

CENTRAL HIGHLANDS

BOTHWELL TOWNSHIP STRUCTURE PLAN



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



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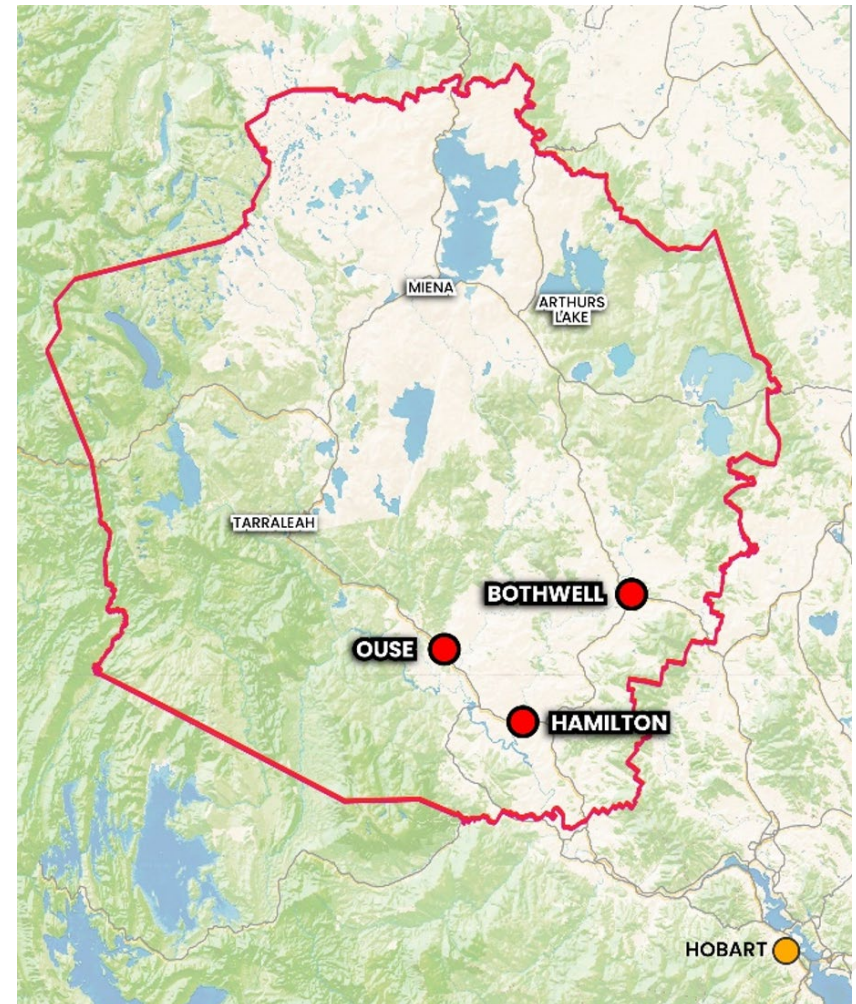
INTRODUCTION – CENTRAL HIGHLANDS

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

Geographically, Central Highlands is one of the largest municipalities in Tasmania, covering around 12% of the state's land area (8,010 square kilometres). Conversely, Central Highlands is the least densely populated local government area in Tasmania, with around 2,520 residents (ABS Census, 2021).

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

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



GROWTH & EVOLUTION OF OUR REGION

In addition to the adoption of a new Local Provisions Schedule at a municipal level, in 2024, a state government planning review of the Southern Tasmania region was initiated in the form of the Southern Tasmania Regional Land Use Strategy (STRLUS). The updated strategy is intended to provide a long-term plan for managing growth and change in Southern Tasmania over the next 25 years, whilst protecting our natural environment.

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

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

To do this, it is important to understand how each community uses the facilities in their town, what they need and value, and how/where they access services not available locally. This approach will ensure the individual towns are as self-contained as possible while also supporting the towns to function in a broader network supporting the provision of housing, education, employment, tourism opportunities and key community infrastructure to ensure the wellbeing of residents for years to come.

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



PLANNING FOR GROWTH - BOTHWELL

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

Bothwell is a historic town situated approximately 63km northwest of Hobart, supporting a total of 379 residents. Bothwell is known for its scenic beauty, rich history and rural charm. The first golf course in Australia, and longest continuously open golf course in Australasia, is located on the property of Ratho and is still in use today. Established in 1822 by primarily Scottish settlers, Bothwell maintains strong links with its Scottish heritage.

Initial considerations for the Bothwell study area included:

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



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

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

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

To guide the Central Highlands municipality in setting an aspirational economic vision for the future, Council commissioned an independent socio-economic analysis. This report supports the directions outlined by Urban Enterprise and proposes targeted future actions to facilitate the aspirational growth needed to ensure Central Highlands becomes a revitalised, sustainable community into the future. The report, *Socio-Economic Futures: A strategic, dynamic analysis & directions*, has been appended.



THE WORK WE ARE BUILDING ON

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

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

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

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

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

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

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

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

A wide-angle landscape photograph of Central Highlands Township. In the foreground, there's a grassy hill with a wooden bench and a stone wall. The middle ground shows a small town with various houses and buildings, surrounded by trees. In the background, there are rolling hills and mountains under a cloudy sky.

RESEARCH

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

LISTEN & LEARN

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

DESIGN EXCELLENCE

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

THE TOWNSHIP OF BOTHWELL

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

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

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

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

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

LAND USE

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

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

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

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

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



BOTHWELL

PLAN 004A - Zones



ZONES

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

MOVEMENT

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

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

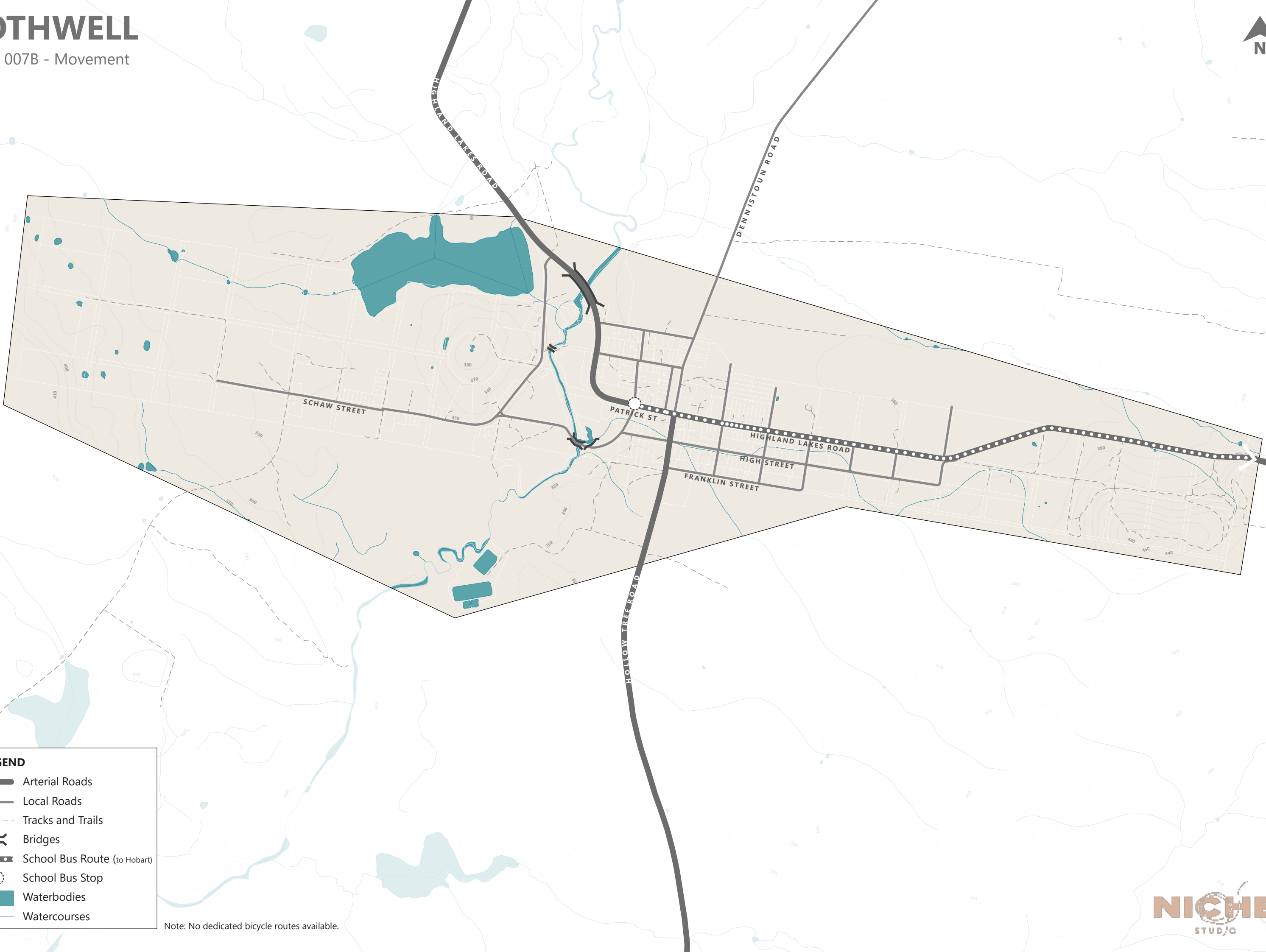
The Department of State Growth indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community. There are government grants available for active transport facilities and EV chargers.

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



BOTHWELL

PLAN 007B - Movement



- LEGEND**
- Arterial Roads
 - Local Roads
 - Tracks and Trails
 - Bridges
 - School Bus Route (to Hobart)
 - School Bus Stop
 - Waterbodies
 - Watercourses

Note: No dedicated bicycle routes available.



HAZARDS

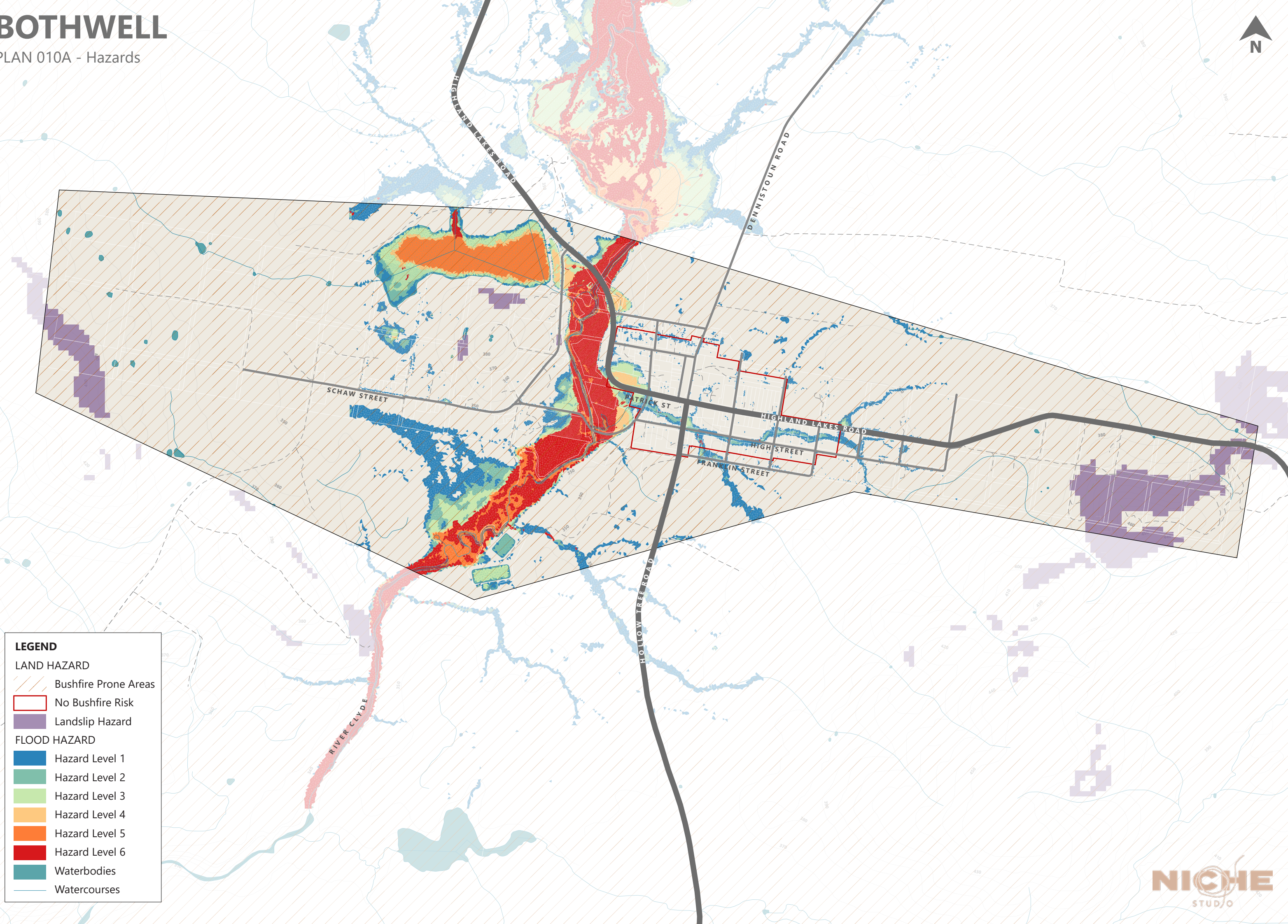
The majority of the Bothwell study area is subject to a Bushfire Prone Area hazard. This requires additional requirements for proposed subdivisions, and consideration in building design. Flood hazard mapping shows that land adjacent to the River Clyde is most severely at risk, with a flood hazard level of 6.

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



BOTHWELL

PLAN 010A - Hazards





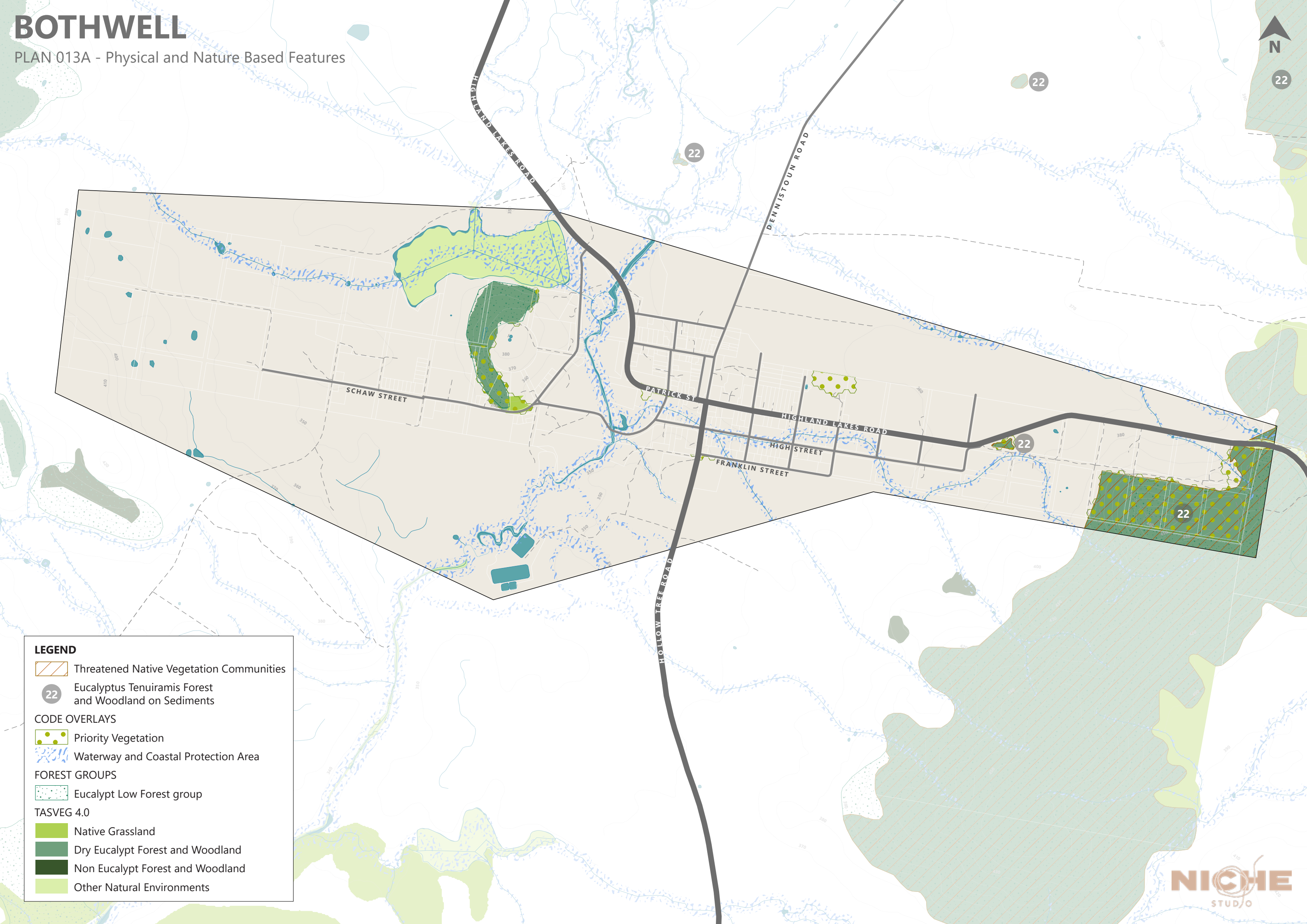
PHYSICAL & NATURE BASED FEATURES

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

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

BOTHWELL

PLAN 013A - Physical and Nature Based Features



LEGEND

Threatened Native Vegetation Communities

Eucalyptus Tenuiramis Forest and Woodland on Sediments

CODE OVERLAYS

Priority Vegetation

Waterway and Coastal Protection Area

FOREST GROUPS

Eucalypt Low Forest group

TASVEG 4.0

Native Grassland

Dry Eucalypt Forest and Woodland

Non Eucalypt Forest and Woodland

Other Natural Environments

SERVICING & INFRASTRUCTURE

The majority of Bothwell is serviced with town water and reticulated sewerage. Town water is gravity fed from TasWater tanks on Mount Adelaide, while the sewerage treatment ponds are located 1km to the south of the township.

Bothwell's water is supplied by the Clyde River, and a new water treatment plant has approval. Liaison with TasWater and Tasmanian Irrigation determined that the optimal location of this site is on Last Street, west of Mt Adelaide. The current sewerage infrastructure is considered ample to manage projected growth.

Central Highlands Council Stormwater indicated that the stormwater infrastructure in Bothwell is currently performing well since recent upgrades. Consideration of stormwater treatment capacity is an important factor when considering any rezoning opportunities. The supply of new residential lots is hampered by the 'first mover pays' infrastructure provision policy of several major infrastructure providers, which can effectively lock up some areas behind infrastructure bottlenecks.

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

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



BOTHWELL

PLAN 016B - Servicing and Infrastructure



LEGEND

Water Mains

TasWater Tanks

Sewer Systems Area

Sewer Mains

Sewer Pressurised Mains

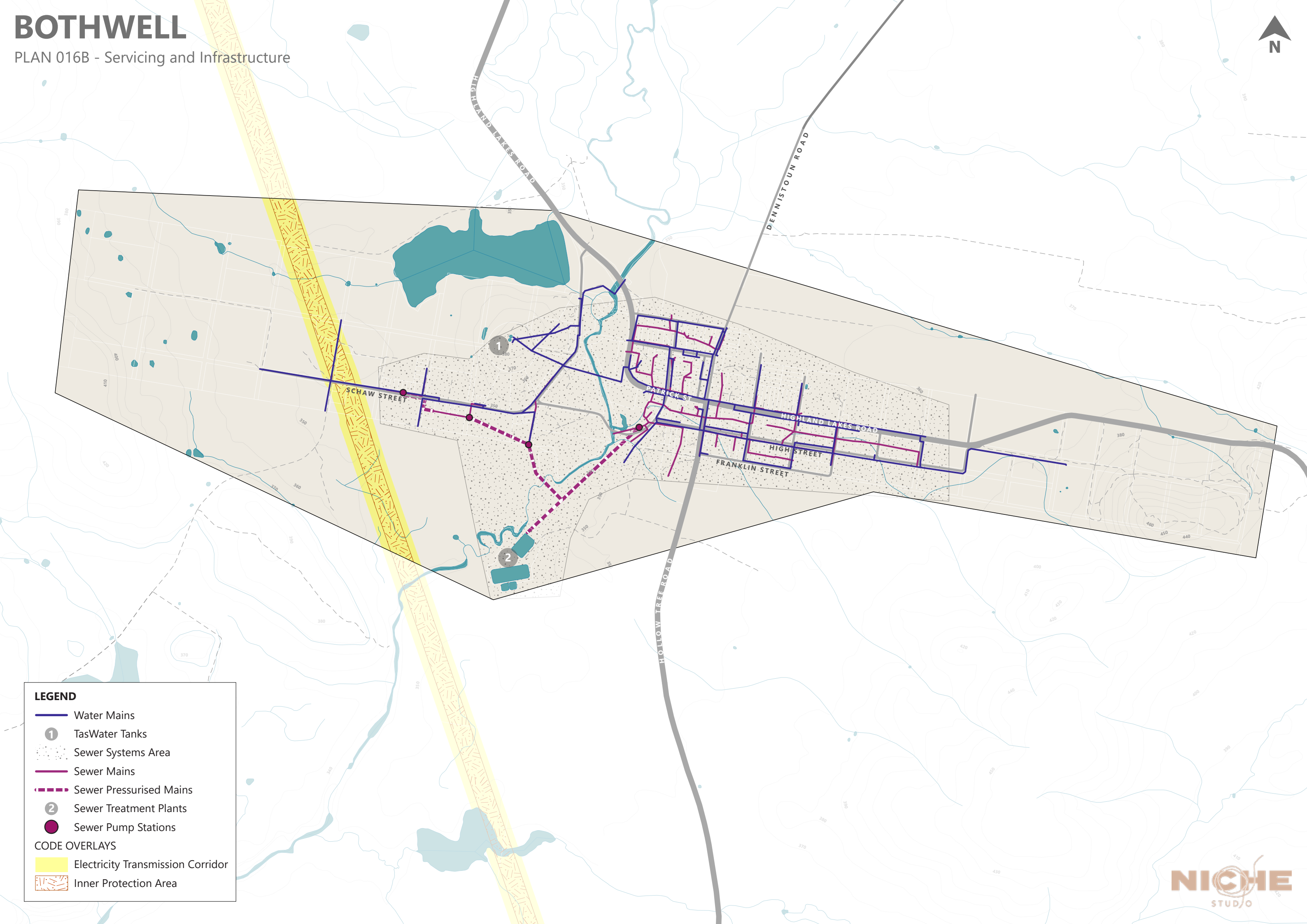
Sewer Treatment Plants

Sewer Pump Stations

CODE OVERLAYS

Electricity Transmission Corridor

Inner Protection Area



COMMUNITY FACILITIES, CHARACTER & HERITAGE

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

territory. Places listed are protected through the Heritage Act to ensure any future changes proposed complement significant aspects of the heritage listed place.

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

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

BOTHWELL

PLAN 019D - Facilities, Character and Heritage



- FACILITIES**
- | | | |
|-----------------------------|--|---|
| 1 Ratho Farm Golf | 14 Public Toilets | 25 Bothwell Superstore |
| 2 Mount Adelaide | 15 Tennis Courts | 26 Bothwell District High School |
| 3 Bothwell Police Station | 16 Bothwell Camping Ground and Caravan Park | 27 Bothwell Pool |
| 4 Bothwell Fire Brigade | 17 Bothwell Visitors Centre | 28 Bothwell Recreation Ground and Football Club |
| 5 CH Council Bothwell Depot | 18 Australasian Golf Museum | 29 Sealy's Store |
| 6 Bothwell CWA Hall | 19 St Michael and All Angels Anglican Church | 30 White's Corner Accommodation |
| 7 Bothwell Grange B&B | 20 Bothwell Medical Centre | 31 Halls Ammo |
| 8 Bothwell Library | 21 St Andrew's Catholic Church | 32 Elders |
| 9 CH Council Office | 22 CH Pharmacy | 33 Old Bootmaker Shop |
| 10 Batts Cottage | 23 Castle Hotel | |
| 11 Bothwell Post Office | 24 Bothwell Garage Roadhouse | |
| 12 St Lukes Uniting Church | | |
| 13 Bothwell Cemetary | | |

LEGEND

Recreation Ground

Community Facilities

Utilities

Local Heritage Precinct Code Overlay

Tasmanian Heritage Registered Properties

Waterbodies

Watercourses



BOTHWELL TOWNSHIP STRUCTURE PLAN

THE VISION

A VISION FOR BOTHWELL

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

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



EMERGING COMMUNITY THEMES

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

The following chapters discuss our analysis of each theme.

A SUSTAINABLE & LIVEABLE MUNICIPALITY

A PRODUCTIVE & RESILIENT ECONOMY

A THRIVING TOURISM SECTOR

A SUSTAINABLE AND LIVEABLE MUNICIPALITY

SETTLEMENT & LAND SUPPLY

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

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

Low dwelling growth and very limited residential development is evident. This is from a combination of low population growth, but also scarcity of readily developable sites that are available to the market. More investment in new housing should be encouraged in the main settlements of Bothwell, Ouse and Hamilton. However, according to landowners and developers, the viability of residential subdivision and development is marginal. The supply of new residential lots is hampered by the 'first mover pays' infrastructure provision policy of several major infrastructure providers, which can effectively lock up some areas behind infrastructure bottlenecks.

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

Land supply analysis reveals that Bothwell has:

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

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

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

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

ECONOMIC ANALYSIS

Major investment and infrastructure projects planned in the region such as Tarraleah Hydropower redevelopment, Weasel Solar Farm and Cellars Hill and St Patricks Plains and Bashan Wind Farms will attract a notable number of workers to the region during the construction phase of the projects. Accommodating key workers in the region will be a major challenge due to the lack of housing options and community facilities, especially childcare, available in the region.

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

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

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



LAND SUPPLY STATUS

Underutilised

Vacant

ZONES

Community Purpose

Low Density Residential

Rural

Rural Living A

Village

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

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

- Movement and Servicing
 - o Bothwell needs accessible active transport routes including upgrading existing footpaths, as well as establishing new bicycle and walking trails.
 - o The introduction of public transport provisions, as well as improvement to road safety through the town and connecting towns roads.
 - o Maintenance of heritage buildings.
 - o Provision of long daycare facilities.
- Physical and Nature
 - o Works to clean up the towns environment such as community clean up days, river cleans, and removal of willows and weeds.
 - o Increased access for pool
 - o Physical Education programs, shade, water safety.
 - o Expansion of the pedestrian trail network with a riverfront trail linking Bothwell, Ratho, Thorpe Mill and the Nant distillery.
 - o Increased proofing and protection for the built form of the towns from natural disasters.

The community were also concerned about the lack of affordable and available land for housing, with one respondent noting that landowners cannot be forced to subdivide land to provide smaller lots for housing. While this is true, by rezoning and preparing more land than required to meet forecast demand, this can account for land owners who choose not to subdivide or develop their landholdings.

Constraints on development and service provision in a region can impact on future plans for growth. Discussions with key government stakeholders responsible for managing infrastructure within the Central Highlands revealed that areas requiring upgrades and improvements include:

- Installation of a new water treatment plant by TasWater.
- Completion of the recent Bothwell Flooding Study, including GIS data and mapping sets has provided recommendations for Council to implement, although some level of flooding after high rainfall events may still be likely due to topography and soil type.

- The Department of State Growth would support increased tourism opportunities with additional traffic management options, and improved wayfinding. There are State government grants available for provision and maintenance of active transport facilities and EV chargers.

Council's Planning and Engineering team provided the following feedback:

- The current tennis courts could be relocated to the Recreation Grounds, forming an active recreation 'hub' and providing the opportunity for the current caravan park to expand onto the existing tennis courts.
- Investigate provision of an off-leash dog exercise area.
- Potential for childcare centre, utilising existing buildings in the short-term, while investigating the feasibility of a purpose-built centre.

A SUSTAINABLE & LIVEABLE TOWN - OBJECTIVES & STRATEGIES

1. To celebrate the existing character of Bothwell

- 1.1 Continue to support the operation of the Ratho Farm Golf Course and the Australian Golf Museum to celebrate Bothwell's rich golf history, including an improved pedestrian link between the two.
- 1.2 Continue to maintain Council-owned heritage buildings, ensuring preservation of their unique character and contribution to the town's existing built form.
- 1.3 Encourage the retention of historically important buildings no longer needed for their original purpose by utilising their space for town community festivals and events, or for appropriate re-use by the private sector that respects heritage values and includes a level of public access.
- 1.4 Continue to promote and enforce the design criteria contained within the Central Highlands Local Provisions Schedule for the Bothwell Heritage Precinct that seeks to retain and amplify the characteristics of the existing built form.
- 1.5 Support proposals in Bothwell that propose renovation or re-purposing of privately owned heritage buildings.
- 1.6 Investigate provision of Design Guidelines for Bothwell that complement the statutory provisions of the Central Highlands Local Provisions Schedule. These may include images, diagrams and frequently asked questions in everyday language to assist the community in understanding the requirements of the Bothwell Heritage Precinct.
- 1.7 Consider identification of iconic scenic landscapes of the Central Highlands municipality, and whether protection of these landscapes is feasible within the Central Highlands Local Provisions Schedule. These landscapes may include sections of Highlands Lake Road and Hollow Tree Road.
- 1.8 Rezone Mount Adelaide to part utility, as shown on Plan 042B, to reflect location of TasWater infrastructure and land use.

2. To retain existing local residents within the township

- 2.1 Support new residential development proposals in Bothwell to increase housing supply and provide greater housing choice for existing and new residents.
- 2.2 Advocate for State Government funding to assist the implementation of additional recreational and social facilities, as well as infrastructure projects to improve the safety and walkability of the town.

- 2.3 Implement recommendations from Bothwell Flood Study (2023), including initiation of a Planning Scheme Amendment for land in Bothwell requiring identification of flood prone area.

3. To attract new residents to the township

- 3.1 Rezone land parcels as indicated on Plan 042B to Village Zone and Low Density Residential Zone to facilitate availability of serviced land for development of diverse housing typologies.
- 3.2 Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.
- 3.3 Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.
- 3.4 Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality that:
- Target younger demographics through the use of social media platforms to showcase community life and local attractions.
 - Undertake a renewal of the existing Central Highlands website to create a user-friendly interface that showcases important information on housing, community facilities, and upcoming community events.
 - Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Bothwell.
 - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.
- 3.5 Investigate feasibility of future housing provision and township growth at Investigation Areas 1 and 2 on Plan 042B.
- 3.6 Advocate to the Department of State Growth for a business case to support establishing a bus network between towns in the Central Highlands and to larger service centres.

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

- 4.1 Rezone the entire parcel of land with Bothwell District High School to Community Purpose (as shown on Plan 042B).

- 4.2 Advocate to the State Government to ensure the sustained operation of Bothwell District High School.
- 4.3 Support with Department for Education, Children and Young People the opening of an out of school hours care service co-located with the school. This facility could be expanded to offer long daycare to the 0-5 age group.
- 4.4 Reflect the outputs of the communities future educational needs by implementing actions outlined in the Bothwell District High School Future Needs survey.
- 4.5 Investigate feasibility of opening childcare services through provision of funding, supporting community based childcare models, facilitating re-use of existing buildings, assistance with grant applications, or attracting a service provider, as a short term solution.
- 4.6 Consider provision of subsidised long daycare services in a purpose-built facility, potentially co-located with Council-owned aged care facility, as a medium and long term solution (Item 26 on Plan 031B).
- 4.7 Continue to support provision of library services to the community including hours and service provision that meet community needs (Item 16 in Plan 031B).
- 4.8 Ensure community infrastructure funding sourced from renewable energy operators is utilised to meet established community and infrastructure needs in Bothwell.
- 4.9 Support provision of a community Makers Shed.
- 4.10 Investigate provision of Youth programs and activities.
- 4.11 Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 031B) such as:
 - Accessibility upgrades
 - External cover (roof)
 - Opening hour changes

5. To prioritise existing and future community needs.

- 5.1 Ensure future housing and growth is located in serviced areas.
- 5.2 Adopting a new policy ensuring developers contribute proportionally to the cost of any required infrastructure upgrades considered necessary to facilitate future development.
- 5.3 Investigate potential infrastructure bottlenecks that may be blocking areas of the town from being developed due to the 'first mover pays' policy of some major infrastructure providers, and investigate the feasibility implementing a pro-active strategy to resolve such impasses.
- 5.4 Investigate the feasibility of using existing community buildings or Council-owned land in Bothwell for child care services.
- 5.5 Develop a detailed streetscape/townscape plan to:
 - Determine where upgrades are required to the public realm.
 - Investigate whether current heritage provisions are appropriate and whether design guidelines are required.
- 5.6 Upgrade footpaths as required to deliver a connected pedestrian network through Bothwell, including:
 - Link the Bothwell Recreation Ground to Patrick Street (Item 5 on Plan 031B).
 - Address drainage and footpaths on Schaw Street as future development requires, (Item 3 on Plan 031B).
 - Upgrades to Croaker's Alley (Item 1 on Plan 031B).
 - Maintenance of footpath on Queen Street (Item 7 on Plan 031B).
- 5.7 Undertake a Community Needs Assessment.
- 5.8 Advocate for provision of community services as identified as lacking in the Bothwell Structure Plan and Community Needs Assessment.
- 5.9 Utilise funding provided by renewable energy operators to fulfil community services as defined in the Community Needs Assessment.
- 5.10 Undertake an Integrated Transport Strategy for Central Highlands, focusing on improvements to active transport networks, identifying gaps in transport linkages, upgrades required to increase efficiency, sustainability and safety and focus on creating a connected municipality.

- 5.11 Provide a pedestrian footbridge over the river adjacent to existing traffic bridge, linking the historic golf course and tourist attraction of Ratho to Bothwell township.
- 5.12 Investigate feasibility of a walking trail on the western side of the River Clyde linking Bothwell to Ratho, Thorpe Mill and Nant Distillery.
- 5.13 Provide a walking trail from Bothwell Town up Mount Adelaide to the lookout and access to the open space.
- 5.14 Consider a traffic study, with State Government support, to determine if traffic calming and slowing interventions are required, such as stop signs at intersections (Item 6 on Plan 031B).
- 5.15 Support development proposals that aim to fulfil under-served needs within Bothwell.

6. To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable town.

- 6.1 Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following:
 - Need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing in Bothwell.
 - Need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.
 - Partner with aged care and social housing providers in projects to increase the housing stock for these groups.
 - Direct housing growth to Bothwell.
 - Encourage an increase in the number of rental properties available.
 - Addressing viability challenges that present barriers to residential development and housing growth in Bothwell.
- 6.2 Implement the Bothwell Structure Plan as outlined in the implementation plan.
- 6.3 Review Implementation of the Bothwell Structure Plan periodically to ensure timelines and action items are achieved.

7. To ensure the provision of adequate open space

- 7.1 Review the provision of open space within the municipality.
- 7.2 Produce an Open Space Strategy.

7.3 Consider development of a “Greening the Streets” Strategy to:

- Extend the formal tree avenues to the eastern entrance of Bothwell, and westwards from Croakers’ Alley entry to the traffic bridge. (Item 22 on Plan 031B).
- Increase shading at recreation grounds and public open space (Item 19 on Plan 031B).
- Explore additional areas of Public Realm for greening.

7.4 Upgrade and expand community infrastructure in parks and open spaces, such as seating, rubbish bins, water fountains (Item 25 on Plan 031B).

7.5 Relocate tennis courts to the recreation precinct at Hollow Tree Road to create an active recreation hub (Item 9 on Plan 031B) and allow existing tennis court site to be used for additional caravan / motor home parking.

7.6 Add community adult exercise equipment to recreation spaces (Item 15 in Plan 031B).

7.7 Continue to remove declared weeds, including the invasive willow species from river banks (Item 21 in Plan 031B).

7.8 Investigate the potential of consolidating all riverfront land on the western bank of the River Clyde south of Patrick Street to public ownership. This could provide a large area of public open space.

7.9 Investigate the potential to provide an off-leash dog exercise area.

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

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

- Bothwell includes the only pharmacy in Central Highlands.
- There is a Roadhouse and a Superstore that are adjacent to one another, and provide fuel and convenience based goods for locals, visitors and stopover travellers.
- The main Council offices are located in Bothwell.
- Bothwell offers a library, pool, post office and visitor centre.

ECONOMIC ANALYSIS

Bothwell is spatially separate from Hamilton and Ouse, and largely operates in isolation from these towns. The retail and commercial offering is limited in Bothwell, but the town performs an important civic, recreation and community role that differentiates it from Hamilton and Ouse. Importantly, Bothwell serves a daily service role for farms and small rural settlements within the hinterland service area.

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

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

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

The region is at the heart of the State's proposed Renewable Energy Zone and is very well placed to attract renewable energy investment, especially hydropower, wind and solar.

Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region. Renewable energy projects such as hydro, solar and wind farms have the potential to raise municipal rates and community funds, which could be directed for community benefit. Determining how these funds should be spent within the community should be considered. Renewable energy projects can create environmental and amenity impacts, which should seek to be minimised wherever possible. Negative impacts may be acceptable to the community if linked to local economic productivity and improvements to social services and infrastructure. It is now increasingly expected that renewable energy projects include ongoing community infrastructure funding for the benefit of local communities.

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

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

T20. RETAIL & COMMERCIAL ROLE

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

Source: Urban Enterprise, 2024

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

Many families want their children to stay in Bothwell, but the lack of job prospects, available and affordable housing, and community services such as childcare result in young people and families leaving the region. Conversely, older residents envisage the ability to age in place, potentially down-sizing from larger rural properties to supported living in town, but are constrained by lack of available and suitable housing typologies.

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

Community and Heritage

- Maintenance of heritage and increased use of heritage buildings for community activities.
- Need childcare and better connection between the community and schools.
- Need for permanent doctor and aged care services.
- Other submissions received indicated that while Council can play a role in distributing community benefit funds from renewable energy providers, the community should also have a level of involvement in this determination.

Infrastructure and Facility Recommendations

- Community infrastructure (Camping, outdoor seating, BBQ, children's/ youth activities i.e. skate park, improvement to playground).
- Increased medical, aged care facilities and a grocery store.
- The proposed renewable energy projects in the broader Central Highlands municipality provide an opportunity for industrial uses to co-locate.

PRODUCTIVE & RESILIENT ECONOMY - OBJECTIVES & STRATEGIES

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

- 8.1 Encourage the growth of employment opportunities by supporting the development of new commercial facilities that offer a unique but in-demand need for the community.
- 8.2 Advocate to State Government for sufficient funding to ensure the ongoing operation of community facilities such as Bothwell District High School, Bothwell Police Station, and Bothwell Fire Brigade.
- 8.3 Collaborate with renewable energy providers to identify opportunities in the region for future employment and training.
- 8.4 Consider advocating to Skills Tasmania for support in establishing a Vocational Education and Training hub in Central Highlands focused on agriculture and the renewable energy industry.
- 8.5 Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.
- 8.6 Encourage and support the development of cottage industries, such as local food-based businesses.
- 8.7 Support the development of home-based businesses, including the provision of in-home licensed daycare.

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

- 9.1 Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.
- 9.2 Encourage and support young farmers in the region.
- 9.3 Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.
- 9.4 Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.

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

- 10.1 Encourage intensive and high value activities within irrigated areas.

10.2 Facilitate the promotion of agricultural opportunities to industry. These may include:

- Export market opportunities;
- Domestic market opportunities;
- Information around innovation and technology in the agriculture sector that could be harnessed;
- Off-farm income opportunities;
- Value-add opportunities.

10.3 Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:

- Current challenges/barriers to industry growth;
- Accommodation options for full-time employees and seasonal workers;
- Provision of required community services such as child care to attract staff;
- Opportunities for industry growth; and
- Research and innovation.

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

11.1 Attract renewable energy projects to develop in the proposed Central Highlands Renewable Energy Zone.

11.2 Advocate to landowner of large agricultural holdings to consider the opportunities of sustainable and/or renewable energy production and green infrastructure.

11.3 Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.

11.4 Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.

11.5 Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by:

- Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects.
- Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell.
- Implementing and supporting programs that provide and subsidise key community services such as childcare and medical.
- Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects.

11.6 Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).

11.7 Advocate for a mechanism to collect community infrastructure funding from renewable energy operators.

11.8 Facilitate the apportioning of community infrastructure funding to meet needed services and infrastructure in Bothwell.

11.9 Support the rezoning of land to facilitate energy intensive industrial and business uses co-located with the Cellars Hill Wind Farm and Weasel Solar Farm.

11.10 Encourage industrial land uses to locate within the Weasel Plains precinct, outside Bothwell and with good connection to existing infrastructure.

11.11 Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce energy costs. These may include provision of infrastructure such as residential solar panels rather than provision of monetary rebates on power bills.

11.12 Support provision of short-stay workforce accommodation.

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

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

13. To improve existing digital and transport infrastructure.

- 13.1 Advocate for relevant road improvements and upgrades to ensure efficient and safe vehicle movements across the municipality, specifically:
 - Linkages to Melton-Mowbray and greater Hobart (Item 13 on Plan 031B).
 - Straighten bends in Hollow Tree Road (Item 12 on Plan 031B).
- 13.2 Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.
- 13.3 Ensure that developers contribute proportionally to any required upgrades to transport infrastructure considered necessary for successful development.
- 13.4 Investigate, with Elders, an improved traffic solution for large trucks accessing the Elders yard off Queen Street.

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

- 14.1 Encourage retail/commercial premises to remain as such.
- 14.2 Attract new retail and commercial businesses to establish in Bothwell.
- 14.3 Support growth and development of existing retail and commercial businesses (Item 14 in Plan 031B)

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

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

Ratho Golf Course is located to the north west of the town centre, and includes a function centre and accommodation. The Bothwell Visitor Centre is located adjacent to the Central Highlands Golf Museum. Both venues are staffed by volunteers and are actively seeking to expand the network of community members who donate their time.

The Bothwell pool is open to the public.

ECONOMIC DRIVERS

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Fly fishing in Great Lake, Woods Lake, Arthurs Lake, Little Pine Lagoon and Penstock Lagoon and the broader 'thousand lakes' area;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park,
- Franklin-Gordon Wild Rivers National Park;

- Ratho Golf Course and the Australasian Golf Museum in Bothwell provide heritage sporting tourism, with Ratho being one of the oldest continuously operated golf courses in the southern hemisphere.
- Steppes Hall and walk
- Highlands Power Trail, including Waddamana Power Station
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Great Lake, Arthurs Lake and other lakes north of Bothwell.
- Whiskey distilleries at Lawrenny Estate (Ouse), Lower Marsh (Apsley), New Norfolk (in Derwent Valley) and Kempton (in Southern Midlands).
- The region has high tourism and visitor growth potential, primarily linked to the natural advantages of the area.
- The towns of Ouse, Hamilton and Bothwell all receive a high number of visitors travelling through and stopping over, particularly from self-drive camping and caravan visitors. These towns could perform a greater visitor servicing role.
- There is a high level of self-drive visitors that travel within and across the region, including a high proportion of caravan/RV's. There is a need to ensure that visitor preferences are being met through infrastructure, services and amenity.
- The Council owned and operated caravan parks in Bothwell and Hamilton are well utilised. There may be an opportunity to improve and/or expand the offering.
- Potential for greater activation and promotion of signature nature and water-based experiences, including hiking, camping, fishing, cycling and kayaking.
- There is an opportunity to support further development and investment in farm gate and agri-tourism.
- There is an opportunity to support further development and investment in visitor accommodation and hospitality offering.
- Destination functions and events are an effective way to attract visitors to the region. Supporting existing and new events that attract visitation and align with regional strengths should be encouraged.

- The heritage townships of Hamilton and Bothwell could seek to attract new visitor market segments such as higher yielding couples and families from Greater Hobart.
- There is a potential for Central Highlands to improve destination branding and increase destination awareness as a key region in central Tasmania.

STAKEHOLDER & COMMUNITY ASPIRATIONS

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

THRIVING TOURISM SECTOR - OBJECTIVES & STRATEGIES

15. To enhance the visitor service role of Bothwell.

- 15.1 Consider provision of an EV charger.
- 15.2 Optimise towns for capturing the RV market by focusing on improving RV friendly infrastructure.
- 15.3 Consider expansion and upgrades to the Council-owned caravan parks in Bothwell, potentially expanding onto land used for the current tennis court if that is relocated to the Recreation Ground.
- 15.4 Add signage to the caravan park to allow for easy identification of location by visitors (Item 4 on Plan 031B).
- 15.5 Attract and encourage investment in new commercial accommodation.
- 15.6 Review wayfinding and tourist signage in Bothwell. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.
- 15.7 Encourage tourism and community events within and proximate to townships.
- 15.8 Review opening hours of visitor centre to ensure potential visitors to the region are welcomed (Item 18 on Plan 031B).
- 15.9 Upgrade the amenity of the intersection of Patrick and Queen Street. Consider implementation of footpaths, pedestrian refuges and landscaping (Item 10, Plan 031B).

16. To facilitate development of tourism attractors in the region.

- 16.1 Develop and implement a Destination and Tourism Action Plan in conjunction with local tourism operators.
- 16.2 Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as:
 - Heritage walks and tours
 - Community festivals and exhibitions

- Cultural and educational programmes
- Culinary trails
- Local ambassador programmes

- 16.3 Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- 16.4 Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- 16.5 Collaborate with Hydro Tasmania to provide linkages to the Hydro Power Trail.
- 16.6 Advocate for the conversion of heritage properties for tourism / hospitality uses in Bothwell.
- 16.7 Advocate for the re-opening of Nant Distillery north of Bothwell.
- 16.8 Support agri-tourism and farm-gate experiences on regional properties.
- 16.9 Establish a regular farmer's market, with direct to public sales.
- 16.10 Support new trail and mountain biking experiences in the region.
- 16.11 Encourage new tourism and community events to be held in the municipality.
- 16.12 Support heritage-based tourism opportunities that celebrate the built and natural heritage of Bothwell.

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

- 17.1 Improve promotional and wayfinding signage across popular water and nature-based areas
- 17.2 Improve public access and activation of water and nature-based areas.
- 17.3 Review available community infrastructure such as seating, rubbish bins, and lighting, and enhance or upgrade as required (Item 2, Plan 031B).

- 17.4 Provide a walking trail along the river that links to key destinations within Bothwell (Item 24 in Plan 031B).
- 17.5 Maintain the attraction of the River Clyde by ensuring best-practice stormwater management guidelines are followed by key stakeholders, landowners and developers (Item 23, Plan 031B).

BOTHWELL TOWNSHIP STRUCTURE PLAN:

IMPLEMENTATION

IMPLEMENTATION

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

- Implement
- Advocate
- Facilitate

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

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

BOTHWELL

PLAN 042B - Proposed Rezoning



LEGEND

Areas of change

Investigation Areas

ZONES

Agriculture

Rural Living A

Low Density Residential

Rural

Village

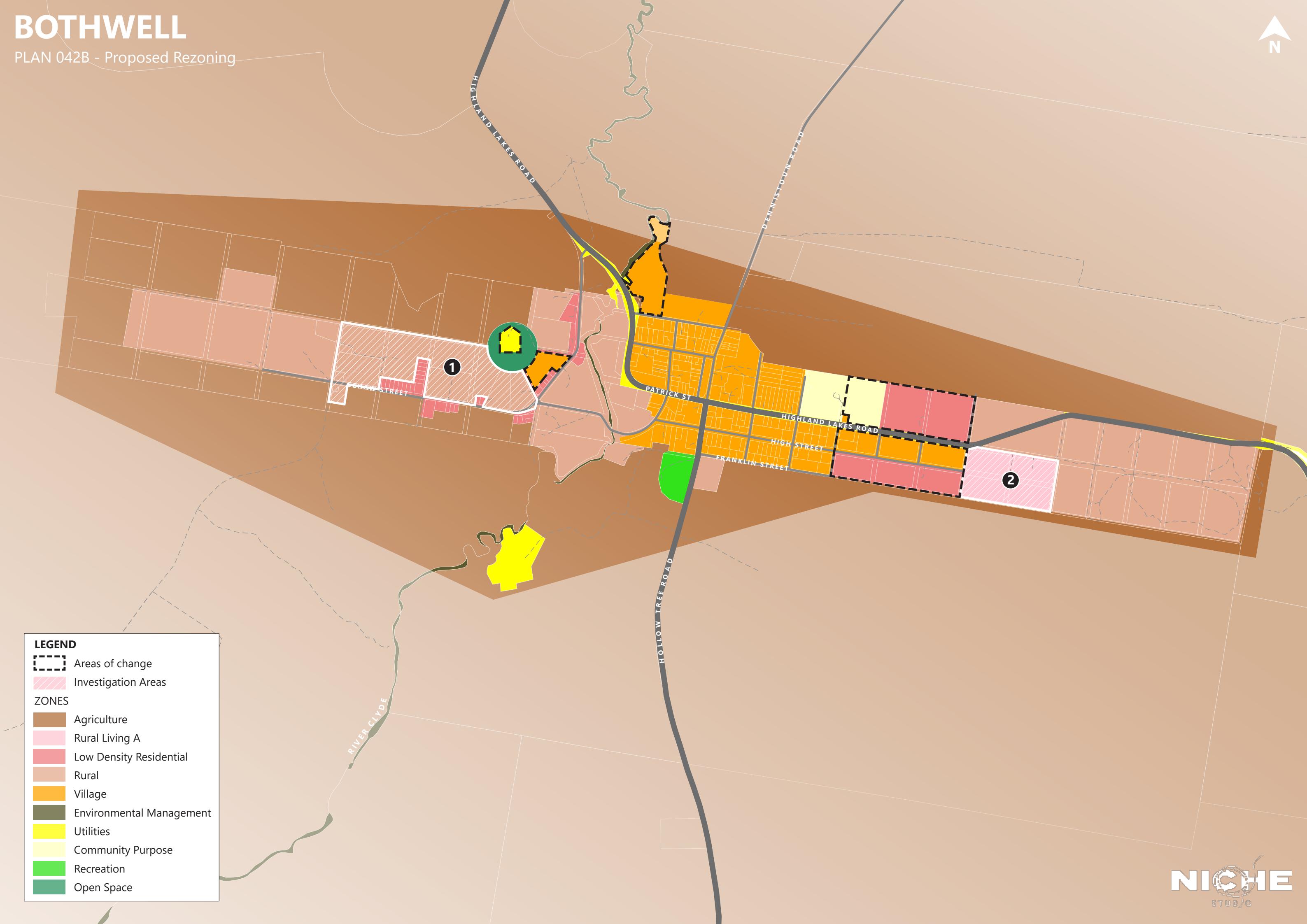
Environmental Management

Utilities

Community Purpose

Recreation

Open Space



BOTHWELL

PLAN 031B - Fine Grain Recommendations



- RECOMMENDATIONS
- 1

Improve access and trail through Croaker's Alley

2

Streetscape improvements; bin required.

3

Address flooding at Schaw Street and add footpaths

4

Redo caravan park and add better signage

5

Add footpaths on Patrick Street to recreation reserve

6

Need stop signs at main intersection

7

Improve accessibility at Queen Street and Elders

8

Add roof on swimming pool and improve access

9

Relocate tennis courts to Bothwell Recreation Ground

10

Provide footpath and streetscape improvements

11

Consider closure of Queen Street to through traffic

12

Advocate to DoSG to straighten bends along Hollow Tree Road
- 13

Advocate to DoSG to upgrade road to Melton-Mowbray

14

Support upgrades to local retail premises

15

Add adult exercise machines in parks

16

Advocate for greater access to library services

17

Improve access to recreation centre, including upgraded pedestrian linkages from Bothwell and footpaths within recreation ground

18

Increase visitor centre open hours

19

Increase shading in recreation grounds

20

Retain churches and keep them open

21

Continue to remove willows from river

22

Add tree avenue on way into town

23

Implement management plans for ongoing river health

24

Add walking trail by the river

25

Add seating in parks

26

Investigate potential to expand aged care

LEGEND

Sports Reserves

Community Facilities

Utilities

Local Heritage Place Code Overlay

Tasmanian Heritage Registered Areas

Waterbodies

Watercourses

PRIORITIES

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

A = Advocate | I = Implement | F = Facilitate

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

A SUSTAINABLE, LIVEABLE TOWN			SHORT	MEDIUM	LONG
1.1	To celebrate the existing character of Bothwell				
	Advocate/ Facilitate	Continue to support the operation of the Ratho Farm Golf Course and the Australian Golf Museum to celebrate Bothwell's rich golf history, including an improved pedestrian link between the two.	Ongoing		
	Implement	Continue to maintain Council-owned heritage buildings, ensuring preservation of their unique character and contribution to the town's existing built form.	Ongoing		
	Facilitate	Encourage the retention of historically important buildings no longer needed for their original purpose by utilising their space for town community festivals and events, or for appropriate re-use by the private sector that respects heritage values and includes a level of public access.	Ongoing		
	Implement	Continue to promote and enforce the design criteria contained within the Central Highlands Local Provisions Schedule for the Bothwell Heritage Precinct that seeks to retain and amplify the characteristics of the existing built form.	Ongoing		
	Facilitate	Support proposals in Bothwell that propose renovation or re-purposing of privately owned heritage buildings.	Ongoing		
	Implement	Investigate provision of Design Guidelines for Bothwell that complement the statutory provisions of the Central Highlands Local Provisions Schedule. These may include images,			

A SUSTAINABLE, LIVEABLE TOWN

SHORT

MEDIUM

LONG

		diagrams and frequently asked questions in everyday language to assist the community in understanding the requirements of the Bothwell Heritage Precinct.			
	Implement	Consider identification of iconic scenic landscapes of the Central Highlands municipality, and whether protection of these landscapes is feasible within the Central Highlands Local Provisions Schedule. These landscapes may include sections of Highlands Lake Road and Hollow Tree Road.			
	Implement	Rezone Mount Adelaide to part utility, as shown on Plan 042B, to reflect location of TasWater infrastructure and land use.			
1.2	To retain existing local residents within the township				
	Facilitate	Support new residential development proposals in Bothwell to increase housing supply and provide greater housing choice for existing and new residents.			
	Advocate	Advocate for State Government funding to assist the implementation of additional recreational and social facilities, as well as infrastructure projects to improve the safety and walkability of the town.			
	Implement	Implement recommendations from Bothwell Flood Study (2023), including initiation of a Planning Scheme Amendment for land in Bothwell requiring identification of flood prone area.			
1.3	To attract new residents to the township				
	Implement	Rezone land parcels as indicated on Plan 042B to Village Zone and Low Density Residential Zone to facilitate availability of serviced land for development of diverse housing typologies.			
	Facilitate	Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.	Ongoing		
	Advocate	Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.			

A SUSTAINABLE, LIVEABLE TOWN

SHORT

MEDIUM

LONG

	Implement	Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality that: <ul style="list-style-type: none"> Target younger demographics through the use social media platforms to showcase community life and local attractions. Undertake a renewal of the existing Central Highlands website to create a user-friendly interface that showcases important information on housing, community facilities, and upcoming community events. Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Bothwell. Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living. 			
	Implement	Investigate feasibility of future housing provision and township growth at Investigation Areas 1 and 2 on Plan 042B.			
	Advocate	Advocate to the Department of State Growth for a business case to support establishing a bus network between towns in the Central Highlands and to larger service centres.			
1.4	To identify gaps in key social and community services such as health, education and aged care.				
	Implement	Rezone the entire parcel of land with Bothwell District High School to Community Purpose (as shown on Plan 042B).			
	Advocate	Advocate to the State Government to ensure the sustained operation of Bothwell District High School.			
	Facilitate	Support with Department for Education, Children and Young People the opening of an out of school hours care service co-located with the school. This facility could be expanded to offer long daycare to the 0-5 age group.			

A SUSTAINABLE, LIVEABLE TOWN

SHORT

MEDIUM

LONG

	Implement	Reflect the outputs of the communities future educational needs by implementing actions outlined in the Bothwell District High School Future Needs survey.			
	Facilitate	Investigate feasibility of opening childcare services through provision of funding, supporting community based childcare models, facilitating re-use of existing buildings, assistance with grant applications, or attracting a service provider, as a short term solution.			
	Implement	Consider provision of subsidised long daycare services in a purpose-built facility, potentially co-located with Council-owned aged care facility as a medium and long term solution (Item 26 on Plan 031B).			
	Facilitate/ Advocate	Continue to support provision of library services to the community including hours and service provision that meet community needs (Item 16 in Plan 031B)	Ongoing		
	Implement	Ensure community infrastructure funding sourced from renewable energy operators is utilised to meet established community and infrastructure needs in Bothwell.			
	Implement	Support provision of a community Makers Shed			
	Implement	Investigate provision of Youth programs and activities.			
	Implement	Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 031B) such as: <ul style="list-style-type: none"> • Accessibility upgrades • External cover (roof) • Opening hour changes 			
1.5	To prioritise existing and future community needs.				
	Facilitate	Ensure future housing and growth is located in serviced areas.	Ongoing		

A SUSTAINABLE, LIVEABLE TOWN

			SHORT	MEDIUM	LONG
	Implement	Adopting a new policy ensuring developers contribute proportionally to the cost of any required infrastructure upgrades considered necessary to facilitate future development.			
	Implement	Investigate potential infrastructure bottlenecks that may be blocking areas of the town from being developed due to the 'first mover pays' policy of some major infrastructure providers, and investigate the feasibility implementing a pro-active strategy to resolve such impasses.			
	Facilitate	Investigate the feasibility of using existing community buildings or Council-owned land in Bothwell for child care services.			
	Implement	Develop a detailed streetscape/townscape plan to: <ul style="list-style-type: none"> Determine where upgrades are required to the public realm. Investigate whether current heritage provisions are appropriate and whether design guidelines are required. 			
	Implement	Upgrade footpaths as required to deliver a connected pedestrian network through Bothwell, including: <ul style="list-style-type: none"> Link the Bothwell Recreation Ground to Patrick Street (Item 5 on Plan 031B). Address drainage and footpath upgrades on Schaw Street, as future development requires, (Item 3 on Plan 031B). Upgrades to Croaker's Alley (Item 1 on Plan 031B). Maintenance of footpath on Queen Street (Item 7 on Plan 031B). 			
	Implement	Undertake a Community Needs Assessment.			
	Advocate	Advocate for provision of community services as identified as lacking in the Bothwell Structure Plan and Community Needs Assessment.			

A SUSTAINABLE, LIVEABLE TOWN

A SUSTAINABLE, LIVEABLE TOWN			SHORT	MEDIUM	LONG
	Implement	Utilise funding provided by renewable energy operators to fulfil community services as defined in the Community Needs Assessment.			
	Implement	Undertake an Integrated Transport Strategy for Central Highlands, focusing on improvements to active transport networks, identifying gaps in transport linkages, upgrades required to increase efficiency, sustainability and safety and focus on creating a connected municipality.			
	Implement	Provide a pedestrian footbridge over the river adjacent to existing traffic bridge, linking the historic golf course and tourist attraction of Ratho to Bothwell township.			
	Implement	Investigate feasibility of a walking trail on the western side of the River Clyde linking Bothwell to Ratho, Thorpe Mill and Nant Distillery.			
	Implement	Provide a walking trail from Bothwell Town up Mount Adelaide to the lookout and access to the open space.			
	Implement	Consider a traffic study, with State Government support, to determine if traffic calming and slowing interventions are required, such as stop signs at intersections (Item 6 on Plan 031B).			
	Facilitate	Support development proposals that aim to fulfil under-served needs within Bothwell.	Ongoing		
1.6	To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable town.				
	Implement	Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following: <ul style="list-style-type: none">• Need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing in Bothwell.• Need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.• Partner with aged care and social housing providers in projects to increase the housing stock for these groups.			

A SUSTAINABLE, LIVEABLE TOWN

			SHORT	MEDIUM	LONG
		<ul style="list-style-type: none"> Direct housing growth to Bothwell. Encourage an increase in the number of rental properties available. Addressing viability challenges that present barriers to residential development and housing growth in Bothwell. 			
	Implement	Implement the Bothwell Structure Plan as outlined in the implementation plan.			
	Implement	Review Implementation of the Bothwell Structure Plan periodically to ensure timelines and action items are achieved.	Ongoing		

1.7	To ensure the provision of adequate open space				
	Implement	Review the provision of open space within the municipality.			
	Implement	Produce an Open Space Strategy.			
	Implement	Consider development of a "Greening the Streets" Strategy to: <ul style="list-style-type: none"> Extend the formal tree avenues to the eastern entrance of Bothwell, and westwards from Croakers' Alley entry to the traffic bridge. (Item 22 on Plan 031B) Increase shading at recreation grounds and public open space (Item 19 on Plan 031B). Explore additional areas of Public Realm for greening. 			
	Implement	Upgrade and expand community infrastructure in parks and open spaces, such as seating, rubbish bins, water fountains (Item 25 on Plan 031B).			
	Implement	Relocate tennis courts to the recreation precinct at Hollow Tree Road to create an active recreation hub (Item 9 on Plan 031B) and allow existing tennis court site to be used for additional caravan / motor home parking.			
	Implement	Add community adult exercise equipment to recreation spaces (Item 15 in Plan 031B).			

	Implement	Continue to remove declared weeds, including the invasive willow species from river banks (Item 21 in Plan 031B).	Ongoing		
	Implement	Investigate the potential of consolidating all riverfront land on the western bank of the River Clyde south of Patrick Street to public ownership. This could provide a large area of public open space.			
	Implement	Investigate the potential to provide an off-leash dog exercise area.			

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

2.1	To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.				
	Advocate	Encourage the growth of employment opportunities by supporting the development of new commercial facilities that offer a unique but in-demand need for the community.	Ongoing		
	Advocate	Advocate to State Government for sufficient funding to ensure the ongoing operation of community facilities such as Bothwell District High School, Bothwell Police Station, and Bothwell Fire Brigade.			
	Facilitate/Advocate	Collaborate with renewable energy providers to identify opportunities in the region for future employment and training.			
	Advocate	Consider advocating to Skills Tasmania for support in establishing a Vocational Education and Training hub in Central Highlands focused on agriculture and the renewable energy industry.			
	Advocate	Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.			
	Facilitate	Encourage and support the development of cottage industries, such as local food-based businesses.	Ongoing		
	Facilitate	Support the development of home-based businesses, including the provision of in-home licensed daycare.	Ongoing		
2.2	To sustainably grow the value of the existing agriculture sector.				
	Advocate	Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.	Ongoing		
	Facilitate	Encourage and support young farmers in the region.	Ongoing		

A PRODUCTIVE, RESILIENT ECONOMY**SHORT MEDIUM LONG**

	Advocate	Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.	Ongoing
	Advocate	Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.	Ongoing

2.3	To advocate for the sustainable growth of new agricultural opportunities.			
	Advocate	Encourage intensive and high value activities within irrigated areas.		
	Facilitate	Facilitate the promotion of agricultural opportunities to industry. These may include: <ul style="list-style-type: none"> • Export market opportunities; • Domestic market opportunities; • Information around innovation and technology in the agriculture sector that could be harnessed; • Off-farm income opportunities; • Value-add opportunities. 	Ongoing	
	Facilitate	Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include: <ul style="list-style-type: none"> • Current challenges/barriers to industry growth; • Accommodation options for full-time employees and seasonal workers; • Provision of required community services such as child care to attract staff; • Opportunities for industry growth; and • Research and innovation. 	Ongoing	

2.4	To actively support the development of renewable energy and green infrastructure projects.				
	Advocate	Attract renewable energy projects to develop in the proposed Central Highlands Renewable Energy Zone.			
	Advocate	Advocate to landowner of large agricultural holdings to consider the opportunities of sustainable and/or renewable energy production and green infrastructure.			
	Advocate	Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.			
	Advocate	Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.	Ongoing		
	Facilitate/ Implement	Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by: <ul style="list-style-type: none"> Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects. Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell. Implementing and supporting programs that provide and subsidise key community services such as childcare and medical. Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects. 			
	Advocate	Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).	Ongoing		
	Advocate	Advocate for a mechanism to collect community infrastructure funding from renewable energy operators.			

	Facilitate	Facilitate the apportioning of community infrastructure funding to meet needed services and infrastructure in Bothwell.	Ongoing		
	Facilitate	Support the rezoning of land to facilitate energy intensive industrial and business uses co-located with the Cellars Hill Wind Farm and Weasel Solar Farm			
	Facilitate	Encourage industrial land uses to locate within the Weasel Plains precinct, outside Bothwell and with good connection to existing infrastructure.			
	Facilitate	Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce energy costs. These may include provision of infrastructure such as residential solar panels rather than provision of monetary rebates on power bills.	Ongoing		
	Advocate	Support provision of short-stay workforce accommodation.	Ongoing		

2.5	To support the growth of local industrial and innovation opportunities.				
	Facilitate	Liaise with renewable energy project proponents as they arise (e.g. hydro, wind, solar, battery projects).	Ongoing		
	Facilitate	Investigate industrial land requirements to facilitate projected growth of renewable energy sector.			
	Implement	Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.	Ongoing		
	Implement	Seek to collect funds from proponents and re-distribute for community projects and initiatives that improve liveability and socioeconomic outcomes.	Ongoing		
2.6	To improve existing digital and transport infrastructure.				
	Advocate	Advocate for relevant road improvements and upgrades to ensure efficient and safe vehicle movements across the municipality, specifically: <ul style="list-style-type: none">• Linkages to Melton-Mowbray and greater Hobart (Item 13 on Plan 031B).• Straighten bends in Hollow Tree Road (Item 12 on Plan 031B).			
	Advocate	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.	Ongoing		
	Implement	Ensure that developers contribute proportionally to any required upgrades to transport infrastructure considered necessary for successful development.			
	Facilitate	Investigate, with Elders, an improved traffic solution for large trucks accessing the Elders yard off Queen Street.			
2.7	To encourage the growth of existing and new retail and commercial services.				
	Facilitate	Encourage retail/commercial premises to remain as such.	Ongoing		
	Advocate	Attract new retail and commercial businesses to establish in Bothwell.	Ongoing		

	Facilitate	Support growth and development of existing retail and commercial businesses (Item 14 in Plan 031B)	Ongoing
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A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

3.1	To enhance the visitor service role of Bothwell				
	Implement	Consider provision of an EV charger.			
	Implement/ Facilitate	Optimise towns for capturing the RV market by focusing on improving RV friendly infrastructure.	Ongoing		
	Implement	Consider expansion and upgrades to the Council-owned caravan parks in Bothwell, potentially expanding onto land used for the current tennis court if that is relocated to the Recreation Ground.			
	Implement	Add signage to the caravan park to allow for easy identification of location by visitors (Item 4 on Plan 031B).			
	Facilitate	Attract and encourage investment in new commercial accommodation.			
	Implement	Review wayfinding and tourist signage in Bothwell. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.			
	Advocate	Encourage tourism and community events within and proximate to townships.	Ongoing		
	Implement	Review opening hours of visitor centre to ensure potential visitors to the region are welcomed (Item 18 on Plan 031B).			
	Implement	Upgrade the amenity of the intersection of Patrick and Queen Street. Consider implementation of footpaths, pedestrian refuges and landscaping (Item 10, Plan 031B).			
3.2	To facilitate development of tourism attractors in the region.				
	Advocate/ Implement	Develop and implement a Destination and Tourism Action Plan in conjunction with local tourism operators.	Ongoing		

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

	Advocate	Advocate for funding through relevant State and Federal Government streams to prepare a series of cultural, historical, and community events such as: <ul style="list-style-type: none"> • Heritage walks and tours • Community festivals and exhibitions • Cultural and educational programmes • Culinary trails • Local ambassador programmes 	Ongoing		
	Facilitate	Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.	Ongoing		
	Facilitate/ Advocate	Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.	Ongoing		
	Facilitate	Collaborate with Hydro Tasmania to provide linkages to the Hydro Power Trail.			
	Advocate	Advocate for the conversion of heritage properties for tourism / hospitality uses in Bothwell.			
	Advocate	Advocate for the re-opening of Nant Distillery north of Bothwell.			
	Facilitate	Support agri-tourism and farm-gate experiences on regional properties.	Ongoing		
	Facilitate	Establish a regular farmer's market, with direct to public sales.			
	Facilitate	Support new trail and mountain biking experiences in the region.			
	Advocate	Encourage new tourism and community events to be held in the municipality.			
	Facilitate	Support heritage-based tourism opportunities that celebrate the built and natural heritage of Bothwell.			

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

3.3	To improve activation and accessibility of the region's signature water and nature based assets.				
	Implement	Improve promotional and wayfinding signage across popular water and nature-based areas			
	Implement	Improve public access and activation of water and nature-based areas.			
	Implement	Review available community infrastructure such as seating, rubbish bins, and lighting, and enhance or upgrade as required (Item 2, Plan 031B).			
	Implement	Provide a walking trail along the river that links to key destinations within Bothwell (Item 24 in Plan 031B).			
	Implement	Maintain the attraction of the River Clyde by ensuring best-practice stormwater management guidelines are followed by key stakeholders, landowners and developers (Item 23, Plan 031B).	Ongoing		

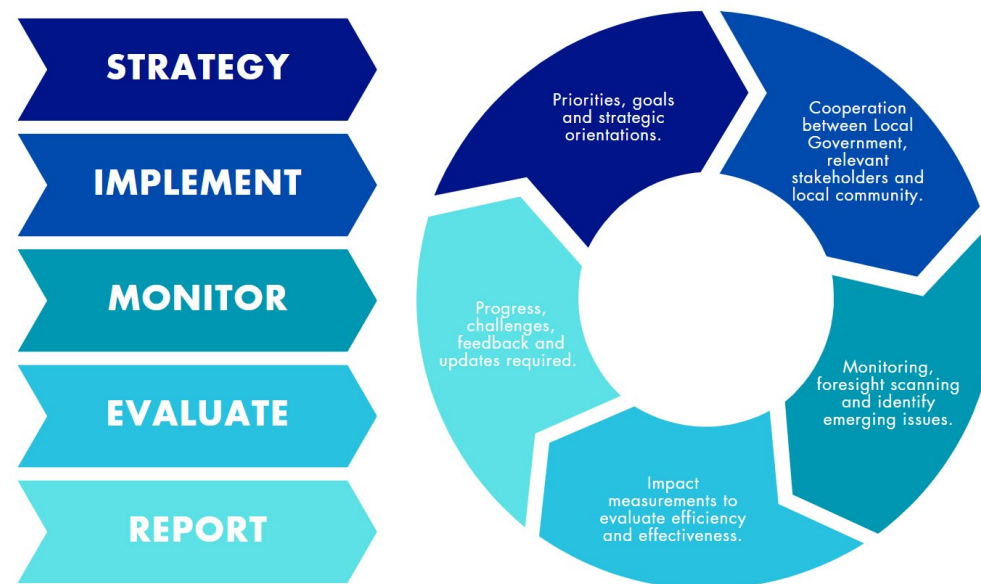
MONITORING

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

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

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

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



BOTHWELL TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis

APPENDIX D: Central Highlands Council, Socio-Economic Futures: A strategic, dynamic analysis & directions, by Creating Preferred Futures (2025)