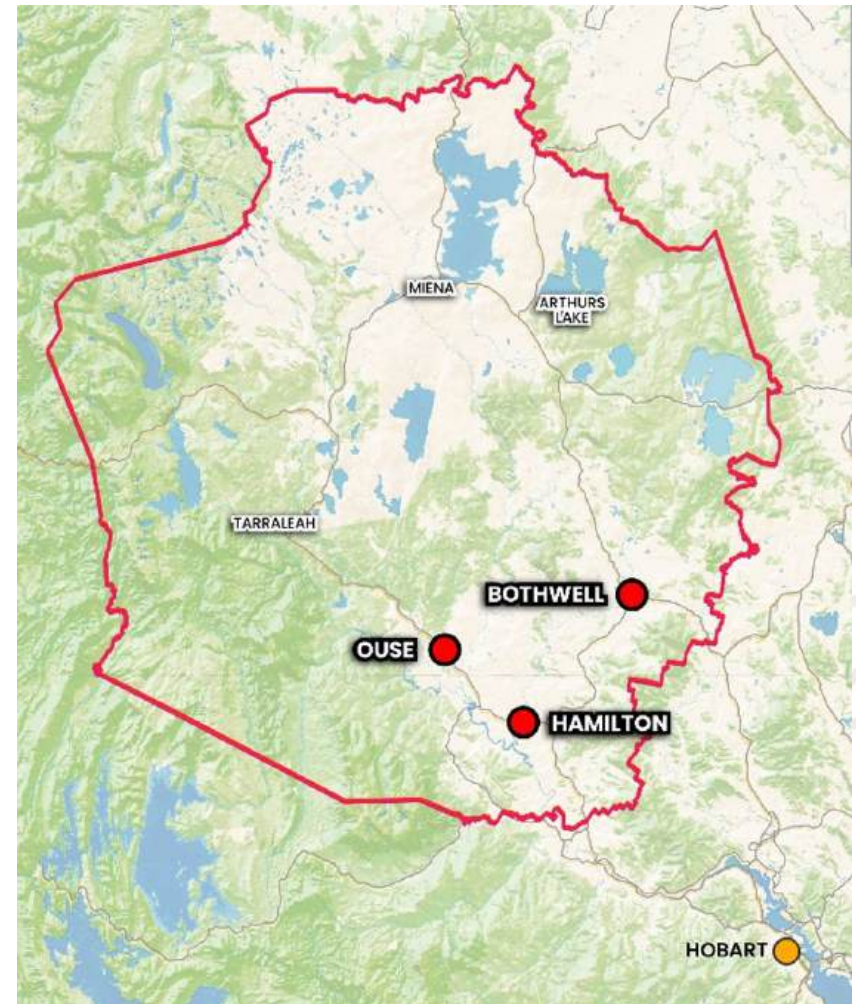
INTRODUCTION – CENTRAL HIGHLANDS

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

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

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

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



GROWTH & EVOLUTION OF OUR REGION

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

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

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

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

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

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



PLANNING FOR GROWTH - HAMILTON

Hamilton is located approximately 73km northwest of Hobart, While Hamilton’s population is relatively small (241 people as of 2021 Census data), it serves as an administrative and service centre for surrounding rural areas.

Hamilton is a historic Georgian sandstone village, located beside the River Clyde. The Platypus Walk is a recently revegetated and upgraded walk along the River Clyde, offering easy access to some of the beautiful scenery of the Derwent Valley.

Initial considerations for the Hamilton study area included:

- Potential rezoning of land, and consideration of current zoning provisions.
- Opportunities to enhance and strengthen the tourism potential of Hamilton.
- Useability, efficiency and safety of the movement network for residents and visitors, particularly pedestrian and cyclist linkages notably ensuring a pedestrian safety crossing at the Lyell Highway
- Access to recreational spaces and facilities and the potential to upgrade and/or expand the camping ground.
- The infrastructure and servicing requirements of the town, especially the capacity and location of the current sewerage treatment plant.
- Communications and television blackspots.
- Specific access to Lake Meadowbank.

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

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

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



THE WORK WE ARE BUILDING ON

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

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

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

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

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

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

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

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

A background image of a rural landscape featuring rolling green hills under a blue sky with scattered white clouds. In the foreground, there is a grassy field with a wooden fence and a metal gate. The overall scene is bright and open.

RESEARCH

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

LISTEN & LEARN

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

DESIGN EXCELLENCE

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

THE TOWNSHIP OF HAMILTON

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

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

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

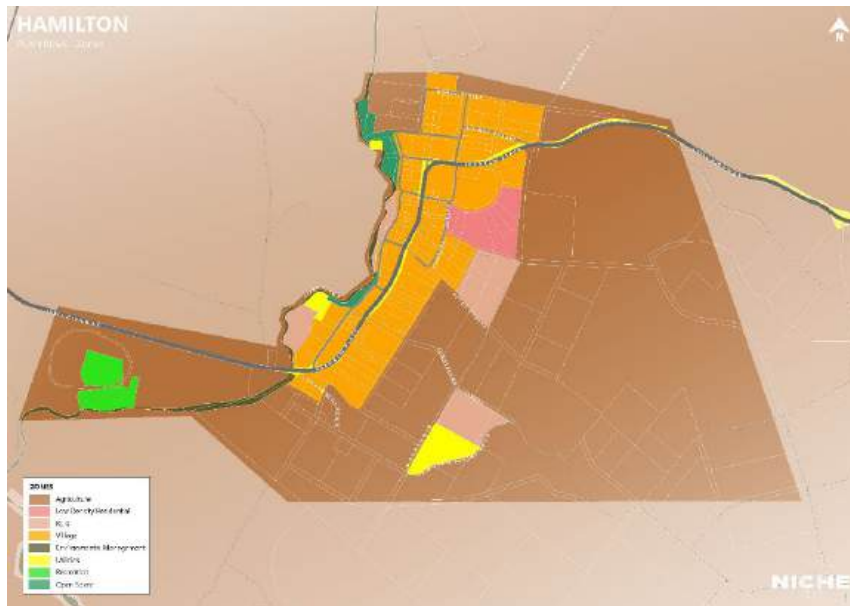
If required services and facilities are absent from an area, it can be difficult to attract new residents. Conversely, if population growth remains low, it is difficult to attract the required development that would support population growth. However, the lifestyle and affordability advantages in the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

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

LAND USE

The majority of land within the Hamilton study area is zoned Agriculture. There is a small pocket of land zoned for Recreation at the Showgrounds to the west of the study area along the Lyell Highway.

The main core of the town fronting Lyell Highway/Franklin Place is zoned Village, with some lots of Open Space fronting the River Clyde through the township. The main road and sewerage treatment facility, and the waste management facility and quarry on the corner of Mount Road and Hamilton Plains Road are zoned Utilities. There are a few lots of land zoned Rural, and a pocket of land zoned as Low Density Residential on the land behind St Peter's Anglican Church.

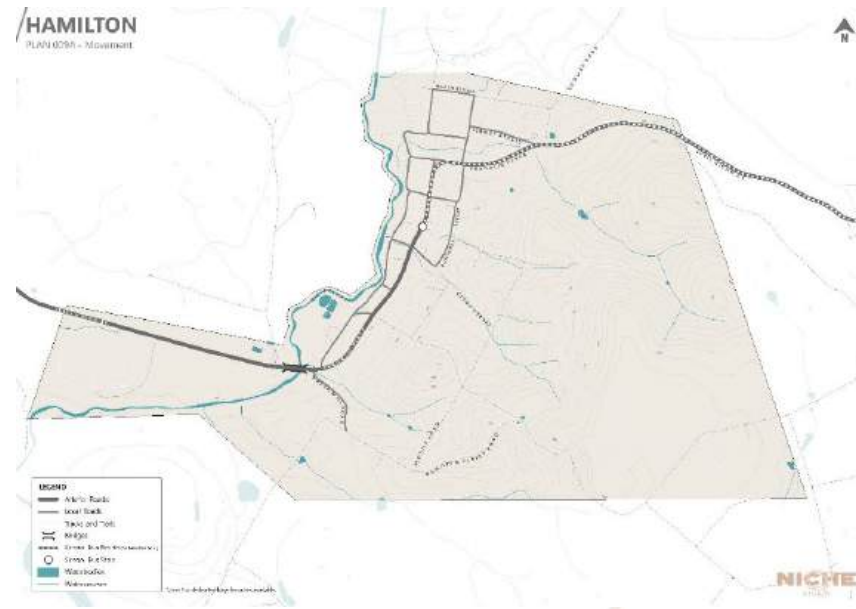


MOVEMENT

The Lyell Highway is the main road through Hamilton, connecting the town to New Norfolk to the south-east, and Ouse and Queenstown to the north-west. The Lyell Highway is maintained by the Department of State Growth, who are responsible for any required upgrades. A network of minor local roads gives Hamilton a semblance of a grid network, oriented around the Lyell Highway.

There is one bridge over the River Clyde for vehicles on the Lyell Highway. A school bus is available to transport students to New Norfolk. No public transport is available in the town.

There are no dedicated bicycle routes in Hamilton

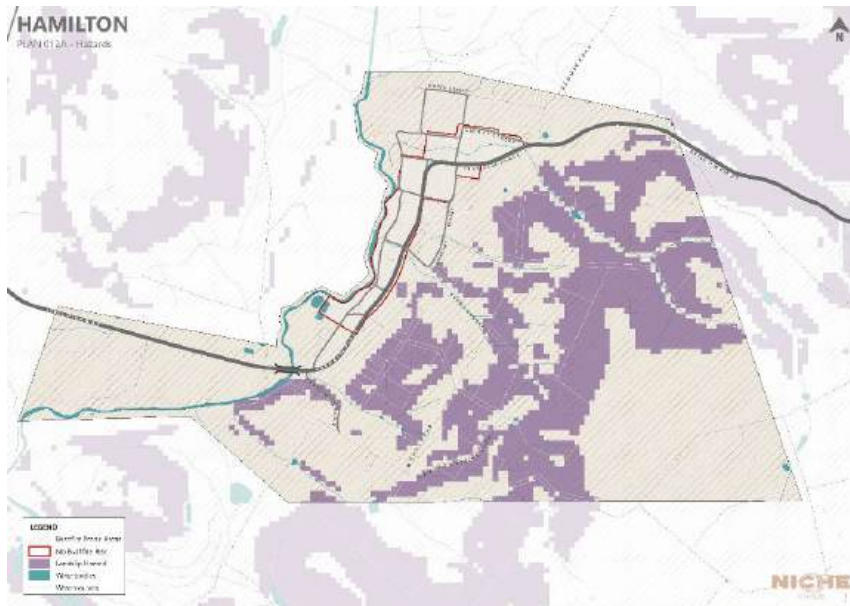


HAZARDS

Aside from the central core of some lots along Lyell Highway, the remainder of the study area is considered to be Bushfire Prone. This has implications in dwelling design and construction, together with requirements for vegetation management in this area.

The siting of Hamilton, on the downslope of a hill next to the River Clyde leaves most of the eastern section of the study area vulnerable to landslip hazard.

No flood mapping is available for Hamilton, although the River Clyde runs adjacent to the town.

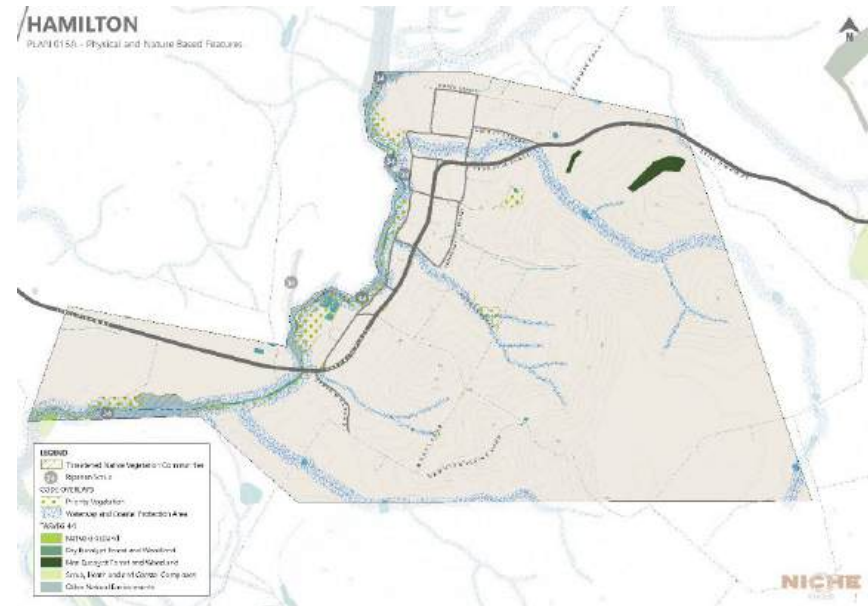


PHYSICAL & NATURE BASED FEATURES

Hamilton is located on the lower slopes of nearby hills, and the eastern bank of the River Clyde.

Notably, the Threatened Native Vegetation Community of Riparian Scrub occurs along the River Clyde. This vegetation community is between 2-5m in height and can also be found around Lake Meadowbank.

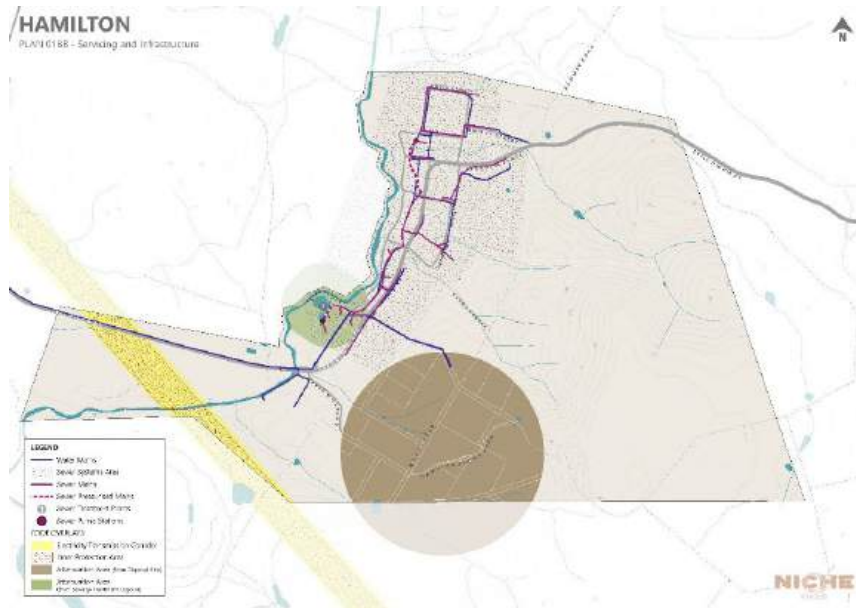
This vegetation community is important as it increases required fauna habitat and improves water quality by reducing run-off. The banks of the River Clyde have been cleared and replaced with pasture, willow and/or other exotic species. This is detrimental to the ecology of the river system and can have flow-on effects with an increase in flooding risk and severity.



SERVICING & INFRASTRUCTURE

The majority of land zoned Village and for residential purposes is serviced with town water. Village zoned land on the eastern bank of the River Clyde has access to reticulated sewerage; no land on the western bank has access to reticulated sewerage. Attenuation areas for odour are present around the sewerage treatment facility and the waste disposal site.

The community has requested that the sewerage treatment facility be relocated, but TasWater has flagged that this is not a consideration and the current location and functioning of the plant is more than adequate to cater for existing demand and future population growth.



COMMUNITY FACILITIES, CHARACTER & HERITAGE

Hamilton is a small rural village with a collection of well-preserved historic sandstone buildings, retaining a peaceful country feel.

The Tasmanian Heritage Register lists 25 places of heritage significance in Hamilton. These include cottages, the Hamilton hotel and stables, the Old Post Office, the School House, St Peter's Church and Cemetery, and the Council Chambers and Cottage. The Hamilton Heritage Centre occupies the Old Warder's Cottage and consists of a two-roomed cottage with displays, church records and farm and household items.

The majority of the Village Zone within Hamilton is also subject to a local Heritage Place Code Overlay. This overlay seeks to preserve the heritage character of the town with any proposed development.

Community facilities in Hamilton include such key items as highlighted on the adjacent plan including:

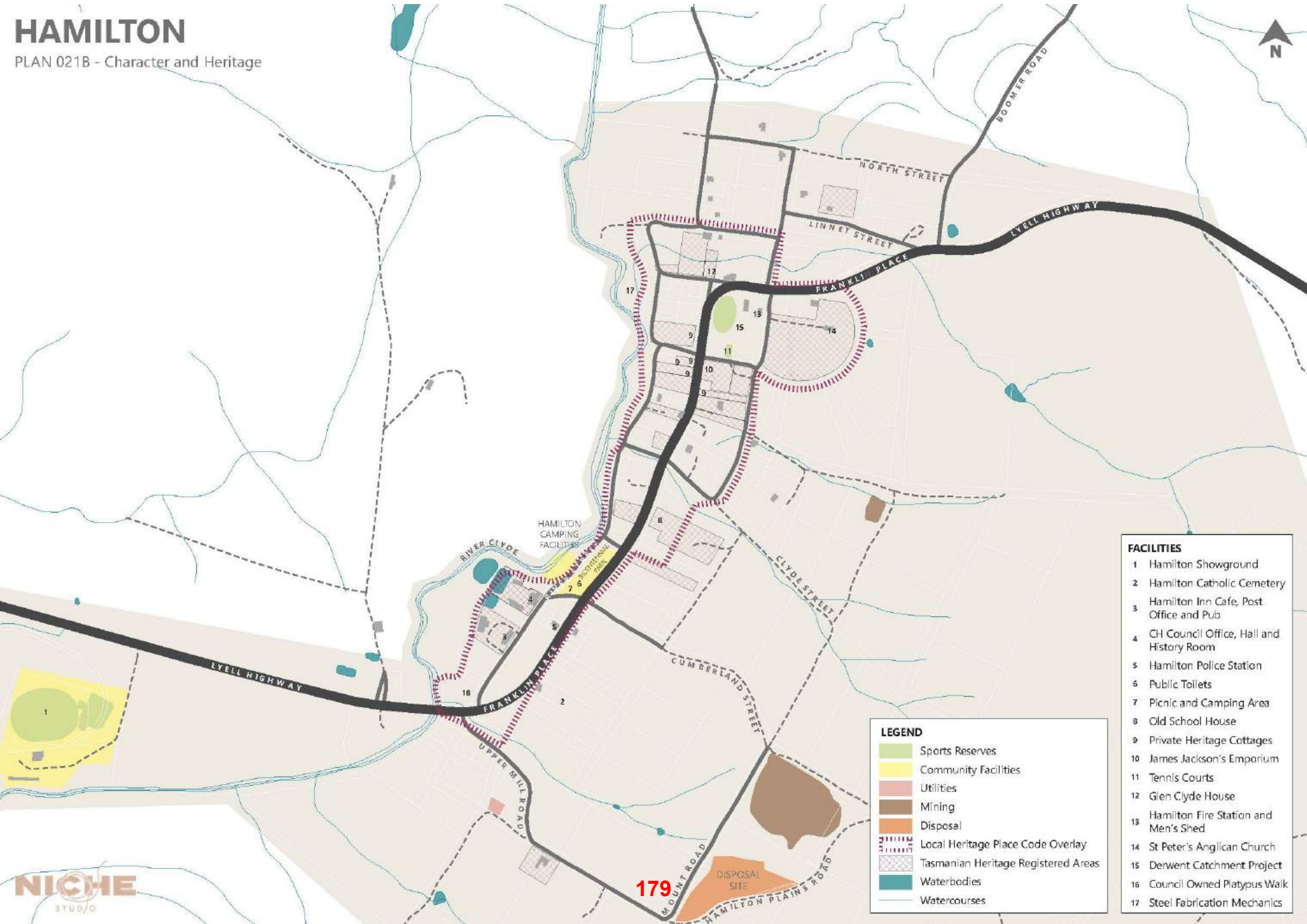
- Hamilton Showground
- Hamilton Catholic Cemetery
- Hamilton Inn Café, Post Office and Pub

- Central Highlands Council Office, Hall and History Room
- Hamilton Police Station
- Public Toilets
- Picnic and Camping Area
- Old School House
- James Jackson's Emporium
- Tennis Courts
- Glen Clyde House
- Hamilton Fire Station and Men's Shed
- St Peter's Anglican Church
- Platypus Walk

Of particular note is the Hamilton Camping Ground which is popular with tourists. This attractive campground beside the Clyde River has excellent facilities which were recently upgraded including a children's playground, dump point toilets, showers, laundry facilities and barbecue.

HAMILTON

PLAN 021B - Character and Heritage



- FACILITIES**
- 1 Hamilton Showground
 - 2 Hamilton Catholic Cemetery
 - 3 Hamilton Inn Cafe, Post Office and Pub
 - 4 CH Council Office, Hall and History Room
 - 5 Hamilton Police Station
 - 6 Public Toilets
 - 7 Picnic and Camping Area
 - 8 Old School House
 - 9 Private Heritage Cottages
 - 10 James Jackson's Emporium
 - 11 Tennis Courts
 - 12 Glen Clyde House
 - 13 Hamilton Fire Station and Men's Shed
 - 14 St Peter's Anglican Church
 - 15 Derwent Catchment Project
 - 16 Council Owned Platypus Walk
 - 17 Steel Fabrication Mechanics

LEGEND

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

179

HAMILTON TOWNSHIP STRUCTURE PLAN:

THE VISION

A VISION FOR HAMILTON

Hamilton embraces and celebrates the heritage character of its attractive heart as the centre of the town.

Hamilton will be recognised as a key destination, offering attractions and services that encourage tourists and residents to linger.

Hamilton will thrive as a prosperous, sustainable community leveraging on innovative natural assets and the unspoilt environment of the Central Highlands.



EMERGING COMMUNITY THEMES

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

The following chapters discuss our analysis of each theme.

A SUSTAINABLE & LIVEABLE TOWN

A PRODUCTIVE & RESILIENT ECONOMY

A THRIVING TOURISM SECTOR

A SUSTAINABLE AND LIVEABLE TOWN

SETTLEMENT & LAND SUPPLY

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

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

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

A greater supply of vacant Village Zoned land is available in Hamilton, but very limited housing demand is evident.

Land supply analysis reveals that Hamilton has:

- 11.17 ha of vacant Village zoned land across 31 lots, and further 10.21 ha of underutilised land across 7 lots;
- 6.91 ha of vacant Low Density Residential zoned land across 6 lots.
- There is no Rural Living zoned land in Hamilton.

Hamilton has the greatest land supply availability in the Village Zone, with several vacant sites concentrated at the northern and southern gateways of the settlement. There is also a cluster of Low Density Residential Zoned sites at the juncture of Ponsonby Street and Arthur Street.

Based on a minimum subdivision area of 600sqm, vacant VZ land supply in Hamilton has an estimated theoretical capacity to accommodate around 80-100 new residential lots. Theoretical lot capacity in Hamilton increases substantially when adding underutilised land supply.

ECONOMIC ANALYSIS

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

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

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

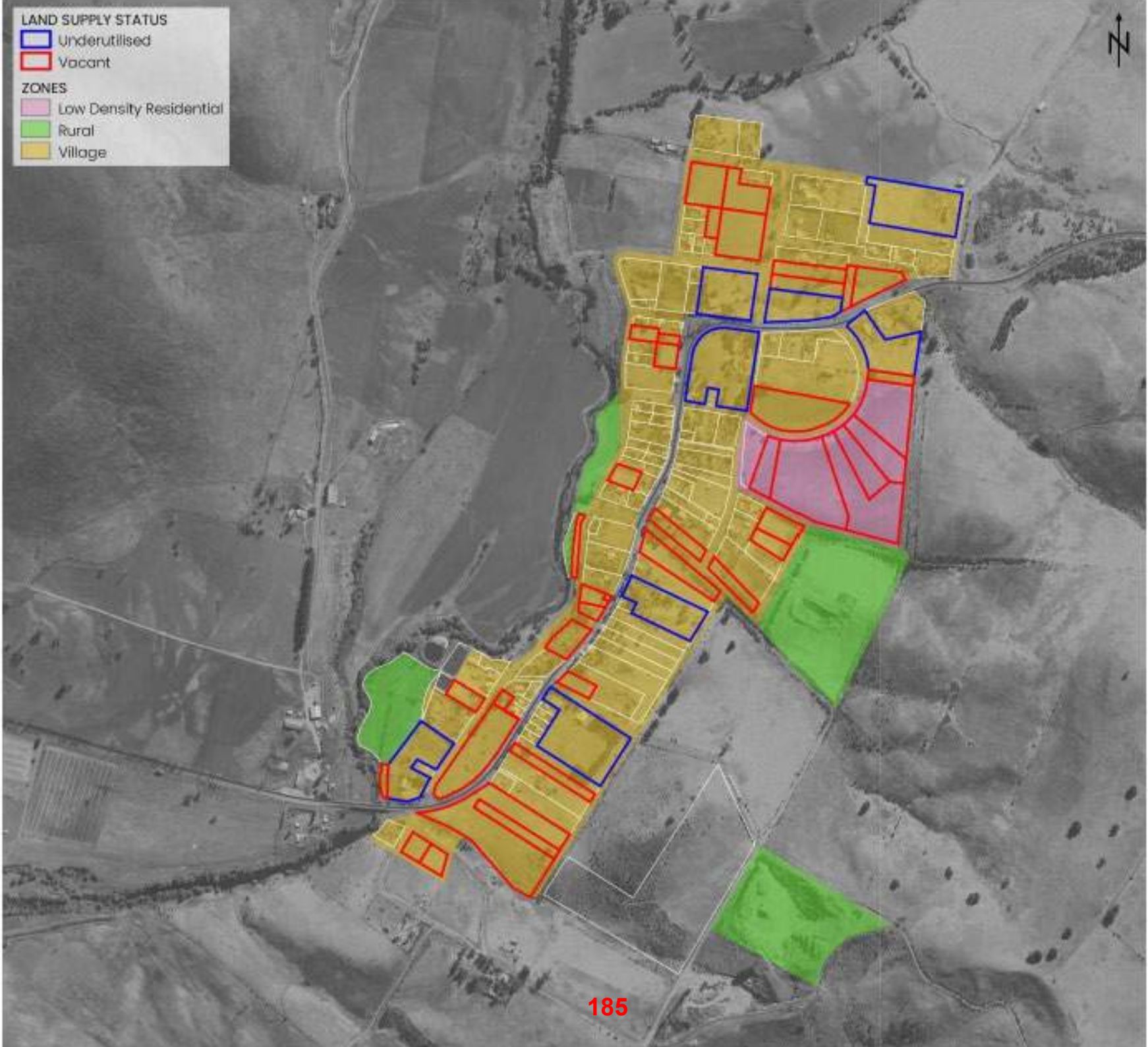
There is a lack of public transport available in Central Highlands. There is one bus that runs between Bothwell and Hobart (via Brighton) for school transport, with no access for the general public. However, there are currently no bus services that link Bothwell, Ouse and Hamilton to each other or to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

LAND SUPPLY STATUS

- Underutilised
- Vacant

ZONES

- Low Density Residential
- Rural
- Village



STAKEHOLDER & COMMUNITY ASPIRATIONS

Residents of Hamilton valued the closeness of the community, recognising it as a major strength of the town. The heritage buildings and unique natural environment are also key strengths highly valued by the community. Acknowledging the availability of service infrastructure provision to vacant lots within the township will enable the further growth and development of the town.

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.

SUSTAINABLE & LIVEABLE TOWN - OBJECTIVES & STRATEGIES

1.1.1 To celebrate the existing character of Hamilton

- Continue to maintain Council-owned heritage buildings that contribute to the established character of Hamilton.
- Consider development of a local heritage strategy to recognise and protect local places with built and/or natural heritage.
- Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme e.g. the heritage cottages marked as 12 on Plan 32A.
- Support the retention of historically important buildings by utilising their space for town community festivals and events relevant to their history, such as St Peter's Anglican Church (marked as 11 on Plan 32A) and the Old School building (marked as 13 on Plan 32A).
- Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.
- Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as:
 - o Heritage walks and tours
 - o Community festivals and exhibitions
 - o Cultural and educational programmes
 - o Culinary trails
 - o Local ambassador programmes
- Ensure that the architecture of new buildings respond to the surrounding established character of Hamilton.
- Extend existing vegetation planting along Council-owned land fronting the river, as marked in point 10 on Plan 32A.

1.1.2 To retain existing local residents within the township

- Support new residential development proposals in Hamilton to increase housing supply and provide greater housing choice for existing and new residents.
- Advocate for State Government funding to improve active transport connections and network within Hamilton:

- Construct pedestrian paths on existing bridges (Item 2 on Plan 32A).
- Improve footpath to viewing bay (Item 1 on Plan 32A).

1.1.3 To attract new residents to the township

- Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.
- Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality:
 - Target younger demographics through the use social media platforms to showcase community life and local attractions.
 - Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Hamilton.
 - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.
- Support development of new community facilities and services in Hamilton.
- Investigate opportunities to provide key worker accommodation within the township.
- Advocate to the Department of State Growth for a business case to support establishing a bus network between towns in the Central Highlands and to larger service centres.
- Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.

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

- Rezone the parcel of land containing the Hamilton Fire Station to Community Purpose, as shown in Plan 45A.
- Support development proposals that aim to fulfil under-served community needs within Hamilton.

1.1.5 To prioritise existing and future community needs.

- Complete a Community Needs Assessment for Hamilton.

- Advocate for provision of community services as identified as lacking in the Community Needs Assessment.
- Ensure future housing and growth is located in serviced areas.
- Developers should contribute proportionally to the cost of any required servicing upgrade considered necessary to facilitate future development.
- Support development proposals that would meet daily needs of current and future community members.
- Maintain Council-owned roads to ensure safe and efficient vehicle movement within and between towns, and upgrade as necessary (Item 7 and 9 on Plan 32A).
- Advocate to TasWater for the relocation of the sewerage treatment ponds (item 3 on Plan 32A).
- Advocate to the Department of State Growth for safety upgrades to the Lyell Highway, such as:
 - o Mitigation of the blind spot marked as Item 5 on Plan 32A.
 - o Removal of tree hazards, marked as Item 4 on Plan 32A.
- Add a bus shelter at the sports reserve on Franklin Place, marked as 6 on Plan 32A.

1.1.6 To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable shire.

- Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:
 - o The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing.
 - o The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.
 - o Direct housing growth to Hamilton.
 - o Seek to increase the number of rental properties available.
- Implement the Hamilton Structure Plan as outlined in the implementation plan.
- Review implementation of the Hamilton Structure Plan periodically to ensure timelines and action items are achieved.

1.1.7 To ensure the provision of adequate open space

- Rezone the current Village Zone land on Franklin Place comprising the oval and tennis court to Recreation Zone, as shown in Plan 45C.

- Rezone Council-owned land adjoining the River Clyde to Open Space, as shown in Plan 45C.
- Ensure adequate fundings is provided to facilitate the continued maintenance and operation of the Bicentennial Park, as marked 15 on Plan 32A.
- Review the provision of open space within the municipality.
- Produce an Open Space Strategy for the municipality.
- Provide active recreation opportunities for children, such as a formal playground or informal playspace, leveraging on the unique natural characteristics of the town.

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

Key observations about Hamilton's retail, commercial, civic and recreational land use are as follows:

- Hamilton's retail offering is very limited.
- There is a pub and café (Hamilton Inn), which includes the town post office.
- There is a Council-owned caravan park (with amenities block) that is well-utilised.
- There is a café located at the northern gateway of town, but is currently closed.
- Council has some offices based in Hamilton.

ECONOMIC ANALYSIS

The town centre of Hamilton (~240 residents) primarily performs a visitor servicing/stopover tourism role. The visitor servicing role for all three towns is important in sustaining the viability of existing operators, given the small local resident population. No retail and commercial operators currently exist in Hamilton, and therefore local retail needs cannot be met in the town. Ouse includes a small IGA express, which serves residents of Ouse and Hamilton for convenience based goods. Local residents of Ouse and Hamilton typically travel to New Norfolk and/or Brighton for higher order retail and commercial needs.

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

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

The region is well placed to attract renewable energy investment, especially hydropower, wind and solar. Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region. Renewable energy projects such as solar and wind farms have the potential to raise municipal rates and community funds, which could be directed for community benefit. Determining how these funds should be spent within the community should be considered. Renewable energy projects can create environmental and amenity impacts, and should sought to be minimised where possible, especially linked to economic productivity.

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

The internet service, speeds and coverage is fairly unreliable across Central Highlands, which limits digital access and connectivity.

The road network in Central Highlands is critical for accessibility and connectivity for residents, workers and businesses. The condition and maintenance of regional roads is an ongoing issue and requires ongoing advocacy with the Department of State Growth.

T20. RETAIL & COMMERCIAL ROLE

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

Source: Urban Enterprise, 2024

STAKEHOLDER & COMMUNITY ASPIRATIONS

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.

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.

OBJECTIVES & STRATEGIES

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

- Encourage the reinvigoration of local retail services located along Franklin Place (marked as 14 on Plan 32A) by:
 - o Supporting the development of new commercial services located along Franklin Place.
 - o Implementing programs that offer subsidise rental agreements for commercial services establishing on Franklin Place.
- Advocate for funding of existing specialist local knowledge bases, such as revegetation and catchment management, to develop and grow innovative employment opportunities.
- Investigate opportunities to explore new economic opportunities, including carbon and nature offset pilot programs.

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

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

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

- Encourage intensive and high value activities within irrigated areas.
- Promote agricultural opportunities to industry. These may include:
 - o Export market opportunities;
 - o Domestic market opportunities;

- Information around innovation and technology in the agriculture sector that could be harnessed;
- Off-farm income opportunities;
- Value-add opportunities.
- Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
 - Current challenges/barriers to industry growth;
 - Opportunities for industry growth; and
 - Research and innovation.

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

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

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

- Support development of high-value niche market proposals, especially within primary production sectors such as agriculture and aquaculture.

- Consider establishment of a local small business group to enable knowledge sharing and support between local business owners.
- Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).
- Investigate industrial land requirements to facilitate projected growth of renewable energy sector.
- Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.
- Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes

1.1.13 To improve existing digital and transport infrastructure.

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

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

- Discourage the conversion/adaptation of retail/commercial premises into residential uses.
- Attract new retail and commercial businesses to establish in Hamilton.
- Engage with the community on strategies to retain existing retail and commercial services in Hamilton.

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

A pub and café are the only hospitality operators in Hamilton. There is a Council-owned caravan park in Hamilton that is well-utilised.

ECONOMIC DRIVERS

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park, Franklin-Gordon Wild Rivers National Park;
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Lake St Clair, Great Lake, Arthurs Lake, Meadowbank Lake and Derwent River.
- Whiskey distillery's at Lawrenny Estate (Ouse), Lower Marsh (Apsley) and Kempton (in Southern Midlands).
- The region has high tourism and visitor growth potential, primarily linked to the natural advantages of the area.
- The towns of Ouse, Hamilton and Bothwell all receive a high number of visitors travelling through and stopping over, particularly from self-drive camping and caravan visitors. These towns could perform a greater visitor servicing role.
- There is a high level of self-drive visitors that travel within and across the region, including a high proportion of caravan/RV's. There is a need to ensure that visitor preferences are being met through infrastructure, services and amenity.
- Potential for greater activation and promotion of signature nature and water-based experiences, including hiking, camping, fishing, cycling and kayaking.

- There is an opportunity to support further development and investment in farm gate and agri-tourism.
- There is an opportunity to support further development and investment in visitor accommodation and hospitality offering.
- Destination functions and events are an effective way to attract visitors to the region. Supporting existing and new events that attract visitation and align with regional strengths should be encouraged.
- The heritage townships of Hamilton and Bothwell could seek to attract new visitor market segments such as higher yielding couples and families from Greater Hobart.
- There is a potential for Central Highlands to improve destination branding and increase destination awareness as a key region in central Tasmania.

STAKEHOLDER & COMMUNITY ASPIRATIONS

For visitors, they appreciated the local amenities such as the pub and café as well as the cleanliness of the town. Many of the visitors to Hamilton interviewed stated that the camping facilities, such as the new toilets, as something they appreciated about the town.

Increased short-stay accommodation for visitors would serve tourists who are not travelling with camping equipment or an RV.

OBJECTIVES & STRATEGIES

1.1.15 To enhance the visitor service role of Hamilton

- Optimise Hamilton for capturing the RV market by focusing on improving RV friendly infrastructure.
- Consider expanding and upgrading Council-owned caravan parks (marked as 18 on Plan 32A) in alternative locations other than along the River Clyde to limit the number of camping grounds located along the river (marked as 8 on Plan 32A).
- Attract and encourage investment in new commercial accommodation.
- Review wayfinding and tourist signage in Hamilton. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.
- Encourage tourism and community events within and proximate to townships.
- Consider development of an off-leash dog park to meet the needs of RV tourism.
- Investigate drainage solutions to divert stormwater run-off from the existing caravan park.

1.1.16 To facilitate development of tourism attractors in the region.

- Establish a Tourism and Destination Action Plan for the municipality.
- Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- Support agri-tourism and farm-gate experiences on regional properties.
- Support new trail and mountain biking experiences in the region.
- Encourage new tourism and community events to be held in the municipality.
- Rationalise land ownership of the Hamilton Showgrounds to facilitate flexibility of use by Council and community groups (marked as 16 on Plan 32A).
- Investigate the productive use and utilisation of the Hamilton Showgrounds for tourism uses, festivals and events.
- Add viewing platforms for the Platypus Walk, shown as point 17 on Plan 32A.
- Explore opportunities for educational/informative signs or plaques to be placed in public spaces.
- Investigate the feasibility of creating a self-guided heritage trail.

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

- Improve promotional and wayfinding signage across popular water and nature-based areas
- Improve public access and activation of water and nature-based areas.
- Consider opportunities to provide walking and/or cycling trails that link towns in the Central Highlands or link to a signature water or nature-based asset.
- Provide service infrastructure, such as public toilets, picnic tables and water fountains at popular water and nature-based areas.
- Celebrate local settler and First Nation heritage values where appropriate.

HAMILTON TOWNSHIP STRUCTURE PLAN:
IMPLEMENTATION

IMPLEMENTATION

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

- Implement
- Advocate
- Facilitate

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

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

HAMILTON

PLAN 045C - Proposed Rezoning

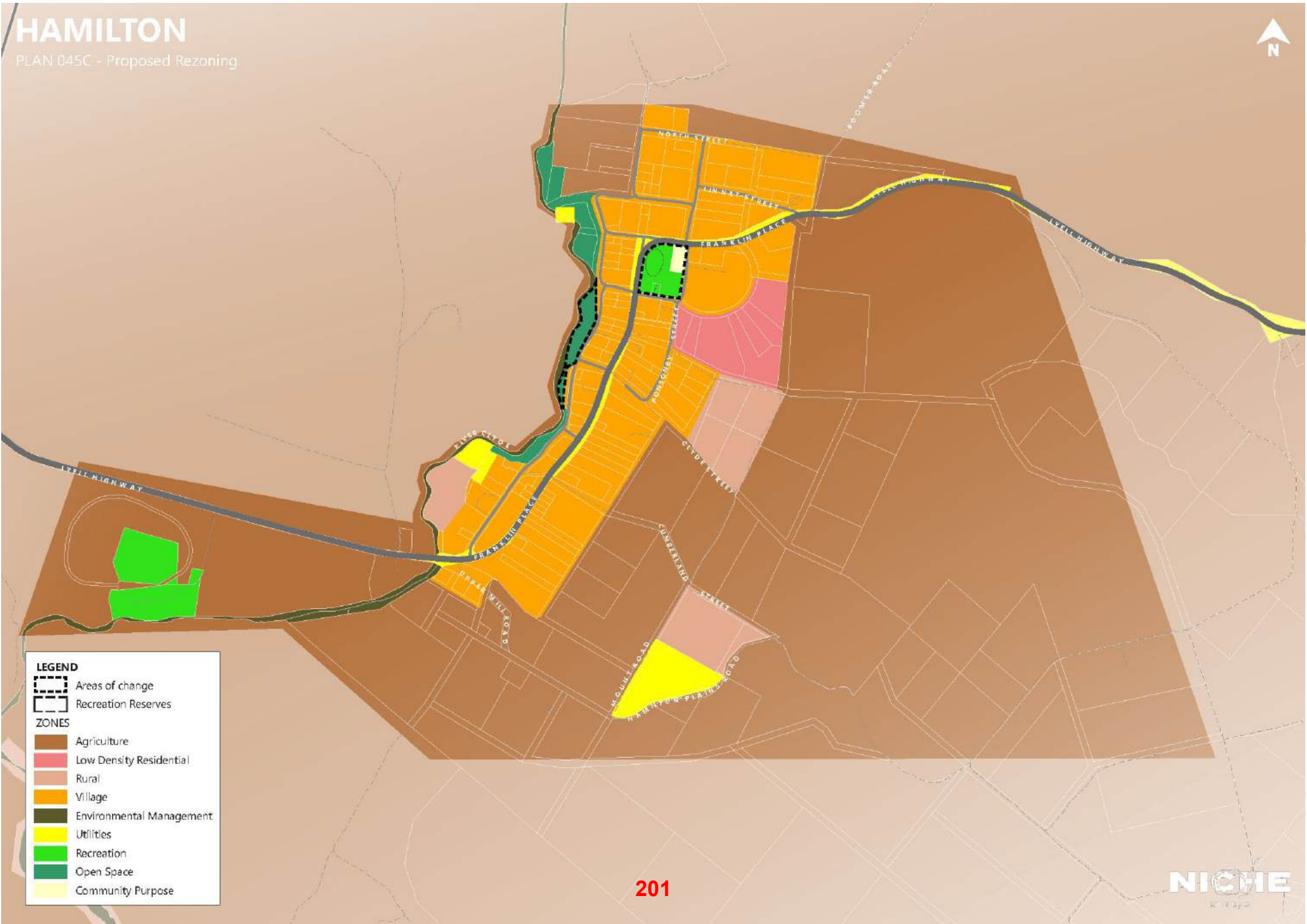


LEGEND

- Areas of change (dashed black line)
- Recreation Reserves (white box with black border)

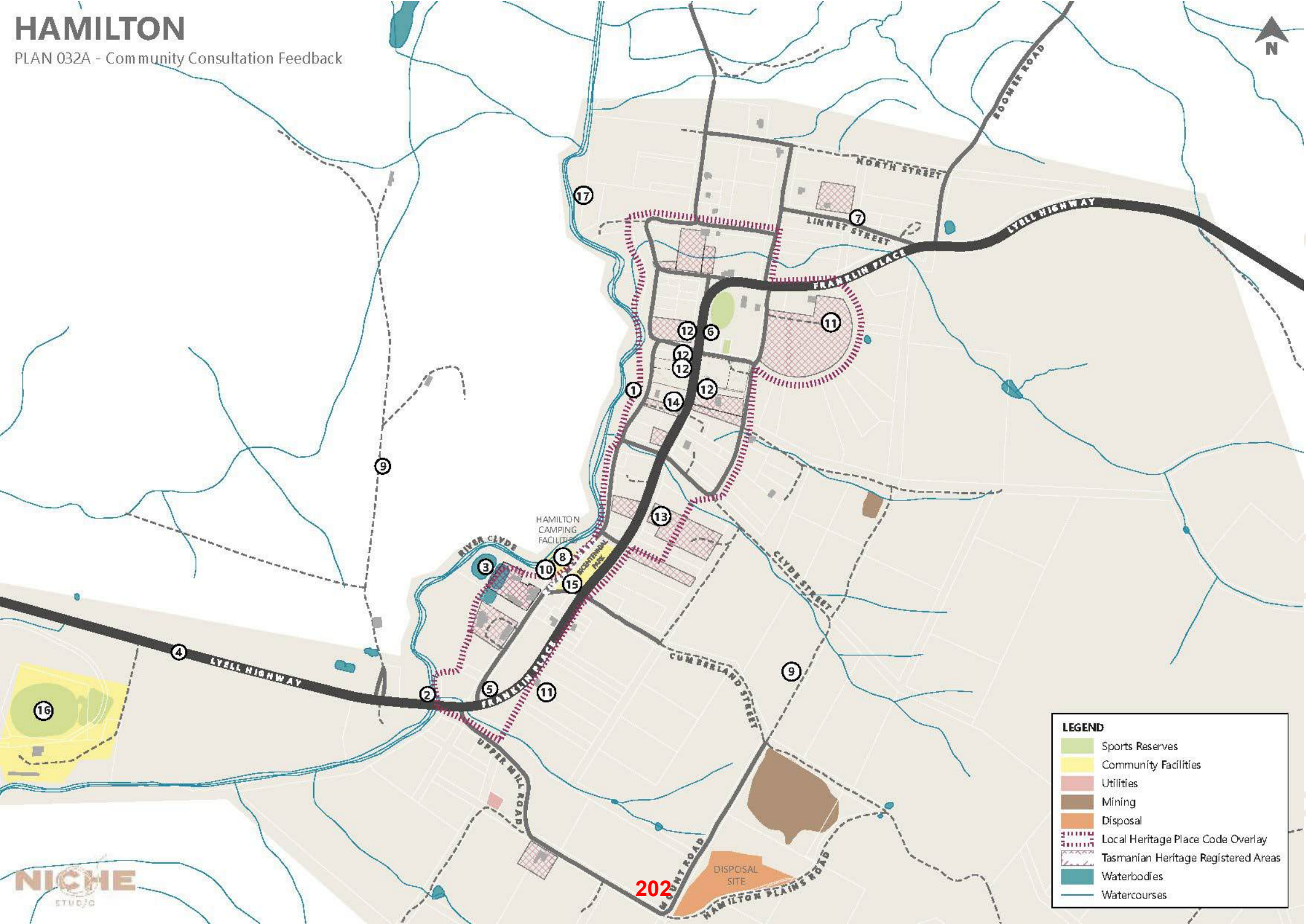
ZONES

- Agriculture (brown)
- Low Density Residential (pink)
- Rural (light brown)
- Village (orange)
- Environmental Management (dark green)
- Utilities (yellow)
- Recreation (bright green)
- Open Space (medium green)
- Community Purpose (light yellow)



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

PRIORITIES

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

A = Advocate | I = Implement | F = Facilitate

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

A SUSTAINABLE, LIVEABLE TOWN		SHORT	MEDIUM	LONG
1.1	To celebrate the existing character of Hamilton			
I	Continue to maintain Council-owned heritage buildings that contribute to the established character of Hamilton.	Ongoing		
I	Consider development of a local heritage strategy to recognise and protect local places with built and/or natural heritage.			
F	Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme e.g. the heritage cottages marked as 12 on Plan 32A.			
F	Support the retention of historically important buildings by utilising their space for town community festivals and events relevant to their history, such as St Peter’s Anglican Church (marked as 11 on Plan 32A) and the Old School building (marked as 13 on Plan 32A).			
I	Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.			
A	Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as: <ul style="list-style-type: none"> • Heritage walks and tours • Community festivals and exhibitions 	Ongoing		

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		<ul style="list-style-type: none"> • Cultural and educational programmes • Culinary trails • Local ambassador programs 			
	I	Ensure that the architecture of new buildings respond to the surrounding established character of Hamilton.	Ongoing		
	I	Extend existing vegetation planting along Council-owned land fronting the river, as marked in point 10 on Plan 32A.			
1.2	To retain existing local residents within the township				
	F	Support new residential development proposals in Hamilton to increase housing supply and provide greater housing choice for existing and new residents.			
	A	Advocate for State Government funding to improve active transport connections and network within Hamilton: <ul style="list-style-type: none"> • Construct pedestrian paths on existing bridges (Item 2 on Plan 32A). • Improve footpath to viewing bay (Item 1 on Plan 32A). 			
1.3	To attract new residents to the township				
	A	Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.			
	I	Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality: <ul style="list-style-type: none"> • Target younger demographics through the use social media platforms to showcase community life and local attractions. 			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		<ul style="list-style-type: none"> • Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Hamilton. • Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living. 			
	F	Support development of new community facilities and services in Hamilton.	Ongoing		
	F	Investigate opportunities to provide key worker accommodation within the township.			
	A	Advocate to the Department of State Growth for a business case to support establishing a bus network between towns in the Central Highlands and to larger service centres.			
	F	Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.	Ongoing		
1.4	To identify gaps in key social and recreational services such as health, education and aged care.				
	I	Rezone the parcel of land containing the Hamilton Fire Station to Community Purpose, as shown in Plan 45A.			
	F	Support development proposals that aim to fulfil under-served community needs within Hamilton.	Ongoing		
1.5	To prioritise existing and future community needs.				
	I	Complete a Community Needs Assessment for Hamilton.			
	A	Advocate for provision of community services as identified as lacking in the Community Needs Assessment.			
	F	Ensure future housing and growth is located in serviced areas.	Ongoing		
	I	Developers should contribute proportionally to the cost of any required servicing upgrade considered necessary to facilitate future development.	Ongoing		

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	F	Support development proposals that would meet daily needs of current and future community members.	Ongoing		
	I	Maintain Council-owned roads to ensure safe and efficient vehicle movement within and between towns, and upgrade as necessary (Item 7 and 9 on Plan 32A).	Ongoing		
	A	Advocate to TasWater for the relocation of the sewerage treatment ponds (item 3 on Plan 32A).			
	A	Advocate to the Department of State Growth for safety upgrades to the Lyell Highway, such as: <ul style="list-style-type: none"> • Mitigation of the blind spot marked as Item 5 on Plan 32A. • Removal of tree hazards, marked as Item 4 on Plan 32A. 			
	I	Add a bus shelter at the sports reserve on Franklin Place, marked as 6 on Plan 32A.			
1.6	To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable shire.				
	F	Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following: <ul style="list-style-type: none"> • The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing. • The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents. • Direct housing growth to Hamilton. • Seek to increase the number of rental properties available. 			
	I	Implement the Hamilton Structure Plan as outlined in the implementation plan.			
	I	Review implementation of the Hamilton Structure Plan periodically to ensure timelines and action items are achieved.	Ongoing		

1.7	To ensure the provision of adequate open space				
	I	Rezone the current Village Zone land on Franklin Place comprising the oval and tennis court to Recreation Zone, as shown in Plan 45C			
	I	Rezone Council-owned land adjoining the River Clyde to Open Space, as shown in Plan 45C.			
	F	Ensure adequate fundings is provided to facilitate the continued maintenance and operation of the Bi-centennial Park, as marked 15 on Plan 32A.	Ongoing		
	I	Review the provision of open space within the municipality.			
	I	Produce an Open Space Strategy for the municipality.			
	I	Provide active recreation opportunities for children, such as a formal playground or informal playspace, leveraging on the unique natural characteristics of the town.			

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

1.1		To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.		
F	Encourage the reinvigoration of local retail services located along Franklin Place (marked as 14 on Plan 32A) by: <ul style="list-style-type: none"> • Supporting the development of new commercial services located along Franklin Place. • Implementing programs that offer subsidise rental agreements for commercial services establishing on Franklin Place. 	Ongoing		
A	Advocate for funding of existing specialist local knowledge bases, such as revegetation and catchment management, to develop and grow innovative employment opportunities.			
F/A	Investigate opportunities to explore new economic opportunities, including carbon and nature offset pilot programs.			
1.2		To sustainably grow the value of the existing agriculture sector.		
A	Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors	Ongoing		
A	Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.	Ongoing		
A	Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.	Ongoing		
F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> • The state and outlook for the sector; and • The regulatory environment. 	Ongoing		

1.3	To advocate for the sustainable growth of new agricultural opportunities.			
	A	Encourage intensive and high value activities within irrigated areas.		
	A	Promote agricultural opportunities to industry. These may include: <ul style="list-style-type: none"> • Export market opportunities; • Domestic market opportunities; • Information around innovation and technology in the agriculture sector that could be harnessed; • Off-farm income opportunities; • Value-add opportunities. 	Ongoing	
	F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> • Current challenges/barriers to industry growth; • Opportunities for industry growth; and • Research and innovation. 	Ongoing	
1.4	To actively support the development of renewable energy and green infrastructure projects.			
	A	Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.		
	A	Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.		
	A	Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.	Ongoing	
	F/I	Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by:		

		<ul style="list-style-type: none"> Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects. Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Hamilton. Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects. 			
	A	Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).	Ongoing		
	F	Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.	Ongoing		
1.5	To support the growth of local industrial and innovation opportunities.				
	F	Support development of high-value niche market proposals, especially within primary production sectors such as agriculture and aquaculture.	Ongoing		
	F	Consider establishment of a local small business group to enable knowledge sharing and support between local business owners.			
	F	Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).	Ongoing		
	F	Investigate industrial land requirements to facilitate projected growth of renewable energy sector.			
	I	Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.	Ongoing		
	I	Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes	Ongoing		

1.6	To improve existing digital and transport infrastructure.				
	A	Advocate for road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality.			
	F	Explore opportunities to build on service offerings to road freight utilising the Lyell Highway.			
	A	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.	Ongoing		
1.7	To encourage the growth of existing and new retail and commercial services.				
	F	Discourage the conversion/adaptation of retail/commercial premises into residential uses	Ongoing		
	A	Attract new retail and commercial businesses to establish in Hamilton.	Ongoing		
	F	Engage with the community on strategies to retain existing retail and commercial services in Hamilton.			

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

1.1		To enhance the visitor service role of Hamilton		
	I/F	Optimise Hamilton for capturing the RV market by focusing on improving RV friendly infrastructure.	Ongoing	
	I	Consider expanding and upgrading Council-owned caravan parks (marked as 18 on Plan 32A) in alternative locations other than along the River Clyde to limit the number of camping grounds located along the river (marked as 8 on Plan 32A).		
	F	Attract and encourage investment in new commercial accommodation.		
	I	Review wayfinding and tourist signage in Hamilton. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.		
	A	Encourage tourism and community events within and proximate to townships.	Ongoing	
	I	Consider development of an off-leash dog park to meet the needs of RV tourism.		
	I	Investigate drainage solutions to divert stormwater run-off from the existing caravan park.		
1.2		To facilitate development of tourism attractors in the region.		
	A	- Establish a Tourism and Destination Action Plan for the municipality.	Ongoing	
	F	Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.	Ongoing	
	F/A	Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.	Ongoing	
	A	Support agri-tourism and farm-gate experiences on regional properties.	Ongoing	
	F	Support new trail and mountain biking experiences in the region.		
	A	Encourage new tourism and community events to be held in the municipality.		
	I	Rationalise land ownership of the Hamilton Showgrounds to facilitate flexibility of use by Council and community groups (marked as 16 on Plan 32A).		

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

	F	Investigate the productive use and utilisation of the Hamilton Showgrounds for tourism uses, festivals and events.			
	I	Add viewing platforms for the Platypus Walk, shown as point 17 on Plan 32A.			
	I	Explore opportunities for educational/informative signs or plaques to be placed in public spaces.			
	I	Investigate the feasibility of creating a self-guided heritage trail.			
1.3	To improve activation and accessibility of the region’s signature water and nature based assets.				
	A	Improve promotional and wayfinding signage across popular water and nature-based areas			
	I	Improve public access and activation of water and nature-based areas			
	I	Consider opportunities to provide walking and/or cycling trails that link towns in the Central Highlands or link to a signature water or nature-based asset.			
	I	Provide service infrastructure, such as public toilets, picnic tables and water fountains at popular water and nature-based areas.			
	F	Celebrate local settler and First Nation heritage values where appropriate.	Ongoing		

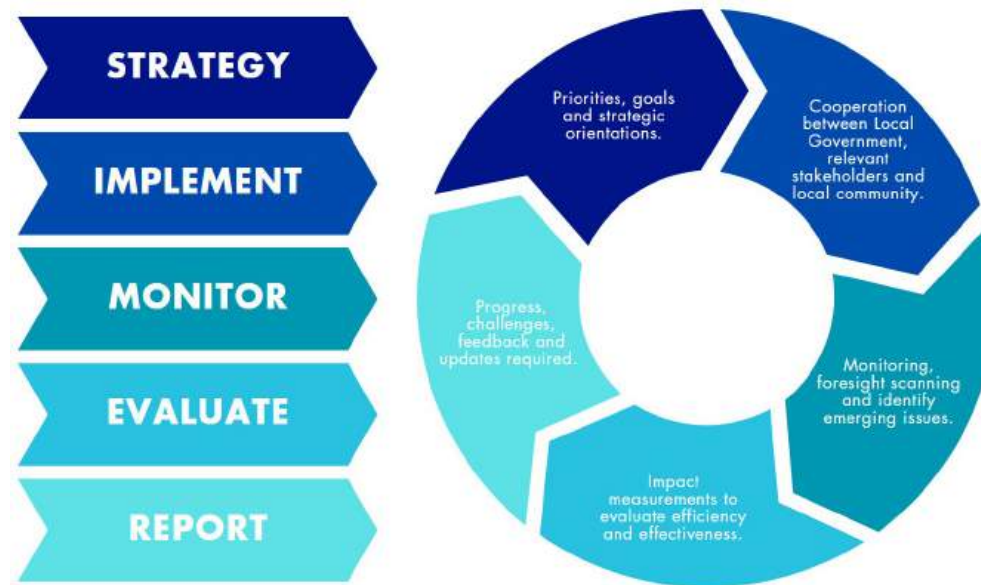
MONITORING

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

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

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

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





HAMILTON TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis

CENTRAL HIGHLANDS

OUSE TOWNSHIP STRUCTURE PLAN

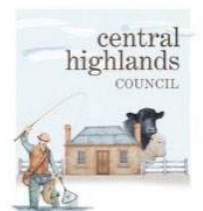


www.nicheplanningstudio.com.au

  @nicheplanningstudio



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



CONTENTS

1. INTRODUCTION	5
1.1 PURPOSE	5
1.2 SCOPE.....	Error! Bookmark not defined.
2. STUDY AREA	Error! Bookmark not defined.
2.1 OPPORTUNITIES AND CONSTRAINTS	9
2.2 LAND USE	Error! Bookmark not defined.
2.3 MOVEMENT	12
2.4 HAZARDS.....	13
.....	13
2.5 PHYSICAL & NATURE BASED FEATURES	13
2.6 SERVICING & INFRASTRUCTURE.....	13
2.7 COMMUNITY FACILITIES, CHARACTER & HERITAGE.....	15
3. VISION	18
4. A SUSTAINABLE AND LIVEABLE SHIRE	20
4.1 SETTLEMENT & LAND SUPPLY	20
4.2 ECONOMIC ANALYSIS.....	Error! Bookmark not defined.
4.3 STAKEHOLDER & COMMUNITY ASPIRATIONS.....	23
4.4 OBJECTIVES & STRATEGIES	24
5. A PRODUCTIVE AND RESILIENT ECONOMY.....	28
5.1 SETTLEMENT & LAND SUPPLY	28

5.2	ECONOMIC ANALYSIS.....	28
5.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	29
5.4	OBJECTIVES & STRATEGIES	30
6.	A THRIVING TOURISM SECTOR.....	33
6.1	SETTLEMENT & LAND SUPPLY.....	33
6.2	ECONOMIC DRIVERS	33
6.3	STAKEHOLDER & COMMUNITY ASPIRATIONS.....	34
6.4	OBJECTIVES & STRATEGIES	35
7.	IMPLEMENTATION	36

Document Issue and Status Record

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

This report is subject to copyright the owner of which is Niche Studio. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.

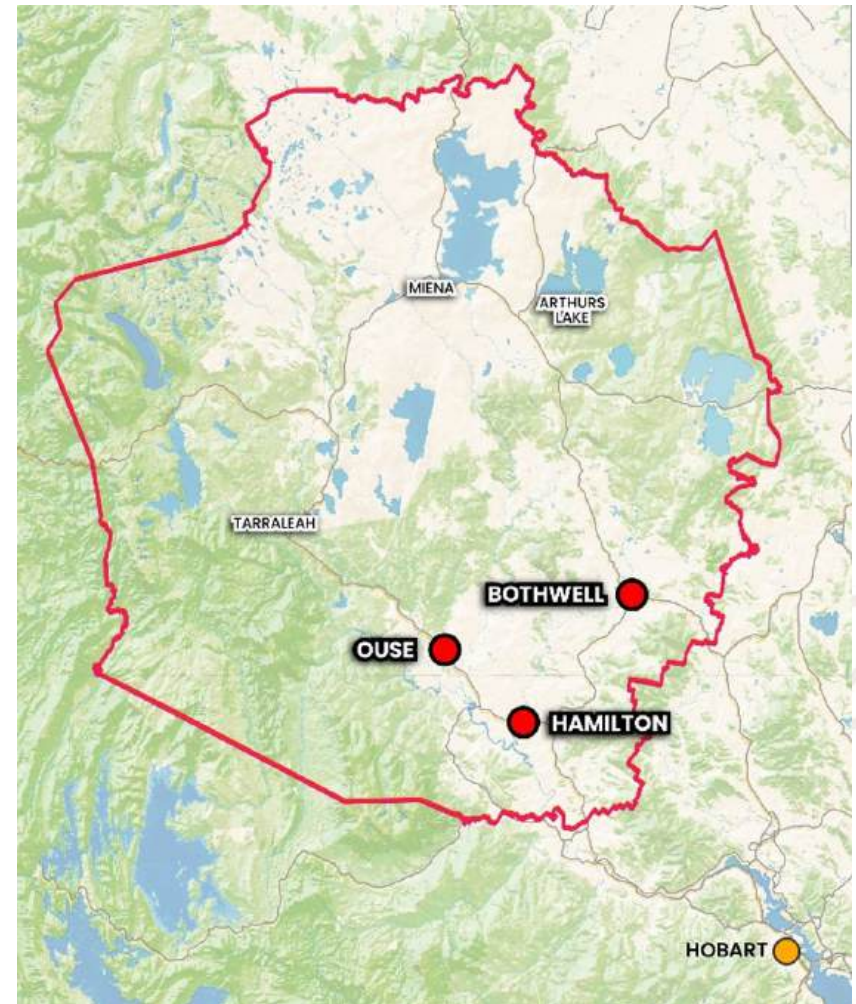
INTRODUCTION – CENTRAL HIGHLANDS

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

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

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

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



GROWTH & EVOLUTION OF OUR REGION

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

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

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

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

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

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



PLANNING FOR GROWTH - OUSE

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

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

Initial considerations for the Ouse study area included:

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

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

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

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



227

THE WORK WE ARE BUILDING ON

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

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

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

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

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

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

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

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

RESEARCH

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

LISTEN & LEARN

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

DESIGN EXCELLENCE

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

THE TOWNSHIP OF OUSE

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

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

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

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

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

LAND USE

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

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

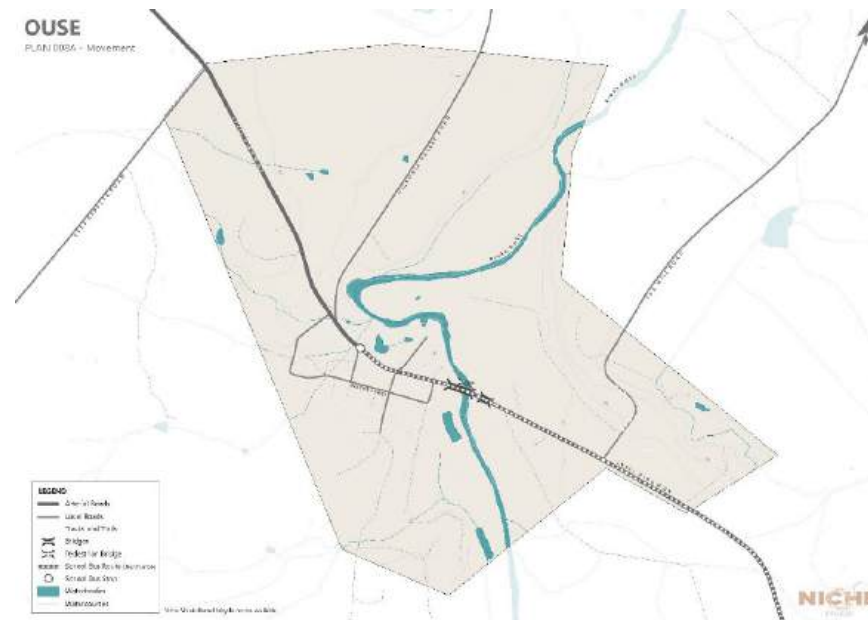


MOVEMENT

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

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

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

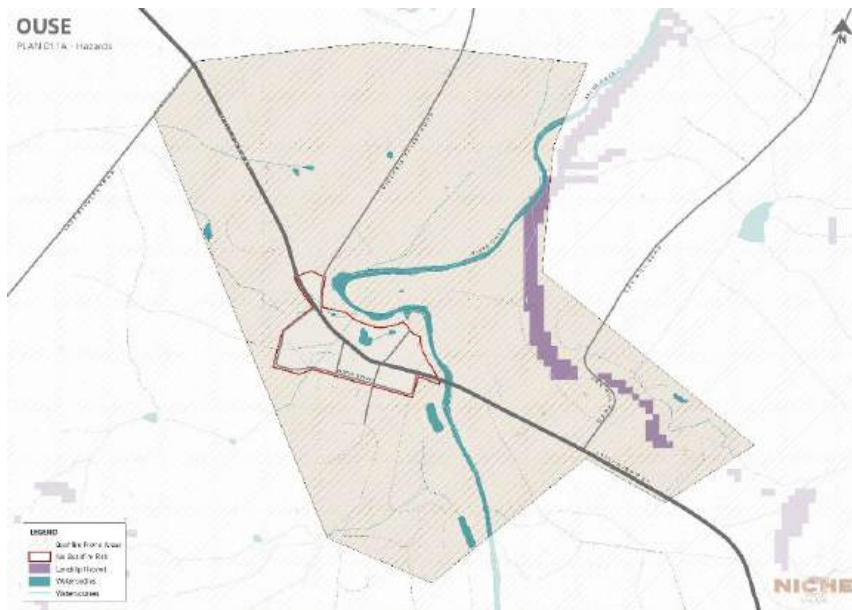


HAZARDS

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

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

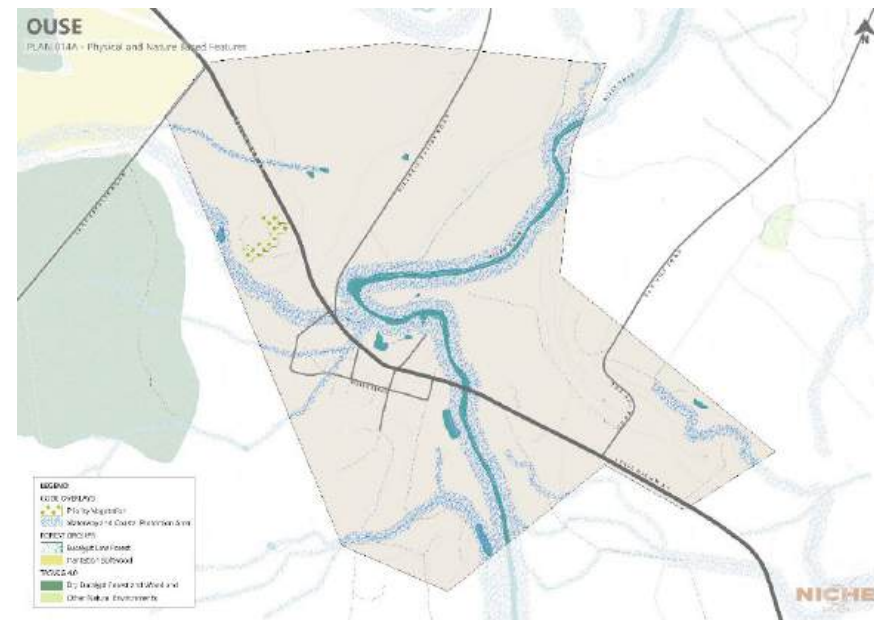
No flooding information has been made available for the River Ouse, but the catastrophic floods of 2016 reflect the importance of considering this as a constraint to future development in the town.



PHYSICAL & NATURE BASED FEATURES

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

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

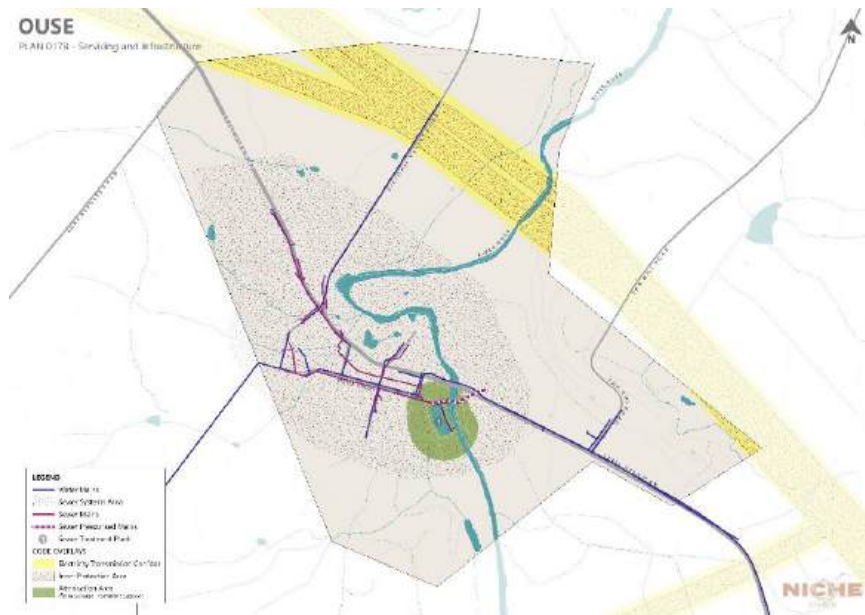


SERVICING & INFRASTRUCTURE

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

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

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



COMMUNITY FACILITIES, CHARACTER & HERITAGE

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

Community facilities in Ouse include:

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

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

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

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

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

OUSE

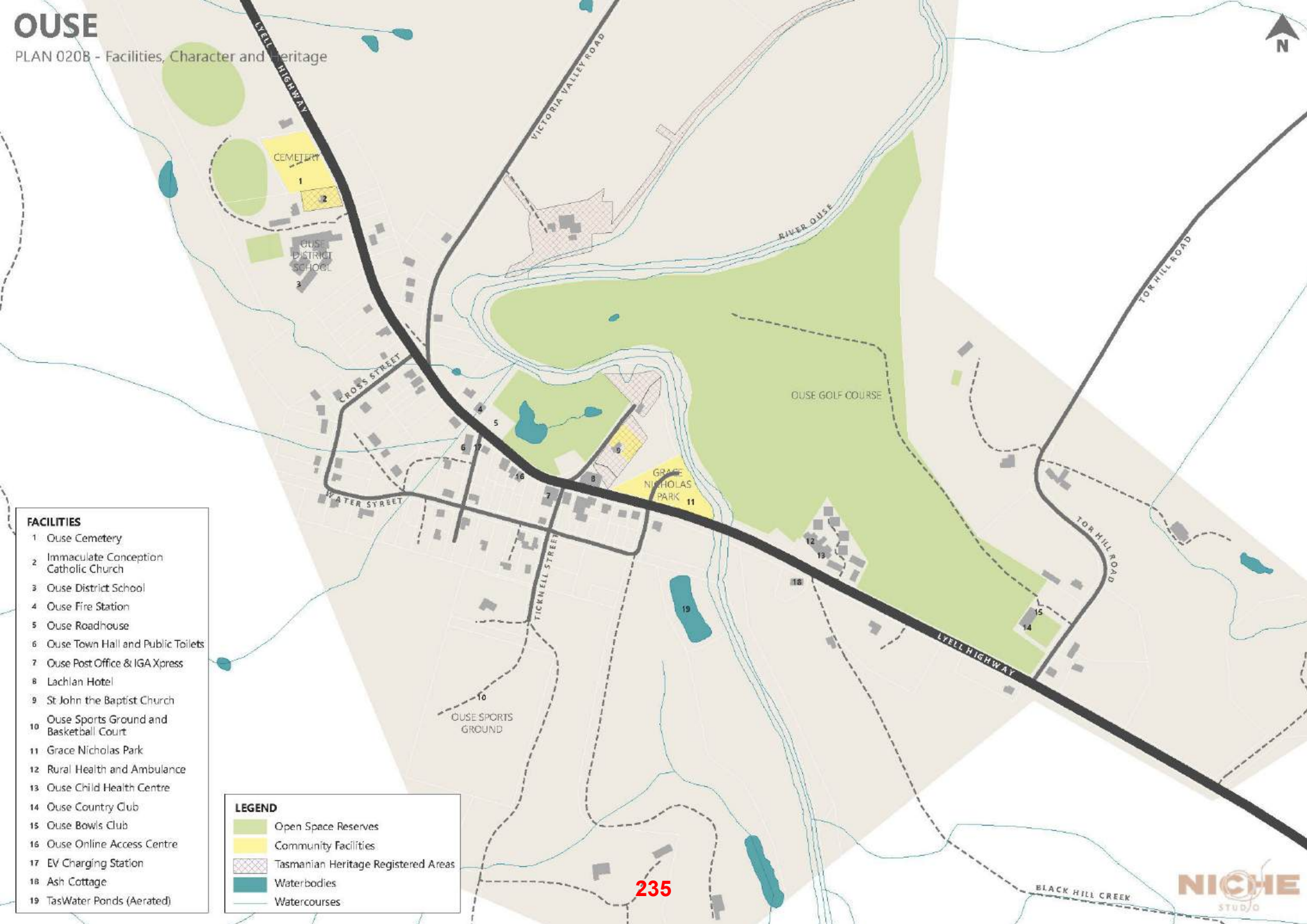
PLAN 020B - Facilities, Character and Heritage



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

LEGEND

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



OUSE TOWNSHIP STRUCTURE PLAN:

THE VISION

A VISION FOR OUSE

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

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



EMERGING COMMUNITY THEMES

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

The following chapters discuss our analysis of each theme.

A SUSTAINABLE & LIVEABLE TOWN

A PRODUCTIVE & RESILIENT ECONOMY

A THRIVING TOURISM SECTOR

A SUSTAINABLE AND LIVEABLE TOWN

SETTLEMENT & LAND SUPPLY

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

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

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

Land supply analysis reveals that Ouse has:

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

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

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

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

ECONOMIC ANALYSIS

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

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

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

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



LAND SUPPLY STATUS

-  Vacant

ZONES

-  Community Purpose
-  Rural
-  Village



STAKEHOLDER & COMMUNITY ASPIRATIONS

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

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

- Movement and Servicing
 - Ouse requires new and improved footpaths.
 - The addition of speed limit needs to be changed due to closure of school.
- Community and Heritage
 - Childcare must be maintained, and many of the participants called for the school to return.
 - An ageing population and lack of access to facilities was mentioned as a concern. Participants identified a need for medical facilities as well as aged care.
 - The town doesn't have many heritage buildings focus was on retaining the info/ history centre to educate visitors.
- Physical and Nature
 - Connection to the surrounding natural environment is something that is valued highly in Ouse, therefore participants request new and improved footpaths and walkways, especially near the river.
 - Improving existing recreation infrastructure, specifically the half court.
 - The school building in the town has been shut down, so participants suggest utilising the school's facilities such as the kitchen and gym would allow community activities.
 - More recreational activities for children.

SUSTAINABLE & LIVEABLE TOWN - OBJECTIVES & STRATEGIES

1.1.1 To celebrate the existing character of Ouse

- Continue to support the operation of the Ouse Golf Course (marked as 17 on Plan 32A) by utilising the facility to host sporting and community events.
- Support the retention of historically important buildings (such as the St John the Baptist Anglican Church) by utilising their space for town community festivals and events relevant to their history.
- Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme.
- Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.
- Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as:
 - o Heritage walks and tours
 - o Community festivals and exhibitions
 - o Cultural and educational programmes
 - o Culinary trails
 - o Local ambassador programmes
- Ensure the architecture of new buildings respond to the surrounding established character of Ouse.

1.1.2 To retain existing local residents within the township

- Support new residential development proposals in Ouse to increase housing supply and provide greater housing choice for existing and new residents, including aged care and key worker accommodation.
- Improve residential amenity by supporting the implementation of additional recreational and social facilities within Ouse by:
 - o Constructing new Club House (marked as 8 on Plan 32A) located near Tor Hill Road.
 - o Constructing new netball court (marked as 9 on Plan 32A) located near proposed housing development to the south of Ouse.

- Finalising works associated with the half court (marked as 16 on Plan 32A).
- Support continuance of existing childcare (marked as 11 on Plan 32A).
- Advocate for State Government funding to improve the walkability of Ouse by providing upgrades and construction of new active travel infrastructure by:
 - Improving existing footpaths along Lyell Highway (marked as 1 on Plan 32A).
 - Improving existing footbridge over the River Ouse (marked as 5 on Plan 32A).
 - Constructing new footpath connection Grace Nicholas Park to Bridge Hotel Road (marked as 7 on Plan 32A).
 - Constructing new floodproof footpaths adjacent to the River Ouse (marked as 15 on Plan 32A).
- Advocate for State Government funding to improve the existing safety by providing improvements to vehicular movement and parking provisions within the town of Ouse by:
 - Improving the carparking provisions within the centre of Ouse (marked as 2 on Plan 32A).
 - Undertaking works associated with widening the Lyell Highway (marked as 4 on Plan 32A).
 - Implementing additional lighting at the east end of Water Street (marked as 10 on Plan 32A).

1.1.3 To attract new residents to the township

- Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle-aged working families.
- Investigate opportunities for developing Council owned land (marked as 14 of Plan 32A) to provide a mixture of residential typologies including affordable housing.
- Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.
- Investigate opportunities to provide key worker accommodation for existing and future industries within close proximity to the township.
- Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality that:

- Target younger demographics through the use social media platforms to showcase community life and local attractions.
- Undertake a renewal of the existing Ouse website to create a user-friendly interface that showcases important information on housing, community facilities, and upcoming community events.
- Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.

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

- Support the rezoning of land from Village to Community Purpose in the following locations:
 - Ouse Fire Station
 - Lachlan Hotel
 - St John the Baptist
- Support the rezoning of land to Open Space in the following locations:
 - Grace Nicholas Park
 - Half Court at Ouse Rec Reserve
- Advocate to the State Government to enable the revitalisation of the Ouse District School (marked as 12 on Plan 32A).
- Investigate feasibility of expanding existing childcare service through provision of funding, assistance with grant applications, or attracting a service provider.
- Advocate to the State Government for sufficient funding to provide upgrades to the Moreton Group Rural Health Centre (marked as 13 on Plan 32A).

1.1.5 To prioritise existing and future community needs.

- Ensure location of future housing and growth in serviced areas.
- Developers should contribute proportionally to the cost of any required servicing upgrade considered necessary to facilitate future development.
- Conduct flood mapping of the River Ouse and implement any recommendations arising to ensure protection of community safety and assets.
- Develop a strategy to attract and retain staff for the existing medical centre.

- Undertake a Community Needs Assessment.
- Advocate for provision of community services as identified as lacking in the Community Needs Assessment.
- Support development proposals that aim to fulfil under-served community needs within Ouse.

1.1.6 To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable shire.

- Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:
 - o The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing.
 - o The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.
 - o Direct housing growth to Ouse.
 - o Seek to increase the number of rental properties available.
 - o Addressing viability challenges that present barriers to residential development and housing growth in Ouse.
- Implement the Ouse Structure Plan as outlined in the implementation plan.
- Review implementation of the Ouse Structure Plan periodically to ensure timelines and action items are achieved.

1.1.7 To ensure the provision of adequate open space

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

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

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

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

ECONOMIC ANALYSIS

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

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

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

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

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

The region is well placed to attract renewable energy investment, especially hydropower, wind and solar. Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region. Renewable energy projects such as solar and wind farms have the potential to raise municipal rates and community funds, which could be directed for community benefit. Determining how these funds should be spent within the community should be considered. Renewable energy projects can create environmental and amenity impacts, and should sought to be minimised where possible, especially linked to economic productivity.

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

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

T20. RETAIL & COMMERCIAL ROLE

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

Source: Urban Enterprise, 2024

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

PRODUCTIVE & RESILIENT ECONOMY - OBJECTIVES & STRATEGIES

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

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

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

- Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.
- Support and enhance highly specialised agriculture activities, especially within established irrigated areas in Central Highlands.
- Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.
- Explore opportunities to establish farm-gate sales or a regular farmer's market with direct sales to the general public.
- Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
 - o The state and outlook for the sector; and
 - o The regulatory environment.

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

- Encourage intensive and high value activities within irrigated areas.
- Promote agricultural opportunities to industry. These may include:

- Export market opportunities;
- Domestic market opportunities;
- Information around innovation and technology in the agriculture sector that could be harnessed;
- Off-farm income opportunities;
- Value-add opportunities.
- Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
 - Current challenges/barriers to industry growth;
 - Opportunities for industry growth; and
 - Research and innovation.

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

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

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

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

1.1.13 To improve existing digital and transport infrastructure.

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

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

- Discourage the conversion/adaptation of retail/commercial premises into residential uses.
- Attract new retail and commercial businesses to establish in Ouse.

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

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

ECONOMIC DRIVERS

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park, Franklin-Gordon Wild Rivers National Park;
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Lake St Clair, Great Lake, Arthurs Lake, Meadowbank Lake and Derwent River.
- Whiskey distillery's at Lawrenny Estate (Ouse), Lower Marsh (Apsley) and Kempton (in Southern Midlands).
- The region has high tourism and visitor growth potential, primarily linked to the natural advantages of the area.
- The towns of Ouse, Hamilton and Bothwell all receive a high number of visitors travelling through and stopping over, particularly from self-drive camping and caravan visitors. These towns could perform a greater visitor servicing role.
- There is a high level of self-drive visitors that travel within and across the region, including a high proportion of caravan/RV's. There is a need to ensure that visitor preferences are being met through infrastructure, services and amenity.

- Potential for greater activation and promotion of signature nature and water-based experiences, including hiking, camping, fishing, cycling and kayaking.
- There is an opportunity to support further development and investment in farm gate and agri-tourism.
- There is an opportunity to support further development and investment in visitor accommodation and hospitality offering.
- Destination functions and events are an effective way to attract visitors to the region. Supporting existing and new events that attract visitation and align with regional strengths should be encouraged.
- There is a potential for Central Highlands to improve destination branding and increase destination awareness as a key region in central Tasmania.

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

THRIVING TOURISM SECTOR - OBJECTIVES & STRATEGIES

1.1.15 To enhance the visitor service role of Ouse.

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

1.1.16 To facilitate development of tourism attractors in the region.

- Promote the growth of agri-tourism opportunities through the support of initiatives such as:
 - o Encouraging local farmers to explore Farm Stays that offer accommodation, farm tours, petting zoos.
 - o Encouraging local farmers to engage in Farm-to-Table activities that promote local produce and products.
- Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- Support new trail and mountain biking experiences in the region.
- Encourage new tourism and community events to be held in the municipality.

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

- Improve promotional and wayfinding signage across popular water and nature-based areas
- Improve public access and activation of water and nature-based areas.
- Review available community infrastructure such as seating, rubbish bins, and lighting, and enhance or upgrade as required.
- Celebrate built and First Nations heritage locations, where appropriate.

The background is a solid teal color. On the right side, there are several white, curved, abstract lines that resemble a stylized map outline or decorative graphic.

OUSE TOWNSHIP STRUCTURE PLAN:
IMPLEMENTATION

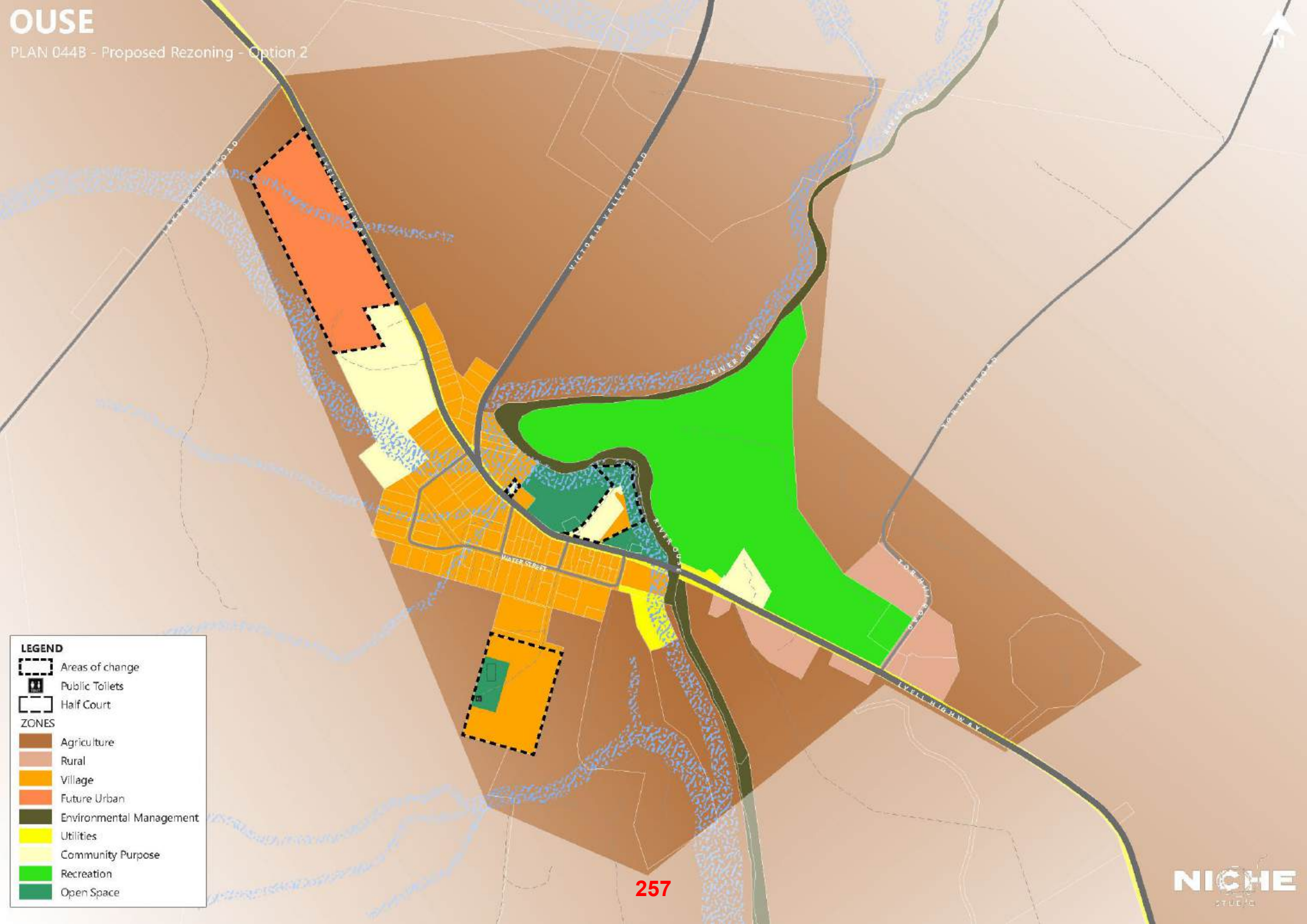
IMPLEMENTATION

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

- Implement
- Advocate
- Facilitate

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

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



LEGEND

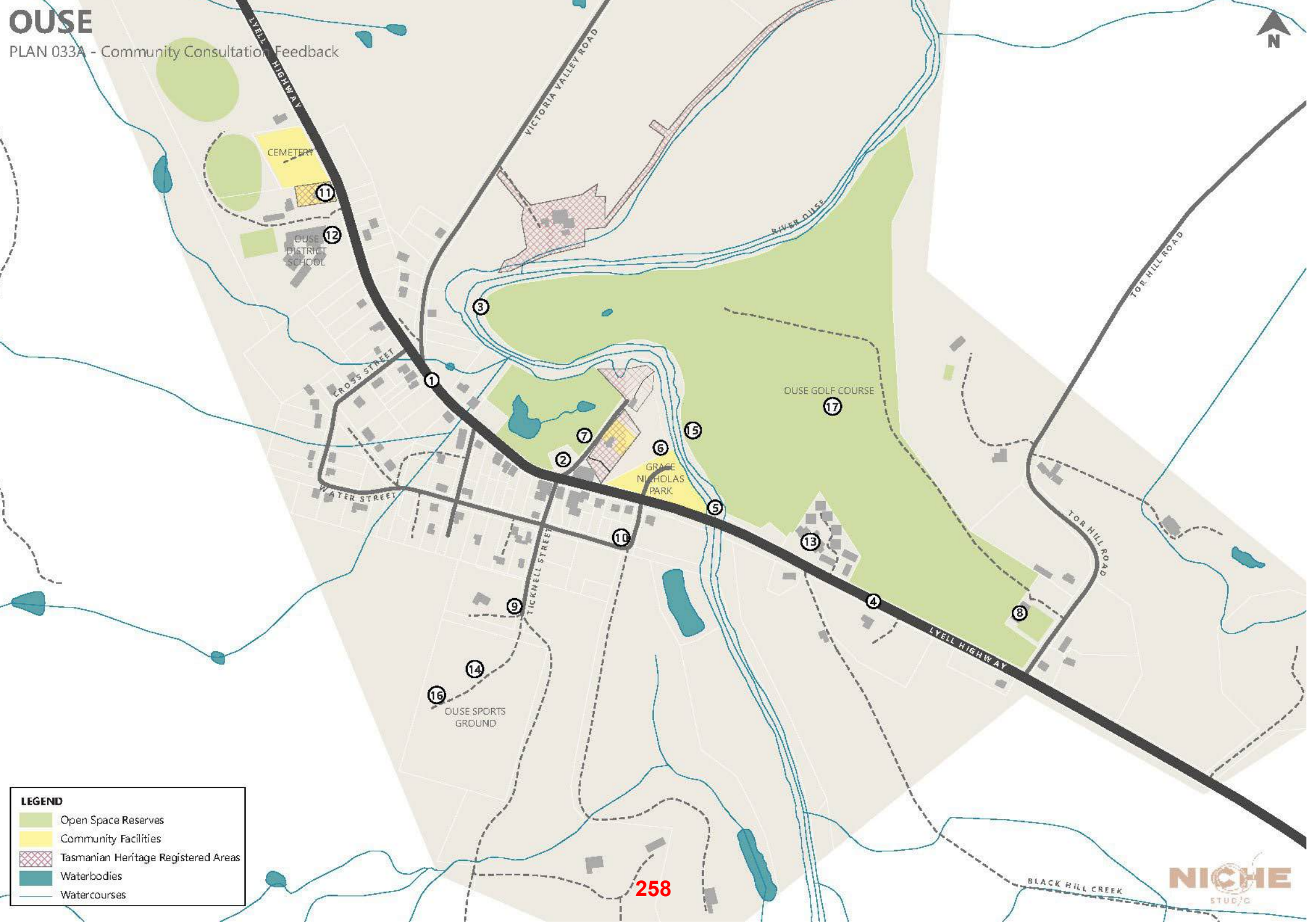
- Areas of change
- Public Toilets
- Half Court

ZONES

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

OUSE

PLAN 033A - Community Consultation Feedback



LEGEND

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

258

PRIORITIES

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

A = Advocate | I = Implement | F = Facilitate

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

A SUSTAINABLE, LIVEABLE TOWN		SHORT	MEDIUM	LONG
1.1	To celebrate the existing character of Ouse			
F	Continue to support the operation of the Ouse Golf Course (marked as 17 on Plan 32A) by utilising the facility to host sporting and community events.	Ongoing		
F	Support the retention of historically important buildings (such as the St John the Baptist Anglican Church) by utilising their space for town community festivals and events relevant to their history.	Ongoing		
A	Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme			
I	Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.			
A	Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as: <ul style="list-style-type: none"> - Heritage walks and tours - Community festivals and exhibitions - Cultural and educational programmes - Culinary trails - Local ambassador programs 	Ongoing		

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	I	Ensure that the architecture of new buildings respond to the surrounding established character of Ouse.	Ongoing		
1.2	To retain existing local residents within the township				
	F	Support new residential development proposals in Ouse to increase housing supply and provide greater housing choice for existing and new residents, including aged care and key worker accommodation.	Ongoing		
	I	<p>Improve residential amenity by supporting the implementation of additional recreational and social facilities within Ouse by:</p> <ul style="list-style-type: none"> - Constructing new Club House (marked as 8 on Plan 32A) located near Tor Hill Road. - Constructing new netball court (marked as 9 on Plan 32A) located near proposed housing development to the south of Ouse. - Finalising works associated with the half court (marked as 16 on Plan 32A). 			
	F	Support continuance of existing childcare (marked as 11 on Plan 32A).			
	A	<p>Advocate for State Government funding to improve the walkability of Ouse by providing upgrades and construction of new active travel infrastructure by:</p> <ul style="list-style-type: none"> - Improving existing footpaths along Lyell Highway (marked as 1 on Plan 32A). - Improving existing footbridge over the River Ouse (marked as 5 on Plan 32A). - Constructing new footpath connection Grace Nicholas Park to Bridge Hotel Road (marked as 7 on Plan 32A). - Constructing new floodproof footpaths adjacent to the River Ouse (marked as 15 on Plan 32A). 			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	A	Advocate for State Government funding to improve existing safety by providing improvements to vehicular movement and parking provisions within the town of Ouse by: <ul style="list-style-type: none"> - Improving the carparking provisions within the centre of Ouse (marked as 2 on Plan 32A). - Undertaking works associated with widening the Lyell Highway (marked as 4 on Plan 32A). - Implementing additional lighting at the east end of Water Street (marked as 10 on Plan 32A). 			
1.3	To attract new residents to the township				
	A	Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.			
	I	Investigate opportunities for developing Council owned land (marked as 14 of Plan 32A) to provide a mixture of residential typologies including affordable housing.			
	F	Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.			
	F	Investigate opportunities to provide key worker accommodation for existing and future industries within close proximity to the township.			
	I	Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality: <ul style="list-style-type: none"> - Target younger demographics through the use social media platforms to showcase community life and local attractions. - Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Ouse. - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living. 			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

1.4		To identify gaps in key social and recreational services such as health, education and aged care.		
I	Support the rezoning of land from Village to Community Purpose in the following locations: - Ouse Fire Station - Lachlan Hotel - St John the Baptist			
I	Support the rezoning of land to Open Space in the following locations: - Grace Nicholas Park - Half Court at Ouse Rec Reserve			
A	Advocate to the State Government to enable the revitalisation of the Ouse District School (marked as 12 on Plan 32A).			
F	Investigate feasibility of expanding existing childcare service through provision of funding, assistance with grant applications, or attracting a service provider.			
A	Advocate to the State Government for sufficient funding to provide upgrades to the Moreton Group Rural Health Centre (marked as 13 on Plan 32A).	Ongoing		

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

1.7	To ensure the provision of adequate open space				
	I	Review the provision of open space within the municipality.			
	I	Produce an Open Space Strategy for the municipality.			
	I	<p>Improve open space amenity by supporting the implementation of additional recreational and leisure facilities within Ouse by:</p> <ul style="list-style-type: none"> - Constructing a walking trail along the River Ouse to the north of the town (marked as 3 on Plan 32A). - Constructing a new park adjacent to the River Ouse (marked as 6 on Plan 32A). - Providing additional recreational facilities surrounding the existing half court development (marked as 16 on Plan 32A). 			

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

2.1		To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.		
F	Encourage the retention and growth of existing employment opportunities within the health care industry by: <ul style="list-style-type: none"> - Facilitating upgrades to the existing aged care units at the Moreton Group Rural Health Centre. - Implementing programs that subsidise key workers accommodation associated with the health care sector. 	Ongoing		
F/A	Promote opportunities for growth of the commercial sector in Ouse by: <ul style="list-style-type: none"> - Improving wayfinding along Lyell Highway to promote commercial facilities to passing traffic. - Supporting the addition of commercial facilities that offer a new service to the local economy. - Advocating to State Government for funding to provide monetary incentives that encourage innovation within the service-based economy of Ouse. 			
2.2		To sustainably grow the value of the existing agriculture sector.		
A	Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors	Ongoing		
A	Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.	Ongoing		
A	Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.	Ongoing		
F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> - The state and outlook for the sector; and 	Ongoing		

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

		- The regulatory environment.			
2.3	To advocate for the sustainable growth of new agricultural opportunities.				
	A	Encourage intensive and high value activities within irrigated areas.			
	A	Promote agricultural opportunities to industry. These may include: <ul style="list-style-type: none"> - Export market opportunities; - Domestic market opportunities; - Information around innovation and technology in the agriculture sector that could be harnessed; - Off-farm income opportunities; - Value-add opportunities. 			Ongoing
	F	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> - Current challenges/barriers to industry growth; - Opportunities for industry growth; and - Research and innovation. 			Ongoing
2.4	To actively support the development of renewable energy and green infrastructure projects.				
	A	Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.			
	A	Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.			
	A	Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.			Ongoing

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

	F/I	Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by: <ul style="list-style-type: none"> - Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects. - Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Ouse. - Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects. 			
	A	Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).	Ongoing		
	F	Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.	Ongoing		
2.5	To support the growth of local industrial and innovation opportunities.				
	F	Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).	Ongoing		
	F	Investigate industrial land requirements to facilitate projected growth of renewable energy sector.			
	I	Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.	Ongoing		
	I	Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes	Ongoing		
2.6	To improve existing digital and transport infrastructure.				
	A	Advocate for road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality.			
	F	Explore opportunities to build on service offerings to road freight utilising the Lyell Highway.			

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

	A	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.	Ongoing
2.7	To encourage the growth of existing and new retail and commercial services.		
	F	Discourage the conversion/adaptation of retail/commercial premises into residential uses	Ongoing
	A	Attract new retail and commercial businesses to establish in Ouse.	Ongoing

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

3.1	To enhance the visitor service role of Ouse		
	I/F	Optimise Ouse for capturing the RV market by focusing on improving RV friendly infrastructure.	Ongoing
	F	Attract and encourage investment in new commercial accommodation.	
	I	Review wayfinding and tourist signage in Ouse. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.	
	F	Leverage off the towns existing golf course facilities to provide unique tourism opportunities surrounding sports tourism.	Ongoing
	F	Encourage alternative tourism and community events within and proximate to townships.	Ongoing
3.2	To facilitate development of tourism attractors in the region.		
	A	Promote the growth of agri-tourism opportunities through the support of initiatives such as: <ul style="list-style-type: none"> • Encouraging local farmers to explore Farm Stays that offer accommodation, farm tours, petting zoos. • Encouraging local farmers to engage in Farm-to-Table activities that promote local produce and products. 	Ongoing
	F	Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.	Ongoing
	F/A	Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.	Ongoing
	F	Support new trail and mountain biking experiences in the region.	
	A	Encourage new tourism and community events to be held in the municipality.	
3.3	To improve activation and accessibility of the region’s signature water and nature based assets.		
	A	Improve promotional and wayfinding signage across popular water and nature-based areas	

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

	I	Improve public access and activation of water and nature-based areas			
	I	Review available community infrastructure such as seating, rubbish bins, and lighting, and enhance or upgrade as required.			
	F	Celebrate local settler and First Nation heritage values where appropriate.	Ongoing		

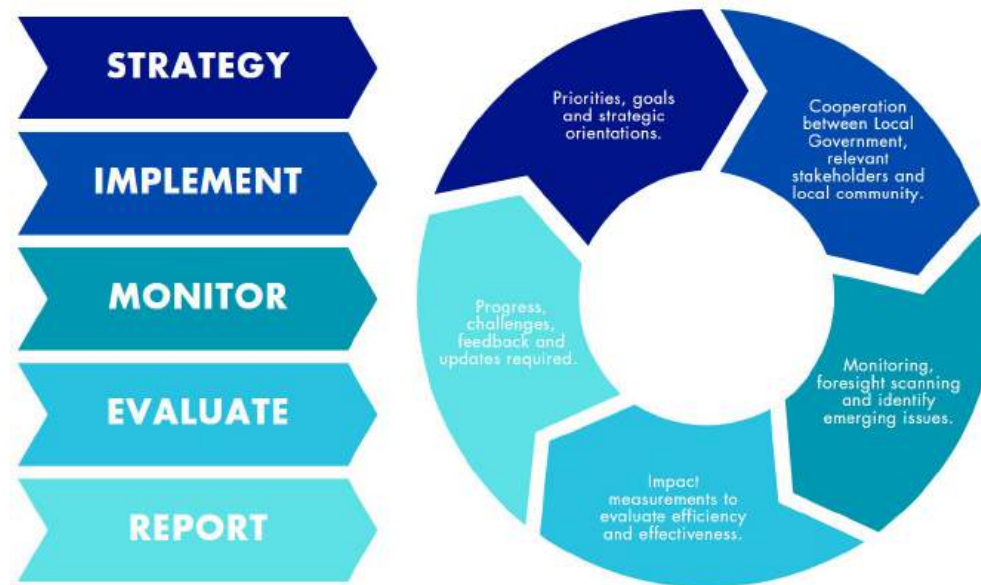
MONITORING

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

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

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

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





HOUSE TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis

CENTRAL HIGHLANDS
**BACKGROUND
ANALYSIS**



www.nicheplanningstudio.com.au

  @nicheplanningstudio



BACKGROUND ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

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.

Planning and Urban Design

ABN 35 334 392 034

W nicheplanningstudio.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

CONTENTS

1. INTRODUCTION	6
1.1 CONTEXT	6
1.2 PURPOSE	6
1.3 SCOPE	7
2. TOWNSHIP STUDY AREAS	9
2.1 BOTHWELL STUDY AREA.....	11
2.2 HAMILTON STUDY AREA.....	13
2.3 OUSE STUDY AREA.....	15
3. PLANNING CONTEXT	18
3.1 REGIONAL POLICY CONTEXT.....	20
3.1.1 <i>Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS)</i>	20
3.1.2 <i>Joint Land Use Planning Initiative, Settlement and Open Space Strategy 2010</i>	22
3.2 LOCAL POLICY CONTEXT	24
3.2.1 <i>Central Highlands Local Provisions Schedule</i>	24
3.2.2 <i>Central Highlands Council Strategic Plan, 2015-2024</i>	24
3.2.3 <i>River Clyde Flood Mapping Study 2023</i>	25
3.2.4 <i>Central Highlands Destination Action Plan 2016-2019</i>	26
3.2.5 <i>Bothwell Town Urban Design Framework Plan 2007</i>	26
3.2.1 <i>Highlands Heritage and Tourism Centre Plan 2007</i>	27
4. ECONOMY AND EMPLOYMENT	28
5. POPULATION AND DEMOGRAPHICS	30
6. HOUSING ANALYSIS	32
7. TOURISM AND VISITATION	33

8. BROAD MUNICIPAL CONSIDERATIONS	35
8.1 LAND USE	36
8.2 MOVEMENT	36
8.3 HAZARDS	37
8.4 PHYSICAL AND NATURAL ENVIRONMENT	37
8.5 SERVICING AND INFRASTRUCTURE	37
8.6 COMMUNITY FACILITIES, HERITAGE AND CHARACTER	38
8.7 TOURISM AND VISITATION	38
9. BOTHWELL: SITE ANALYSIS.....	40
9.1 LAND USE	40
9.2 MOVEMENT	42
9.3 HAZARDS	44
9.4 PHYSICAL & NATURE BASED FEATURES	46
9.5 SERVICING AND INFRASTRUCTURE	48
9.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE	50
9.7 COMMUNITY STAKEHOLDER ANALYSIS	52
9.7.1 VISION	52
9.7.2 CHALLENGES	52
9.7.3 FUTURE	52
10. HAMILTON: SITE ANALYSIS	54
10.1 LAND USE	54
10.2 MOVEMENT	56
10.3 HAZARDS	58
10.4 PHYSICAL & NATURE BASED FEATURES	60
10.5 SERVICING AND INFRASTRUCTURE	62
10.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE	64
10.7 COMMUNITY STAKEHOLDER ANALYSIS	66
10.7.1 VISION	66



10.7.2 CHALLENGES	66
10.7.3 FUTURE	66
11. OUSE: SITE ANALYSIS	68
11.1 LAND USE	68
11.2 MOVEMENT	70
11.3 HAZARDS	72
11.4 PHYSICAL & NATURE BASED FEATURES	74
11.5 SERVICING AND INFRASTRUCTURE	76
11.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE	78
11.7 COMMUNITY STAKEHOLDER ANALYSIS	80
11.7.1 VISION	80
11.7.2 CHALLENGES	80
11.7.3 FUTURE	80

This report is subject to copyright the owner of which is Niche Studio. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.

Drafted: Amy Longva Date 05 March 2024
Reviewed: Nicola Smith
Version: 1.2



1. INTRODUCTION

1.1 CONTEXT

Central Highlands Council has recognised the need for holistic strategic planning to guide future preferred 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.

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

1.2 PURPOSE

The purpose of this report is to therefore commence key strategic land use planning by undertaking an initial Background Analysis.

This report is the first output in a series of reports which will build to final recommendations for the long term growth of the three towns.

Ultimately, Structure plans will be prepared for each township which will consider the unique characteristics, opportunities, constraints, and issues of the respective areas. The development of these plans will involve extensive community and stakeholder consultation. The project will create a comprehensive overview of the three townships, incorporating economic development and settlement analysis of the municipal area. This overview will establish strategies for municipal economic development and settlement, including growth management strategies for each individual township. These strategies will inform the upcoming revision of the Southern Tasmanian Regional Land Use Strategy.

1.3 SCOPE

This Background Analysis report details the site context for Bothwell, Hamilton and Ouse, together with a review of existing state and local planning policy and strategy.

Specifically, this report incorporates a residential demand and supply analysis (from regional project); demographic trend commentary; physical infrastructure capacities and constraints preliminary review (noting that most state infrastructure providers have advised that they would prefer to provide input during the visioning session); social infrastructure facilities, services and gaps; preliminary employment trends and needs; and assets, opportunities, threats and constraints.

Specifically, the preliminary economic analysis undertaken by Urban Enterprise considers the following:

- An economic and employment profile of the municipality, including strengths, specialisations and trends.
- A tourism profile of the municipality and key areas, including visitation, product strengths, trends and key advantages.
- Economic, employment, demographic and tourism trends impacting the region and the State economies, and the implications and opportunities for Central Highlands.

To supplement the economic analysis, initial community consultation was undertaken to best understand local drivers, preliminary strengths and weaknesses analysis and social infrastructure services and gaps. Key community groups and landowners were identified by Central Highlands Council and between 25th November 2023 and 8th December 2023, contacts from each group were called. A brief discussion, outlining the project and its aims, identifying perceived challenges and opportunities was held, and minutes taken. At the conclusion of the discussion, minutes were emailed to stakeholders for confirmation and the opportunity to add additional thoughts. These preliminary discussions have informed the background analysis of opportunities and constraints facing Bothwell, Hamilton and Ouse. The initial key stakeholder consultation is further discussed in the Community Consultation Summary Report currently under preparation.

The literature review, economic analysis and key stakeholder consultation has further informed the development of an opportunities and constraints plan for each township, stepped through in detail later in the report.



2. TOWNSHIP STUDY AREAS

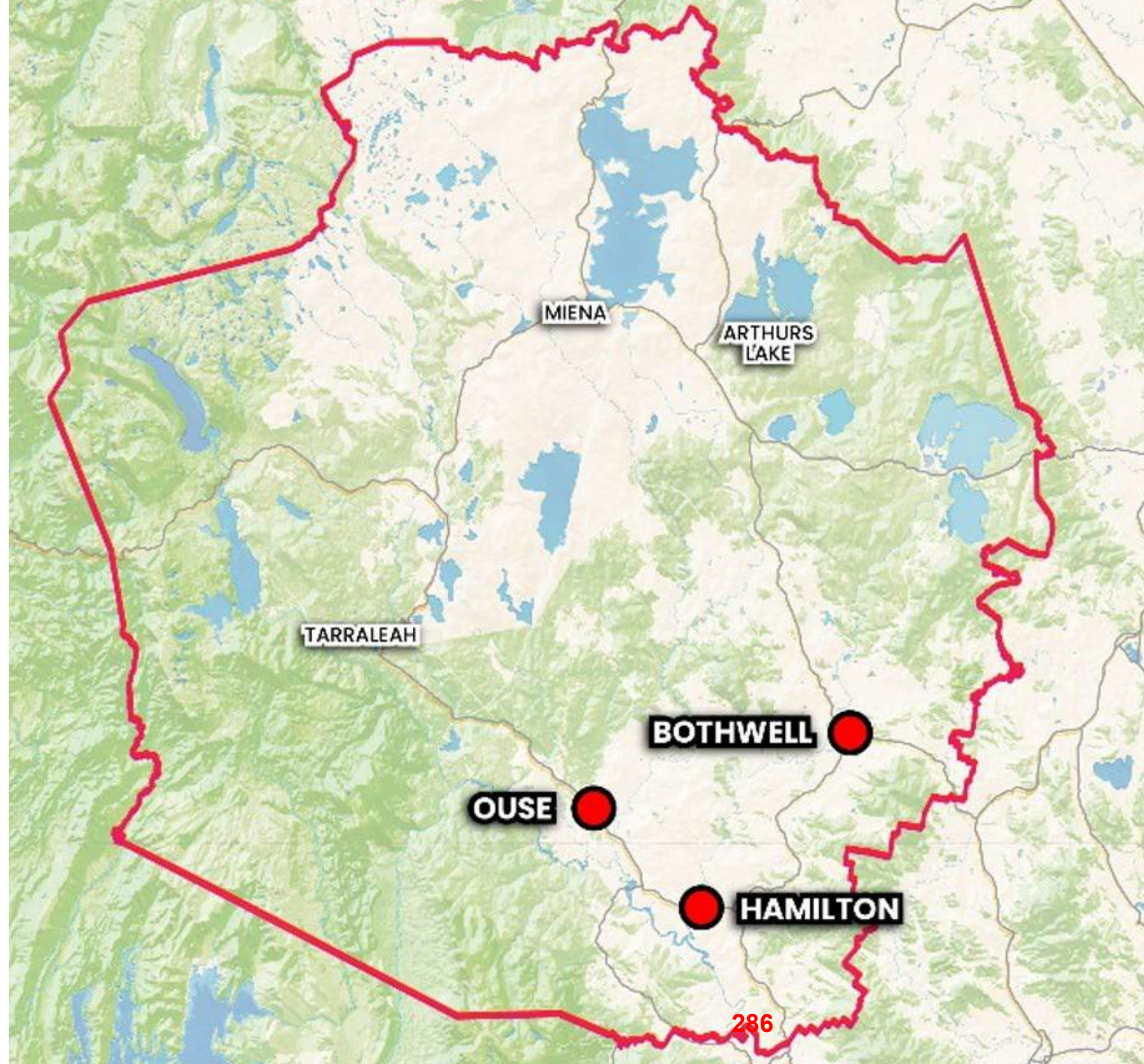
The Central Highlands municipality is located in Central Tasmania, situated between the State's two major cities:

- Hobart (approx. 75km or 1 hour drive to Hamilton); and
- Launceston (approx. 120km or 1 hour 20 min drive to Miena).

Geographically, Central Highlands is one of the largest municipalities in Tasmania, covering approximately 12% of the state's land area (8010 km²). Conversely, Central Highlands is the least densely populated local government area in Tasmania, with around 2520 permanent residents.

The region features dramatic scenery, including a World Heritage Area, two national parks and other Wilderness Conservation Areas, and offers ample opportunity for outdoor recreation including fly-fishing, boating, bushwalking or camping. Highlands Bushfest, held over two days in November at the Bothwell Recreation Grounds, is an annual celebration of the Central Highlands that highlights the unique outdoor pursuits of the region.

As Central Highlands three largest towns, Hamilton, Bothwell and Ouse primarily cater to the needs of the local population and provide services and facilities to support the existing residents as well as to accommodate visitors exploring the regions natural and historic attractions and a transient workforce employed primarily in the renewable energy industry.



- ROAD
- ▭ CENTRAL HIGHLANDS MUNICIPALITY

2.1 BOTHWELL STUDY AREA

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

Important considerations for Bothwell, outlined in the project brief, are:

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



2.2 HAMILTON STUDY AREA

While Hamilton's population is relatively small (241 people as of 2021 Census data), it serves as an administrative and service centre for surrounding rural areas. Hamilton is a historic Georgian sandstone village, located beside the River Clyde. The Platypus Walk is a recently revegetated and upgraded walk along the River Clyde, offering easy access to some of the beautiful scenery of the Derwent Valley.

Important considerations for Hamilton, outlined in the project brief are:

- Potential rezoning of land, and consideration of current zoning provisions.
- Opportunities to enhance and strengthen the tourism potential of Hamilton.
- Useability, efficiency and safety of the movement network for residents and visitors, particularly pedestrian and cyclist linkages notably ensuring a pedestrian safety crossing at the Lyell Highway
- Access to recreational spaces and facilities and the potential to upgrade and/or expand the camping ground.
- The infrastructure and servicing requirements of the town, especially the capacity and location of the current sewerage treatment plant.
- Communications and television blackspots.
- Specific access to Lake Meadowbank.



290

2.3 OUSE STUDY AREA.

Ouse, located northwest of Hamilton and southwest of Bothwell is the second largest town in the Central Highlands LGA, with a population of 326. Sitting on the banks of the Ouse River, the town is a gateway to the surrounding wilderness areas offering basic amenities including a general store, a hotel, and a community centre. It serves as a base for outdoor enthusiasts, including fishermen, bushwalkers, and campers, who wish to explore nearby lakes, forests, and national parks.

An EV charging point has also been installed in Ouse.

Considerations for the Ouse study area, outlined in the project brief, include:

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



292

The background is a solid teal color. On the right side, there are several thin, white, curved lines that flow downwards and outwards, creating an abstract, organic shape.

CENTRAL HIGHLANDS:
STATE OF PLAY

3. PLANNING CONTEXT

A background review of current planning-related reporting and policy applicable to Central Highlands and produced by both local and state government has been conducted. The opportunities, constraints and recommendations outlined in each document was used to inform the context and background analysis developed by Niche and will inform the direction of the Township Structure Plans.

A full list of the background documents reviewed for direction and relevance to the project is as follows:

Regional Policy Context:

- Southern Tasmania Regional Land Use Strategy 2010-2035.
- Joint Land Use Planning Initiative, Settlement & Open Space Strategy, 2010.
- State Planning Office Structure Plan Guidelines, 2022 [Draft].
- Tasmanian Planning Scheme, 2023.

Local Policy Context:

- Central Highlands Local Provisions Schedule.
- Central Highlands Interim Planning Scheme, 2015¹
- Central Highlands Council Strategic Plan, 2015-2024.
- Bothwell Town Urban Design Framework Plan, 2007.
- Highlands Heritage and Tourism Centre Plan, 2007.
- Central Highlands Destination Action Plan, 2016-2019.

¹ Note the Central Highlands Interim Planning Scheme was reviewed for context; it has since been superseded by the Tasmanian Planning Scheme (2023) and the Central Highlands Local Provisions Schedule.

- River Clyde Flood Mapping Study, 2023.

Key outputs as they relate to the study area are summarised on the following pages.

A detailed summary of the complete planning study review is attached in Appendix A

3.1 REGIONAL POLICY CONTEXT

3.1.1 Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS)

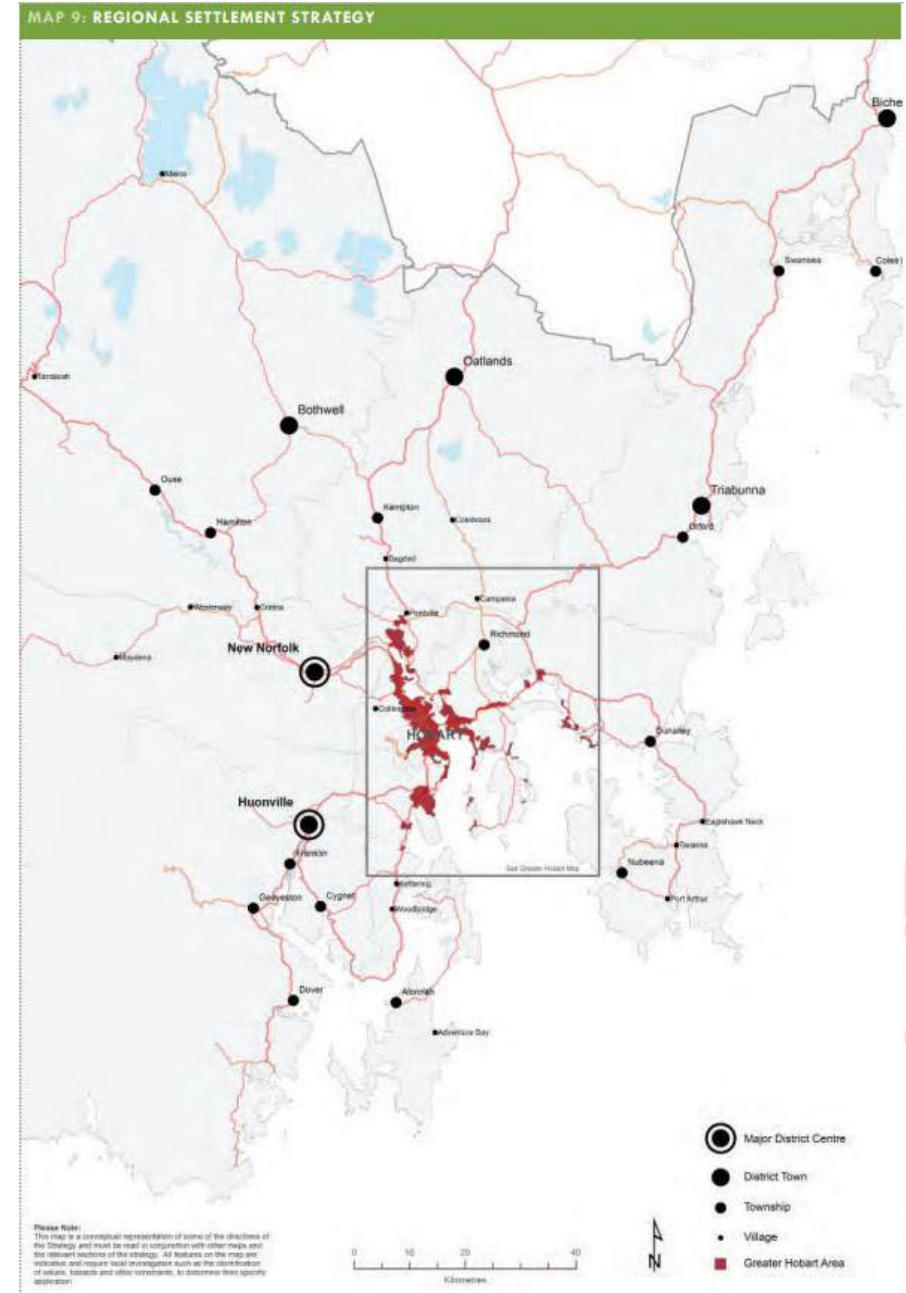
The regional land use strategy is a broad policy document that outlines a vision of change, growth, and development for the region over a 25-year period. The Regional Settlement Strategy builds upon the work of the Joint Land Use Planning Initiative at a regional level and aims to:

- Minimise pressure on duplication of services in remote areas.
- Avoid the creation of any further environmental issues caused by on-site wastewater disposal.
- Prevent linear development in coastal areas; and
- Protect distinct landscape character.

The STRLUS defines a clear growth management strategy for settlements in the region.

- Bothwell is defined as both a Township and a District Centre within the STRLUS with a Moderate growth strategy and its growth scenario is 'Consolidation'. Moderate growth is defined as 10%-20% increase in number of potential dwellings.
- Ouse and Hamilton are both defined as Townships with a Low growth strategy and their growth scenarios are also listed as 'Consolidation'. Low growth is defined as less than 10% increase in number of potential dwellings.

The STRLUS also provides commentary in regard to Significant Agricultural Land, Agricultural Sub-Regions, Freight Network as it relates to Industrial Activity and Activity Centre Network as it relates to the townships of Bothwell, Hamilton and Ouse. These are further outlined on the following page:



- Land in and around Bothwell, Hamilton and Ouse is afforded the highest level of protection from land use conflicts through its status as 'Significant Agricultural Land'. Appropriate zoning, attenuation distances, and growth boundaries linked to strategic planning must enable the protection of agricultural land. Specifically, a boundary of 200 metres from the boundary of the Significant Agriculture Zone should be established to mitigate potential land use conflict.
- The STRLUS defines key Industrial Activity areas across southern Tasmania. Although none of the Central Highlands townships are identified within these Industrial zones, the STRLUS does highlight the overarching freight network connecting Hobart and Launceston as well as 'other' roads which provide connectivity across to Bothwell, Hamilton and Ouse. This ensures the towns are well connected for employment, tourism and commuting.
- An Activity Centre Network is proposed within the STRLUS to provide for a regionally defined hierarchy, recognising the primary role that Hobart plays in the southern region. None of the centres of Bothwell, Hamilton or Ouse are identified as Activity Centres however Bothwell is included within the rural zone of influence of the Oatlands Rural Services Activity Centre; while Hamilton and Ouse fall within the rural zone of influence of the New Norfolk Rural Services Activity Centre. These catchments should be considered in the overall planning of the townships.

Of specific interest to the preparation of Structure Plans for the townships is the strong emphasis on Cultural Values and Biodiversity in the STRLUS. These values are important considerations for future strategic planning work in the region and represent opportunities to build on the unique cultural heritage and sense of place present in Central Highlands municipality. The STRLUS also recommends a pro-active approach to the recognition and protection of biodiversity values, habitat, and native vegetation throughout ongoing structure planning projects. These are key considerations in the preparation of the Central Highlands Structure Plans.

It is worth noting that the STRLUS is fourteen years old, and widely acknowledged to be out of date. Many of the recommendations and strategies outlined with the document require thorough review in light of the current challenges facing the Southern Tasmanian region, and this is currently being undertaken by the State Government.

3.1.2 Joint Land Use Planning Initiative, Settlement and Open Space Strategy 2010

The Settlement and Open Space Strategy aims to enhance the liveability of the identified settlement areas while considering their connections with surrounding rural and residential regions. The Strategy specifically identifies a hierarchy based on function for the commercial and service centres with four clear designations: Urban Development Areas; Service Centres; Villages; and Managed Rural Living Areas.

Bothwell, Hamilton, and Ouse have all been identified as 'Service Centres'.

Service Centres should provide facilities to a sustainable local community in integrated centres, ensuring rational, economic, and convenient provisions of goods and services.

Key recommendations for Service Centres aim to ensure the provision of:

- A focus for community life.
- Safe, pleasant, and accessible walking and cycling networks; and
- Increased vitality and activity in centres.

The Strategy makes broad reaching considerations regarding transport networks and heritage values which impacts the ongoing growth of the subject towns. These are discussed further in Appendix A. Specifically, each township has specific values acknowledged as requiring protection:

- Bothwell - historic atmosphere of the town; heritage values.
- Hamilton - heritage character and historic buildings.
- Ouse - rural landscape and setting.

The Strategy also gives a general overview of each township, with discussion of land use, available community facilities, and servicing and infrastructure. Given this document dates from 2010, the data outlined in this section requires updating. However, it has formed the basis of the site analysis performed for each town in later sections of this report.

A number of recommendations are also provided at a general, site-specific and open space specific level. These recommendations are designed to inform the future development of the townships and are listed on the following page:

Table 1: Recommendations from JLUPI (2010)

BOTHWELL	HAMILTON	OUSE
GENERAL		
<ul style="list-style-type: none"> Update scheme map to accurately reflect extent of flooding. Extend village zoning west to the eastern side of Barrack Street and Authers Crescent. Reduce minimum lot size within the village to 1000sqm. Rezone the larger blocks in the rural zone on the entrance of the town to low density residential with min lot size of 3000sqm. Slow traffic in village area to 50km/h as indicated on recommendations map. Extend heritage overlay to include land north of Elizabeth St. Implement the recommendations of the Inspiring Place Town UDF Plan, 2008. Ensure land identified as potentially irrigable is retained in an agricultural zoning. 	<ul style="list-style-type: none"> Develop a Heritage Overlay for Hamilton as illustrated in the Hamilton Heritage Overlay in the Heritage Management Plan. 	<ul style="list-style-type: none"> Nearby Lake Meadowbank has tourism potential. Allow tourist accommodation clusters adjacent to the lake but not directly on the lake. Meadowbank has a toilet block and potential for some upgraded facilities for caravans/campers.
SITE SPECIFIC		
<ul style="list-style-type: none"> Rezone existing industrial zoned land at Franklin Street to agricultural Upgrade the surroundings to the current visitor centre as recommended in the Inspiring Place Plan. 	<ul style="list-style-type: none"> Allow some low-density residential development along remainder of the Circus (Arthur Street) to cater for those who would like larger than typical "village" lots. Rezone the block of land between Clyde Street and Torless Street from Agriculture to Village. 	
OPEN SPACE		
<ul style="list-style-type: none"> Upgrade Queens Park as recommended in the Inspiring Place Bothwell Town Urban Design Framework Plan, 2008. Develop a new walks brochure marketing a range of long and short walks as recommended in Inspiring Place Bothwell Town Urban Design Framework Plan, 2008. Upgrade existing caravan park with shade trees and better-defined spaces. 	<ul style="list-style-type: none"> Maintain the village green as community land for passive and active recreation. Improve the maintenance of the river walk and keep free of weeds. Provide for public access to the lake from the town. Upgrade playground equipment in the green space. Group recreation activities in the Landcare centre. Investigate the feasibility of upgrading the existing private access track into a public access from Mount Road along to Lake Meadowbank. Landscaping the west side of the Lyell Highway – with trees for shade protection. 	<ul style="list-style-type: none"> Develop a multi-use trail from the southern end of Ouse as indicated on the Ouse recommendations map. Upgrade the existing toilet block at the Recreation Ground to better cater for those walking or riding the Tasmania Trail.

3.2 LOCAL POLICY CONTEXT

3.2.1 Central Highlands Local Provisions Schedule

The Local Provisions Schedule indicates how the State Planning Provisions apply within the municipal area. The LPS makes specific reference to the township of Bothwell, with regards to conservation of cultural heritage and implementation of design guidelines within the township boundary.

The Interim Planning Scheme, now superseded by the LPS, also contained design considerations for Hamilton with regards to protecting and enhancing character. Consideration of existing cultural heritage, especially as it pertained to streetscapes and landscapes was an important component of the IPS. Notably, the IPS also sought to provide for future economic opportunities through mixed uses, especially through the reuse of heritage buildings throughout Bothwell, Hamilton and Ouse.

3.2.2 Central Highlands Council Strategic Plan, 2015-2024

The strategic plan identifies key issues affecting the municipality and provides direction and strategies for the Central Highlands Council to continue to manage the assets and deliver services over 2015-2024. The plan is dynamic, providing goals and programs for the Council and the community. It serves as a benchmark for measuring progress and undergoes regular minor reviews annually to stay current.

The vision for Central Highlands as outlined in the strategic plan is:

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.

This vision is supported by a mission statement which emphasises the need for leadership and the provision of sustainable facilities and services, and underlined with the identification of six key goals. These goals encompass the following: Community Building; Infrastructure and Facilities; Financial Sustainability; Natural Environment; Economic Development; Governance and Leadership.

Strategies for the whole of the municipality are grouped under these six key goals which are broadly relevant to the long term planning of the three townships.

3.2.3 River Clyde Flood Mapping Study 2023

The River Clyde Flood Mapping Study provides informed recommendations to better manage floodwaters. This will aid in preparing the community, service providers, and emergency management responses in the event of flooding. The document utilised landowner and community consultation to create the flood study, its modelling and mapping to inform the community of the current and future flood risks.

The major hydrological features in the River Clyde catchment area include two significant storages, Lake Sorell and Lake Crescent, River Clyde tributaries, and the various dams and irrigation infrastructure in the area. Flooding has been a major issue in the River Clyde catchment area in the past. Floods in the River Clyde catchment have had significant impacts on local communities, causing damage to infrastructure, homes, and businesses.

Specific areas in Bothwell have been identified as particular concern. Arthur Crescent is one area that is particularly vulnerable to flooding due to the existing ground levels. During heavy rainfall the area of Arthur Crescent up to the High Street intersection can become inundated with water. This poses a significant risk to the safety of the community.

Highland Lake Road is another area that is at risk of flooding. If there is flooding of the road verge and the area around Highland Lake Road, this could lead to difficulties for emergency services to reach people in need, which could be especially dangerous in case of a medical emergency.

The community believe the River Clyde poses a significant risk to livestock and land infrastructure such as fencing. This loss of livestock and private infrastructure can result in both loss of income and additional financial outlay for repair and replacement to the landowners affected.

Key recommendations include:

- Implement flood mitigation measures for high-risk areas, such as Arthur Crescent and Highland Road:
 - Stormwater Infrastructure Upgrade.
 - Open Drainage Channel.
- Consider installation of Boom Gate to prevent entering flood-prone areas.
- Develop and implement early warning systems and evacuation plan.

3.2.4 Central Highlands Destination Action Plan 2016-2019

The Central Highlands Destination Action Plan details key objectives, strategies, and initiatives aimed at promoting tourism and economic growth in the area. The plan focuses on enhancing visitor experiences, supporting local businesses, and preserving the region's natural and cultural heritage.

Visitors to the Central Highlands region are substantial contributors to the local economy. Visitors include leisure tourists, visitors to friends and relatives, business visitors, students and day trippers. Expenditure from tourism is new money that contributes to the local economy and supports jobs, real estate value, provision for services, facilities, and activities in the community.

The Action Plan fails to make specific recommendations for each town, however, it serves the purpose of highlighting the importance of the tourism industry in Southern Tasmania.

3.2.5 Bothwell Town Urban Design Framework Plan 2007

This document provides a strategic vision for the future development of Bothwell, and emphasises sustainable practices, economic growth, community engagement, heritage preservation, and accessibility. The document focuses on providing a number of guidelines that shape the architectural aesthetics, greenspace availability, infrastructure and housing type of Bothwell.

Bothwell has an established grid layout formed around Alexander Street and Patrick Street which are identified as the principal streets of the township. This grid pattern continues to strongly influence the physical character of the town today. The town is considered an important example of an early Tasmanian agricultural settlement, strongly influenced by the Scottish community who settled in the 1820s. The township retains the ambiance of that time with much of its early stone and brick architecture intact.

The town services the local population and those travelling on the Lake Highway to the Central Plateau area, a popular fishing destination.

A vision and objectives for Bothwell is set out that provide the basis for developing the town as an attractive place to live whilst providing a quality visitor experience that maintains and respects the heritage of the area. The vision has been expressed as a set of objectives, as listed below:

- To manage tourism and day-to-day activities to protect the cultural values of the town and its surrounds.
- To present and provide quality visitor experiences which reflect and respond to the historic values of the town and its surrounds.
- To develop the capacity to undertake the management of activities necessary to achieve the above objectives.

A number of recommendations for urban design improvements are given in the Urban Design Framework Plan, based around the following framework:

1. Signage and Wayfinding.
2. Strengthening the Commercial Core.
3. Improvements to the Transport Network.
4. Queens Park Improvements.
5. Current Visitor Information Centre and Surrounds.
6. Streetscape Elements.
7. Extending Visitor Interest and Stay.

These should be considered in the long term structure planning for Bothwell.

3.2.1 Highlands Heritage and Tourism Centre Plan 2007

The Highlands Heritage and Tourism Centre Plan is a re-development vision for the Bothwell Visitor Centre. The document builds upon the Bothwell Town Urban Design Framework Plan and provides specific direction for the centre providing an overview of the visitor market and issues involved with growing the visitor market to Bothwell, a vision for the future role and function of the centre, and short and long term options for the centre of Bothwell.

The plan identifies that the Bothwell visitor experience is passive, being focussed largely on the viewing of heritage buildings rather than engagement with them. Whilst the architecture of these buildings is interesting, it is not of a style(s) that in itself is an attraction (unlike iconic buildings or 'fantastic' or folly-like constructions elsewhere in the world that are draws in their own right).

The plan states there is a lack of value-adding services or products, and the infrastructure that could build increased visitor stays or spend. Studies suggest that visitors are seeking activity-based locations that then determine their stay location/duration.

4. ECONOMY AND EMPLOYMENT

The economy in Central Highlands is underpinned by the environment, natural assets, resources and agricultural land suitable for grazing. Central Highlands economy is niche, and accounts for less than 1% of Southern Tasmania's regional economic value in terms of Gross Regional Product, output, value-add and export value. It is important to note that this figure does not accurately reflect the contribution that Central Highlands makes to the broader Tasmanian economy, due to the way the numbers are calculated. The revenue obtained from renewable energy generation or agricultural outputs tends not to be captured accurately, This means that the Central Highlands municipality does the "heavy lifting" but does not see the net benefit from economic activities such as renewable energy generation.

Central Highlands has a small employment and business base, with approximately 800 local jobs and 265 businesses operating in the municipality. The vast majority of these businesses (93%) are categorised as small, having less than 19 employees. There are 18 businesses who employ more than 20 people.

Central Highlands has a competitive employment advantage specifically across agriculture, forestry and fishing industry which accounts for 40% of jobs in Central Highlands, including the highly specialised sub-sectors of sheep and cattle farming. The balance of employment is primarily distributed across the accommodation and food services sector (16%), retail trade (5%), electricity services (5%) and public administration and safety (4.5%). Electricity services pertains specifically to the generation of hydropower electricity generation in Tarraleah. The operations of nature parks and conservation reserves is also a unique competitive employment advantage for the region.

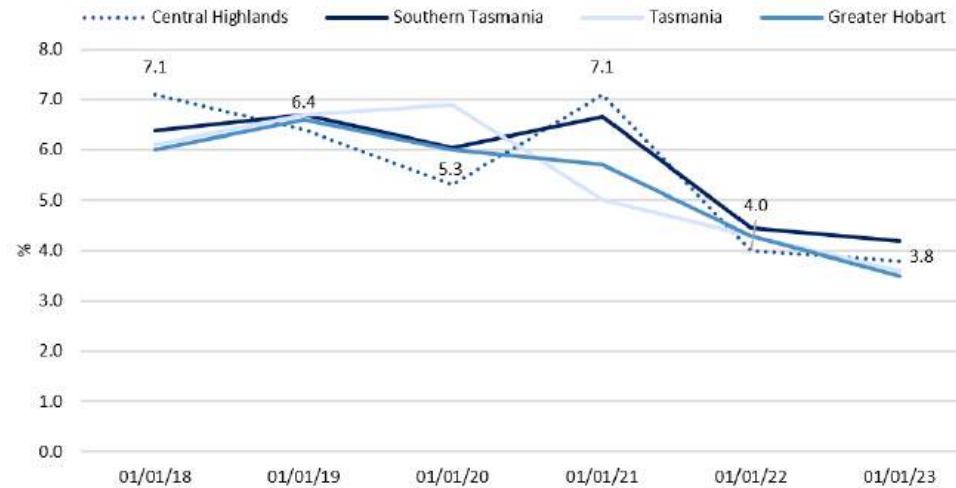
Compared with the region of Southern Tasmania, there is an evident employment shortfall in population-service industries such as health care and social assistance, education and training, retail trade and construction. This is largely attributed to the small population base dispersed across a broad geographic catchment, meaning that businesses cannot rely on demand from local population catchment.

Transient workforces, such as those found in mining and renewable energy generation, place extra strain on available services in municipalities. As workers are not resident in or close by their place of employment, they are typically not accounted for in demographic analysis used to inform service provision. Essential service provision, such as medical services, should consider not only the resident population, but also the transient workforce and tourist population when evaluating required service level.

Despite having a small economic base, employment has grown between Census periods, including in specialised industries. However, there is relatively low labour force participation and low unemployment, reflecting the general demographics of the older population resident in the Central Highlands. Without replenishment of the workforce, businesses will face challenges in sourcing appropriate labour and skills that are required to operate viably and productively.

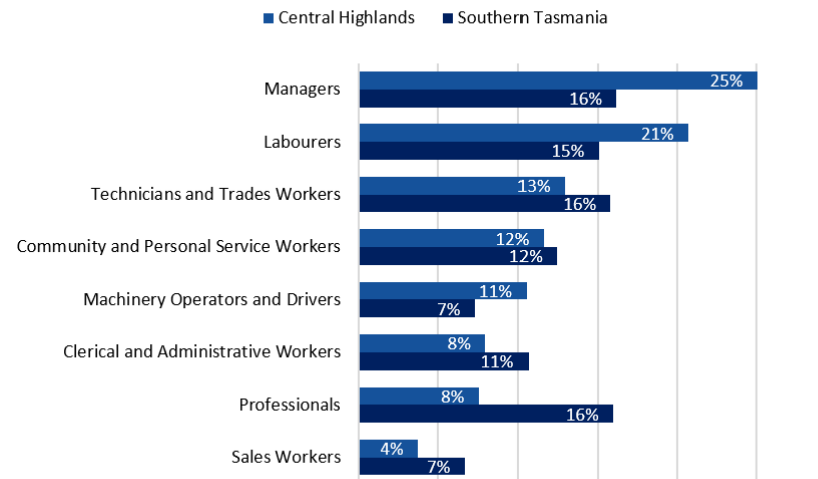
Notably, a substantial proportion of Central Highlands residents commute to Greater Hobart for work, with 22% of employed residents working in Greater Hobart as of the 2021 Census.

F3. UNEMPLOYMENT RATE, CENTRAL HIGHLANDS, 2018-23



Source: Unemployment rate, National Skills Commission, 2018-23

F4. OCCUPATIONS, CENTRAL HIGHLANDS, 2021



Source: Census of employment, ABS, 2021

5. POPULATION AND DEMOGRAPHICS

A snapshot of Central Highlands population and demographics, as compared to those of Greater Hobart has been prepared, utilising 2021 Census data.

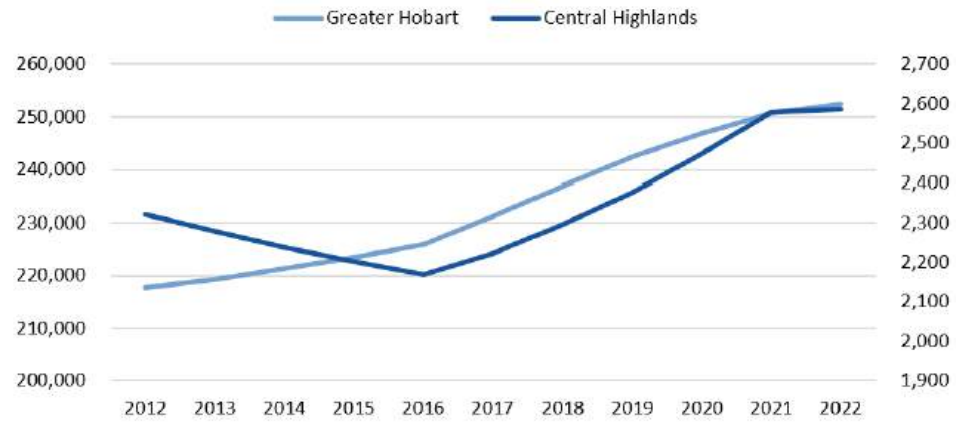
Key observations from this snapshot are that Central Highlands generally has an older age profile, with median age being 50 years, compared to 39 years in Greater Hobart. This is reflected in household composition, with Central Highlands showing a weighting to older cohorts, including empty nesters/retirees, older workers/pre retirees and seniors.

Since 2017, the main source of population growth had come from natural increases. With the exception of 2020 and 2022, the municipality has experienced an annual net loss in internal migrants. This means that the number of residents moving to other parts of Tasmania and Australia outweighs the number of residents arriving.

Economic growth and resilience typically relies on population attraction and retention. It is apparent that the projections for Central Highlands reference the historical rate of growth in the municipality. For Central Highlands to improve liveability and economic resilience, a more aspirational growth rate needs to be achieved, and ultimately planned for.

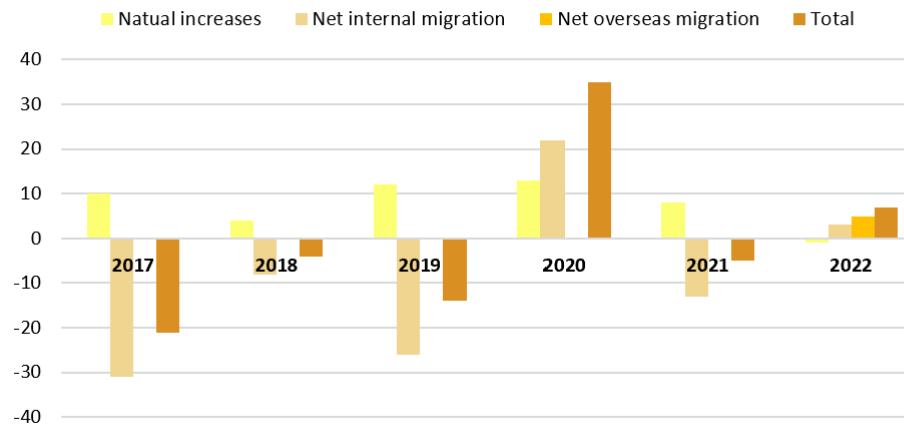
Central Highlands should aspire to attracting and retaining residents, especially those of working age. For this to occur, genuine employment opportunities would need to be available locally or within a reasonable commuting distance. Further, younger and middle-aged working families expect essential amenity, infrastructure and services to be available such as schools, child care, health care, retail, and so on.

F6. HISTORICAL POPULATION GROWTH, CENTRAL HIGHLANDS, GREATER HOBART, 2011 TO 2021



Source: Census of Population, ABS, 2011 to 2021

F7. COMPONENTS OF POPULATION CHANGE, CENTRAL HIGHLANDS, 2017 TO 2021



Source: Components of population change, ABS, 2017-21

6. HOUSING ANALYSIS

Key observations in relation to Central Highlands housing stock are as follows:

- Dwelling growth in Central Highlands is low, and residential development is very limited.
- The existing housing stock is characterised by detached houses, with smaller household sizes (2.1 people) compared with Greater Hobart (2.4 people).
- Close to two-thirds of dwellings are unoccupied, indicating a very high proportion of holiday homes.
- There are around 2,750 dwellings in Central Highlands. It is unusual for a municipality to accommodate more dwellings than residents, but provides further evidence of the high proportion of holiday homes in the region.
- The median house price in Central Highlands is \$275,000, which is almost 2.5 times less than Greater Hobart (\$675,000), highlighting an affordability advantage.

It should be noted that the median price includes all houses in the municipality, including smaller properties that are relatively isolated from settlements. A desktop search into current property listings in Bothwell, Hamilton and Ouse shows that prices for 3-5 bedroom houses generally range from \$450,000 to \$750,000.

There is a direct relationship between population growth and the availability of suitable housing. If suitable housing is unavailable, it is difficult to attract residents. If population growth is low, it is difficult to attract residential development.

Zoned land supply availability and suitability will be investigated as part of stage 2.

7. TOURISM AND VISITATION

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon;
- National Parks and conservation areas such as Mount Field, Walls of Jerusalem, Franklin-Gordon Wild Rivers;
- Multi-day hikes such as the Overland Track, Tasmanian Trail, Labyrinth Trail and Lake Antimony Trail.
- Boating and fishing in Lake St Clair, Great Lake, Arthurs Lake, Meadowbank Lake and Derwent River.
- Whiskey distillery's at Lawrenny Estate (Ouse), Lower Marsh (Apsley) and Kempton (in Southern Midlands).

On average, Central Highlands attracts around 190,000 visitors per annum, and consists of 53% daytrip visitors, 44% day trip visitors and 3% international visitors. Visitation to the municipality is seasonal with peaks throughout the summer period. Key observations include:

- Holiday/leisure travellers account for 80% of visitation.
- The holiday home market is a key driver of visitation, with 30% of overnight visitors staying in their own property or a friends/relatives property.
- Central Highlands is a highly popular camping and caravan destination.
- The average length of stay for overnight visitors is 2.2 nights, which indicates that Central Highlands is a popular 'weekend escape' destination.

The region is home to a network of lakes, rivers, National Parks and conservation areas. These natural assets are a comparative advantage for the region, and a key motivator for visitors, especially for hiking, fishing and experiencing national parks and conservation areas. Seasonality is an issue, with the majority of visitation occurring throughout the summer months.

The hospitality and retail offerings are limited, and may not be meeting the needs and preferences of visitors.

CENTRAL HIGHLANDS:

FUTURE DIRECTIONS

8. BROAD MUNICIPAL CONSIDERATIONS

Central Highlands will develop into a municipality that celebrates the glorious natural assets of the region. The three key towns will continue to evolve into attractive, thriving towns with a unique sense of heritage and place. The region will be inviting to tourists and new residents alike, providing opportunity for diverse employment and tourism attractors.

Lifestyle and affordability advantages, especially house prices, heritage characteristics of townships and the natural environment present an opportunity to attract and retain population. Another attractor is the fact that Bothwell, Hamilton, and Ouse are all within commuting distance of Greater Hobart, tied with lower-than-average housing prices. There is an opportunity to attract the lifestyle market.

As the local economy is heavily reliant on agricultural activities for productivity, value and employment, greater diversification in the economy is needed for economic resilience. There is the potential to strengthen industry specialisations in agriculture through supply-chain and value add activities.

The Central Highlands as a municipality is well placed to attract renewable energy investment, especially hydropower and wind.

Lower labour force participation rates due to older population and ageing workforce faces the Central Highlands municipality – businesses could be impacted by labour shortages without replenishment of workers. Population retention and attraction will be critical for economic resilience and growth, particularly attracting young to middle aged working families. This typically relies on suitable housing, employment, education/childcare and other services to be available and/or accessible.

To provide clear direction about the future of Central Highlands, the following themes require consideration:

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

8.1 LAND USE

The ongoing growth and evolution of townships within the Central Highlands municipality relies strongly on broad land use considerations. Key townships are generally defined by Village zones surrounded by a mix of Rural, Rural Living and Low Density Residential zones. The land bordering each township is zoned Agriculture reflecting the strategic agricultural importance of the broader municipality. This Agriculture zoning restricts potential uses, and further investigation into the feasibility of rezoning some land to Rural Zone may result in municipal support for economic diversification and development.

To fulfil demand of younger families and the lifestyle market, there would be a requirement to ensure that urban areas have suitable land supply available to accommodate housing, and required services and facilities. The existing Village zoning, primarily utilised in small rural centres, allows mixed-usage, including residential, community services and low impact commercial activities that support the function of the settlement. Across Central Highlands the services and commercial activities are being replaced with residential use, which is a concern for ongoing provision of these necessary facilities.

Ensuring that urban areas have suitable land supply available for new business entrants is an area for investigation for the next stage of this project. Consideration of re-use and re-purpose of existing heritage buildings for commercial activities could ensure provision of usable space. From the *Southern Tasmania Industrial Land Study* (SGS, 2011), there were a total of three (3) lots which comprised 15.2ha of vacant industrial land in Bothwell. This land was subsequently rezoned by the Interim Planning Scheme (2015).

8.2 MOVEMENT

The Central Highlands municipality is highly dependent on private vehicle transportation both within the towns and in a broader regional context, especially with regards to the need to travel to larger regional centres for goods and services. This presents challenges to the aging population, especially those with medical needs or lack of access to a personal vehicle.

The main road through all three towns, Highland Lakes Road in Bothwell and the Lyell Highway in Hamilton and Ouse, is maintained by the Department of State Growth as a State government responsibility.

Active transport within the towns is an unattractive option – footpaths and pedestrian bridges are minimally available, and there are no dedicated cycle paths or trails. There is no dedicated public transport, and opportunities to travel to the nearest regional centres is limited to school students travelling on school buses to New Norfolk or Hobart.

The municipality is bisected by a key north-south regional transport corridor, Midland Highway, which provides direct connection between Hobart and Launceston but is not connected to the key towns of Bothwell, Hamilton or Ouse.

8.3 HAZARDS

Bushfire presents a consistent threat to all three towns, and with increasing impacts of climate change and a drying climate, represents an important consideration for preservation of life and infrastructure with any future development.

Similarly, the three towns are located adjacent to or bisected by rivers, and given the general topography and physical environment, have all experienced flooding to varying degrees throughout their history. A flood mapping study has been completed for Bothwell, but these constraints have not yet been mapped for Hamilton or Ouse.

8.4 PHYSICAL AND NATURAL ENVIRONMENT

The preservation and enhancement of existing rivers and waterbodies, together with several areas of threatened native vegetation communities represent opportunities to enhance the natural environment of the towns as tourism drawcards. The glorious natural environment of the Central Highlands is a major asset to the municipality and can be leveraged on to provide economic diversification to the region.

The identification of physical and natural environment resources during structure planning can act as both opportunities and constraints for the ongoing evolution of towns. Careful consideration should be given to their incorporation and reflection in ongoing strategic planning exercises.

8.5 SERVICING AND INFRASTRUCTURE

The ongoing development of regional towns relies heavily upon the provision of key infrastructure.

Council is responsible for stormwater pipes, pits and detention/infiltration basins across the municipality. They are also responsible for the general upkeep of Council assets including key local roads, footpaths and other hard infrastructure across the municipality. These items will be discussed and further analysed with Council's engineering department during Stage 2 of the project.

Capacity and availability of reticulated sewerage and town water are always possible constraints on future development in rural centres. However, from preliminary discussions with TasWater and TasNetworks, the three towns are expected to be able to service growth appropriately with current infrastructure provisions.

Ongoing discussions regarding the provision of key telecommunications to each of the towns within Central Highlands will ensure suitable access to working from home opportunities and regional hubs.

8.6 COMMUNITY FACILITIES, HERITAGE AND CHARACTER

Central Highlands has well preserved cultural heritage, and the presence of this heritage throughout the three towns is not only an asset to the municipality, but a defining feature of the region. The preservation and enhancement of these heritage places should be an ongoing priority for the three towns, in a reflection of their importance to the municipality.

Community and recreational facilities are essential to supporting the health, employment and wellbeing of residents across Central Highlands. Consideration of service provision, especially medical and child care, will be required should the municipality wish to encourage relocation of young families to the area. The current lack of services and community facilities, with many community members travelling to New Norfolk to meet everyday needs is a disincentive for relocation.

8.7 TOURISM AND VISITATION

The Central Highlands region has high tourism and visitor growth potential, primarily linked to the natural environment and assets of the area. There is potential for greater utilisation and activation of the natural assets of the region, especially those related to water-based experiences on local lakes and rivers, as well as leverage on the existing agricultural economy to promote farm-gate and agri-tourism experiences. Similarly, the expected level and availability of services and facilities that this tourism market would expect if tapped into would require provision. There is also capacity to expand the visitor servicing role as a stop over destination that the towns play.

These factors suggest a potential expansion of the tourist market into higher yielding couples and families or niche tourism market segments.



TOWNSHIP FOCUS

BOTHWELL

9. BOTHWELL: SITE ANALYSIS

9.1 LAND USE

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

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

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

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

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






An analysis of land supply and demand will be conducted during Stage 2 of this work, to inform development of draft Structure Plans. This will allow strategies to be enacted if required to facilitate future development within Bothwell, and ensure a steady supply of land to meet future needs of the community.

BOTHWELL

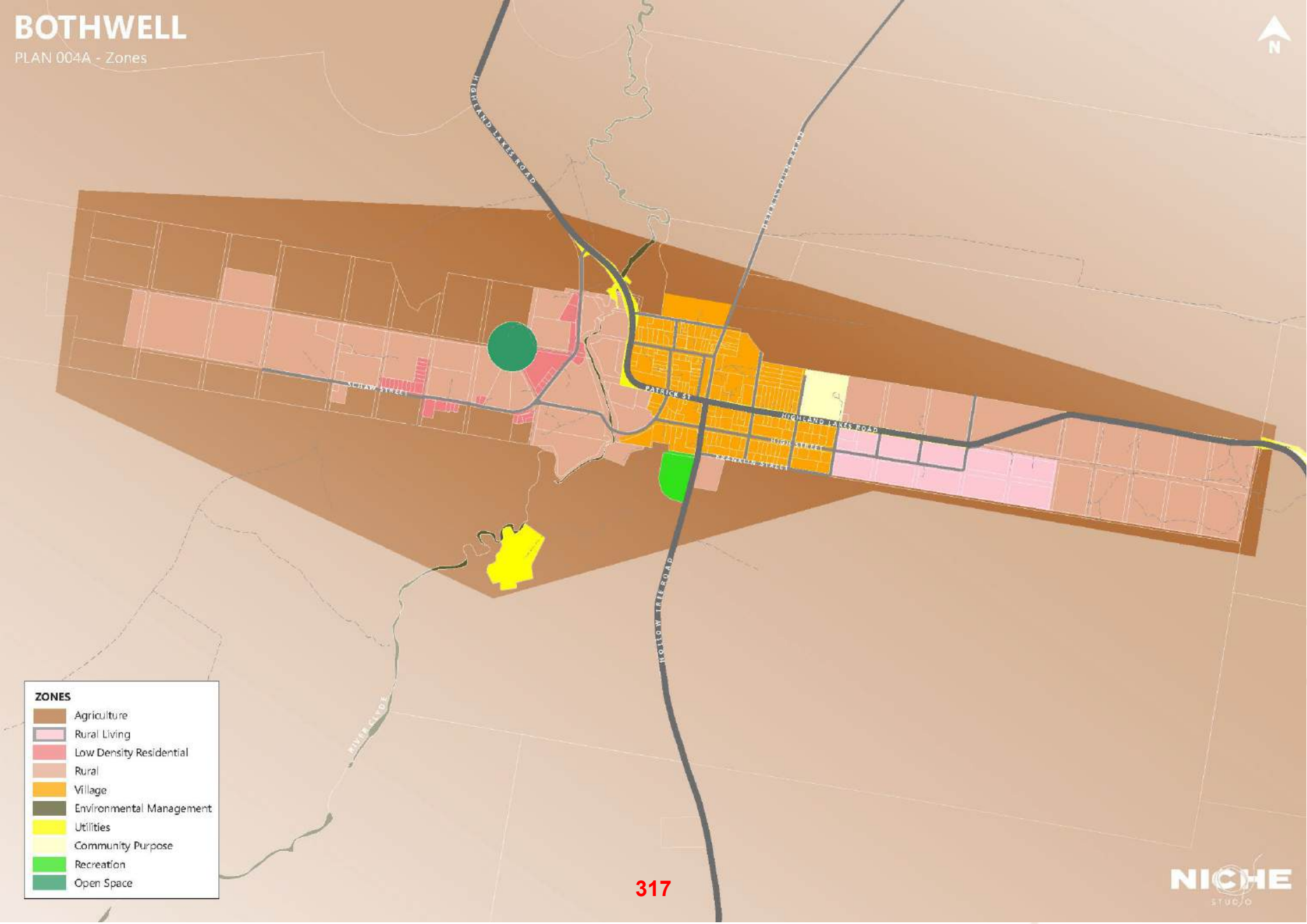
PLAN 004A - Zones



ZONES

-  Agriculture
-  Rural Living
-  Low Density Residential
-  Rural
-  Village
-  Environmental Management
-  Utilities
-  Community Purpose
-  Recreation
-  Open Space

317



9.2 MOVEMENT

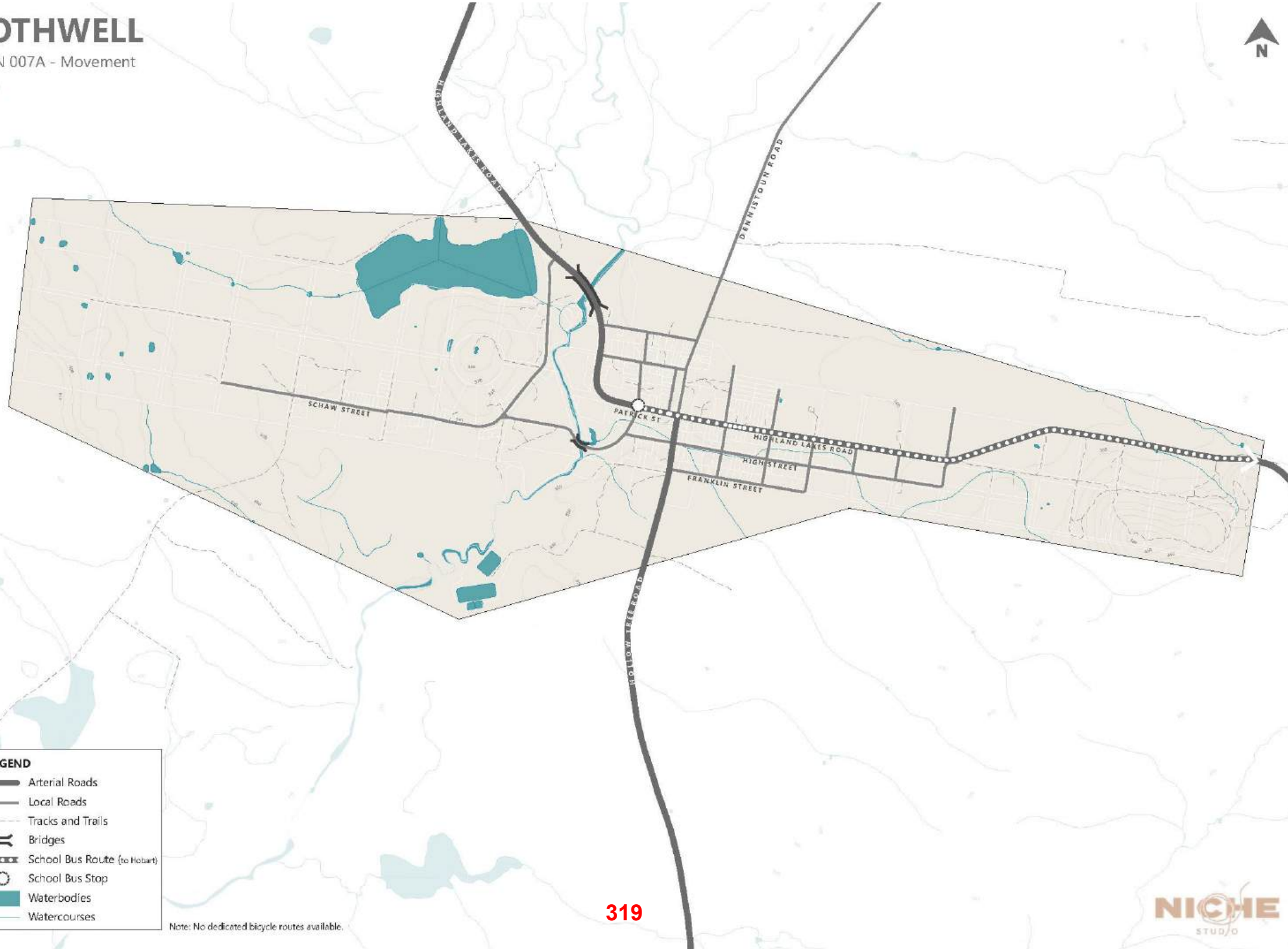
Bothwell is situated on Highland Lakes Road, which is the major road running from the Midland Highway at Melton Mowbray to the Bass Highway at Deloraine, and is maintained by the Department of State Growth. This road is the main access for residents and visitors to access Bothwell, while Bothwell town itself has a network of minor sealed and unsealed roads for vehicles. There are two vehicle bridges over the River Clyde, one on Highlands Lakes Road and the other on Arthur Crescent. Neither of these bridges have pedestrian accessways.

A school bus route, running from a stop on the corner of Patrick Street and Arthur Street to Hobart, connects upper high school students to further education. There are no other forms of public transport in the town.

No dedicated bicycle routes have been mapped in the study area.

BOTHWELL

PLAN 007A - Movement



LEGEND

- Arterial Roads
- Local Roads
- Tracks and Trails
- Bridges
- School Bus Route (to Hobart)
- School Bus Stop
- Waterbodies
- Watercourses

Note: No dedicated bicycle routes available.

9.3 HAZARDS

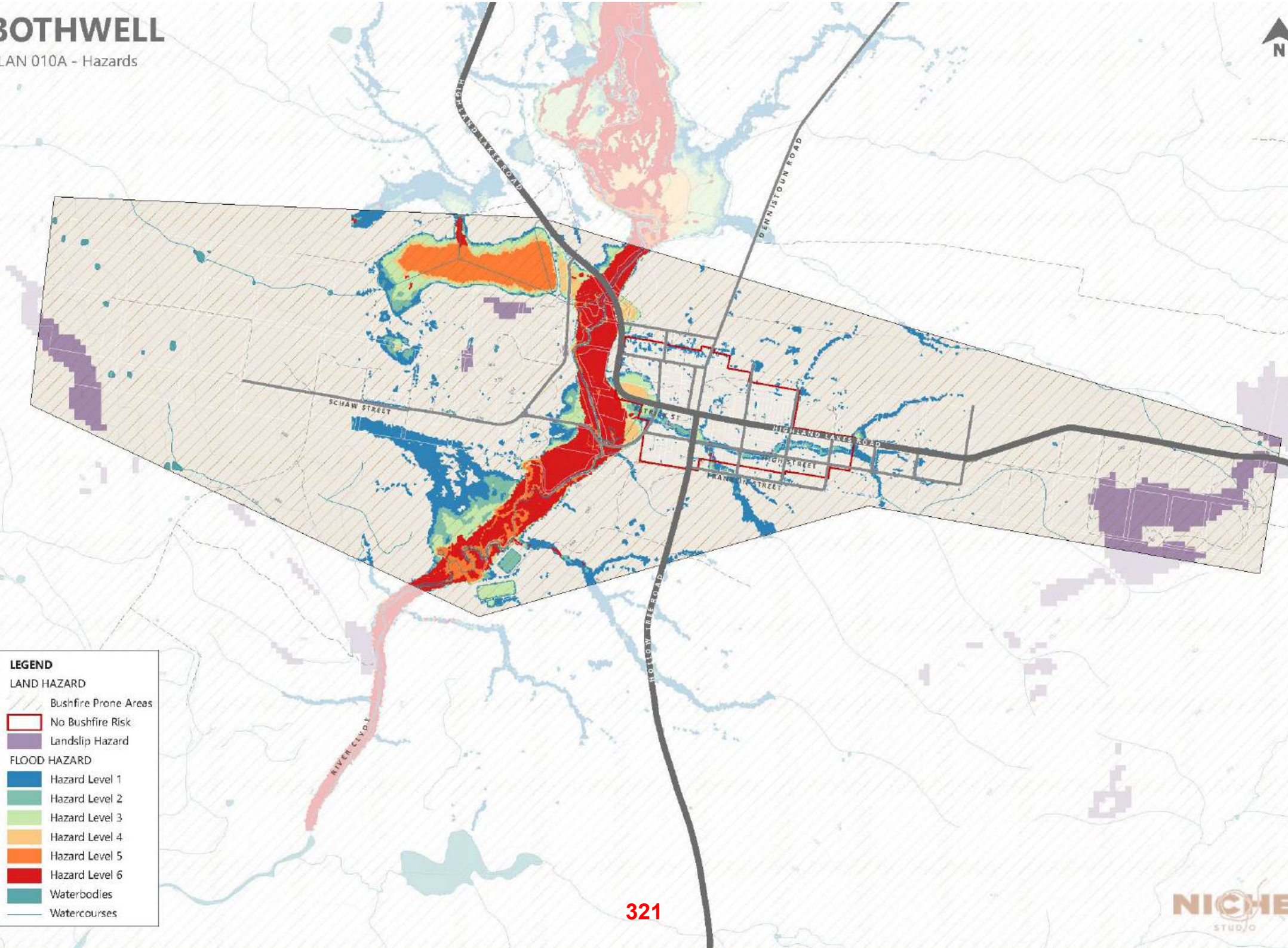
The majority of the Bothwell study area is subject to a Bushfire Prone Area hazard, which presents a constraint to future development of the town. Flood hazard mapping shows that land adjacent to the River Clyde is most severely at risk, with a flood hazard level of 6. This requires consideration of future development within the town centre, and will inform development of required future infrastructure.

The River Clyde Flood Mapping Study, completed in May 2023 by GHD, was developed to provide informed recommendations to better manage floodwaters. A technical investigation of flood behaviour was conducted, together with community and stakeholder consultation. There are several features that influence flooding in the River Clyde catchment area. These include the high rainfall in the area, the steep terrain, and the narrow valleys that can cause rapid runoff and flash flooding. Additionally, the flat floodplain areas are vulnerable to overflow during periods of heavy rainfall.

Some landslip hazard is present in the western and eastern edges of the study area.

BOTHWELL

PLAN 010A - Hazards



LEGEND

LAND HAZARD

- Bushfire Prone Areas
- No Bushfire Risk
- Landslip Hazard

FLOOD HAZARD

- Hazard Level 1
- Hazard Level 2
- Hazard Level 3
- Hazard Level 4
- Hazard Level 5
- Hazard Level 6
- Waterbodies
- Watercourses

9.4 PHYSICAL & NATURE BASED FEATURES

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

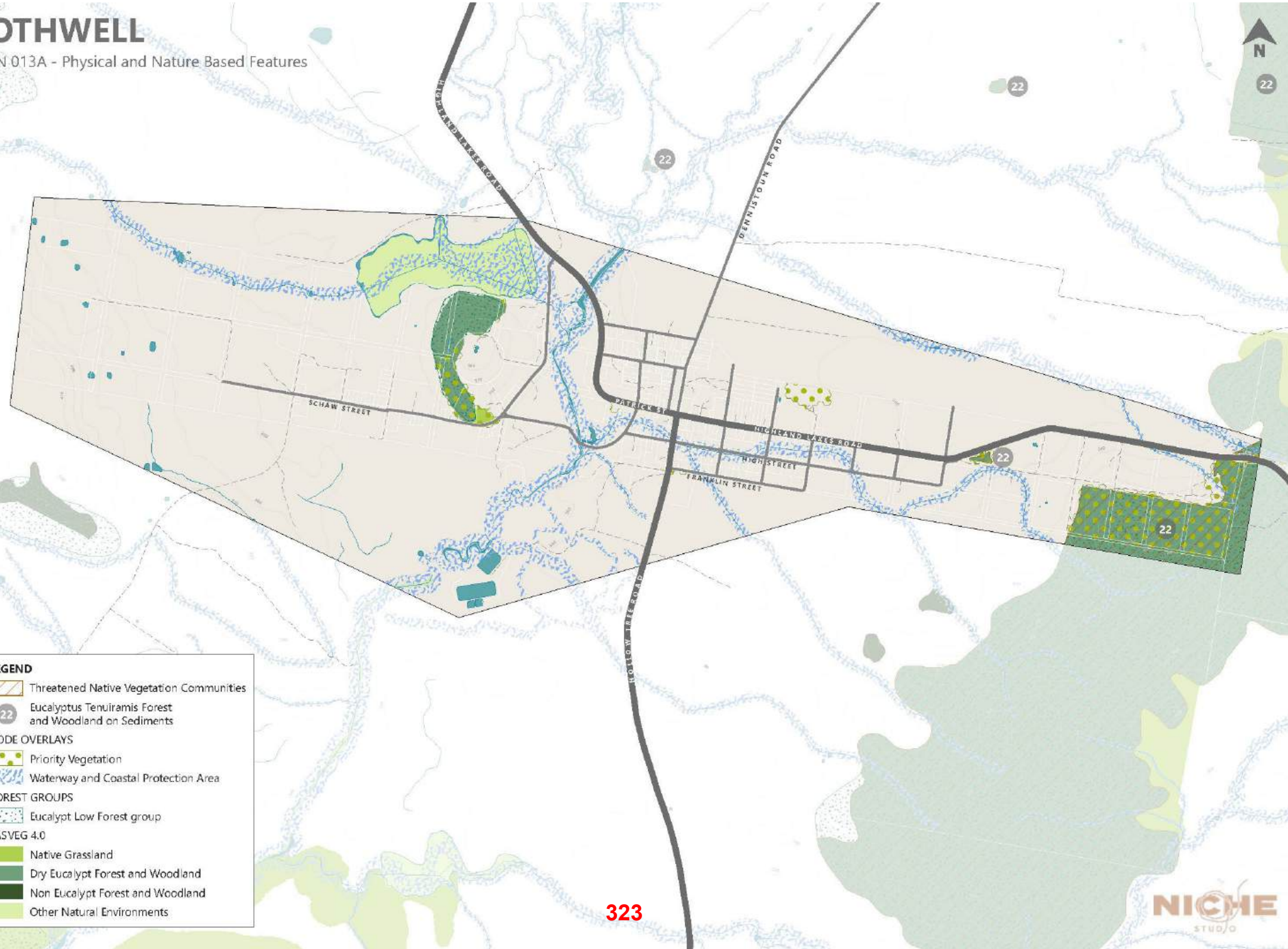
Areas of native vegetation, including:

- Native Grassland
- Dry Eucalypt Forest and Woodland
- Other Natural Environments

are mapped through the study area, to the western and northern sides of Mount Adelaide. The south-eastern corner of the study area comprises a small portion of a larger Threatened Native Vegetation Community, defined as *Eucalyptus tenuiramis* Forest and Woodland on Sediments. This species of eucalypt is commonly known as the silver peppermint, and is endemic to south-eastern Tasmania. It prefers very dry, fire prone areas, and the vegetation community has been extensively cleared across Tasmania for agriculture.

BOTHWELL

PLAN 013A - Physical and Nature Based Features



LEGEND

- Threatened Native Vegetation Communities
- Eucalyptus Tenuiramis Forest and Woodland on Sediments

CODE OVERLAYS

- Priority Vegetation
- Waterway and Coastal Protection Area

FOREST GROUPS

- Eucalypt Low Forest group

TASVEG 4.0

- Native Grassland
- Dry Eucalypt Forest and Woodland
- Non Eucalypt Forest and Woodland
- Other Natural Environments

323



9.5 SERVICING AND INFRASTRUCTURE

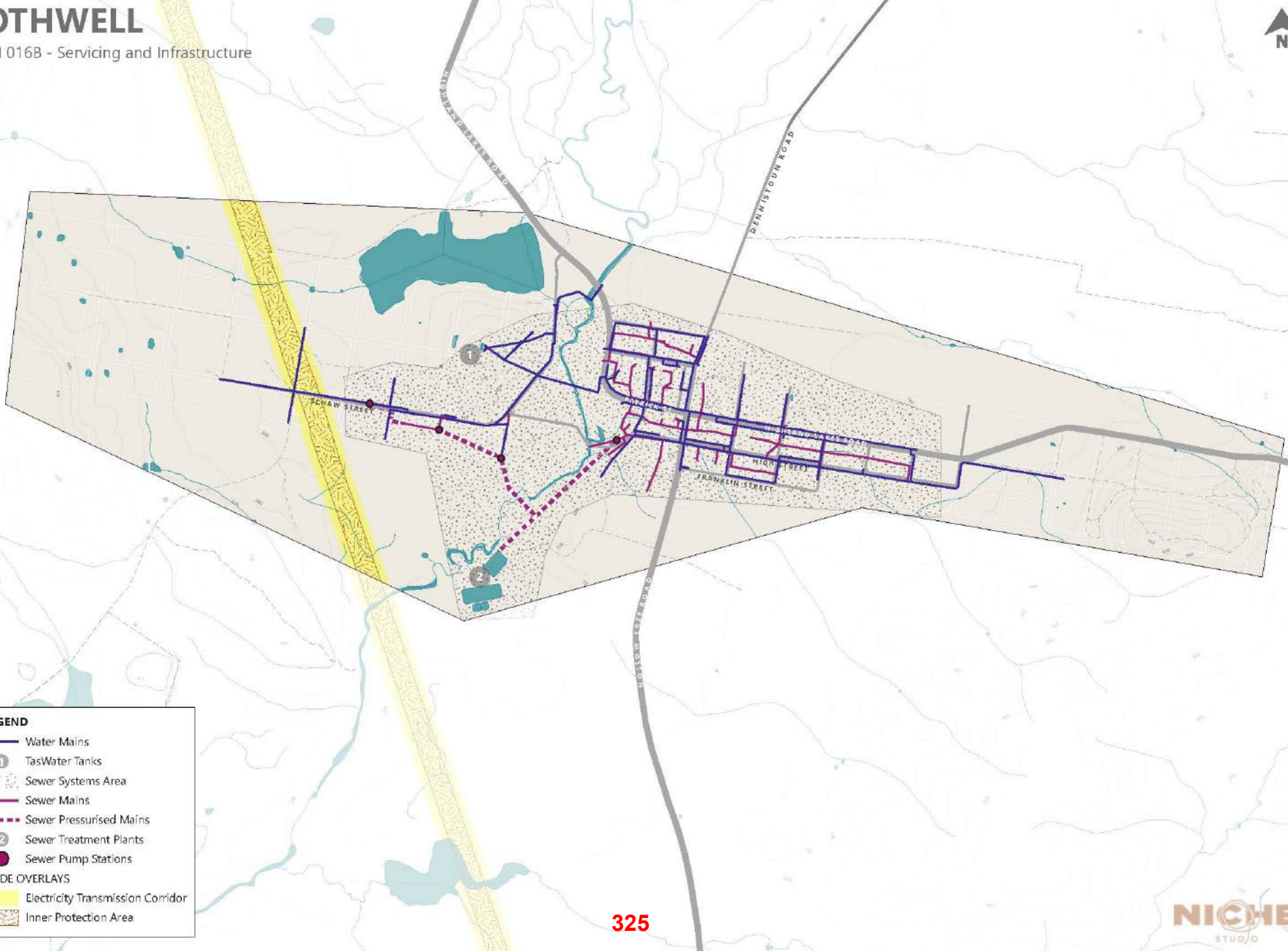
The majority of the study area is serviced with town water and reticulated sewerage. Town water is gravity fed from TasWater tanks on Mount Adelaide, while the sewerage treatment ponds are located to the south of the study area.

An electricity transmission corridor runs north-west to south east in the western portion of the study site, providing TasNetworks right of way access. This restricts construction of dwellings and other substantial structures within the portion of land covered by the corridor and related easement. No piped gas service is provided in Bothwell.

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

BOTHWELL

PLAN 016B - Servicing and Infrastructure



LEGEND

- Water Mains
- 1 TasWater Tanks
- Sewer Systems Area
- Sewer Mains
- Sewer Pressurised Mains
- 2 Sewer Treatment Plants
- Sewer Pump Stations

CODE OVERLAYS

- Electricity Transmission Corridor
- Inner Protection Area

325

9.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE

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

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

The following community facilities are located in Bothwell:

- Police Station.
- Volunteer Fire Brigade.
- Central Highlands Council Offices and Depot.
- CWA Hall.
- Library.
- Post Office.
- St Lukes Uniting Church.
- Tennis Courts.
- Visitor's Centre.
- Australasian Golf Museum.
- St Michael and All Angels Anglican Church.
- Medical Centre.
- Pharmacy.
- Hotel.
- Garage and Roadhouse.
- Supermarket.
- District High School.
- Recreation Ground.

BOTHWELL

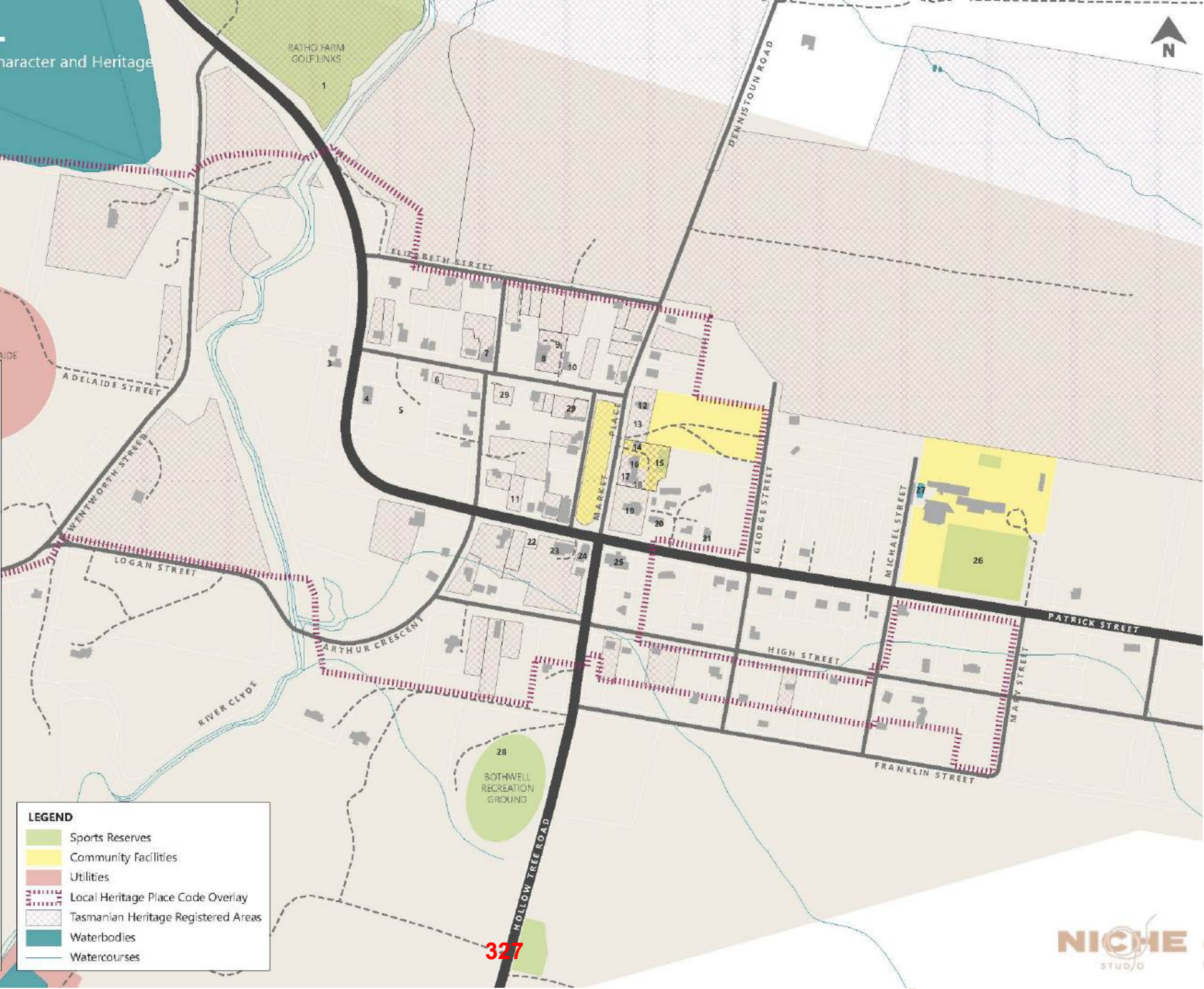
PLAN 019B - Facilities, Character and Heritage



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

LEGEND

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



9.7 COMMUNITY STAKEHOLDER ANALYSIS

The following community stakeholders were contacted in Bothwell:

- Australasian Golf Museum Committee
- Bothwell Fire Brigade
- Bothwell Volunteer Ambulance
- Bothwell Country Women's Association
- Girl's Shed
- Bothwell Anglican Women's Association
- Bothwell Exercise Classes
- Bothwell Football Club
- Bothwell Golf Club

9.7.1 VISION

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 raised.

9.7.2 CHALLENGES

Challenges relating to aging population and lack of infrastructure and supports, especially around aging in place, were identified by most of the key stakeholders spoken with. 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 spoken about by key stakeholders included lack of funding for maintenance purposes or to develop new facilities / provide new opportunities.

9.7.3 FUTURE

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, child care and public transport, and careful consideration as to future placement of new housing precincts to preserve the existing character of the town.



TOWNSHIP FOCUS
HAMILTON

10. HAMILTON: SITE ANALYSIS

10.1 LAND USE

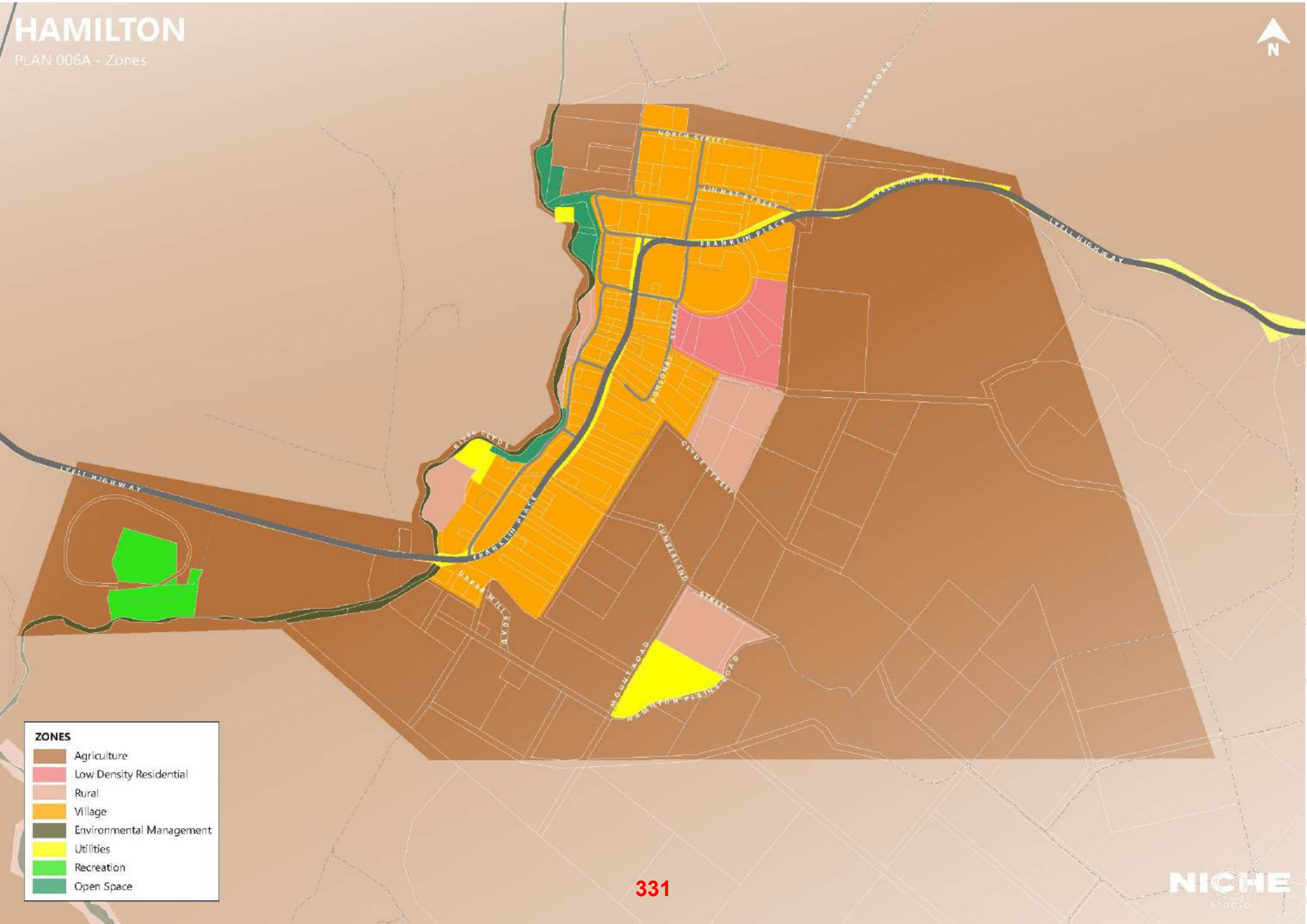
The majority of land within the Hamilton study area is zoned Agriculture. There is a small pocket of land zoned for Recreation at the Showgrounds to the west of the study area along the Lyell Highway.

The main core of the town fronting Lyell Highway/Franklin Place is zoned Village, with some lots of Open Space fronting the River Clyde through the township. The main road and sewerage treatment facility, and the waste management facility and quarry on the corner of Mount Road and Hamilton Plains Road are zoned Utilities. There are a few lots of land zoned Rural, and a pocket of land zoned as Low Density Residential on the land behind St Peter's Anglican Church.

An analysis of land supply and demand will be conducted during Stage 2 of this work, to inform development of draft Structure Plans. This will allow strategies to be enacted if required to facilitate future development within Hamilton, and ensure a steady supply of land to meet future needs of the community.

HAMILTON

PLAN 006A - Zones



ZONES	
	Agriculture
	Low Density Residential
	Rural
	Village
	Environmental Management
	Utilities
	Recreation
	Open Space

10.2 MOVEMENT

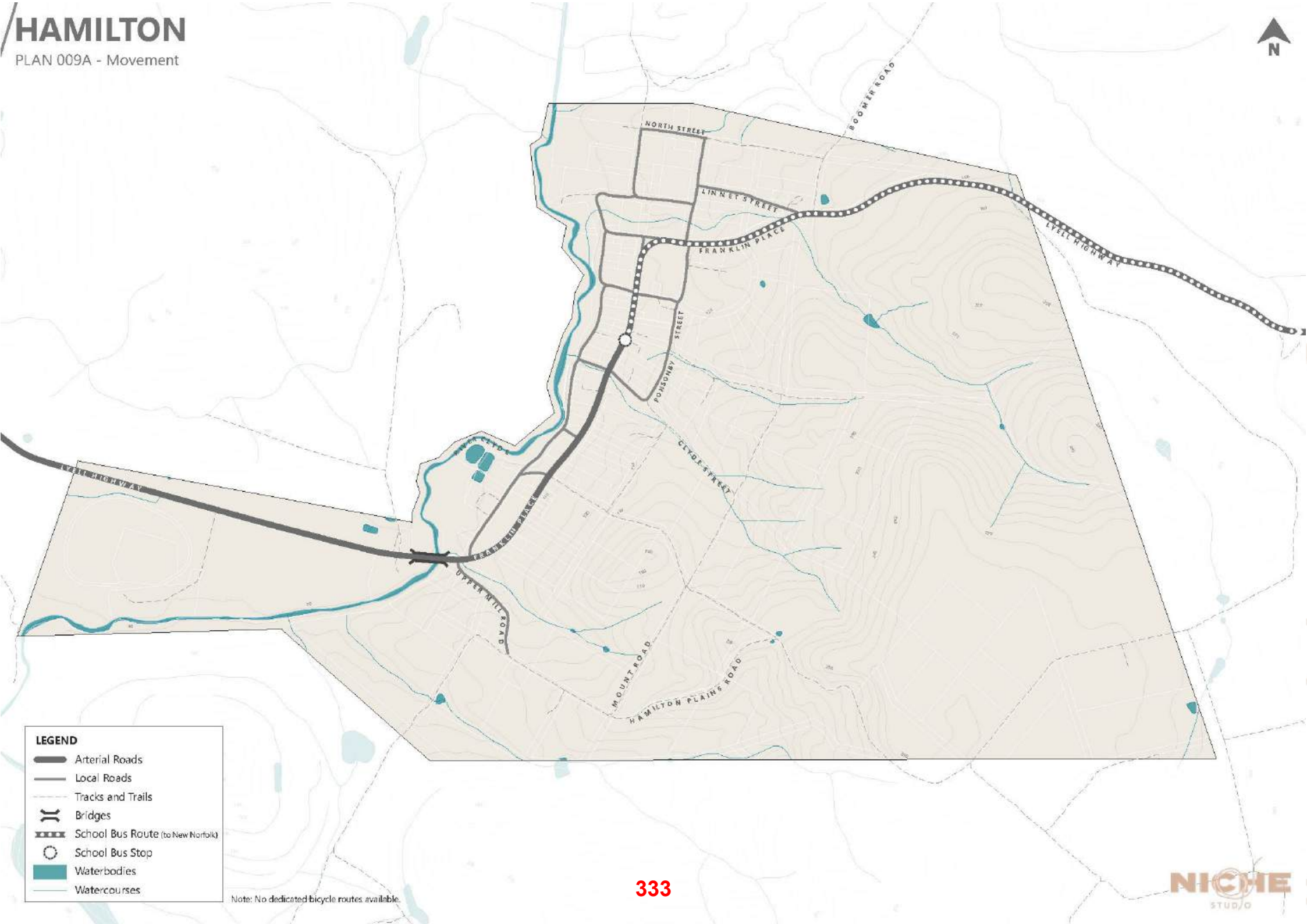
The Lyell Highway is the main road through Hamilton, connecting the town to New Norfolk to the south-east, and Ouse and Queenstown to the north-west. The Lyell Highway is maintained by the Department of State Growth, who are responsible for any required upgrades. A network of minor local roads give Hamilton a semblance of a grid network, oriented around the Lyell Highway.

There is one bridge over the River Clyde for vehicles on the Lyell Highway. A school bus is available to transport students to New Norfolk. No public transport is available in the town.

There are no dedicated bicycle routes in Hamilton.

HAMILTON

PLAN 009A - Movement



LEGEND

- Arterial Roads
- Local Roads
- Tracks and Trails
- Bridges
- School Bus Route (to New Norfolk)
- School Bus Stop
- Waterbodies
- Watercourses

Note: No dedicated bicycle routes available.

333

10.3 HAZARDS

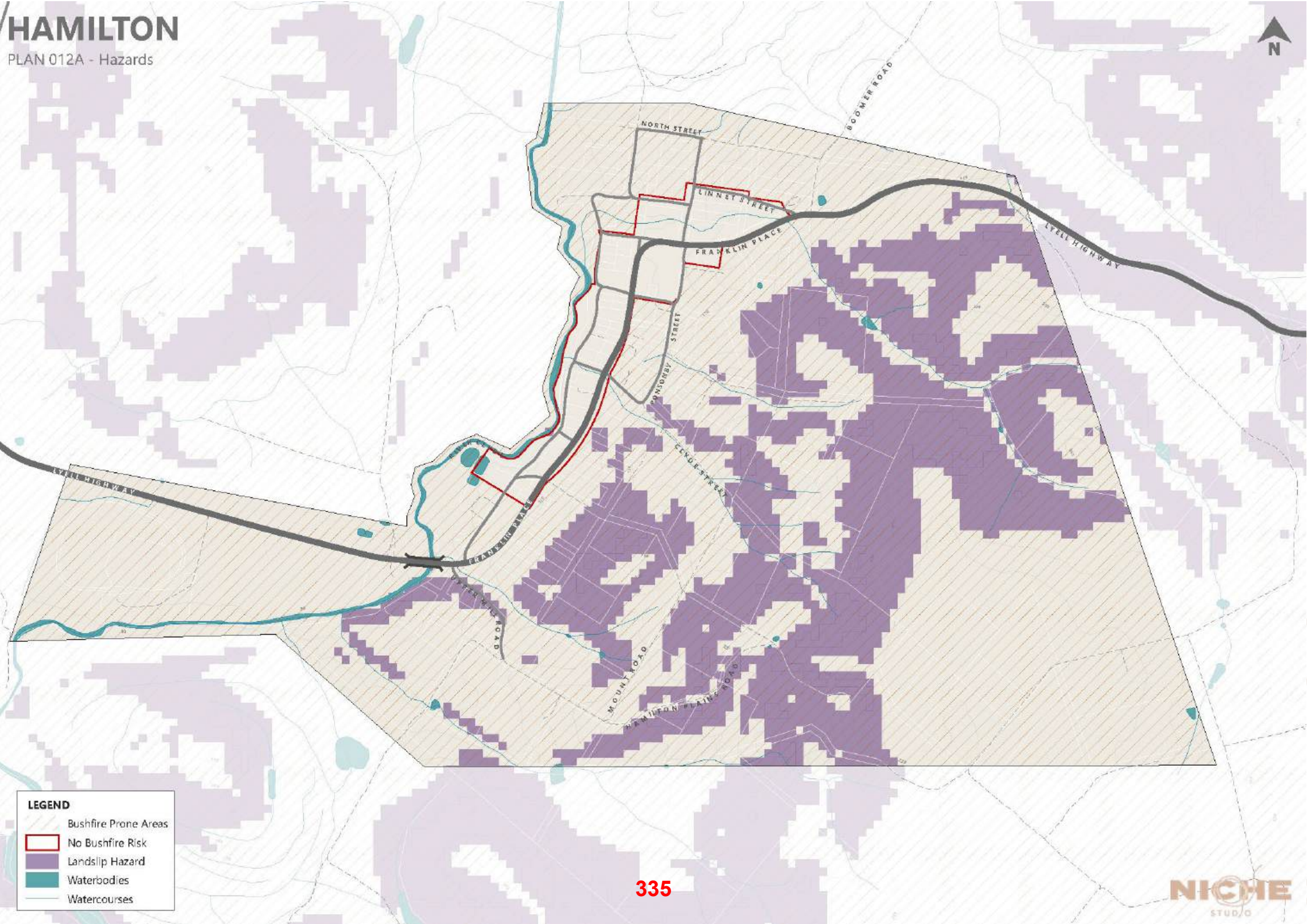
Aside from the central core of some lots along Lyell Highway, the remainder of the study area is considered to be Bushfire Prone. This has implications in dwelling design and construction, together with requirements for vegetation management in this area.

The siting of Hamilton, on the downslope of a hill next to the River Clyde leaves most of the eastern section of the study area vulnerable to landslip hazard.

No flood mapping is available for Hamilton, although the River Clyde runs adjacent to the town.

HAMILTON

PLAN 012A - Hazards



LEGEND

- Bushfire Prone Areas
- No Bushfire Risk
- Landslip Hazard
- Waterbodies
- Watercourses

10.4 PHYSICAL & NATURE BASED FEATURES

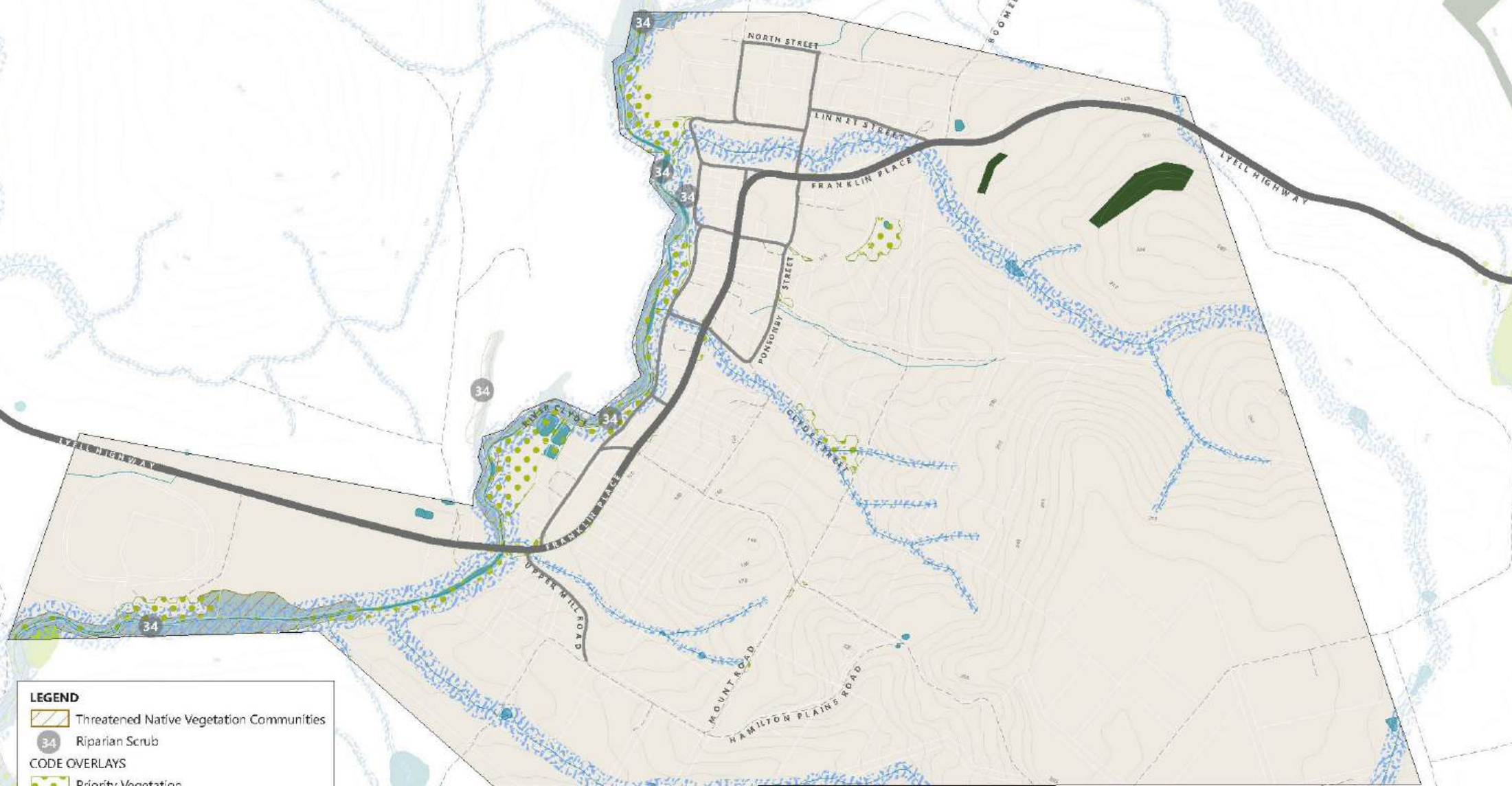
Hamilton is located on the lower slopes of nearby hills, and the eastern bank of the River Clyde.

Notably, the Threatened Native Vegetation Community of Riparian Scrub occurs along the River Clyde for most of its length through the study area. This vegetation community is between 2-5m in height and while variable, can be characterised by the presence of distinctly riparian species such as *Micrantheum hexandrum* (river tridentbush), *Grevillea australis* var. *australis* (southern grevillea) and *Leptospermum lanigerum* (woolly tea-tree). This vegetation community can also be found around Lake Meadowbank.

This vegetation community is important as it increases required fauna habitat and improves water quality by reducing run-off. The banks of many rivers that flow through fertile lowland floodplains, including the River Clyde, have been cleared and replaced with pasture, willow and/or other exotic species. This is detrimental to the ecology of the river system, and can have flow-on effects with an increase in flooding risk and severity.

HAMILTON

PLAN 015A - Physical and Nature Based Features



LEGEND

- Threatened Native Vegetation Communities
- Riparian Scrub
- CODE OVERLAYS**
- Priority Vegetation
- Waterway and Coastal Protection Area
- TASVEG 4.0**
- Native Grassland
- Dry Eucalypt Forest and Woodland
- Non Eucalypt Forest and Woodland
- Scrub, Heathland and Coastal Complexes
- Other Natural Environments

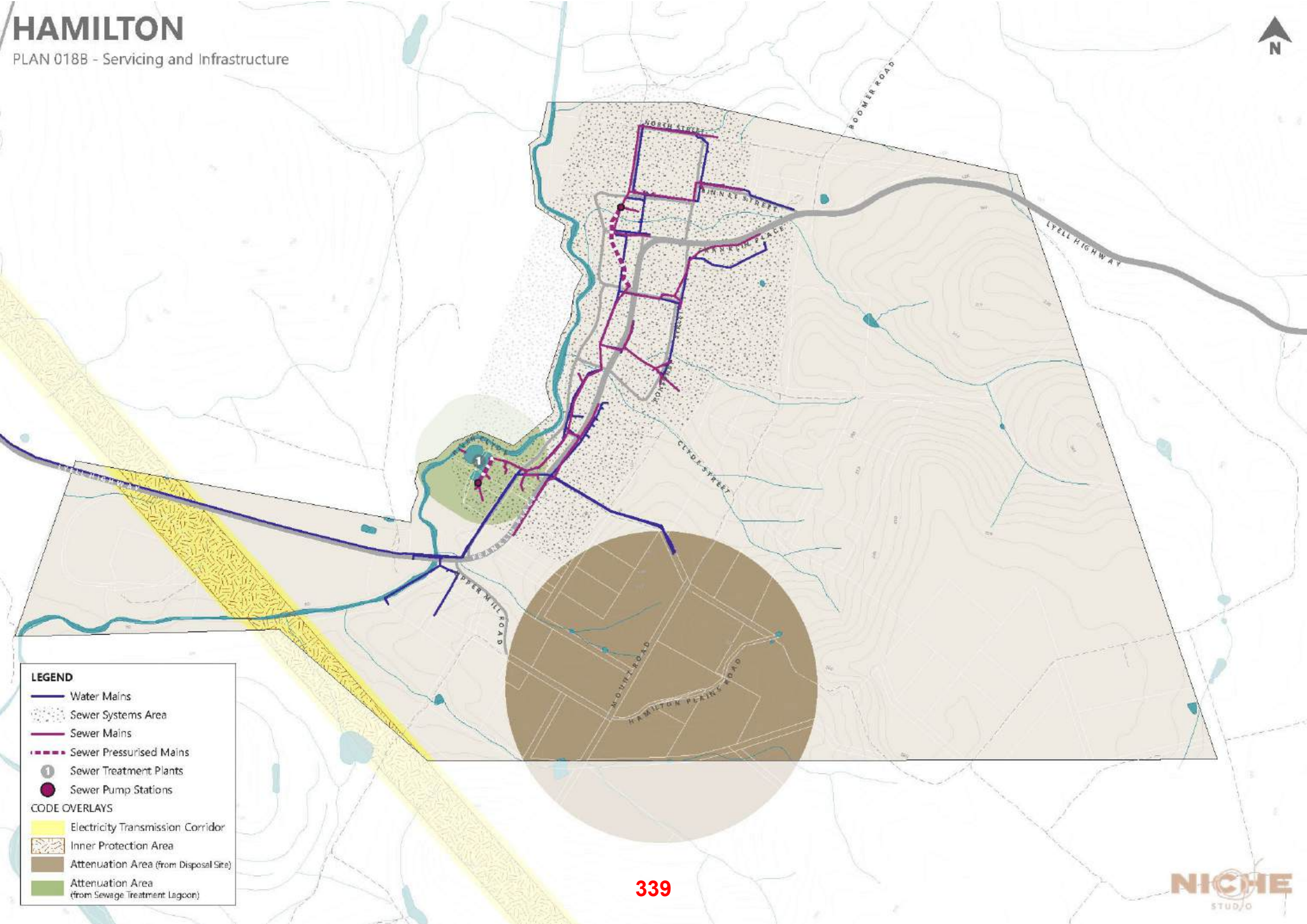
10.5 SERVICING AND INFRASTRUCTURE

The majority of land zoned Village and for residential purposes is serviced with town water. Village zoned land on the eastern bank of the River Clyde has access to reticulated sewerage; no land on the western bank has access to reticulated sewerage. Attenuation areas for odour are present around the sewerage treatment facility and the waste disposal site.

The community has requested that the sewerage treatment facility be relocated, but TasWater has flagged that this is not a consideration and the current location and functioning of the plant is more than adequate to cater for existing demand and future population growth.

HAMILTON

PLAN 018B - Servicing and Infrastructure



LEGEND

- Water Mains
- Sewer Systems Area
- Sewer Mains
- Sewer Pressurised Mains
- 1 Sewer Treatment Plants
- Sewer Pump Stations

CODE OVERLAYS

- Electricity Transmission Corridor
- Inner Protection Area
- Attenuation Area (from Disposal Site)
- Attenuation Area (from Sewage Treatment Lagoon)

339

10.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE

Hamilton is a small rural village with a collection of well-preserved historic sandstone buildings, retaining a peaceful country feel.

The Tasmanian Heritage Register lists 25 places of heritage significance in Hamilton. These include cottages, the Hamilton hotel and stables, the Old Post Office, the School House, St Peter's Church and Cemetery, and the Council Chambers and Cottage. The Hamilton Heritage Centre occupies the Old Warder's Cottage and consists of a two-roomed cottage with displays, church records and farm and household items.

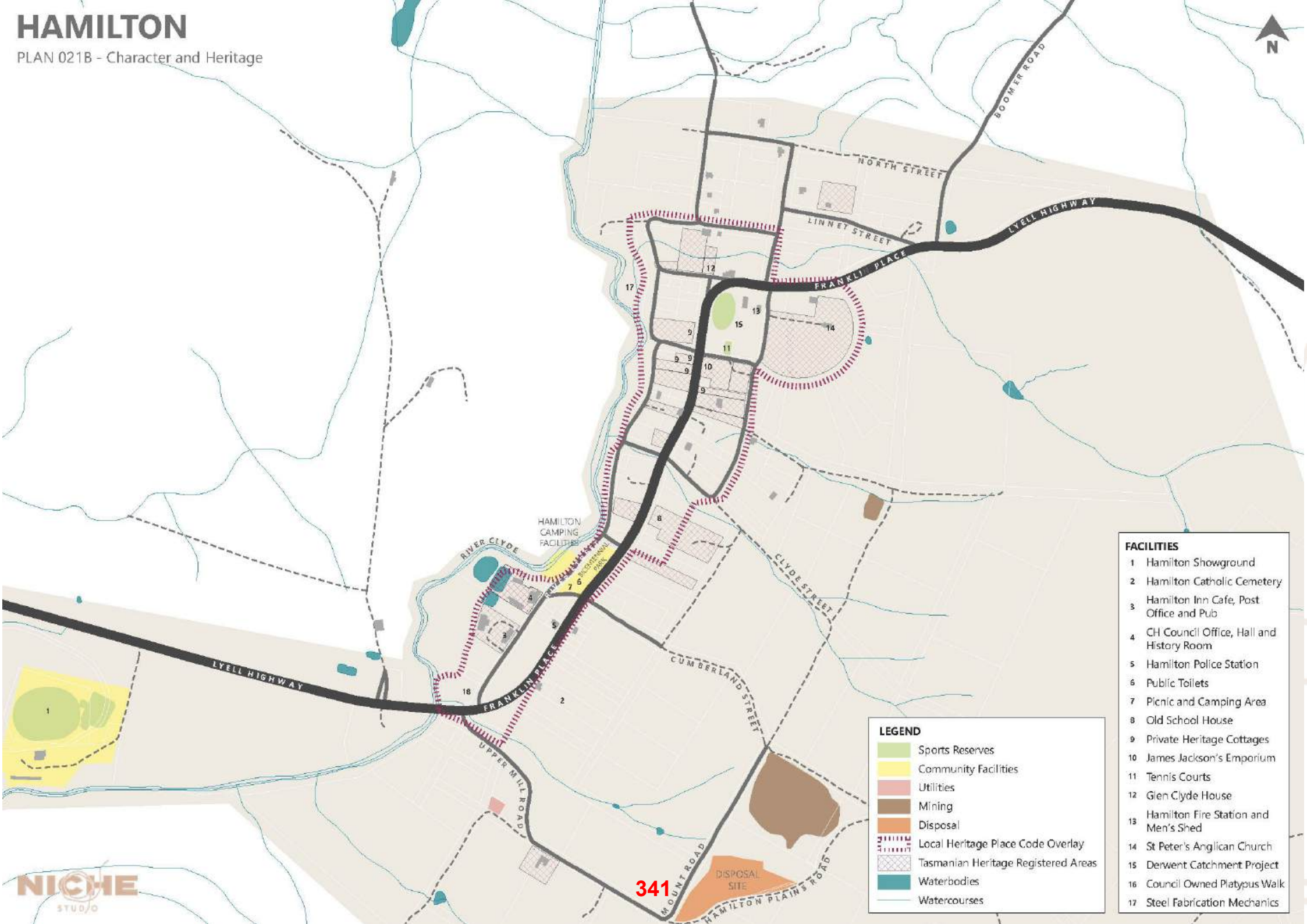
The majority of the Village Zone within Hamilton is also subject to a local Heritage Place Code Overlay. This overlay seeks to preserve the heritage character of the town with any proposed development.

Community facilities included within the Hamilton study area are:

- Hamilton Showgrounds
- Central Highlands Council Offices
- Hamilton Police Station
- Public Toilets and Picnic Area
- Campsite and amenities
- Tennis Courts
- Retail
- Volunteer Fire Station
- St Peter's Anglican Church

HAMILTON

PLAN 021B - Character and Heritage



- FACILITIES**
- 1 Hamilton Showground
 - 2 Hamilton Catholic Cemetery
 - 3 Hamilton Inn Cafe, Post Office and Pub
 - 4 CH Council Office, Hall and History Room
 - 5 Hamilton Police Station
 - 6 Public Toilets
 - 7 Picnic and Camping Area
 - 8 Old School House
 - 9 Private Heritage Cottages
 - 10 James Jackson's Emporium
 - 11 Tennis Courts
 - 12 Glen Clyde House
 - 13 Hamilton Fire Station and Men's Shed
 - 14 St Peter's Anglican Church
 - 15 Derwent Catchment Project
 - 16 Council Owned Platypus Walk
 - 17 Steel Fabrication Mechanics

LEGEND

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

10.7 COMMUNITY STAKEHOLDER ANALYSIS

The following community stakeholders were contacted in Hamilton:

- Hamilton Heritage Centre.
- Hamilton District Agricultural Show Society.
- Derwent Catchment Project.
- John Stephenson, landowner (Hamilton Pub).

10.7.1 VISION

A vision for Hamilton that enables sustainable growth, increasing the ‘stickiness’ and attractiveness of the town as a destination, and facilitating increased prosperity was described by one participant. Support for environmental change and sustainability, arising from a recognition of the natural assets that Hamilton possesses was raised by another key stakeholder.

10.7.2 CHALLENGES

Similar constraints to those facing Bothwell were raised by participants, 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.

10.7.3 FUTURE

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.

TOWNSHIP FOCUS

HOUSE

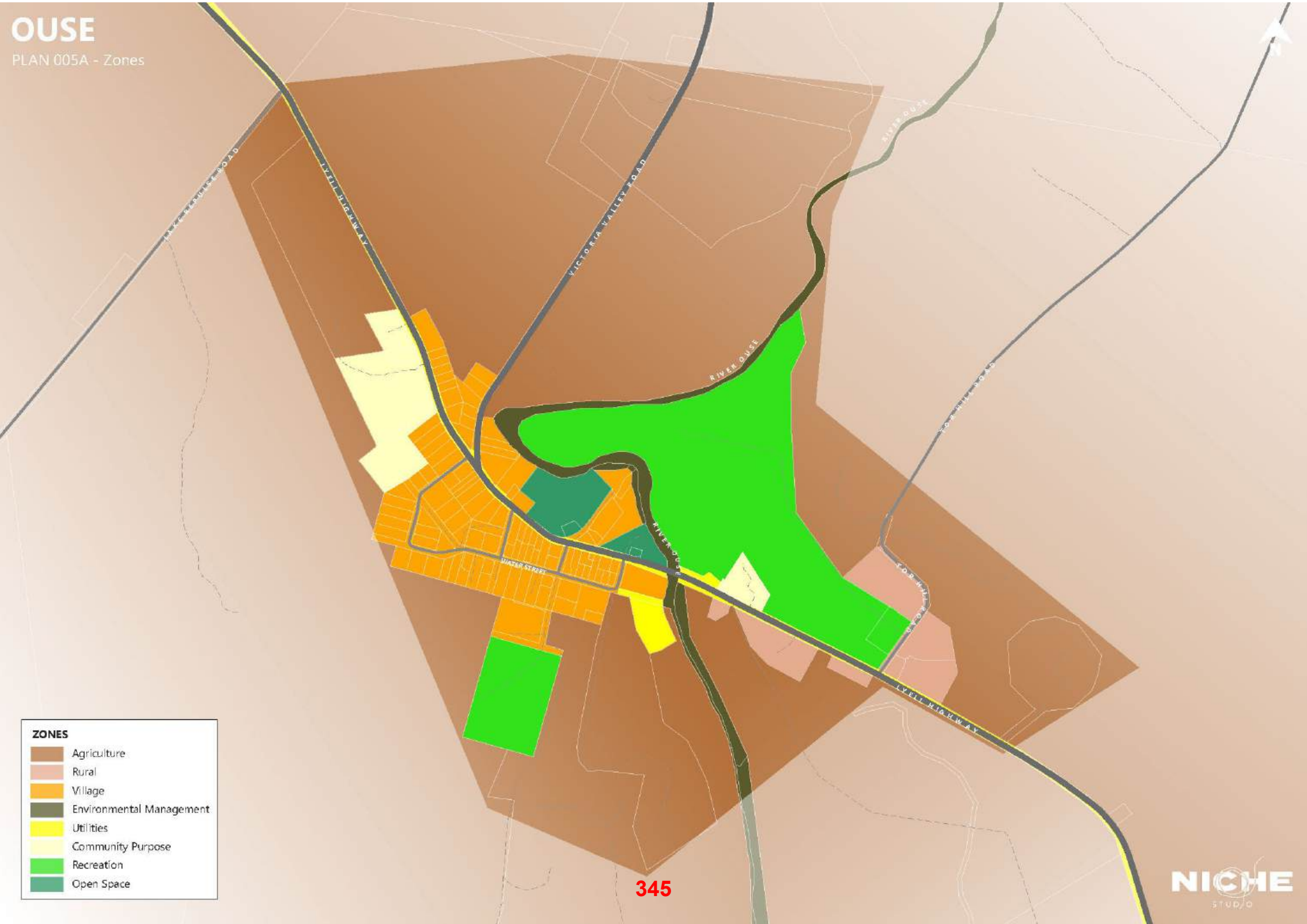
11. OUSE: SITE ANALYSIS

11.1 LAND USE

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

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

An analysis of land supply and demand will be conducted during Stage 2 of this work, to inform development of draft Structure Plans. This will allow strategies to be enacted if required to facilitate future development within Ouse, and ensure a steady supply of land to meet future needs of the community.



345

ZONES	
	Agriculture
	Rural
	Village
	Environmental Management
	Utilities
	Community Purpose
	Recreation
	Open Space

11.2 MOVEMENT

Ouse is located on the Lyell Highway, 15 km north-west of Hamilton and 53km north-west of New Norfolk. The Lyell Highway is maintained by the Department of State Growth, who are responsible for any required upgrades.

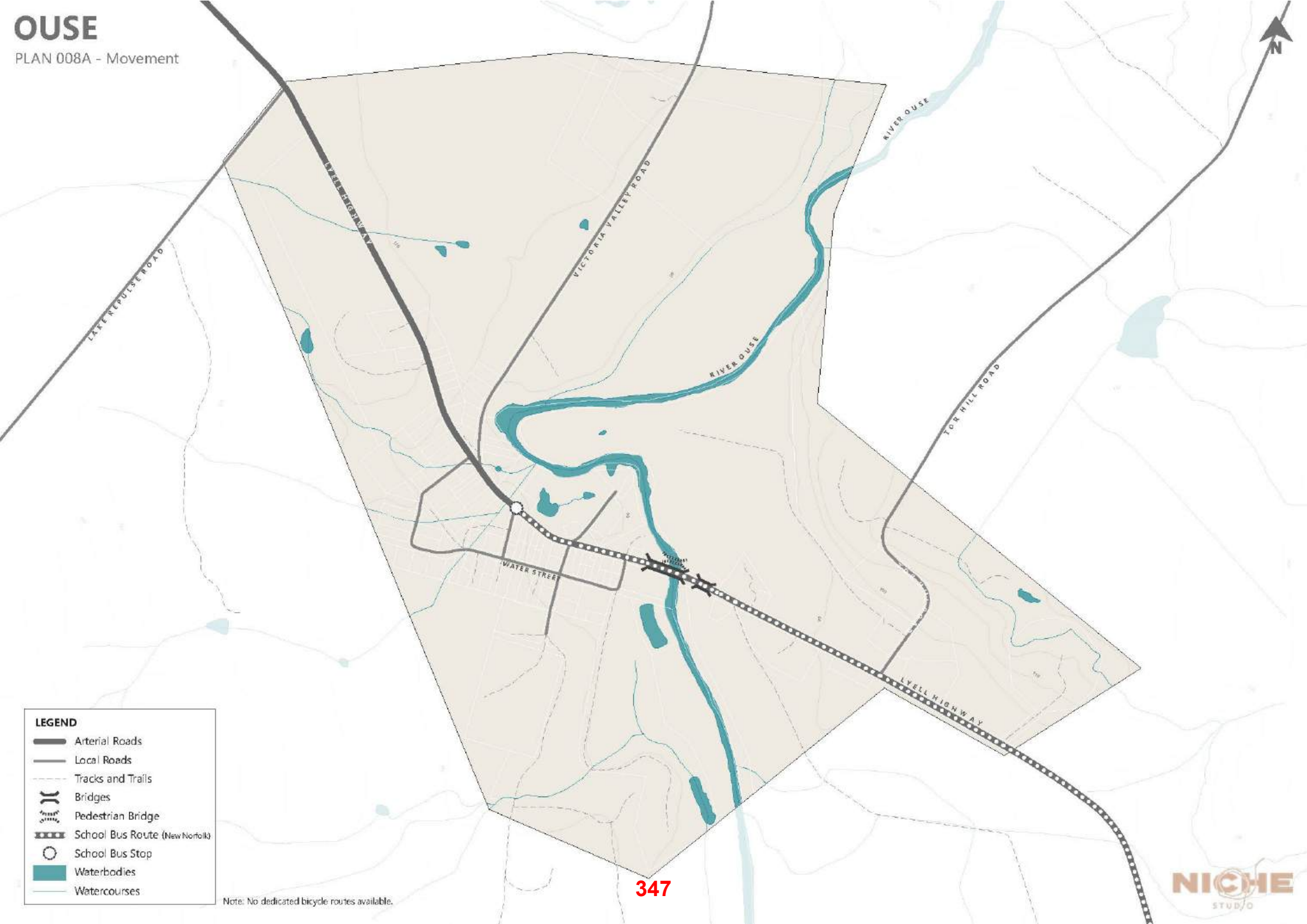
There is a vehicle bridge and a separate pedestrian bridge across the River Ouse on Lyell Highway, which forms the main street of the town. There are minor local roads forming the remainder of the town centre.

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

No dedicated bicycle routes are available in town.

OUSE

PLAN 008A - Movement



LEGEND

- Arterial Roads
- Local Roads
- Tracks and Trails
- Bridges
- Pedestrian Bridge
- School Bus Route (New Norfolk)
- School Bus Stop
- Waterbodies
- Watercourses

Note: No dedicated bicycle routes available.

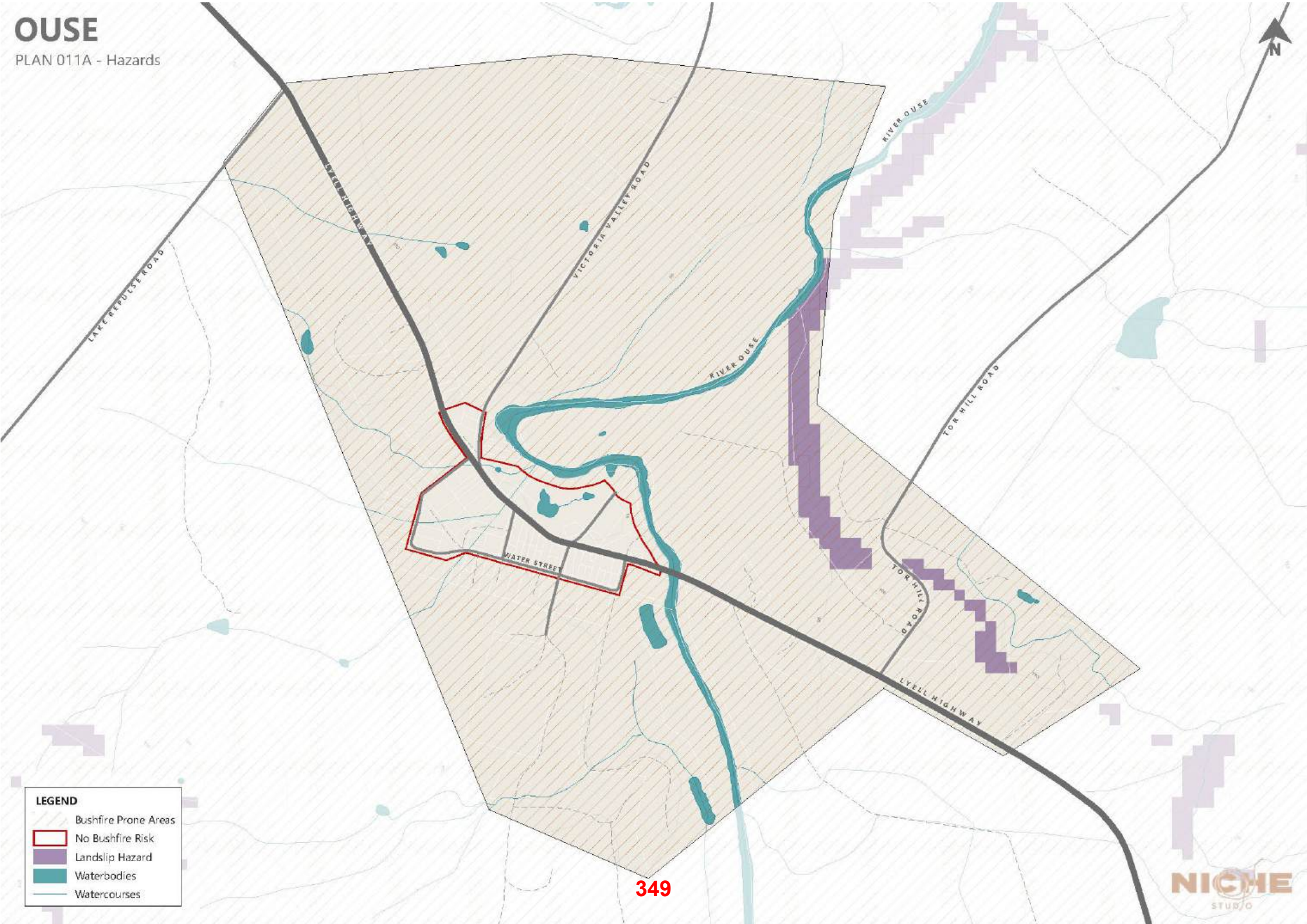
347

11.3 HAZARDS

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

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

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



LEGEND

- Bushfire Prone Areas
- No Bushfire Risk
- Landslip Hazard
- Waterbodies
- Watercourses

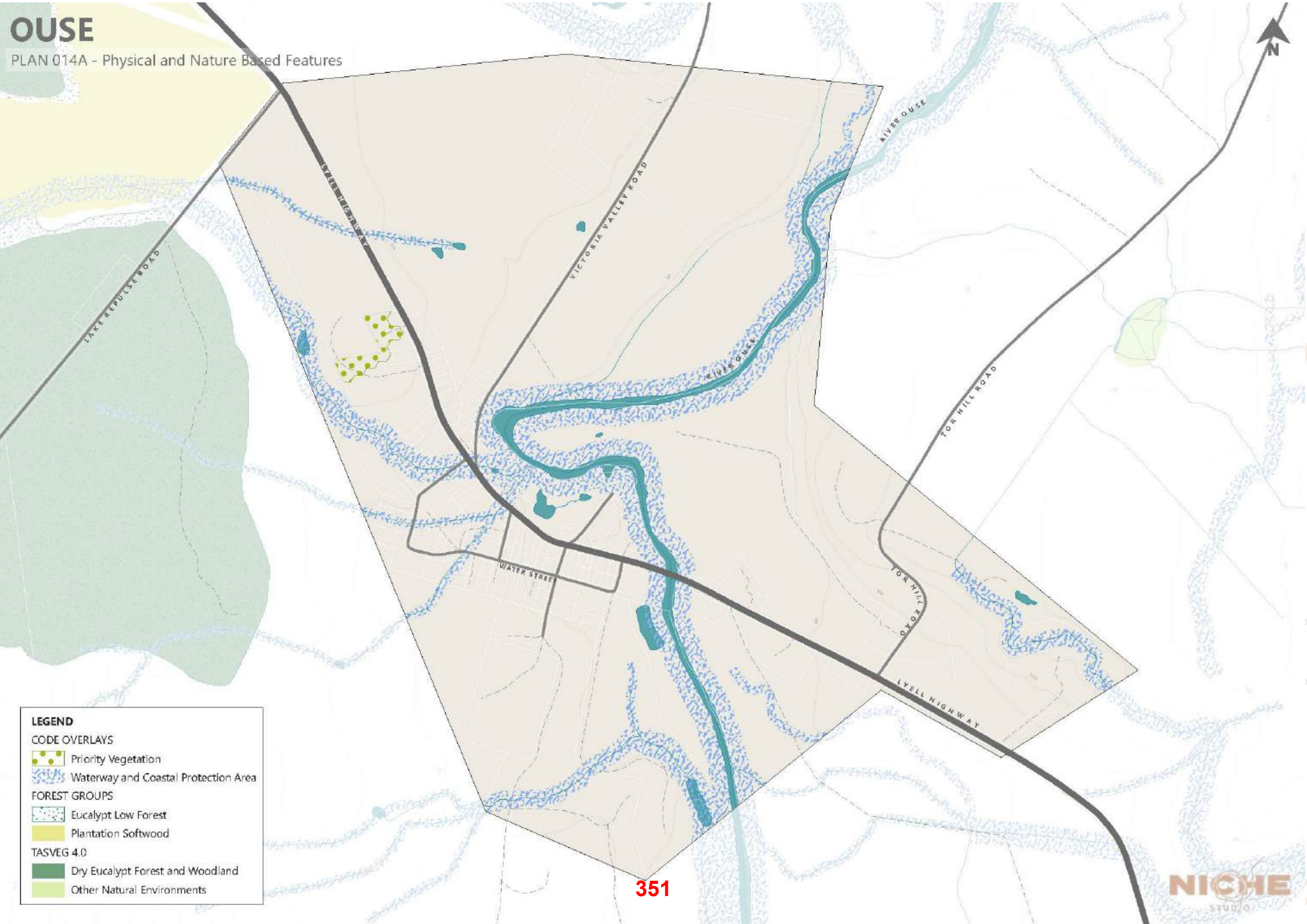
11.4 PHYSICAL & NATURE BASED FEATURES

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

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

OUSE

PLAN 014A - Physical and Nature Based Features



LEGEND

CODE OVERLAYS

- Priority Vegetation
- Waterway and Coastal Protection Area

FOREST GROUPS

- Eucalypt Low Forest
- Plantation Softwood

TASVEG 4.0

- Dry Eucalypt Forest and Woodland
- Other Natural Environments

351

11.5 SERVICING AND INFRASTRUCTURE

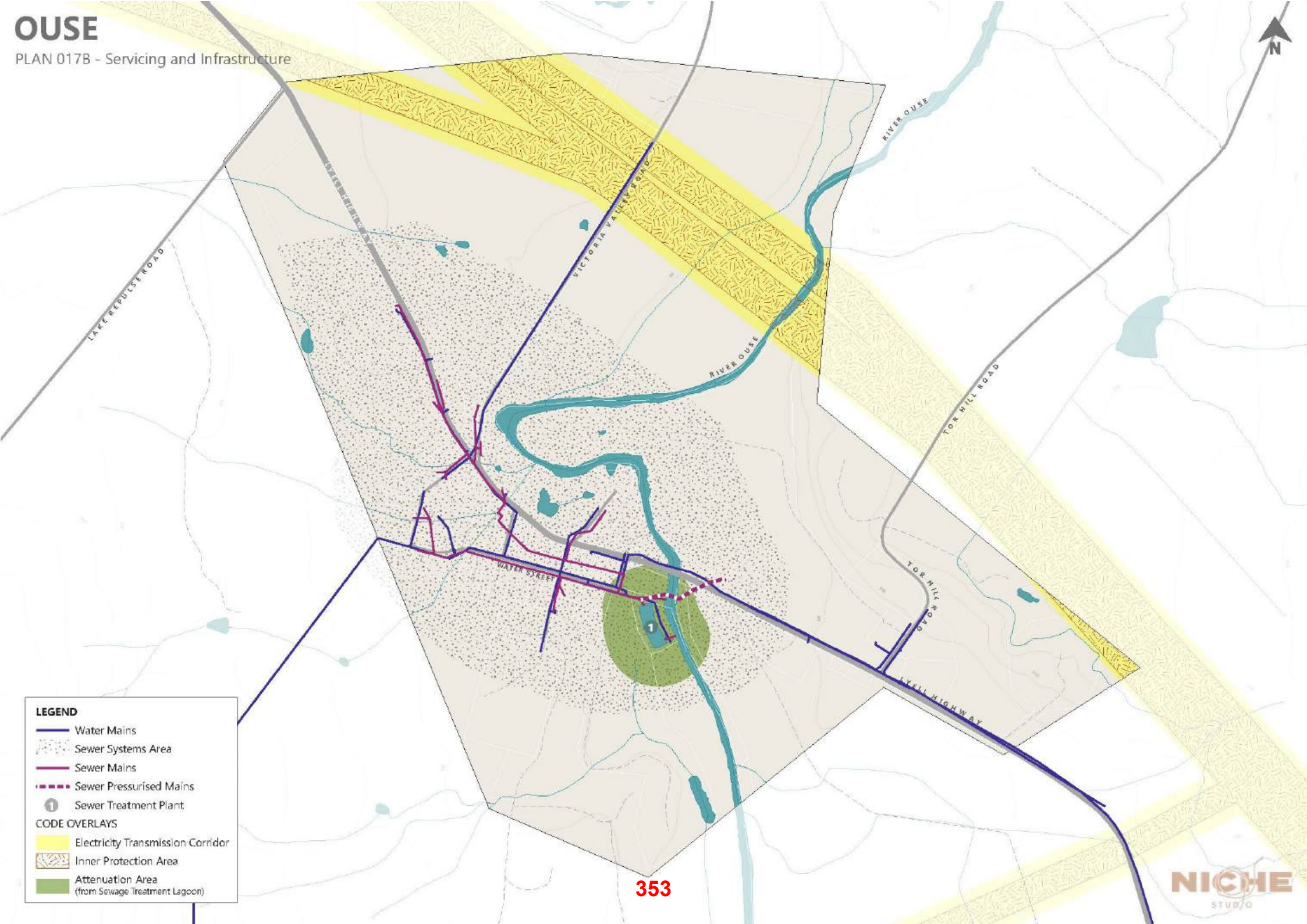
The majority of the study area is serviced with town water. The majority of the western bank of the study area has access to reticulated sewerage.

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

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

OUSE

PLAN 017B - Servicing and Infrastructure



LEGEND

- Water Mains
- Sewer Systems Area
- Sewer Mains
- Sewer Pressurised Mains
- Sewer Treatment Plant

CODE OVERLAYS

- Electricity Transmission Corridor
- Inner Protection Area
- Attenuation Area (from Sewage Treatment Lagoon)

353

11.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE

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

Community facilities in Ouse include:

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

OUSE

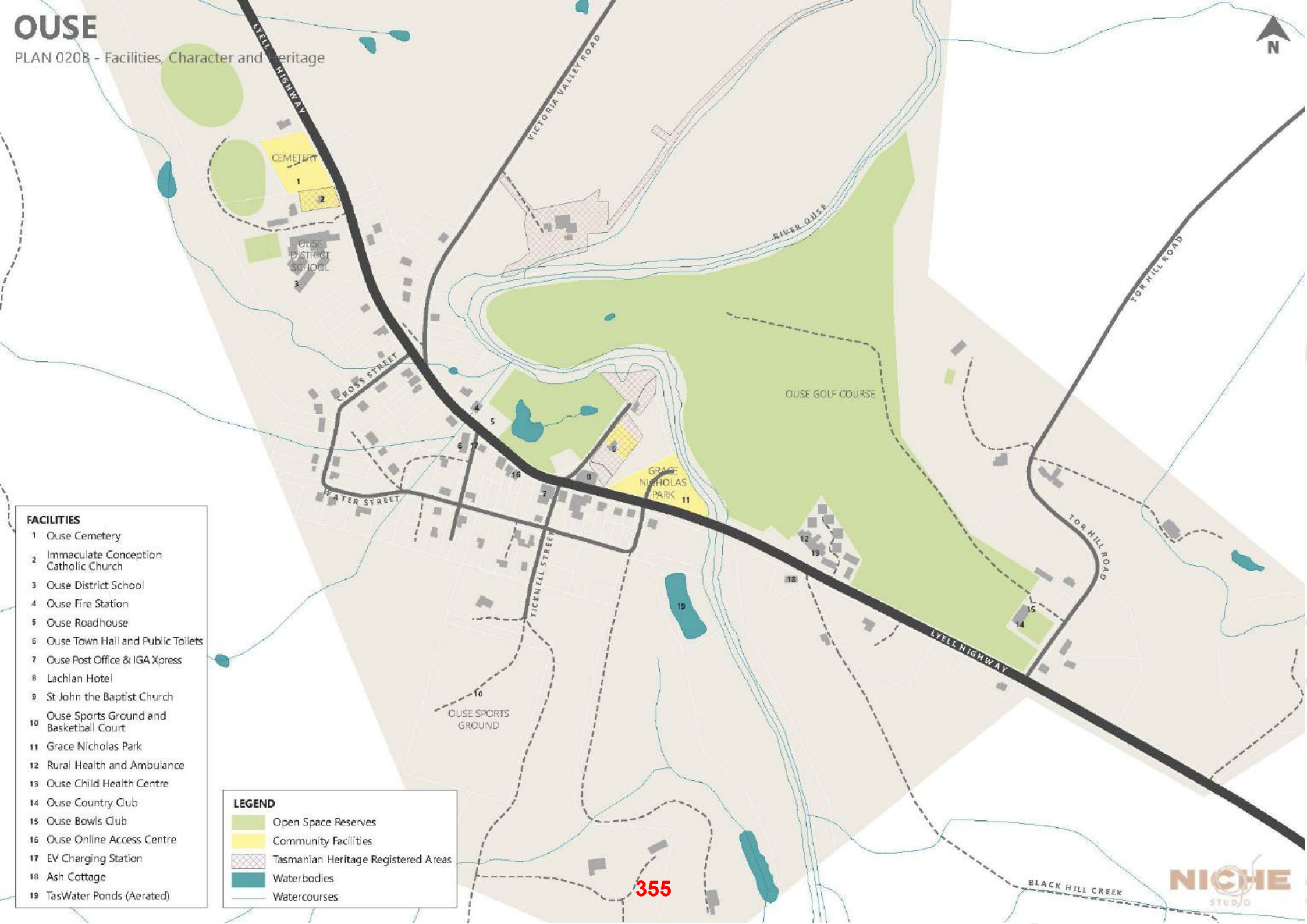
PLAN 020B - Facilities, Character and Heritage



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

LEGEND

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



355

11.7 COMMUNITY STAKEHOLDER ANALYSIS

The following community stakeholders were contacted in Ouse:

- Ouse Community Arts & Crafts Group
- Ambulance Tasmania

11.7.1 VISION

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.

11.7.2 CHALLENGES

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.

11.7.3 FUTURE

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 revival of cultural heritage weekends, such as the Bothwell Spinning and Fibre Festival, an event previously held in the Central Highlands.



APPENDIX A: Literature Review



APPENDIX B: Draft Economic Memo



APPENDIX C: Preliminary Engagement Responses



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.*

CONTENTS

1. INTRODUCTION	5
1.1 CONTEXT	5
1.2 ENGAGEMENT STRATEGY PURPOSE & SCOPE	6
2. COMMUNICATIONS.....	7
2.1 MAYOR’S ARTICLE FOR THE HIGHLAND DIGEST	7
2.2 PUBLICATION POSTER WITH QR CODE.....	7
2.3 HIGHLANDS BUSHFEST 2023.....	9
2.4 ONLINE PRESENCE	10
3. CONSULTATION METHODOLOGY	11
3.1 TARGETED DISCUSSIONS – COMMUNITY & BUSINESS ASSOCIATIONS.....	11
3.2 ONE-ON-ONE INTERVIEWS – GOVERNMENT.....	13
3.3 INTERCEPT SURVEY – TOWN SPECIFIC.....	14
3.4 VISION WORKSHOP	15
3.5 TARGETED BUSINESS ENGAGEMENT	17
3.6 ONLINE AND HARD COPY SURVEY.....	18
3.7 POSTCARDS.....	19
4. RESULTS.....	21
4.1 INTERRELATIONSHIP OF THE THREE TOWNS	21
4.2 BOTHWELL.....	23
4.2.1 Targeted Discussions: Community and Business Organisations	23
4.2.2 One-on-one Interviews: Government	23
4.2.3 Intercept Survey	24
4.2.4 Vision Workshop	25
4.2.5 Bothwell School Visit	27
4.2.6 Spatial Representation of Improvements	29

4.3	HAMILTON.....	31
4.3.1	<i>Targeted Discussions: Community and Business Organisations</i>	31
4.3.2	<i>One-on-one Interviews: Government</i>	31
4.3.3	<i>Intercept Survey</i>	32
4.3.4	<i>Vision Workshop</i>	33
4.3.5	<i>Spatial Representation of Improvements</i>	35
4.4	OUSE.....	37
4.4.1	<i>Targeted Discussions: Community and Business Organisations</i>	37
4.4.2	<i>One-on-one Interviews: Government</i>	37
4.4.3	<i>Intercept Survey</i>	38
4.4.4	<i>Vision Workshop</i>	39
4.4.5	<i>Spatial Representation of Improvements</i>	41
4.5	ONLINE SURVEY – BOTHWELL, OUSE & HAMILTON	43
5.	CONCLUSION.....	46

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

This report is subject to copyright the owner of which is Niche Studio. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.

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

The postcard features a landscape photograph of a green field under a blue sky with white clouds.

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

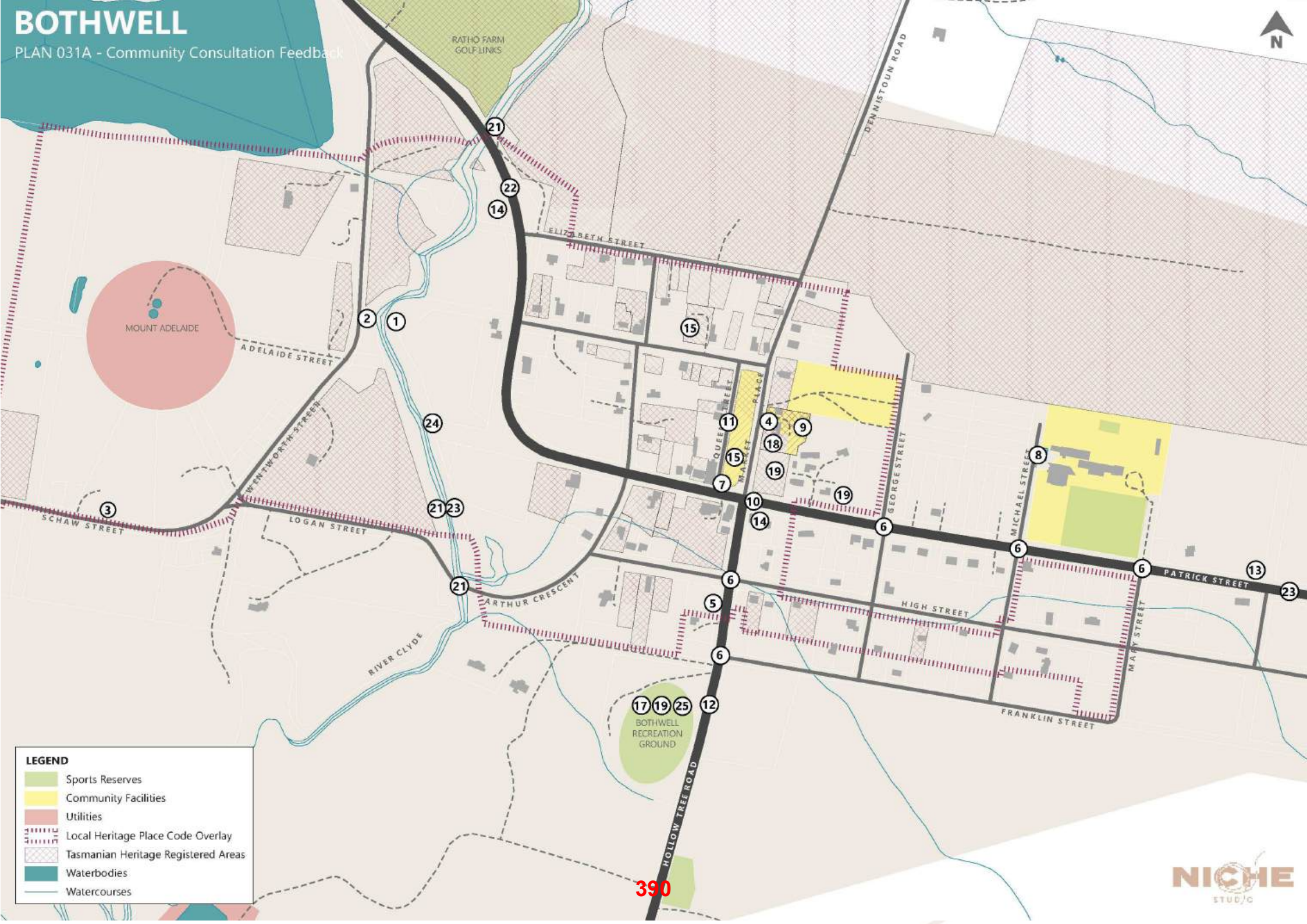
A spatial plan reflecting key town improvements was prepared as an output of the consultation undertaken within Bothwell. This plan will be tested as part of the Structure Planning process to ensure an accurate representation of the items heard through all levels of engagement.

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

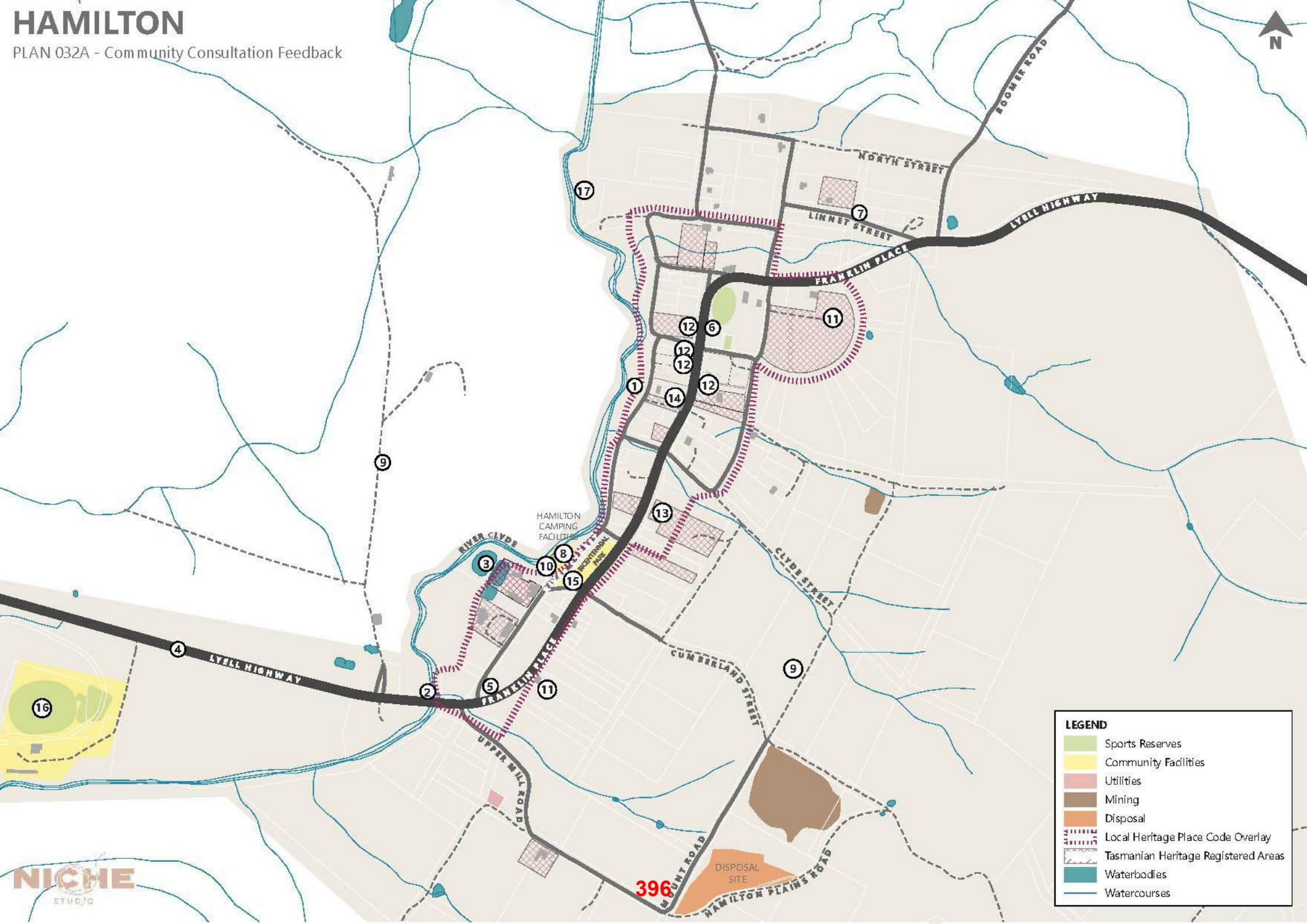
A spatial plan reflecting key town improvements was prepared as an output of the consultation undertaken within Hamilton. This plan will be tested as part of the Structure Planning process to ensure an accurate representation of the items heard through all levels of engagement.

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

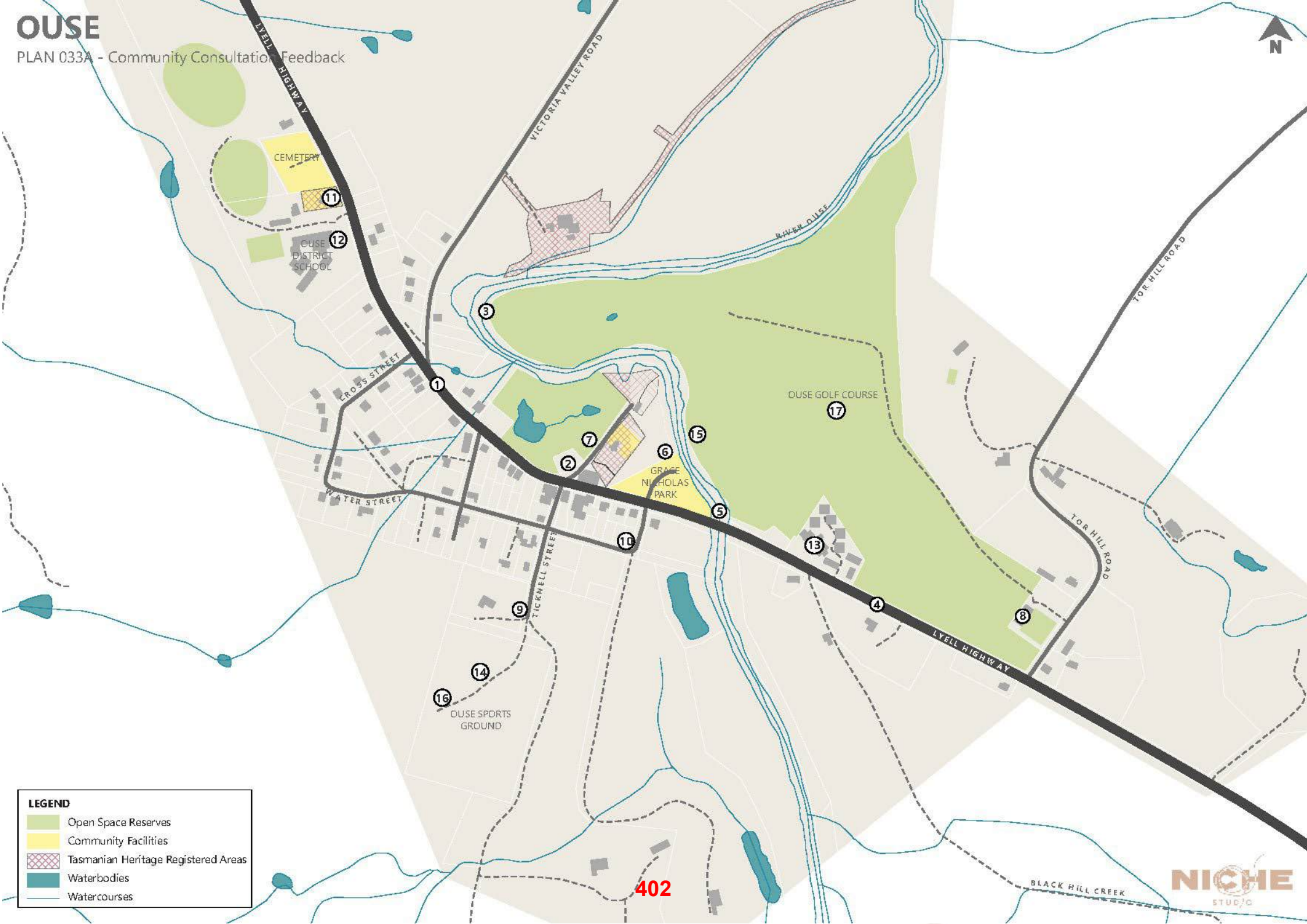
A spatial plan reflecting key town improvements was prepared as an output of the consultation undertaken within Ouse. This plan will be tested as part of the Structure Planning process to ensure an accurate representation of the items heard through all levels of engagement.

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		

OUSE

PLAN 033A - Community Consultation Feedback



LEGEND

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

402

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
-------	-----------------

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. =

Planning and Urban Design

ABN 35 334 392 034
W nicheplanningstudio.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

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; jimipoore@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"> - 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). 	

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

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 -	

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

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"> - 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

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"> - 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

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"> - 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

ABN 35 334 392 034
W nicheplanningstudio.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. 	

Planning and Urban Design

ABN 35 334 392 034
W nicheplanningstudio.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?		
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 Hamiton 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

Context

- Yvonne is involved in many community groups and associations throughout the Central Highlands, including (not limited to!):
 - 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

Planning and Urban Design

ABN 35 334 392 034
W nicheplanningstudio.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?	- 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
- <i>Is there any further information you would like to provide?</i>



Minutes –

Date: 25 November 2023

Time:

Community Group: Ambulance Tasmania

Representative: Kevin

BACKGROUND		Comments/Validation
History	<ul style="list-style-type: none"> - 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

We own. We operate. We consult.

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
-------------------	--

	<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.
--------------------------	---

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.

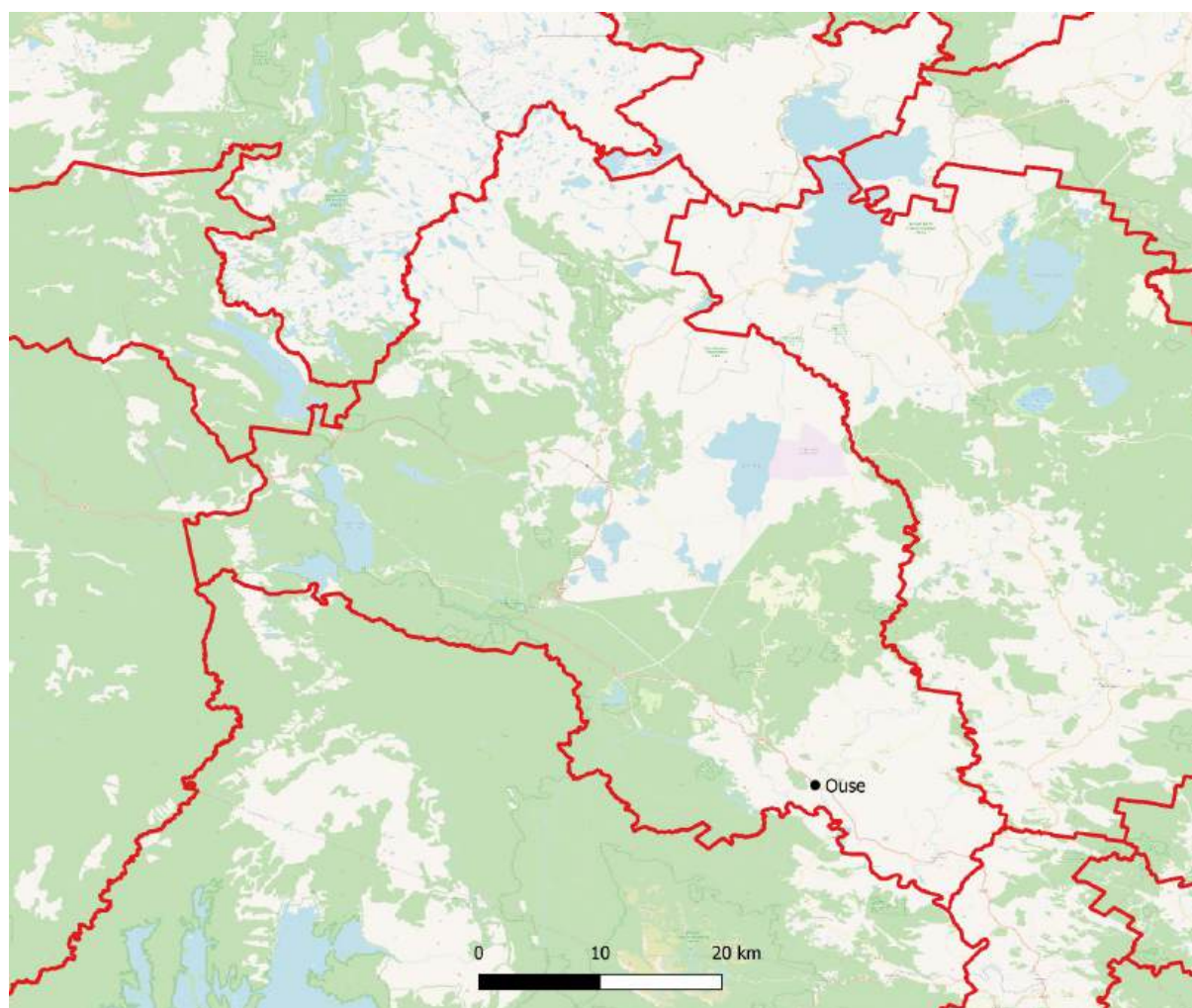


Figure 1: The Ouse District School intake area

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.

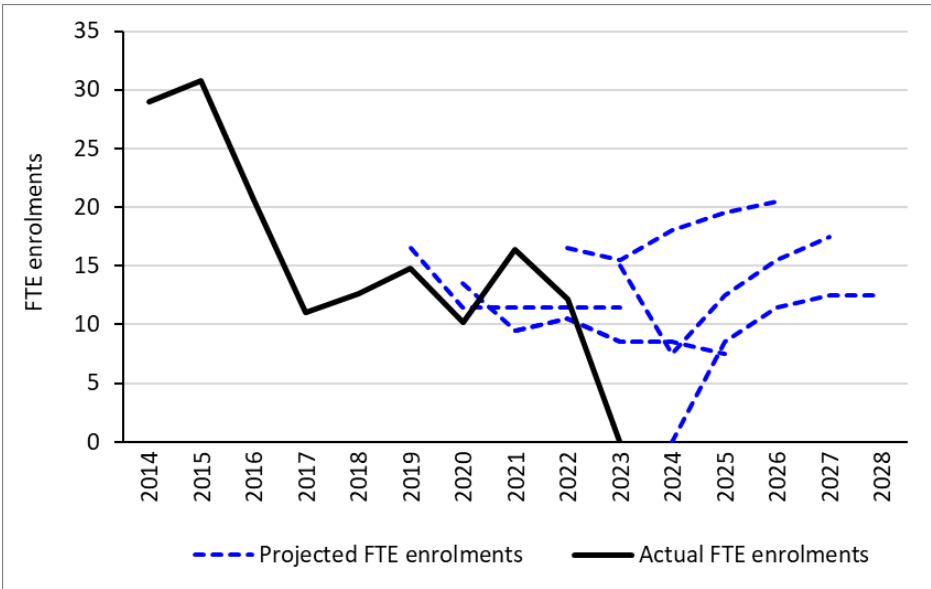


Figure 2: Actual and projected full-time equivalent enrolments at Ouse District School, 2014-28
Source: Department for Education, Children and Young People

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.

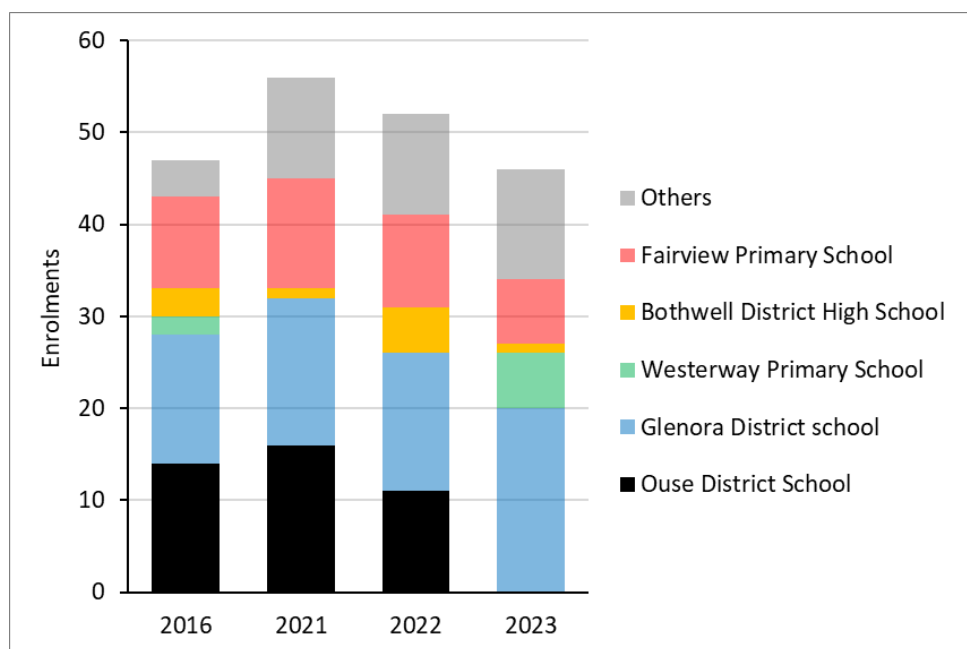


Figure 3: Government primary school enrolments of children resident in the Ouse intake area, selected years

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.

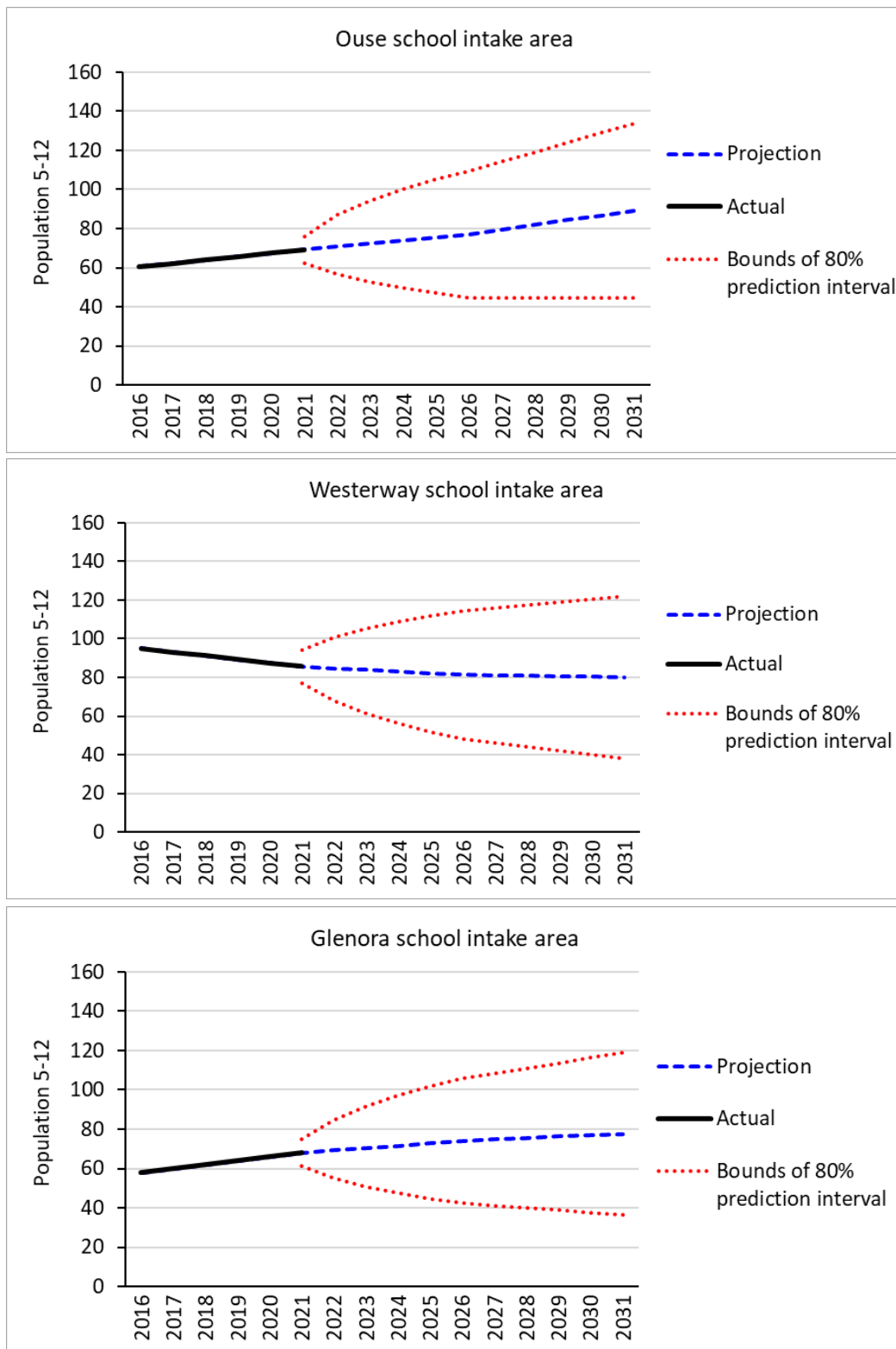


Figure 1: Projections of the resident population aged 5-12 in three school intake areas

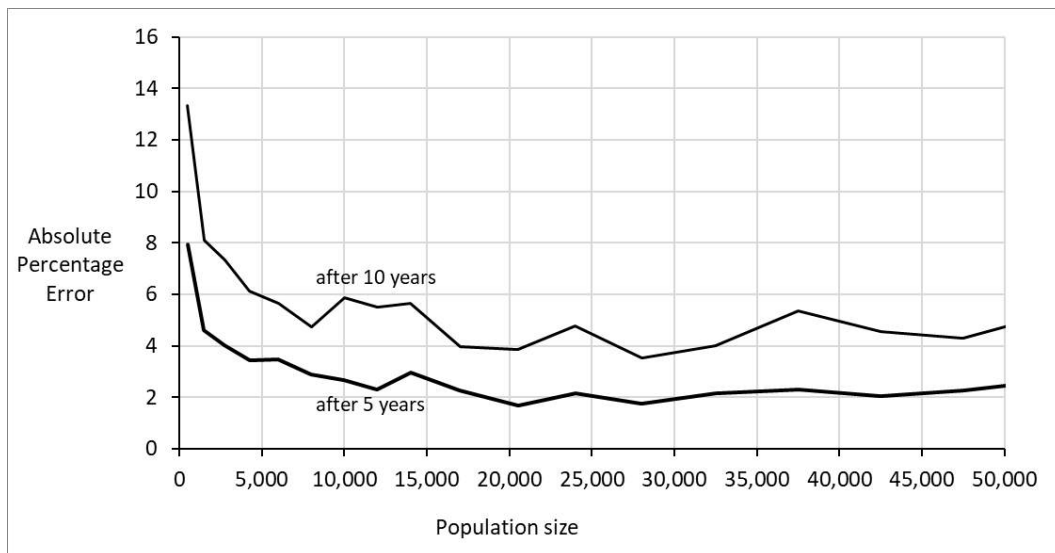


Figure 2: Median forecast errors 5 and 10 years ahead by population size

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.
--	---

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

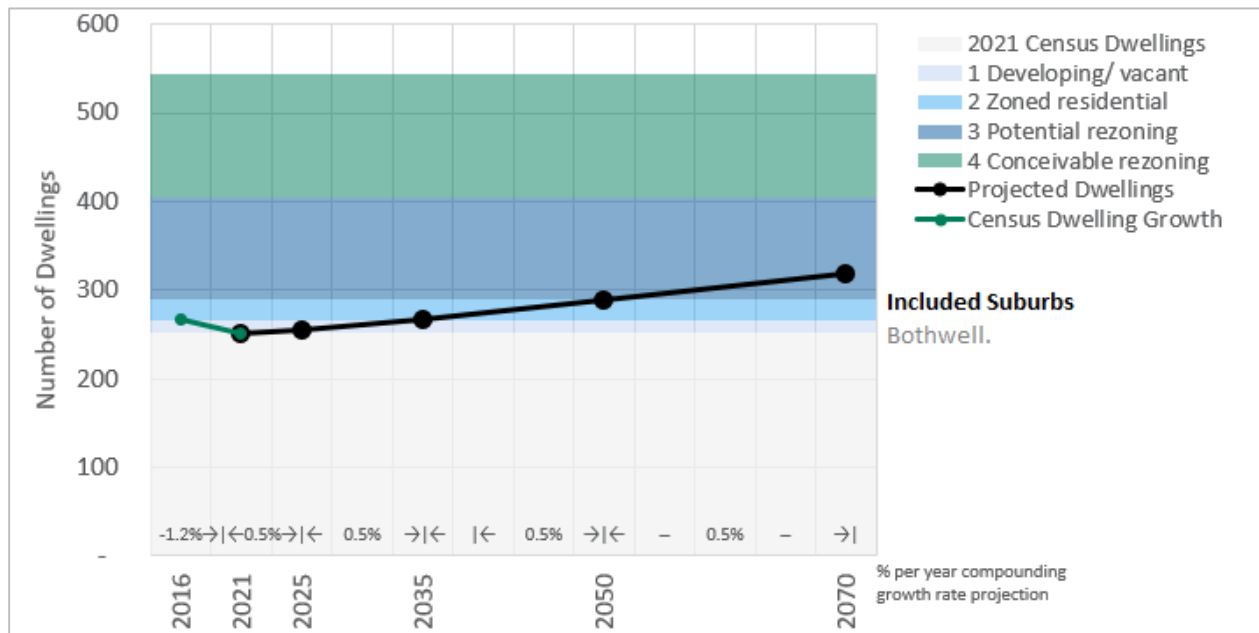
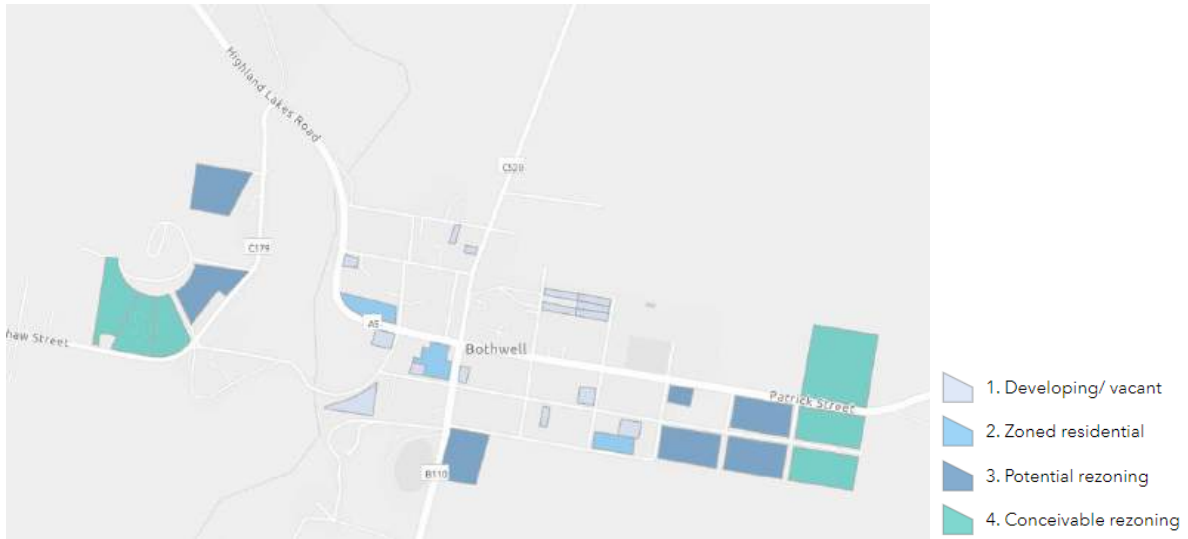
Agency/Department	TasWater
Representative	Dominic Hughes (Community and Stakeholder Engagement Specialist) Ahmad Khateib (Planning Engineer) Jason Carter (Planning Engineer)
Meeting date	Thursday, 29 February 2024 via Teams

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.
-------------------	--

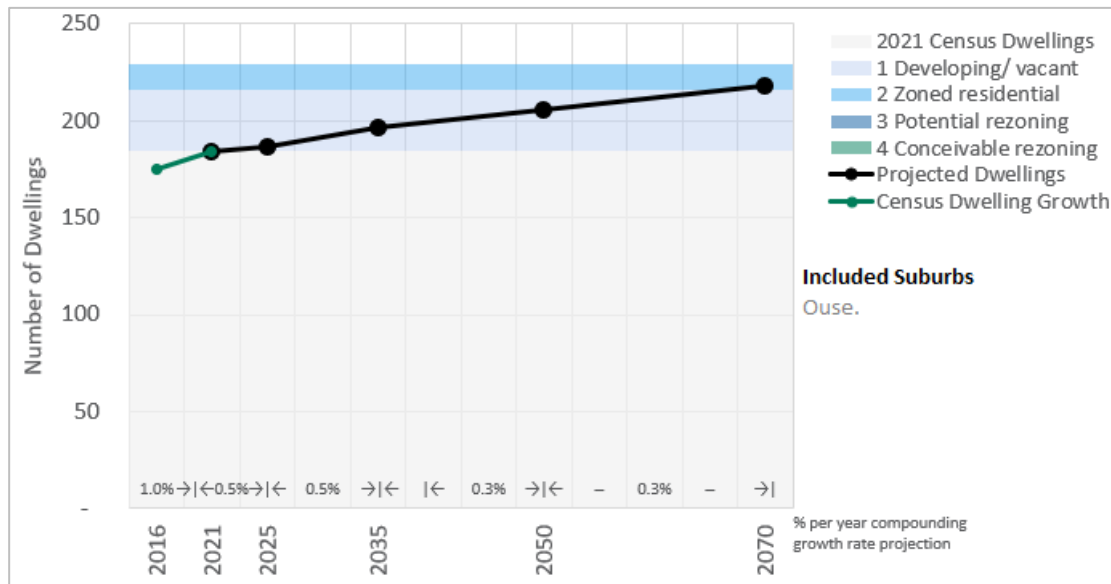
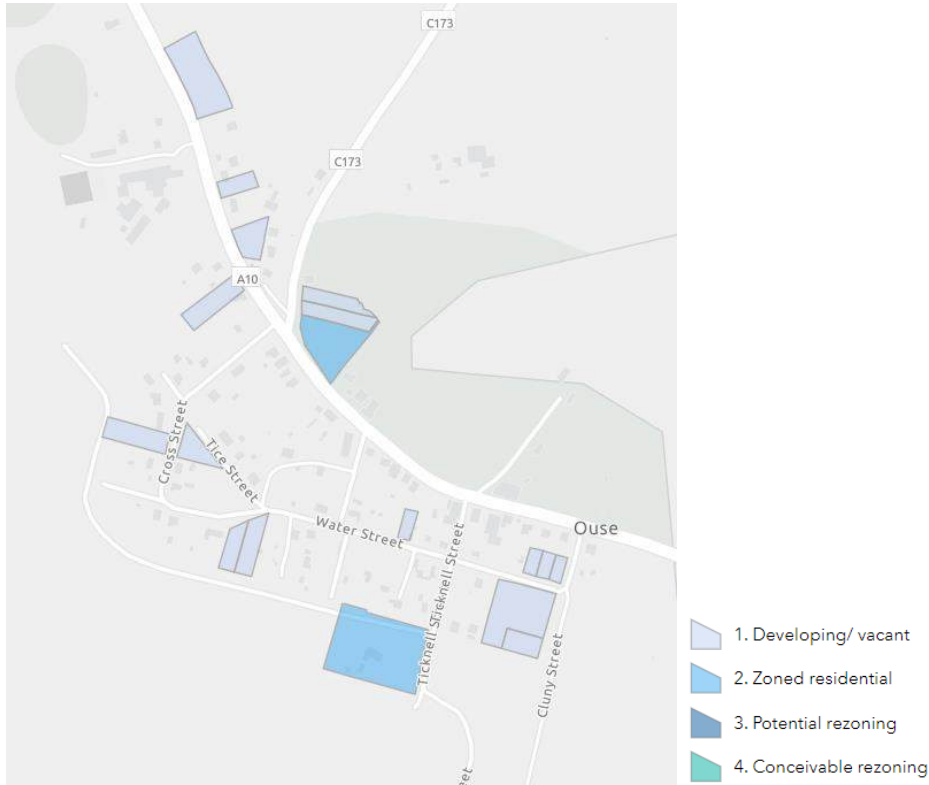
	<ul style="list-style-type: none"> Sewer – there are no issues with the current system to account for projected growth. Currently, the sewer flow is 44 kL/day with a projected increase to 51 kL/day in 2070, which is a very minor increase. The attenuation code for the sewer ponds is based on a system 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

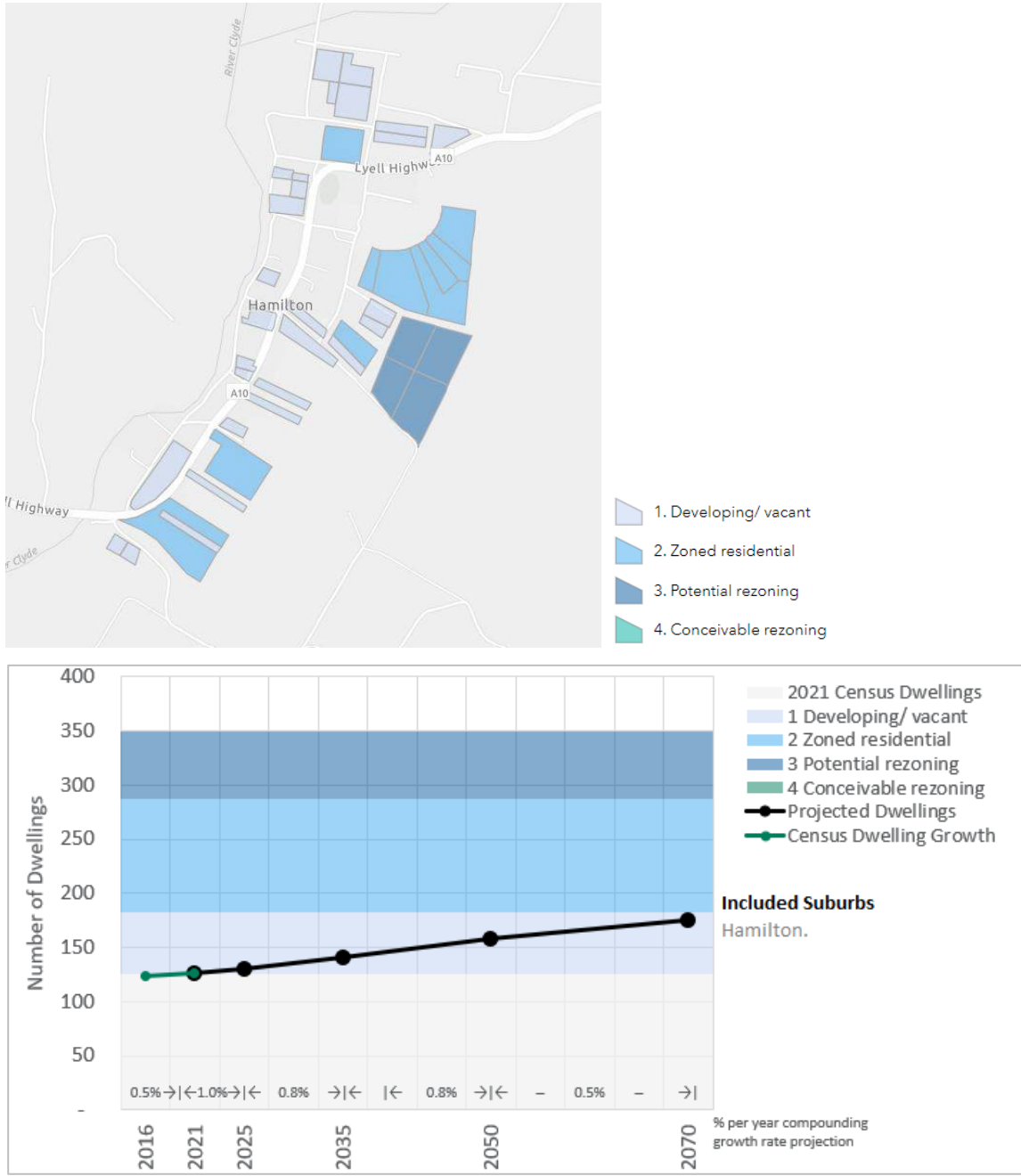
Bothwell



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>

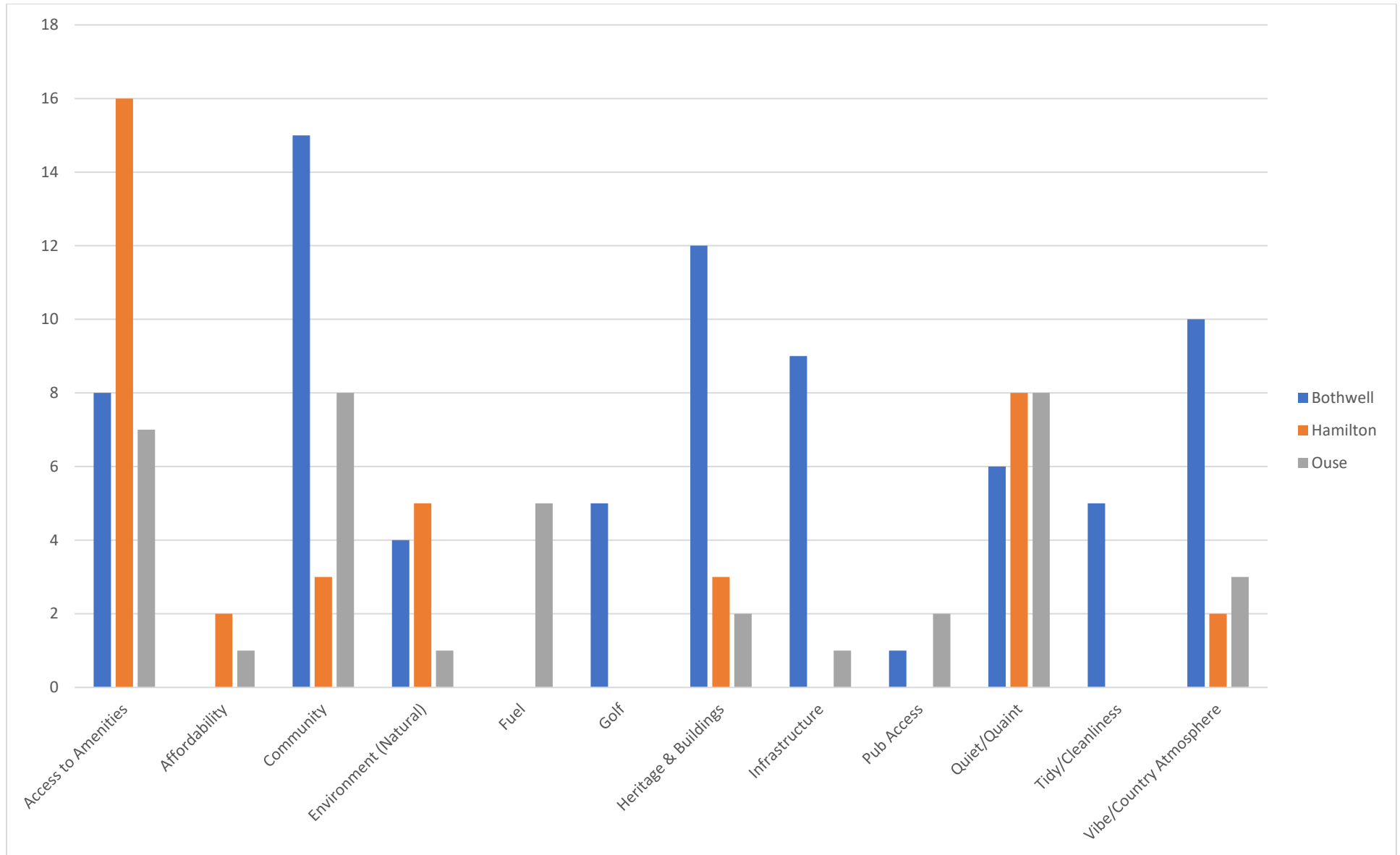


APPENDIX E: Visual and Quantitative Summary of Result from Intercept Survey

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

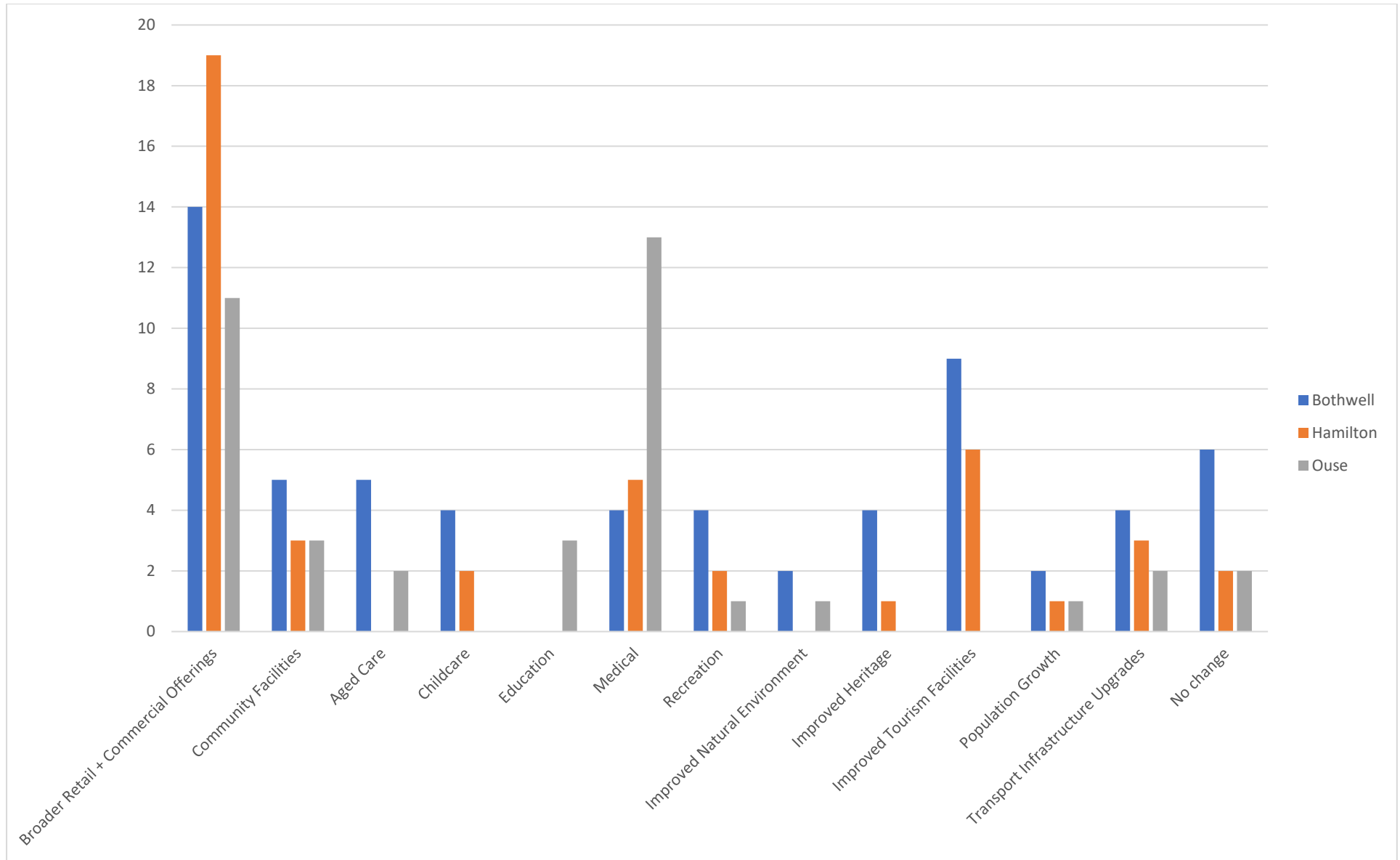


Question 2. What does the future of your town look like?

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.

CENTRAL HIGHLANDS ECONOMIC REPORT

CENTRAL HIGHLANDS COUNCIL | APRIL 2024

AUTHORS

Kurt Ainsaar, Director

Ned Barry, Analyst

VERSION

1

DISCLAIMER

Neither Urban Enterprise Pty. Ltd. nor any member or employee of Urban Enterprise Pty. Ltd. takes responsibility in any way whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. In the course of our preparation of this report, projections have been prepared on the basis of assumptions and methodology which have been described in the report. It is possible that some of the assumptions underlying the projections may change. Nevertheless, the professional judgement of the members and employees of Urban Enterprise Pty. Ltd. have been applied in making these assumptions, such that they constitute an understandable basis for estimates and projections. Beyond this, to the extent that the assumptions do not materialise, the estimates and projections of achievable results may vary.

COPYRIGHT

© Copyright, Urban Enterprise Pty Ltd, 2024

This work is copyright. Apart from any uses permitted under Copyright Act 1963, no part may be reproduced without written permission of Urban Enterprise Pty Ltd.

ACKNOWLEDGEMENT OF COUNTRY

Urban Enterprise is located on Wurundjeri Woi-Wurrung Country. We pay our respects to elders past, present and emerging and also acknowledge all Traditional Owners of Country on which we work.



L1 302-304 Barkly St, Brunswick VIC 3056
+61 3 9482 3888 urbanenterprise.com.au

CONTENTS

1. INTRODUCTION	2
1.1. BACKGROUND	2
1.2. SCOPE	2
1.3. INFORMATION SOURCES	2
2. ECONOMY & EMPLOYMENT	4
2.1. INTRODUCTION	4
2.2. LOCATION	4
2.3. ECONOMIC OVERVIEW	5
2.4. EMPLOYMENT & BUSINESS MIX	6
2.5. SPECIALISATIONS	8
2.6. TRENDS	9
2.7. LABOUR FORCE	10
2.8. MACROECONOMIC CONSIDERATIONS	12
2.9. KEY POINTS	16
3. POPULATION & HOUSING	17
3.1. INTRODUCTION	17
3.2. POPULATION & DEMOGRAPHIC SNAPSHOT	17
3.3. HOUSING	18
3.4. DEMOGRAPHIC TRENDS	19
3.5. HISTORICAL GROWTH	20
3.6. POPULATION PROJECTIONS	22
3.7. HOUSING DEMAND RATES	23
3.8. KEY POINTS	23
4. TOURISM & VISITATION	24
4.1. INTRODUCTION	24
4.2. PRODUCT & ATTRACTIONS	24
4.3. VISITATION	26
4.4. VISITOR MARKET PROFILE	28
4.5. KEY POINTS	29
5. ACTIVITY CENTRES	30
5.1. INTRODUCTION	30
5.2. ACTIVITY CENTRE HIERARCHY	30
5.3. TOWN CENTRE AUDIT	32
5.4. KEY POINTS	36
6. LAND SUPPLY	37
6.1. INTRODUCTION	37
6.2. METHODOLOGY	37
6.3. LAND SUPPLY SUMMARY	37
6.4. BOTHWELL	38

6.5. OUSE	39
6.6. HAMILTON	40
7. ISSUES & OPPORTUNITIES	41
7.1. ECONOMY & EMPLOYMENT	41
7.2. POPULATION & HOUSING	42
7.3. TOURISM	43
8. ECONOMIC DEVELOPMENT FRAMEWORK	44
8.1. INTRODUCTION	44
8.2. THEMES	44
8.3. STRATEGIES & ACTIONS	45
APPENDICES	49
APPENDIX A DATA AREAS	49
APPENDIX B CONSULTATION SUMMARY	51

FIGURES

F1. CENTRAL HIGHLANDS LOCATION CONTEXT	4
F2. LQ>1, (MIN. 20 JOBS), CENTRAL HIGHLANDS, 2021	8
F3. UNEMPLOYMENT RATE, CENTRAL HIGHLANDS, 2018-23	10
F4. OCCUPATIONS, CENTRAL HIGHLANDS, 2021	10
F5. TASMANIA'S REZ	14
F6. DERWENT HYDRO SCHEME	15
F7. TARRALEAH HYDROPOWER SCHEME, EXISTING CONFIGURATION	15
F8. MEDIAN HOUSE VALUES, CENTRAL HIGHLANDS, 2014-23	18
F9. LIFECYCLE GROUP, CENTRAL HIGHLANDS, 2016-21	19
F10. HISTORICAL POPULATION GROWTH, CENTRAL HIGHLANDS, GREATER HOBART, 2011 TO 2021	20
F11. COMPONENTS OF POPULATION CHANGE, CENTRAL HIGHLANDS, 2017 TO 2021	20
F12. DWELLING APPROVALS, CENTRAL HIGHLANDS & KEY TOWNS, 2018 TO 2023 YTD	21
F13. PRODUCT & ATTRACTION STRENGTHS, CENTRAL HIGHLANDS	24
F14. TOURISM & ACCOMMODATION, CENTRAL HIGHLANDS & SURROUNDS	25
F15. VISITATION, CENTRAL HIGHLANDS, 2013-22	26
F16. QUARTERLY VISITATION, CENTRAL HIGHLANDS, JUN 2013 TO JUN 2023	27
F17. REGIONAL ACTIVITY CENTRE CATCHMENT & HIERARCHY	31
F18. TOWN CENTRE AUDIT, BOTHWELL	33
F19. TOWN CENTRE AUDIT, OUSE	34
F20. TOWN CENTRE AUDIT, HAMILTON	35
F21. VACANT & UNDERUTILISED SITES, BOTHWELL	38
F22. VACANT & UNDERUTILISED SITES, OUSE	39
F23. VACANT & UNDERUTILISED SITES, HAMILTON	40

TABLES

T1. ECONOMIC SNAPSHOT, CENTRAL HIGHLANDS, GREATER HOBART, TASMANIA, 2021	5
T2. OUTPUT, VALUE-ADD, EXPORT VALUE (\$M), CENTRAL HIGHLANDS, 2021-22	6
T3. EMPLOYMENT BY INDUSTRY, CENTRAL HIGHLANDS, 2021	7
T4. BUSINESS MIX BY EMPLOYEE NO. (>10 BUSINESSES), CENTRAL HIGHLANDS, 2022	7
T5. LQ>1.5, CENTRAL HIGHLANDS, 2021	8
T6. EMPLOYMENT TRENDS (JOBS), CENTRAL HIGHLANDS, 2016-21	9
T7. CHANGE IN ANNUAL OUTPUT (\$M), CENTRAL HIGHLANDS, 2017-22	9

T8. PLACE WORK, EMPLOYED RESIDENTS, CENTRAL HIGHLANDS, 2021	11
T9. RENEWABLE ENERGY INVESTMENT PIPELINE, TASMANIA	13
T10. POPULATION & DEMOGRAPHIC SNAPSHOT, CENTRAL HIGHLANDS & GREATER HOBART, 2021	17
T11. HOUSING SNAPSHOT, CENTRAL HIGHLANDS & GREATER HOBART, 2021	18
T12. AGE TRENDS, CENTRAL HIGHLANDS, 2016-21	19
T13. DWELLINGS, CENTRAL HIGHLANDS, 2011-21	21
T14. POPULATION PROJECTIONS	22
T15. HOUSING DEMAND RATE	23
T16. VISITATION, CENTRAL HIGHLANDS, 2017-22	26
T17. VISITOR MARKET PROFILE, CENTRAL HIGHLANDS	28
T18. TOP VISITOR ACTIVITIES, CENTRAL HIGHLANDS, 2015-19 (AVE)	29
T19. ACTIVITY CENTRE HIERARCHY, CENTRAL HIGHLANDS AND SURROUNDS	31
T20. RETAIL & COMMERCIAL ROLE	32
T21. LAND SUPPLY SUMMARY, BTOHWELL, OUSE & HAMILTON	37
T22. STRATEGIC FRAMEWORK	44
T23. ECONOMIC & TOURISIM STRATEGIES & ACTIONS	45

ACRONYMS

ABS	Australian Bureau of Statistics
GRP	Gross Regional Product
LGA	Local Government Authority
LQ	Location Quotient
NIEIR	National Institute of Economic and Industry Research
ReCFIT	Renewables, Climate and Future Industries Tasmania
SEIFA	Socio-Economic Index for Areas
TRA	Tourism Research Australia

GLOSSARY OF TERMS

Day trip Visitor	Those who travel for a round trip distance of at least 50 kilometres, are away from home for at least 4 hours, and who do not spend a night away from home as part of their travel. Same day travel as part of overnight travel is excluded.
Employment	Represents the number of people employed by businesses / organisations in each of the industry sectors in a defined region. Employment data presented in this report is destination of work data. That is, no inference is made as to where people in a defined region reside. This employment represents total numbers of employees without any conversions to full-time equivalence. Retail jobs for instance represent typical employment profiles for that sector, i.e. some full time, some part time and some casual.
Export-value	Represents the value (\$) of goods and services exported outside of the defined region that have been generated by businesses / organisations in each of the industry sectors within the region.
Gross Regional Product	The total value of final goods and services produced in the region over the period of one year.
International Visitor	A person is defined as an international visitor to Australia if they are currently a resident overseas, have been in Australia for less than one year and are aged 15 years or over.
Output	Represents the gross revenue generated by businesses/organisations in each of the industry sectors in a defined region. Gross revenue is also referred to as total sales or total income.
Overnight Visitor	People aged 15 years and over who undertake an overnight trip of one night or more and at least 40 kilometres away from home are referred to as overnight visitors. Only those trips where the respondent is away from home for less than 12 months are in scope of the NVS.
Value-Added	represents the marginal economic value that is added by each industry sector in a defined region. Value-Added can be calculated by subtracting local expenditure and expenditure on regional imports from the output generated by an industry sector, or alternatively, by adding the Wages & Salaries paid to local employees, the gross operating surplus and taxes on products and production.

This page has been intentionally left blank.

1. INTRODUCTION

1.1. BACKGROUND

Central Highlands Council commissioned a strategic land use planning project for the municipality, and the key townships of Ouse, Bothwell and Hamilton. The project includes a Settlement Strategy, Economic Development Strategy and Structure Plans for Bothwell, Hamilton, and Ouse.

The purpose of this project is to strategically plan for future urban growth and encourage economic development and resilience in the municipality.

1.2. SCOPE

Urban Enterprise has been engaged by Niche Planning Studio (on behalf of Central Highlands Council) to provide economic input to inform the project. The scope of Urban Enterprise's input includes:

- An economic and employment profile of the municipality, including strengths, specialisations and trends.
- A tourism profile of the municipality and key areas, including visitation, product strengths, trends and key advantages.
- Economic, employment, demographic and tourism trends impacting the region and the State economies, and the implications and opportunities for Central Highlands.
- Consultation with business, industry and community representatives in respect of the local economy, industry development, the property market and the tourism sector.
- Analysis of land supply in Ouse, Hamilton and Bothwell to determine the availability and capacity of zoned land suitable for residential and employment uses.
- Recommend economic development strategies and actions for the municipality.

1.3. INFORMATION SOURCES

This memo relies on the following sources:

- Census of Population and Housing, Australian Bureau of Statistics, 2011, 2016, 2021;
- Census of Employment, Australian Bureau of Statistics, 2011, 2016, 2021;
- Business Counts, Australian Bureau of Statistics, 2011, 2016, 2021;
- Economic metrics, National Institute of Economic and Industry Research (NIEIR), 2022;
- National Visitor Survey & International Visitor Survey, Tourism Research Australia, 2013-23;
- National Skills Commission, 2018-23;
- Population projections, Tasmanian Department of Treasury and Finance, 2019; and
- Information gathered from consultation with key stakeholders (see Appendix B for summary).

The Australian Bureau of Statistics (ABS) Census is completed every 5 years, and is the most reliable source of data for population, demographic, housing and employment information. It is important to note, however, that the most recent Census (2021) is some 3 to 4 years old. As a result, some figures may not reflect current day figures (i.e. 2024). This is acknowledged as a minor limitation of the report.

DATA AREAS

For the purpose of data analysis, several statistical areas are referenced in this memo:

- Central Highlands (LGA);
- Greater Hobart (SA4);
- Southern Tasmania (SA4); and
- Tasmania.

Specific data areas are shown in **Appendix A**.

2. ECONOMY & EMPLOYMENT

2.1. INTRODUCTION

This section provides a profile of Central Highlands economy, and identifies industry drivers, specialisations and areas of comparative advantage.

2.2. LOCATION

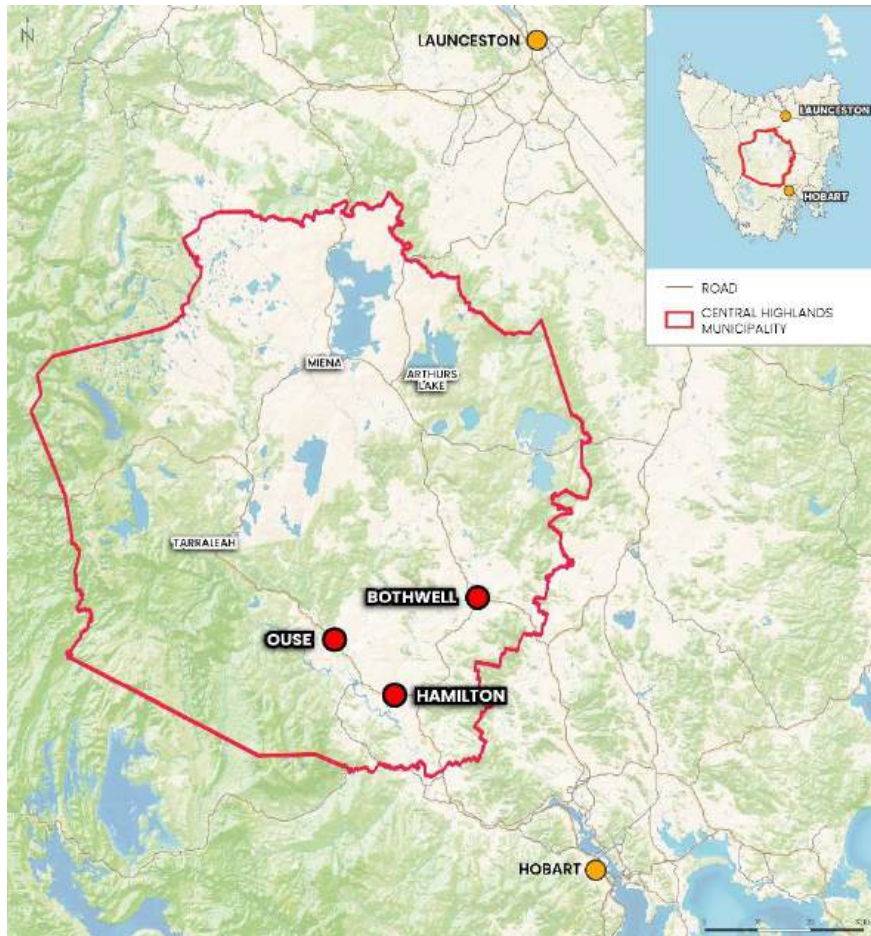
The Central Highlands municipality is located in central Tasmania; situated between the State's two major cities:

- Hobart (approx. 75km - 1hr drive to Hamilton); and
- Launceston (approx. 120 km – 1hr 20min drive to Miena).

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

The location of Central Highlands, including the key towns of Hamilton, Bothwell, Ouse in the context of Tasmania is shown in Figure 1.

F1. CENTRAL HIGHLANDS LOCATION CONTEXT



Source: Urban Enterprise, 2023

2.3. ECONOMIC OVERVIEW

The economy in Central Highlands is underpinned by the environment, natural assets, resources and productive soils. The secure and reliable access to water via well-established irrigation schemes, and the availability of water assets is critical to the function and productivity of the regional agricultural, horticultural and energy sectors.

These assets and natural advantages have culminated over time to establish economic specialisations in agriculture, horticulture, aquaculture, energy production, forestry and tourism.








Central Highlands economy accounts for less than 1% of Southern Tasmania's regional economic value in terms of Gross Regional product, output, value-add and export value.

Table 1 and 2 summarises annual economic metrics in Central Highlands for 2021-22 and benchmark against Southern Tasmania. In 2021-22, Central Highlands generated:

- A Gross Regional Product of \$161 million (0.8% of Southern Tasmania).
- Output of \$249.6 million and \$134.7 million in value-added (0.8% of Southern Tasmania).
- An export value of \$134 million (1% of Southern Tasmania).

Given that the local economy is underpinned by primary production, natural resources and assets, a notable proportion of economic value is exported out of the municipal area. This includes electricity generation from hydro power and renewable sources.

T1. ECONOMIC SNAPSHOT, CENTRAL HIGHLANDS, GREATER HOBART, TASMANIA, 2021

	Central Highlands	Southern Tasmania
 Population	2,520	288,820
 Gross Regional Product (GRP)	\$161 million	\$19.09 billion
 Output	\$249.6 million	\$31.39 billion
 Businesses	265	*
 Jobs	815	127,465
 Unemployment rate	3.8%	4.2%
 Highest employing industries	Agriculture, forestry & fishing Accommodation & food services Retail trade	Health care & social assistance Education & training Public administration & safety

Source: Census of population, employment, ABS, 2021 / National Institute of Economic and Industry Research (NIEIR), 2022 / NVS/IVS, TRA, 2012-22. * data unavailable

In 2021-22, across local industry sectors:

- Agriculture, forestry and fishing generated 53% of annual output, 65% of value-add and 79% of export value.
- Construction generated 20% of output and 10% of value-added.
- Electricity, gas, water and waste services generated 8% of output and export value, and 5% of value-add.
- Accommodation & food services generated approximately 4% of output, value-add and export value.

All other industry sectors account for less than 15% of output, value-add and export value, indicating a relatively homogenous economy that is heavily driven by agriculture.

T2. OUTPUT, VALUE-ADD, EXPORT VALUE (\$M), CENTRAL HIGHLANDS, 2021-22

Industry	Output	%	Value-add	%	Export Value	%
Agriculture, Forestry and Fishing	131.4	53%	87.8	65%	105.6	79%
Construction	51.1	20%	13.7	10%	0.2	0%
Electricity, Gas, Water and Waste Services	20.7	8%	7.2	5%	10.4	8%
Accommodation and Food Services	10.5	4%	5.7	4%	5.2	4%
Manufacturing	5.5	2%	1.7	1%	2.9	2%
Mining	5.1	2%	4	3%	4.8	4%
Public Administration and Safety	4.8	2%	2.7	2%	0.2	0%
Retail Trade	3.7	1%	2.2	2%	0.5	0%
Transport, Postal and Warehousing	2.9	1%	1.3	1%	1	1%
Wholesale Trade	2.6	1%	1.3	1%	0.6	0%
Arts and Recreation Services	2.6	1%	1.2	1%	2.1	2%
Health Care and Social Assistance	2.5	1%	1.9	1%	0.1	0.1%
Other Services	2.1	1%	1	1%	0.1	0.1%
Education and Training	1.7	1%	1.3	1%	0.1	0.1%
Professional, Scientific and Technical Services	0.9	0.4%	0.5	0.4%	0.1	0.1%
Administrative and Support Services	0.8	0.3%	0.4	0.3%	0	0.0%
Rental, Hiring and Real Estate Services	0.5	0.2%	0.5	0.4%	0.1	0.1%
Information Media and Telecommunications	0.3	0.1%	0.3	0.2%	0.1	0.1%
Financial and Insurance Services	0	0.0%	0	0.0%	0	0%
Total industries	249.7	100%	134.7	100%	134.1	100%

Source: National Institute of Economic and Industry Research (NIEIR), 2022

2.4. EMPLOYMENT & BUSINESS MIX

Central Highlands has a small employment and business base, with approximately 800 local jobs and 265 businesses operating in the municipality. Local employment and business figures are summarised in Table 3 (overleaf) and provide a breakdown of jobs by industry. It is important to note that figures represent place of work only. That is the number of jobs located within Central Highlands, and therefore does not include jobs who are commuting out of the municipality for work.

Employment in the agriculture, forestry and fishing industry accounts for 40% of jobs in Central Highlands. The balance of employment is primarily distributed across the accommodation and food services sector (16%), retail trade (5%), electricity services (5%) and public administration and safety (4.5%). Employment electricity services is most likely attributed to jobs associated with the hydropower schemes in the Derwent Valley. Anecdotally, around 35 workers are currently employed in the upper and lower part of the Derwent; many of which live in the Central Highlands, and generate notable economic benefits to the region.

Compared with the region of Southern Tasmania, there is an evident employment shortfall in population-service industries such as health care and social assistance, education and training, retail trade and construction. This is largely attributed to the small population base dispersed across a broad geographic catchment, meaning that businesses cannot rely on demand from local population catchment.

Close to half of the municipal businesses are in the agriculture, forestry and fishing industry. The balance of businesses operate across the construction, accommodation and food services, professional, scientific and technical services.

93% of businesses in Central highlands are categorised as small (less than 19 employees), and there are only 18 businesses who employ more than 20 people. There are no businesses who employ more than 200 people.

T3. EMPLOYMENT BY INDUSTRY, CENTRAL HIGHLANDS, 2021

Industry	Central Highlands	%	Southern Tasmania	%
Agriculture, Forestry and Fishing	318	40%	4,516	3.5%
Accommodation and Food Services	129	16%	10,567	8%
Retail Trade	40	5%	12,239	10%
Electricity, Gas, Water and Waste Services	38	5%	2,843	2.2%
Public Administration and Safety	36	4.5%	12,808	10.0%
Education and Training	31	3.9%	13,671	10.7%
Health Care and Social Assistance	31	3.9%	21,299	16.7%
Manufacturing	30	3.7%	7,063	5.5%
Construction	27	3.4%	9,292	7%
Arts and Recreation Services	23	2.9%	2,970	2.3%
Transport, Postal and Warehousing	21	2.6%	4,116	3.2%
Other Services	17	2.1%	4,768	3.7%
Inadequately described	17	2.1%	1,911	1.5%
Wholesale Trade	15	1.9%	2,249	1.8%
Administrative and Support Services	12	1.5%	3,286	2.6%
Professional, Scientific and Technical Services	8	1.0%	7,863	6%
Rental, Hiring and Real Estate Services	5	0.6%	1,539	1.2%
Mining	3	0.4%	211	0.2%
Information Media and Telecommunications	3	0.4%	1,568	1.2%
Financial and Insurance Services	0	0.0%	2,686	2.1%
Total	804	1	127,465	1

Source: Census of employment, ABS, 2021

T4. BUSINESS MIX BY EMPLOYEE NO. (>10 BUSINESSES), CENTRAL HIGHLANDS, 2022

Industry	Non employing	1-19 Employees	20-199 Employees	Total
Agriculture, Forestry and Fishing	56	47	15	118
Rental, Hiring and Real Estate Services*	30	0	0	30
Construction	14	3	0	17
Accommodation and Food Services	4	10	3	17
Professional, Scientific and Technical Services	8	9	0	17
Manufacturing	7	7	0	14
Transport, Postal and Warehousing	6	8	0	14
Total (all industries)	144	103	18	265

Source: Business counts, ABS, 2022

* typically includes property trusts

2.5. SPECIALISATIONS

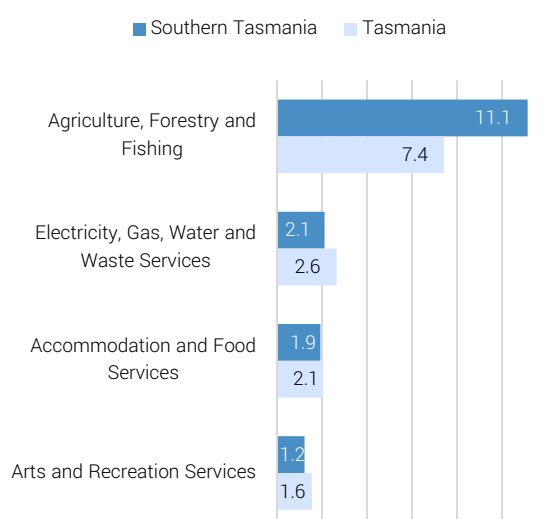
To understand employment specialisations in Central Highlands, relative employment comparisons can be made using the Location Quotient (LQ) technique. The LQ method measures the proportion of employment in a particular industry relative to another region.

The following LQ analysis compares Central Highlands with Southern Tasmania and Tasmania. An industry value greater than 1 represents a higher proportion of employment – LQ results that are substantially higher than the benchmark area (especially if the LQ exceeds 2) indicate a competitive advantage in that industry sector.

Figure 2 and Table 5 shows that Central Highlands has a competitive employment advantage in:

- **Agriculture, forestry and fishing**, which includes the **highly specialised sub-sectors of sheep farming and cattle farming**. An increase in intensive agricultural uses (e.g. cropping, horticulture) in the region is also evident. This is likely linked to the secure access to water from various irrigation schemes.
- **Tourism and accommodation**, which is a result of consistent domestic visitation to the region.
- **Electricity supply and generation**, but more specifically well-established hydropower schemes and electricity generation, along with emerging renewable energy projects (namely wind and solar).
- **Operation of nature parks and conservation reserves**.

F2. LQ>1, MIN. 20 JOBS), CENTRAL HIGHLANDS, 2021



Source: Urban Enterprise, 2023, derived from employment by industry, ABS, 2021

T5. LQ>1.5, CENTRAL HIGHLANDS, 2021

Southern Tasmania		Tasmania	
Agriculture, Forestry & Fishing			
Grain-Sheep or Beef Cattle Farming	5.6	Sheep Farming (Specialised)	5.0
Sheep-Beef Cattle Farming	4.7	Onshore Aquaculture	4.3
Dairy Cattle Farming	4.7	Sheep-Beef Cattle Farming	4.1
Sheep Farming (Specialised)	3.7		
Shearing Services	3.6		
Onshore Aquaculture	3.5		
Beef Cattle Farming (Specialised)	2.2		
Accommodation & Food Services			
Accommodation	2.4	Accommodation	2.5
Pubs, Taverns & Bars	2.2	Pubs, Taverns & Bars	2.1
Electricity, Gas, Water and Waste Services			
Electricity Supply, nfd	3.7	Hydro-Electricity Generation	4.6
Hydro-Electricity Generation	3.7	Electricity Supply, nfd	3.7
Arts & Recreation Services			
Nature Reserves & Conservation Parks Operation	7.5	Nature Reserves & Conservation Parks Operation	6.6
Sports & Physical Recreation Venues, Grounds & Facilities Operation	3.7	Sports & Physical Recreation Venues, Grounds & Facilities Operation	3.4

Source: Urban Enterprise, 2023, derived from employment by industry, ABS, 2021

2.6. TRENDS

Although Central Highlands has a small economy, employment is growing. Between the most recent Census periods (2016-21), employment increased by close to 160 jobs.

The municipality's most specialised industries all recorded jobs growth during that period, including notable increases in accommodation and food services (+51 jobs), agriculture, forestry and fishing (+24 jobs) and arts and recreation services (+14 jobs).

Over the five year period between 2017 and 2022, the construction industry recorded a \$24 million growth in output. Other small increases in output were recorded for manufacturing, accommodation and food services, mining and agriculture.

T6. EMPLOYMENT TRENDS (JOBS), CENTRAL HIGHLANDS, 2016-21

Industry	Change #
Accommodation and Food Services	51
Agriculture, Forestry and Fishing	24
Other Services	17
Arts and Recreation Services	14
Retail Trade	14
Manufacturing	10
Wholesale Trade	9
Health Care and Social Assistance	8
Transport, Postal and Warehousing	6
Electricity, Gas, Water and Waste Services	6
Education and Training	5
Rental, Hiring and Real Estate Services	5
Administrative and Support Services	4
Information Media and Telecommunications	3
Inadequately described	2
Financial and Insurance Services	0
Mining	-2
Construction	-4
Professional, Scientific and Technical Services	-5
Public Administration and Safety	-9
Total	158

Source: Census of employment, ABS, 2016, 21

T7. CHANGE IN ANNUAL OUTPUT (\$M), CENTRAL HIGHLANDS, 2017-22

	Change (\$m)
Construction	\$23.9
Manufacturing	\$5
Accommodation and Food Services	\$4.8
Mining	\$4.7
Agriculture, Forestry and Fishing	\$2.4
Arts and Recreation Services	\$1.6
Retail Trade	\$1.4
Other Services	\$1.3
Health Care and Social Assistance	\$1.2
Wholesale Trade	\$0.3
Administrative and Support Services	\$0.3
Information Media and Telecommunications	\$0.2
Professional, Scientific and Technical Services	\$0.1
Financial and Insurance Services	\$0
Education and Training	-\$0.3
Transport, Postal and Warehousing	-\$0.8
Public Administration and Safety	-\$1.1
Rental, Hiring and Real Estate Services	-\$1.3
Electricity, Gas, Water and Waste Services	-\$4.8
Total industries	\$38.6

Source: National Institute of Economic and Industry Research (NIEIR), 2022

2.7. LABOUR FORCE

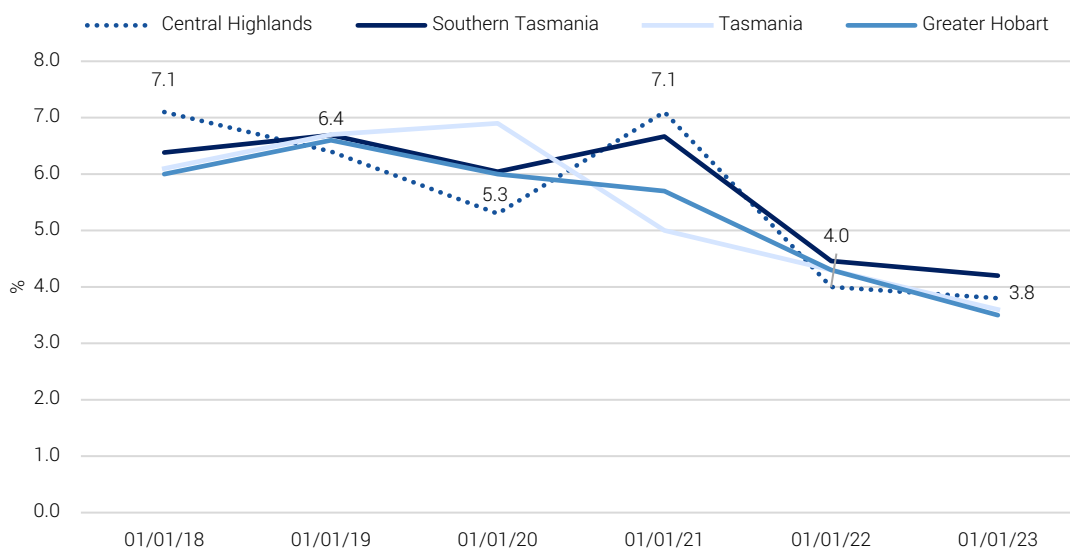
Labour force participation in Central Highlands (49%) is lower compared with Tasmania (58%), and provides further evidence of an older resident population.

As at June 2023, unemployment in Central Highlands was 3.8%; the lowest rate over the past 5 years. Unemployment is relative consistent with Greater Hobart and Tasmania.

Although there is a high proportion of managers in Central highlands, occupations are weighted towards lower skilled positions, including labourers, technicians and trades, community and personal workers, as well as machinery operators and drivers.

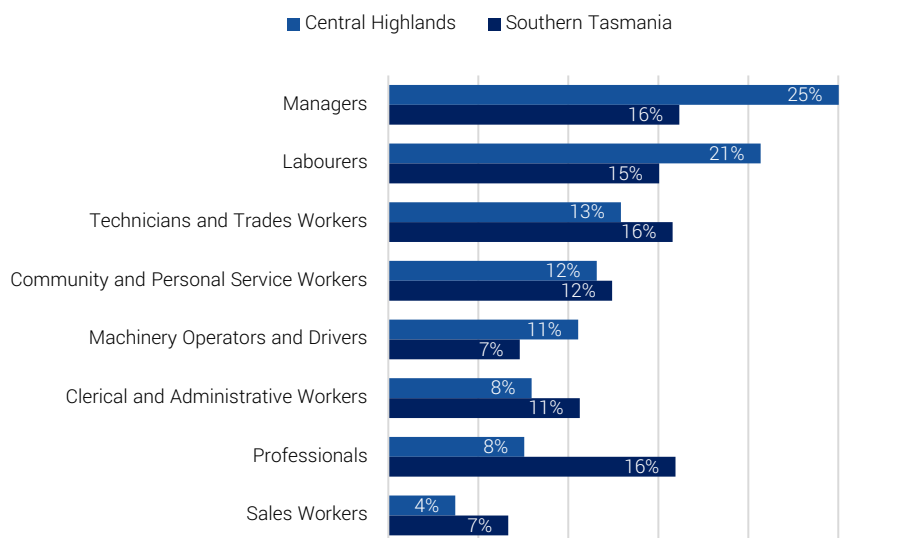
Low unemployment alongside a small labour force can often present challenges for businesses to find workers, and can lead to labour shortages.

F3. UNEMPLOYMENT RATE, CENTRAL HIGHLANDS, 2018-23



Source: Unemployment rate, National Skills Commission, 2018-23

F4. OCCUPATIONS, CENTRAL HIGHLANDS, 2021



Source: Census of employment, ABS, 2021

PLACE OF WORK

Around 510 employed residents live and work in Central Highlands, which equates to a job containment rate of 53%. The balance (47%) of employed residents travel to other parts of Tasmania for work, including a substantial proportion to who commute to Greater Hobart (22%).

Comparatively, Central Highlands attracts a notable proportion of transient workers from outside of the municipality, particularly during periods in which a major infrastructure project is being constructed, delivered or maintained. Examples of this include Hydro Tasmania maintaining infrastructure and assets, as well as forestry and tourism sector workers.

T8. PLACE WORK, EMPLOYED RESIDENTS, CENTRAL HIGHLANDS, 2021

Place of Work (LGA)	#	%
Central Highlands	508	53%
Derwent Valley	111	12%
No Fixed Address	90	9%
Glenorchy	82	9%
Hobart	68	7%
Brighton	29	3%
Clarence	17	1.8%
Launceston	17	1.8%
Southern Midlands	17	1.8%
Kingborough	6	0.6%
Sorell	6	0.4%

Source: Place of work, Census of employment, ABS, 2021

Bold indicates LGAs in Greater Hobart

2.8. MACROECONOMIC CONSIDERATIONS

This section provides a discussion of macroeconomic considerations relevant to Central Highlands, with a focus on the current state and outlook for agriculture, tourism, climate change and renewable energy in Tasmania.

2.8.1. AGRICULTURE

Agriculture is one of Tasmania's most important industry sectors in terms of production value, jobs, investment, and exports. Tasmania's advantages are linked to its climate, fertile soils, natural resources, biosecurity, and water for irrigation. The Gretna and Southern Midlands irrigation schemes will continue to provide irrigated water to support agricultural enterprises and activities in Central Highlands.¹

The industry has recorded an increase of approximately 2,000 jobs between 2016 and 2021. In 2020/21, the total value of Tasmania's agriculture sector was \$2.34 billion². The most prevalent agricultural commodities produced in Tasmania are livestock, dairy and fruit products. The Government and state agricultural industries have set a target to grow the farm gate value of Tasmanian agriculture to \$10 billion by 2050.

Tasmania's agriculture sector will seek to increase the sustainable growth and productivity of the agri-food industry, through prioritising Government research and development across four recognised areas:

- Industry development and sustainable production;
- Capacity building;
- Innovation; and
- International linkages.

International markets (notably China, the United States and Japan) will continue to provide exporting opportunities for Tasmanian agriculture businesses, supported by domestic population growth and increasing demand for higher quality and a greater variety of food and fibre.

Central Highlands is well positioned to leverage the positive outlook for the agriculture sector, due to existing specialisations in livestock farming (beef, lamb) and horticulture.

2.8.2. TOURISM

Tasmania's Visitor Economy Strategy 2030 (VES) was published by the State Government in 2023, with the vision that, by 2030, the visitor economy will be valued by Tasmanians for its positive impact on the environment and way of life and by visitors for being a genuinely different experience.

The Strategy seeks to provide clarity to the community, industry and government on agreed priorities and accountabilities to achieve the 2030 visitor economy vision. The VES places a focus on creating a climate conscious travel destination, promoting year-round visitation, investment attraction, investing in and supporting events, and building awareness around Tasmania as a destination state.

The tourism sector is a key pillar in Tasmania's economy, employing 37,300 people (12% of Tasmania's workforce), and contributing \$2.59 billion to gross state product (6.7% of GSP). In 2022, interstate and international tourism expenditure had rebounded since the pandemic, and total visitor spend reached almost \$4.3 billion. Despite international visitation being well below pre-pandemic levels, Tasmania attracted 1.3m visitors (year ending March 2023), which is 99% of 2019 visitation.

Upward inflationary pressures and rising interest rates are likely to impact the outlook for tourism in Tasmania in the short term, as household disposable income per capita is expected to fall through 2024. Despite the cost-of-

¹ Southern Central Infrastructure Planning Study, 2022

² Tasmanian Agri-food Scorecard 2020-21.

living concerns, travel has remained resilient so far, with one third of Australians planning a domestic leisure holiday in the next three months.

The following priorities for Central Highlands tourism sector align with State tourism objectives:

- Addressing seasonality challenges and growing visitation during off-peak months;
- Increasing awareness and improving access to key natural attractions;
- Accommodating and servicing visitors through quality accommodation, and food and beverage options.

2.8.3. CLIMATE CHANGE & RENEWABLE ENERGY

Climate change is an issue that presents challenges and opportunities for Tasmania. The State Government has legislated a renewable energy target of 200% renewable energy production by 2040, after reaching 100% renewable energy in 2020. Tasmania's target is to produce 21,000 gigawatt hours of electricity per annum by 2040, which equates to 200% of energy demand in 2020. The State also has an interim target to produce 15,750 gigawatt hours of electricity per annum by 2030.

Renewable energy production has played an important role in Tasmania's history, with several Hydro-electric power stations being established and operating through the 1900's. Tasmania is well-positioned to capitalise on the global shift from fossil fuels to renewable energy as a primary economic driver. With its strong history of industry development and abundant high-quality renewable energy resources, the state is uniquely equipped to thrive in the emerging renewable energy industry, supporting global efforts to combat climate change.

Renewables, Climate and Future Industries Tasmania (ReCFIT) is a division of the Department of State Growth that provides strategic direction on climate change, renewable energy growth and emissions reduction. ReCFIT was established to align a transitioning energy sector, with the opportunities of a changing climate and to help shape a sustainable energy system for Tasmania.

Several major renewable projects have been announced, and are at various stages of development, to capitalise on the abundant wind and hydro resources, including the Marinus Link, Battery of the Nation & Tarraleah Redevelopment, as well as various wind and solar farm projects.

Together these projects will contribute to the National Energy Market with renewable and reliable energy to secure lower cost energy prices. Further information on these projects provided in the table below.

T9. RENEWABLE ENERGY INVESTMENT PIPELINE, TASMANIA

Project	Description	Investment	Timing
Marinus Link	The Marinus Link interconnector joins Tasmanian and Victorian transmission lines, allowing for the transportation of renewable energy between Tasmania and Victoria. Expected to be delivered across 2 stages, each stage involving the installation of a 750MW capacity cable system. The project will allow Tasmania to combine the benefits from wind, solar and hydro to provide Tasmanians with the lowest cost energy prices; while the mainland gain access to hydro storage to firm up energy supply.	Stage one will cost in the range of \$3.0-3.3 billion. The Tasmanian Government is expected to invest between \$106 - \$117 million into the project.	Stage one is expected to start construction in 2025 and be delivered in 2028.
Battery of the Nation	The Battery of the Nation project is a vision to maximise Tasmania's hydropower capacity, which includes the redevelopment of the Tarraleah hydropower scheme and adding pumped hydro. The biggest impacts from increasing hydropower capacity are realised through the increased ability to store renewable energy for use during peak times when prices rise. The Tarraleah Redevelopment will also provide faster and more flexible operations to better support growth in wind and solar power. The project will deliver a total of 190MW, adding 100MW to the existing 90MW scheme.	Tarraleah is estimated to cost around \$1.05 billion, with funding from Hydro Tasmania, Federal and state Government.	Tarraleah Redevelopment will align with stage one of the Marinus Link and is expected to be completed around 2028.
Renewable Energy Projects	There are several wind and solar farm projects mooted for Central Highlands and Tasmania, including:		Individual projects are in various stages of feasibility,

	<ul style="list-style-type: none"> • Robbins Hill Wind Farm (320MW, potential stage 2 bringing total capacity up to 1,000MW) • Jims Plains Wind Farm (240MW) • St Patricks Plains Wind Farm (300MW) – Approved by Central Highlands Council July 2024. • Northern Midlands Solar Farm (290MW) • Basahan Wind Farm (460MW) • Weasel Solar Farm (200MW) • Highlands Renewable Energy Hub (Solar Farm, BESS & renewable energy business park) 		planning and development.
Northwest Transmission development	The Northwest Transmission development is being undertaken by TasNetworks to upgrade the existing network and provide new infrastructure to unlock investment and renewable energy opportunities. The project is needed to achieve the 2040 renewable energy target for 200% renewable energy production. The project will provide capacity to support new and existing renewable energy developments in the Northwest renewable energy zone.	The development is estimated to cost \$1.5 Billion	Stage 1 of the development is expected to be complete in 2028, in line with the Marinus Link.

Some regions are better placed to accommodate renewable energy production than others. This is due to weather patterns, existing land uses, proximity to grid infrastructure, or a combination of these factors. Renewable Energy Zones (REZ) are high-quality resource areas where clusters of large-scale renewable energy projects can be developed. The establishment of REZs will coordinate access to existing and new transmission lines to areas with excellent renewable energy resources.

In 2022, Australian Energy Market Operator (AEMO) identified three candidate REZ and two Offshore Wind Zones (OWZs) in Tasmania. Central Highlands municipality is located within the Central Highlands REZ (see Figure 5), with the presence and agglomeration of Tarraleah Hydropower, the Cattle Hill Wind Farm, St Patricks Plains Wind Farm (proposed), Weasel Solar Farm (proposed). Significant opportunities for investment in renewable energy projects and associated supply-chain activities are expected to continue, and will present opportunities for townships such as Bothwell to become service hubs for regional projects that are proximate to the town.

F5. TASMANIA'S REZ



Source: Tas State Government, 2022

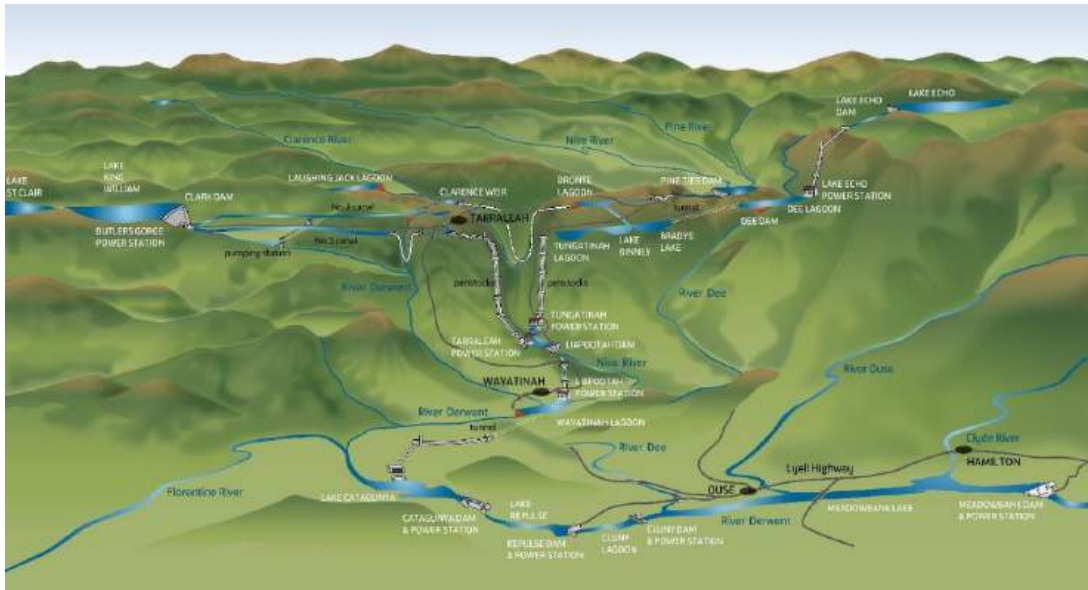
DERWENT HYDROPOWER SCHEME

Hydropower is the largest source of flexible energy generation and storage in the National Electricity Market (NEM). Construction of the Derwent hydropower scheme in the Central Highlands commenced in the 1930's. The scheme includes 10 different hydro stations of various scales, including Meadowbank, Cluny, Repulse, Catagunya, Wyatinah, Butlers Gorge, Tarraleah, Liapootah, Lake Echo and Tungatinah.

The hydro scheme has developed over many decades to become very well established, and is a major asset for the region. The upper and lower Derwent schemes employ around 35 jobs (FTE).

An overview of the scheme is shown in Figure 6.

F6. DERWENT HYDRO SCHEME

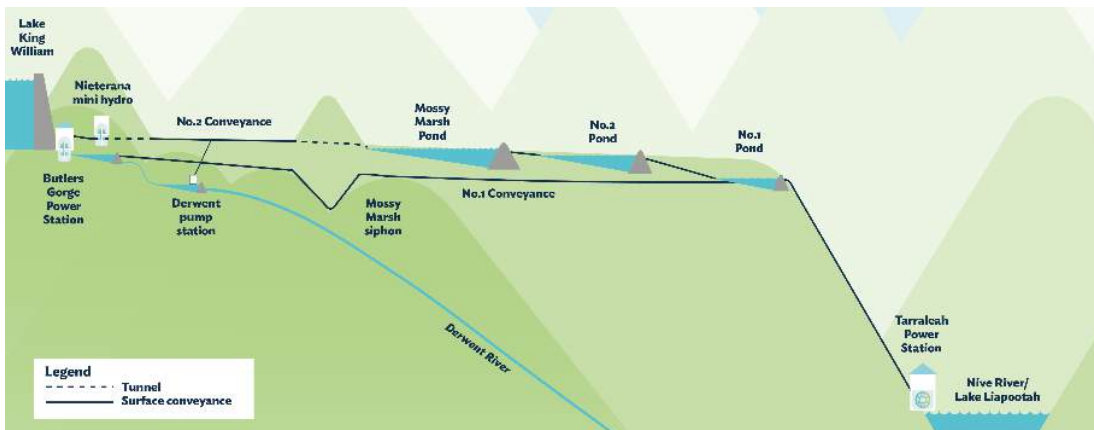


Source: Hydro Tasmania, 2024

The Tarraleah Redevelopment is a significant proposed project that will further support growth in renewable energy project investment such as wind and solar power. The project is estimated to deliver a total of 190MW, adding 100MW to the existing 90MW scheme.

The redevelopment has the potential to deliver substantial flow-on economic benefits to the Central Highlands region through the attraction of construction and operational phase workers, and associated spending.

F7. TARRALEAH HYDROPOWER SCHEME, EXISTING CONFIGURATION



Source: Hydro Tasmania, 2024

2.8.4. OTHER REGIONAL INFRASTRUCTURE & INVESTMENT PRIORITIES

The South Central Sub-region (SCS) includes the municipalities of Central Highlands, Brighton, Southern Midlands and Derwent Valley. An Infrastructure Planning Study was published in 2022, and outlines investment and infrastructure priorities for the region.

Priorities that are relevant to economic growth, investment and development in Central Highlands are as follows:

- Promote residential and commercial development.
- Facilitate and expand investment in social and affordable housing.
- Invest in social infrastructure to support existing and future residents, including childcare, medical services, open spaces and streetscaping.
- Leverage planned game changing infrastructure investments such as the Tarraleah Hydro Scheme and Tas Irrigation Scheme in Greta ad Southern Midlands.
- Advocate for improved telecommunications infrastructure and services.
- Leverage the region's natural advantages in energy generation.
- Advocate for incremental improvements to the road network.

Economic development strategies and actions should seek to align with the above regional priorities.

2.9. KEY POINTS

- The economy in Central Highlands is underpinned by the environment, natural assets, resources (such as water) and land that is suitable and productive for agriculture.
- Central Highlands has a competitive employment and economic advantage in:
 - Agriculture, namely sheep farming, cattle farming, horticulture and aquaculture;
 - Tourism and accommodation;
 - Electricity supply, especially hydropower electricity generation; and
 - Operation of nature parks and conservation reserves.
- Agriculture is a major strength, and the primary economic driver of the region.
- The diversity of hydropower schemes are significant economic assets in the region, which are fundamental to the function and sustained productivity of the agricultural sector.
- Around 35 workers are currently employed in the upper and lower part of the Derwent hydro scheme; many of which live in the Central Highlands, and generate notable economic benefits to the region.
- Despite having a small economic base, employment has grown between Census periods; including in specialised industries.
- There is relatively low labour force participation and low unemployment. Without replenishment of the workforce, businesses will face challenges in sourcing appropriate labour and skills required to operate viably and productively.
- The economic importance and positive outlook for the State's agriculture, tourism and renewable energy sectors present opportunities for economic growth and development in Central Highlands.

3. POPULATION & HOUSING

3.1. INTRODUCTION

This section evaluates the current demographic and housing profile in Central Highlands, as well as population and dwelling growth trends.

3.2. POPULATION & DEMOGRAPHIC SNAPSHOT

Key observations in relation to Central Highlands population and demographic characteristics are as follows:

- The population of Central highlands is around 2,500 residents.
- Central Highlands has an older age profile, with a median age of 50 years (39 years in Greater Hobart).
- Household composition is weighted towards older cohorts, including empty nesters/retirees, older workers/pre-retirees and seniors.
- Socioeconomic disadvantage in Central highlands is higher than the national average.

T10. POPULATION & DEMOGRAPHIC SNAPSHOT, CENTRAL HIGHLANDS & GREATER HOBART, 2021

	Central Highlands	Greater Hobart
Population	2,520	247,086
SEIFA	911	1002
Median age	50	39
Service age groups (top 5)	Empty nesters/retirees (60 to 69): 18% Older workers/pre-retirees (50 to 59): 16% Parents/homebuilders (35 to 49): 16% Seniors (70 to 84): 15%	Parents / homebuilders (35 to 49): 19% Young workforce (25 to 34): 16% Older workers/pre-retirees (50 to 59): 12% Empty nesters/retirees (60 to 69): 12% Seniors (70 to 84): 11%
Dwelling Structure	Detached House: 92% Caravan, Cabin, houseboat: 6% Flat or apartment: 1%	Detached House: 84% Flat or apartment: 9% Caravan, Cabin, houseboat: 6%
Household composition	Lone person: 33% Couples without children: 26% Couples with children: 18% One parent families: 6%	Couples without children: 27% Lone person: 27% Couples with children: 26% One parent families: 12%
Household Income (weekly, median)	\$1,013	\$1,542
Tenure	Owned Outright: 49% Mortgage: 26% Rented: 18%	Owned Outright: 34% Mortgage: 35% Rented: 29%

Source: Census of population and housing, ABS, compiled by id Consulting, 2021

3.3. HOUSING

Key observations in relation to Central Highlands housing stock are as follows:

- The existing housing stock is characterised by detached house with smaller household sizes (2.1 people) compared with Greater Hobart (2.4 people).
- Close to two-thirds of dwellings are unoccupied, indicating a very high proportion of holiday homes.
- There are around 2,750 dwellings in Central Highlands. It is unusual for a municipality to accommodate more dwellings than residents, but provides further evidence of the high proportion of holiday homes in the region.
- The median house price in Central Highlands is \$275,000, which is almost 2.5 times less than Greater Hobart (\$675,000), highlighting an affordability advantage.

It should be noted that the median price includes all houses in the municipality, including smaller properties that are relatively isolated from settlements.

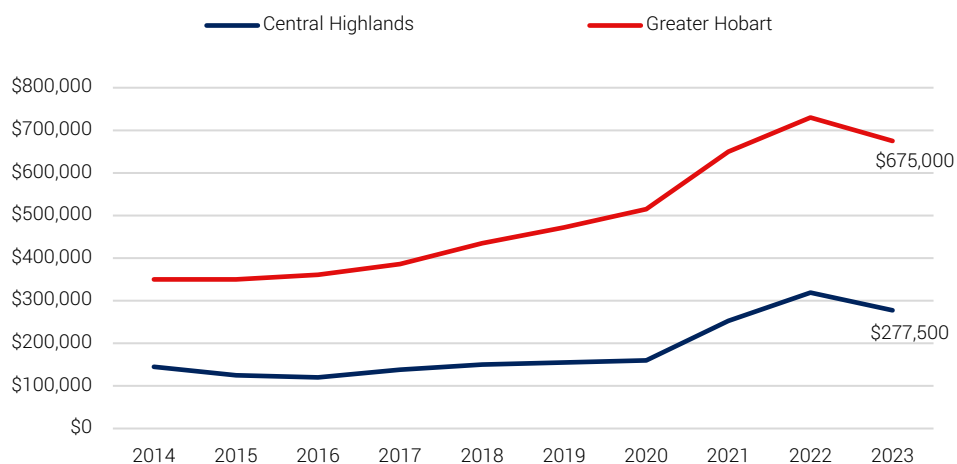
A desktop search into current property listings in Bothwell, Hamilton and Ouse shows that prices for 3-5 bedroom houses generally range from \$450,000 to \$750,000.

T11. HOUSING SNAPSHOT, CENTRAL HIGHLANDS & GREATER HOBART, 2021

	Central Highlands	Greater Hobart
Dwellings	2,752	106,298
Dwelling Structure	Detached House: 92% Caravan, Cabin, houseboat: 6% Flat or apartment: 1%	Detached House: 84% Flat or apartment: 9% Caravan, Cabin, houseboat: 6%
Ave household size	2.1 people	2.4 people
Unoccupied dwellings	61%	7.3%
Tenure	Owned Outright: 49% Mortgage: 26% Rented: 18%	Owned Outright: 34% Mortgage: 35% Rented: 29%
Median house price	\$275,000	\$675,000

Source: Census of population and housing, ABS, 2021 / Median house values, Valuer General, compiled and analysed by Pricfinder, 2023

F8. MEDIAN HOUSE VALUES, CENTRAL HIGHLANDS, 2014-23



Source: Median house values, Valuer General, compiled and analysed by Pricfinder, 2014-23

3.4. DEMOGRAPHIC TRENDS

Age and lifecycle trends in Central Highlands shows notable growth in older cohorts and households types between the 2016 and 2021 census periods, especially empty nesters, retirees and seniors. Alongside this, there was a decline in children of primary school age (5-11 years), but an increase in babies/pre-schoolers (<4 years) and secondary schoolers (12-17 years).

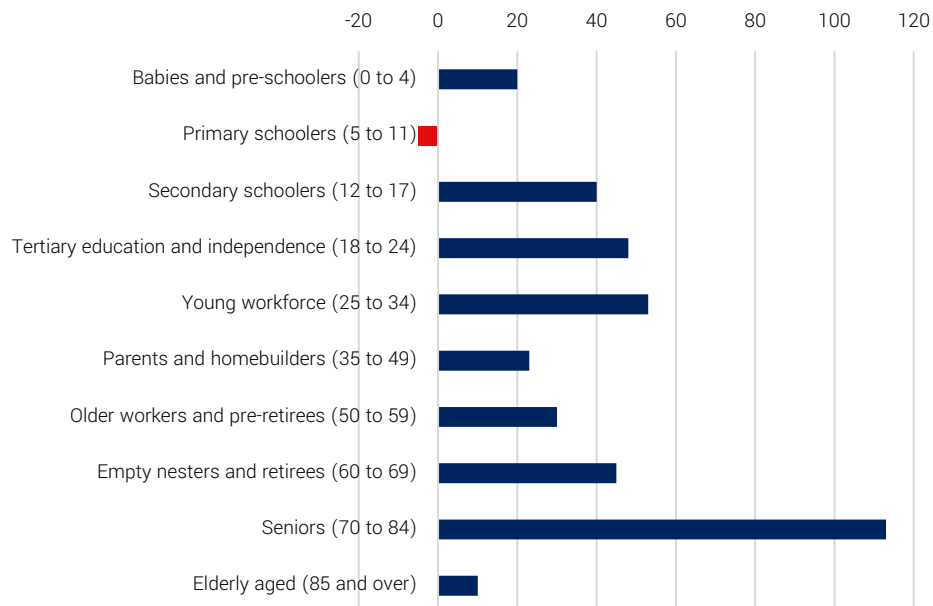
These patterns further confirm an overall ageing of the population that is not being 'offset' by growth in younger cohorts, especially younger families.

T12. AGE TRENDS, CENTRAL HIGHLANDS, 2016-21

	2016	2021	Change #	Change %
0-9 years	226	238	12	5%
10-19 years	205	253	48	23%
20-29 years	168	242	74	44%
30-39 years	223	256	33	15%
40-49 years	241	252	11	5%
50-59 years	378	413	35	9%
60-69 years	413	454	41	10%
70-79 years	232	320	88	38%
80+ years	64	89	25	39%
Total	2150	2517		

Source: Census of population and housing, ABS, 2016-21

F9. LIFECYCLE GROUP, CENTRAL HIGHLANDS, 2016-21



Source: Census of population and housing, ABS, 2016-21

3.5. HISTORICAL GROWTH

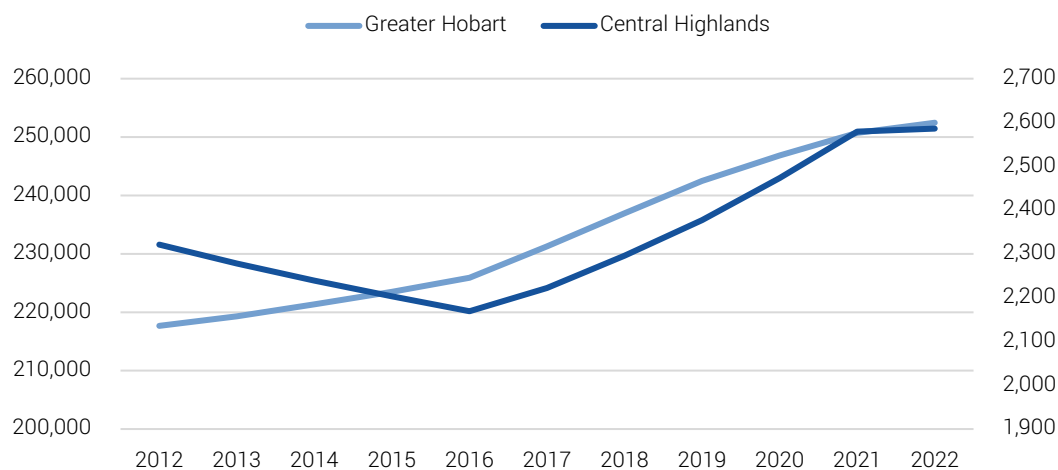
POPULATION

Central Highlands has recorded low population growth over the past decade, and from a low base. The municipal population increased by 265 residents between 2012 and 2022, growing at around 1.1% per annum (average). This rate of growth is lower when compared with Greater Hobart (1.4% p.a.).

Since 2017, the main source of population growth had come from natural increases. With the exception of 2020 and 2022, the municipality has experienced an annual net loss in internal migrants. This means that the number of residents moving to other parts of Tasmania and Australia outweighs the number of residents arriving.

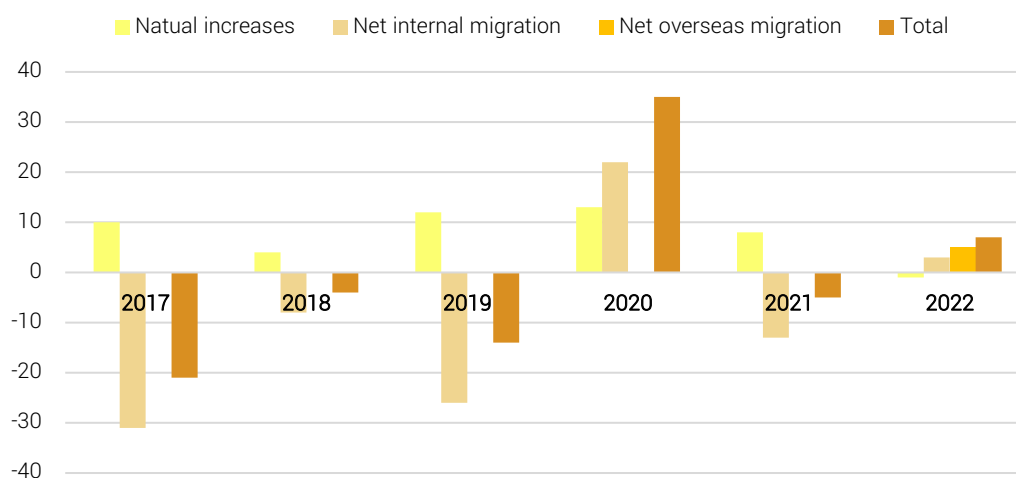
Economic growth and resilience typically relies on population attraction and retention. Central Highlands should aspire to attract and retain residents, especially those of working age. For this to occur, genuine employment opportunities would need to be available locally or within a reasonable commuting distance. Further, younger and middle aged working families expect essential amenity, infrastructure and services to be available such as schools, childcare, health care, retail, and so on.

F10. HISTORICAL POPULATION GROWTH, CENTRAL HIGHLANDS, GREATER HOBART, 2011 TO 2021



Source: Census of Population, ABS, 2011 to 2021

F11. COMPONENTS OF POPULATION CHANGE, CENTRAL HIGHLANDS, 2017 TO 2021



Source: Components of population change, ABS, 2017-21

DWELLINGS

Dwelling growth Central Highlands is low, and residential development is very limited. The municipality has averaged around 10 new dwellings per annum (2011-21).

In the most recent 3.5-year period (2019-23 YTD), Central Highlands averaged 11 dwelling approvals per annum. Together, Ouse, Hamilton and Bothwell averaged 2 dwelling approvals per annum.

Central Highlands Council also provided planning and building approval data for the 2024 financial year. Across the municipality Council:

- Received 14 planning permits for single residential dwellings;
- Received 16 application for new dwellings; and
- 5 new lots were created through subdivision.

Historically low dwelling growth could be attributed to one or a combination of factors such as weak demand, unavailability of suitable housing or 'market ready' zoned land, and/or viability challenges of subdivision and development (due to lower property values relative to development costs).

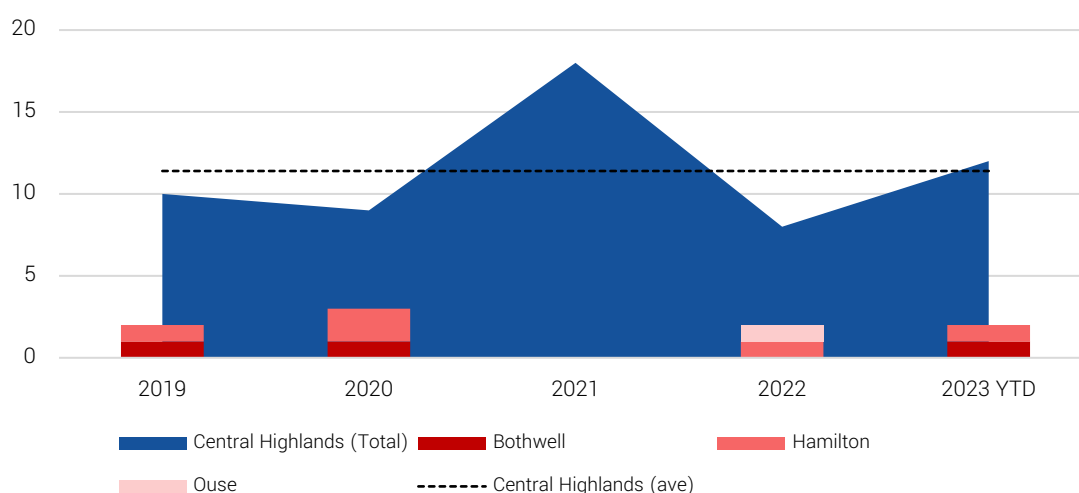
There is a direct relationship between population growth and the availability of suitable housing. If suitable housing is unavailable, it is difficult to attract residents. If population growth is low, it is difficult to attract residential development.

T13. DWELLINGS, CENTRAL HIGHLANDS, 2011-21

	2011	2016	2021	Change (2011-21)	AAC (2011-21)	AAG (2011-21)
Central Highlands	2,661	2,581	2,752	+91	+9	0.3%
Southern Tasmania	22,407	23,145	25,726	+3,319	+332	1.4%
Greater Hobart	94,452	99,009	106,298	+11,846	+1,185	1.2%
Tasmania	233,136	242,514	259,318	+26,182	+2,618	1.1%

Source: Census of population and housing, ABS, 2011 to 2021

F12. DWELLING APPROVALS, CENTRAL HIGHLANDS & KEY TOWNS, 2018 TO 2023 YTD



Source: Dwelling approvals, ABS, 2018 to 2023 YTD
YTD is to December 2022

3.6. POPULATION PROJECTIONS

Every five years the Department of Treasury and Finance prepares official State Government population projections for Tasmania and for each local government area. Projections are prepared across low, medium and high scenarios, with the medium projections considered the most likely to materialise based on demographic, migration and birth/death rate trends and patterns.

Over the 30 year period under the medium series:

- Tasmania's population would increase by around 67,900, increasing at 0.4% per annum (average);
- Greater Hobart's population would increase by approximately 45,000 (0.6% p.a.), and account for two-thirds of Tasmania's growth; and
- Central Highland's population growth would be negligible, adding 23 residents at 0.03% growth per annum.

It should be noted that population projections at the local level are typically highly variable, especially for an area such as Central Highlands, which has a low population base. It is apparent that the projections for Central Highlands reference the historical rate of growth in the municipality. For Central Highlands to improve liveability and economic resilience, a more aspirational population growth rate needs to be achieved, and ultimately planned for.

Central Highlands has the potential to achieve a higher rate of population growth by attracting internal migrants from mainland Australia and other parts of Tasmania (e.g. Greater Hobart). The favourable lifestyle and affordability advantages of Central Highlands could appeal to prospective residents. Further, as the risks of climate change and extreme temperatures (and weather events) persist over time, Tasmania (and Central Highlands) could be the beneficiary of greater movement of residents from mainland Australia.

T14. POPULATION PROJECTIONS

	2023	2053	Change	AAC
Tasmania	573,156	641,045	67,889	0.4%
Greater Hobart	249,247	294,234	44,987	0.6%
Central Highlands	2,595	2,618	23	0.03%

Source: Population projections, Tasmanian Department of Treasury and Finance, 2023

3.7. HOUSING DEMAND RATES

Historically, the demand rate for new housing has fluctuated in Central Highlands. On average, the municipality has recorded between 9-12 new dwellings per annum, with around 20% of activity (only 2-3 dwellings) located in the settlements of Bothwell, Hamilton and Ouse.

To ensure that the Central Highlands economy remains resilient and communities are sustainable, Central Highlands should plan for a more aspirational housing demand rate (15-25 p.a.), with a higher level of growth directed to existing settlements, especially in Bothwell, Hamilton and Ouse where existing Village Zone land, amenity and services exist.

T15. HOUSING DEMAND RATE

Central Highlands	Demand rate (annual)
Dwelling approvals (2019-23)	10-12
Dwelling growth (2011-21)	9-10
Range (historical)	9-12
<i>Aspirational (future)</i>	<i>15-25</i>

Source: Urban Enterprise, 2024

3.8. KEY POINTS

- Central Highlands has a small population, and has experienced negligible population and dwelling growth over the past decade.
- The main source of population growth is from natural increases. The municipality recorded a net loss in migration, meaning departures have outweighed arrivals.
- If historical rates of growth endure (as is projected), low growth will continue over the next 20 years; in turn impacting the sustainability of communities and the economy.
- The age profile of the population is weighted towards older cohorts (retirees, seniors), and the population is ageing.
- As a place to live, the municipality has advantages in housing affordability and lifestyle (e.g. access and proximity to natural assets).
- Given the low growth conditions, population retention and attraction will be critical for economic resilience and growth, particularly attracting and retaining young and middle aged working families.
- It is apparent that a more aspirational population and housing growth rate needs to be achieved and planned for. For this to occur, appropriate housing needs to be available by encouraging more residential development.
- New housing growth should be directed to settlements where there is an existing level of amenity and services, especially in Bothwell.
- Other important factors in respect of population attraction and retention includes the availability, or access to employment (locally or within a reasonable commuting distance), as well as essential infrastructure and services such as schools, childcare, health care, aged care, retail, and so on.

4. TOURISM & VISITATION

4.1. INTRODUCTION

This section provides an overview of the tourism industry in Central Highlands, including product strengths and attractions, visitation and visitor market profile.

Visitation and visitor market data is sourced from Tourism Research Australia's (TRA) National Visitor Survey, which publishes domestic visitator statistics on an annual basis. Definitions of a day trip visitor and an overnight visitors are provided in the Glossary of Terms.

4.2. PRODUCT & ATTRACTIONS

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park, Franklin-Gordon Wild Rivers National Park;
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Lake St Clair, Great Lake, Arthurs Lake, Meadowbank Lake and Derwent River.
- Whiskey distillery's at Lawrenny Estate (Ouse), Lower Marsh (Apsley) and Kempton (in Southern Midlands).

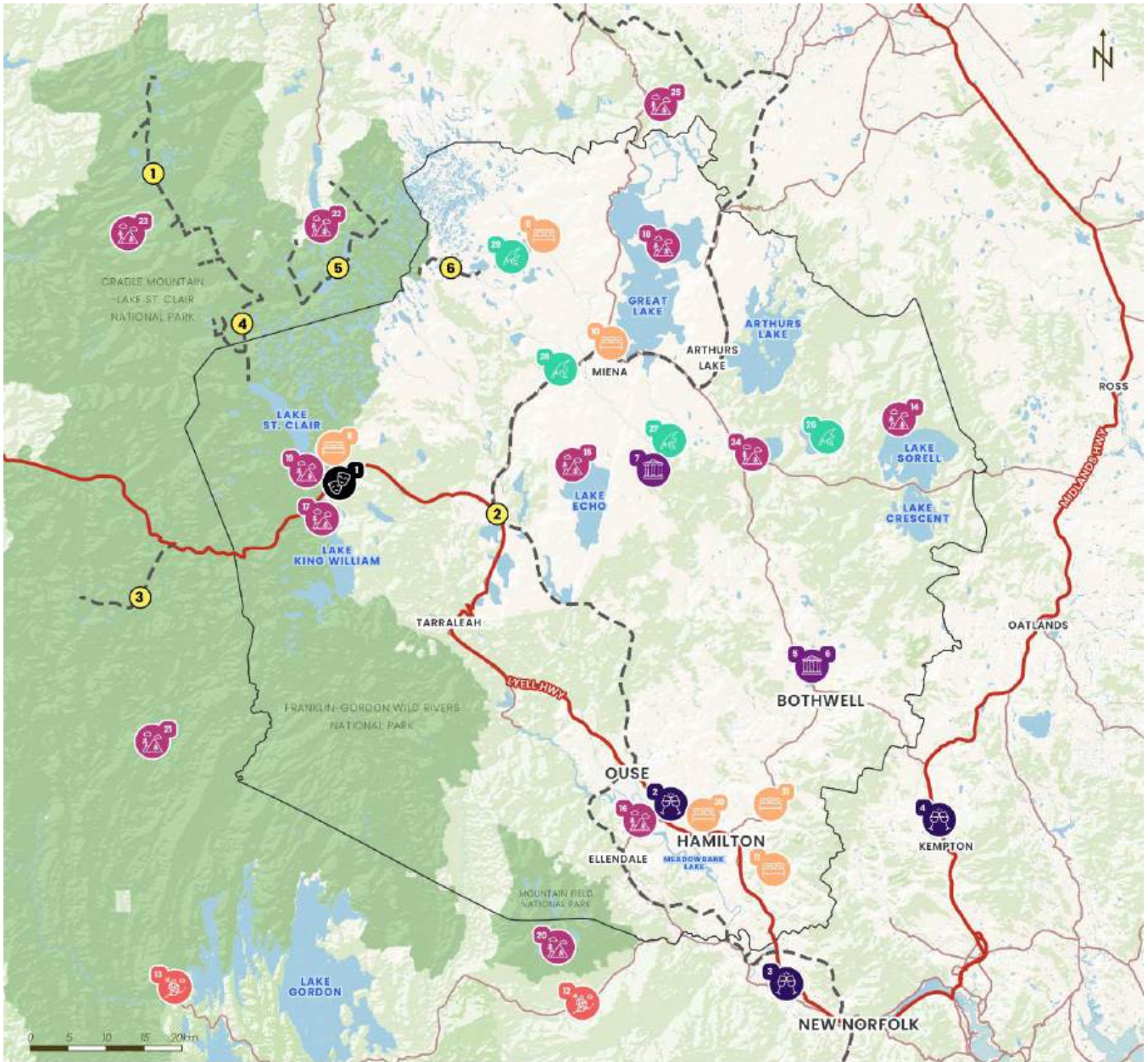
Figure 13 summarises the primary and secondary tourism product strengths in Central Highlands and surrounds. Figure 14 shows the location and spatial distribution of key attractions in the region.

F13. PRODUCT & ATTRACTION STRENGTHS, CENTRAL HIGHLANDS

	Primary	Secondary
Nature-based & wilderness experiences	●	
Recreational boating and fishing	●	
Hiking & bushwalking	●	
History & heritage		●
Food and beverage (local produce)		●
Festivals & events		●

Source: Urban Enterprise, 2023

F14. TOURISM & ACCOMMODATION, CENTRAL HIGHLANDS & SURROUNDS



CENTRAL HIGHLANDS TOURISM AUDIT

- Road
- Hikes & Walks
- Central Highlands LGA Boundary
- Water Body
- National Park
- Art/Culture Attraction
- Brewery/Distillery/Winery
- History/Heritage
- Nature/Outdoors
- Outdoor Adventure
- Unique Accommodation
- Top Fishing

TOURISM & ACCOMMODATION

- | | | |
|---|---|--|
| 1. The Wall in the Wilderness | 12. Maydena Bike Park | 23. Cradle Mountain - Lake St. Clair National Park |
| 2. Lawrenny Estate Distillery | 13. Aardvark Adventures | 24. The Steppes Sculptures |
| 3. Two Metre Tall Farmhouse Ale & Cider | 14. Lake Sorell | 25. Liffey Falls |
| 4. Old Kempton Distillery | 15. Lake Echo | 26. Woods Lake |
| 5. Australian Golf Museum | 16. Meadowbank Lake | 27. Penstock Lagoon |
| 6. Ratho Farm Golf | 17. Lake King William | 28. Little Pine Lagoon |
| 7. Waddamana Heritage Power Station | 18. Great Lake | 29. Nineteen Lagoons |
| 8. Pumpphouse Point | 19. Lake St. Clair | 30. Curringa Farm |
| 9. Thousand Lakes Lodge | 20. Mount Field National Park | 31. Rathmore House |
| 10. Great Lake Hotel | 21. Franklin-Gordon Wild Rivers National Park | |
| 11. 28 Gates Farmstay | 22. Walls of Jerusalem National Park | |

HIKES & WALKS

1. Overland Track (104km)
2. Tasman Trail (457km)
3. Frenchman's Cap Trail (43km)
4. The Labyrinth (26km)
5. Four Peaks Trail (26km)
6. Walls of Jerusalem Six Day Hike (45km)

HAMILTON TO:

- LAUNCESTON**
2hr 15min (174km N) ↑
- HOBBART**
1hr 6min (73km SE) ↓

Source: Urban Enterprise, 2024

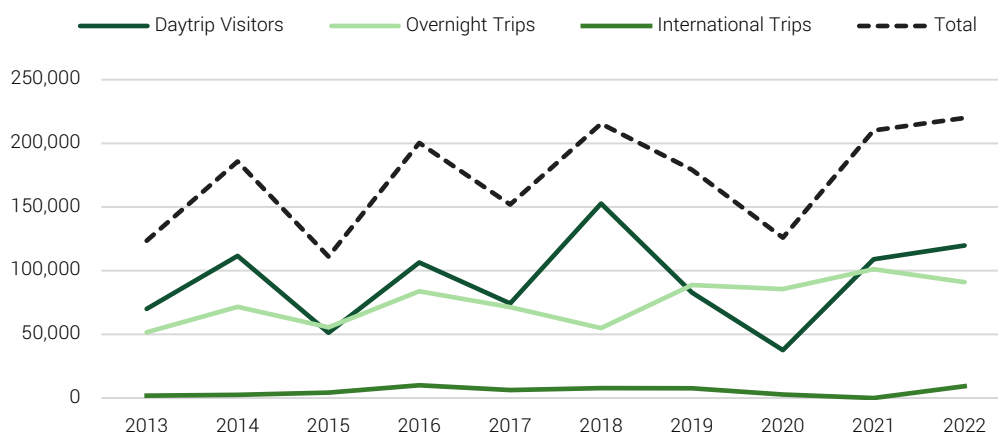
4.3. VISITATION

On average, Central Highlands attracts around 190,000 visitors per annum, and consists of 53% daytrip visitors, 44% day trip visitors and 3% international visitors.

Visitation to Central Highlands equates to approximately 7% of visitation to the Greater Hobart area, which attracts more than 2.8 million visitors per annum. Over the past 5 years, visitation to Central Highlands has fluctuated from year to year, but overall visitation has increased by 45%. Growth in visitation is attributed to domestic daytrips (66%), followed by overnight trips (28%).

Visitation fell sharply in 2020 during the first year of the pandemic period (2020-2021), but rebounded strongly; and has recovered to pre-covid levels.

F15. VISITATION, CENTRAL HIGHLANDS, 2013-22



Source: NVS/IVS, Tourism Research Australia, 2013-22

T16. VISITATION, CENTRAL HIGHLANDS, 2017-22

	Ave visitation p.a. (2017-22)	Change (2017-22)	Change % (2017-22)
Daytrip Visitors	100,377	+45,441	+61%
Overnight Trips	84,259	+19,543	+7%
International Trips	5,474	+3,030	+48%
Total	190,110	+68,014	+45%

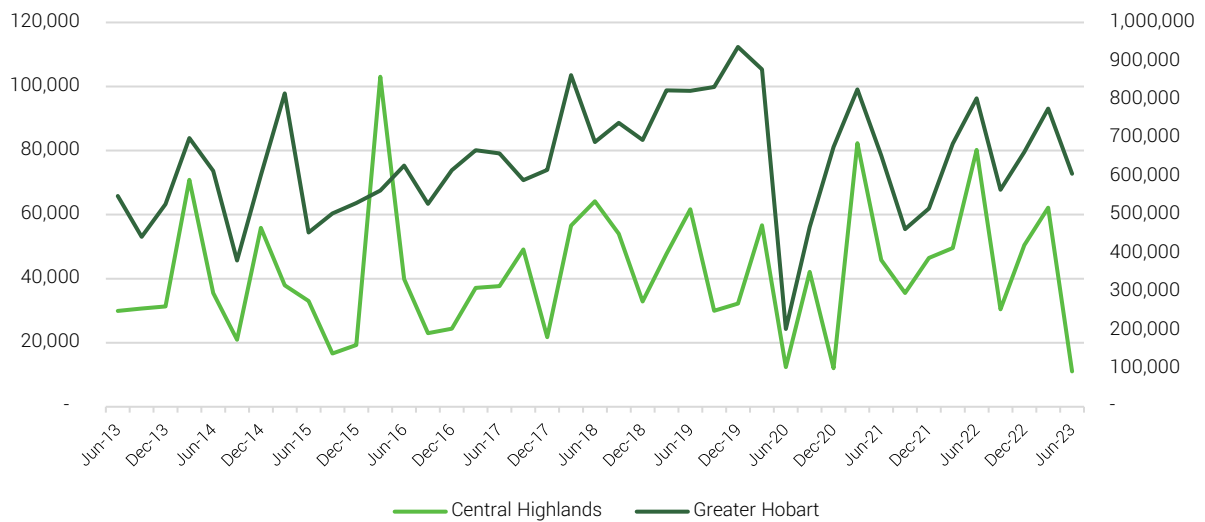
Source: Urban Enterprise, derived from NVS/IVS, Tourism Research Australia, 2017-22

4.3.1. SEASONALITY

Figure 14 shows the quarterly visitation in Central Highlands and Greater Hobart. Visitation to the municipality is seasonal, with peaks in visitation occurring in the March quarter throughout the summer period.

The June, September and December quarters represent the shoulder and off seasons, with lower visitation (on average). Greater Hobart follows a similar trend to Central Highlands, including consistent peaks in visitation during the March quarter.

F16. QUARTERLY VISITATION, CENTRAL HIGHLANDS, JUN 2013 TO JUN 2023



Source: Urban Enterprise, derived from NVS/IVS, TRA, 2013-23







4.4. VISITOR MARKET PROFILE

4.4.1. OVERVIEW

Table 17 provides a snapshot of the visitor profile in Central Highlands, and provides a comparison with Greater Hobart. Key observations include:

- Holiday/leisure travellers account for 80% of visitation.
- The holiday home market is a key driver of visitation, with 30% of overnight visitors staying in their own property or a friends/relatives property.
- Central Highlands is a highly popular camping and caravan destination.
- The average length of stay for overnight visitors is 2.2 nights, which indicates that Central Highlands is a popular 'weekend escape' destination.

T17. VISITOR MARKET PROFILE, CENTRAL HIGHLANDS

	Central Highlands	Greater Hobart
 Purpose of visit	Holiday (80%) Business (11%) Visiting friends and relatives (8%) Other reason (1%)	Holiday (51%) Visiting friends and relatives (23%) Business (15%) Other reason (11%)
 Travel group	Adult couple (40%) Friends or relatives (32%) Family (13%)	Adult couple (34%) Family (23%) Friends or relatives (23%)
 Origin	Tasmania (63%) Queensland (12%) Victoria (10%)	Tasmania (31%) Victoria (29%) New South Wales (20%)
 Activities	Social activities (57%) Outdoor / nature (33%) Active outdoor / sports (29%)	Social activities (77%) Outdoor / nature (26%) Arts / heritage (23%)
 Accommodation	Caravan or camping (27%) Hotel/motel/motor Inn (20%) Friends or relatives property (15%) Own property (15%)	Hotel/motel or motor Inn (45%) Friends or relatives property (28%) Rented house/apartment (10%)
 Ave length of stay	2.2	4.4

Source: NVS, TRA, 2013-22

4.4.2. VISITOR ACTIVITIES

Central Highlands has a clear tourism advantage in natural and water-based experiences, evidenced by:

- 21% of visitors experience national and state parks, compared with 9% in Greater Hobart;
- 21% of visitors go bushwalking, compared with 9% in Greater Hobart; and
- 17% of visitors go fishing, compared with 2% in Greater Hobart.

Eating out at restaurants and cafes is significantly underrepresented in Central Highlands compared with Greater Hobart, indicating that the hospitality offering is a product gap in the region.

T18. TOP VISITOR ACTIVITIES, CENTRAL HIGHLANDS, 2015-19 (AVE)

Top Activities	Central Highlands	%	Greater Hobart	%
Eat out / dine at a restaurant and/or cafe	56,447	33%	1,609,576	55%
Sightseeing/looking around	38,062	22%	730,757	25%
Visit national parks / state parks	35,954	21%	259,076	9%
Bushwalking / rainforest walks	35,508	21%	258,628	9%
Fishing	29,918	17%	59,547	2%
None of these	26,740	16%	297,300	10%
Visit friends & relatives	25,629	15%	876,845	30%
Picnics or BBQs	18,030	11%	89,296	3%
Visit pubs and clubs	15,151	9%	364,053	12%
Visit history / heritage buildings and sites	13,792	8%	253,910	9%

Source: NVS, TRA, 2013-22

4.5. KEY POINTS

- The local tourism industry is an important sector in the Central Highlands economy. The region attracts around 190,000 visitors per annum, and has grown consistently over the past decade.
- The region is home to a network of lakes, rivers, National Parks and conservation areas. These natural assets are a comparative advantage for the region, and a key motivator for visitors, especially for hiking, fishing and experiencing national parks and conservation areas.
- Seasonality is an existing challenge, with the majority of visitation occurring throughout the summer months.
- The hospitality and retail offering in townships is very limited, and may not be meeting the needs and preferences of visitors.

5. ACTIVITY CENTRES

5.1. INTRODUCTION

This section provides an assessment of activity centres within and surrounding Central Highlands, with a focus on the town centres of Bothwell, Ouse and Hamilton.

The assessment provides an overview of the economic role performed by each centre and the catchment areas that they serve. An audit and description of the business mix, retail and commercial offering is also provided.

5.2. ACTIVITY CENTRE HIERARCHY

An activity centre hierarchy identifies and categorises the role of retail and commercial centres within a catchment area according to the scale of floorspace, the diversity and mix of retail and commercial amenity available, as well as public accessibility.

The hierarchy typically indicates where resident and visitor expenditure is directed, based on the economic role, location, retail and commercial offering and mix of each centre and the catchment it serves.

A regional activity centre hierarchy has been established for Central Highlands. The regional catchment is shown in Figure 17, and the activity centre hierarchy is summarised in Table 19.

Bothwell, Hamilton and Ouse are local town centres that service the local resident population and visitors either staying in town or travelling through. All three centres have a very limited retail and commercial offering. As a result, residents are required to travel outside of the municipality for higher order retail and commercial needs that are unavailable locally and in Central Highlands. This includes full-line supermarkets, speciality retailers (butcher, bakery), retail services, personal services, clothing, apparel, homewares, bulky goods, and so on.

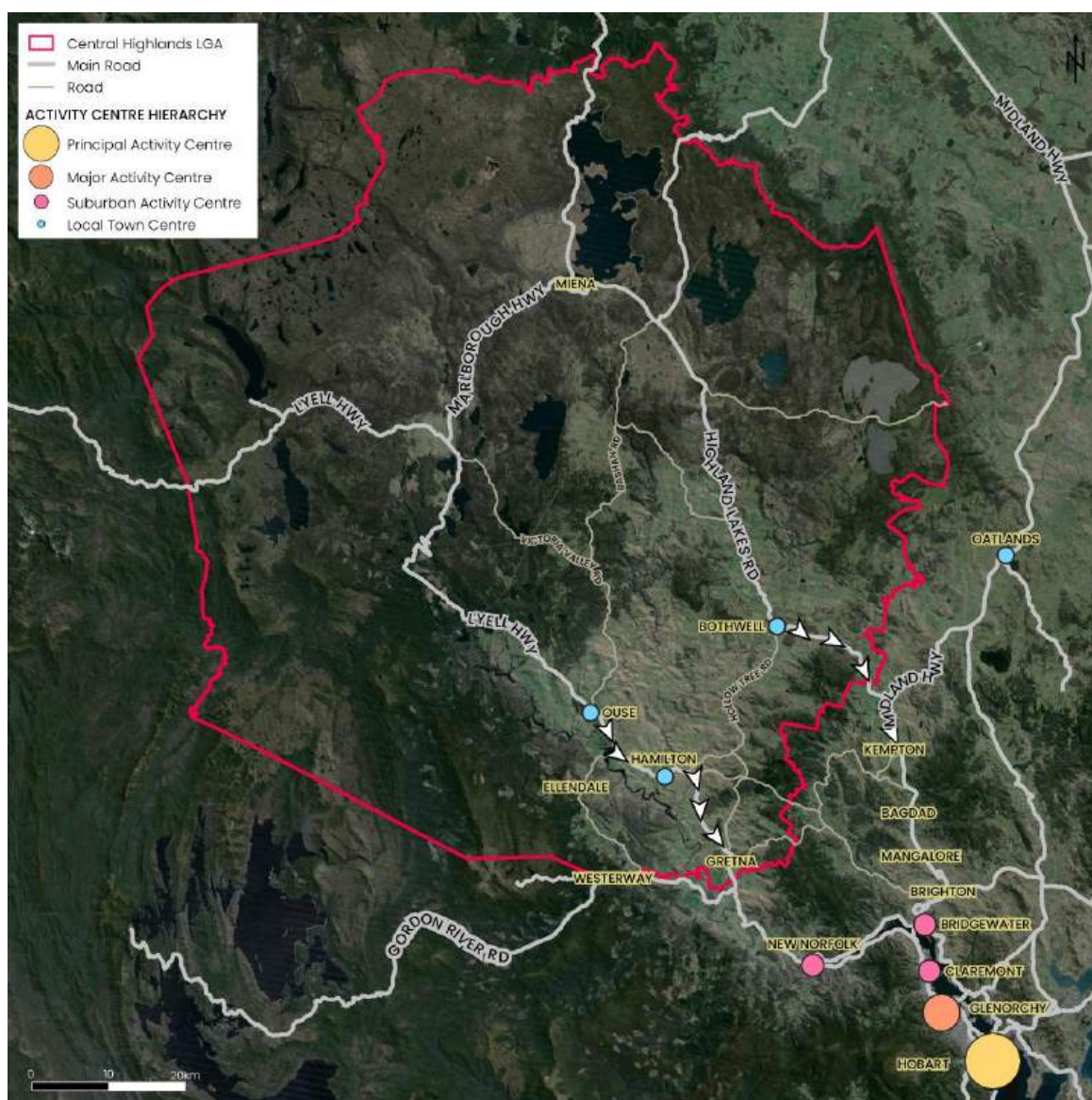
The role of **Bothwell's** town centre is a combination of community & civic, basic convenience retail and stopover visitor servicing. As shown in Figure 15, Bothwell residents generally travel south along the Midland Highway to Bridgewater, which is a Suburban Activity Centre (approximately 40 min drive). The centre includes two shopping centres that include full-line supermarkets, specialty retailers (butcher, bakery, etc), retail services (pharmacy) and casual eateries.

The role of **Ouse's** town centre is convenience retail and stopover visitor servicing. Whereas the role of **Hamilton** is stopover visitor servicing, with hospitality and accommodation only. For higher order retail and commercial needs, residents of Hamilton and Ouse travel south along the Lyell Highway to New Norfolk (approx. 30 mins), which is also a Suburban Activity Centre. The centre includes a full-line supermarket, retail services (pharmacy, newsagency etc), personal services (hair, beauty), casual eateries (cafes, take away, restaurants).

Central Hobart (including the CBD) is the Principal Activity Centre in central, southern and south eastern Tasmania. The centre includes the most substantial amount of floorspace and the greatest diversity and mix of retail and commercial offering, including national brand retailers, department and discount department stores, bulky goods, multiple full line supermarkets, and a significant number of hospitality and tourism operators. The CBD is approximately 70-90km from Hamilton, Ouse and Bothwell (~1hr-1.25hr drive).

Oatlands is local centre that is situated in Southern Midlands; approximately 35 minutes east of Bothwell. Oatlands also has a very limited retail and commercial offering, but does include a small IGA express.

F17. REGIONAL ACTIVITY CENTRE CATCHMENT & HIERARCHY



Source: Urban Enterprise, 2024

T19. ACTIVITY CENTRE HIERARCHY, CENTRAL HIGHLANDS AND SURROUNDS

Activity Centre	Distance from:			Classification	Retail and commercial role/business mix	Anchor Retailers	Supermarket
	Ouse	Bothwell	Hamilton				
Central Hobart (incl. CBD)	90km	75km	70km	Principal Activity Centre	<ul style="list-style-type: none"> - National brand retailers - Department and discount department stores. - Bulky goods - 2 x full-line supermarkets - Specialty stores - Hospitality 	<ul style="list-style-type: none"> - Woolworths - Myer - JB Hi-Fi - Chemist warehouse 	<ul style="list-style-type: none"> Woolworths (Campbell St ~2,000sqm) Woolworths (Hobart CBD ~4,000sqm)
Glenorchy	80km	70km	65km	Major Activity Centre	<ul style="list-style-type: none"> - 3 x full-line supermarkets - National brand retailers - Bulky goods - Hospitality 	<ul style="list-style-type: none"> - Bunnings - Spotlight - Big W - TK Maxx - Harvey Norman 	<ul style="list-style-type: none"> Woolworths Northgate (~4,000sqm) Coles Northgate (~4,000sqm) Woolworths (~3,000)

Bridgewater	65km	60km	50km	Suburban Activity Centre	- 2 x full-line supermarkets - Retail services - Other	- Coles - Woolworths - Priceline pharmacy - Reject Shop	Coles (~4,000sqm) Woolworths (~2,500sqm)
New Norfolk	50km	65km	40km	Suburban Activity Centre	- 1 x full-line supermarket - Hospitality - Retail services - Other	- Woolworths - IGA Express - AMCAL - Mitre 10	Woolworths (~2,750sqm) IGA Express (~600sqm)
Claremont	75km	65km	60km	Suburban Activity Centre	- 1 x full-line supermarket - Discount retail - Hospitality	- Woolworths - Reject shop - Bakers Delight	Woolworths (~4,000sqm)
Oatlands	95km	50km	80km	Local Town Centre	- Convenience supermarket - Hospitality	- IGA Express - Celebrations	IGA Express (~400sqm)
Ouse	N/A	50km	15km	Local Town Centre	- Convenience supermarket - General store - Hospitality (pub, café)	- IGA Express	IGA Express (~225sqm)
Bothwell	50km	N/A	30km	Local Town Centre	- General store - Pharmacy - Hospitality (café, pub)		
Hamilton	15km	30km	N/A	Local Town Centre	- Hospitality (café, pub) - Accommodation		

Source: Urban Enterprise, 2024

5.3. TOWN CENTRE AUDIT

An audit of the retail, commercial, tourism, accommodation and civic offering in Bothwell, Ouse and Hamilton has been completed to assist in establishing the current activity centre role of each town.

The audit was undertaken through a review of aerial imagery and verified through site visits.

The current role of Bothwell, Ouse and Hamilton are summarised in Table 20.

T20. RETAIL & COMMERCIAL ROLE

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

Source: Urban Enterprise, 2024

5.3.1. BOTHWELL

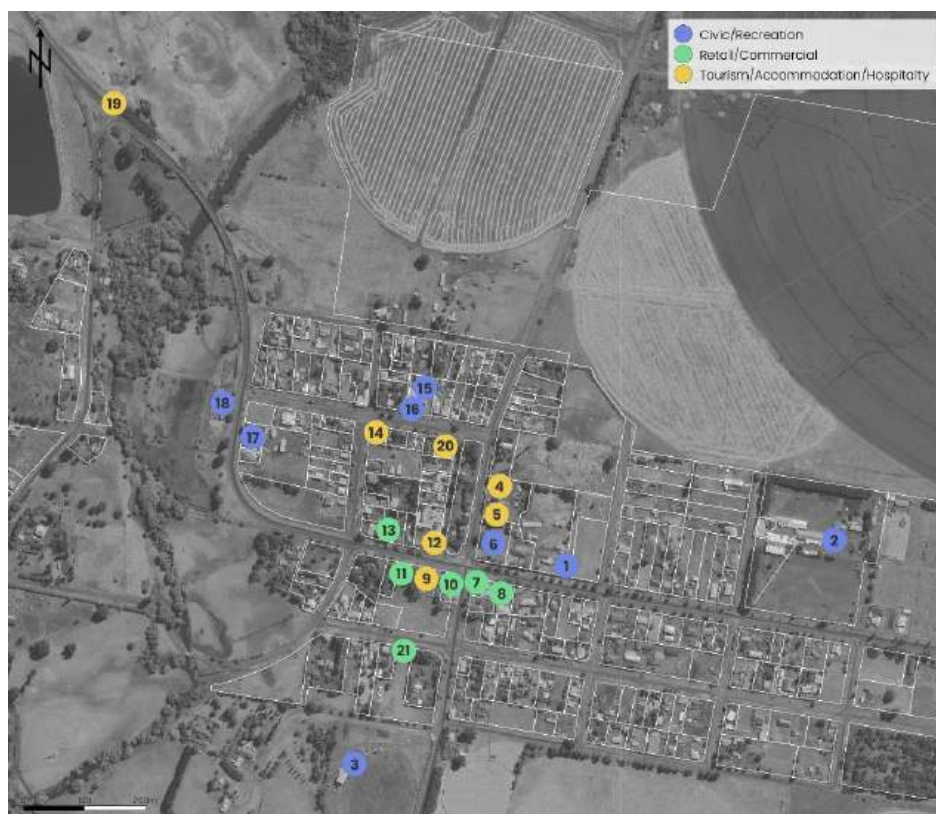
The retail, commercial, tourism, accommodation, civic and recreation uses in Bothwell are shown in Figure 18.

Key observations include the following:

- There is no small or convenience based supermarket in Bothwell.
- Bothwell includes the only pharmacy in Central Highlands.
- There is a Roadhouse and a Superstore that are adjacent to one another, and provide fuel and convenience based goods for locals, visitors and stopover travellers.
- A pub and café are the only hospitality operators in Bothwell.

- There is a Council-owned caravan park in Bothwell that is well-utilised.
- Ratho Golf Course is located to the north west of the town centre, and includes a function centre and accommodation.

F18. TOWN CENTRE AUDIT, BOTHWELL



1	St Andrews Catholic Church	Civic/Recreation
2	Bothwell District High School	Civic/Recreation
3	Bothwell Football Club	Civic/Recreation
4	Bothwell Camping Ground & Caravan Park	Tourism/Accommodation/Hospitality
5	Visitor Information & Australian Gold Museum	Tourism/Accommodation/Hospitality
6	St Michael & All Angels Anglican Church	Civic/Recreation
7	Bothwell Super Store	Retail/Commercial
8	Halls Ammo	Retail/Commercial
9	Castle Hotel	Tourism/Accommodation/Hospitality
10	Bothwell Garage Roadhouse	Retail/Commercial
11	Central Highlands Pharmacy	Retail/Commercial
12	Elders	Tourism/Accommodation/Hospitality
13	Australia Post	Retail/Commercial
14	Sealys Cafe & Gifts	Tourism/Accommodation/Hospitality
15	Central Highlands Council	Civic/Recreation
16	Bothwell Library	Civic/Recreation
17	Bothwell Fire Brigade	Civic/Recreation
18	Bothwell Police Station	Civic/Recreation
19	Ratho Farm Golf	Tourism/Accommodation/Hospitality
20	Whites Corner	Tourism/Accommodation/Hospitality
21	Old Bootmaker Shop	Retail/Commercial

Source: Urban Enterprise, 2024

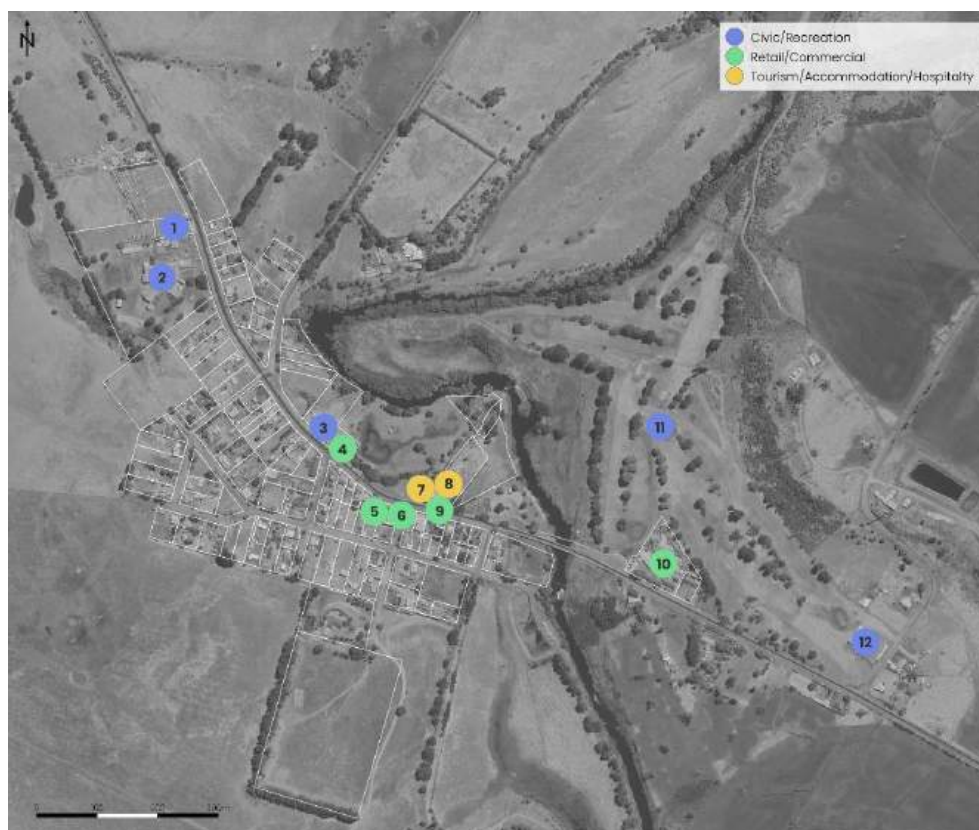
5.3.2. OUSE

The retail, commercial, tourism, accommodation, civic and recreation uses in Ouse is shown in Figure 19.

Key observations include the following:

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

F19. TOWN CENTRE AUDIT, OUSE



1	Church	Civic/Recreation
2	Ouse High School (closed)	Civic/Recreation
3	Ouse Fire Station	Civic/Recreation
4	Ampol Roadhouse	Retail/Commercial
5	IGA X-Press	Retail/Commercial
6	Australia Post	Retail/Commercial
7	Ouse Bakery & Cafe	Tourism/Accommodation/Hospitality
8	Lachlan Hotel	Tourism/Accommodation/Hospitality
9	Bottle shop	Retail/Commercial
10	Rural Health Centre (temporarily closed)	Retail/Commercial
11	Community Golf Course	Civic/Recreation
12	Lawn Bowls	Civic/Recreation

Source: Urban Enterprise, 2024

5.3.3. HAMILTON

The retail, commercial, tourism, accommodation, civic and recreation uses in Hamilton is shown in Figure 20.

Key observations include the following:

- Hamilton’s retail offering is very limited.
- There is a pub and café (Hamilton Inn).
- There is a Council-owned caravan park (with amenities block) that is well-utilised.
- There is a café located at the northern gateway of town, but is currently closed.

F20. TOWN CENTRE AUDIT, HAMILTON



1	St Peters Anglican Church	Civic/Recreation
2	Victorias Cottage	Tourism/Accommodation/Hospitality
3	Edwards Cottage	Tourism/Accommodation/Hospitality
4	Camping Area	Tourism/Accommodation/Hospitality
5	Hamilton Bistro + Cafe	Tourism/Accommodation/Hospitality
6	Council Offices	Civic/Recreation
7	Hamilton Police Station	Civic/Recreation
8	Unmanned Petrol Pump	Retail/Commercial
9	Showgrounds	Civic/Recreation

Source: Urban Enterprise, 2024

5.4. KEY POINTS

- Bothwell is spatially separate from Hamilton and Ouse, and largely operates in isolation from these towns. The retail and commercial offering is very limited in Bothwell, but the town performs an important civic, recreation and community role that differentiates it from Hamilton and Ouse.
- The resident catchment in Bothwell (~500 residents) is not currently of a scale that could viably support notable retail and commercial growth. If the resident population in Bothwell recorded notable growth over time, there would be an opportunity for the town to support new speciality and/or convenience based retailers (e.g. bakery, butcher, convenience supermarket). It is likely however, that residents would continue to be directed to higher order centres such as Bridgewater and Greater Hobart for higher order needs (e.g. full-line supermarket, bulky goods, etc).
- The town centres of Hamilton (~240 residents) and Ouse (~300 residents) primarily perform a visitor servicing/stopover tourism role. The visitor servicing role for all three towns is important in sustaining the viability of existing operators, given the small local resident population.
 - No retail and commercial operators currently exist in Hamilton, and therefore local retail needs cannot be met in the town.
 - Ouse includes a small IGA express, which serves residents of Ouse and Hamilton for convenience based goods.
 - Local residents of Ouse and Hamilton typically travel to New Norfolk and/or Brighton for higher order retail and commercial needs.
- To catalyse retail and commercial investment that aligns with the activity centre role of towns, it is likely that a higher level of demand is needed; from a combination of residents and visitors.

6. LAND SUPPLY

6.1. INTRODUCTION

This section provides an assessment of land supply in the townships of Bothwell, Ouse and Hamilton. The purpose of the assessment is to identify the quantum and availability of zoned land supply that can theoretically accommodate future residential and business growth.

6.2. METHODOLOGY

The following methodology has been adopted for this assessment:

- Define the study area and zones to be included, which include:
 - Bothwell, Ouse and Hamilton;
 - Village Zone (VZ), Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ).
- Using GIS, property boundaries, and planning zones, identify vacant and underutilised broadhectare sites that are theoretically available for development and/or consumption.
 - Broadhectare is defined as a site with an area that is 1 ha or greater.
 - Vacant is defined as having no structures featured, no definitive use or activity apparent on site.
 - Underutilised is defined as having a structure featured on a small portion of the site where partial occupation is evident, but not full utilisation of the site.
- Manually verify vacant and underutilised sites in collaboration with Central Highlands Council, and supplement by reviewing satellite aerial imagery (NearMap)

It is important to note that the VZ has the flexibility to accommodate residential, community and commercial uses.

6.3. LAND SUPPLY SUMMARY

Vacant and underutilised land supply in Bothwell, Ouse and Hamilton is summarised in Table 21. Across the three settlements, there is a total of:

- 33.68 ha of vacant land supply - The majority of vacant land supply is located in Hamilton (54%), followed by Bothwell (38%); and
- 54.04 ha of underutilised land supply - The majority of underutilised land supply is located in Hamilton (54%), followed by Bothwell (42%).

Each settlement is assessed in detail on the following pages.

T21. LAND SUPPLY SUMMARY, BTOHWELL, OUSE & HAMILTON

Vacant	Bothwell	Ouse	Hamilton	Total
Village	2.28ha (10 lots)	2.83ha (15 lots)	11.17ha (31 lots)	16.28ha (56 lots)
Low Density Residential	0.43ha (4 lots)	-	6.91ha (6 lots)	7.35ha (10 lots)
Rural Living	10.06ha (6 lots)	-	-	10.06ha (6 lots)
Sub-Total	12.77ha (20 lots)	2.83ha (15 lots)	18.08ha (37 lots)	33.68ha (72 lots)
Underutilised	Bothwell	Ouse	Hamilton	Total
Village	0.25ha (1 lot)	-	10.21ha (7 lots)	10.45ha (8 lots)
Low Density Residential	1.87ha (1 lot)	-	-	1.87ha (1 lots)
Rural Living	8.04ha (4 lots)	-	-	8.04ha (4 lots)
Sub-Total	10.15ha (6 lots)	-	10.21ha (7 lots)	20.36ha (13 lots)
Total	22.92ha (26 lots)	2.83ha (15 lots)	28.29ha (44 lots)	54.04ha (85 lots)

Source: Urban Enterprise, 2024

6.4. BOTHWELL

Land supply analysis reveals that Bothwell has:

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

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

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

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

F21. VACANT & UNDERUTILISED SITES, BOTHWELL



Source: Urban Enterprise, 2024

6.5. OUSE

Land supply analysis reveals that Ouse has:

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

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

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

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

F22. VACANT & UNDERUTILISED SITES, OUSE



Source: Urban Enterprise, 2024

Note: proposed post office is excluded from land supply figures.

6.6. HAMILTON

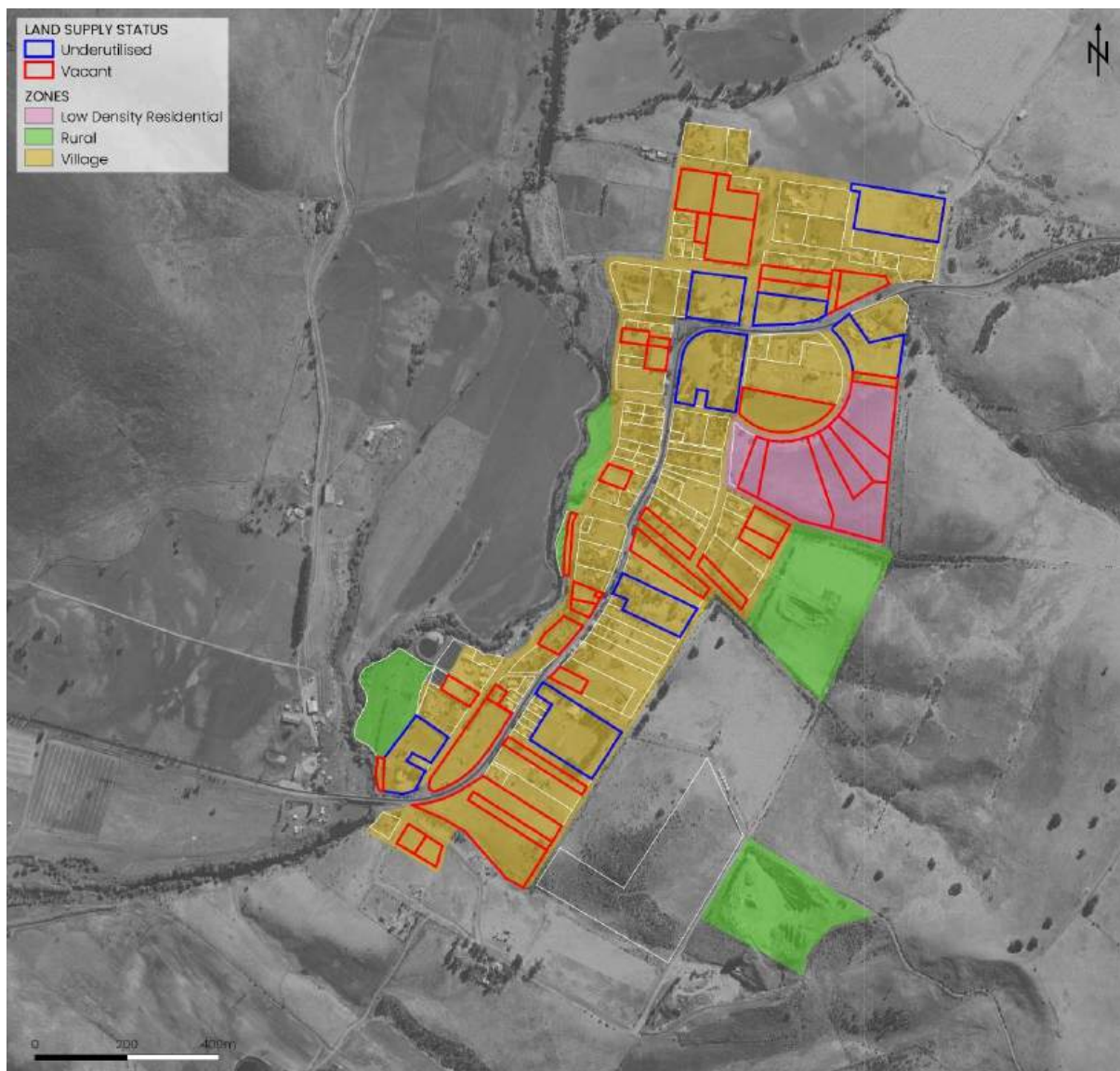
Land supply analysis reveals that Hamilton has:

- 11.17 ha of vacant Village zoned land across 31 lots, and further 10.21 ha of underutilised land across 7 lots;
- 6.91 ha of vacant Low Density Residential zoned land across 6 lots.
- There is no Rural Living zoned land in Hamilton.

Hamilton has the greatest land supply availability in the Village Zone, with several vacant sites concentrated at the northern and southern gateways of the settlement. There is also a cluster of Low Density Residential Zoned sites at the juncture of Ponsonby Street and Arthur Street.

Based on a minimum subdivision area of 600sqm, vacant VZ land supply in Hamilton has an estimated theoretical capacity to accommodate around 80-100 new residential lots. Theoretical lot capacity in Hamilton increases substantially when adding underutilised land supply.

F23. VACANT & UNDERUTILISED SITES, HAMILTON



Source: Urban Enterprise, 2024

7. ISSUES & OPPORTUNITIES

A suite of economic related issues and opportunities emerged through research and analysis presented in this report, as well as targeted stakeholder consultation with industry, government and community representatives.

Urban Enterprise consulted with multiple stakeholders, which included a mix of businesses, landowners and community representatives (see Appendix B for summary). Niche Planning Studio also conducted community workshops in each of Bothwell, Hamilton and Ouse.

Issues and opportunities are summarised in this section, and are categorised as follows:

- Economy and employment;
- Population and housing; and
- Tourism.

Issues and opportunities will be addressed in the economic development strategies in the following section.

7.1. ECONOMY & EMPLOYMENT

Economic Drivers & Industry Mix

- The economy in Central Highlands is underpinned by the environment, natural assets, resources and productive soils. The secure and reliable access to water via well-established irrigation schemes, and the availability of water assets is critical to the function and productivity of the regional agricultural, horticultural and energy sectors.
- Natural assets and advantages have culminated over time to establish economic specialisations in agriculture, horticulture, aquaculture, energy production, forestry and tourism. Economic specialisations should be maintained and enhanced.
- The economy is primarily reliant on agriculture for productivity (output), value and employment. Greater diversification in the economy should also be encouraged to further support economic resilience.
- Agriculture is a critical and specialised industry in Central Highlands. There is an opportunity to strengthen agriculture through supply-chain and value add activities.
- An increase in intensive agricultural uses (e.g. cropping, horticulture) in the region is evident. This is likely linked to the secure access to water from the Southern Highlands Irrigation Scheme, which commenced in 2017.

Labour Force

- There is lower labour force participation in Central Highlands compared with Tasmania due to an older population, an ageing workforce, and low population growth.
- Attracting and sourcing workers is a current challenge faced by businesses.
- Existing businesses will continue to be impacted by labour shortages without replenishment of residents of working age.
- Labour shortages is a current barrier for new business entrants in Central Highlands.

Retail and Commercial Offering

- The retail and commercial offering is extremely limited in Central Highlands. Essential commercial and retail amenity is underrepresented in Central Highlands, including retail, health care/medical, education and construction. Provision of more population services (e.g. health care, medical, aged care) in key towns will be important to enhance liveability and support existing residents.
- Residents are required to travel outside of the municipality for essential retail, commercial and health care goods and services.

- Currently, the population is too small to viably support new retail, hospitality and commercial operators. Population and visitor growth will be critical to attracting new retail and commercial businesses.
- There are some examples of retail and commercial premises in town centres being converted into housing. The adaptive re-use of retail/commercial properties should be discouraged where possible to protect commercial/retail premises within town centres, and encourage new operators to establish.

Investment Opportunities

- Population-service industries are underrepresented. Attracting new retail, hospitality and health-related businesses to establish in Ouse, Hamilton and Bothwell should be encouraged.
- The region is well placed to attract renewable energy investment, especially hydropower, wind and solar. Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region.
- Renewable energy projects such as solar and wind farms have the potential to raise municipal rates and community funds, which could be directed for community benefit. Determining how these funds should be spent within the community should be considered.
- Renewable energy projects can create environmental and amenity impacts, and should sought to be minimised where possible, especially linked to economic productivity.
- Commercial and industrial businesses are accommodated in the Village Zone within townships, and there is currently no standalone land areas or precincts dedicated to industrial and commercial activities. There may be an opportunity to investigate establishing an industrial and/or commercial precinct in the region that is well-located, has service capabilities, and is strategic in terms of serving supply-chain activities from key industries such as horticulture and renewable energy projects.

Critical Infrastructure & Services

- The internet service, speeds and coverage is fairly unreliable across Central Highlands, which limits digital access and connectivity.
- The road network in Central Highlands is critical for accessibility and connectivity for residents, workers and businesses. The condition and maintenance of regional roads is an ongoing issue.
- There is a lack of public transport available in Central Highlands.

7.2. POPULATION & HOUSING

Population Retention & Attraction

- Central Highlands has a very small population base, with negligible population growth recorded over the past decade. Low growth will challenge the prospect of economic growth, especially industries that rely on population-based demand.
- Population retention and attraction will be critical for economic resilience and growth, particularly attracting young to middle aged working families. This typically relies on suitable housing, employment and community infrastructure and services to be available and/or accessible.
- Central Highlands has a series of advantages that could be better promoted to attract residents and visitors, including the regional lifestyle, housing affordability, the heritage characteristics of townships, and the natural environment.

Housing

- Low dwelling growth and very limited residential development is evident. This is from a combination of low population growth, but also scarcity of readily developable sites that are available to the market.

- More investment in new housing should be encouraged in the main settlements of Bothwell, Ouse and Hamilton. According to landowners and developers, the viability of residential subdivision and development is marginal.
- Zoned land supply that can accommodate housing is limited in Bothwell, especially in the Village Zone. There is a need to ensure that the urban area has suitable land supply available to accommodate more housing. Logical expansion of the Village Zone could be considered to encourage more housing to be delivered in Bothwell. This could also address viability challenges of residential development.
- A greater supply of vacant Village Zoned land is available in Hamilton, but very limited housing demand is evident.
- Major investment and infrastructure projects planned in the region such as Tarraleah Hydropower redevelopment and St Patricks Plains Wind Farm will attract a notable number of workers to the region during the construction phase of the project. Accommodating key workers in the region will be a major challenge due to the lack of rental housing, commercial accommodation and short term rentals available in the region.
- Strategic Council owned sites within existing settlements present an opportunity to facilitate the establishment of modular affordable and/or key worker housing.

Demographic Trends

- Central Highlands has an aging population, with a higher proportion of older cohorts (e.g. seniors, elderly).
- The aging of the resident population is expected to continue over time, and is likely to increase demand for health care and medical services, as well as aged care facilities.
- Central highlands has a higher level of socioeconomic disadvantage compared with the national average. This is more than likely attributed to lower labour force participation and low access to essential services such as health care, medical services, and so on.

7.3. TOURISM

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

8. ECONOMIC DEVELOPMENT FRAMEWORK

8.1. INTRODUCTION

This section outlines the economic themes, strategies and actions that will guide economic development, resilience and liveability in Central Highlands.

The purpose of this section is to inform the Settlement Strategy and Structure Plans for Bothwell, Ouse and Hamilton, as well as support economic resilience and improve liveability in the municipality.

8.2. THEMES

Three overarching themes will guide economic development and resilience in Central Highlands over the planning period.

T22. STRATEGIC FRAMEWORK

Themes		Vision Statement
1	A Sustainable and Liveable Shire	<p>The heritage and regional lifestyle attributes of existing settlements and communities will be protected and enhanced.</p> <p>The municipality will seek to attract and retain residents to support sustainable, healthy and liveable communities, and improve the quality of life for residents.</p> <p>The municipality's vibrant and thriving town centres will be core hubs for civic, community, retail and tourist activities.</p>
2	A Productive and Resilient Economy	<p>Greater diversification of the economy will be achieved, and specialised industry sectors such as agriculture, horticulture and tourism will continue to grow and prosper.</p>
3	A thriving tourism sector	<p>The appeal of Central Highlands as a place to visit will strengthen; primarily linked to the natural assets and charming settlements.</p> <p>Settlements will play a greater role in servicing stopover and destination visitors.</p>

8.3. STRATEGIES & ACTIONS

The following economic and tourism strategies are recommended for Central Highlands:

1. Attract and retain local residents.
2. Enhance townships to support liveable communities.
3. Deliver the Central Highlands Settlement Strategy and Structure Plans for Bothwell, Ouse and Hamilton.
4. Grow the value of the agriculture sector.
5. Support renewable energy and green industry initiatives and projects.
6. Improve digital and transport infrastructure.
7. Support and attract population service industries.
8. Enhance the tourism and visitor service role of Bothwell, Ouse, and Hamilton.
9. Encourage new tourism products and events, that align with regional strengths.
10. Improve activation and accessibility of the region's signature water and nature based assets.

The suite of recommended actions across each theme are summarised in Table 23.

Strategies and actions are in response to the issues and opportunities identified in section 7 of this report, and have been prepared in the context of the municipal planning framework and broader regional and State priorities.

Actions should be implemented over time in partnership with different levels of Government, local businesses, and the community.

T23. ECONOMIC & TOURISM STRATEGIES & ACTIONS

Theme 1: A Sustainable and Liveable Shire

No.	Strategy	Recommended Actions
1.	Attract and retain local residents.	<p>1.1 Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.</p> <p>1.2 Support new residential development proposals in Bothwell, Ouse and Hamilton; to increase housing supply and provide greater housing choice for existing and new residents.</p> <p>1.3 Promote lifestyle and affordability advantages of Central Highlands to attract new residents to live and work in the municipality.</p> <p>1.4 Investigate the potential to utilise strategic Council owned sites in Ouse, Hamilton and Bothwell to facilitate affordable and key worker housing.</p>
2.	Enhance townships to support liveable communities.	<p>2.1 Identify gaps in key public, social and recreational infrastructure and services (e.g. health, education, aged care). Prioritise community needs and apply for funding through relevant State and Federal Government streams to facilitate the delivery of new and improved infrastructure and services.</p> <p>2.2 Encourage township improvements and initiatives that enhance liveability and social connection such as public open space, streetscape and placemaking improvements.</p> <p>2.3 Advocate for improved public transport within Central Highlands, including a reinstated bus service (either between Bothwell or Derwent Bridge and Hobart).</p> <p>2.4 Advocate to the State Government to ensure the sustained operation of Bothwell Secondary School and the Ouse Community Health Centre.</p>

3.	Deliver the Central Highlands Settlement Strategy and Structure Plans for Bothwell, Ouse and Hamilton.	<p>3.1 Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:</p> <ul style="list-style-type: none"> • The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing, especially in Bothwell. • The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents. • Direct housing growth to Bothwell and Ouse, and to a lesser extent Hamilton. • Seek to increase the number of rental properties available. • Addressing viability challenges that present barriers to residential development and housing growth in Bothwell and Ouse.
----	--	---

Theme 2: A Productive and Resilient Economy

No.	Strategy	Recommended Actions
4.	Grow the value of the agriculture sector.	<p>4.1 Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.</p> <p>4.2 Encourage intensive and high value activities, especially within irrigated areas (e.g. cropping, horticulture).</p> <p>4.3 Support and enhance highly specialised agriculture, forestry and fishing activities in Central Highlands such as livestock grazing, forestry and aquaculture.</p> <p>4.4 Support agricultural supply-chain, value-add and rural service activities to establish in suitable locations in Central Highlands (e.g. processing, servicing, logistics, etc).</p> <p>4.5 Promote agriculture, forestry and aquaculture opportunities to industry. These may include:</p> <ul style="list-style-type: none"> • Export market opportunities; • Domestic market opportunities (e.g. supermarket, wholesalers, farmers markets); • Information around innovation and technology in the agriculture sector that could be harnessed; • Off-farm income opportunities (e.g. renewables); • Value-add opportunities (e.g. recycling waste, food manufacturing, farm gate tourism, agri-education). <p>4.6 Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:</p> <ul style="list-style-type: none"> • The state and outlook for the sector; • Current challenges/barriers to industry growth; • Opportunities for industry growth;

		<ul style="list-style-type: none"> • The regulatory environment; and • Research and innovation.
5.	Support renewable energy and green industry initiatives and projects.	<p>5.1 Attract renewable energy projects to develop in the Central Highlands Renewable Energy Zone.</p> <ul style="list-style-type: none"> • Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects). • Seek to minimise environmental impacts of renewable energy projects relevant to landscape, visual amenity, agricultural and biodiversity. • Seek to collect funds from proponents and allocate to community projects and initiatives that improve liveability and socioeconomic outcomes. <p>5.2 Advocate for, and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain (e.g. A Renewable Industrial Precinct).</p> <p>5.3 Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).</p> <p>5.4 Support community-led renewable energy projects in the municipality (e.g. small scale solar farm, waste to energy) and other green initiatives. Projects should consider capacity building and social inclusion across the community, and seek to reduce local energy costs.</p>
6.	Improve digital and transport infrastructure.	<p>6.1 Advocate for relevant road improvements and upgrades to ensure efficient and safe vehicle and freight movements across the municipality.</p> <p>6.2 Advocate for improved digital and telecommunications infrastructure, including internet coverage, speeds and reliability.</p>
7.	Support and attract population service industries.	<p>7.1 Attract new retail and commercial businesses to establish in Bothwell, Ouse and Hamilton.</p> <p>7.2 Discourage the conversion/adaptation of retail/commercial premises into residential uses (i.e. housing).</p>

Theme 3: A thriving tourism sector

No.	Strategy	Recommended Actions
8.	Enhance the tourism and visitor service role of Bothwell, Ouse, and Hamilton	<p>8.1 Optimise towns to capture the RV market by focusing on providing and improving RV friendly infrastructure.</p> <p>8.2 Consider expanding and upgrading Council-owned caravan parks in Hamilton and Ouse.</p> <p>8.3 Attract and encourage investment in new commercial accommodation.</p> <p>8.4 Review wayfinding and tourist signage in Bothwell, Ouse and Hamilton.</p> <p>8.5 Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.</p> <p>8.6 Encourage tourism and community events within and proximate to townships.</p>
9.	Encourage new tourism products and events, that align with regional strengths	<p>9.1 Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.</p> <p>9.2 Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.</p> <p>9.3 Advocate for the re-opening of Nant Distillery north of Bothwell.</p> <p>9.4 Support agri-tourism and farm-gate experiences on regional properties (e.g. fruit picking, farm-stay, hunting, fishing, etc).</p> <p>9.5 Support new hiking and cycling trail, and mountain biking experiences in the region.</p> <p>9.6 Encourage new tourism and community events to be held in the municipality.</p> <p>9.7 Investigate the productive use and utilisation of the Hamilton Showgrounds for tourism uses, festivals and events.</p>
10.	Improve activation and accessibility of the region's signature water and nature based assets	<p>10.1 Improve promotional and wayfinding signage across popular water and nature-based areas.</p> <p>10.2 Improve public access and activation of water and nature-based areas (e.g. boat ramps, fishing platforms, picnic areas, etc).</p>

APPENDICES

APPENDIX A DATA AREAS

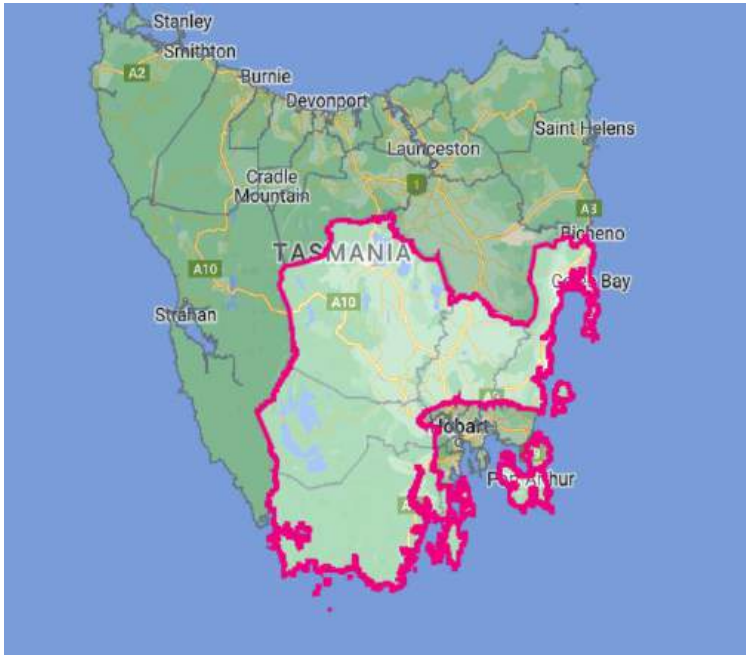
Central Highlands LGA



Greater Hobart SA4

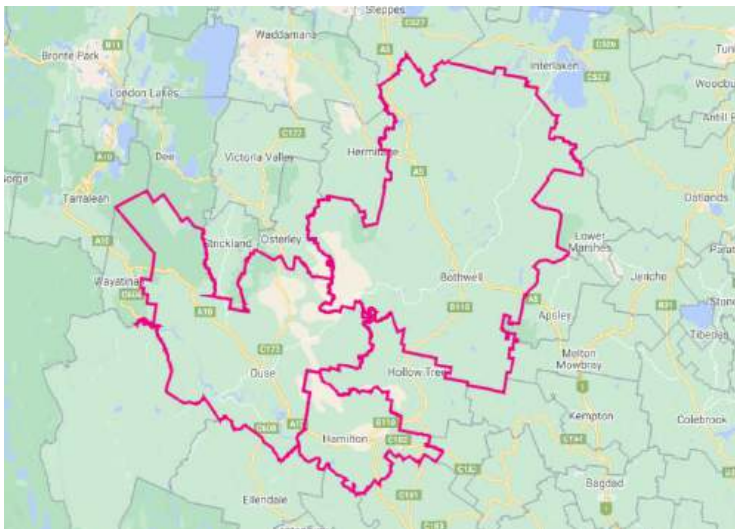


South East Tasmania (SA4)*



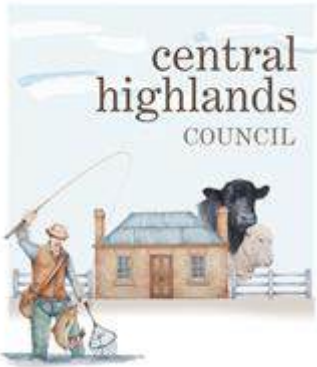
* Southern Tasmania includes South East Tas (SA4) and Greater Hobart SA4

Bothwell, Ouse, Hamilton (SA1)



APPENDIX B CONSULTATION SUMMARY

Stakeholder	Location/ Town	Date	Format
Central Highlands Council staff	Central Highlands	21/02/2024	In-person Workshop
Ratho Farm	Bothwell	18/03/2024	Phone Meeting
Ouse Post Office	Ouse	18/03/2024	Phone Meeting
Landowner and Business Owner	Hamilton	25/03/2024	Video Meeting
Landowner	Bothwell	26/03/2024	Phone Meeting
Landowner	Bothwell	26/03/2024	Phone Meeting
Bothwell Highschool	Bothwell	02/04/2024	Video Meeting
Hamilton District Agricultural Show Society	Hamilton	09/04/2024	Phone Meeting
Renewable energy proponent	Bothwell	02/05/2024	Video Meeting



Policy No. 2015- 41
Risk Management Policy & Strategy

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 1 of 9

1. Purpose

Risk management is the process of identifying, analysing and evaluating risk and selecting the most effective way of treating it. It is a way of making real savings in terms of operation and reduction of insurance premiums and in the prevention of injury to residents, employees and visitors to the municipality.

The purpose of this policy is to define the principles for the implementation and associated responsibilities of councillors, staff and management in the risk management process and to provide a framework for the management of risk.

2. Glossary of terms

- Accidental loss** A negative consequence, financial or otherwise which is not deliberate.
- Hazard** A source of potential harm or a situation with a potential to cause loss.
- Incident** An event or occurrence. A loss from any insured peril. An insured is obligated to report such losses to the insurer or its representative as soon as possible.
- Loss** Any negative consequence, financial or otherwise.
- Risk** The chance of something happening that will have an impact upon objectives. It is measured in terms of consequences and likelihood.
- Risk Acceptance** An informed decision to accept the likelihood and the consequences of a particular risk.
- Risk Analysis** A systematic process to understand the nature of and deduce the level of risk.
- Risk Assessment** The overall process of risk identification, risk analysis and risk evaluation.
- Risk Avoidance** An informed decision not to become involved in a risk situation.
- Risk Identification** The process of determining what, where, when, why and how something could happen.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 2 of 9

Risk Management Process The systematic identification and treatment of risks to reduce the possibility of adverse consequences impacting on Council and / or its employees

Risk Retention Acceptance of the burden of loss, or benefit or gain, from a particular risk.

Risk Sharing Sharing with another party the burden of loss, or benefit of gain, from a particular risk.

3. Objectives

- To promote and support risk management practices throughout the Council.
- To recognise that successful risk management is the responsibility of all employees.
- To encourage the identification and reporting of potential risks.
- To protect Council against the financial consequence of accidental losses, particularly those of a major nature.
- To encourage an organisational culture which creates safe, healthy and risk free work and operational environments.
- To provide community facilities that can be enjoyed safely and securely by the public.
- To develop and implement work systems that embrace risk management principles to ensure that Council’s loss exposures are managed within available financial resources.
- To provide cost effective strategies for the identification, prevention and control of losses and their consequences for all Council’s activities.
- To provide an effective information system for analysing and monitoring the risk management program.
- To ensure that risk management is paramount in all Council public areas and workplaces and that a safe environment is created for the community at large and Council employees.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 3 of 9

- To protect Council's corporate image as a professional, responsible and ethical organisation.

4. Scope

This policy applies to all Councillors, employees, volunteers and representatives of the Central Highlands Council.

The policy also applies to residents, contractors, sub-contractors, and visitors to the Central Highlands.

5. Policy

The Central Highlands Council is committed to managing risk in accordance with the process described in the *Australian/New Zealand Standard AS/NZS ISO 31000:2018 Risk Management – Guidelines*, by logically and systematically identifying, analysing, assessing, treating, monitoring and communicating risk exposures associated with any activity, function or process in a way that enables the Council to minimise losses that are likely to adversely impact on the Council's operations.

Specifically this includes, (but is not limited to), the following areas of potential losses:

- Environment & Public Health;
- Planning & Permits;
- Council Facilities and General Operations;
- Corporate;
- Legislation;
- Safety Data Sheets (SDS);
- Fire Precautions;
- Asbestos;
- Buildings;
- Public Areas;
- General Security;
- Anti-Discrimination;
- Policies and Procedures;
- Staff Training, Training Records;
- Codes of Conduct, Standards, Industry Best Practices, etc.;
- Personal Protective Clothing and Equipment (PPE);
- Gifts and Benefits;
- Nepotism, Favouritism and Negative Bias;
- Copyright;

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 4 of 9

- Intellectual Property;
- General use of Council Property, Plant, Tools, Equipment, Materials and Resources;
- Conflict of Interest.

Management, staff and contractors are responsible for ensuring that risk management is given a high priority in the day-to-day conduct of Council and Council related activities.

The management of risk is essential in:

- Achieving Council's vision statement as outlined in the Corporate Plan;
- Enabling the incorporation of risk management initiatives across all levels of the Council;
- Facilitating and initiating innovation, co-operation and sharing of resources;
- Enhancing Council's programs of economic development, environmental management, community well-being, quality management and customer service;
- In accordance with the common law duty of care, statutory responsibilities, requirements under Council's insurance policies, and Council's own policies, Central Highlands Council will ensure that appropriate levels of resources are allocated to maintain staff health and safety.
- Maintaining Council assets and reputation, ensuring continuity of service and reducing Council's liability and minimise or eliminate other circumstances which may cause a loss to Council.

Council will also:

- Promote and support risk management practices throughout the organisation;
- Recognise that successful risk management is the responsibility of all employees;
- Encourage the identification and reporting of potential risks;
- Implement processes to reduce risk and eliminate high-risk activities.

A key principle of effective risk management is a hierarchical approach to the management of risk that emphasises prevention rather than mitigation.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 5 of 9

Management of risk will address the problem in the following priority order:

- Wherever possible the risk should be eliminated or minimised.
- Sharing the risk by:
 - Insuring risks, where, in return for a premium, the financial cost of certain risks are passed to the insurer;
 - Ensuring that external organisations leasing or managing Council owned assets have adequate insurance and that the Council is indemnified; and
 - Ensuring that any works, carried out by contractors, are fully insured and that Council is indemnified.
- Reduce the likelihood and consequence of risk by undertaking hazard analysis and risk audits, and developing procedures relating to issuing advice and approvals to customers.

6. Responsibility

6.1 Councillors

- Are committed to best practice risk management in order to benefit the community and manage costs.
- Providing support by ensuring:
 - Risk management decisions are considered in decision making; and
 - Ensuring there is adequate budgetary provision for the implementation and maintenance of this policy.
- Responsible for approving the Risk Management Policy and Strategy.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 6 of 9

6.2 General Manager

- Maintain overall responsibility for the effective management of all types of risks across Council’s operations and provide risk management related information, as requested by Council
- Recognise and adopt Risk Management as a key function of the organisation.
- Ensure risks are managed in accordance with the Australian/New Zealand Standard AS/NZS ISO 31000:2018 Risk Management – Guidelines and Council’s policies and procedures.

6.3 Council Managers

- Maintain overall responsibility for the co-ordination and administration for the Council’s risk management program as outlined by this Policy for their Department.
- Ensure that Council’s employees, assets and operations are adequately protected, and public liability exposures addressed through appropriate budgeting for loss control programs and measures. This covers (but is not limited to) the loss areas of industrial plant, property, motor vehicles, liability, professional indemnity, directors’ and officers’ liability, financial and business interruptions;
- Provide risk management related information as requested, and assist in the investigation of any risk management issues or claims that have been made against Council’s insurances.
- Ensure the provision of a safe and healthy work environment and the implementation of appropriate safe work practices and control measures in accordance with the *Work Health and Safety Act 2012*, its amendments, related Regulations, and Council’s Work Health & Safety Policy.
- Undertaker risk assessments for work activities in accordance with the Central Highlands Council Safe Work Method Statements and Activity Procedure document.
- Undertaker work site safety audits in accordance with the Central Highlands Council work site safety audit checklist.
- Analyse risk management training needs to ensure that staff, have continued access to appropriate training.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 7 of 9

- Supervise and audit contractors to ensure that, at minimum, contractors’ and subcontractors’ policies, procedures and risk management activities comply with those of Central Highlands Council, and that they are current and applied throughout the period of the contract.
- In co-ordination with the Deputy General Manager,
 - Maintain and update Council’s risk register, using the risk analysis matrix for the prioritisation of risks for treatment.
 - Undertaker risk assessments for identified projects following annual budget preparations in accordance with AS/NZS ISO 31000:2018.
 - Contribute to the development, maintenance and monitoring of hazard and incident recording, investigation and reporting systems of Council.
 - Review with supervisory staff all aspects of risk management on a regular basis and assist with workplace inspections and safety audits.
 - Review the Central Highlands Council Business Continuity Plan with Managers to ensure the list of identified disaster or emergency scenarios have backup procedures when maximum tolerable outages occur.
 - Ensure that adequate fire protection and security arrangements are in place to protect Council’s assets.
 - Ensure all accidents and incidents reported are documented, fully investigated and the appropriate corrective action has been taken.

6.4 Workplace Teams, Employees, Contractors, Sub-contractors and Volunteers

- Perform duties in a manner, which is within an acceptable level of risk to their own health and safety, and that of other employees, Council’s customers and the community in general.
- Make loss control/prevention a priority whilst undertaking daily tasks in Council’s operations.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 8 of 9

- Consult with the relevant Department Manager, where appropriate to resolve any risk issues that become evident.
- Report any hazard, incident, loss or near miss, as soon as they occur or are discovered, to their Supervisor and Council’s Department Manager.
- Be aware of this Policy and Council’s Work Health & Safety Policy.
- Assist positively with investigations related to incidents that have occurred as a result of a hazard or incident.

6.5. Audit Panel

- Review Council’s risk management policies, procedures and registers.
- Recommend new procedures or amendments to existing procedures.
- Monitor the recommendations and outcomes from audits conducted by Council’s Public Liability Insurer.

Document:	Start Date: 15 Oct 2024	Page Reference:
Risk Management Policy & Strategy	Review Date: 31 Dec 2028	Page 9 of 9



Policy No. 2013- 05

Use of Council Vehicles Policy

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 1 of 10

CONTENTS	Page No.
1. Purpose.	3
2. Legislative Requirements, Regulations and Associated Council Policies, Procedures and Guidelines.	3
3. Glossary of Terms	3 - 5
4. Policy Statement	5
5. Acquisition and Disposal	5 – 6
6. Council Pool Vehicle	6 - 7
7. Home Garaging	7
8. Public Visibility	8
9. Categories of Use	8 -9
10. Agreement for use of Council Vehicles	10 - 11

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 2 of 10

1. Purpose.

The purpose of this policy is to ensure that Council maintains a suitable fleet of vehicles that contributes positively and effectively to the work performance of the Central Highlands Council.

2. Legislative Requirements, Regulations and Associated Council Policies, Procedures and Guidelines.

This policy should be read in conjunction with applicable, appropriate and associated Legislative Requirements, Regulations, Council Policies, Procedures and Guidelines. These include but are not limited to:

- The Local Government Act 1993;
- Local Government (General) Regulations 2015;
- Risk Management Policy and Strategy;
- Staff Induction Procedures;
- Duty Statements (Job Descriptions, etc.);
- Delegations of Authority;
- Policy 2015-06 Tendering and Procurement Policy.

3. Glossary of Terms.

3.1 This Policy

2013-05 Use of Council Vehicles Policy.

3.2 Council

Central Highlands Council.

3.3 Tendering and Procurement Thresholds

In accordance with Central Highlands Council's Tendering and Procurement Policy 2015-06, procurement value thresholds have been set for dealing with any procurement process to ensure Council is consistent with the requirements specified in Regulation 28 of the *Local Government (General) Regulations 2015*.

Refer to table within the Tendering and Procurement Policy 2015-06, Section 4 Guidelines – Tendering and Procurement Thresholds.

3.4 Confidentiality

Council treats information provided by suppliers as confidential and will not provide this information to unauthorised persons.

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 3 of 10

3.5 Sensitive Information and Conflicts of Interest

Council employees, contractors, sub-contractors, consultants and elected members are reminded that the best interests of the Council are fundamental and are to be served at all times. Notifications of conflicts of interest (actual and perceived) are to be advised and recorded as early as possible. Disclosure of sensitive and confidential information, including prices, terms and conditions are strictly commercial in confidence and their unauthorised disclosure, particularly with a motive to provide personal financial gains or benefits is contrary to the principles of ethical behaviour and may result in dismissal, prosecution or other sanctions.

3.6 Disposals and Trade-Ins

The disposal or trade-in of obsolete assets (including motor vehicles) is an area that can be open to criticism and one in which the possibility of unethical behaviour can be perceived and needs to be controlled with guidelines and processes that will prevent or lessen unfounded criticism or claims. All disposals, write-offs, cannibalisation and trade-ins are to be considered on a case by case basis and are to be authorised by the General Manager and recorded in a Disposals Register.

Disposals of assets of considerable value or high interest items will be subject to disposal either through a tender process or be traded-in as part of the procurement deal, whichever is the most cost-effective to Council.

3.7 Disposal of Vehicles to Staff, Contractors, Sub-Contractors, Consultants and Elected Members.

Subject to the terms, conditions and provisions contained within this Policy and the Tendering and Procurement Policy 2015-06, staff, contractors, sub-contractors, consultants and elected members are not excluded from tendering or applying for the purchase of items to be disposed of.

4. Policy Statement.

The General Manager will determine vehicle requirements, allocations, types, categories of use, models, colours and accessories applicable to employees and/or positions, taking into consideration industry and market trends and whole of life costing. Advice will be sought from the Works Manager as appropriate.

In determining vehicle allocations and vehicle use a flexible approach to the changeover of Council’s vehicle fleet will be observed with due consideration being given to the make and model of vehicles and the kilometres travelled, to ensure the most cost effective outcome for Council at any given time.

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 4 of 10

5. Acquisition and Disposal.

The Central Highlands Council will apply a structured test based on four key sustainability principles when acquiring and disposing of motor vehicles:

- Economic Criteria** Whole of life costs shall be estimated from best available data and highest preference shall be given to the vehicle with the lowest optimised whole of life cost.
- Functional Criteria** Highest preference shall be given to the vehicle that best fits the functional requirements of the position for which the vehicle is being acquired.
- Social Criteria** Highest preference shall be given to vehicles that confirm a responsible, accountable image compatible with Council’s values.
- Environmental Criteria** A recognition of the CO2 emissions allocated to the vehicle.

6. Council Pool Vehicle.

Provision of Council Pool Vehicles

Vehicles have been provided by Council as a pool vehicle at each Council office.

Authorised Users

(a) Council administration staff

Council administration staff are authorised to use the pool vehicle for Council business.

(b) Council Environmental Health Officer

The Environmental Health Officer is authorised to use the pool vehicle for Environmental Health Officer duties.

(c) Councillors

Councillors are authorised to use the pool vehicle to undertake duties/business associated with the discharge of their function as Councillor.

Limited private use is available where the Councillor has private commitments immediately before or after conducting council business.

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 5 of 10

Bookings

Bookings for the pool vehicles are to be made through the Council office the vehicle is located.

Where the vehicle is required outside of normal business hours, arrangements for pick up and return of vehicle are to be made with the Council office staff.

Vehicle Log Book

A vehicle log book is provided for the recording of the following details:

- The dates on which the journey began and ended
- The odometer readings at the start and end of each journey
- The kilometres travelled
- The purpose of the journey

Where any part of the journey was for private business, it is to be noted in the log book.

7. Home Garaging.

All Council vehicles that are not private use are to be garaged at a Council Depot. The Works and Services Manager or the General Manager has authority to approve the home garaging of a Council vehicle when it is required to go directly to a job.

Home garaging includes private use by the Mayor or an employee who occupies a position or is employed in a capacity, which by nature of the specialist employment supervisory or management responsibility necessitates immediate access to a vehicle or vehicles after hours on a frequent basis.

8. Public Visibility.

The Mayor’s and General Manager’s vehicles are not required to have a Council logo displayed.

All other Council vehicles are to display the appropriate Central Highlands Council logo during normal working hours. Logos are to be permanently fixed to all vehicles except that Departmental Managers’ vehicles may be fitted with magnetic logos.

No other decals or signage are to be displayed or attached to the vehicle unless written permission has been obtained from the General Manager.

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 6 of 10

9. Categories of Use.

There are 5 distinct categories of use relating to Council owned motor vehicles. As discussed in Section 4, the General Manager will negotiate the appropriate category of use with applicable employees. The Mayor’s vehicle is a Category A as per Council motion 16.12 of the March 2019 Ordinary Council Meeting Minutes.

The 5 categories are:

Category A Full private use of the vehicle within Tasmania.

This includes private use during annual and sick leave, providing that:

- To be approved by the General Manager.
- Fuel costs during annual and sick leave are to be met by the employee.
- Private use for periods of sick leave exceeding 2 weeks per year requires General Manager approval.

Category B Up to a maximum 5,000 kilometres per annum private use of the vehicle within Tasmania.

This includes private use during annual leave, providing that:

- To be approved by the General Manager.
- Fuel costs for all private use are to be met by the employee.
- This category may include a weekly fee determined by the General Manager from to time.

Category C Occasional private use of vehicles.

To be considered on a case by case basis within the following criteria:

- To be submitted for approval by the General Manager or Works Manager.
- This category will incur a per kilometre charge as per Central Highlands Council Enterprise Agreement.

Category D Use of vehicles and plant during the course of employment, including commuting use.

No private usage apart from specific authority for commuting purposes:

- To be approved by the General Manager.
- No fees or reimbursements are required.

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 7 of 10

Category E

Unique conditions.

Special conditions relating to motor vehicle usage contained in contractual arrangements, conditions of employment or employee contracts:

- To be approved by the General Manager.

DRAFT

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 8 of 10

10. Agreement for use of Council Vehicles

1. Name
2. Position
3. Address
4. **Category of Use (Delete as appropriate)**

Category A Category B Category C Category D Category E

5. I hereby acknowledge that I am permitted to use a Council vehicle in accordance with the conditions as set out in the category description detailed in **Section 9** of this Policy.
6. The vehicle may only be driven by an Authorised Employee of the Council holding a current Tasmanian drivers licence. However, in the event of an emergency, the vehicle may be driven by a person holding **a relative licence** authorised by the employee.
7. In the event of the Employee’s drivers licence becoming invalid or cancelled for any reason, this agreement shall be void and the Employee is no longer entitled to drive a Council vehicle.
8. An Employee convicted of drink-driving in a Council vehicle and whose licence to drive is consequently endorsed may lose the right to drive a Council vehicle.
9. In the event of an accident involving a Council vehicle, the Employee must inform the General Manager as soon as practicable.
10. If home garaged, the vehicle is to be brought onto the job every normal Council working day for which the employee is required to work and be used for all organisational duties.
11. Any service difficulty or fault should be reported to the Council’s Works Manager or Supervisor who will arrange periodic workshop servicing, maintenance and any repairs necessary.
12. All employees to whom vehicles are allocated are responsible for the care of their vehicle, including interior and exterior cleaning and checking that normal running items such as fuel, lubricant, radiator and battery are checked and duly attended to. It is an expectation that Category A and B users will attend to these functions during their own time.

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 9 of 10

Item 17.4 Use of Council Vehicles Policy

13. Modifications (including the fitting of towbars) cannot be made to the vehicle without the approval of the General Manager.
14. The vehicle will not be used to compete in any car rally, competition or for any illegal purpose.
15. The agreement may be terminated by either party on three months' notice or as mutually agreed, but will otherwise cease on termination of employment with Council.
16. Failure to comply with the terms of this policy may result in termination of this agreement.
17. Fuel cost for private use is to be met by the employee in accordance with the designated category provisions.
18. A vehicle log book is to be kept which clearly records private, commuting and work use of the vehicle.
19. For every kilometre of private use exceeding the stated maximum for the category a rate per kilometre will be agreed upon.
20. Council Logo is to be displayed prominently on both sides of the vehicle at all times during working hours in accordance with the terms outlined under Section 7 of this policy - Public Visibility.
21. I agree to be bound by and adhere to these conditions of the use of a vehicle.

Signed _____

Date _____

Signed _____

Date _____

General Manager

Document:	Start Date: 15 Oct 2024	Page Reference:
Use of Council Vehicles Policy	Review Date: 31 Dec 2028	Page 10 of 10



Policy No. 2016 - 44
Purchasing and Payments Control Policy

Document:	Start Date: 15 Oct 2024	Page Reference:
Purchasing & Payments Control Policy	Review Date: 31 Dec 2028	Page 1 of 5

1. PURPOSE AND BACKGROUND

The purpose of this policy is to:

- Provide clear guidelines when purchasing goods and services from external suppliers/contractors;
- Ensure Council employees engaged in purchasing will at all times undertake their duties in an ethical manner and act responsibly and exercise sound judgement;
- Clarify conditions for payment of invoices received by Central Highlands Council; and
- Clarify when an unscheduled payment can be made.

2. POLICY STATEMENT

The objective of Council's Purchasing and Payment Control Policy is to:

- Coordinate Internal Procedures for purchasing and payments;
- Ensure compliance with Central Highlands Council's Tendering and Procurement Policy; and
- Ensure an appropriate process is in place for the ordering of goods and services from external suppliers/contractors.

3. APPLICATION

This policy applies to the procurement of goods and services from external suppliers/contractors in accordance with Central Highlands Council's Tendering and Procurement Policy.

4. PROCEDURES

In accordance with Central Highlands Council's Tendering and Procurement Policy 2015-06, procurement value thresholds have been set for dealing with any procurement process to ensure Council is consistent with the requirements specified in Regulation 28 of the *Local Government (General) Regulations 2015*.

Refer to table within the Tendering and Procurement Policy 2015-06, Section 4 Guidelines – Tendering and Procurement Thresholds.

Document:	Start Date: 15 Oct 2024	Page Reference:
Purchasing & Payments Control Policy	Review Date: 31 Dec 2028	Page 2 of 5

5. PURCHASE ORDER INTERNAL CONTROLS

Purchase orders must be issued at the time of placing an order for all goods or services from external suppliers/contractors unless otherwise listed except where it is impractical to generate an order, e.g:

- payment of state government taxes;
- payment of utility accounts e.g. TasWater, Telstra, Aurora;
- financial transactions;
- legal opinions;
- recurring lease and rental payments;
- purchases made under contract;
- payroll deductions and payroll cheques;
- donations;
- BAS Payments;
- Photocopier maintenance payments etc;
- Refunds eg. Overpaid rates.

Purchase Orders can only be issued for items to be used by the Central Highlands Council and cannot be used for staff or personal requirements.

A standard purchase order is a legal contract used for the procurement of goods or services when the vendor, goods/services, costing and shipping address are known and the order is expected to be delivered in full at an agreed future date at an agreed price.

Telephone orders can be made and a purchase order number quoted. The purchase order must be filled out at the time the goods or services are requested from creditors.

Purchase Orders should show the following:

- Name and address of creditor.
- Amount and description of goods being purchased.
- Approximate cost of the required goods/services.

Each good or service is to be included in its entirety on one order and is not to be split over a number of orders.

Where staff are authorising the procurement of goods and services, they are certifying that the purchase is within budget allowances and is a genuine requirement of their budget area. Procurement

Document:	Start Date: 15 Oct 2024	Page Reference:
Purchasing & Payments Control Policy	Review Date: 31 Dec 2028	Page 3 of 5

of goods and services are to reflect budgetary restrictions unless special authorisation has been granted by the General Manager or by Council.

Manager's, Deputy General Manager's or General Manager's approval is required if over prescribed amount (refer to table within the **Tendering and Procurement Policy 2015-06, Section 4 Guidelines – Tendering and Procurement Thresholds**).

Payment of Invoices

The following tasks are to be undertaken by the Accounts Payable Officer:

1. Upon receipt of a tax invoice, always check:
 - Against the purchase order if one has been raised;
 - Attach purchase order to a provided tax invoice;
 - That the goods and services have been received in a satisfactory manner;
 - The price is correct as quoted;
 - The supplier has included an ABN;
 - GST has been included where required; and
 - That a Statement by Supplier Form is attached if an ABN is not quoted.
2. Input all tax invoices in the Xero accounts program with the following information:
 - Enter supplier code;
 - The total of the tax invoice;
 - Code the invoice to the appropriate expense general ledger number and project number before sending to the Purchasing Officer and/or General Manager for payment approval;
 - The Purchasing Officer who raised the purchase order **should** place a note in Xero account program to certify the item was received and the invoice amount is correct **or an Authorised Officer that knows the item has been received and the invoice amount is correct**; and
 - Once the Purchasing Officer **or an Authorised Officer** has placed that note in the Xero account program the tax invoice **must be approved for payment by another Authorised Officer** within the Xero account program.

Document:	Start Date: 15 Oct 2024	Page Reference:
Purchasing & Payments Control Policy	Review Date: 31 Dec 2028	Page 4 of 5

Payment are made by either Cheque or Electronic Fund Transfer (preferred option).

(a) Cheque Payments

- Cheque payments are to be processed, photocopied and attached with their matching invoice. They are required to be signed by two authorised bank signatories (as registered with the relevant banking Authority).
- Processed copies of cheques and invoices are filed together in numerical order in folders and kept for 7 years.

(b) Electronic Funds Transfer Payments

- All tax invoices are filed within the Xero account program.
- Electronic payments are entered into the Xero account program and the payment registered is checked by two authorised officers within the Xero account program prior to payments being sent to the bank.
- Electronic payments are to be uploaded to the bank account by an authorised officer and confirmed electronically by two authorised bank signatories (Senior Administration Officers, Executive Assistant, Deputy General Manager and/or General Manager).
- Processed bank report is filed in the payment register.

Document:	Start Date: 15 Oct 2024	Page Reference:
Purchasing & Payments Control Policy	Review Date: 31 Dec 2028	Page 5 of 5

Drafted in the Office of
Parliamentary Counsel

TASMANIA

**LAND USE PLANNING AND APPROVALS
AMENDMENT (DEVELOPMENT ASSESSMENT
PANELS) BILL 2024**

CONTENTS

PART 1 – PRELIMINARY

1. Short title
2. Commencement
3. Repeal of Act

**PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993
AMENDED**

4. Principal Act
5. Section 3 amended (Interpretation)
6. Section 40BA inserted
40BA. Minister may review certain decisions
7. Section 40C amended (Direction to prepare draft amendments of LPS)
8. Part 4, Division 2AA inserted
Division 2AA – Development Assessment Panels
Subdivision 1 – General
60AA. Interpretation of Division
*Subdivision 2 – Certain new applications may be determined
by Assessment Panel*
60AB. Certain new permit applications may be made to
Commission
60AC. Minister may refer certain new permit applications to
Commission
60AD. Commission to establish Assessment Panel

Subdivision 3 – Assessment of new application by Assessment Panel

- 60AE. Applications for permits to be provided to reviewing entities
- 60AF. Additional information may be required
- 60AG. Exhibition of applications
- 60AH. Hearings in respect of applications
- 60AI. Hearing may be cancelled in certain circumstances
- 60AJ. Frivolous or vexatious representations

Subdivision 4 – Certain existing applications may be referred to Assessment Panel

- 60AK. Interpretation of Subdivision
- 60AL. Certain permit applications may be transferred to Assessment Panel
- 60AM. Minister may refer certain existing permit applications to Commission
- 60AN. Effect of application under this Subdivision
- 60AO. Commission may determine status of certain existing applications

- 60AP. Commission to establish Assessment Panel

Subdivision 5 – Miscellaneous

- 60AQ. Application may be withdrawn by applicant
- 60AR. Effect of issuing permit in respect of certain applications
- 60AS. Fees under this Division

PART 3 – HISTORIC CULTURAL HERITAGE ACT 1995 AMENDED

- 9. Principal Act
- 10. Section 33 substituted
 - 33. Application of Planning Act to heritage works is subject to this Part

**LAND USE PLANNING AND APPROVALS
AMENDMENT (DEVELOPMENT ASSESSMENT
PANELS) BILL 2024**

*(Brought in by the Minister for Housing and Planning, the
Honourable Felix Ashton Ellis)*

A BILL FOR

An Act to amend the *Land Use Planning and Approvals Act 1993* and to consequentially amend the *Historic Cultural Heritage Act 1995*

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

PART 1 – PRELIMINARY

1. Short title

This Act may be cited as the *Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024*.

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

s. 3

Part 1 – Preliminary

3. Repeal of Act

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

Consultation Draft

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 4

**PART 2 – LAND USE PLANNING AND APPROVALS
ACT 1993 AMENDED**

4. Principal Act

In this Part, the *Land Use Planning and Approvals Act 1993** is referred to as the Principal Act.

5. Section 3 amended (Interpretation)

Section 3(1) of the Principal Act is amended by omitting the definition of *discretionary permit* and substituting the following definition:

discretionary permit means a permit to which –

- (a) section 57 applies or to which, but for section 40Y(5), section 57 would apply; or
- (b) Division 2AA of Part 4 applies;

6. Section 40BA inserted

After section 40B of the Principal Act, the following section is inserted in Division 2:

*No. 70 of 1993

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 6

Part 2 – Land Use Planning and Approvals Act 1993 Amended

40BA. Minister may review certain decisions

- (1) If a person has received notice from the planning authority under section 40B(6)(b) that the planning authority does not intend to prepare a draft amendment to the LPS, the person may apply to the Minister for a review of that decision of the planning authority (the *reviewable decision*).
- (2) An application to the Minister under subsection (1), in respect of a reviewable decision –
 - (a) is to be in a form approved by the Minister; and
 - (b) is to contain the information prescribed for the purposes of the application; and
 - (c) is to include a copy of the following documents:
 - (i) the notification given by the planning authority under section 40B(6)(b) in respect of the reviewable decision;
 - (ii) the notice of the Commission given to the applicant under section 40B(5) in respect

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 6

-
- of the reviewable decision;
- (iii) the notice under section 38(3) to which the reviewable decision relates;
- (iv) the request under section 37(1) to which the reviewable decision relates;
- (v) any other prescribed document.
- (3) If an application is made to the Minister under subsection (1), in respect of a reviewable decision –
- (a) the Minister is to provide a copy of the application to the relevant planning authority and the Commission; and
- (b) within 7 days after receiving the copy of the application –
- (i) the relevant planning authority is to provide the Minister with its reasons for making the decision under section 40B(6) in respect of the reviewable decision and its opinion, in writing, of the merits of

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 6

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- the reviewable decision;
and
- (ii) the Commission may provide the Minister, in writing, with any further information that the Commission considers relevant in respect of the reviewable decision.
- (4) After receiving an application under subsection (1) and reviewing the information provided in respect of the application under subsection (3), the Minister may –
- (a) in accordance with section 40C, direct the relevant planning authority to prepare a draft amendment on an LPS in relation to the request made under section 37(1) to which the relevant reviewable decision relates; or
- (b) refuse to take any action in respect of the application.
- (5) The Minister may only make a decision under subsection (4)(a) if, in the opinion of the Minister, the draft amendment meets the LPS criteria.
- (6) As soon as practicable after making a decision under subsection (4) in respect

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 7

of an application, the Minister is to give written notice of the decision, and the reasons for the decision, to the relevant planning authority, the Commission and the applicant.

- (7) For the avoidance of doubt, an application may be made under this section in respect of a request under section 40B(1), whether or not an application has also been made under section 40T(1) that relates to the request.

7. Section 40C amended (Direction to prepare draft amendments of LPS)

Section 40C(1) of the Principal Act is amended by inserting after paragraph (d) the following paragraph:

- (da) to implement a decision of the Minister under section 40BA(4) to prepare a draft amendment;

8. Part 4, Division 2AA inserted

After section 60A of the Principal Act, the following Division is inserted in Part 4:

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

Division 2AA – Development Assessment Panels
Subdivision 1 – General

60AA. Interpretation of Division

In this Division –

Assessment Panel, in relation to an application under this Division, means the Development Assessment Panel that is established, in respect of the application, by the Commission under section 60AD or 60AP;

city has the same meaning as in section 16A of the *Local Government Act 1993*;

exhibition period, in relation to an application under this Division, means the 14-day period commencing on the day specified in the notice published under section 60AG(1)(b) in respect of the application;

Homes Tasmania has the same meaning as in the *Homes Tasmania Act 2022*;

party, in relation to an application for a discretionary permit, includes –

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

- (a) the proponent for the development to which the application relates; and
- (b) the relevant planning authority;

reviewing entity, in relation to an application, includes –

- (a) the planning authority for each relevant municipal area to which the application relates; and
- (b) the Heritage Council, within the meaning of the *Historic Cultural Heritage Act 1995*, if the application relates to a development that includes heritage works within the meaning of Part 6 of that Act; and
- (c) the relevant regulated entity, within the meaning of Division 2A; and
- (d) a pipeline licensee, within the meaning of Division 2A, if the application relates to land that is wholly or partly within a gas infrastructure planning corridor within

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

the meaning of the *Gas
Industry Act 2019*.

***Subdivision 2 – Certain new applications may be
determined by Assessment Panel***

**60AB. Certain new permit applications may be
made to Commission**

- (1) A person may apply to the Commission for an application for a discretionary permit to be determined by an Assessment Panel if –
- (a) the application is endorsed by Homes Tasmania as including –
 - (i) social or affordable housing; or
 - (ii) a subdivision, within the meaning of Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, for the purposes of social or affordable housing; or
 - (b) the application relates to a development that is valued in excess of –
 - (i) \$10 000 000 or such other amount as may be

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

prescribed – if all, or any part, of the development is to be located in a city; or

(ii) \$5 000 000 or such other amount as may be prescribed – in any other case; or

(c) the council is both parties in relation to the application, and the application relates to a development that is valued in excess of \$1 000 000 or such other amount as may be prescribed; or

(d) the application falls within a class of applications prescribed for the purpose of this section.

(2) An application under subsection (1) –

(a) may only be made by –

(i) the applicant for the discretionary permit; or

(ii) the relevant planning authority, with the consent of the applicant for the discretionary permit; and

(b) is to –

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (i) be in a form approved by the Commission; and
 - (ii) contain the prescribed information; and
 - (iii) be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1); and
- (c) must be accompanied by a written copy of the endorsement by Homes Tasmania, in a form approved by the Commission, if the application is made under subsection (1)(a).
- (3) An application may not be made under subsection (1) if the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (4) If the Commission requires further information in respect of whether an application falls under subsection (3), the Commission may seek further information from the Board, within the meaning of the *Environmental Management and Pollution Control Act 1994*.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (5) Within 7 days after receiving an application under this section, the Commission is to do one or more of the following:
- (a) request further information from either party to the application;
 - (b) return the application to the applicant if, in the opinion of the Commission –
 - (i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or
 - (ii) the purported application does not meet the requirements for an application under this section;
 - (c) establish an Assessment Panel under section 60AD in respect of the application.

60AC. Minister may refer certain new permit applications to Commission

- (1) A party to an application for a discretionary permit may request that the

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

Minister direct the Commission to establish an Assessment Panel in respect of the application if –

- (a) the application relates to a development that may be considered significant, or important, to –
 - (i) the area in which the development is to be located; or
 - (ii) the State; or
- (b) either party to the application believes that the planning authority does not have the technical expertise to assess the application; or
- (c) the application relates to a development that is, or is likely to be, controversial; or
- (d) the relevant planning authority may have, in respect of the proponent or development –
 - (i) a conflict of interest or a perceived conflict of interest; or
 - (ii) a real or perceived bias, whether for or against the

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

proponent or
development; or

- (e) the application falls within a class of applications prescribed for the purpose of this section.
- (2) An application for a discretionary permit, that is the subject of a request under subsection (1) –
- (a) is to be in a form approved by the Commission; and
 - (b) must include a statement as to why the party to the application is making the request that the Minister refer the application to the Commission; and
 - (c) must be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1); and
 - (d) contain the prescribed information.
- (3) If the Minister receives a request under subsection (1) in relation to an application for a discretionary permit that is only made by one party to the application, the Minister is to ensure that the other party to the application is –

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) notified of the request and has a copy of the application; and
 - (b) notified that the party has a right to respond to the Minister, in respect of the request, within 7 days after the Minister receives the request.
- (4) The Minister may refer an application for a discretionary permit to the Commission if, in the opinion of the Minister –
 - (a) the application meets one or more of the requirements specified in subsection (1); and
 - (b) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (5) The Minister may refuse to refer an application for a discretionary permit to the Commission, under this section, for any reason.
- (6) Within 7 days after receiving an application referred by the Minister under this section, the Commission may –
 - (a) return the application to the applicant if, in the opinion of the Commission –

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or
 - (ii) the purported application does not meet the administrative requirements for an application under this section; or
- (b) establish an Assessment Panel under section 60AD in respect of the application.

60AD. Commission to establish Assessment Panel

- (1) The Commission is to establish an Assessment Panel to undertake an assessment of an application made under section 60AB, or an application referred to the Commission under section 60AC, if the Commission is satisfied that –
- (a) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; and

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) the application meets the relevant requirements of this Division.
- (2) If an Assessment Panel is established under this section in respect of an application, the *Historic Cultural Heritage Act 1995* does not apply in respect of the assessment of the application under this Division.

***Subdivision 3 – Assessment of new application by
Assessment Panel***

60AE. Applications for permits to be provided to reviewing entities

- (1) As soon as practical after the Commission establishes an Assessment Panel under section 60AD in respect of an application, the Assessment Panel is to provide a copy of the application to each reviewing entity for that application.
- (2) Within 28 days after being provided a copy of an application under subsection (1) –
 - (a) each planning authority must provide, to the Assessment Panel, advice relating to the application on the following matters:
 - (i) any matters that the planning authority would

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

consider, in respect of the application, under the *Local Government (Building and Miscellaneous Provisions) Act 1993*;

- (ii) issues and concerns that the planning authority has in respect of the matter to which the application relates including, but not limited to, engineering concerns or the impacts on assets or infrastructure owned or operated by the planning authority;
 - (iii) suggested terms and conditions that should be imposed on a permit if it is granted under the application and the reasons for those terms and conditions;
 - (iv) any other matter that the planning authority considers relevant to the application; and
- (b) each other reviewing entity for the application is to provide, to the Assessment Panel, advice relating to the application on any

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

matter that the reviewing entity considers relevant to the application.

60AF. Additional information may be required

- (1) Within 14 days after receiving a copy of an application under section 60AE(1), a reviewing entity may make a request to the Assessment Panel for further information in respect of the application to enable the reviewing entity to provide advice on the application under section 60AE.
- (2) A planning authority may only request further information under subsection (1) in relation to the following matters:
 - (a) for the purpose of determining the impact of the use and development on the infrastructure of the council in the relevant municipal area if the application were to be approved and the permit issued;
 - (b) to assist in the preparation of recommended conditions to be imposed on the permit in respect of the impact of the use and development on the infrastructure of the council;

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (c) any matters that the planning authority is entitled to consider, in respect of the application, under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.
- (3) If a reviewing entity makes a request for further information under subsection (1) in respect of an application, the Assessment Panel may notify the reviewing entity, in writing –
- (a) that the Assessment Panel believes that the requested information is not relevant to the application; and
 - (b) the reasons for that belief; and
 - (c) that the requested information is no longer considered information requested under this section.
- (4) Within 14 days after providing copies of an application under section 60AE(1), the Assessment Panel may request further information in respect of an application by written notice to the applicant.
- (5) At the expiry of 14 days after providing copies of an application under section 60AE(1), the Assessment Panel is to –

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) make a request, in writing, that the applicant provide the further information requested under subsections (1) and (4) in respect of the application as the Assessment Panel is satisfied –
 - (i) that the information is relevant to the application; and
 - (ii) that the Assessment Panel does not already have the information; and
 - (b) send a copy of the written request to the reviewing entities for the application.
- (6) If an applicant provides further information to the Assessment Panel as the result of a request made under subsection (5) –
- (a) the Assessment Panel is to provide a copy of the further information to all the reviewing entities for the application; and
 - (b) each reviewing entity is to notify the Assessment Panel if –
 - (i) the reviewing entity is satisfied that the additional information

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- provided meets the requests so made; or
- (ii) in the opinion of the reviewing entity, further information was requested and has not been provided by the applicant.
- (7) Within 7 days after receiving further information as a result of a request under subsection (5), the Assessment Panel must –
- (a) determine that –
- (i) all further information so requested has been provided by the applicant; or
- (ii) the applicant has provided all the further information so requested that is reasonably able to be provided by the applicant; or
- (b) notify the applicant that the Assessment Panel is not satisfied that the applicant has complied with all requests under subsection (5) in respect of the application.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (8) If an Assessment Panel makes a request to an applicant under subsection (5) for further information, all relevant time periods under this Act do not run in respect of the application until, in the opinion of the Assessment Panel, all requests for further information have been answered.

60AG. Exhibition of applications

- (1) Within 14 days after the expiry of the period specified in section 60AE(2) in respect of an application, the Assessment Panel is to –
- (a) prepare a draft assessment report in relation to the application; and
 - (b) ensure that an exhibition notice is published that specifies, in relation to the documents and information specified in paragraph (d) –
 - (i) the day on which the exhibition of the documents and information is to commence; and
 - (ii) that the documents and information are or will be available for viewing by the public during the

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

exhibition period at the premises specified in the notice; and

(iii) that the documents and information may be downloaded by the public from the website specified in the notice; and

(c) provide a copy of a notice under paragraph (b) to all property owners who own land adjoining the land to which the application relates; and

(d) exhibit the following documents and information, in respect of the application, in accordance with the exhibition notice published under paragraph (b):

(i) the application;

(ii) each document, or piece of information, provided by a reviewing entity under section 60AE in respect of the application;

(iii) any further information provided by the applicant under this Act, including information provided under section 54, in

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- accordance with section 60AF;
- (iv) the draft assessment report;
- (v) if the draft assessment report recommends that a permit be granted, a draft permit, including each proposed condition to be imposed in respect of the permit;
- (vi) the date on which a hearing under section 60AH may be held in respect of the application, being a date that is not less than 10 days after the close of the exhibition;
- (vii) a statement that the hearing may be cancelled in accordance with section 60AI.
- (2) An exhibition under subsection (1)(d) is to be held for a period of 14 days from the day specified in the notice published under subsection (1)(b), excluding any days on which the premises, where the exhibition is occurring, are closed to the public during normal business hours.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

- (3) A person may make such comments, and provide feedback, to the Assessment Panel in respect of an application during the exhibition period for the application.

60AH. Hearings in respect of applications

- (1) The Assessment Panel is to hold a hearing in respect of an application, as specified in the information published under section 60AG(1)(b) in respect of the application, except where the hearing is cancelled under section 60AI.
- (2) A hearing under this section, in respect of an application, is to be open to –
 - (a) each party to the application; and
 - (b) each reviewing entity; and
 - (c) all persons who made a representation in respect of the application.
- (3) Within 28 days after the close of the exhibition period in respect of an application and after the hearing held under this section in respect of the application, if any, the Assessment Panel must –
 - (a) refuse the application and notify the following persons of that decision:

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (i) each party to the application;
 - (ii) each reviewing entity for the application;
 - (iii) each person who made a representation in respect of the application; or
- (b) approve the application and subsequently –
- (i) notify the following persons of that decision:
 - (A) each party to the application;
 - (B) each reviewing entity for the application;
 - (C) each person who made a representation in respect of the application; and
 - (ii) direct the relevant planning authority to issue a permit as specified by the Assessment Panel in the direction.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (4) If an Assessment Panel needs an extension of the period specified in subsection (3), the Assessment Panel may make a request to the Minister that the period be extended in accordance with subsection (5).
- (5) At the request of the Assessment Panel under subsection (4), the Minister may agree to one extension, of not more than 21 days, of the period specified in subsection (3) if the Minister considers the extension reasonable in the circumstances.
- (6) Subsections (4) and (5) do not apply to an Assessment Panel if –
- (a) the Assessment Panel has been established in respect of an application that is not an application under section 60AB(1)(a) which is endorsed by Homes Tasmania in accordance with that section; and
 - (b) the Assessment Panel and the applicant agree to –
 - (i) an extension of the period specified in subsection (3) in respect of an application; and
 - (ii) the duration of that extension.

31

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (7) If an extension is granted under subsection (5) or agreed under subsection (6) in respect of an application, the Assessment Panel is to notify the following persons that the extension has been granted, or agreed, and the duration of that extension:
- (a) each party to the application;
 - (b) each reviewing entity for the application;
 - (c) each person who made a representation in respect of the application.

60AI. Hearing may be cancelled in certain circumstances

- (1) The Assessment Panel for an application under this Division may cancel a proposed hearing to be held under section 60AH in respect of the application if –
- (a) during the assessment of the application, no reviewing entity requested that a hearing be held, under section 60AH, in respect of the application; and
 - (b) during the exhibition period for the application –

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (i) no representations were made in respect of the application; or
 - (ii) the representations that were made in respect of the application were in support of the application or specified that the person making the representation does not wish to be heard at a hearing under section 60AH.
- (2) If a hearing in respect of an application is cancelled under subsection (1), the Assessment Panel may direct the relevant planning authority to issue a permit in accordance with the draft assessment report prepared under this Division in respect of the application.
- (3) If the Assessment Panel cancels a hearing under subsection (1) in respect of an application, the Assessment Panel is to give written notice that –
- (a) the hearing is not to be held, under section 60AH, in respect of the application; and
 - (b) the relevant planning authority has been directed to issue a

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

permit in respect of the
application.

- (4) A written notice under subsection (3) that relates to the cancellation of a hearing in respect of an application must be given to –
- (a) each party to the application; and
 - (b) each reviewing entity for the application; and
 - (c) each person who made a representation in respect of the application.
- (5) For the avoidance of doubt, nothing in this section requires the Assessment Panel to cancel a hearing under subsection (1).

60AJ. Frivolous or vexatious representations

If, in the opinion of the Assessment Panel for an application, a representation that is frivolous, or vexatious, has been made during the exhibition period for the application –

- (a) as soon as practical after forming the opinion, the Assessment Panel is to notify the person who made the representation –

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

- (i) that the Assessment Panel is of the opinion that the representation is frivolous or vexatious; and
 - (ii) the grounds on which the Assessment Panel has formed that opinion; and
- (b) the representation is not a representation for the purposes of this Subdivision.

Subdivision 4 – Certain existing applications may be referred to Assessment Panel

60AK. Interpretation of Subdivision

In this Subdivision –

permit application, in relation to a transfer application, means the application for a discretionary permit that is the subject of –

- (a) an application to the Commission under section 60AL; or
- (b) a request to the Minister under section 60AM;

transfer application means an application to the Commission under section 60AL, or a request to the Minister under

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

section 60AM, for an application for a discretionary permit to be determined by an Assessment Panel.

60AL. Certain permit applications may be transferred to Assessment Panel

- (1) A party to a permit application that is already being considered under this Act by the relevant planning authority, may apply to the Commission for the permit application to be determined by an Assessment Panel if –
- (a) the permit application relates to a development that is valued in excess of –
 - (i) \$10 000 000 or such other amount as may be prescribed – if all, or any part, of the development is to be located in a city; or
 - (ii) \$5 000 000 or such other amount as may be prescribed – in any other case; or
 - (b) the council is both parties in relation to the permit application and the application relates to a development that is valued in

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

excess of \$1 000 000 or such other amount as may be prescribed; or

(c) the application falls within a class of applications prescribed for the purpose of this section.

(2) A transfer application under subsection (1) –

(a) may only be made by –

(i) the applicant for the discretionary permit; or

(ii) the relevant planning authority in respect of the permit application, with the consent of the applicant for the discretionary permit; and

(b) is to –

(i) be in a form approved by the Commission; and

(ii) contain the prescribed information; and

(c) must be accompanied by –

(i) the permit application to which the transfer application relates; and

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (ii) evidence that the permit application meets one or more of the requirements specified in subsection (1); and
- (d) must be accompanied by each of the following, if in existence:
 - (i) each document, or piece of information, provided under this Act in respect of the permit application;
 - (ii) any further information provided by the applicant under this Act, including information provided under section 54, in respect of the permit application;
 - (iii) if the transfer application is made by the planning authority, a statement that details the assessment process that has been undertaken under this Act by the planning authority in respect of the permit application;
 - (iv) all correspondence that has occurred between the applicant and the relevant

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

planning authority in
respect of the permit
application.

- (3) A transfer application may not be made under subsection (1) if the relevant permit application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (4) If the Commission requires further information in respect of whether a permit application falls under subsection (3), the Commission may seek further information from the Board, within the meaning of the *Environmental Management and Pollution Control Act 1994*.
- (5) Within 7 days after receiving a transfer application under this section, the Commission is to do one or more of the following:
- (a) request further information from a party to the permit application;
 - (b) return the purported application to the applicant if, in the opinion of the Commission, the purported application –
 - (i) is an application to which section 25 of the *Environmental*

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

*Management and
Pollution Control Act
1994* applies; or

- (ii) does not meet the requirements for an application under this section; or
- (c) notify the applicant of the determination made by the Commission, under section 60AO, in respect of the permit application.

60AM. Minister may refer certain existing permit applications to Commission

(1) A party to a permit application that is already being considered under this Act by a planning authority, may request that the Minister direct the Commission to establish an Assessment Panel in respect of the permit application if –

- (a) the permit application relates to a development that may be considered significant, or important, to –
 - (i) the area in which the development is to be located; or
 - (ii) the State; or

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (b) either party to the application believes that the planning authority does not have the technical expertise to assess the permit application; or
 - (c) the permit application relates to a development that is, or is likely to be, controversial; or
 - (d) the relevant planning authority may have, in respect of the proponent or development –
 - (i) a conflict of interest or a perceived conflict of interest; or
 - (ii) a real or perceived bias, whether for or against the proponent or development; or
 - (e) the application falls within a class of permit applications prescribed for the purpose of this section.
- (2) A request under subsection (1) in respect of a permit application –
- (a) must include a statement as to why the party is making the request that the Minister refer the relevant permit application to the Commission; and

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (b) must be accompanied by –
 - (i) a copy of the permit application; and
 - (ii) evidence that the permit application meets one or more of the requirements specified in subsection (1); and
- (c) must be accompanied by each of the following, if in existence:
 - (i) each document, or piece of information, provided under this Act in respect of the permit application;
 - (ii) any further information provided by the applicant under this Act, including information provided under section 54, in respect of the permit application;
 - (iii) if the request is made by the planning authority, a statement that details the assessment process that has been undertaken under this Act by the planning authority in respect of the permit application;

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (iv) all correspondence that has occurred between the applicant and the relevant planning authority in respect of the permit application.
- (3) If the Minister receives a request under subsection (1) that is only made by one party to the relevant permit application, the Minister is to ensure that the other party to the permit application is –
- (a) notified of the request and has a copy of the documentation provided under subsection (2) in respect of the request; and
 - (b) notified that the party has a right to respond to the Minister, in respect of the request, within 7 days after the Minister receives the request.
- (4) The Minister may refer a permit application to the Commission for the granting of a discretionary permit by an Assessment Panel if, in the opinion of the Minister –
- (a) the permit application meets one or more of the requirements specified in subsection (1); and
 - (b) the permit application is not an application to which section 25 of

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

the *Environmental Management and Pollution Control Act 1994* applies.

- (5) The Minister may refuse to refer a permit application to the Commission, under this section, for any reason.
- (6) Within 7 days after receiving a permit application referred by the Minister under this section, the Commission may –
- (a) return the application to the applicant if, in the opinion of the Commission –
 - (i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or
 - (ii) the purported application does not meet the administrative requirements for an application under this section; or
 - (b) notify the applicant of the determination made by the Commission, under

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

section 60AO, in respect of the
permit application.

60AN. Effect of application under this Subdivision

If a person makes a transfer application,
or a request under this Subdivision, in
respect of a permit application –

- (a) the relevant planning authority is
to stop in its assessment of the
permit application; and
- (b) all other assessments under this
Act, and any other Act, of the
permit application are to cease
while the transfer application or
request is determined under this
Subdivision; and
- (c) all timeframes under this Act, and
any other Act, that apply to the
permit application are paused
while the transfer application or
request is determined under this
Subdivision.

**60AO. Commission may determine status of certain
existing applications**

- (1) If the Commission is satisfied that an
Assessment Panel may be established
under section 60AP in respect of a permit
application, the Commission –

Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (a) is to determine which provisions of Subdivision 3 apply in respect of the permit application; and
 - (b) may determine that a provision of Subdivision 3 does not apply in respect of the permit application, if the Commission is satisfied that the applicant has complied with a similar requirement under this Act in respect of the permit application; and
 - (c) may specify that a time frame applies, to the permit application, in respect of a provision of Subdivision 3, that is different from the timeframe specified in that provision.
- (2) Before the Commission establishes an Assessment Panel in respect of a permit application, the Commission must provide to the applicant in respect of the transfer application a notice, in writing, of –
- (a) each determination made under subsection (1) in respect of a permit application; and
 - (b) each time frame specified, by the Commission under subsection (1) in respect of a permit application.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (3) Within 7 days after receiving a written notice under subsection (2), an applicant is to notify the Commission, in writing –
- (a) that the applicant agrees with the determination; or
 - (b) that the applicant disagrees with the determination.
- (4) If an applicant notifies the Commission under subsection (3)(a) that the applicant agrees with the determination of the Commission –
- (a) the Commission is to provide a copy of the written notice provided under subsection (2) to the proponent and the relevant planning authority; and
 - (b) the Commission is to establish an Assessment Panel under section 60AD in respect of the permit application to which the determination relates; and
 - (c) this Division applies to the assessment, and determination, of the permit application as specified in the determination of the Commission.
- (5) If an applicant notifies the Commission under subsection (3)(b) that the applicant disagrees with the determination of the

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

Commission, or if an applicant fails to take action under subsection (3)(b) within the timeframe specified in the subsection –

- (a) the relevant transfer application is taken to be withdrawn; and
 - (b) all assessments ceased, and all timeframes paused, under section 60AN in respect of the relevant permit application are taken to continue.
- (6) For the avoidance of doubt, a determination of the Commission under subsection (1) in respect of a permit application –
- (a) is final and not subject to appeal; and
 - (b) may be amended by the Commission, or an Assessment Panel established in respect of the permit application; and
 - (c) may require an applicant to complete a process that is identical, or similar, to a process that the applicant has already undertaken under a different provision of this Act.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

-
- (7) If the Assessment Panel amends a determination in accordance with subsection (6)(b) –
- (a) the Assessment Panel is to give the applicant a written copy of the amended determination; and
 - (b) this section applies to the written copy of the amended determination as if it a written notice under subsection (2).

60AP. Commission to establish Assessment Panel

- (1) The Commission is to establish an Assessment Panel to undertake an assessment of a permit application, if –
- (a) the applicant notifies the Commission under section 60AO(3)(a) that the applicant agrees with the determination of the Commission in respect of the permit application; and
 - (b) the Commission is satisfied that the permit application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

- (2) An Assessment Panel established under this section is to assess, and determine, a permit application in accordance with the determination of the Commission, under section 60AO, in respect of the permit application.

Subdivision 5 – Miscellaneous

60AQ. Application may be withdrawn by applicant

- (1) At any stage before an Assessment Panel gives a direction under section 60AH(3)(b) or section 60AI(2) in respect of an application, the applicant may withdraw the application by written notice to the Assessment Panel.
- (2) If an application has been withdrawn under subsection (1), the Assessment Panel is to notify the following persons that the application has been withdrawn:
- (a) each reviewing entity who has been provided with the application under section 60AE;
 - (b) if the application was exhibited in accordance with section 60AG, each person who made a representation under that section in respect of the application.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 8

60AR. Effect of issuing permit in respect of certain applications

- (1) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AH(3)(b) or section 60AI(2) –
 - (a) the planning authority must issue the permit within 7 days after receiving the direction of the Assessment Panel; and
 - (b) the planning authority may only issue the permit as directed and may not impose any further conditions on the permit; and
 - (c) the permit comes into effect on the day on which it is issued or such later day as is specified by the Assessment Panel; and
 - (d) there is no right of appeal under this Act, in respect of the permit, on merit grounds; and
 - (e) the provisions of this Act relating to enforcement and minor amendments apply to the permit.
- (2) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AH(3)(b) or section 60AI(2) in relation to a subdivision, within the meaning of Part 3

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024*
Act No. of 2024

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, a reference in that Part to the council, in respect of a prescribed function or prescribed power of the council under that Part, includes a reference to the Assessment Panel.

60AS. Fees under this Division

- (1) For the purposes of this Division, the regulations may prescribe –
 - (a) the fees payable in respect of an application, matter or assessment under this Division; or
 - (b) the method of calculating a fee that may be payable under this Division.
- (2) Nothing in this section limits or restricts a power to make regulations under section 87 in respect of this Division including, but not limited to, making provision or with respect to a matter specified in section 87(2)(b).
- (3) The Commission may waive or remit all or any part of a fee that is payable under this Division.

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

Part 3 – Historic Cultural Heritage Act 1995 Amended

s. 9

**PART 3 – HISTORIC CULTURAL HERITAGE ACT
1995 AMENDED**

9. Principal Act

In this Part, the *Historic Cultural Heritage Act 1995** is referred to as the Principal Act.

10. Section 33 substituted

Section 33 of the Principal Act is repealed and the following section is substituted:

33. Application of Planning Act to heritage works is subject to this Part

- (1) Subject to subsection (2), the provisions of this Part prevail, to the extent of any inconsistency, over the provisions of the Planning Act and any planning scheme or special planning order or planning directive in force under that Act.
- (2) This Part does not apply to –
 - (a) a permit application that is to be determined by an Assessment Panel under Division 2AA of Part 4 of the Planning Act; and
 - (b) heritage works that are to be performed under a discretionary permit that is issued as a result of

*No. 117 of 1995

*Land Use Planning and Approvals Amendment (Development
Assessment Panels) Act 2024
Act No. of 2024*

s. 10

Part 3 – Historic Cultural Heritage Act 1995 Amended

a permit application referred to in
paragraph (a).

Consultation Draft



Work Health & Safety Policy (DRAFT)

Introduction

Central Highlands Council is committed to providing a safe and healthy workplace as reasonably practicable, for all persons covered by this Policy. Council's aim is to integrate Workplace Health and Safety (WHS) considerations into all aspects of Council operations, and to comply with all applicable WHS legislation and regulations.

Council's Health and Safety Principles

Through the implementation of this Policy, Council aims to maintain a safe workplace as reasonably practicable by ensuring:

- (a) all reasonable and practical steps and measures are taken to safeguard the health, safety, and welfare of all persons while at work.
- (b) the safety and health of any members of the public, or any other person who may visit sites and locations where Council carries out its business, is protected so far as is reasonably practicable.
- (c) it implements sufficient measures to prevent accidents and cases of work-related ill health by managing the health and safety risks in the workplace including those of a psychosocial nature.
- (d) provision of clear and adequate information, instructions and training to all persons covered by this Policy.
- (e) safe and healthy working conditions are provided and maintained.

Council expectations

Council expects all persons covered under this policy to comply with the principles as set out in this Policy. Council expects all persons in leadership/management/supervisory roles to take responsibility for upholding and promoting its health and safety principles.

Council will as far as reasonably practicable:

- provide and maintain a work environment without risks to health and safety;
- provide and maintain safe plant and structures;
- provide and maintain safe systems of work;
- the safe use, handling and storage of plant, structures, and substances;
- the provision of adequate facilities for the welfare at work of workers in carrying out their work, including ensuring access to those facilities;
- the provision of any information, training, instruction, or supervision that is necessary to protect all persons from risks to their health and safety arising from work carried out as part of the conduct of the Council; and
- that the health of workers and the conditions of the workplace are monitored for the purpose of preventing illness or injury of workers arising from the conduct of the Council's business.

Duty of workers

While at work, a worker must:

- take reasonable care of their own health and safety;
- take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons;
- comply, so far as the worker is reasonably able to, with reasonable instruction that is given by Council to allow the person to comply with the *Work Health and Safety Act 2012*;
- cooperate with any reasonable policy or procedure relating to health and safety at the workplace that has been notified to workers;
- wear personal protective equipment and clothing where necessary;
- report all accidents and incidents on the job immediately, no matter how trivial; and
- report all known or observed hazards to their supervisor or manager.

Duty of other persons at the workplace

Other persons (i.e. contractor, visitor, volunteer) must:

- take reasonable care of their own health and safety;
- take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons; and
- comply, so far as the worker is reasonably able to, with reasonable instruction that is given by Council to allow the person to comply with the *Work Health and Safety Act 2012*.

Policy Statement

The aims of this Policy are to:

- (a) recognise Council's commitment to its duty of care under the *Work Health & Safety Act 2012 (Tas)*;
- (b) recognise Council's commitment to, and promotion of, providing a safe, healthy, and supportive workplace for workers and other persons at the workplace whose health or safety could be at risk through Council's work;
- (c) recognise Council's commitment to identifying and effectively managing psychosocial hazards and psychosocial risks to workers and other persons in the workplace;
- (d) recognise Council's commitment to providing a supportive workplace culture;
- (e) offer professional and confidential counselling assistance to employees who may need support to manage issues affecting their wellbeing, both personally and work related;
- (f) direct and guide workers and other persons at the workplace regarding action considered reasonably practicable to protect health and safety;
- (g) provide a fair and flexible approach to work health and safety activities which take into consideration the individual, operational and environmental circumstances;
- (h) ensure workers and other persons at the workplace operate within any applicable laws, policies, and/or procedures;
- (i) comply with applicable laws through implementing:
 - i. appropriate plans, policies, procedures, and programs to support and implement this Policy

- ii. measurable safety performance objectives and targets;
- iii. training on health and safety matters relevant to Council work;
- iv. induction programs;
- v. consultation, cooperation, and coordination processes;
- vi. providing adequate resources;
- vii. monitoring, reviewing and verification of Council systems; and
- viii. corrective action where it is identified that the acts or omissions of persons are putting themselves or others at risk.

Definitions

Term	Definition
Applicable Laws	Includes: <ul style="list-style-type: none"> • <i>Age Discrimination Act 2004 (Cth)</i> • <i>Anti-Discrimination Act 1998 (Tas)</i> • <i>Asbestos Related Diseases (Occupational Exposure) Compensation Act 2011 (Tas)</i> • <i>Australian Human Rights Commission Act 1986 (Cth)</i> • <i>Child and Youth Safe Organisations Act 2023 (Tas)</i> • <i>Disability Discrimination Act 1992 (Cth)</i> • <i>Fair Work Act 2009 (Cth)</i> • <i>Local Government Act 1993 (Tas)</i> • <i>Long Service Leave Act 1976 (Tas)</i> • <i>Racial Discrimination Act 1975 (Cth)</i> • <i>Sex Discrimination Act 1984 (Cth)</i> • <i>Work Health & Safety Act 2012 (Tas)</i> • <i>Work Health & Safety Regulations 2022 (Tas)</i> • <i>Workers (Occupational Diseases) Relief Fund Act 1954 (Tas)</i> • <i>Workers Rehabilitation & Compensation Act 1988 (Tas)</i>
Control Measure	A measure to eliminate or minimise the risk.
Council	Central Highlands Council
Councillor	A person elected to the Central Highlands Council and includes the Mayor and Deputy Mayor.
Employee	A person who carries out work for the Central Highlands Council as an employee of the Council.
Employee Assistance Program (EAP)	A confidential and free counselling service offered to workers (including councillors) who may require help with personal or work-related problems.

Term	Definition
General Manager	The person appointed by the Central Highlands Council under s.61 or s.61B of the <i>Local Government Act 1993 (Tas)</i> .
Infringing Workplace Behaviour	Any act or omission, which amounts to a breach of any Council policy, contractual obligation, or misconduct at common law.
Manager/Supervisor	A person at the workplace who is appointed to a position that has management/supervisory responsibility for others.
Officer	<p>In accordance with s.252 of the <i>Work Health and Safety Act 2012 (Tas)</i> an officer is defined as a person who makes, or participates in making, decisions that affect the whole, or a substantial part, of the business or undertaking of a public authority is taken to be an officer of the public authority for the purposes of this Act.</p> <p><u>Note:</u> In accordance with s.4 of the <i>Work Health and Safety Act 2012 (Tas)</i> an elected member of Central Highlands Council acting in that capacity is not an officer.</p>
Other Persons at the Workplace	Any person at the workplace who is not a worker, including visitors, and ratepayers.
Psychosocial Hazard	<p>A hazard within the meaning of r.55A of the <i>Work Health and Safety Regulations 2022 (Tas)</i>, is a hazard that:</p> <ul style="list-style-type: none"> (a) arises from, or relates to: <ul style="list-style-type: none"> i. the design or management of work; or ii. A work environment; or iii. plant at a work environment; or iv. workplace interactions or behaviours; and (b) may cause psychological harm (whether or not it may also cause physical harm).
Psychosocial Risk	A risk to the health and/or safety of a worker or other person at the workplace arising from a psychosocial hazard.
Worker	<p>In accordance with s.7 of the <i>Work Health and Safety Act 2012 (Tas)</i> a person is a worker if the person carries out work in any capacity for a person conducting a business or undertaking, including work as –</p> <ul style="list-style-type: none"> (a) an employee; or (b) a contractor or subcontractor; or (c) an employee of a contractor or subcontractor; or (d) an employee of a labour hire company who has been assigned to work at Central Highlands Council or (e) an outworker; or (f) an apprentice or trainee; or (g) a student gaining work experience; or (h) a volunteer; or

Term	Definition
	(i) a person of a prescribed class. For the sole purpose of this Policy a councillor is considered a 'worker.'
Workplace	A workplace is a place where work is carried out for Central Highlands Council and includes any place where a worker goes, or is likely to be, while at work.

Policy Detail

Purpose	Description
Application	It is not intended that this Policy impose any obligations on Council or those covered by it that are unreasonable or contrary to the operation of applicable laws. Any obligation, direction, instruction, or responsibility imposed by this Policy must be carried out in a manner that an objective third party would consider fair and reasonable taking into account and in the context of all the relevant applicable laws, operational and personal circumstances.
Coverage	This Policy covers and applies to all workers and other persons at the workplace in relation to all work, health, and safety matters.
General Obligations	<ol style="list-style-type: none"> 1. Workers and other persons must comply with this Policy and all applicable laws and must not directly or indirectly engage in, or encourage, behaviour in breach of this Policy and applicable laws. 2. Workers and other persons when at the workplace are required to meet their duty of care obligations and to be accountable for their own safety and the safety of others at the workplace. 3. Workers and other persons at the workplace are required to adhere to lawful and reasonable directions, policies, and procedures regarding compliance with this Policy and health and safety generally. 4. Managers/supervisors are required to: <ol style="list-style-type: none"> (a) promote this Policy within their area of responsibility; and (b) take reasonable steps to ensure that any potential breaches of this Policy are identified, taken seriously, and acted upon appropriately.
Psychosocial Hazards and Risks	<ol style="list-style-type: none"> 1. Council, workers, and other persons at the workplace have a duty to ensure that discrimination, harassment, bullying, sexual harassment, victimisation, and inappropriate workplace behaviour does not occur. 2. Managers/Supervisors must take reasonable steps to: <ol style="list-style-type: none"> (a) identify reasonably foreseeable psychosocial hazards. (b) implement appropriate control measures to, so far as is reasonably practicable, eliminate psychosocial risks in the workplace or, where elimination is not reasonably practicable, minimise psychosocial risks so far as is reasonably practicable.

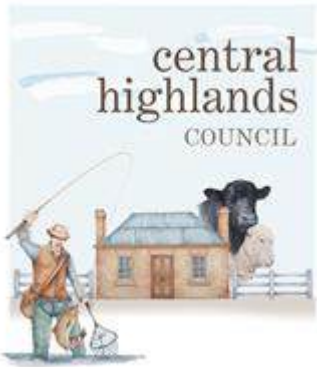
Purpose	Description
	<p>(c) Effectively maintain implemented control measures by ensuring that the control measures remain:</p> <ul style="list-style-type: none"> i. fit for purpose; and ii. suitable for the nature and duration of the work; and iii. implemented, set up and used correctly. <p>(d) Regularly review, and where necessary revise, control measures to ensure they remain relevant to maintain a workplace that is without psychosocial risk so far as is reasonably practicable.</p> <p>3. In determining control measures managers/supervisors are to have regard to all relevant matters, including those in r.55D of the <i>Work Health and Safety Regulations 2022 (Tas)</i> and consultation with workers.</p> <p>Relevant matters under r.55D include:</p> <ul style="list-style-type: none"> (a) the duration, frequency, and severity of the exposure of workers and other persons to the psychosocial hazards; and (b) how the psychosocial hazards may interact or combine; and (c) the design of work, including job demands and tasks; and (d) the systems of work, including how work is managed, organised, and supported; and (e) the design and layout, and environmental conditions, of the workplace, including the provision of – <ul style="list-style-type: none"> i. safe means of entering and exiting the workplace; and ii. facilities for the welfare of workers; and (f) the design and layout, and environmental conditions, of workers' accommodation; and (g) the plant, substances, and structures at the workplace; and (h) workplace interactions or behaviours; and (i) the information, training, instruction, and supervision provided to workers. <p>4. Workers and other persons at the workplace are required to:</p> <ul style="list-style-type: none"> (a) take reasonable care for their own psychological health and safety, and health and safety of others in the workplace who may be affected by their actions or omissions; and (b) report known psychosocial hazards to their Manager/Supervisor, or the General Manager.
<p>Training and Resources</p>	<p>1. Council will ensure that managers/supervisors have adequate and appropriate resources to eliminate or minimise risks in the workplace.</p> <p>2. Council will provide all persons covered by this policy with appropriate information, instruction, and/or training so they are made aware of their responsibilities and obligations under this Policy.</p>

Purpose	Description
Breach of Policy	<ol style="list-style-type: none"> 1. Persons covered under this Policy who engage in Infringing Workplace Behaviour may be subject to: <ol style="list-style-type: none"> (a) disciplinary action in accordance with Council’s Disciplinary Policy and Disciplinary Procedure (Employees). (b) termination of employment/services. (c) removal from the workplace. (d) a complaint, and subsequent investigation pursuant to Division 3A Subdivision 3 of the <i>Local Government Act 1993 (Tas)</i> (Councillors) including any sanctions considered necessary by the relevant authority under that Act. (e) a referral to WorkSafe Tasmania for failure to comply with a health and safety duty (workers, employees, and other persons at the workplace (including Councillors). (f) making Council vicariously liable for the conduct of others. 2. Infringing workplace behaviour may also amount to breaches of applicable laws: <ol style="list-style-type: none"> i. exposing individuals to legal proceedings; ii. exposing individuals to criminal charges (including, but not limited to, charges in relation to using communication services such as internet and telephone to make abusive, harassing, threatening, and menacing communications); and iii. making Council vicariously liable for the conduct of others.
Reporting	<ol style="list-style-type: none"> 1. Persons covered under the Policy) must report ‘Infringing Workplace Behaviour’ including those which are reasonably suspected. 2. Where a person who has engaged in ‘Infringing Workplace Behaviour’ or is reasonably suspected of having done so is: <ol style="list-style-type: none"> (a) a worker (other than the General Manager) or other person at the Workplace (excluding a Councillor) – a report is to be made to the reporter’s manager/supervisor and/or as otherwise required or permitted by applicable laws. (b) the General Manager – a report is to be made to the Mayor (or if the Mayor is unavailable, the next appropriately delegated Councillor) and/or as otherwise required or permitted by applicable laws. (c) a councillor – a report is to be made to the General Manager, or a complaint may be made pursuant to Division 3A Subdivision 3 of the <i>Local Government Act 1993 (Tas)</i>.

Purpose	Description
	<p>3. Where the Infringing Workplace Behaviour is considered to constitute a criminal offence (i.e using a carriage service to menace, harass, cause offence, or to make a threat):</p> <ul style="list-style-type: none"> (a) the General Manager (or Mayor where the General Manager has engaged in the relevant 'Infringing Workplace Behaviour') may report the 'Infringing Workplace Behaviour' to Police if they believe the circumstances warrant it (b) in circumstances where such conduct has been carried out against a person, that person may report the 'Infringing Workplace Behaviour' to Police if they believe that the circumstances warrant it.
<p>Employee Assistance Program</p>	<ol style="list-style-type: none"> 1. Council offers a confidential Employee Assistance Program (EAP) to any employee or councillor, who may be affected by personal or work-related problems, or who feel as though they are struggling. 2. Council has engaged an independent company, Newport & Wildman, to provide the confidential EAP services. Persons covered by this Policy can access this service by contacting them on 1800 650 204 or the online line www.newportwildman.com.au 3. The service provider is an independent company who employs counsellors and/or psychologists who provide support and advice on a wide range of personal and/or work-related issues, including: <ul style="list-style-type: none"> (a) Relationship and family problems (b) Stress and anxiety (c) Harassment and discrimination (d) Financial and legal concerns (e) Victims of crime and abuse (f) Domestic/family violence (g) Interpersonal conflicts (h) Alcohol and other drug related problems (i) Grief or loss (j) Concerns over work related matters 4. The EAP may also be used to provide immediate assistance in the event of a traumatic or threatening incident occurring during work time. 5. All personal information provided to the EAP remains confidential. The EAP provider will not talk with anyone else regarding an individual's details unless the individual authorises them to do so in writing. 6. Council funds this service, so there is no expense to the individual.

Purpose	Description
	7. Employees are entitled to take time off work to attend an EAP appointment if it is not practicable for the appointment to be made outside work hours.
Amendment	8. Council may vary, terminate, or replace this Policy from time to time. Council will consult before amendments are made and will notify and provide appropriate information, instruction, and/or training to those persons to whom the amendments apply.

DRAFT



Policy No. 2014- 24

Work Health & Safety Policy

Document:	Start Date: 21 Sept 2021	Page Reference:
Work Health & Safety Policy	Review Date: 31 Dec 2024	Page 1 of 4

1. OBJECTIVE OF POLICY

Central Highlands Council is committed to ensuring a safe, healthy work environment and work activities in accordance with the Work Health and Safety Act 2012 (the Act), its amendments, regulations, related Codes of Practices and Australian Standards. It is designed primarily to ensure that all parties understand their responsibilities and duties under the Act.

2. SCOPE

This Policy applies to all paid workers, volunteers, councillors, contractors and visitors while visiting or conducting business or any other activities that are under the management, control, influence of, or in participation with Council.

3. POLICY STATEMENT

Workers will be consulted and encouraged to assist in the provision of a safe and healthy work environment and to comply with the Work Health and Safety Act 2012. Council aims to develop and maintain a culture that supports the highest standard of health and safety within all Council work areas and activities.

Bullying, Harassment and Discrimination are contained in a separate policy.

4. RESPONSIBILITIES

In accordance with the Work Health and Safety Act 2012, s19, s28, and s29 the duties are outlined as follows:

4.1 DUTIES OF COUNCIL

Council must ensure so far as is reasonably practicable, the health and safety of workers engaged, or caused to be engaged by Council and workers whose activities in carrying out work are influenced by Council while the workers are at work.

Document:	Start Date: 21 Sept 2021	Page Reference:
Work Health & Safety Policy	Review Date: 31 Dec 2024	Page 2 of 4

Council must ensure, so far as is reasonably practicable, that the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business.

Furthermore, Council must as far as is reasonably practicable:

- provide and maintain a work environment without risks to health and safety;
- provide and maintain safe plant and structures;
- provide and maintain safe systems of work;
- the safe use, handling and storage of plant, structures and substances;
- the provision of adequate facilities for the welfare at work of workers in carrying out work for the business, including ensuring access to those facilities;
- the provision of any information, training, instruction or supervision that is necessary to protect all person from risks to their health and safety arising from work carried out as part of the conduct of the Council; and
- that the health of workers and the conditions of the workplace are monitored for the purpose of preventing illness or injury of workers arising from the conduct of the business.

4.2. DUTIES OF WORKERS

While at work, a worker must:

- take reasonable care for his or her own health and safety;
- take reasonable care that his or her acts or omissions do not adversely affect the health and safety of other persons;
- comply, so far as the worker is reasonably able, with any reasonable instruction that is given by Council to allow the person to comply with the Work Health and Safety Act 2012;
- cooperate with any reasonable policy or procedure of Council relating to health and safety at the workplace that has been notified to workers;
- wear personal protective equipment and clothing where necessary;
- report all accidents and incidents on the job immediately, no matter how trivial; and
- report all known or observed hazards to their supervisor or manager.

4.3. DUTIES OF OTHER PERSONS AT THE WORKPLACE

Document:	Start Date: 21 Sept 2021	Page Reference:
Work Health & Safety Policy	Review Date: 31 Dec 2024	Page 3 of 4

A person (e.g. contractor, visitor, volunteer) at the workplace must:

- take reasonable care for his or her own health and safety;
- take reasonable care that his or her acts or omissions do not adversely affect the health and safety of other persons; and
- comply, so far as reasonably able, with any reasonable instruction that is given by Council to allow Council to comply with the Work Health and Safety Act 2012.

5. RELATED LEGISLATION AND DOCUMENTS

- Workplace Health & Safety Act 2012
- Workplace Health & Safety Regulations 2012
- Workers Rehabilitation & Compensation Act 1988 (Tasmania)
- Any Codes of Practice in place for Work Health & Safety which may apply to the operation and work practices of Council
- Local Government Act 1993
- Central Highlands Council Policy 2015-41 Risk Management Policy & Strategy
- Central Highlands Council Policy 2013-14 Manual Handling Policy
- Central Highlands Council Policy 2013-19 Asbestos Policy
- Central Highlands Council Policy 2013-16 Drug and Alcohol Policy
- Central Highlands Council Policy 2013-15 Occupational Exposure to Blood and Body Fluids
- Central Highlands Council Policy 2017-51 Staff Code of Conduct Policy

Document:	Start Date: 21 Sept 2021	Page Reference:
Work Health & Safety Policy	Review Date: 31 Dec 2024	Page 4 of 4