CENTRAL HIGHLANDS

BACKGROUND ANALYSIS

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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.

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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:

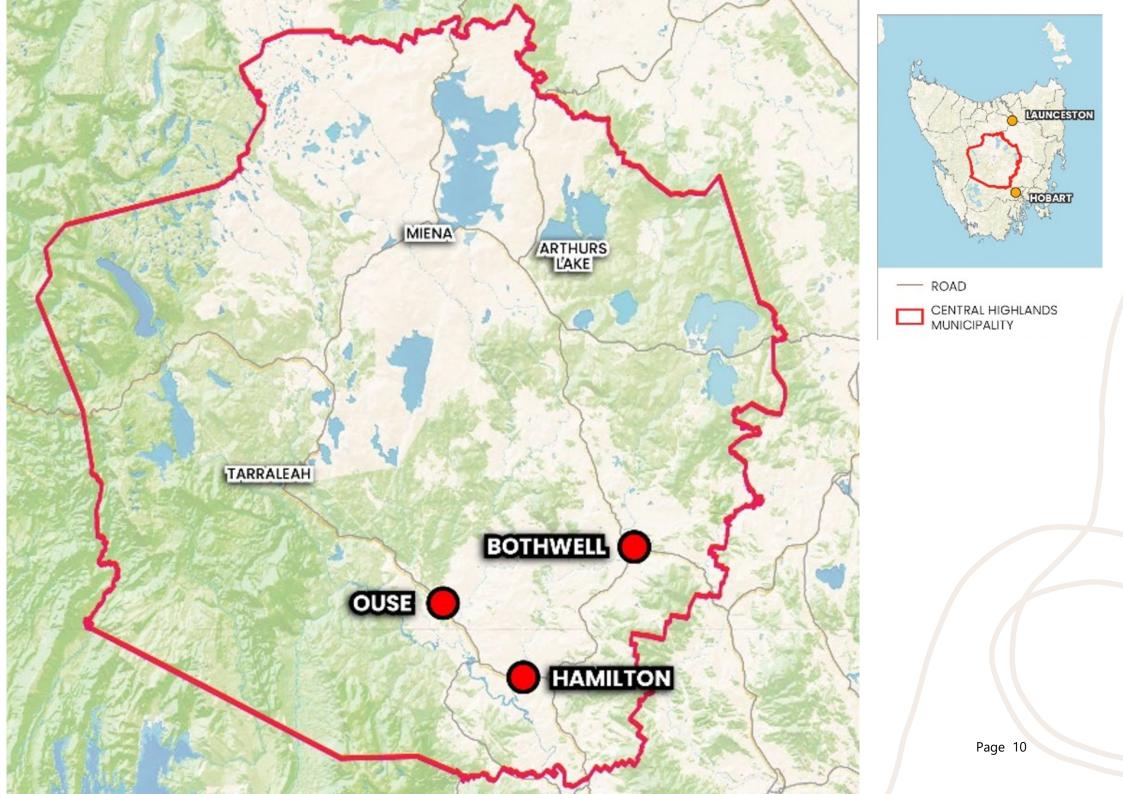
- Hobart (approx. 75km or 1 hour drive to Hamilton); and
- Launceston (approx. 120km or 1 hour 20 min drive to Miena).

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.





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.







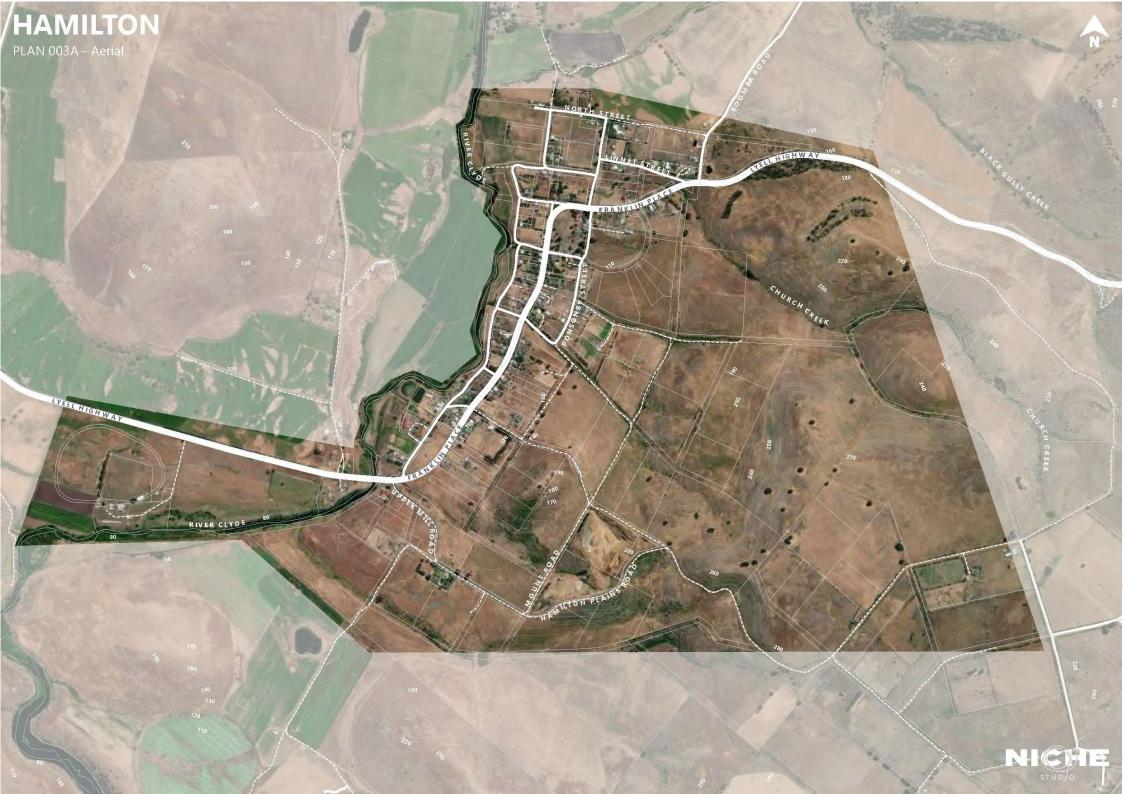
2.2 HAMILTON STUDY AREA

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.





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.





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, 2015.¹
- 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.



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• 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)

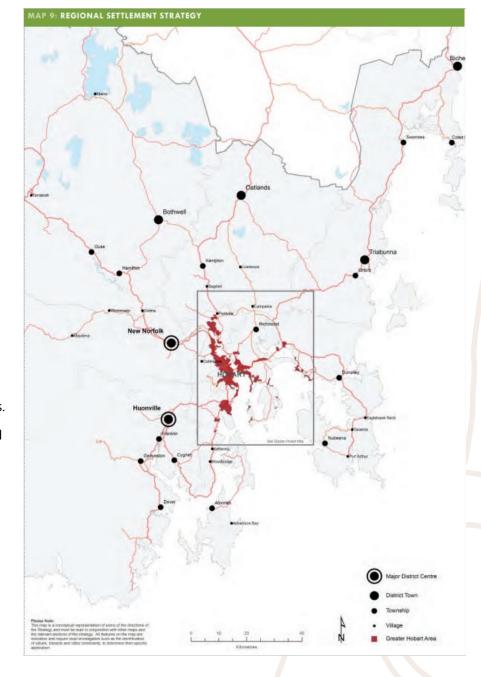
The regional land use strategy is a broad policy document that outlines a vision of change, growth, and development for the region over a 25-year period. The Regional Settlement Strategy builds upon the work of the Joint Land Use Planning Initiative at a regional level and aims to:

- 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					
 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. 	Develop a Heritage Overlay for Hamilton as illustrated in the Hamilton Heritage Overlay in the Heritage Management Plan.	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					
 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. 	 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		,			
 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. 	 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. Landscape the west side of the Lyell Highway – with trees for shade protection. 	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.
 - o 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.

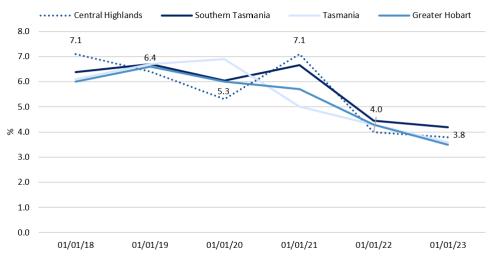
Transient workforces, such as those found in mining and renewable energy generation, place extra strain on available services in municipalities. As workers are not resident in or close by their place of employment, they are typically not accounted for in demographic analysis used to inform service provision. 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.

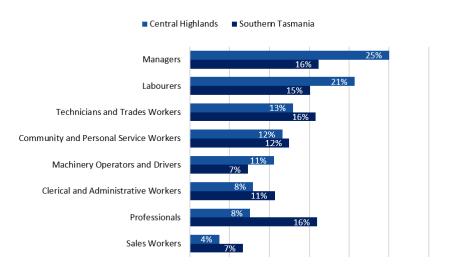


F3. UNEMPLOYMENT RATE, CENTRAL HIGHLANDS, 2018-23



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.

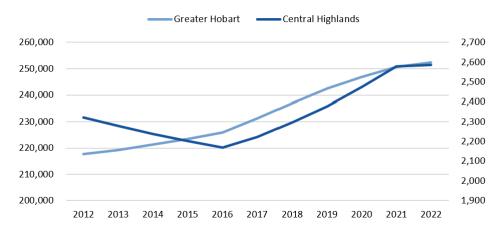
Since 2017, the main source of population growth had come from natural increases. With the exception of 2020 and 2022, the municipality has experienced an annual net loss in internal migrants. This means that the number of residents moving to other parts of Tasmania and Australia outweighs the number 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.

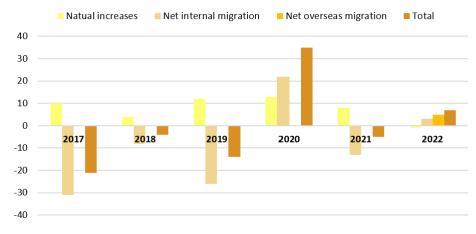


F6. HISTORICAL POPULATION GROWTH, CENTRAL HIGHLANDS, GREATER HOBART, 2011 TO 2021



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 good 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.



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.





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.





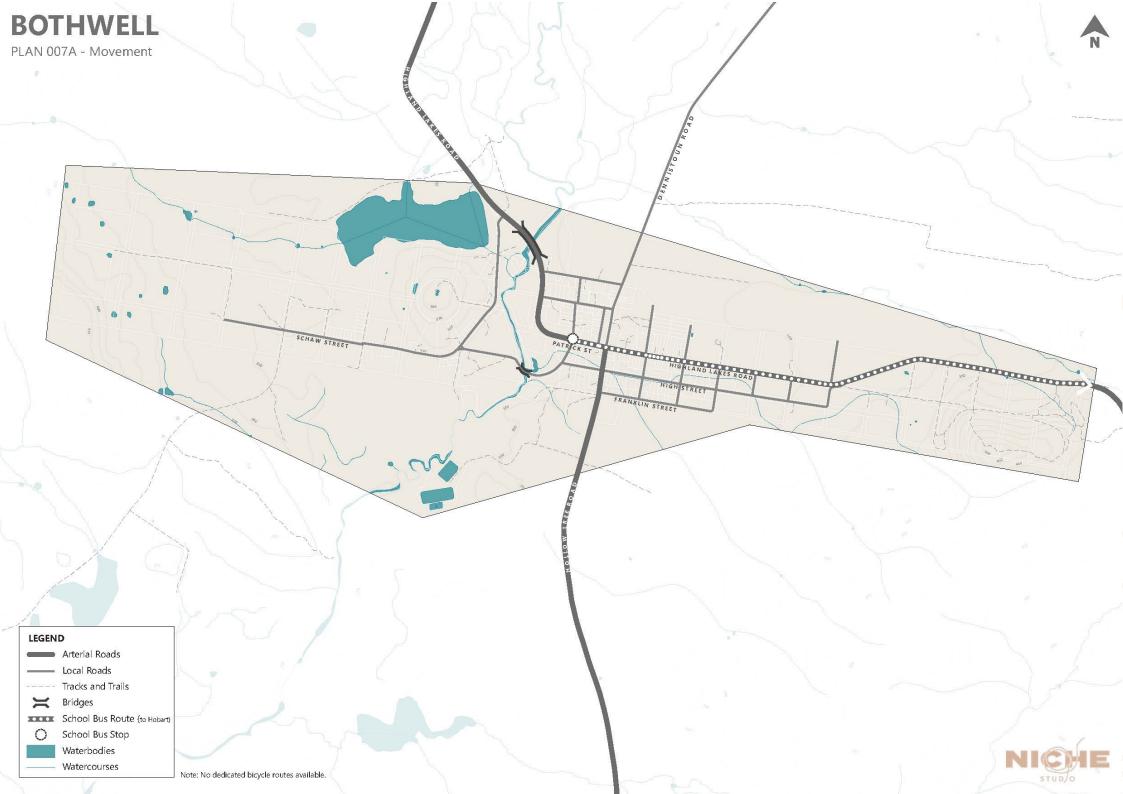
9.2 MOVEMENT

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.



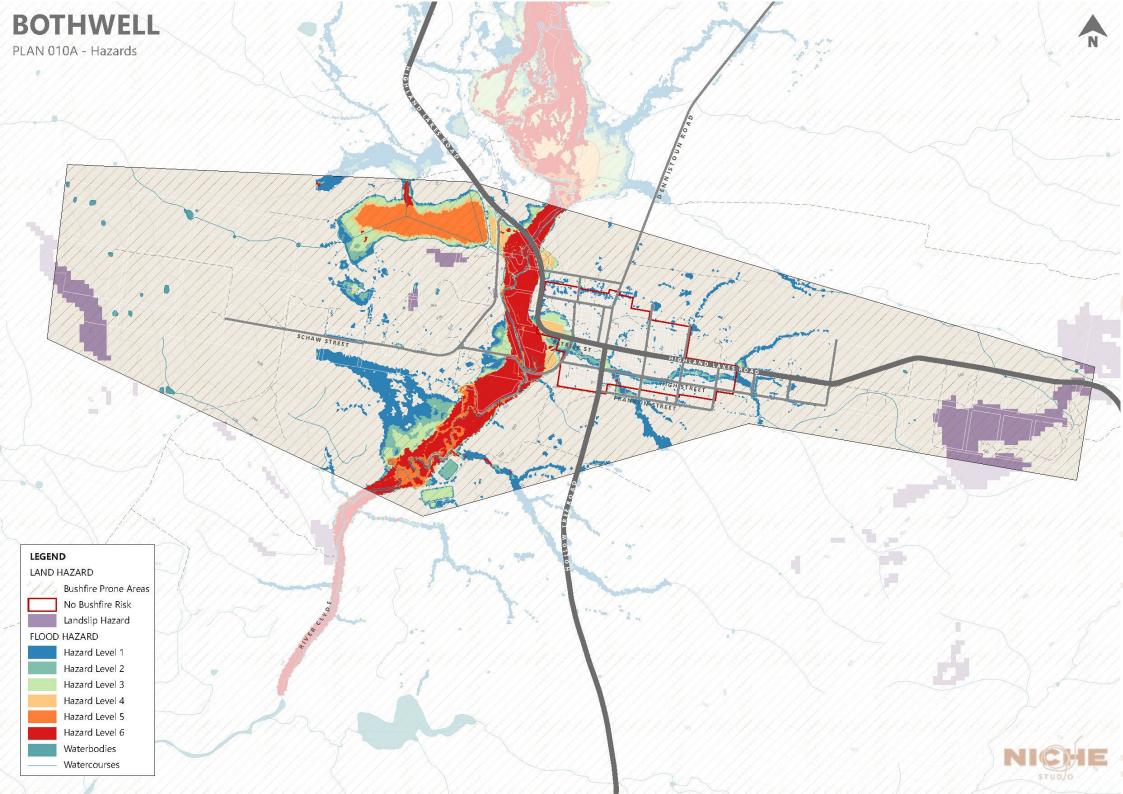


The majority of the Bothwell study area is subject to a Bushfire Prone Area hazard, which presents a constraint to future development of the town. Flood hazard mapping shows that land adjacent to the River Clyde is most severely at risk, with a flood hazard level of 6. This requires consideration of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





9.4 PHYSICAL & NATURE BASED FEATURES

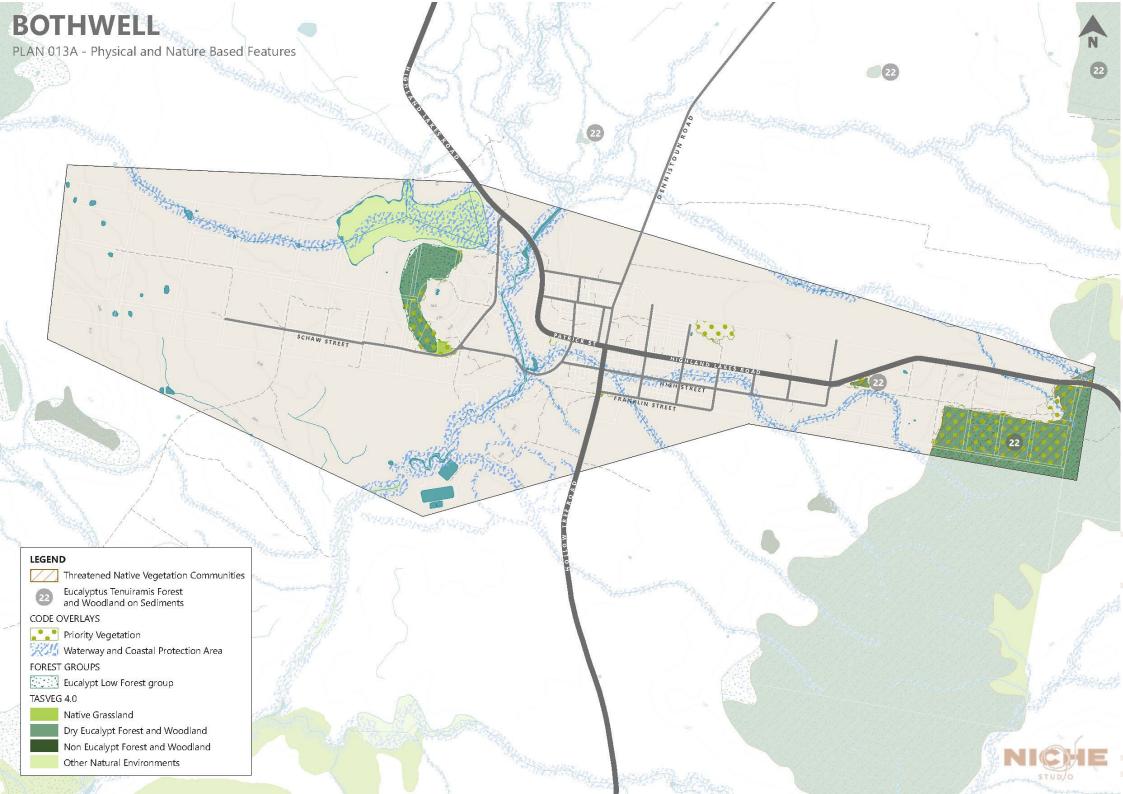
The natural environment of the Bothwell study area comprises areas for waterway protection along the banks of the River Clyde and other minor waterways. There are several flood-dependent ecosystems in the River Clyde catchment area, including wetlands, which play an important role in reducing the impact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





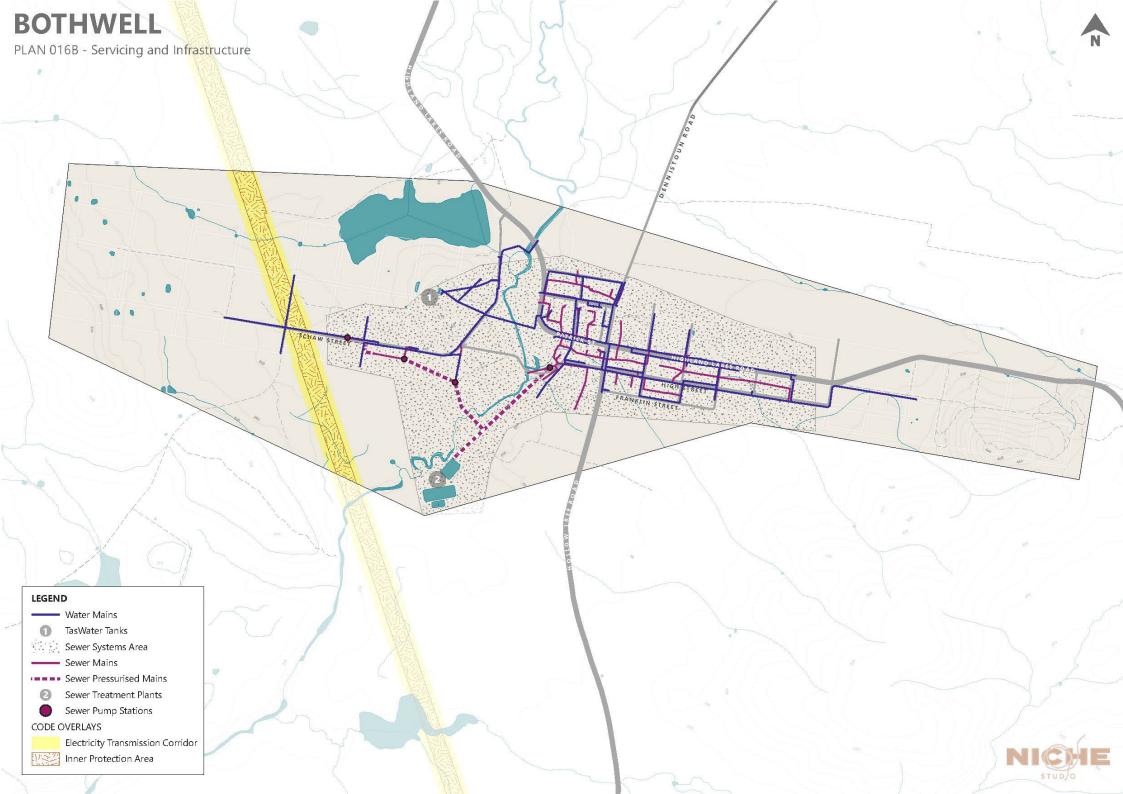
9.5 SERVICING AND INFRASTRUCTURE

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.





9.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE

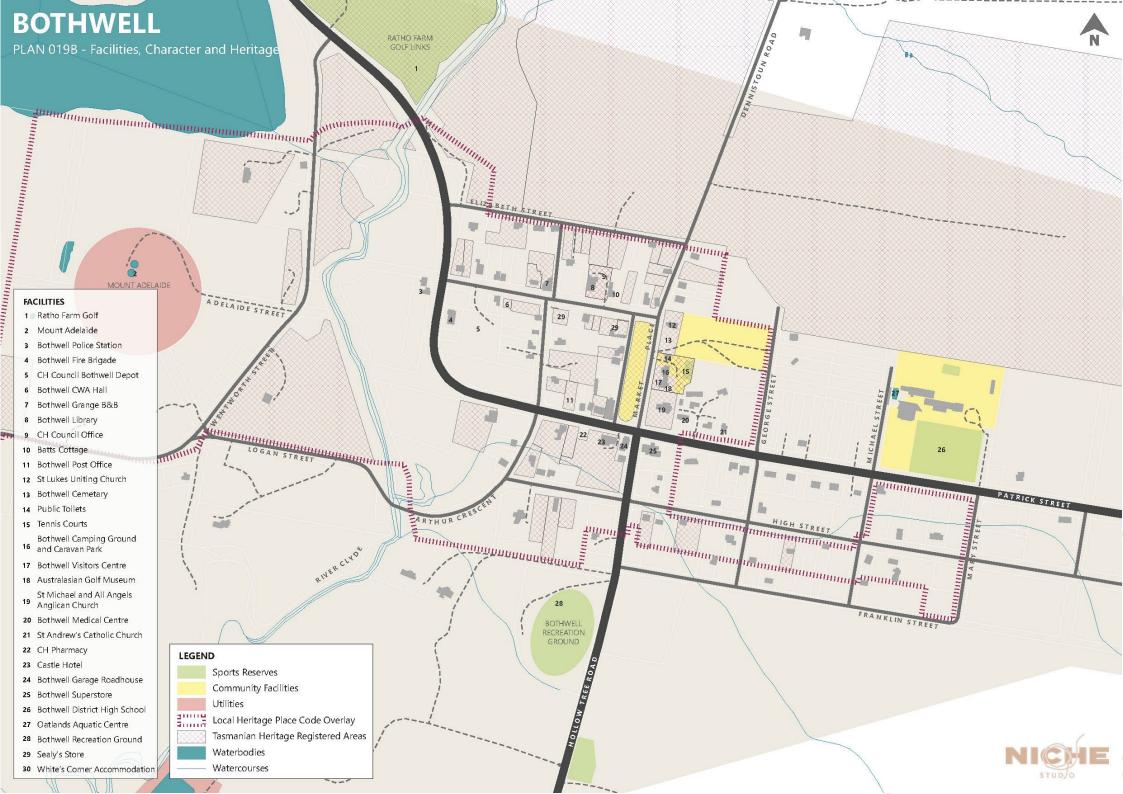
Bothwell has a distinctive central core of well-preserved Georgian sandstone structures. More than 40 buildings and places, including cottages, the former manse, St Luke's Uniting Church and cemetery, the Bothwell Post Office, the Town Hall, St Michael and All Angels Church, the Castle Hotel, the Queen's 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.





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.





10. HAMILTON: SITE ANALYSIS

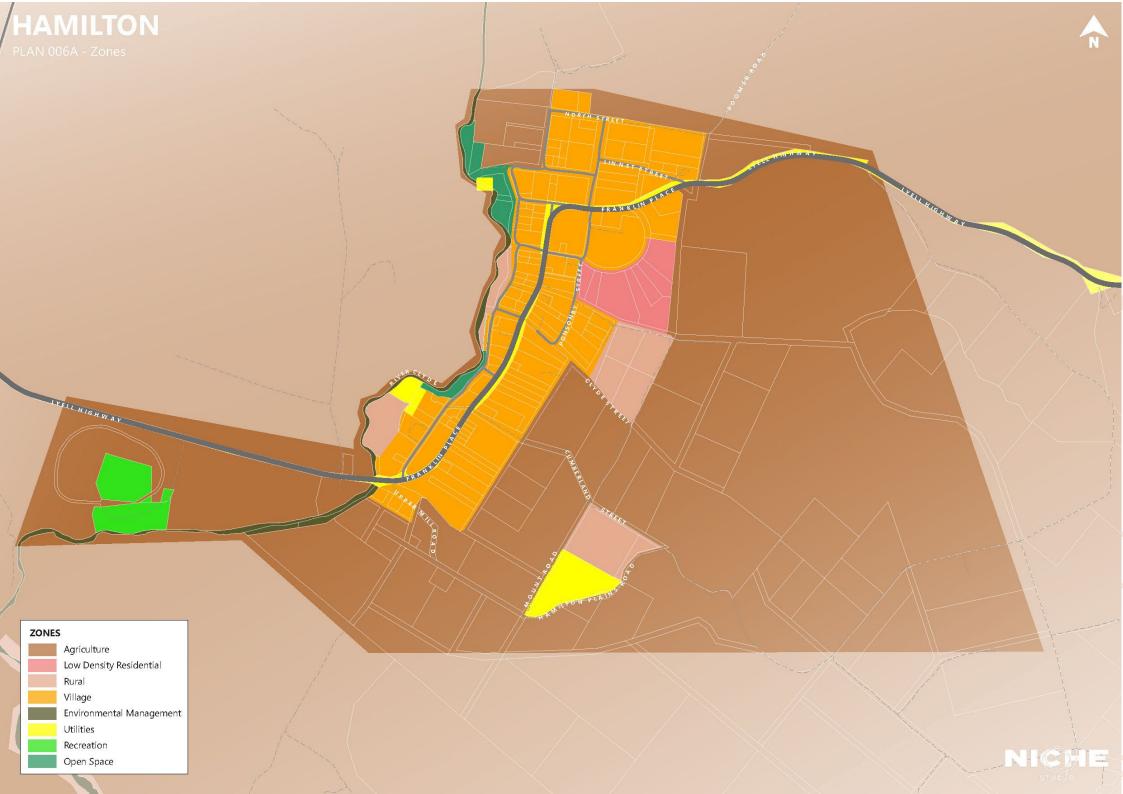
10.1 LAND USE

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.





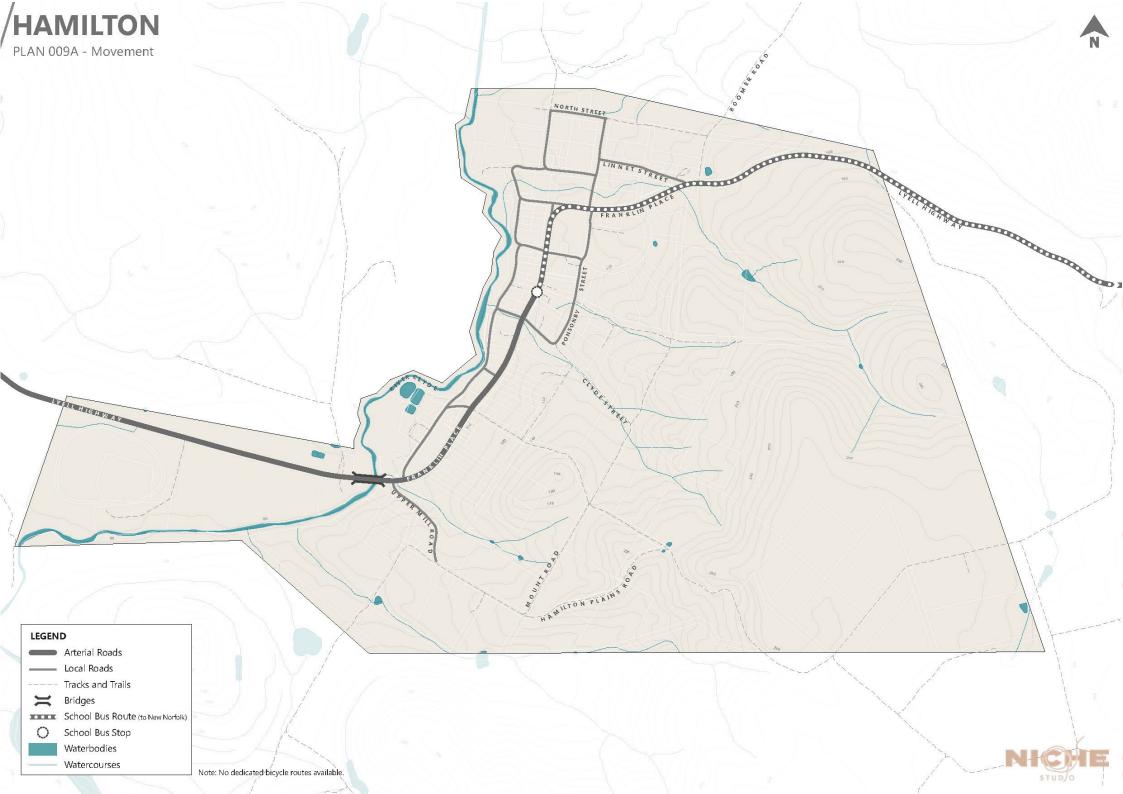
10.2 MOVEMENT

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.



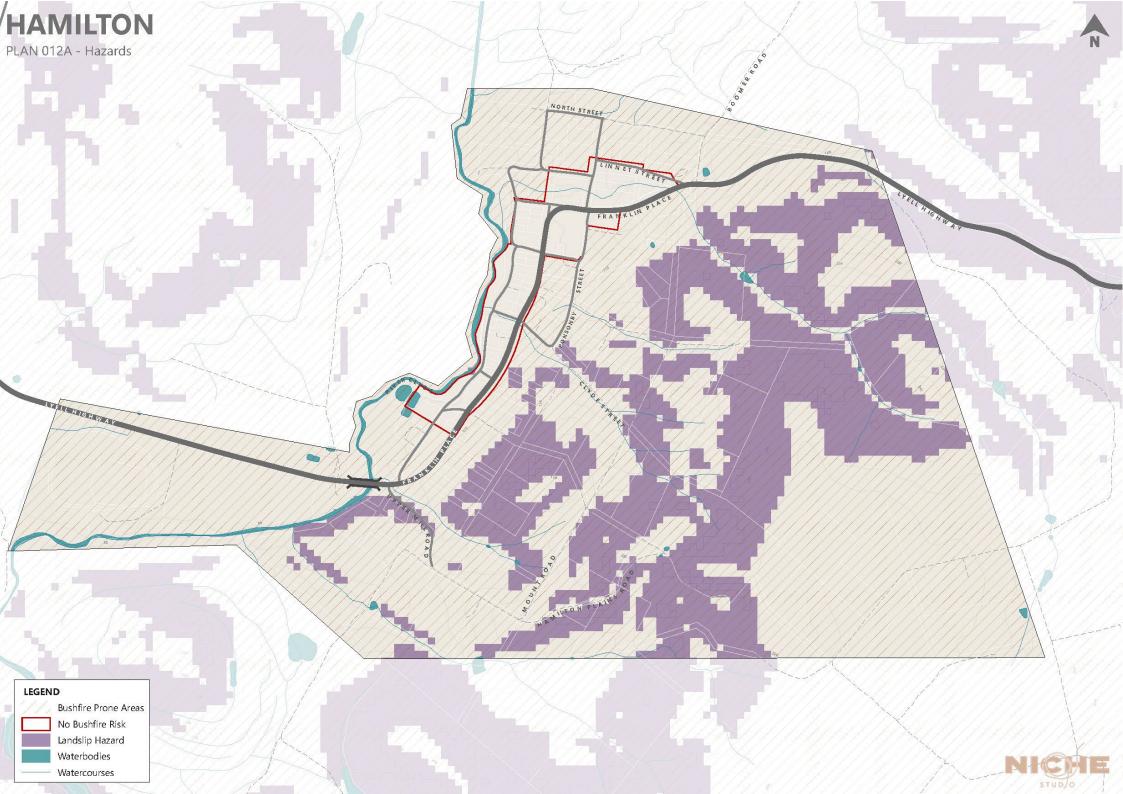


Aside from the central core of some lots along Lyell Highway, the remainder of the study area is considered to be Bushfire Prone. This has implications in dwelling design and construction, together with requirements for vegetation management in this area.

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.





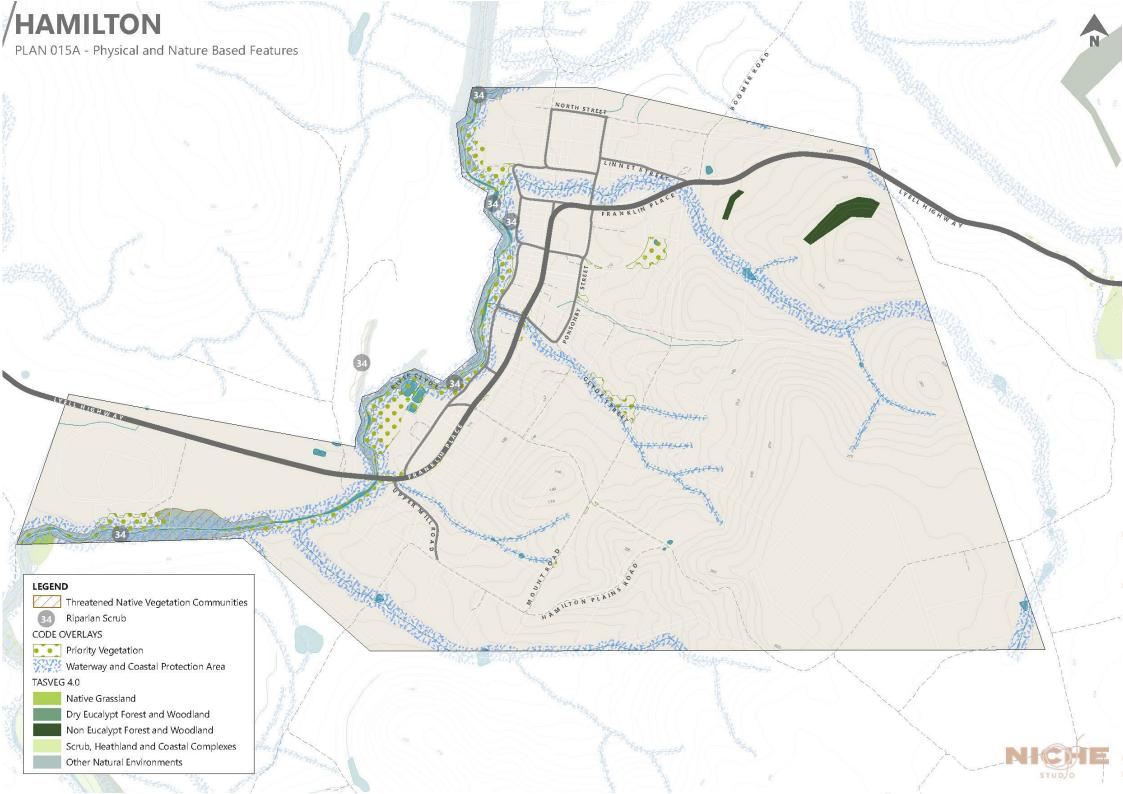
10.4 PHYSICAL & NATURE BASED FEATURES

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 it's 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.



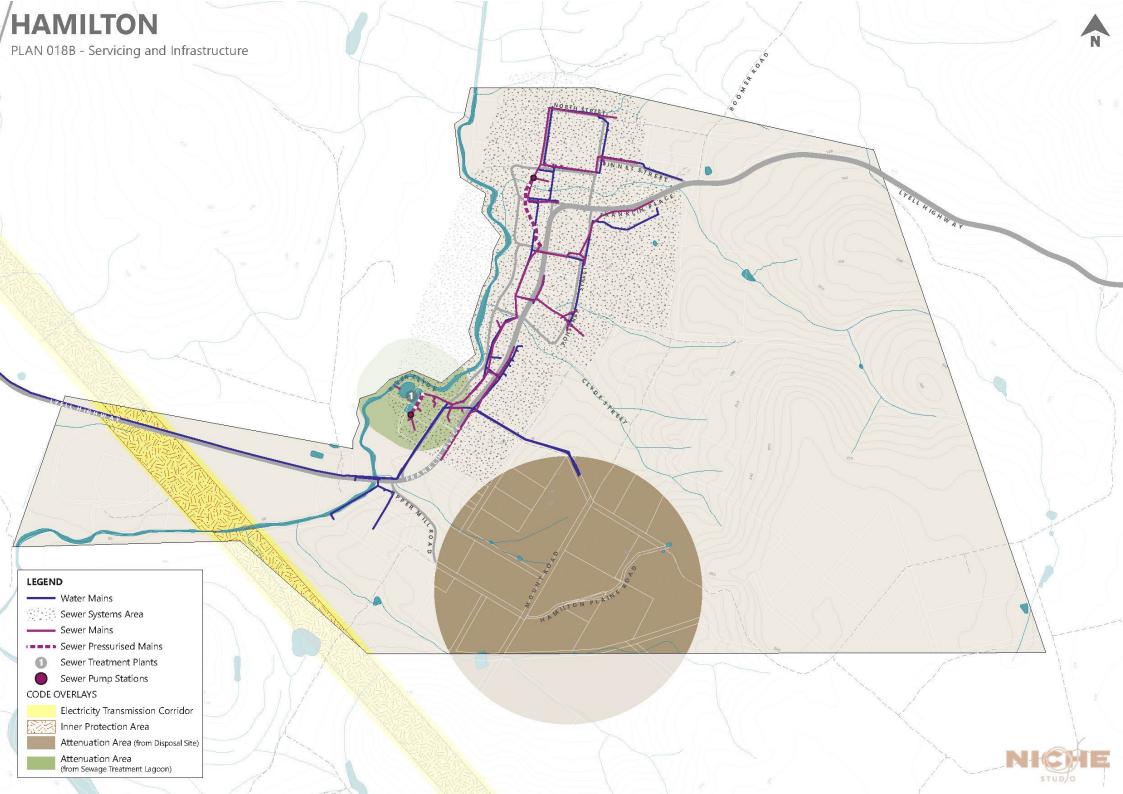


10.5 SERVICING AND INFRASTRUCTURE

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.





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.

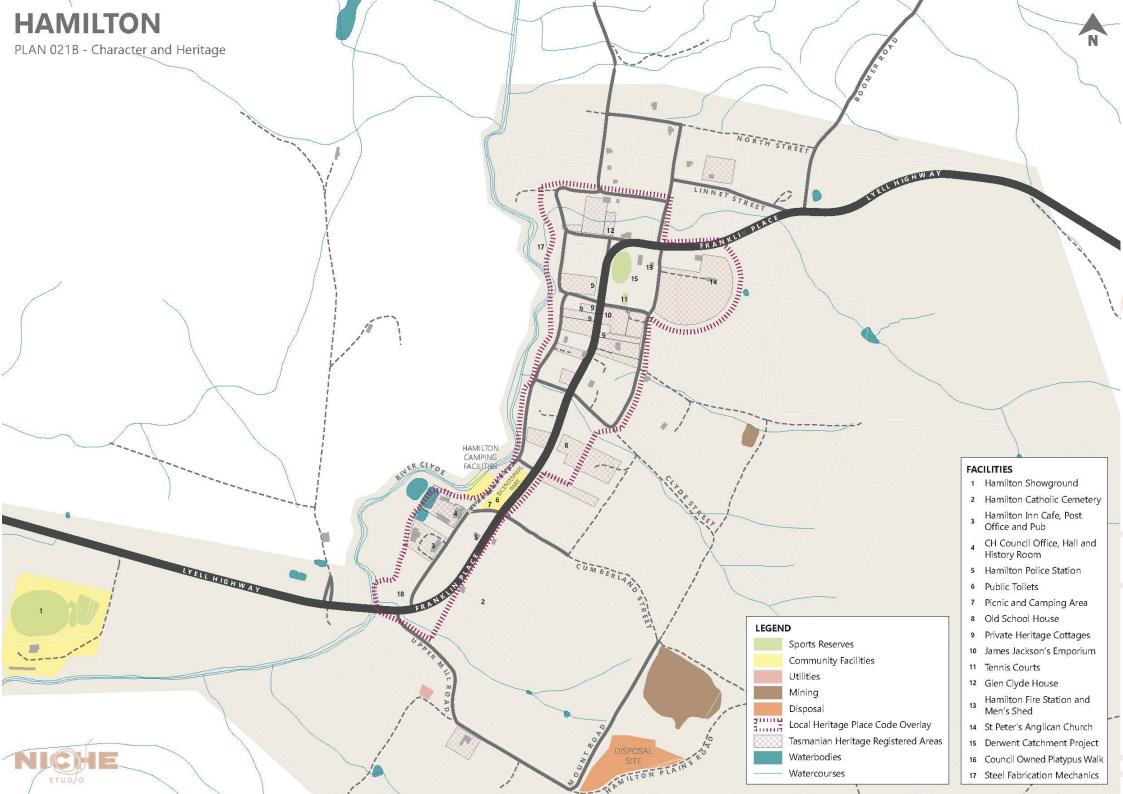
The Tasmanian Heritage Register lists 25 places of heritage significance in Hamilton. These include cottages, the Hamilton hotel and stables, the Old Post Office, the School House, St Peter's Church and Cemetery, and the Council Chambers and Cottage. The Hamilton Heritage Centre occupies the Old Warder's 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





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.





11. OUSE: SITE ANALYSIS

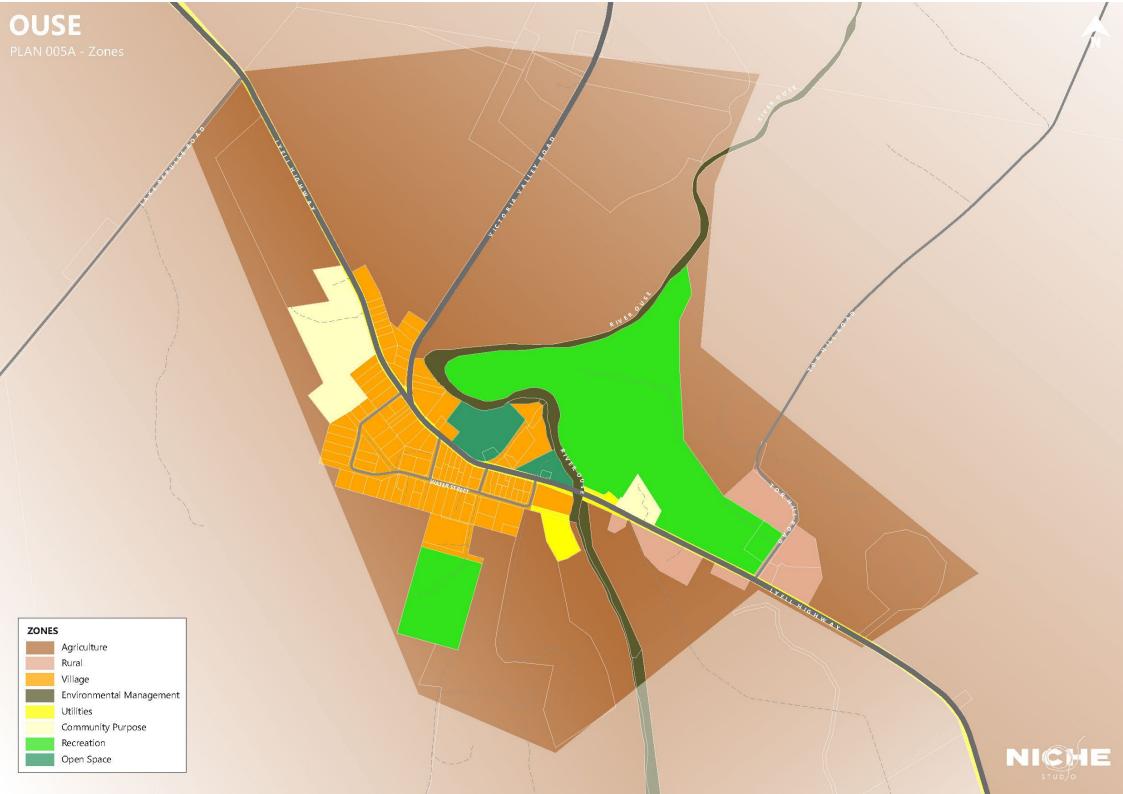
11.1 LAND USE

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.





11.2 MOVEMENT

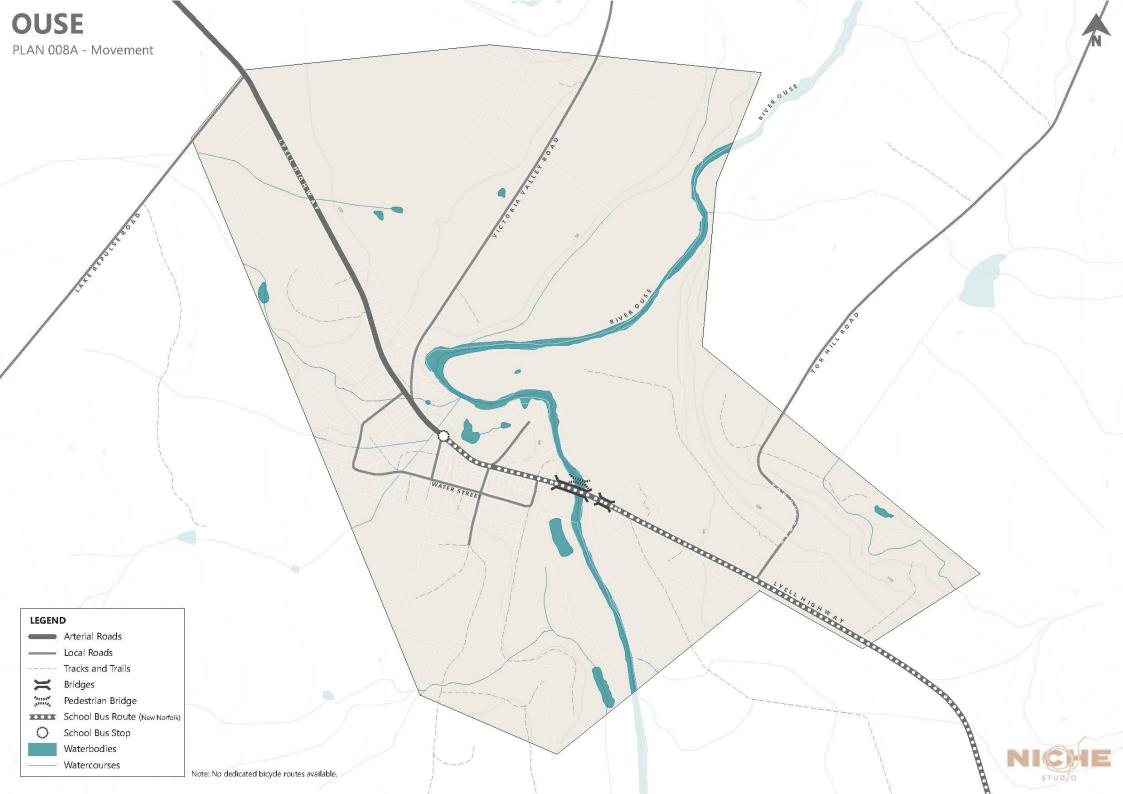
Ouse is located on the Lyell Highway, 15 km north-west of Hamilton and 53km north-west of New Norfolk. The Lyell Highway is maintained by the Department of State Growth, who are responsible for any required upgrades.

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.



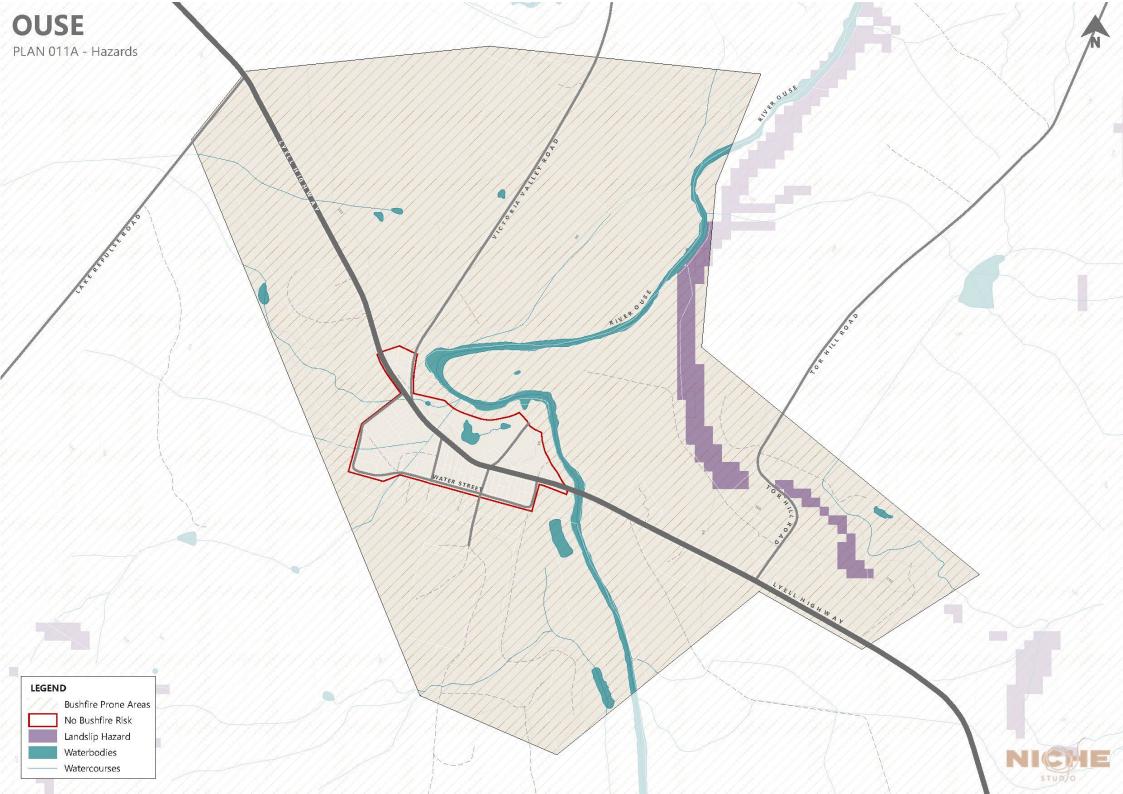


The majority of the Ouse study area is subject to consideration of a Bushfire Prone Area. This excludes the central core of the town fronting Lyell Highway on the western bank of the River Ouse.

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.



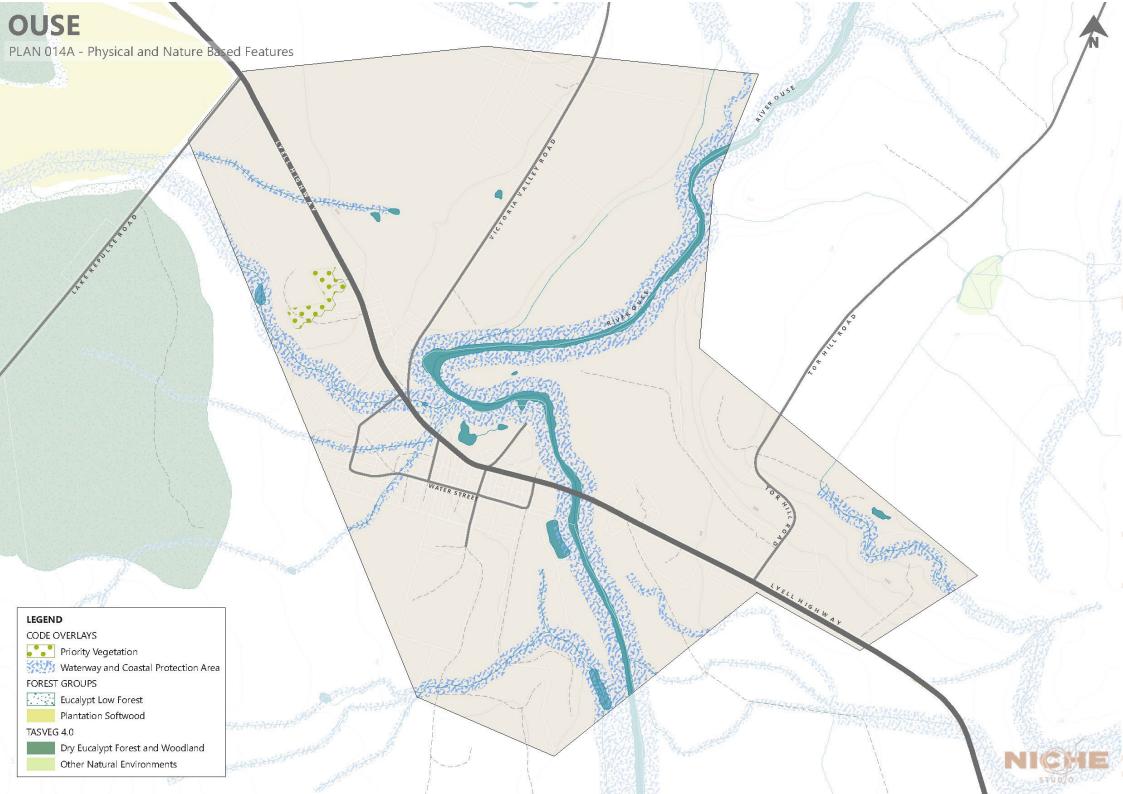


11.4 PHYSICAL & NATURE BASED FEATURES

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.





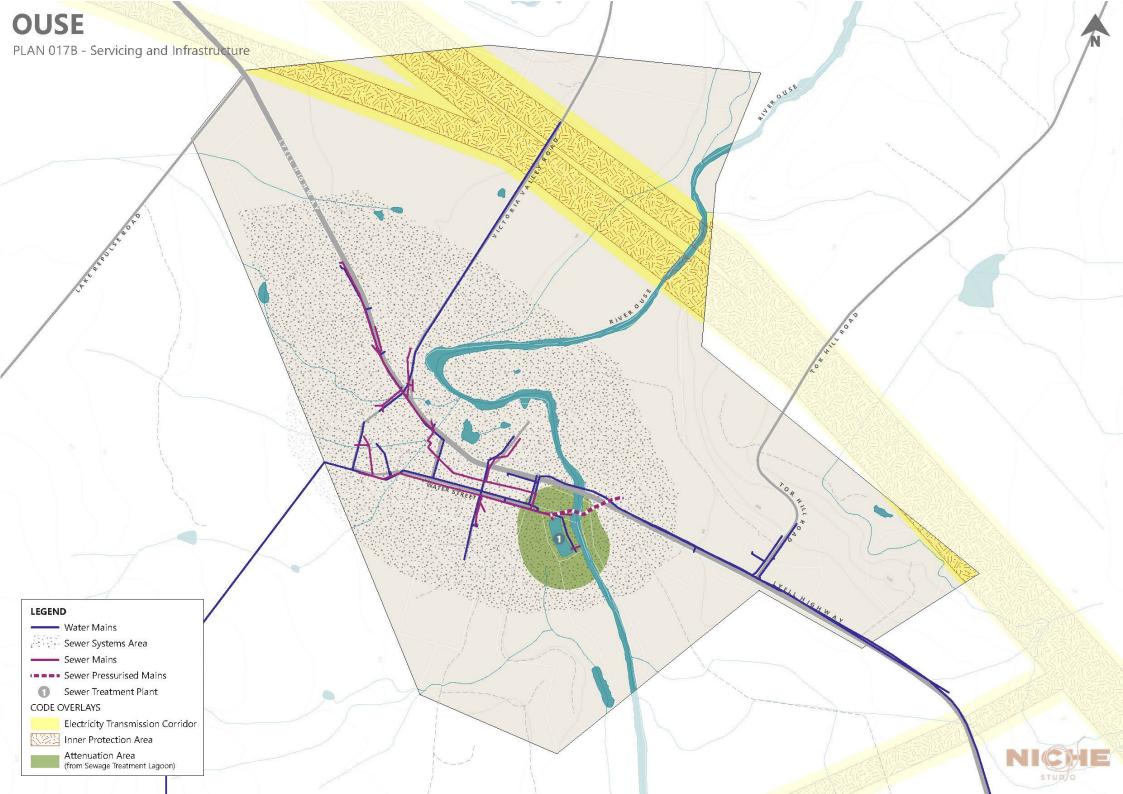
11.5 SERVICING AND INFRASTRUCTURE

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.





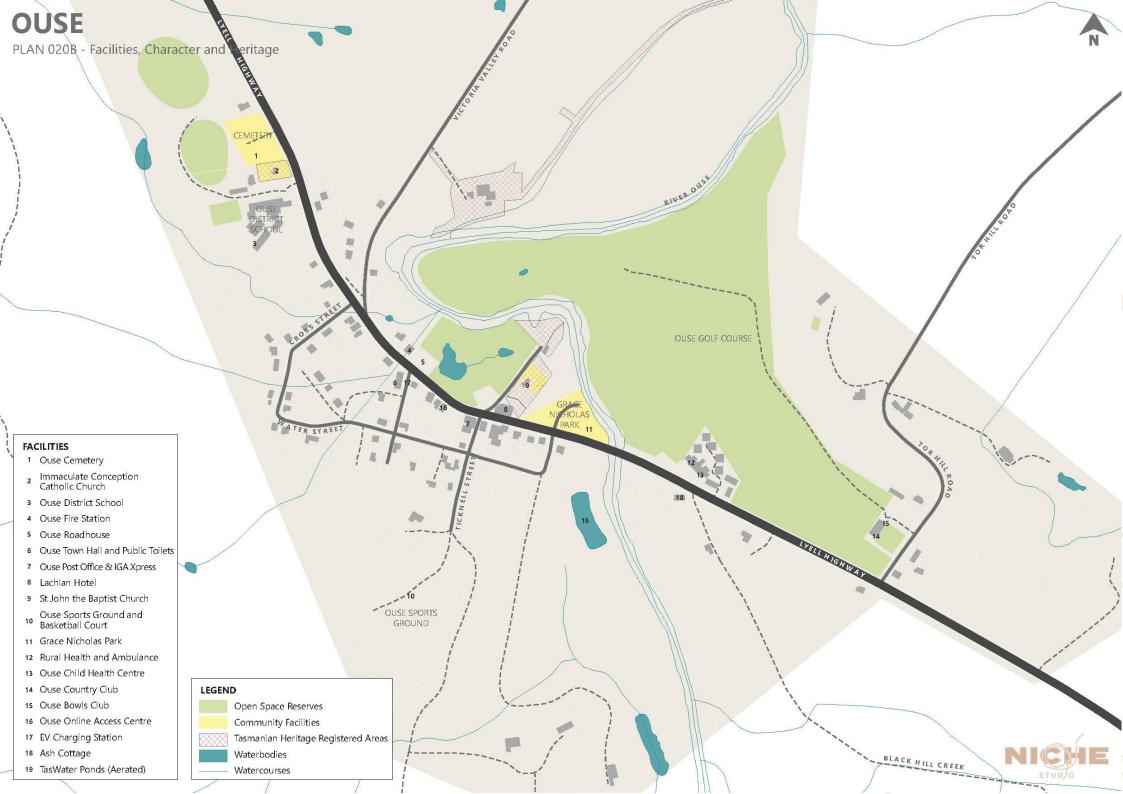
11.6 COMMUNITY FACILITIES, CHARACTER AND HERITAGE

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





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

