

AGENDA ATTACHMENTS

PLANNING COMMITTEE MEETING

TUESDAY 8TH AUGUST 2023

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Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 11TH JULY 2023

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held in the Bothwell Council Chamber, **Bothwell** on **Tuesday 11th July 2023**, commencing at **9.05am**.

1.0 PRESENT

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

IN ATTENDANCE

Cr A Bailey, Cr J Honner, Cr Meacheam, Mrs K Hossack (General Manager), Mr G Rogers (DES Manager), Mrs L Brown (Senior Planning Officer), Mr L Martin, Ms N Mulhall & Mrs K Bradburn (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 9 MAY 2023

RESOLUTION 01/07.2023/PC

Moved: Mayor L Triffitt

Seconded: Cr R Cassidy

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 9 May 2023 to be confirmed.

CARRIED

FOR the Motion

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

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.

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.

Mr L Martin – Item 7.1

7.0 PLANNING REPORTS

DA 2023/27: CHANGE OF USE TO VISITOR ACCOMMODATION AT LAND DESCRIBED AS 73A JONES ROAD, MIENA

Proposal

An application for a Planning Permit for a change of use outbuilding to Visitor Accommodation at the property described as 73A Jones Road, Miena has been made to Council. An outbuilding containing a sauna and an outside spa exist on the property which has a Planning Permit (DA2018/36). The Building Permit for the outbuilding and spa are currently in progress.

The application seeks to change the existing use of the outbuilding and spa and proposes new structure of a 5m geodesic dome tent for Visitor Accommodation.

The proposal includes:

Change of use of existing outbuilding and spa to Visitor Accommodation. The existing outbuilding includes dressing area, bath/shower, toilet facilities, sauna and timber deck to the southern and western elevations. In addition, an outdoor spa is currently located to the north of the outbuilding, overlooking Yingina (the Great Lake).

A new 5m semi-permanent geodesic dome tent will be constructed on a timber deck for sleeping accommodation. The accommodation will be for up to 2 people and is located to the west of the outbuilding, a window in the structure will also look out across Yingina.

The property is zoned Low Density Residential under the Tasmanian Planning Scheme – Central Highlands, within which Visitor Accommodation is a Permitted Use within existing habitable buildings. The current outbuilding is not classed as a habitable building and as a new habitable structure is proposed for accommodation, the Development Application is considered Discretionary.

The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are discussed and assessed in this report.

Council gave notice of the application for public comment for 14 days. During the notification period four (4) representations were received.

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

Mr L Martin addressed the Planning Committee raising the following points:

- Record should show that 5 representations were received, not 4.
- No consultation with the neighbouring property owners by the Developer.
- Works commenced without approval.
- Shared access concerned as currently gate is locked, don't want keys shared with strangers.
- Security concerns.
- Loss of privacy.
- Gradient of road, can't meet standards and can't get emergency vehicle access.
- Use of current building, used to live in at the moment.
- Trespassing concerns.
- Has engaged a Lawyer and will appeal decision if approved.

RESOLUTION 02/07.2023/PC

Moved: Cr R Cassidy

Seconded: Cr J Hall

THAT the Planning Committee make the following recommendation to the Planning Authority:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2023/27 Change of Use to Visitor Accommodation at as 73A Jones Road, Miena subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

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

Approved Use

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

Amenity

- 4) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's DES Manager.
- 5) External lighting must be designed and baffled to ensure no light spill to surrounding properties to the satisfaction of the Council's DES Manager.

Parking & Access

- 6) At least one (1) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 7) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Tasmanian Municipal Standard Specifications and Drawings to the satisfaction of Council's General Manager, and must include all of the following:
 - a. Constructed with a durable all weather gravel pavement;
 - b. Appropriately drained, avoiding concentrated flows to the road;
 - c. Minimum carriageway width of 4 metres;
 - d. Drained to an approved stormwater system; and
 - e. Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.
 or as otherwise required by an approved Bushfire Plan.
- 8) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's DES Manager.

Services

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

Stormwater

- 10) Drainage from the proposed development must be retained on site or drain to a legal discharge point to the satisfaction of Council's DES Manager and in accordance with any requirements of the Building Act 2016.

Wastewater

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

Soil and Water Management

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

Construction Amenity

- 13) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- 14) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- 15) The transportation of materials, goods and commodities to and from the land.
 - a. Obstruction of any public roadway or highway.
 - b. Appearance of any building, works or materials.

- c. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 16) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's DES Manager.

The following advice applies to this permit:

- A. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the Customer Building and Occupational Services (CBOS) website.
- B. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- C. 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.
- D. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- E. A separate permit maybe required for any signs unless otherwise exempt under Council's planning scheme.
- F. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
 - a) Minimise site disturbance and vegetation removal;
 - b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
 - e) Rehabilitation of all disturbed areas as soon as possible.

CARRIED

FOR the Motion

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

Mr D Mackey attended the meeting at 9.25am

Cr Y Miller attended the meeting at 9.43am

Mr L Martin left the meeting at 9.47am

7.2 DA 2023/26: FOUR LOT AND BALANCE SUBDIVISION - 197 ELLENDALE ROAD, FENTONBURY

Proposal:

An application for planning approval for a 4 Lot and balance subdivision at 197 Ellendale Road, Fentonbury has been received by Council.

The proposal includes the following:

Lot 1 – 4.95ha, 216m of frontage to a Council Road (McCallums Road), proposed water connection to existing Taswater service within 30m of the property and two proposed vehicular access;

Lot 2 – 3.82ha, 170m of frontage to a Council Road (McCallums Road) and a proposed vehicular access;

Lot 3 – 6.04ha, 20m of frontage to a Council Road (McCallums Road), includes existing dwelling and maintain existing vehicular access from a proposed ROW via Ellendale Road;

Lot 4 – 1.66ha, 10m of frontage to a Council Road (McCallums Road) and a proposed vehicular access; and

Balance Lot – 8.20ha 10m frontage (via Reserve Road) to Ellendale Road (Council Road) and proposed water connection to Tawater services within 30m of property access.

The development will be staged as identified on the proposed plan of subdivision, into 4 stages. The application has been lodged under the Tasmanian Planning Scheme – Central Highlands (“the Planning Scheme”).

Under the Planning Scheme subdivision is defined as development. The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

Council gave notice of the application for public comment for 14 days. During the notification period no representations were received.

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

RESOLUTION 03/07.2023/PC

Moved: Cr R Cassidy

Seconded: Mayor L Triffitt

THAT the Planning Committee make the following recommendation to the Planning Authority:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2023/26 4 Lot and Balance subdivision at 197 Ellendale Road, Fentonbury subject to conditions in accordance with the Recommendation.

Recommended 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. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

Staged Development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's Manager Environment and Development Services.

Easements

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

6. 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.

Bushfire

7. The development and works must be carried out in accordance with the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by Rebecca Green Associates, Version 1 and dated 27 March 2023.
8. 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.

Agreements

9. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

Final Plan

10. 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.
11. A fee of \$225.00, 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.
12. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
13. 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 subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Water Quality

15. Where a development exceeds a total of 250 square metres of ground disturbance a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Property Services

19. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

Existing services

20. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

TasWater

21. The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA2023/00632-CHL dated 01/06/2023, as attached to this permit.

Rural Access

22. A separate vehicle access must be provided from the road carriageway to Lots 1,2 and 4. New and existing access must be sealed with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 *Rural Roads - Typical Standard Access* and SD-1012 *Intersection and Domestic Access Sight Distance Requirements* prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Manager of Infrastructure & Works.

Access to Ellendale Road

23. Unless approved otherwise by Council's Manager Works & Services the existing vehicular access, from Ellendale Road to the property boundary, must be upgraded (including a minimum 2 coat seal) to 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 or as otherwise required by an approved Bushfire Plan.

Construction Amenity

24. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

Monday to Friday	7:00 AM to 6:00 PM
Saturday	8:00 AM to 6:00 PM
Sunday and State-wide public holidays	10:00 AM to 6:00 PM
25. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -

- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.
26. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
27. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

Construction

28. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.
29. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Engineering Services.
30. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of an approved practising professional civil engineer engaged by the owner and approved by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- E. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
 - a) Minimise site disturbance and vegetation removal;
 - b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and

- e) Rehabilitation of all disturbed areas as soon as possible.

CARRIED

FOR the Motion

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

8.0 OTHER BUSINESS

Status update on Development Application for proposed wind farm at St Patricks Plains, Steppes.

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at 10.05am.



CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE

DRAFT REPORT TO THE TASMANIAN PLANNING COMMISSION UNDER SECTION 40K OF THE LAND USE PLANNING & APPROVALS ACT 1993

ASSESSMENT OF THE REPRESENTATIONS RECEIVED REGARDING THE PUBLIC NOTIFICATION OF 'SUBSTANTIAL MODIFICATIONS'

AMENDMENT 2023/01

AMENDMENT 2023/02

AMENDMENT 2023/03

FOR DISCUSSION AT COUNCIL PLANNING COMMITTEE

DRAFT: 2 AUGUST 2023

1. INTRODUCTION

This is the report to the Tasmanian Planning Commission under Section 40K of the *Land Use Planning & Approvals Act 1993* following the public exhibition of the Central Highland Local Provisions Schedule 'substantial modifications' arising from the Commissions determination of the Draft Local Provisions Schedule . It includes an assessment of each representation received and Council's opinion on them, acting in its role as the Local Planning Authority under the Act.

Part 2 provides a summary of each representation and, pursuant to S.40K(2) of the Act, Council's comments on the merits of each representation and whether the particular draft amendment ought to be modified. A copy of each representation in full is available at Appendix 1.

It is noted that several representations were received outside the public notification period. Under S.40K(2)(b), the Planning Authority has resolved to include them in this report.

2. REPRESENTATIONS

Each Representation has been assigned a unique number. Three amendments were advertised at once, and the Representations relate to each specific amendment, as follows:

Amendment:	Representation No.s:
Amendment 2023/01 Meadowbank Lake Specific Area Plan	4, 5, 23,
Amendment 2023/02 Landscape Conservation Zone	4, 5, 14,
Amendment 2023/03 Rural Zone & Priority Vegetation Overlay	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27.

3. ASSESSMENT OF REPRESENTATIONS: AMENDMENT 2023/01 (The Meadowbank Lake Specific Area Plan)

PURPOSE OF THE AMENDMENT

To apply the Meadowbank Lake Specific Area Plan overlay to a unique waterbody and area of land with specific attributes and values to manage and limit appropriate use and development.

This is a modification of the Meadowbank Lake Specific Area Plan that existed in the previous Central Highlands Interim Planning Scheme 2015.

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
4.	TasWater. Contact person: Al Cole.	'No objections to any of the three Draft Amendments.' Further; TasWater do not require to be notified of, or attend, any subsequent hearings.	<u>Comments:</u> Noted. <u>Should the Draft Amendment be modified?</u> N/A <u>Effect on the LPS as a whole:</u> Nil
5.	Jason Jacobi, Secretary. Department of Natural Resources and Environment Tasmania Contact person: Sonia Mellor	No comment regarding this particular Draft Amendment.	<u>Comments:</u> Noted. <u>Should the Draft Amendment be modified?</u> No. <u>Effect on the LPS as a whole:</u> Nil.

23.	Tim & Jane Parsons Curringa Farm 5831 Lyell Highway	<p>312ha farm adjoining Lake Meadowbank. Four titles. 1.8km frontage to the lake, with 1.2km fenced off to exclude livestock from the foreshore. Includes 8 visitor accommodation cabins, all exceeding 100m setback from the shore. Property also includes several jetties, a boat ramp, irrigation infrastructure and internal roads. Propose to seek approvals for visitor activities on the lake in the future.</p> <ol style="list-style-type: none"> 1. Requests no split zoning (between Rural and Agriculture), and that zone boundary align with title boundary, as 'fear significant business interruption ... in the future'. 2. Accepts and upholds the vegetation area overlay. 3. Expresses concerns over powerful large-sized boats used for water skiing. States that the three ski clubs act responsibly, but the fourth group "day tippers"- do not, and cause foreshore erosion with the large wakes they generate. 4. Suggests other users, such as fishers and kayakers, should have equal priority. 5. Fully supports encouragement of tourism. 6. Oppose any provisions that would impact their existing approved uses, business operations, licences, accreditations, etc. 7. Suggests there could be some flexibility regarding setback of septic systems. 8. Does not agree that a single title should be restricted to a single visitor unit. 	<p><u>Comments:</u></p> <ol style="list-style-type: none"> 1. The boundary of the Specific Area Plan (SAP) has not changed from its predecessor, nor has the zone within the SAP as this is to remain Rural Zone. It is the land outside the SAP that has changed to Agriculture Zone. This has indeed created a split zone situation, with the boundary of the zone aligning with the SAP. However, in both zones agriculture is a Non-Permit Required use, and on-farm tourism uses are allowable as discretionary uses. So, the existence of the two zones does not impact the future agricultural or tourism potential of the land. The State-directed approach to zoning land required that the land generally be changed to Agriculture Zone, as part of the move to the Tasmanian Planning Scheme. The land within the SAP needed to remain Rural Zone, however, as the provisions were tailored to work with the Rural Zone (i.e. the previous Rural Resource Zone). 2. Noted. 3. Skiing is a recreational use with existing use rights on Lake Meadowbank. There is no mechanism for Council to require any of the users to lodge a new Development Application. Therefore, the planning scheme is not the mechanism to deal with the issues raised. Excessive noise and erosion of the lake foreshore are environmental matters, and could be dealt with under the Environmental Management & Pollution Control Act. Erosion of the lake foreshore is also a matter for the lake's managers, Hydro Tasmania. 4. Hydro Tasmania has designated Lake Meadowbank into its highest recreation / usage category. One of a small number. There are many other lakes where more passive activities such as fishing and kayaking are given highest priority. Lake Meadowbank has significant water skiing infrastructure, which would be costly to replicate at another lake. 5. Noted. 6. Plannings schemes cannot act retrospectively, and changes to them cannot nullify existing valid planning permits. As indicated, the planning scheme provisions relating to agriculture and on-farm tourism are not changed by the amendment. 7. There is flexibility. The standard setback is 100m from the lake under the Acceptable Solution, but it can be less than this under the Performance Criteria. 8. Titles can have more than one holiday cabin under the Prformance Criteria, which requires a master plan, acceptable to Council, to be submitted. The 'one cabin per title' applies only as an Acceptable Solution.
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Central Highlands LPS – S40K Report on Representations in regard to Public Notification of Substantial Modifications – Amendment 2023/01, Amendment 2023/02 &
Amendment 2023/03 - Report to Planning Committee

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
		<p>9. Expresses concerns over some landscape protection standards, and 'land use area' demarcation through split zone.</p> <p>10. Recommends plan extend to cover activities on the lake such as boating and aquatic activities, as these are the uses creating significant adverse impacts, not just land based activities.</p>	<p>9. Under the Performance Criteria, there is significant flexibility in the landscape protection standards.</p> <p>10. As expressed under point 3, above, these activities are legally existing uses and are beyond the reach of the planning scheme system. Such matters are best dealt with under the Environmental Management & Pollution Control Act, either be Council or the State Government, or by Hydro Tasmania, the land managers.</p> <p><u>Should the Draft Amendment be amended?</u> It is not considered necessary for the draft amendment to be altered.</p> <p><u>Effect on the LPS as a whole:</u> N/A.</p>

4. ASSESSMENT OF REPRESENTATIONS: AMENDMENT 2023/02 (Applying the Landscape Conservation Zone at Marked Tree Road)

PURPOSE OF AMENDMENT:

To delete the Rural Zone and apply the Landscape Conservation Zone to 6 titles at Marked Tree Road, Bullock Hills.

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
4.	TasWater. Contact person: Al Cole.	No objections to any of the three Draft Amendments. Further, TasWater do not require to be notified of, or attend, any subsequent hearings.	<u>Comments:</u> Noted. <u>Should the Draft Amendment be modified?</u> N/A <u>Effect on the LPS as a whole:</u> Nil
5.	Jason Jacobi, Secretary. Department of Natural Resources and Environment Tasmania Contact person: Sonia Mellor	No comment regarding this specific Draft Amendment.	<u>Comments:</u> Noted. <u>Should the Draft Amendment be modified?</u> No. <u>Effect on the LPS as a whole:</u> Nil.

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No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
14.	Daniel Lee	<p>Lot 1 Marked Tree Road, Hamilton. PID: 3264618 CT: 166564/1</p> <p>Originally requested property to be split-zoned, with the area covered by the Nature Conservation Covenant to be Landscape Protection Zone and the area excluded from the covenant (the intended house location) to be Rural Zone.</p> <p>The TPC determination following the hearings in 2022, however, was that the entire title be Landscape Protection Zone.</p>	<p><u>Comments:</u></p> <p>The original view of Council, acting as the local Planning Authority, agreed that the title be split zoned, as requested by Mr Pullen. Council’s considered policy position on this issue was that it would support the application of the Landscape Conservation Zone to land within a Nature Conservation Covenant only if requested by the land owner.</p> <p>It is recommended that this position be maintained.</p> <p><u>Should the Draft LPS be amended?</u></p> <p>Yes. The zoning of the subject land should be amended so that the area excluded from the Nature Conservation Covenant is Rural Zone.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Amending the zoning of this small area would not impact the LPS as a whole.</p>

5. ASSESSMENT OF REPRESENTATIONS: AMENDMENT 2023/03, (Applying the Rural Zone and Priority Vegetation Overlay)

PURPOSE OF AMENDMENT:

To revise the zoning of land (outside the “blue line”) from the Agriculture Zone to the Rural Zone as shown in the publicly exhibited maps, and to apply the Priority Vegetation Area overlay, consistent with the Regional Ecosystem Model mapping, to all land to be revised to the Rural Zone as shown in the publicly exhibited maps.

Note:

The legislation [S.40J(4) & (5) of LUPAA] provides that a submission within a representation to the effect that the content of a provision of the State Planning Provisions should be altered is not to be taken as part of the representation. This would appear to apply to a point made in many of the representations: that the landscape protection provisions of the former Rural Resource Zone should be added to the new Rural Zone.

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
1.	Fiona McOwan & Michael Stevens 370 Strickland Road Strickland. Re: Strickland area.	Property at 370 Strickland Road Strickland. PID: CT: Prefers the Rural Zone. Made a detailed submission initially to that effect, and wish to ensure the Commission’s assessment that Rural Zone is appropriate is maintained.	<u>Comments:</u> Supports the Draft Amendment: that this property should be Rural Zone. <u>Should the Draft Amendment be modified?</u> No. <u>Effect on the LPS as a whole:</u> Nil.

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No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
2.	Greg & Tanya Downham Re: Fentonbury/Ellendale area.	Property “Glenvale” Ellendale. PID: CTs: 242918/1 239672/1 226811/1 245283/1 86319/1 230663/1 242380/1 A farming unit of multiple small titles farmed together. Prefers the Agriculture Zone, with no Priority Vegetation Overlay.	<u>Comments:</u> Does not support the Draft Amendment that this property be Rural Zone. Refer map and presentation at the Planning Committee meeting, to work-shop the Fentonbury/Ellendale area. <u>Should the Draft Amendment be modified?</u> ... <u>Effect on the LPS as a whole:</u> ...
3.	Greg & Tanya Downham Re: Fentonbury/Ellendale area.	Property “Rockmount”, 652 Ellendale Road, Ellendale. PID: CTs: 52660/2 181016/1 16474/1 222732/1 A farming unit of multiple small titles farmed together. Prefers the Agriculture Zone, with no Priority Vegetation Overlay.	<u>Comments:</u> Does not support the Draft Amendment that this property be Rural Zone. Refer map and presentation at the Planning Committee meeting, to work-shop the Fentonbury/Ellendale area. <u>Should the Draft Amendment be modified?</u> ... <u>Effect on the LPS as a whole:</u>
4.	TasWater. Contact person: Al Cole. Re: all areas.	No objections to any of the three Draft Amendments. TasWater do not require to be notified of, or attend, any subsequent hearings.	<u>Comments:</u> Noted. <u>Should the Draft Amendment be modified?</u> No. <u>Effect on the LPS as a whole:</u> Nil

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No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
5.	Jason Jacobi, Secretary. Department of Natural Resources and Environment Tasmania Contact person: Sonia Mellor <u>All areas.</u>	Supports the application of the Priority Vegetation Area overlay as identified on the maps, and confirms it is in accordance with the Regional Ecosystem Model.	<u>Comments:</u> Noted. <u>Should the Draft Amendment be modified?</u> No. <u>Effect on the LPS as a whole:</u> Nil.
6.	Jeff Mount Launceston & Miena. Re: Central Plateau area.	A home-owner at Miena and regular visitor to the area. Opposes windfarm development in this area. Laments the omission of provisions to protect skylines and ridgelines in the Rural Zone in the new Tasmanian Planning Scheme, which used to be present in the former Rural Resource Zone under the previous planning scheme. To paraphrase: 'If this amendment is to replace the former Rural Resource Zone with the Rural Zone containing no such landscape protection provisions, then it is objected to'.	<u>Comments:</u> The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission would appear to be suggesting that the landscape protection provisions of the former Rural Resource Zone be added to the new Rural Zone or a Landscape Protection Area overlay. This is outside the scope of this planning scheme amendment process. Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. It can be assumed that the representor does not wish for the Agriculture Zone to be applied instead of the Rural Zone, noting that the Agriculture Zone does not allow for the application of the Priority Vegetation Area overall. <u>Should the Draft Amendment be modified?</u> No. The suggestion is outside the scope of this process. <u>Effect on the LPS as a whole:</u> Nil

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
7.	Cheryl Salter Re: Central Plateau area.	A regular visitor to the Highland Lakes area. Opposes windfarm development in this area. Desires planning scheme provisions that protection landscape values. Laments the omission of provisions to protect scenic values in the Rural Zone.	<u>Comments:</u> The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission would appear to suggest that the landscape protection provisions of the former Rural Resource Zone be added to the new Rural Zone, or a Landscape Protection Area overlay be created. This is outside the scope of this planning scheme amendment process. Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. <u>Should the Draft Amendment be modified?</u> No. The suggestion is outside the scope of this process. <u>Effect on the LPS as a whole:</u> Nil
8.	Suzanne & Dean Klower Re: Central Plateau area.	Residents of Arthurs Lake. Oppose windfarm development in this area. Desires planning scheme provisions that protection landscape values. States that the area is not Agriculture and (should) only be zoned Rural if scenic protection rules are applied.	<u>Comments:</u> The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission would appear to suggest that the landscape protection provisions of the former Rural Resource Zone be added to the new Rural Zone, or a Landscape Protection Area overlay be created. This is outside the scope of this planning scheme amendment process. Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. <u>Should the Draft Amendment be modified?</u> No. The suggestion is outside the scope of this process. <u>Effect on the LPS as a whole:</u> Nil.

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
9.	Dr J H Ranicar. Re: Central Plateau area.	Has a family shack at Penstock Lagoon. Oppose windfarm development in this area. Desires planning scheme provisions that protection landscape values. Requests that Central Highlands Council adopt planning rules that give scenic protection to the area.	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission would appear to suggest that the landscape protection provisions of the former Rural Resource Zone be added to the new Rural Zone, or a landscape protection overlay be created. This is outside the scope of this planning scheme amendment process.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. The suggestion is outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
10.	Sarah & Thomas Clark Re: Fentonbury/Ellendale area.	Property Ellendale. PID: CTs: 223970/1 252646/1 247965/1 225570/1 220530/3 (Plus the own adjoining titles proposed to remain Agriculture Zone: 244366/1, 66095/1, 225571/1.) A farming unit of multiple small titles farmed together. Prefers the Agriculture Zone, with no Priority Vegetation Area Overlay. Notes that the Priority Vegetation Area Overlay is inaccurate, and states that if it is to apply it should be remapped with better accuracy and ground-truthing.	<u>Comments:</u> Does not support the Draft Amendment that these titles be Rural Zone. Refer map and presentation at the Planning Committee meeting, to work-shop the Fentonbury/Ellendale area. <u>Should the Draft Amendment be modified?</u> <u>Effect on the LPS as a whole:</u>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
11.	AP & SM Ranciar Re: Central Plateau area.	<p>Has a family shack at Penstock Lagoon.</p> <p>Oppose windfarm development in this area.</p> <p>Desires planning scheme provisions that protection landscape values.</p> <p>Requests that Central Highlands Council adopt planning rules that give scenic protection to the area.</p> <p>Notes many positive comments from visitors regarding the scenic landscapes of the area.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission would appear to be suggesting that the landscape protection provisions of the former Rural Resource Zone be added to the new Rural Zone or a Landscape Protection Area overlay. This is outside the scope of this planning scheme amendment process.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people.</p> <p>It can be assumed that the representor does not wish for the Agriculture Zone to be applied instead of the Rural Zone, noting that the Agriculture Zone does not allow for the application of the Priority Vegetation Area overall.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
12.	John Toohey Re: Central Plateau area.	<p>Lessee of property at Penstock Plains.</p> <p>Long term visitor to the area.</p> <p>Requests that Central Highlands Council adopt planning rules that give scenic protection to the area.</p> <p>Supports the Rural Zone over the Agriculture Zone.</p> <p>States that the zone change should only occur after work to implement scenic landscape protection measures into the planning scheme has been completed.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>It can be assumed that the representor does not wish for the Agriculture Zone to be applied instead of the Rural Zone, noting that the Agriculture Zone does not allow for the application of the Priority Vegetation Area overall.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
13.	<p>Greg Pullen</p> <p>Re: Central Plateau area.</p>	<p>Resident of Barren Tier.</p> <p>Supports the Rural Zone, not the Agriculture Zone.</p> <p>Suggests that a Landscape Protection Area overlay be implemented by Council with funding from the TPC. Suggests that RecFIT is the wrong entity to do such work due.</p> <p>States that the Priority Vegetation Area mapping is inaccurate and omits important sites, and provides alternate mapping from an ecologist.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
15.	<p>Alistair Duggan 40 Barron Plains Rd Shannon</p> <p>Re: Central Plateau area.</p>	<p>Resident at Shannon.</p> <p>Supports the Rural Zone, not the Agriculture Zone.</p> <p>Suggests that some kind of landscape protection mechanism is also needed in the planning scheme.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
16.	<p>Helen & David Ridley 3 Monks Street Shannon</p> <p>Re: Central Plateau area.</p>	<p>Resident at Shannon. Submission refers to St Patrick's Plains, Todds Corner & Liawenee Plains.</p> <p>Supports the Rural Zone over the Agriculture Zone.</p> <p>States that the zone change should only occur after work to implement scenic landscape protection measures into the planning scheme has been completed.</p> <p>Notes that the Priority Vegetation Area overlay is inaccurate and should be updated.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
17.	<p>Bert Lawatsch 4 Park View Cres. Maydena</p> <p>Re: Central Plateau area.</p>	<p>Regular visitor to the Central Highlands.</p> <p>Considers that neither the Rural Zone nor the Agriculture Zone are suitable, instead proposing that the Landscape Conservation Zone should apply.</p> <p>Further states that if this is not applied, it should be Rural Zone with a scenic protection rules adopted.</p> <p>Suggests that large scale developments should be put off until such provisions are included.</p> <p>Notes that the Priority Vegetation Area overlay is inaccurate and should be updated.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>Council is legally unable to defer processing planning applications for any reason other than insufficient information.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
18.	<p>Dominica Tannock 36 Lochiel Drive Miena</p> <p>Re: Central Plateau area.</p>	<p>Central Highlands ratepayer with a property at Miena.</p> <p>Suggests that the Landscape Conservation Zone be applied, and quotes from the Planning Commission determination (regarding the LPS) that noted that further local strategic analysis of landscape values is warranted before it would consider that this zone is warranted.</p> <p>Suggests it is inappropriate for Council to change the zone in the absence of this work.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
19.	<p>Ian & Charlotte Ferrier 190 Penstock Road Shannon</p> <p>Re: Central Plateau area.</p>	<p>Resident at Shannon. Submission refers to St Patrick's Plains, Todds Corner & Liawenee Plains.</p> <p>Supports the Rural Zone over the Agriculture Zone.</p> <p>States that the zone change should only occur after work to implement scenic landscape protection measures into the planning scheme has been completed.</p> <p>Notes that the Priority Vegetation Area overlay is inaccurate and should be updated.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
20.	<p>No Turbine Action Group (David Ridley)</p> <p>Re: Central Plateau area.</p>	<p>Submission refers to St Patrick's Plains, Barron Plains, Todds Corner & Liawenee areas.</p> <p>Supports the Rural Zone over the Agriculture Zone.</p> <p>States that the zone change should only occur after work to implement scenic landscape protection measures into the planning scheme has been completed.</p> <p>Notes that the Priority Vegetation Area overlay is inaccurate and should be updated.</p> <p>Notes that Council has initiated a mapping project (for scenic values) and suggests that Council should complete it.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p>Council did initiate a scoping and costing report for a project to identify scenic values. After considering this report, Council determined to focus its strategic planning resources on structure planning for major towns in the municipality, and to engage with the State Government's RecFIT program to ensure it considers all community values, including landscape.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
21.	<p>Victoria & Phipps Onslow Bridge House, Ouse.</p> <p>Re: Central Plateau area.</p>	<p>Has a family shack at Penstock Lagoon, and has a long connection with the Highland Lakes.</p> <p>Supports the Rural Zone over the Agriculture Zone.</p> <p>States that the zone change should only occur after work to implement scenic landscape protection measures into the planning scheme has been completed.</p> <p>Notes that the Priority Vegetation Area overlay is inaccurate and should be updated.</p> <p>Notes that Council has initiated a mapping project (for scenic values) and suggests that Council should complete it.</p>	<p><u>Comments:</u></p> <p>The issue at the heart of the Draft Amendment is whether the area should be zoned Rural Zone or Agriculture Zone under the new Tasmanian Planning Scheme. The provisions for both zones have been set in place by the State Planning Provisions and cannot be changed through the current process. The submission proposes that a Landscape Protection Area overlay be implemented prior to any zone change. Presumably, what is meant is, prior to old Rural Resource Zone (with its landscape protection provisions) being replaced by the new Rural Zone. However, it is too late for this. The new Tasmanian Planning Scheme has come into force and the old Interim Planning Scheme 2015 no longer has effect.</p> <p>Under the Tasmanian Planning Scheme, the protection of landscape values can only be done through the application of a Landscape Protection Area overlay. A proposal for this would need to be based on expert analysis, a thorough community and landowner consultation process, and ultimately a decision by the elected representative of the people. This is outside the scope of this current planning scheme amendment process.</p> <p>The Priority Vegetation Area mapping has been provided by the State. The Department of Natural Resources and Environment Tasmania has confirmed it is in accordance with the current Regional Ecosystem Model, as required. It's refinement to a greater degree of accuracy, which, if done, should be done across the entire State, is a matter for government budgeting considerations.</p> <p>Council did initiate a scoping and costing report for a project to identify scenic values. After considering this report, Council determined to focus its strategic planning resources on structure planning for major towns in the municipality, and to engage with the State Government's RecFIT program to ensure it considers all community values, including landscape.</p> <p><u>Should the Draft Amendment be modified?</u></p> <p>No. Outside the scope of this process.</p> <p><u>Effect on the LPS as a whole:</u></p> <p>Nil.</p>

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
22.	Lucia Fitzgerald 181 Gully Road, Fentonbury Re: Fentonbury/Ellendale area.	Re: 181 Gully Road, Fentonbury. Endorsement of the Rural Zone, not the Agriculture Zone, for their property.	<u>Comments:</u> Support for the amendment is noted. <u>Should the Draft Amendment be modified?</u> No. <u>Effect on the LPS as a whole:</u> N/A
24.	Mary Lou Ashton-Jones Re: Central Plateau area.	Supports the Rural Zone at Todds Corner, Liawenee, St Patrick's Plains. Strongly supports a scenic protection overlay as well.	<u>Comments:</u> Support for the Rural Zone is noted. A scenic protection overlay is not part of the proposed amendment. In 2022, Council considered a scoping and costing report for a project to identify scenic values. Council subsequently determined to focus its strategic planning resources on structure planning for major towns in the municipality, and to engage with the State Government's RecFIT program to ensure it considers all community values, including landscape. <u>Should the Draft Amendment be modified?</u> <u>Effect on the LPS as a whole:</u>
25.	Ian Dungey Gretna area	Lot 2 Lyell Highway, Gretna. PID: 2752978 CT:146220/2 Objects to the Rural Zone	<u>Comments:</u> The land is largely forested and around 75% is under a Nature Conservation Covenant. This title is part of a larger area that is similarly mostly forested and hilly, with relatively poor soils, that is proposed to be Rural Zone. <u>Should the Draft LPS be amended?</u> No. <u>Effect on the LPS as a whole:</u> N/A

No.	FROM	KEY ISSUES	PLANNING AUTHORITY ASSESSMENT AND OPINION Pursuant to S.40K(2)(c)(i)&(ii), (d) & (e)
26.	Ray Daniels Sunray Strawberries Pty Ltd Re: Fentonbury/Ellendale area.	Re: Kingsholme, 1084 Ellendale Road, Ellendale. Two lots: CT: 14580/1 CT: 14580/2 PID: 5471821 Questions how the change of zone from Agriculture to Rural would impact their agricultural activities.	<u>Comments:</u> Agriculture is a No Permit Required use in both zones, therefore there would be no impact. Refer map and presentation at the Planning Committee meeting, to work-shop the Fentonbury/Ellendale area. <u>Should the Draft Amendment be modified?</u> No <u>Effect on the LPS as a whole:</u> N/A
27.	Lee Robinson Re: Fentonbury/Ellendale area.	Re: 170 Rockmount Road, Ellendale PID: 7117420 CT: 3989-47 Supports their property being Rural Zone, and would have concerns if neighbouring properties became Agriculture Zone.	<u>Comments:</u> Support noted. Refer map and presentation at the Planning Committee meeting, to work-shop the Fentonbury/Ellendale area. <u>Should the Draft Amendment be modified?</u> No <u>Effect on the LPS as a whole:</u> N/A

6. THE FENTONBURY/ELLENDALÉ AREA

Kathy Bradburn

From: Fiona McOwan <Fiona97@outlook.com>
Sent: Friday, 9 June 2023 12:11 PM
To: development; TPC Enquiry
Cc: Michael Stevens
Subject: Representation - Rural Zone Confirmation 370 Strickland Road Strickland TAS 7140
Attachments: Amd 202303 1JUN23 CHC Letter.pdf; Email CHC response to inquiry 8JUN23.eml

Good Afternoon,

Attached, is CHC Letter File Ref: Amendment 2023/03 1JUN23 Notice of Exhibition under s40G of *the Land Use Planning and Approvals Act 1993* Central Highlands Local Provisions Schedule (Tasmanian Planning Scheme) Draft Amendment 2023/03 Application of Rural Zone and Priority Vegetation Overlay.

Attached also, is CHC Email of 8JUN23 confirming our property zoned as Rural and addressing our raised concerns.

Below is Tasmanian Planning Commission confirmation of our property zoned as Rural.

https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/687885/Decision-Under-Section-35K1a-to-Modify-Draft-LPS-4-January-2023.pdf

Central Highlands draft Local Provisions Schedule 136 Attachment 3, Annexure A List of titles to be revised to the Rural Zone, located outside the "Blue Line"

Confirmation of Rural Zone:

Page 146 - (folio of the Register 160316/1) 370 Strickland Road, Strickland TAS 7140

Attached, is our initial Submission, in conjunction with our personal presentation and supporting emails, to the Tasmanian Planning Commission on 20SEP22.

https://www.planning.tas.gov.au/_data/assets/pdf_file/0004/677182/Central-Highlands-draft-LPS-Submission-Fiona-McOwan-and-Michael-Stevens-9-September-2022.pdf

Please utilise this email as supporting documentation and absolute confirmation of our property to remain zoned as Rural and to comply with Central Highlands Council letter File Ref: 2023/03 dated 1 June 23.

Please ensure this email and all of enclosed and attached contents are forwarded to the Central Highland Council and Council Officers, **which are submitted prior to the requested deadline of Monday 3JUL23**, for inclusion in the report to be prepared for forwarding to the Tasmanian Planning Commission.

Please confirm via return email, receipt of our email dated 9JUN23.

If there is any further information, correspondence or additional information required please advise as soon as possible.

Thank you and regards,
Fiona McOwan and Michael Stevens
370 Strickland Road
STRICKLAND TAS 7140.

Received	21/06/2023						
Mail	<input checked="" type="checkbox"/>	Fax	<input type="checkbox"/>	Email	<input type="checkbox"/>	ADMIN	<input type="checkbox"/>
Forwarded to							
SHO	<input type="checkbox"/>	GPC	<input type="checkbox"/>	PLA	<input checked="" type="checkbox"/>	ADMIN	<input type="checkbox"/>
Enter							
Entered By:							
Ref:	081						

The General Manager
Central Highlands Council
19 Alexander Street
Bothwell
Tas. 7030

G.J. & T. Downham
P.O. Box 411
New Norfolk
Tas. 7140

62 861125

19/6/2023

Re: Applications of rezoning

We are submitting this application to Council in the hope that the Purposed Zoning that has been put on part of our farm, changing it to rural with a Priority Vegetation Area overlay included, could be left as an Agricultural Zone.

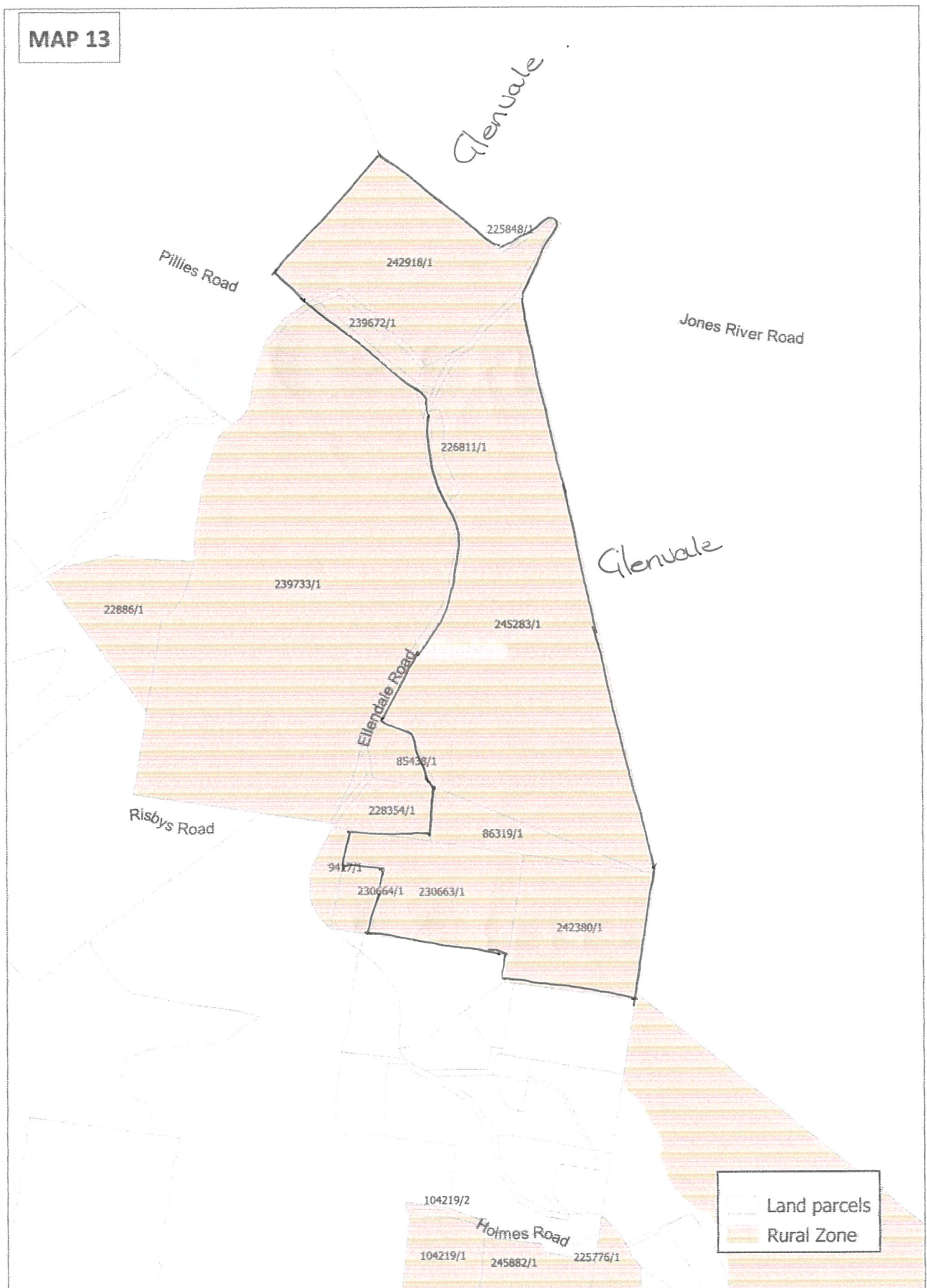
The farm 'Glenvale' has been an Agricultural farm dating back before 1950 and the area proposed for rural is some of our best grazing land. An area is also used every year for our hay and silage crops.

Regards

Downham G Downham

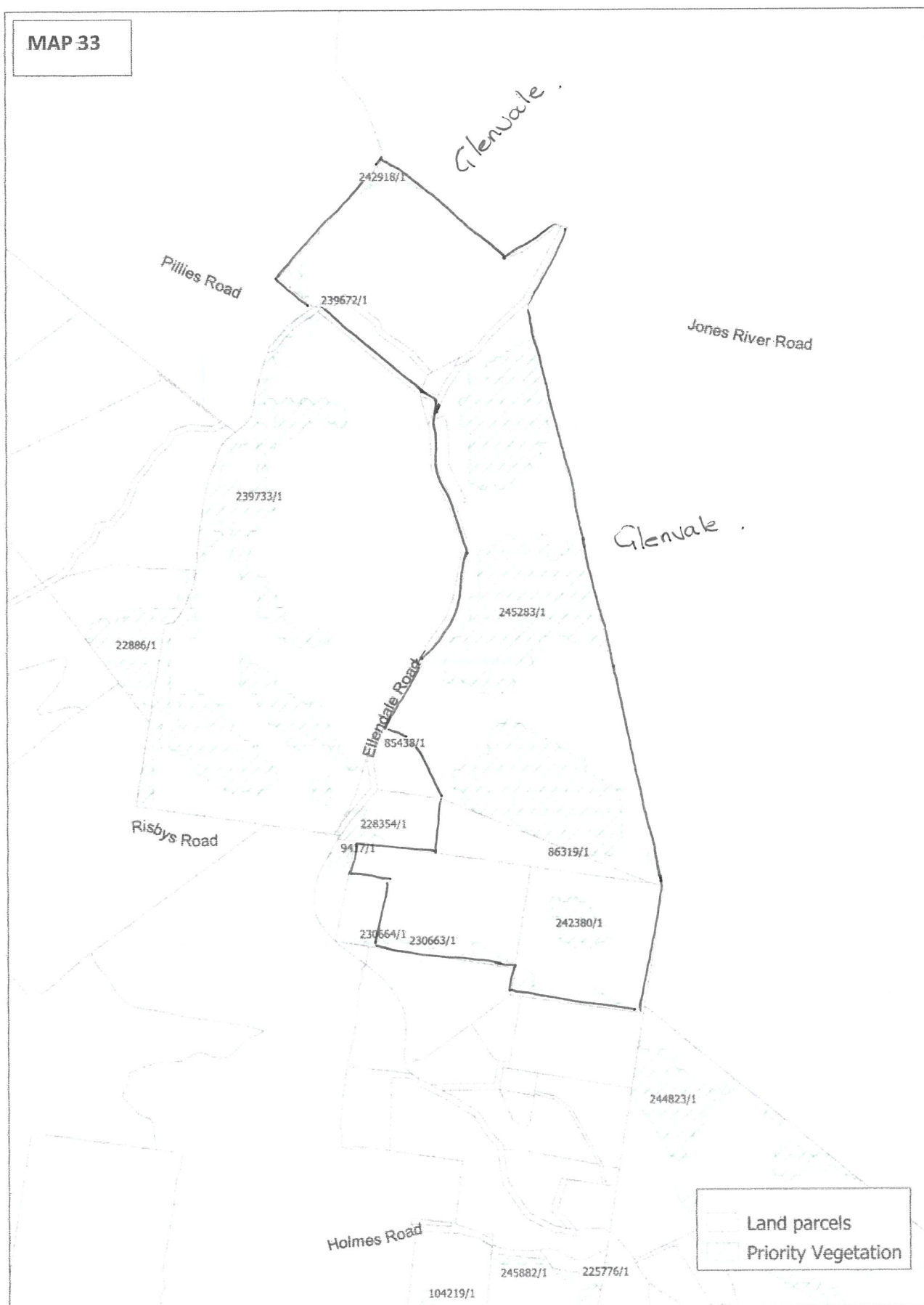
Greg and Tanya Downham

Area outlined is all part of 'Glenvale'



Map 13: Revision of land at Ellendale (north) from the Agriculture Zone to the Rural Zone.

Area outlined all part of 'Glenvale'



Map 33: Application of the Priority Vegetation Area overlay to land at Ellendale (north).



G. J & T. Downham
P.O. Box 411
New Norfolk,
Tas. 7140

The General Manager,
Central Highlands Council,
19 Alexander Street,
Bothwell,
Tas. 7030

62 861125

30/6/2023

Re: Applications of Rezoning

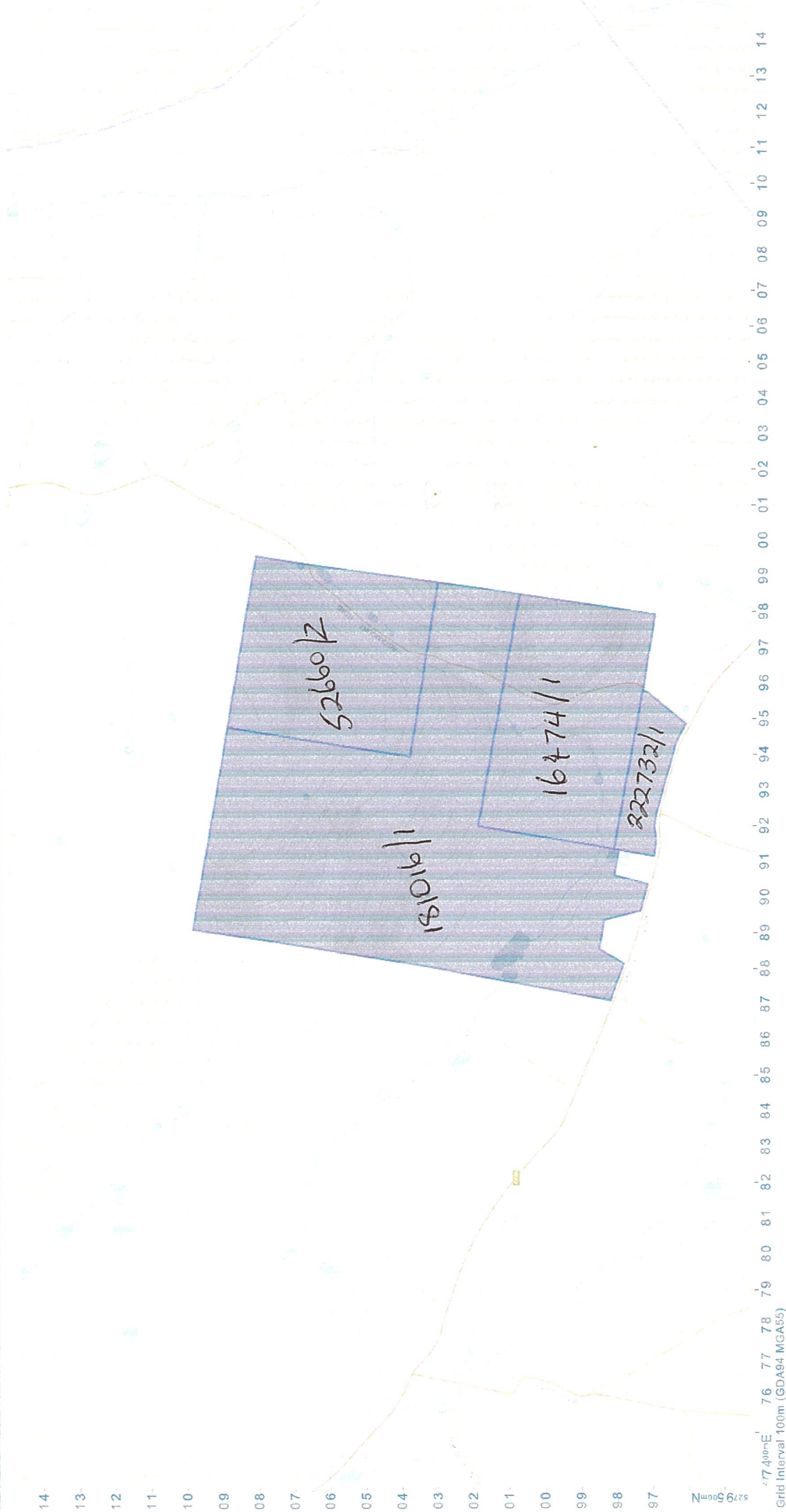
We are submitting this application to Council in the hope that the proposed Zoning that has been put on the farm "Rockmount" at 652 Ellendale Road Ellendale can be left as Agricultural and not Rural, or have a Priority Vegetation Area be included on this area.

Regards

A handwritten signature in black ink that reads "G Downham".

A handwritten signature in black ink that reads "T Downham".

Greg and Tanya Downham



www.thelist.tas.gov.au

Submission to Planning Authority Notice

Council Planning Permit No.	2023/01 2023/02 2023/03	Council notice date	6/06/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00732-CHL	Date of response	22/06/2023
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	CENTRAL HIGHLANDS COUNCIL		
Contact details	kbradburn@centralhighlands.tas.gov.au		
Development details			
Address	19 ALEXANDER ST, BOTHWELL	Property ID (PID)	5011446
Description of development	Central Highlands Local Provisions Schedule - Draft Amendments		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Central Highlands Council	DA 2023/01, 2023/02, 2023/03	Draft	05/06/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> 1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Department of Natural Resources and Environment Tasmania

OFFICE OF THE SECRETARY

Hobart GPO Box 44, Hobart, Tasmania, 7001
Launceston PO Box 46, Kings Meadows, Tasmania, 7249
Devonport PO Box 303, Devonport, Tasmania, 7310
Ph 1300 368 550
Web: nre.tas.gov.au



Our ref: D23-155821; D23-157575
Your ref: 2023/1, 2023/2, 2023/3

Mrs Kim Hossack
General Manager
Central Highlands Council
By email: development@centralhighlands.tas.gov.au

Dear Mrs ~~Hossack~~ *Kim*

Central Highlands Local Provisions Schedule – Draft Amendments 2023/01, 2023/02 & 2023/03

I am writing in relation to the Central Highlands Council's recent correspondence seeking a representation from the Department of Natural Resources and Environment Tasmania (NRE Tas) regarding the proposed draft amendments to the Central Highlands Local Provisions Schedule.

NRE Tas supports the application of the Priority Vegetation Area overlay to the parcels identified in the maps accompanying draft Amendment 2023/03 in accordance with the Regional Ecosystem Model. NRE Tas has no comments to make on Draft Amendments 2023/1 and 2023/2.

Should the Council have any queries in relation to this matter the NRE Tas contact officer is Sonia Mellor, Policy Analyst, Strategic Projects and Policy Branch, Strategy and Business Services Division. Ms Mellor can be contacted by mobile on 0436 636 279 or via email at sonia.mellor@nre.tas.gov.au.

I would like to thank the Council for providing the opportunity to comment. For future reference it would be appreciated if requests for comments on the Local Provisions Schedule are emailed to policyteamnre@nre.tas.gov.au.

Yours sincerely

Jason Jacobi
Secretary

21 June 2023

Kathy Bradburn

From: Jeff Mount <sj.mount@bigpond.com>
Sent: Tuesday, 27 June 2023 3:42 PM
To: development
Subject: Representation on planning changes (Amendment 2023/03)

Dear General Manager,

I understand there is an upcoming debate on a proposal to change the zoning of some of the Highlands Plains into a "Rural Zone".

If this proposal would replace the previous "Rural Resource Zone" that applied to these areas, along with its protection of skylines & ridgelines, the change may hamstring the Council when it comes to its considerations on approvals of use in the future.

I am a regular inhabitant at Miena, being a home-owner there, and I travel the Poatina Road from Launceston up the mountain many times through the year, more-so during the Trout season. As I drive South past the turn-off to Arthurs Lake, and down the hill across St Patricks Plains, I am always upset by the distant view of the turbine blades on Cattle Hill. These turbines are frequently stationary, so they do nothing for the power grid, but stationary or rotating, they are still a blot on the landscape, and I hate them.

As a fisher-person who enjoyed Penstock Lagoon for decades, I cannot fish there now without ruing the day that the Cattle Hill turbines were erected in the middle of what used to be a beautiful view past the Southern dam wall. To me, Penstock now means "turbine blades", and maybe a fish, and I hate the way this place has changed.

It would be an assault to those who value the beauty of the Highlands to even countenance the addition of any wind turbines visible on skylines or open plains, not to mention the fact that they will be outdated and redundant within 20 years, and the damage done to the land, the ecology, and the natural ambience by their introduction will be visible from Space for eternity.

For the sake of the rest of my short life, and for the generations to come, please retain the right of the Council to veto the use of temporary, uneconomical, expensive stop-gap technology in these regions.

I remain etc.

Your humble and faithful servant (don't lose that!),

Jeff Mount

Launceston & Miena.

Kathy Bradburn

From: Cheryl Salter <csalter22@gmail.com>
Sent: Wednesday, 28 June 2023 4:28 PM
To: development
Subject: Representation on Central Highlands Council planning changes (Amendment 2023/03) Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area Overlay

To the General Manager Central Highlands Council.

Dear Sir/Madam,

I am a frequent visitor to the Central Highlands.

I travel up via Poatina and enjoy the drive, past the soaring cliff faces, tumbled rocks, and unspoiled bush. To me, the drive is the first part of my winding down from the pressures of my life.

The next part of my enjoyment is to fish whilst looking at the beauty all around me, especially I love to watch the Tasmanian Wedge-tailed Eagle and on occasion, the White-bellied sea eagles, soaring on the winds.

I dread to think what my scenic views will be if the land in the Central Highlands is re-zoned and giant 240m tall turbines blight the views over St Patricks Plains.

St Patricks Plains, Barren Tier & Liawenee areas require scenic protection.

Too many of our unspoiled, unique areas in Tasmania (that are accessible to others like me, who have a disability) are being raped and abused in the worship of the dollar.

You CANNOT put a price on this stunning part of Tasmania, so accessible to all.

It is possible to protect scenic visual values, threatened flora and fauna, and threatened native vegetation communities , as well as allow low-intensity summer grazing as part of the planning rules for Rural Zone.

Yours sincerely,
Cheryl Salter.

**Representation on Central Highlands Council planning changes (Amendment 2023/03)
Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area
Overlay**

28/06/2023

General Manager

Central Highlands Council

19 Alexander St

Bothwell, Tasmania 7030

development@centralhighlands.tas.gov.au

Dear Kim Hossack,

My husband, Dean Klower and I are residents of Arthurs Lake and are mainly very concerned about the potential development of St Patricks Plains, whether it is Rural or Agriculturally zoned, into a monstrous wind turbine farm.

It is therefore very important to us that St Patricks Plains, Liawenee and Barren Plains are given scenic protection as it is amazingly beautiful, rugged, and unique countryside and not land that should in any way be zoned agricultural.

We believe the Priority Vegetation Area mapping does not protect all the threatened plants or provide scenic protection and is not accurate.

The Central Highlands Council needs to complete their scenic assessment so the glorious scenery, threatened flora and fauna can be mapped and protected as part of the Rural zone.

We only support a rural zoning if there is scenic, skyline and ridgeline protection as existed under the old planning scheme, current at the time we bought our land at Arthurs Lake many years ago.

We love the wild landscape of the Highlands, and it is a special part of Tasmania that needs to be treasured and kept for future generations to enjoy.

Please protect this beautiful part of the world which is not Agriculture and only to be rezoned to Rural if scenic protection rules are applied.

Thankyou.

Kind Regards

Suzanne and Dean Klower

Representation 9

General Manager
Central Highlands Council
19 Alexander Street
Bothwell
Tasmania 7030

Dr J H Ranicar
P O Box 41
Legana
Tasmania, 7277
Australia

Mob: +61 417 183 543
Home: +61 3 6393 4626
e-mail: ranicar@bigpond.net.au

29th June 2023

Dear Sir/Madam,

RE: PROPOSED CHANGES TO CHC PLANNING SCHEME

It has been brought to my attention that the Central Highlands Council is proposing to change areas of the central plateau, including land on St Patricks Plains and around Barren Tier, Penstock and Liawenee, from an Agricultural Zone to a Rural Zone, meaning that the land would not have visual, skyline or ridgeline protection.

My family and I have had a shack on the shores of Penstock Lagoon for more than 50 years. The Penstock Lagoon area is a beautiful and relatively rare, high-quality environment. The bird life is plentiful and varied, and the fauna include a very healthy population of wombats, quolls and platypus. The community at Penstock is very concerned about the negative visual aspect of a wind farm proposed for St Patricks Plains. The towers will be very visible from the Lagoon, with blade glint/shadow flicker likely – especially in the evenings, i.e. at prime fishing time. Summer evenings are often calm, when the noise (audible frequencies and infra-sound) from the turbine blades will be very intrusive and possibly injurious to human and animal health. The Penstock community has already been adversely impacted by development of the nearby Cattle Hill Wind farm.

The very special central plateau area needs scenic protection and ridgeline protection. The author submits that the development of a wind farm on St Patricks Plains would severely and negatively threaten the adjacent residents and Penstock Lagoon environs, noting its habitat value, threatened native vegetation communities, and eagle nesting sites. The proposed turbines would be clearly visible and audible from and around Penstock Lagoon and its approaches, significantly degrading the appearance of a relatively pristine environment.

The rural area at St Patricks Plains is different from other rural zoned areas in the Central Highlands because of not only the endangered plants but also because of the unique visual landscape and non-intrusive pioneer summer farming developments.

Therefore I am writing to urge the Central Highlands Council to adopt planning rules that give scenic protection to the St Patricks Plains area and ensure its tourism and leisure potential.

Kind regards,



**The Back Run
TR & SJ Clark**

TR & SJ Clark
The Back Run
PO Box 34
WESTERWAY TAS 7140

29th June 2023

General Manager
Central Highlands Council
19 Alexander Street
BOTHWELL TAS 7030
Sent via email: development@centralhighlands.tas.gov.au

Dear Ms Hossack,

We are writing in regard to Draft Amendment 2023/3.

The following titles owned by us at Ellendale are on the proposed list to be changed from Agriculture to Rural.

223970/1

252646/1

247965/1

225570/1

220530/3

We also own adjoining titles 244366/1, 66095/1 and 225571/1

These properties are all used for agricultural production; primarily sheep and cattle grazing (dryland and irrigated) and agroforestry. Historical use of the land has always been primary production including grazing, horticulture, and forestry. We are formally requesting that the zoning for these properties be Agriculture. Given the historic, current, and future use of this area is productive agriculture it would be most appropriate for these titles to remain zoned as Agriculture and not changed to Rural.

Regarding the Priority Vegetation Overlay. Whilst we appreciate that the mapping for this overlay is likely beyond the scope of this amendment, we would like it noted that there are significant inaccuracies in areas that have been identified as priority vegetation. If the Priority Vegetation Overlay is going to impact landowners through zoning changes, then it should be remapped with significantly greater accuracy and ground-truthing.

For further discussion on this matter we can be contacted via thebackrun@bigpond.com or on 0405 173 705.

Sincerely,



Sarah and Thomas Clark

**P & SM Ranicar
"Rosemount"
27 High Street,
Launceston, 7250.
Tasmania.
pranicar1@bigpond.com**

30th June 2023

Attn: General Manager,
Central Highlands Council,
19 Alexander Street,
Bothwell. Tasmania 7030
development@centralhighlands.tas.gov.au

**Re: Representations on Central Highlands planning changes
Proposed Zoning change from Agriculture Zone to Rural Zone.**

Dear Sir/Madam,

My family and I have been the owners of a shack, originally on lease hold from John Allwright, and situated on Hollis Banks Road at Penstock Lagoon. I have been a neighbour to St Patricks Plains for more than 50 years. The St Patricks Plains area is unique and different from any other rural area in the Central Highlands. Use of my shack is a sensitive to surrounding land use. It will be impacted by activities allowed on St Patricks Plains particularly any changes to the landscape and scenic character of St Patrick Plains. These values must be maintained.

The values are illustrated by the words of the world-famous British actress, Tilda Swinton who lives in the glorious highlands of Scotland. Her entry in my Shack Visitors Book on the 30 March 2021 showed her delight and awe of the scenery and tranquillity of Penstock and St. Patricks plains and wrote "Please ask me back here again soon."

As a neighbour who is sensitive to developments on St Patricks Plains, and also from the comments of visitors overseas, interstate and local who visit the area to enjoy the scenic landscape, it is important that the whole St. Patricks Plains valley be recognised and protected. This requires adopting planning rules that ensure scenic protection such as skyline and ridgeline protection as well as allowing the traditional low density summer grazing practices of the area.

St Patricks Plains could be called Rural Zone but only after Council do scenic mapping of the area so important skylines, ridge lines and visuals areas are identified and then protected. This is on top of the native vegetation protection maps of the area.

St. Patricks Plains (as well as Barren Plains and the Liawenee areas) are part of the harsh pioneering character of the area. The areas are very different from other rural areas in the Central Highlands and need scenic protection. We must preserve our important landscapes and its flora and fauna for not only the sensitive neighbours but also for future generations and do it NOW.

Yours sincerely,

AP & SM Ranicar

Kathy Bradburn

From: John Toohey <johng2e@hotmail.com>
Sent: Sunday, 2 July 2023 10:38 AM
To: development
Subject: Planning Draft Amendment 2023/3

The General Manager
Central Highlands Council

I have been visiting the Central Highlands since the 1950s and two generations of my family before that. I am the joint lessee of the property "Penstock Plains". The unique character, future of the flora, fauna, landscape and skyline of the Highlands are well embedded in my family.

From this continuous background I write to provide qualified support to the planning amendment for the three areas - Liawenee, Tods Corner and the greater St Patricks Plains, to change from Agriculture to Rural provided the Council applies the precautionary principle for the protection of the intrinsic scenic qualities of the three areas and proceeds with the work required to establish Scenic Protection Areas including skyline over the land in its currently blank Local Provisions Schedule, prior to the zone change.

It appears to me that the land does not fit the definition of Agricultural Land. The definition of the Rural Zone indicates, inter alia, "where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics." Essentially it is rough grazing land albeit some land on the broader St Patricks Plains has been ploughed and sown with non-native grasses. Its long-term use since the 1830s has in the main been relief summer grazing. At over 900 metres in altitude, it is difficult to perceive a more intensive agricultural use such as high value crops.

As the Council identified in its Report to the Planning Commission on the Draft LPS "A significant number of representations received expressed concerns over the lack of protection of rural landscape values in the Draft LPS. A number of these included detailed and well researched submissions for specific landscape protection areas including landscape analysis with proposed areas defined on maps." I suggest this indicates the substantial depth and breadth of the community concern for this issue, particularly due to the loss in the progression to the Statewide Planning Scheme of the protections, meagre as they were, in the former Rural Resource Zone .

The Council also said that the consideration of these issues should be the subject of a separate strategic planning analysis affording the principles of natural justice to the affected landowners.

I'm suggesting that given the substantial public interest evidenced in the previous submissions on the LPS, that the precautionary principle should be applied in the interim for protection of the intrinsic scenic attributes, and the Council proceed as a priority with the work it proposed in undertaking a strategic analysis and separate planning scheme amendment process dealing with these issues. If this is not done by Council with priority and prior to the zoning change then I do not support the zoning change.

Your sincerely

John Toohey
1 Mowbray Court
Lenah Valley 7008
Ph. 0448 458 518

Ms Kim Hossack
General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

Dear Ms Hossack

**Central Highlands Council planning changes (Amendment 2023/03)
Proposed Zoning change from Agriculture Zone to Rural Zone with Priority
Vegetation Area Overlay**

I supported the Central Highlands Council's objection to the Tasmanian Planning Commission's blanket approach to reclassifying much of the land in the Central Plateau as Agricultural Zone.

The classification of land outside the "blue line" Agricultural area as Rural Zone is sensible, given the soil types and vegetation that exist here have been declared by experts as unsuitable for cropping. Traditional utilisation has been seasonal grazing.

Using the accepted definitions in Grose's "Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania", this country is either

Class 6

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

or Class 7

Land with very severe to extreme limitations which make it unsuitable for agricultural use.

However, I have been less than happy with the Central Highland Council's approach to attaching scenic values to these areas.

I was one of many who made representations to the Tasmanian Planning Commission's hearings on Local Provision Schedules, and was pleased that the Council had accepted the TPC's recommendation to assess scenic values in the municipality. But this has not occurred, with the job being hand-balled to ReCFIT (Renewables, Climate & Future Industries Tasmania).

How a State Government agency tasked with pursuing and implementing the growth of wind farms could be seen as any way independent when assessing scenic value or public amenity benefits in areas they see as lucrative turbine sites is as absurd as it is galling.

This is a job which should be undertaken by Council, properly-funded by the TPC as part of the LPS process.

Until this is done, projects such as the proposed St Patricks Plains wind farm should not be considered by the CHC Planning Committee.

My understanding that under the old CHC Planning Scheme, development of land classed as Rural Resource had to take into account scenic values. Why this consideration was not automatically transferred to the Rural Zone under the new planning laws raises questions.

I have lived on Barren Tier for a decade. I chose this place due to its isolation and scenic beauty. I appreciate that I can fish all year in Great Lake – built when Nature was deemed subservient to economic gain – but a century later we realise that unfettered development can ruin fragile ecological systems which are important to our wellbeing.

Scenic beauty is no different. If we destroy the intrinsic beauty which draws many thousands of Tasmanians to their shacks, along with myriads of tourists, we will kill the economic benefits which come with visitation.

The right for Central Highlands ratepayers, and the tens of thousands of visitors who travel to our region, to have the scenic values of the area as legitimate considerations in any development proposal should be guaranteed.

The rights of corporate developers to industrialise the superb skyline vistas which frame our settlements should not be granted without heed to the amenity enjoyed by the public.

The Central Highlands Council should insist on codes which protect the scenic integrity of this unique plateau.

Many of us are fortunate enough to choose where we live, and concepts such as “scenic beauty”, “natural environment”, “cultural heritage” or “tranquillity” should not be dismissed as being of lesser importance when making decisions about land use.

Diversity of landscape across the State will serve us better than the cookie-cutter approach which the Government would have the TPC implement.

I also take issue with the accuracy of the Priority Vegetation Maps which have been produced for the areas which will be encompassed in the new Rural Zone.

Dr Phil Bell is the Principal Ecologist at Biodiversity Maintenance Australia. He has produced a series of overlay maps which show Priority Vegetation Maps provided in the Regional Ecosystem Model are not accurate.

Threatened species of flora occur in many of these areas, but are ignored in the Priority Vegetation Area overlays.

His work (below) has been reproduced with his permission:

Liawenee area

Area to be zoned Rural (not Agriculture)

All mapped as priority vegetation area

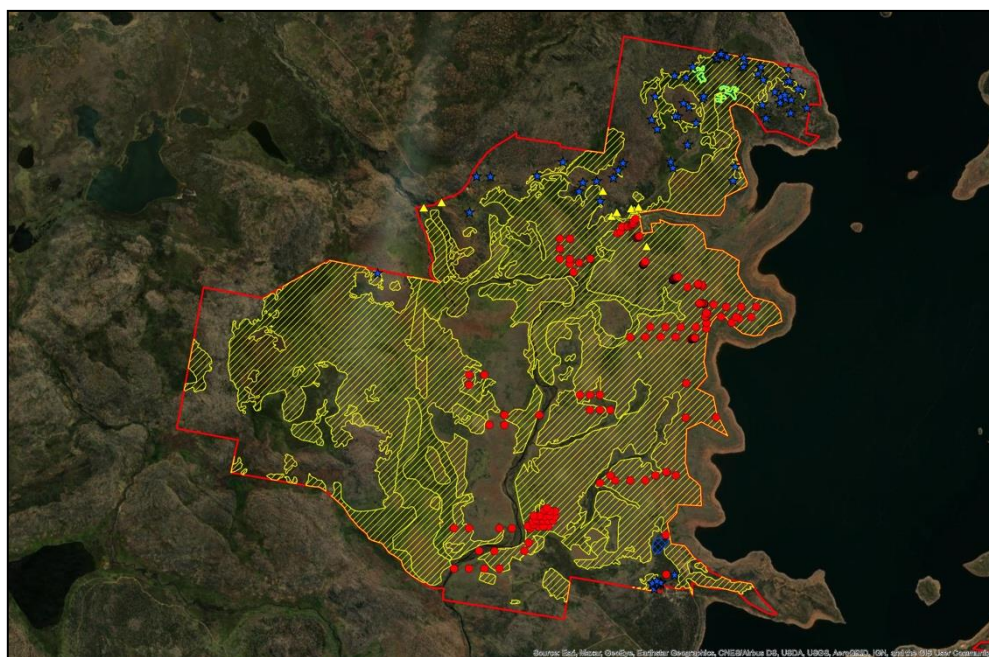
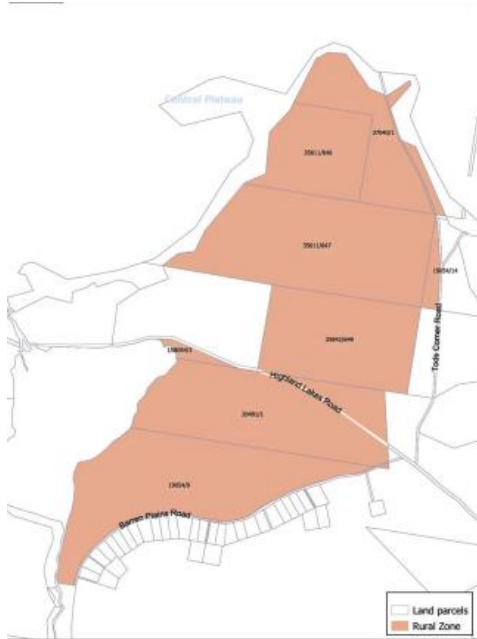


Figure 1. The distribution of threatened native vegetation communities and location records of significant threatened species in the proposed Agriculture Zone at Liawenee (Yellow hatching = Highland *Poa* grassland (GPH) and Highland grassy sedgeland (MGH); Blue cross-hatching = Wetlands; Green hatching = Cushion moorland (HCM); Red circles = Liawenee greenhood *Pterostylis pratensis*; Blue stars = Miena cider gum *Eucalyptus gunnii* subsp. *divaricata*; Yellow triangles = Miena jewel beetle *Castiarina insculpta*)

Barren Plains & Tods Corner area 'Ag Zone'



Proposed Priority Vegetation Map



Bell map.

Bell (2021)¹. The distribution of threatened native vegetation communities and location records of significant threatened species at Tods Corner

¹ Bell P, (2021). "Desktop assessment of the biodiversity values of areas in the vicinity of Liawenee, Tods Corner and St Patricks Plains proposed for 'Agriculture Zone' on the Central Highlands draft Local Provisions Schedule".

Yellow hatching = Highland *Poa* grassland **Threatened: Community 29 - Schedule 3A Nature Conservation Act 2002** and Highland grassy sedgeland . **Threatened: Community 28 - Schedule 3A Nature Conservation Act 2002**

Blue hatching = Wetlands. **Threatened: Community 39 - Schedule 3A Nature Conservation Act 2002**

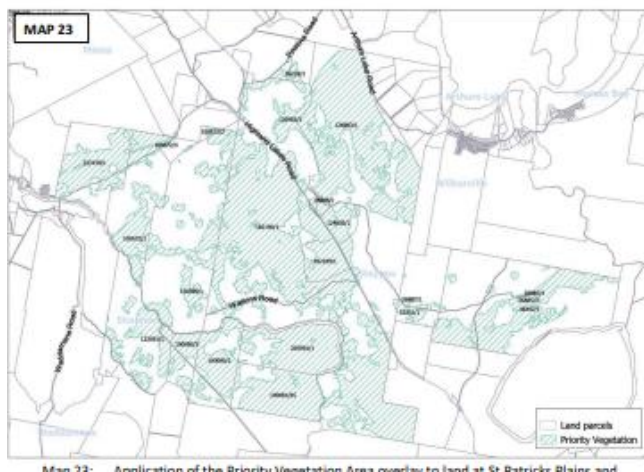
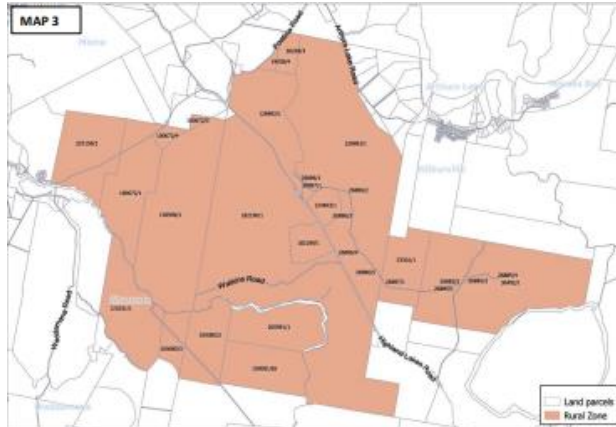
Red circles = Liawenee greenhood *Pterostylis pratensis*;

Blue stars = Miena cider gum *Eucalyptus gunnii* subsp. *divaricata*;

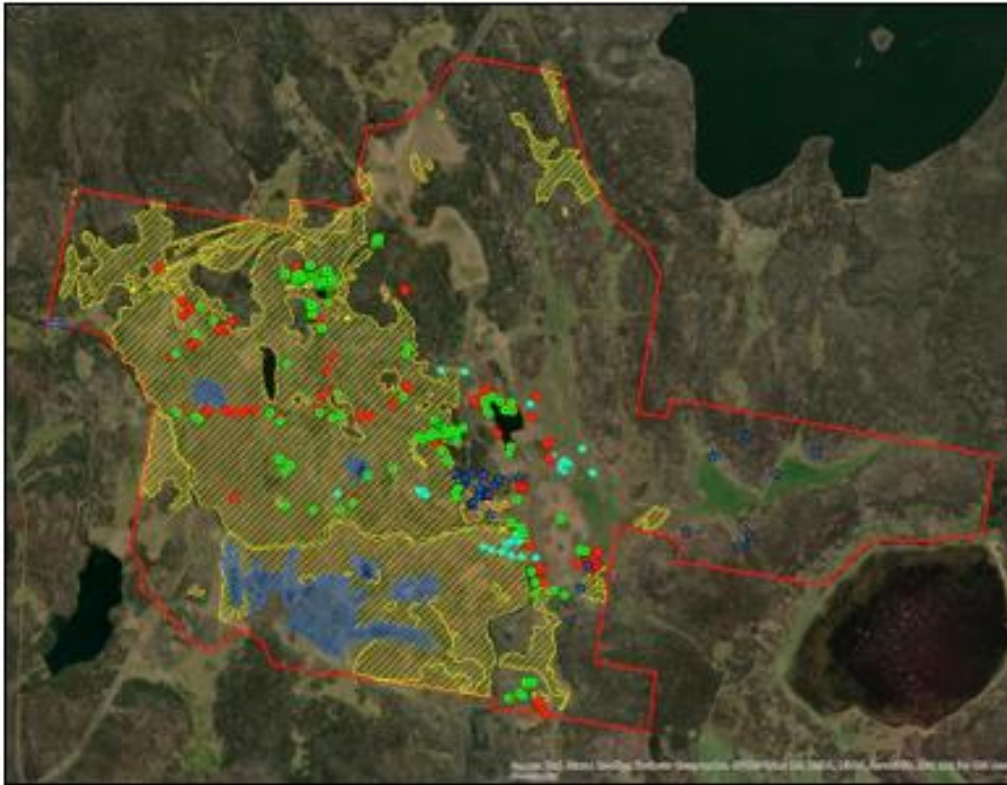
Green squares = Crowded leek-orchid *Prasophyllum crebriflorum*)

Black area – recognised by Bell but not Priority Vegetation Map

St Patricks Plains area



Priority Vegetation Map



Bell (2021) map

Figure 5. The distribution of threatened native vegetation communities and location records of significant threatened species in the proposed Rural Zone at St Patricks Plains (Yellow hatching = Highland *Poa* grassland (GPH) and Highland grassy sedgeland (MGH); Blue cross-hatching = Wetlands; Red circles = Liawenee greenhood *Pterostylis pratensis*; Blue stars = Miena cider gum *Eucalyptus gunnii* subsp. *divaricata*; Yellow triangles = Miena jewel beetle *Castiarina insculpta*; Green circles = *Colobanthus curtisiae* Grassland cupflower; Green squares = Crowded leek-orchid *Prasophyllum crebriflorum*; Green hexagons = Longhair fireweed *Senecio longipilus*). Source: P Bell (2021)

As no scenic values mapping has been undertaken by Council as recommended by the Tasmanian Planning Commission, and as priority vegetation has been omitted from new Rural Zone overlays, the changes are not complete, and not fit for purpose.

The Rural Zone should not be implemented until these issues have been rectified.

Greg Pullen
365 Barren Plains Rd
Miena.

Representation 14

Attention: Central Highlands Planning Authority

I am submitting my representation regarding the proposed zoning of my property in the Central Highlands municipality at Lot 1 Marked Tree Road, Hamilton, (PID 3264618, Title Ref. 166564/1).

I have previously requested split zoning of my property as detailed below with additional information from my prior submission.

My preference is that if split zoning is not approved that Rural zoning be applied to the property as a whole as that would allow future planned and potential uses that I would like to be available.

My property has 39.3 ha covered by the Bullock Hills Reserve protected by conservation covenant and has therefore been identified by both the State and Commonwealth Governments for protection and conservation of the biodiversity it contains. Decisions made by the TPC have shown the suitability of the Landscape Conservation Zone (LCZ) for covenanted properties, however I believe that dual use of my property would be the most suitable.

In my representation to the Central Highlands Draft LPS Assessment I requested the rezoning of the 39.3 ha of covenanted land to LCZ on my property and that the 2.5 ha of non-covenanted land in the south-west corner remain in the Rural Zone (RZ) to accommodate my future uses and development on that land. At the TPC hearing Conservation Landholders Tasmania supported this request.

As the RZ “provides for all agricultural uses to occur in conjunction with a range of rural businesses and industries” (Fact Sheet 4 - TASMANIAN PLANNING SCHEME – RURAL AND AGRICULTURE), this zoning would better suit the area of non-covenanted land. As the covenant exists on the title of the property and has restricted uses, the LCZ would more appropriately suit this portion of the property and better protect its landscape values.

The proposed split zoning of my title is easily defined by three cadastral points and the 2.5 ha area to remain in the RZ adjoins Title Ref. 102690/1 to the west which was agreed to be rezoned to RZ by the TPC.

Case for Rural Zoning on non-covenanted land

I currently work within the timber milling and arboricultural industries in Victoria and my intentions are to utilise my property to continue those business activities. I have extensive experience within the Rope Access field, however am now currently undertaking a Certificate III in Arboriculture to build upon my current skills so that they would be better suited to a rural area. Currently the work that I do as part of my apprenticeship involves mobile timber milling with the use of a portable Lucas mill.

I mainly work on rural properties removing approved trees, engaging in storm and damage cleanup of forested areas, milling suitable sawlogs and processing unsuitable timber into firewood. It is my intention to continue this work when I move to this property and to utilise the non-covenanted area within my business activities as allowed. I would like to utilise the property as my primary business location to continue these activities, while also engaging in mobile and offsite activities.

The purchase of the property was contingent on being able to undertake business activities that would be allowed within the original Rural Resource Zone. Future plans for the property revolve around the activities that would be allowed within the new RZ, but would be restricted within the LCZ.

The relevant activities that I would like to utilise the property for include resource processing and storage (woodyard), as well as small-scale specialty timber plantation and utilisation as would be relevant to the RZ, but excluded from the LCZ. Resource Development in the form of plantation forestry is a specifically prohibited use in the LCZ, with the other uses being allowed as a permitted use within the RZ, but not listed as allowable uses within the LCZ which to my understanding would mean they are also prohibited.

The resource processing would include milling of sawlogs and processing of firewood which would then need to be stored and dried on the property. The Resource Development aspect would include trees planted to be milled once mature and utilised for specialty timber products. As part of this business activity, I require the ability to store sawlogs sourced from other locations along with final milled products.

Additionally, there are topographical aspects of the property that allow an obvious demarcation between the two areas. The non-covenanted area is limited by sandstone escarpments on its north-west boundary and the existing track/driveway marks the north-western boundary as can be seen with aerial imagery and elevation contours. This makes the non-covenanted area suitably excluded at the lowest part of the property with access to Marked Tree Road and allows a separation between the two intended uses.

Decisions made by the Central Highlands Planning Authority have sought to rezone some bordering properties to the Rural Zone. This was an issue that I represented at the TPC hearing due to their unsuitability for Agricultural zoning. Due to these decisions, with the new Rural zoning of these properties, there would be no issue of my non-covenanted land being a "spot zone" as it would form a continuous area with these additional properties.

The case for split zoning of this covenanted title would be relevant to decisions for mixed uses made within other councils. Partly covenanted titles with mixed land uses have been split zoned to Landscape Conservation/Rural or Landscape Conservation/Agriculture in the following municipalities; Brighton, Dorset, Flinders Island, Launceston and Waratah-Wynyard.

As stated previously, if the Tasmanian Planning Commission considers that split zoning is not an option for my property then RZ should apply. I am willing to have the entire property as RZ to allow future business uses, however I strongly believe that split zoning would provide a more suitable option for the property. As represented by myself and the Conservation Landholders Tasmania, the application of LZ1 for covenanted areas is the most suitable. The TPC has demonstrated this with decisions to use this zoning on a number of covenanted properties throughout the Central Highlands. This representation aims to express that there is the possibility with split zoning to allow the covenanted area to be protected for its significant values within the planning scheme, while also allowing valuable business use of non-covenanted land.

Thank you,
Daniel Lee
0458467237

Owner of Lot 1 Marked Tree Road, Hamilton, (PID 3264618, Title Ref. 166564/1).

General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

Proposed change of Agriculture Zone land to Rural Zone (Council Amendment 2023/03)

Dear General Manager

I write about the proposed change of zoning of land at St Patricks Plains from Agriculture to Rural. Thank you for allowing me to comment.

I am a neighbour to the land proposed to be zoned Rural. It is about 300 or 400m from my residence at Shannon. I am a permanent resident here and I have had a shack here since 1989 and have retired here. I know the Plains really well. What happens on the proposed Rural land will impact on me.

St Patricks Plains is unique and unlike other Rural areas in Tasmania. This is because of the farming practice that occurs on the Plains and because of the character of the area. The current land use is low intensity grazing including summer grazing that has been practiced here since pioneer days in the 1800's. There is also firewood collection, hunting and fishing in the Plains area as well as tourist visits and tourist drives. The character of the area is very quiet, scenic, with no prominent developments, and has a remote harsh experience for residents and visitors. It is a natural plain with pockets of forest, and with many threatened plants such as the Poa grass and Miena Cider Gum. No major developments exist that disturb the view for me as a neighbour or when I drive and fish the area. The Plains are surrounded by ridges and skylines that do not have tall structures other than a small communication tower at Barren Tier trig. Because it is a Plain, any tall development will be seen for a long distance.

The area has unique values. Both the existing farming land use, remote and harsh historical character, and special scenic landscape that is unique in the central Highlands and Tasmania and needs to be kept.

The area is not prime Agriculture land and should not be zoned Agriculture and should stay as it is. I think Rural Zone is better but it I think it has to have planning rules that allow both the farming currently practiced on the area and the special pioneer and special visual character protection allowed to happen. It would seem a

map of areas needing scenic protection such as the skylines and other areas is needed.

I am not a planning expert but know my property and lifestyle is sensitive to wrong developments in the St Patricks Plains area. The arrangements that have worked for the last 40 years should continue with a zoning system that allows summer type grazing and scenic protection being allowed. A scenic map over the Rural Zone seems the easiest and I understand the Council is mapping scenic areas. This could be used.

Yours sincerely



Alistair Duggan
40 Barren Plains Rd
Shannon, 7030

1 July 2023

Kathy Bradburn

From: Kathy Bradburn
Sent: Tuesday, 4 July 2023 10:55 AM
To: Kathy Bradburn
Subject: FW: Proposed Amendment 2023/03.

From: [David Ridley](#)
Sent: Monday, 3 July 2023 9:21 AM
To: development@centralhighlands.tas.gov.au
Cc: dhrdley@netspace.net.au
Subject: Proposed Amendment 2023/03.

Submission concerning Amendment 2023/03 (Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area Overlay)

From
Helen and David Ridley
3 Monks St
Shannon Tas 7030
dhrdley@netspace.net.au
david.ridley1955@gmail.com

To
General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

Dear GM Kim Hossack

We write concerning the proposed change from Agriculture Zone to Rural Zone at St Patricks Plains, Todds Corner and Liawenee Plains areas.

Neither the Agriculture Zone nor the Rural Zone with the Priority Vegetation Map overlay as advertised for these three areas provides scenic landscape protection or proper protection for threatened native flora and native vegetation communities.

We are neighbours to the proposed Rural Zone land, with our shack at Shannon being within 400m from the Zone. Our shack is used for most the year by us or invited non-paying guests who require 'down-time' and 'self care' in a tranquil retreat environs. It will become our principle place of residence in the future and will join other permanent residents retired to the village. Our use of the shack is extremely sensitive to developments on the proposed Rural Zone.

St Patricks Plains is unique. Its greatest value is the scenic landscape which includes low intensity summer grazing practiced from the Pioneer days since the 1820's, historic hydro developments and homesteads, its remote harsh and undeveloped character, and the presence of a many threatened flora and fauna species making it a diverse concentrated ecological hotspot. It was also a meeting place of the Big River and Oyster Bay Aboriginal Tribes and part of the Settler Wars.

Research in 2019 on the ecological value of St Patricks Plains indicates:

St Patrick Plains is an ecological hotspot of the Central Highlands of Tasmania and not only provides critical habitat to threatened species in the area but is also significant for threatened species genetic diversity and resilience.

Apart from Nationally Endangered Alpine Sphagnum Bogs and Associated Fens, there are three (3) potentially significant woodland-grassland-wetland communities, twenty-two (22) rare, vulnerable or endangered flora species and eight (8) other flora species of conservation significance. A further twenty-four (24) species of flora require further investigation.

Thirteen (13) threatened birds potentially visit the area. Another eleven (11) species of fauna of National or State significance have been recorded in the area. They include not only carnivores (Spotted-tail Quoll, Tasmanian Devil, Eastern Quoll) but also avifauna (Wedge-tailed Eagles, White Bellied Sea Eagles, Masked Owl), invertebrates (Ptunarra Brown Butterfly, Mienna Jewel Beetle) and fish (three Galaxias species). Eagle nest sites at the [SPP area] are numerous for the size of the area and reflect feeding opportunities on open grazing land. The local population is important because of lost Eagle habitat at the nearby Cattle Hill Wind Farm and because the St Patrick Plains population provides genetic diversity and resilience against climate change. The Steppes Historic Site is present in the area

Ridley DM (2019). Draft Preliminary Assessment of Conservation values of St Patricks Plains Threatened by Epurong's Wind Farm.

St Patricks Plains is not, and never will be, prime Agriculture land. It should not be Zoned as Agriculture. However the above scenic and biological values are not captured by the planning provisions for the proposed Rural Zone with Priority Vegetation Mapping. These provisions may well suit other less complex Rural Zone areas in the Central Highlands municipality, but not St Patricks Plains, Todds Corner or Liawenee as they are unique in the rural landscape of the Central Highlands Council area.

Recent Tasmanian Planning Commission Hearing outcomes have confirmed Council can adopt scenic protection provisions and Council is currently completing a scenic assessment for the Highlands. This is consistent with State planning that allows local variations. Central Highland Council can implement scenic protection under the planning scheme and needs to do so by completing the assessment and implementing a Scenic Protection overlay.

Priority Vegetation Maps (PVM) do not protect the scenic values of St Patricks plains such as undeveloped skylines. They were not designed for scenic protection purposes. In regard to vegetation mapping, they are not accurate and do not capture all the threatened floristic and threatened native vegetation community occurrences as outlined above. They need to be redone for St Patricks Plains, Todds Corner and Liawenee.

Thus:

St Patricks Plains, Todds Corner and Liawenee are unique rural areas and are demonstrably different from other areas classified as Rural Zone under the new planning scheme in the Central Highlands.

Neither Rural Zone or Agriculture Zone nor Rural Zone with PVM is acceptable until a scenic protection overlay currently being finalised by Council is adopted.

The Priority Vegetation Map is not accurate or reliable for St Patricks Plains and needs to be updated. We would be happy to meet with Council to indicate shortcomings and recent threats to the reliability of Priority Vegetation Mapping if it would be useful.

St Patricks Plains is not prime Agriculture Zone land but could be changed to a Rural Zone when mapped scenic protection areas and an accurate Priority Vegetation Maps are included in the provisions for the Rural Zone, as allowed under State Planning processes.

It is inappropriate and pre-emptive for Council to change the Zonings before Council's scenic mapping work for the area is completed.

Mapping of scenic protection areas must be completed by Council using the Tas Planning Commission methodology so proper scenic evaluations occur and these unique Highland rural areas are not left without scenic protection, either in the short term or long term.

It would then be appropriate to adopt Rural Zoning with a Scenic Map Overlay and with an accurate Priority Vegetation Map for the areas.

Thank you for the opportunity to help Council consider these matters. Please contact us if any clarification is required.

Yours sincerely

Helen and David Ridley
3 Monks St
Shannon Tas 7030
dhridley@netspace.net.au

General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

3 July 2023

**Representation on Central Highlands Council planning changes (Amendment 2023/03):
Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area
Overlay**

Dear General Manager

I have read a change is proposed by Central Highlands Council to the planning rules to make some of the Central Highland Plains a Rural Zone, with application of the Priority vegetation overlay.

I am making this submission to the Council as I am a regular visitor to the Central Highlands, enjoying its important natural values including its scenery, flora and fauna, and lack of infrastructure, and am concerned these values will be degraded, if not lost completely, by developments such as wind farms if the proposed zoning change to Rural zoning without skyline and scenic protection happens.

The area in question is quite unique, both to Tasmania and the world, as it is largely an open broad area with significant natural values including subalpine flora and fauna (some being listed as threatened) and very little infrastructure. It is an important tourist area and increasingly so. Having regularly travelled many of the mainland highland routes including Dargo high plains, Mt Hotham, Alpine way from Khancoban to Thredbo, Murray Valley highway to Kiandra, Snowy Mountains highway, etc, and have noticed in recent years that many of these areas have degraded landscapes due to recent large scale bushfires. This has also happened in the Central Highlands but to a lesser extent than the mainland.

The Lakes highway is one of the great highland tourist roads in Australia and people are becoming more aware of this. In a world with ever-expanding human development and infrastructure, it is becoming increasingly rare to find a road with significant natural values and attractions and little infrastructure – and so this is the attraction of the Lakes Highway. It is a highway in a natural setting, at sub-alpine level.

The Planning laws propose Rural Zone, but I believe the most appropriate zoning should be Landscape Conservation zone as this most accurately reflects the character and important natural values of the areas.

The proposed new zoning of Rural will not have skyline or ridgeline protection like the old Rural Resource Zone that applied to these areas. Landscape protection is needed. For example, the proposed wind farm at St Patricks Plains will have very high towers that will be seen from a long way away – and this will greatly detract from the current natural experience that residents, tourists and other visitors want to see. Such developments that would be allowed at St Patricks Plains, Barren Tier and Liawenee and will industrialize the landscape, in contrast to the current natural and peaceful landscape vistas.

The current Priority Vegetation Area overlay does not protect all threatened plants since it is not accurate and, in addition, it does not protect the scenic landscape values.

Clearly, St Patricks Plains, Barren Plains and Liawenee areas are not Agriculture zones, should be Landscape Conservation Zone, and **should only be Rural Zone if scenic protection rules are adopted.**

St Patricks Plains, Barren Plains & Liawenee areas require scenic protection as they are special. They are unique and unlike other Rural Zone areas in Tasmania because of the landscape and pioneer grazing character.

I read that the Tasmanian Planning Commission has recognised that scenic values exist in the area and also that Council is taking action to protect scenic areas in the Municipality. Council must adopt planning rules that ensure sensitive development with scenic, skyline and ridgeline protection and must complete the scenic assessment project for the Central Highlands that they started so it can be used as a map to protect the important scenic values; otherwise those values will be lost.

Really, the areas have significant enough natural values, including threatened flora and fauna, to warrant zoning as Landscape Conservation. However, the proposed land zone change from Agriculture Zone to Rural Zone could be supported ***with skyline and scenic protection rules included using a map of important scenic areas as a core part of this change*** so that the important landscape areas are protected as it happened under the old Planning Scheme.

Central Highlands Council has the power to adopt scenic protection in its planning scheme and has taken steps to achieve this. Council should commit to do so *before* any large scale developments such as wind farms occur in the area. Furthermore, it should seek to conserve all the important natural values the area has and take action to do what it can to reduce harm to

the number of threatened species, rather than worsen the situation for those species by adopting inaccurate and inappropriate planning rules.

Sincerely

Bert Lawatsch

4 Park View Cres

Maydena TAS 7140

Ph: 0429449984

Kathy Bradburn

From: Dominica Tannock <dtannock@dstlegal.com.au>
Sent: Monday, 3 July 2023 10:27 AM
To: development
Subject: Proposed Zone Change from Agriculture to Rural Zone with Priority Vegetation Overlay

Dear Council

I am a Central Highlands ratepayer, with a property located in Miena near Liawanee, a unique area in Tasmania and Australia.

At the recent hearing of the Tasmanian Planning Commission, the Commission said that it agreed with the planning authority

“that further local strategic analysis of the land is required in order to establish the spatial extent and the particular aspects of landscape values that would warrant the application Landscape Conservation Zone. In the absence of this work and prepared evidence, the Commission is not convinced that the three clusters of land at Liawenee, Tods Corner and St Patricks Plain identified in the representation, warrant application of the Landscape Conservation Zone.”

It is inappropriate for the Council to change the Zone from Agriculture to Rural with Priority Vegetation Overlay in the absence of Council having done all the necessary work. I otherwise adopt the submission of David and Helen Ridley, which I have read.

Regards
Dominica Tannock

36 Lochiel Drive, Miena

Kathy Bradburn

From: MTB and RC Tas <admin@mountainbiketasmania.com.au>
Sent: Monday, 3 July 2023 11:31 AM
To: development
Subject: Rural Zone Amendment

Submission concerning Amendment 2023/03 (Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area Overlay)

From
Ian and Charlotte Ferrier
190 Penstock Rd
Shannon Tas 7030

To
General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

Dear GM Kim Hossack

We write concerning the proposed change from Agriculture Zone to Rural Zone at St Patricks Plains, Todds Corner and Liawenee Plains areas.

Neither the Agriculture Zone nor the Rural Zone with the Priority Vegetation Map overlay as advertised for these three areas provides scenic landscape protection or proper protection for threatened native flora and native vegetation communities.

We are neighbours to the proposed Rural Zone land, with our shack at Penstock Lagoon being within 500m from the Zone. Over the past 40 + years our shack has been a retreat where we can enjoy the natural assets of the area. If the rezoning of the land were to enable developments on the area which will impact our use we are obviously concerned. Our main concern is the potential impact of an industrial scale Windfarm currently in planning phase.

The rugged nature of the area does not lend itself to use as a conventional agricultural operation so the rezoning proposed is out of step with the current and past use. St Patricks Plains is not, and never will be, prime Agriculture land. It should not be Zoned as Agriculture. However the above scenic and biological values are not captured by the planning provisions for the proposed Rural Zone with Priority Vegetation Mapping. These provisions may well suit other less complex Rural Zone areas in the Central Highlands

municipality, but not St Patricks Plains, Todds Corner or Liawenee as they are unique in the rural landscape of the Central Highlands Council area.

Recent Tasmanian Planning Commission Hearing outcomes have confirmed Council can adopt scenic protection provisions and Council is currently completing a scenic assessment for the Highlands. This is consistent with State planning that allows local variations. Central Highland Council can implement scenic protection under the planning scheme and needs to do so by completing the assessment and implementing a Scenic Protection overlay.

Priority Vegetation Maps (PVM) do not protect the scenic values of St Patricks plains such as undeveloped skylines. They were not designed for scenic protection purposes. In regard to vegetation mapping, they are not accurate and do not capture all the threatened floristic and threatened native vegetation community occurrences as outlined above. They need to be redone for St Patricks Plains, Todds Corner and Liawenee.

Thus:

St Patricks Plains, Todds Corner and Liawenee are unique rural areas and are demonstrably different from other areas classified as Rural Zone under the new planning scheme in the Central Highlands.

Neither Rural Zone or Agriculture Zone nor Rural Zone with PVM is acceptable until a scenic protection overlay currently being finalised by Council is adopted.

The Priority Vegetation Map is not accurate or reliable for St Patricks Plains and needs to be updated. We would be happy to meet with Council to indicate shortcomings and recent threats to the reliability of Priority Vegetation Mapping if it would be useful.

St Patricks Plains is not prime Agriculture Zone land but could be changed to a Rural Zone when mapped scenic protection areas and an accurate Priority Vegetation Maps are included in the provisions for the Rural Zone, as allowed under State Planning processes.

It is inappropriate and pre-emptive for Council to change the Zonings before Council's scenic mapping work for the area is completed.

Mapping of scenic protection areas must be completed by Council using the Tas Planning Commission methodology so proper scenic evaluations occur and these unique Highland rural areas are not left without scenic protection, either in the short term or long term.

It would then be appropriate to adopt Rural Zoning with a Scenic Map Overlay and with an accurate Priority Vegetation Map for the areas.

Yours sincerely

Ian and Charlotte Ferrier

190 Penstock Rd
Shannon Tas 7030

Ian Ferrier
Mountain Bike and Rock Climbing Tasmania
0447 712 638





Kim Hossack
General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

RE: Central Highlands Council planning changes (Amendment 2023/03). Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area Overlay

Dear Kim

Thank you for the opportunity to comment on Council's proposal to change Agriculture Zone to Rural Zone for certain areas of the Central Highlands. This submission considers St Patricks Plains but the same principles and conclusions apply to Barren Plains/Tods Corner and Liawenee areas.

'Keep Tasmania's Highlands Unique' NTAG represents 270 members and supporters from many walks of life including farmers, shooters, fishers, shack owners, permanent residents, landholders, business owners, tourism operators, and local, interstate and international visitors. NTAG also includes those who are neighbours to the proposed Rural Zone areas.

Let me state the obvious. The greatest value of St Patricks Plains is its scenic landscape character. St Patricks Plains is a special rural area and is unlike any other Rural Zoned area in Tasmania. It is a natural plain where low intensity summer grazing has been practiced since the early 1800s. It is a harsh and undeveloped pioneering landscape with unique scenery. It sustains alpine and subalpine floristic elements and supports many threatened plants, animals, native vegetation communities and wetlands. It is noted for having one of the coldest recorded temperatures in Tasmania (minus 13°C at Shannon). The area is valued for its quietness, serenity, lack of industrial development, and the remote character. It is an ecological hotspot with some twenty-two (22) rare, vulnerable or endangered flora species and eight (8) other flora species of conservation significance. Eleven (11) species of fauna of national or state significance have been recorded in the area. Threatened species include the iconic Miena Cider Gum as well as Highland *Poa* grasslands and its associated endangered invertebrate, the Ptunarra Brown Butterfly.

Planning provisions adopted for the area must foster these three values since they are critical to the area and its neighbours – its scenic landscape values, low intensity (pioneer) grazing, and protection of threatened flora, fauna and vegetation communities. Both the Tasmanian Planning Commission (TPC) and Central Highlands Council has recognised scenic values exist.

The uniform approach to the Statewide Planning Scheme allows local variation to protect special values such as those indicated above. The TPC did not prohibit such local variations but mooted it was up to the Council and action was underway.

The Tasmanian Planning Commission (TPC) considered representations for scenic protection at St Patricks Plains and other areas at their Public Hearings about the CHC Local Provisions Schedule. TPC said ‘there are undoubtedly areas of significant scenic value in the municipality that may be suitable for inclusion in overlays’, and ‘incorporation of the overlays is a matter of local policy for the planning authority,’ and the TPC noted ‘the planning authority (Council) intends to undertake further work to develop overlay mapping in the future’. Council had already initiated the necessary scenic overlay mapping work. One and half years ago (1½ yrs) in January 2022 Council agreed that a project to analyse landscape values and consult with the community and develop drafts of potential Scenic Protection Area Overlay(s) and/or Scenic Road Corridor Overlay(s), be scoped and costed, and presented to a future Council meeting. Months later (more than one year ago), in May 2022, Council agreed to engage with RECFIT to expedite the assessment of scenic values within the Central Highlands. This is yet to occur and should not replace scenic values protection in the planning scheme.

The Southern Councils methodology for assessment of scenic values is outlined in the supporting documents for the CHC Local Provisions Schedule and needs to be used. Independent consultants (rather than RECFIT) could complete a scenic assessment using the TPC endorsed scenic assessment methodology in a very short period and at low cost (Ridley 2023 *pers com*).¹

It is noted neighbouring Low Density Residential use and villages are sensitive to developments on Rural and Agriculture Zoned areas since they are a residential use or involve the presence of people for extended periods.

It is also noted that Rural Zone does not include scenic provisions which were part of the earlier (previous) Rural Resource Zoning. Therefore, in the absence of these provisions, a scenic map overlay initiated by Council would be appropriate.

In regard to the Priority Vegetation Map it is noted that it is not a scenic landscape overlay, does not protect scenic values, and is not fit for purpose because it is inaccurate. This is illustrated Bell (2021)² where extensive areas of nationally threatened Poa communities are shown to be mapped outside Priority Vegetation Map areas. Reliable and accurate Priority Vegetation Maps are required for St Patricks Plains, Barren Tier/Tods Corner and Liawenee areas since a myriad of nationally endangered flora species and communities exist including some in disparate and isolated sites.

Recommendation

Therefore, given the above, it is concluded that St Patricks Plains, Barren Tier/Tods Corner and Liawenee Moors are unique rural areas and unlike other Rural Zoned areas in the Central Highlands. Neither the Agriculture Zone nor Rural Zone adopts proper scenic landscape provisions. These areas are not prime agriculture land and Agriculture Zoning would be inappropriate. The three core values of these areas – low intensity (‘pioneer’) summer grazing, scenic landscape protection, and protection of threatened flora/native vegetation communities – can be fostered under Rural Zoning with scenic

¹ Ridley *pers com*. Confidential consultant advice 2023.

² Bell P, (2021). “Desktop assessment of the biodiversity values of areas in the vicinity of Liawenee, Tods Corner and St Patricks Plains proposed for ‘Agriculture Zone’ on the Central Highlands draft Local Provisions Schedule”.

overlay mapping and reliable Priority Vegetation Mapping respectively. The Tasmanian Planning Commission has indicated incorporation of scenic overlay mapping can be undertaken by Council. Council has initiated a mapping project and needs to complete it.

Thus the change from Agriculture to Rural Zoning is supported provided the Rural Zone for St Patricks Plains, Barren Tier/Tods Corner and Liawenee Moors includes a scenic map overlay and reliable Priority Vegetation Map.

OR PUT ANOTHER WAY

Adoption of Rural Zone for St Patricks Plains, Barren Tier/Tods Corner, Liawenee Moors is only supported when the Rural Zone for these areas includes a scenic map overlay and accurate Priority Vegetation Map as allowed under the State Planning Policy.

Yours sincerely,

David Ridley

CHAIR

KEEP TASMANIA'S HIGHLANDS UNIQUE

NTAG

david.ridley1955@gmail.com

3rd July 2023

Kathy Bradburn

From: victoria.onslow@gmail.com
Sent: Monday, 3 July 2023 1:38 PM
To: development
Subject: Central Highlands Planning Changes Proposal

Bridge House
OUSE 7140

General Manager
Central Highlands Council
19 Alexander St
Bothwell, Tasmania 7030
development@centralhighlands.tas.gov.au

Monday July 03 2023

Representation on Central Highlands Council planning changes (Amendment 2023/03)
Proposed Zoning change from Agriculture Zone to Rural Zone with Priority Vegetation Area Overlay

Dear Ms Hossak

My family has a long and enduring connection with the Highland Lakes country. We have a shack at Penstock Lagoon adjoining the proposed Rural Zone and value the scenic qualities, biodiversity and outstanding landscapes of the area. My husband and I participated in the development of the Local Provisions Schedule process having provided a representation to Council on the draft LPS, based on protecting the scenic values of the area in the transition to the new planning scheme.

There were many representations expressing concerns about the lack of scenic protection in the proposed zones, without which the potential to destroy skylines and scenic viewpoints is unlimited. The Tasmanian Planning Commission's report on representations received noted:

"The commission notes there are undoubtedly areas of significant scenic value in the municipality that may be suitable for inclusion in overlays."

The Planning Commission noted Council's commitment to undertake scenic mapping in the future as per the Motion passed at its monthly meeting back in January 2022:

"A project to analyse landscape values and consult with the community and develop drafts of potential Scenic Protection Area Overlay(s) and/or Scenic Road Corridor Overlay(s) be scoped and costed, and presented to a future Council meeting."

Unfortunately 18 months since that Council meeting, to my knowledge nothing has been done and I am uncertain whether there has even been a budget allocation to allow for a landscape analysis, requiring the engagement of consultants. While the Government has declared the area a Renewable Energy Zone and has stated it will undertake an assessment of the area, this should not take the place of scenic values provisions in the Local Planning Scheme as a basic guideline for all developments in the Rural Zone.

While I support that the LPS Agriculture Zone should be amended to the Rural Zone in the areas suggested by Council, a process by Council to apply the Scenic Protection Code overlay in the Liawenee, Tods Corner and greater St Patricks Plains area needs to be undertaken urgently in conjunction with the proposed zone amendment.

The former Rural Resource Zone (Central Highlands Interim Planning Scheme 2015) included a visual protection instrument that no longer exists, however, in the proposed Rural Zone. There is no instrument to curtail inappropriate development with the potential to destroy some of the many outstanding scenic qualities that define the Highland Lakes area.

It would be irresponsible for Council to implement the Rural Zone with no scenic protection code considering the area's significant scenic viewpoints and Council's commitment to undertake a landscape values analysis as agreed in January 2022.

Yours faithfully

Victoria and Phipps Onslow

Ph 04990409

Email: victoria.onslow@gmail.com

phipps_onslow@bigpond.com

Kathy Bradburn

From: Lucia Fitzgerald <lf@cemcon.net.au>
Sent: Monday, 3 July 2023 4:28 PM
To: development
Subject: Central Highlands Local Provisions Schedule - Draft Amendment 2023/03 - Rural Zoning Submission

To Whom it may concern

RE: 181 Gully Rd, Fentonbury 161804/1

I understand from the exhibited material the property under my ownership as noted above is affected

I would like to provide my endorsement for the current Agriculture Zone be revised to a Rural Zone for this property and surrounds as exhibited

If you require additional information I would be pleased to have a further conversation on the contact details provided below

Kind regards

Lucia Fitzgerald
Mobile 0448 1973 99
Email lf@cemcon.net.au

Submission to Tasmania Planning Scheme, CHC Local Provisions Schedule Amendment 2023/1

From Tim and Jane Parsons, **Curringa Farm** 5831 Lyell Hwy, Hamilton Tasmania.
Ph 0437833334 03/July 2023

Curringa Farm comprises 312ha and adjoins Lake Meadowbank by approx. 1.8kms via 4 title blocks, approx. 1.2 kms of this lakefront is fenced off to exclude livestock and protect the foreshore. See attachment A. Title Plan.

Curringa Farm has operated as a tourism destination promoting Agritourism since the first visitor accommodation cottage was built in 1984, approx. 100 meters setback from lake foreshore.

Since then the construction of a further 7 cottages across two of the three lakefront titles. All exceeding the 100m setback by a considerable distance.

Our business of Agritourism, hosts approximately 3500 overnight customers and up to 10,000 farm tour visitors per annum, Curringa Farm generates a very significant gross revenue from visitor accommodation and the provision of farm tours per annum. To this Curringa Farm employs approximately 15 individuals per annum, 1 is full time, 5 of these have regular casual employment for cleaning, servicing and delivering accommodation and farm tours. Wages amount to almost \$250,000 p/a

3 of the 4 titles are approximately 20ha in size as per previous planning scheme recommendations. The 4th is an access point for irrigation and domestic stockwater pumps and personal recreation for the remaining 240ha farm proper.

Title 1. Northernmost has no developments or structures, is unencumbered and has its total lake frontage, fenced off to exclude livestock access and sediment entry.

Title 2 contains the original log cabin cottage circa 1884 and a further 4 accommodation cottages. Lake frontage is considered stable and 65% of lake frontage has livestock access amid bushy vegetation. Sound all weather roading set back from the lake frontage accordingly. 1 boatramp and 1 recreational jetty with boatshed constructed 1984.

Title 3 has 98 % lake frontage fenced off to exclude encompassing a vulnerable community of *Euc Tenuramis* on Sandstone. Botanical survey identifies approx. 80spp of Tasmanian plants including orchids. This title has 3 visitor accommodation cottages and 1 recreational jetty with excellent roading, fire water supply etc...

Title 4 is farm proper and adjoins Lake Meadowbank with the Lyell Hwy for traditional farming practices. + - 100 meters of lake frontage for irrigation and recreation purposes. Our Development Application submitted Circa 2011 as a major works plan includes the survey plans for dwelling/s as visitor accommodation to be constructed at some time in the future as stage 3. Completion of stage 1 and 2 demonstrate significant works commencement.

Titles 1,2 and 3 have varying levels of open woodland remnant vegetation with title 4 being most significant as mentioned. The land class is lot and unsuitable for cropping. It is used for sheep grazing only.

Pre Covid, our visitors are 85% international overseas guests mainly from Hong Kong and Singapore.

Domestic guests are 7.5% from Mainland self drive touring and 7.5% local Tasmanians. A small portion of these locals are one who use the lake for recreational activities of waterskiing, fishing, amenity appreciation and jetskiing. < 100 overnights pa.

1/4

For the Recors. Central Highlands Council has on hand a project proposal submitted by, our son, Jock Parsons, in circa 2015 regarding a businss proposal for activities conducted ON Lake Meadowbank. It is our intention in the medium future to revisit this concept to futhter enhance the visitor experience on lake Meadowbank. The contents remain commercial in confidence and will meet all intended requirements when the DA is submitted. This plan is available on request.

=====

CHI-S1.0

Noted this title line has existed for some time (+ - 12 years) on Curringa Farm. Noted that there is NO Split Zone Boundary demarcation in Fig 3. We request that the Split Zone Boundary, if applied, is confined to the actual title are belonging to Hydro Tasmania that is absent in this Fig 3 id Application Zone LSAP. This Hydro Title line is approximately 10 – 20 meters at varying locations from the Full Supply Level Overlay Fig 2. We fear significant business interruption across our titles 1,2 and 3 for future development pending rigorous conditions in the future. We genuinely accept and uphold the vegetation overlay and will make every effort to protect our remnants into the future in accordance with permitted activities etc.. As demonstrated by significant conservation works undertaken on the farm over the last 40 years.

CHI-S1.1.1 OK

CHI-S1.1.2 Ok

CHI – S1.1.3. Comment

Lake Meadowbank is a significant waterskiing facility that becomes congested and is open to conflict. There are 3 semi waterski clubs on the lake with a fourth element, being daytrip visitors. The three clubs act responsibly and appreciate the lake as a recreation resource. I cannot pinpoint individuals however there is an influx of massive boats with hulls designed to increase wake size for the purpose of creating jump waves. These boats that I assume (not moored overnight at existing shacks) are 4th element daytrip visitors and create MOST of the foreshore erosion and sediment turbulence as a direct use activity. I do not agree with promoting Lake Meadowbank as the PREMIER facility as this will further enhance congestion and conflict. Other use activities as year round fishing, kayaking, canoeing and sight-seeing should have equal priority and attention to ski boats. Not excluded as a result of.

CHI-S1.1.4 Comment

As a long term and responsible user of the lake undertaking the we fully support the encouragement and usage and development of Lake Meadowbank for tourism purposes. Whilst maintaining and protecting natural and cultural assets. We strongly oppose the suggestion or implementation of any situation where our current and responsible land use and business operation would be compromised as a result of this plan amendment to the detriment of our livelihoods and our employees.

CHI-S1.1.5 OK, Understand and support.

CHI.S1.1.6 OK. We have amalgamated boat ramp access for all 4 titles usage.

CHI-S1.1.7 AND 8 AND 9 Including CHI-S1.7.8 We have always upheld and respected the setback requirements at time of construction.

We do not support ad hoc arrangements of caravans and camp sited that detract from the beauty of the lake. We take offence and do not support constraints placed on our licensed, registered, accredited and certified visitor

accommodation and agritourism activities, that we conduct within existing planning requirements, where favor and consideration is given to camping and caravan parks set to 40 meters of the Lakeshore. See CHI-S1.7.2 A1, A3. With the appropriate constructed waste water, black and grey managed from constructed dwellings and licenced VAS, the setback could possibly be relaxed due to the efficiency and nature of wastewater management systems. i.e. Should septic systems be situated on the downside of buildings that have a footprint right on the 100 m setback line. ? Or should the septic be contained to above the 100 m line. ?

I argue that caravans and campsites have a far greater probability of occasional effluent entering the lake area than responsibly constructed dwellings.

CHI-S1.1.10 As mentioned we have excluded livestock and casual human access from our foreshore over approx 70% of frontage. 1300/ 1800m for purposed of retaining water quality among other NRM benefits.

CHI-S1.2.2 AND CHI-S1.7.7 Hydro Tasmania has entered usage agreements already with ourselves and other landowners regarding access for irrigation and stockwater. All farmers are compliant however recreation shackowners may not have entered same agreements.

CHI-S1.4

Master Development Plan definition (g)

I draw attention to the fact that (4TH ELEMENT) high powered ski boats use the lake from daylight to after dusk. Often accompanied by LOUD heavy metal speakers booming music across the lake. This is a management issue that must be addressed before residents, shack owners and regular users have noise conditions placed on them for irregular social noise or operational mechanical noise associated with the right to farm for irrigation and associated farming activities. The "disturbance" does not usually arise from regular lake users.

CHI-S1.5

SEEK DEFINITION of Utilities. "Controlled environment agriculture" and how this affects normal farming. .

CHI-S1.5 Continued.

Seek definition for Visitor Accommodation under discretionary use. As the current wording implies :- Holiday cabin, backpacker hostel, B&B, camping, caravan park, or O/N camping area is worded in the **singular**.

CHI-S1.6.2 Visitor Accommodation. (VA)

As discussed, we run a responsible visitor accommodation business and have done so for the last 39 years. We are most likely the ONLY operator of such service with the exception of several Air B&Bs surrounding lake Meadowbank within the Zone area. .

We feel vindicated by this Condition of Acceptable Solution that states:-

(A1) VA must : (a) have not more than one VA unit per title. Must only use existing buildings and have no more than 5 campsites.

The latter is something we may consider in the future along the lines of Glamping similar to another operation in the Derwent Valley. I refer to comments above in regard to Title Lot 1 on Currunga Farm, which has an existing approved DA for stage three that may or may not include multiple luxury units or rooms in the future. May meaning it could be a single building with multiple rooms or have standalone units surrounding a central living and

amenities building. We note that our current masterplan would be upgraded and updated to the satisfaction of the Planning Authority. We take offence and do not support the concept of a single title being restricted to a single unit in relationship to business development for the employment and associated benefit to the wider community. We seek advise on how to address this circumstance.

CHI-S1.7 Development Standards.

Our local knowledge of the lake and the topography gives us excellent reason to state that views from the Lake are generally confined to a short view vantage within the planned zone area +- 100 m-200 meters from waters edge. The actual skyline exists many kilometers beyond the zoned area, as masked by the Mt Field "ranges". As described above the unique situation on our farm, Curringa Farm, with the unreasonable setback and inclusion of compete title + - 500 meters and break of slope as the skyline exists within the actual zoned region. This actually prevents us from meeting some performance criteria with relation to height , cut-in and permission. All because the title line demarks an arbitrary boundary rather than a realistic land use boundary. I restate my request for Zone Usage boundary to be confined to actual ownership by Hydro Tasmania and their own title line. Not our rural farmland. It's not the building conditions we are opposed to, it's the unreasonable demarkage of the land use area.

Conclusion

Thank you for the opportunity to submit to this proposal.

We appreciate the efforts to amend the land use activities, however we recommend the plan extends to actual Lake Usage activities, regarding boating and aquatic activities, as it is this area that will have far greater impact on the water quality, foreshore protection, turbidity and pollution than any activities that are conducted on the land. It is often said that facts override emotion when contributing to such a strategy. Our FACT is that we have lived here for on Curringa Farm for 54 years since 1969 and Tim's ancestor owned the land before that from 1834 till 1839. This is our livelihood and we are valuable contributors to the economic strength of the Hamilton and Central highlands community. We have conducted business ecologically, environmentally and socially in a responsible manner. Over time we have seen changes in Lake Meadowbank with its use and popularity as a recreational zone for Southern Tasmanian users. We seek fair and reasonable consideration when conducting our business into the future and hope that our demonstrations to date place us in a sound position to continue contributing to our local economy.

Yours sincerely
Tim and Jane Parsons.
Curringa Farm.
5831 Lyell Highway,
Hamilton TAS 7140.

Ph 0437833334
tim@curringafarm.com.au
www.curringafarm.com.au



3/6/23

Winners of multiple Landcare, accommodation and tourism awards locally and nationally.

4/4,

Kathy Bradburn

From: Mary Louise Ashton-Jones <mlaj1@icloud.com>
Sent: Monday, 3 July 2023 4:54 PM
To: development
Subject: Central Highlands Council planning changes

Dear Ms Hossack

I support that the LPS local planning scheme should be amended from agri zone to the rural zone as advertised.
I am of the strong opinion that a scenic protection code overlay in Laiwennee., Todds Corner and Greater St Patrick's plains areas need to be undertaken urgently in conjunction with the proposed zone amendment Mary Lou Ashton - Jones

Mary Lou Ashton-Jones

Kathy Bradburn

From: Ian and Maria Dungey <iandmdungey@bigpond.com>
Sent: Wednesday, 14 June 2023 9:42 PM
To: development
Subject: Re zoning

Hello Damian . I would like to advise you of my objection to the proposed re zoning of my property lot2 Lyell highway Gretna.

The block is approximately one thousand acres, seventy five percent is covered by a conservation covenant. The balance is used for primary production pursuits. I am interested to know why my property has been chosen for this as there are several other forested areas close by which don't appear on the map. I would appreciate this proposal not to proceed.

I look forward to your response.

Kind regards. Ian Dungey. Ph 0407357902

Sent from my iPad



Sunray Strawberries Pty Ltd

ACN: 010 339 241
ABN: 55 997 942 521

347 King Rd
WAMURAN QLD 4512

P: 07 5496 7364
E: admin@sunraystrawberries.com.au

3 July 2023

General Manager
Central Highlands Council
19 Alexander St
BOTHWELL TAS 7030
development@centralhighlands.tas.gov.au

Request for Further Information
Rural Zone and Priority Vegetation Overlay Draft Amendment 2023/03
Kingsholme 1084 Ellendale Rd, ELLENDALE TAS 7140

The amendment of the zoning to Rural and Priority Vegetation, may severely impact the current and future use of our land situated at 1084 Ellendale Road, Ellendale and we request further information/guidance on the proposed new zoning.

The property (Kingsholme), has two (2) lots 14580-1 & 14580-2. We currently have a Glasshouse and land ready for agricultural (farming) use. We also hold a water licence for Jones River, making the land suitable for farming. We have invested a lot of time and money in this property, through its purchase and infrastructure in preparation for farming use, and significant future investment is planned.

Our farming operations will bring investment to the Central Highlands economy through:

- increased spending by workers for necessities and recreational activities
- increased need for local trades and services

How will the change in zoning impact our agricultural practices moving forward? Please contact me via:

- Phone: 0418 732 066 or
- Email: ray.daniels@sunraystrawberries.com.au.

Yours sincerely

Raymond (Ray) Daniels
Director

Representation 27

From: lee@eladnellefarm.com.au <lee@eladnellefarm.com.au>
Sent: Thursday, July 13, 2023 2:48 PM
To: development <development@centralhighlands.tas.gov.au>
Subject: Property Zoning - 170 Rockmount Rd, Ellendale

To whom it may concern,

I am the owner of the subject property (Title Reference CT 3989-47) and wish it know that I object to my property being zoned 'Agricultural'.

My preference is it to zoned 'Rural'.

My understanding is under the recently revised zoning my property is to be zoned 'Rural', but am concerned that nearby properties may wish to be zoned 'Agricultural' and my property may be impacted on when considering other owner's desires.

Regards

Lee Robinson

1st: 03 6116 4005

2nd: 0434 257 257

eladnellefarm.com.au  

This email and any attachments are confidential. If you are not the intended recipient, you are not permitted to use or disclose the information in any way. If you have received this email in error, please contact the sender and delete the email and any attachments. The views or opinions expressed are the author's own and may not reflect the views or opinions of Eladnelle Farm.



By undertaking the initial work collectively, it was considered that the fifth town, Miena, could effectively be added for no additional cost.

As per Attachment 1, the State Planning Office has advised that it is prepared to provide \$70,000 this coming financial year, to assist with Part 1 of the project. This represents half of the \$140,000 requested by Council. The remainder would be provided in the following financial year for Part 2, and would be up to the remaining \$70,000, depending on the scope and breadth of the Part 2.

BUDGET CONSIDERATIONS

As outlined above, it is proposed that the project be split into Part 1 and Part 2 with each part occurring in each of the two coming financial years. The total cost of the project is anticipated to be \$240,000, with the State providing \$140,000 and Council providing \$100,000, across the two financial years.

Subject to any alternative split that might be put forward by tendering consultants, it is assumed that the two parts would be evenly split: \$120,000 each for each part.

This would require Council committing \$50,000 this coming financial year and a further \$50,000 in the next. The State Planning Office has confirmed its commitment of \$70,000 this coming financial year for Part 1, and up to \$70,000 in the next (subject to the outcomes of Part 1).

So; for each part of the project in each of the two financial years, the budget would be \$70,000 from the State and \$50,000 from Council: \$120,000.

PLANNING COMMITTEE CONSIDERATION

Council's Planning Committee considered the matter at its meeting on 10 May. It resolved to recommend that Council initiate the project, with the makeup of the Project Steering Committee to be determined at a later date, and subject to the financial commitment being confirmed through Council's budgeting workshops for the coming financial year.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT:

- A. Council initiate a project to undertake structure planning projects for Bothwell, Ouse, Hamilton, Gretna and Miena, as outlined in the Draft Project Brief, attached, (to be finalised by the Project Steering Committee), subject to point B, below.
- B. Endeavour to commit a budget of \$50,000 for each of the two coming financial years, (noting the commitment from the State of \$70,000 in the first financial year and up to \$70,000 in the second), to be confirmed through Council's budget workshop process.
- C. The appointment of the Project Steering Committee be determined at a later date.

15.5 SCENIC LANDSCAPES

Report By:

Council Planning Consultant (SMC) Damian Mackey

ATTACHMENT

Renewable Energy Coordination Framework, by Renewables, Climate and Future Industries Tasmania, Tasmanian Government.

PURPOSE

The purpose of this report is to advance Council's consideration of scenic landscape protection, a matter that featured prominently in the representations received in response to the public notification of the Central Highlands Draft Local Provisions Schedule for the pending Tasmanian Planning Scheme.

BACKGROUND

A significant number of representations were received pertaining to the Draft Local Provisions Schedule expressing concerns over the lack of protection of rural landscape values. A number of these included detailed and well-researched submissions for specific landscape protection areas including landscape values analysis with proposed areas defined on maps.

Council, in considering these representations, accepted there is a prima facie case for the creation of Scenic Protection Areas and/or Scenic Road Corridors which should be further explored. However, Council also acknowledged that it would be unable to determine a final position on this matter until further information and professional advice is obtained and a structured landowner and community consultation process has occurred. Until and unless such work has been undertaken:

- There is no independent, expert landscape values analysis, (notwithstanding the landscape analyses undertaken by several of the Draft LPS representors).
- Council does not know the views of potentially impacted landowners.
- Council does not know the broader views of the general community.
- Drafts of written provisions and mapped area(s) have not been subject to community and landowner consultation.

At the February 2022 meeting, Council considered some of the challenges around progressing a project to identify scenic landscapes. There would be several ways to tackle such a project. Some key questions are:

- Does the project start with examining the entire municipality and then define the areas recommended to be recognised, variously, as no / low / medium / high scenic landscape value;

OR

- Does the project just focus on the two scenic areas already proposed in several of the representations to the Draft Local Provision Schedule?
 - The first approach is more methodical, but it runs the risk of using up too much of the project budget without fully addressing the two scenic landscape areas proposed.
 - The second approach runs the risk of missing important scenic areas that might also be highly valued by the community.
 - Furthermore, the second approach, in not comparing and contrasting various scenic landscapes across the municipality, would not be able to affirm that the two scenic landscape areas already proposed are **the** two most significant in the municipality, (and therefore should be prioritised for planning scheme amendments).
- At what stages is the process opened-up for community consultation?
 - One Council in the State recently undertook a 'stage one' project in which consultant landscape planners assessed the entire municipality on a purely professional, analytical level – without any community consultation. That Council is now considering whether to progress the areas assessed as 'high-value' through a non-statutory public consultation process.
- One of the proposed scenic landscape areas involves the mooted St Patricks Plains wind farm area and would quite likely stop that proposal going ahead if it were implemented into the planning scheme in the form proposed by the Draft LPS representors.

- To what degree would Council's scenic landscapes project directly address this project?
- How should Council, as the representatives of the local community, weigh any identified and agreed scenic landscape values with the broader national/international goal of carbon neutrality?

The answers to these questions are not straightforward. They would need to be resolved before a draft Project Plan could be prepared.

At the February 2022 Council meeting it was resolved to defer the matter to allow for additional information to be provided.

POTENTIAL FINANCIAL COMMITMENT

The cost of a professional landscapes analysis project undertaken by appropriately qualified and experienced independent consultants would be considerable. A reasonable budget for a project of this nature might be in the order of \$50,000,

The State Planning Office has advised that, whilst it has funds available to assist Councils undertaking strategic planning revolving around settlements, (such as town structure plans) it has no funds to assist in landscape values analysis.

Council is currently considering allocating funds for township structure plans and has also been directed by the Planning Commission to obtain an independent expert review of its allocation of the Rural and Agriculture Zones in the Draft Local Provisions Schedule. (See separate reports on this agenda). Assuming these two projects go ahead, it is envisaged that Council will not have sufficient additional finances to fund a landscapes analysis this coming financial year, (subject to the outcomes of the Council's pending budgeting workshop process).

STATE GOVERNMENT INITIATIVE – 'ReCFIT'

The abovementioned issues that Council is grappling with are also current across other parts of Tasmanian and the State Government has initiated a strategic planning initiative in response. This is the *Renewable Energy Coordination Framework*, to be undertaken by the State Government's Renewables, Climate and Future Industries Tasmania, (ReCFIT) program. Attached is a recently released explanatory document from ReCFIT.

Central Highland has been identified by the Government as one of the State's three 'Renewable Energy Zones'. This is mainly due to the very good wind resource overlapping with existing high voltage transmission lines and associated Hydro infrastructure.

The overarching aim of the *Renewable Energy Coordination Framework* project is to determine how to manage Tasmania's renewable energy growth. The four 'key pillars' are:

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

The attached document expands on all four. Of most relevance to this report are Pillar 2. Environment and Pillar 4. Community. The document states that:

This work will take into account topography, land use designations and environmental and cultural heritage values through adopting a geographical information system (GIS) multi-criteria analysis (MCA) approach to identify and compare different renewable energy policy options.

It is envisaged that this will include landscape values analysis.

The project also includes a heavy emphasis on community and stakeholder engagement.

CONCLUSION

Council will likely not have sufficient financial resources to fund its own landscape values analysis.

However, the State Government's *Renewable Energy Coordination Framework*, to be undertaken by its ReCFIT program, may well include this work. ReCFIT specifically recognises Central Highlands as one of the 'Renewable Energy Zones' on which this project will concentrate.

It is therefore recommended that Council fully engage with the ReCFIT project with a view to facilitating its work generally, and seeking to ensure that local community values, including scenic landscape values, are fully considered.

RECOMMENDATION:

Moved: Clr

Seconded: Clr

THAT:

- A. Council engage with the State Government's ReCFIT program, with a view to supporting its community engagement program and expediting its assessment of community values, including scenic values, within Central Highlands.
- B. Invite ReCFIT representatives to the next Council meeting to provide a briefing on the project.

15.6 CENTRAL HIGHLANDS DRAFT LOCAL PROVISIONS SCHEDULE : RURAL – AGRICULTURE ZONE REVIEW

Central Highlands Draft Local Provisions Schedule: Rural-Agriculture Zone Review

Report By:

Council Planning Consultant (SMC) Damian Mackey

ATTACHMENT

Pinion Advisory – Proposal, 6 May 2022

PURPOSE

The purpose of this report is to confirm the engagement of an independent agricultural consultant to undertake a review of Council's methodology in allocating the Rural and Agriculture Zones in the Central Highlands Draft Local Provisions Schedule.

TASMANIAN PLANNING COMMISSION DIRECTIVE

The Tasmanian Planning Commission has formally directed Council to engage a suitably qualified independent consultant to review its methodology in allocating the Rural and Agriculture Zones in the Central Highlands Draft Local Provisions Schedule.

During the first week of May, most of the hearings were conducted by the Commission, however the Rural-Agriculture Zone hearing was postponed until Council provides this review.

Project proposals, including timeframes and costs estimates, were sought from two companies considered capable of undertaking this kind of work.

It is recommended that the attached proposal from Pinion Advisory be accepted, based on cost effectiveness and timeliness. Pinion is also well-versed in this area, having undertaken similar reviews for other Tasmanian councils and has presented these outcomes at the Planning Commission hearings. The alternative company's cost estimate was higher and their timeframe twice as long.

The cost estimate is \$20,800, plus another \$3,200 if field-checking is necessary.

RENEWABLE ENERGY COORDINATION FRAMEWORK





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



Ministerial message

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

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

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

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

providing Tasmania with a strong renewable energy advantage.

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

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

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

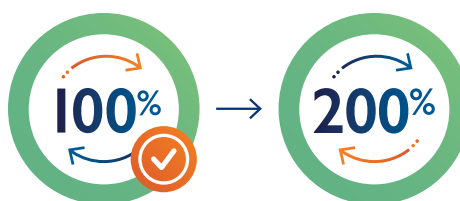
This work will be led by Renewables, Climate and Future Industries Tasmania (ReCFIT) to strategically grow renewables and ensure we do so in a way that considers our unique environment and the interests of Tasmanians.

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

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

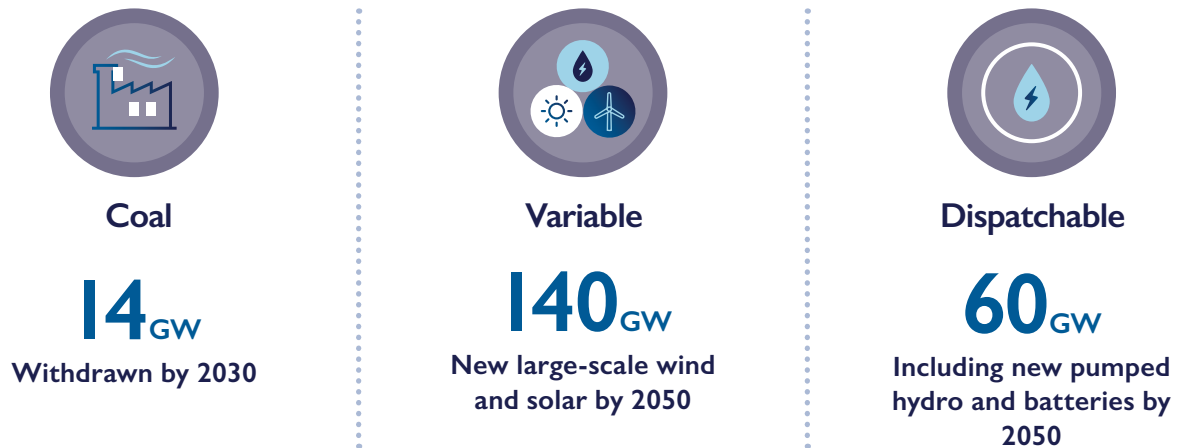
Hon Guy Barnett MP

Minister for Energy and Renewables



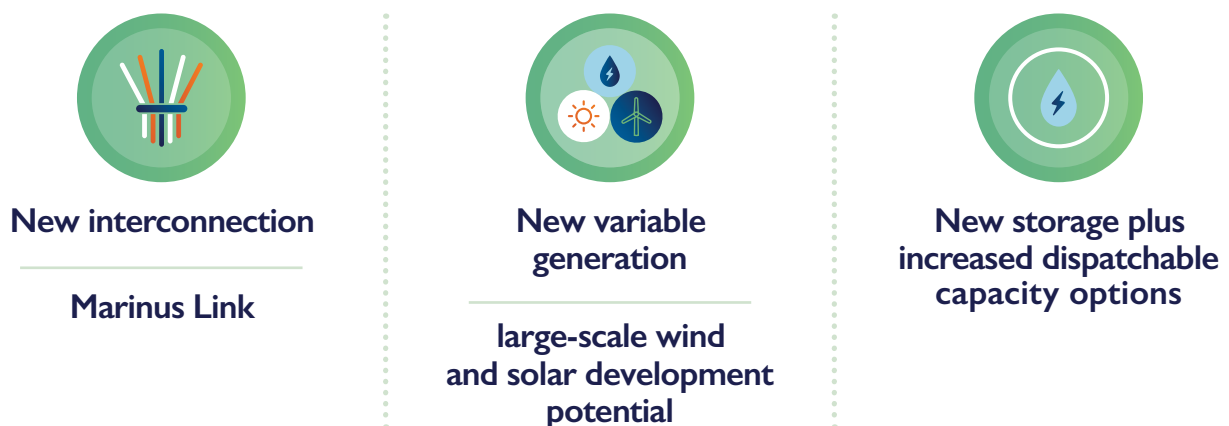
Australia's rapid transition to renewable energy

The Australian Energy Market Operator's Draft 2022 Integrated System Plan¹ projects an accelerated transition away from coal-fired generation and substantially increased demand through electrification of other sectors. This is summarised in the most likely 'Step Change' scenario as:



Tasmania's competitive advantage in renewable energy development

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



Tasmania: a renewable energy powerhouse

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

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

\$7.1 billion

Up to \$7.1 BILLION¹ in new renewables investment as an economic contribution to Tasmania.

4 600 jobs

Over the period 2021 to 2027, 4 600 jobs are estimated to be created in Tasmania’s renewable energy projects²

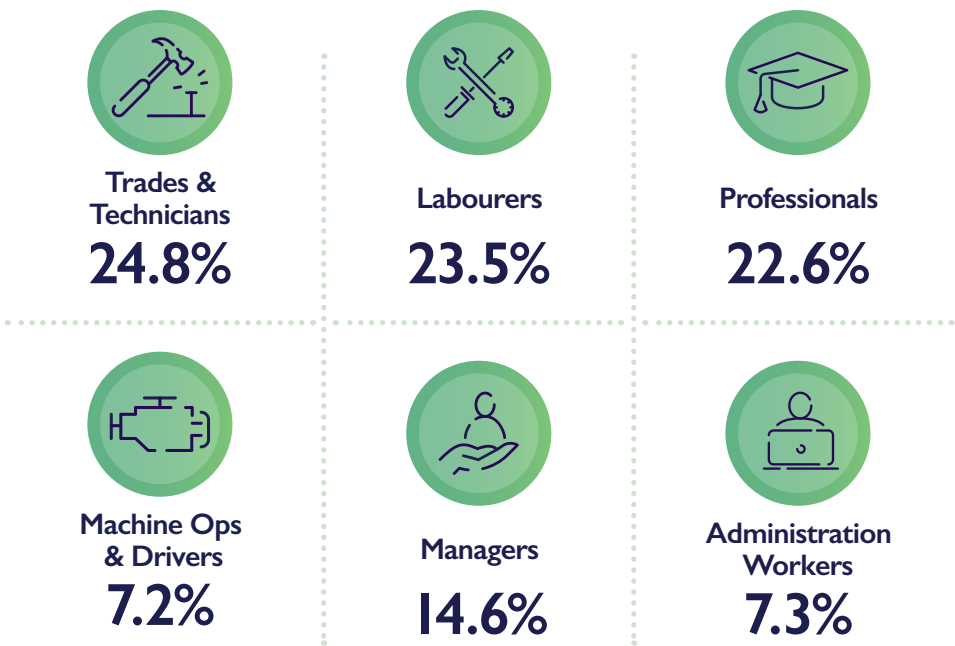
70 million tonnes of CO2 by 2040³

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

\$16.1 million investment

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

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



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Introduction

HARNESSING OUR CLEAN ENERGY SUSTAINABLY.

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

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

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

The pipeline of current large-scale renewable energy projects in Tasmania is around 2 800 megawatts² and represents a significant investment value. These projects, mostly wind, are not yet operational as they are either in the feasibility phase, approval system or have approval. While the Framework is not a substitute for the rigorous approvals process that renewable projects are already subject to, it will provide greater clarity on where development is optimal for both the community and the renewable energy sector.

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

A key driver of our energy load growth strategy is to coordinate the additional electricity supply that will be enabled through Project Marinus and as a result of greater on-island load. Project Marinus has been identified by the Australian Energy Market Operator's Integrated System Plan (AEMO ISP) 2022³ as part of the optimal development path for the National Electricity Market (NEM) and also confirms that Tasmania's Battery of the Nation Projects and wind offerings represent among the most cost effective options for the transitioning NEM.

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

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

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

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

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

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

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

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

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

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



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

Renewable Energy Roadmap

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

PHASE I 2022-2024 Strategic priorities



Framework
Implementation
Plan



Establish first
Renewable
Energy Zone



Marinus Link –
final investment
decision



Local
hydrogen
production

PHASE 2 2025-2030 Mid-range goals



Commence
hydrogen
export



Marinus Link
constructed &
commissioned



New
variable
renewable
generation



New storage
plus increased
dispatchable
capacity

PHASE 3 TO 2040 Long-range goals



Tasmanian
Renewable
Energy Target



Net zero
emissions



Global producer/
exporter hydrogen

Achieving the Vision:

Four pillars key to success

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

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





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

Implementation Strategy

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

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

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

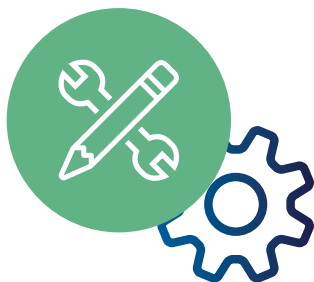
In pursuit of this vision, the Framework will support the next phase of renewable energy development in Tasmania and contribute to Tasmania's and the nation's emissions reduction and sustainable development outcomes.

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

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

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

Pillar I: Integrated Infrastructure



STRATEGY

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

OUTCOME

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

ACTION 1: SCENARIO PLANNING

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

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

AUSTRALIA'S ACCELERATED TRANSITION TO RENEWABLES

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

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

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

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

ACTION 2: ESTABLISH A RENEWABLE ENERGY ZONE COORDINATOR

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

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

WHAT ARE RENEWABLE ENERGY ZONES (REZ)?

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

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

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

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

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

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

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

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

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

they propose to produce.

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

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

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

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

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

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

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

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

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

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

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

WHAT WE HEARD...

“

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

World Wildlife Fund (WWF)

Pillar 2: Environment



STRATEGY

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

OUTCOME

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

ACTION 4: SPATIAL MAPPING

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

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

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

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

The outputs from this process will be used to:

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

WHAT WE HEARD...

“

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

**National Wind Farm
Commissioner**

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

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

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

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

WHAT WE HEARD...

“

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

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

Pillar 3: Economic



STRATEGY

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

OUTCOME

Economic opportunity is enhanced for Tasmanians and investing in Tasmania.

ACTION 6: ESTABLISH TASMANIA'S FIRST RENEWABLE ENERGY ZONE

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

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

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

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

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

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

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

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

ACTION 7: INVESTIGATE MARKET MECHANISMS TO SUPPORT RENEWABLES DEVELOPMENT

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

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

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

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WHAT WE HEARD...

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

University of Tasmania (UTAS)

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

ACTION 8: ASSIST LOCAL ECONOMIC OPPORTUNITY

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

Up to \$7 billion¹ of new direct investment in major projects is planned over the next ten years. While this figure is based on an indicative development pathway modelled for Project Marinus, the impact is likely to be particularly important to regional areas of the State, such as the North East, North West and Central Highlands of Tasmania, which experience indicators of disadvantage in education rates, incomes, and labour force participation.

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

Training takes time and is an immediate priority. Creating skills readiness will build trust in communities that they will be able to take up real and tangible opportunities from the renewable energy development in their area. The \$16 million Energising Tasmania initiative has been established to work in partnership with Tasmania's education and training sector to deliver the right skills when needed as identified in the workforce development plan. This will deliver up to 2,500 fully subsidised training places.

In addition to Energising Tasmania, the Government is working on a range of communication and education actions related to emerging opportunities for communities. These are linked to the initiatives under the Tasmanian Renewable Energy Action Plan to 'Maximise local Tasmanian business and employment opportunities for renewable energy projects'.

Actions include setting clear standards and expectations around delivering tangible local economic benefits through a guideline (Action 9).

As part of a first REZ establishment, a round table forum will be convened involving developers, local business, local government and regional development organisations to commence the process of local economic coordination within renewable energy zone(s).

Economic opportunities also include creating local jobs, increasing local business revenue using local contractors, or offering innovative management and financial opportunities such as community co-ownership or co-investment. These major electricity infrastructure projects also bring other benefits, including infrastructure upgrades such as road improvements.

Consistent with the vision for achieving the TRET set out through scenario planning (Action 1), ReCFIT will be tasked with undertaking an analysis of the economic opportunities associated with the vision.

This will include understanding at a regional and local level the opportunities for community and business involvement in project supply chains and any social impacts that may need to be managed such as accommodation pressures or increased use of local services or infrastructure.

WHAT WE HEARD...

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“Local communities seek a tangible return for the changes in their area”

Circular Head Council

Pillar 4: Community



STRATEGY

Build strong partnerships with community to share the benefits of Tasmania's renewables future.

OUTCOME

A shared vision is developed with communities and lasting value delivered to them.

ACTION 9: A GUIDELINE TO COMMUNITY ENGAGEMENT, LOCAL PROCUREMENT AND BENEFIT SHARING PRACTICE

The world is in a rapid transition to renewables to reduce dependency on fossil fuels. Tasmania has clearly demonstrated its capacity and leadership in renewables with an ambitious 200 per cent TRET. This places our communities at the heart of this once-in-a-generation opportunity, including the challenge of adapting to change which is inevitable when such significant transformation is required.

Submissions to the Draft Framework were supportive of renewable energy generally (as an idea or aspiration), however specific renewable energy projects can face opposition. This indicates that people's support for and approval of specific renewable energy projects – and policies – is contingent on how they are developed, the level of investment and engagement, and how to deliver the project while ensuring benefits can be valued (over a life-time) by communities.

SUMMARY OF AUSTRALIAN ENERGY INFRASTRUCTURE COMMISSIONER'S INDUSTRY BEST PRACTICE RECOMMENDATIONS

- » Community engagement – start early and remain active in the local community; consider employing locally based community engagement staff.
- » Complaint handling – an effective complaints handling procedure should remain in place through development, construction and operational phases.
- » Ensure transparency and accessibility for communities, including regular project updates, up-to-date accessible website, and consider establishing local shopfront(s).
- » Use plain English in communications, such as for landholder correspondence, regular updates provided to affected communities, media releases and relations, and when explaining technical information to stakeholders.
- » Consult widely on your construction plan (landholders, local communication, council, state and federal MPs, stakeholder groups/associations, other local industries).
- » Recognise that a large-scale transmission project will lead to changes and divisions in communities - decide how best to proactively address these changes.

Essential to the realisation of an expanded renewable energy sector is genuine, two-way engagement with community underpinned by comprehensive guidelines and principles. That is why the Government is committed to the

application of best practice communication engagement – guided by the Australian Energy Infrastructure Commissioner’s (AEIC) Community Engagement recommendations². This includes the development of a Tasmanian guideline to set clear standards and expectations around how renewable energy projects engage, consult and benefit local communities in Tasmania.

The AEIC is responsible for identifying and promoting best practices for industry in relation to the planning and operation of energy infrastructure including wind farms, solar farms, energy storage facilities and new major transmission projects and improving information access and transparency about projects.

Industry bodies, such as the Clean Energy Council (CEC), also have a key role in leading promotion of best practice for the industry and continue to promote effective community engagement. The Best Practice Charter for Renewable Energy Projects is a voluntary set of commitments for Clean Energy Council members designed to

WHAT WE HEARD...

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“TasCOSS commends Renewables Tasmania’s aim: “the heart of this Framework is communities and fostering partnerships to develop and deliver our plan for growth”. We look forward to seeing how this aspiration is put into action in authentic ways.””

Tasmanian Council of Social Service Inc (TasCOSS)

clearly communicate the standards that the signatories will uphold in the development of current and new clean energy.

ReCFIT has already appointed an experienced consultant in this field to progress engagement with communities in the development of a Guideline that reflects Tasmanian-centric values and consider the recommendations of the AEIC and CEC.

WHAT WE HEARD...

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“most of the opportunities for community energy projects are at a much smaller scale and we hope that the final version of the Renewable Energy Coordination Framework can spell out in more detail what mechanisms will be used to support community energy projects at all scales.”

Tasmanian Renewable Energy Alliance

ACTION 10: EDUCATION AND UNDERSTANDING OF RENEWABLE ENERGY ZONES

A desire from the community to better understand the renewables vision was identified through consultation on the Draft Framework, and is a necessary action for Government. It is intended for the Future Energy Hub in Burnie to be further activated and partnering established with Local Councils (prioritised in likely future REZ areas) with the intent of providing a physical presence where the public can access more information and get updates as REZ are planned, consulted upon and delivered.

An example of how this can occur is through engaging communities in the outputs of the spatial mapping exercise (Action 4), and in understanding the opportunities for local economic stimulus (Action 8).

As these local presences are developed, the Government will explore further ways to engage with Tasmania's communities, workforce, and industry in terms that resonate with them and fosters positive social outcomes.

ACTION 11: ENHANCE OPPORTUNITIES FOR COMMUNITY BENEFIT SHARING

A Community Partnership approach to implementation of the renewables vision can genuinely deliver community benefits from a full spectrum of channels including local training, jobs, and procurement; sponsorship grants and community benefit funds; community co-investment or co-ownership; education; awareness raising; and more.

The current benefit-sharing model of proponent driven Community Benefit Funds can be used to deliver a range of programs, including but not limited to community grants

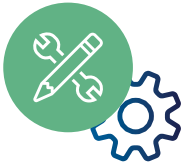



programs. Such programs can also include in-kind contributions, staff volunteerism, neighbourhood benefit schemes, tourism programs, education initiatives, scholarships, innovative energy products, community co-investment and co-ownership. Importantly, best practice benefit sharing needs to involve active community participation in its design, governance, and delivery – and it must be aligned and integrated with a quality approach to community engagement for the project.

With the scale of the renewables vision, there may be an opportunity within REZ to leverage and add to the proponent programs to deliver on other community and social aims, for example adding to public housing stock. Options for maximising community benefit as the scale of renewables pipeline investment grows will be investigated and consulted upon as part of this Framework of actions.

Community partnerships also have the potential to take engagement practice from 'inform' and 'consult' modes to deeper and more participatory modes of 'collaboration' and 'empowerment'



Implementation Plan Actions

PILLARS	ACTIONS	TIMEFRAMES
 INTEGRATED INFRASTRUCTURE	1. Complete scenario planning to identify the renewable generation and network investment required to meet existing and future load and to achieve the TRET. This will include consideration of social, environmental and economic drivers.	Q2 2022
	2. Establish a Renewable Energy Zone Coordinator to progress the planning, design and ultimate development of future REZ to support the achievement of the Tasmanian Renewable Energy Target. The Coordinator will lead community engagement regarding REZ development and benefit sharing.	Q2 2022
	3. A Major Renewable Energy Projects Coordination and Case Management function will be established within ReCFIT to provide a single point of contact for generation and energy creating load (e.g. hydrogen) proponents. ReCFIT will also collaborate with responsible State agencies to ensure a more seamless experience for proponents.	Q2 2022
 ENVIRONMENT	4. Complete spatial mapping to identify optimal siting of renewable energy growth, taking into consideration natural and heritage values, overlapping land uses (e.g. renewables, mining, tourism), and community values to ensure future policy initiatives developed align with the Government's sustainability objectives and Tasmania's brand.	Q3 2022
	5. Review energy and land use, environmental and social legislation, policies and strategies to enable appropriate development in pursuit of renewable policy objectives.	Q4 2022
 ECONOMIC	6. Establish Tasmania's first Renewable Energy Zone.	Q4 2022
	7. Investigate market mechanisms that may be necessary to help deliver new renewables projects and which could be used as a means of incentivising the location and timing of the project pipeline.	Q3 2022
	8. Assist industry readiness through training and education, facilitating contractor networks and providing greater visibility of pipeline timing so that local businesses can take advantage of increased economic activity as renewable energy project work ramps up.	Q1 2023
 COMMUNITY	9. Implement standards for best practice community engagement and benefit-sharing in Tasmania consistent with the recommendations of the Australian Energy Infrastructure Commissioner.	Q2 2022
	10. Establish ways to increase communication, education, networks, and relationships with communities within each Renewable Energy Zone that encourages and supports renewable energy uptake.	Q3 2022
	11. Enhance opportunities for community partnerships to expand benefit sharing schemes or community co-investment projects.	Q4 2022

How to get involved

Developing our Framework is a long-term commitment that will require ongoing consideration and collaborative effort.

Within our stakeholders, there is unique knowledge and valuable experience that needs to inform our strategic actions.

Therefore, to ensure our Framework creates meaningful and sustainable change, we seek your support.

To be involved with the ongoing implementation of our Framework, we invite you to register your interest on our website:

www.ReCFIT.tas.gov.au/register



Appendix A.

What we heard (stakeholder consultation)

The Framework has been informed by a comprehensive consultation process that has significantly influenced the final published version. The feedback reinforces the need to balance community-focused engagement and environmental sustainability principles with strategic coordination and planning of integrated infrastructure to maximise economic benefits to Tasmania.

The consultation resulted in four themes being identified, which form the pillars of the Framework. The interrelationship between each theme is critical to getting the right outcomes – for our communities and how best to develop and deliver energy from renewable resource areas to where it is needed to maximise shared benefits to Tasmanians.

THEME	CONSULTATION SUMMARY AND SUB THEMES
 Integrated infrastructure	<p>Coordination & Approach</p> <p>There is overwhelming support for coordination and planning, but consistent mentions to better articulate how the strategic approach to renewable energy growth will be flexible and adaptable to reflect unique regional circumstances and community impacts.</p> <hr/> <p>Planning and Policy</p> <p>Several submissions sought further clarity on how the Government's Renewable Energy Vision aligns (and will evolve with) National and State Policies and the regulatory environment.</p> <p>This sub-theme also encompasses the importance of other broader generation (e.g., solar, bioenergy, green hydrogen, wave technology) and sought information on how the Framework will respond and integrate such technology and complement emissions reduction and climate change policy drivers.</p>
 Environment	<p>Values of sustainability, heritage, cultural and climate change</p> <p>Several submissions voiced their concern regarding Tasmania's natural environment covering climate change topics, sustainability, protection of the State's biodiversity and consideration of the State's cultural values.</p> <p>There was a strong theme that these values need to be maintained and a call for assurance that the Framework would not erode the current robust approvals processes.</p>
 Economic	<p>Jobs and growth</p> <p>Strong support for renewable energy as a key economic driver, however evidence of Tasmanian costs and benefits associated with the Renewables Vision need to be further quantified and communicated. Related topics included:</p> <ul style="list-style-type: none">• Many respondents supported Government led mechanisms as an effective tool to deliver the TRET and local benefits.

THEME

CONSULTATION SUMMARY AND SUB THEMES



Social

A central theme arising from the consultation was the importance of community and authentic, meaningful engagement as we embark on achieving our renewable energy future. This includes:

- Providing Tasmanian communities with accessible and inclusive forms of engagement
- Valuing community interests equally with the views and interests of other stakeholders (proponents /government)
- Support for coordinated Community Benefit Schemes and building broader community partnerships
- A need for spatial data and analysis to identify values and support decision making

Tasmanian Value Proposition

We heard that the draft Framework did not clearly set out the value proposition of the Renewable Energy Vision to Tasmanians. Further, there is a need to communicate the key strategic drivers for the Framework, with most commentary related to:

- Tasmanian benefits from major renewable energy projects (cost-benefits analysis);
- Preserving environmental and cultural values;
- Job and growth opportunities evidence;
- Fair pricing (who pays); and
- Why do we need more when we are already 100% renewable?

Disclaimer: **“What we heard”** is a themed summary of feedback received through the consultation process on the Draft Renewable Energy Coordination Framework. For context of verbatim call- outs referenced in this published Framework please refer to the individual submission available at www.ReCFIT.tas.gov.au

Appendix B.

Tasmania's Renewable Energy Profile

Our production capability that contributed to achieving 100 per cent self-sufficiency in renewable electricity generation in 2020¹.



Hydro²

2,287_{MW}
Capacity

Around 85 per cent of electricity generation in Tasmania is provided by hydroelectricity.

30
Hydro power stations

An average of 9,000 GWh³ per annum of electricity is generated by hydroelectricity in Tasmania.



Wind⁴

572.95_{MW}
Capacity

An average of 1,720 GWh⁵ per annum of electricity may be generated by wind in Tasmania.

5
Wind farms

Wind capacity figure calculated on installed capacity of 5 wind farms at: Cattle Hill, Granville Harbour, Musselroe, Studland Bay, Bluff Point.

A snapshot of Tasmania's distribution network and solar up-take.



Solar

157_{MW}
Rooftop solar

Approximately 40,000 solar installations (17% of homes in Tasmania)⁶.



Interconnection

500_{MW⁷}
Basslink capacity

As a net exporter of energy, over the last year 1,130 GWh of electricity was imported and 1,416 GWh of electricity was exported via Basslink.⁸



Transmission

3,500<sub>CIRCUIT
KMs</sub>
Transmission lines
and underground
cables

The transmission network provides for the transfer of electricity throughout Tasmania.

Notes

AUSTRALIA'S RAPID TRANSITION TO RENEWABLE ENERGY (PAGE 2)

1. Australian Energy Market Operator's Draft 2022 Integrated System Plan

TASMANIA: A RENEWABLE ENERGY POWERHOUSE (PAGE 3)

1. <https://www.marinuslink.com.au/2020/09/pm-announces-marinus-link-as-critical-project/>
2. Renewable Energy Jobs in Australia | Institute for Sustainable Futures
3. [marinuslink.com.au](https://www.marinuslink.com.au)
4. <https://www.cleanenergycouncil.org.au/advocacy-initiatives/workforce-development/clean-energy-at-work> Page 18

INTRODUCTION (PAGES 5-7)

1. Tasmanian Renewable Energy Action Plan, Page 18
2. TasNetworks Annual Planning Report 2021, Page 36
3. Australian Energy Market Operator's Draft Integrated System Plan 2022

IMPLEMENTATION STRATEGY (PAGES 11-22)

1. Figures sourced from: Ernst & Young, The Economic Contribution of Marinus Link and Supporting Transmission, November 2019.
2. Based on the Commissioner's 2020 Annual Report, Appendix A Observations & Recommendations, Section 3. Community Engagement (pp 34-38)

APPENDIX B (PAGE 28)

1. https://renewabletasmania.tas.gov.au/100_target_achievement
2. Hydro Tasmania, Powering a stronger Tasmania – Annual Report 2020
3. https://recfit.tas.gov.au/renewables/100_target_achievement
4. AEMO Generation information spreadsheets for Tasmania dated 29/07/2020
5. https://recfit.tas.gov.au/renewables/100_target_achievement
6. Clean Energy Council, total solar installations (at 31 December 2020)
<https://www.cleanenergycouncil.org.au/resources/technologies/solar-energy>
7. <http://www.basslink.com.au/basslink-interconnector/operations/>
8. [Opennem.org.au](https://www.opennem.org.au)
9. <https://www.tasnetworks.com.au/Poles-and-wires/Pricing/Our-prices>
(click on Frequently asked questions, What drives the cost of running the electricity network?)





