

What is a Structure Plan?

Structure Plans define the preferred direction of future growth and how it will be managed. Council works with the community to determine exactly how a 'township' should grow, taking into account regional population trends and regional growth over the next 15-20 years.

Structure plans give effect to the policies and objectives set out for township in state policy and provide for changing community needs.

They guide the major changes to land use, built form, subdivision and public spaces that together can achieve economic, social and environmental objectives for the township.

Key areas that are coordinated in a Structure Plan include transport networks, public open space, utility and service networks, urban water management, development standards, community infrastructure and other investment programs.

Structure planning can help Council to:

- Structure planning can help Council to:
- Provide greater certainty to the local community and investors about its expectations for the future form of development in Central Highlands.
- Manage change to ensure the townships Bothwell, Ouse and Hamilton is an attractive, vibrant place to live, work and shop.
- Ensure economic and social vitality of the area.
- Make best use of Council resources and focus Council investment to best serve the community.

QUESTIONS? CONTACT US!

Please provide your feedback on the forms provided. If you have further comments or questions please email them to the Town via development@centralhighlands.tas.gov.au



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EMERGING COMMUNITY THEMES

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

A SUSTAINABLE & LIVEABLE MUNICIPALITY



A PRODUCTIVE & RESILIENT ECONOMY



A THRIVING TOURISM SECTOR

A VISION FOR BOTHWELL

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

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



BOTHWELL

PLAN 001A - Aerial





Item	Description
1	Improve Croaker's Alley
2	Need a bin at Wentworth Street end of Croaker's Alley
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	Upgrade tennis courts
10	Upgrade pub/Elders/servo corner
11	Close Queen Street to through traffic
12	Straighten bends along Hollowtree Road
13	Upgrade road to Melton-Mowbray
14	Upgrade local IGA
15	Add adult exercise machines in parks
16	Improve library services
17	Improve access to recreation centre
18	Increase visitor centre open hours
19	Increase shading in recreation grounds
20	Retain churches and keep them open
21	Remove willows from river
22	Add tree avenue on way into town
23	Clean up Clyde River
24	Add walking trail by the river
25	Add seating in parks

LEGEND

Sports Reserves

Community Facilities

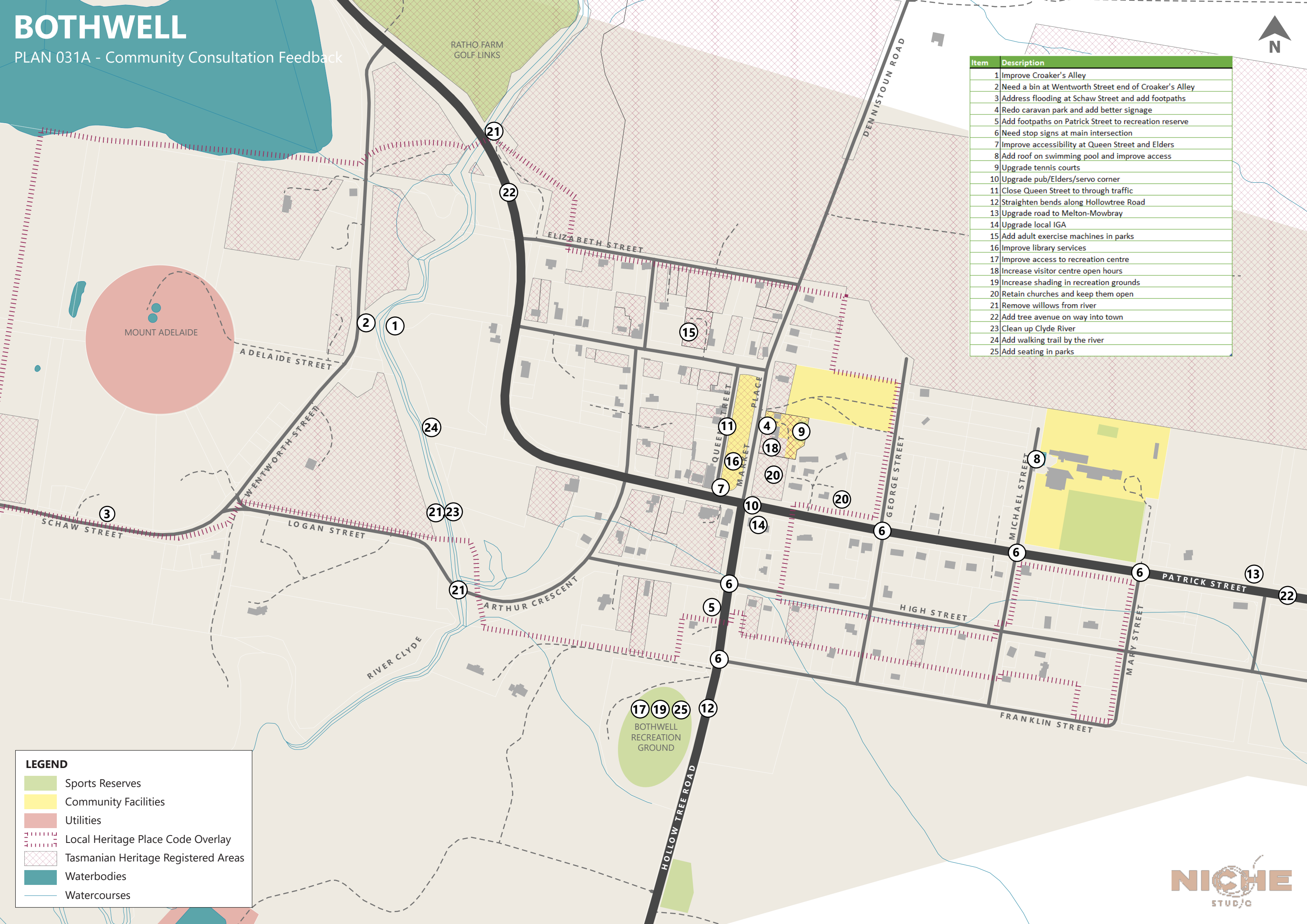
Utilities

Local Heritage Place Code Overlay

Tasmanian Heritage Registered Areas

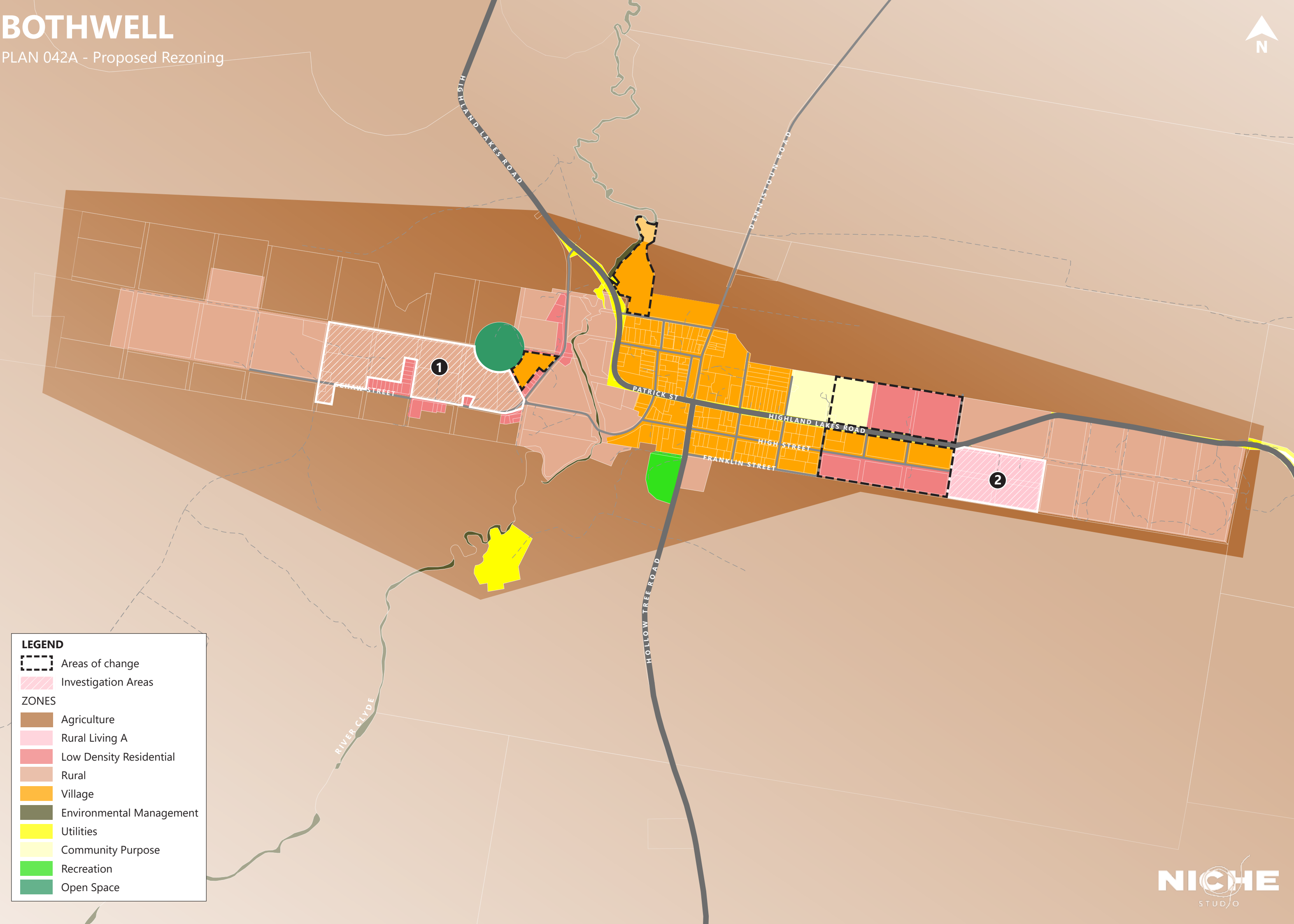
Waterbodies

Watercourses



BOTHWELL

PLAN 042A - Proposed Rezoning



LEGEND

- Areas of change
- Investigation Areas
- ZONES**
 - Agriculture
 - Rural Living A
 - Low Density Residential
 - Rural
 - Village
 - Environmental Management
 - Utilities
 - Community Purpose
 - Recreation
 - Open Space



A SUSTAINABLE & LIVEABLE MUNICIPALITY

Bothwell

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 Support the retention of historically important buildings (such as the St Michael & All Angels Anglican Church and St Lukes Uniting Church) by utilising their space for town community festivals and events relevant to their history.

1.4 Continue to promote and enforce the design criteria contained within the Central Highlands Local Provisions Schedule of the Tasmanian Planning Scheme for the Bothwell Heritage Precinct that seek to retain and amplify the characteristics of the existing built form.

1.5 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

1.6 Support proposals in Bothwell that propose allowable renovation or re-purposing of privately owned heritage buildings in line with the requirements of the Bothwell Heritage Precinct in the Central Highlands Local Provisions Schedule.

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 42A 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 social media platforms to showcase community life and local attractions.
- Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Bothwell.
- 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 42A.





A SUSTAINABLE & LIVEABLE MUNICIPALITY

Bothwell

4) TO IDENTIFY GAPS IN KEY SOCIAL AND RECREATIONAL SERVICES SUCH AS HEALTH, EDUCATION AND AGED CARE

4.1 Rezone the entire parcel of land with Bothwell Secondary School to Community Purpose (as shown on Plan 42A).

4.2 Advocate to the State Government to ensure the sustained operation of Bothwell Secondary School.

4.3 Review provision of library services to the community. If appropriate, adjust opening hours and service provision to meet community needs (Item 16 in Plan 31A).

4.4 Review swimming pool access by the community and determine whether usage would benefit from upgrades (Item 8, Plan 31A) such as:

- Accessibility upgrades
- External cover
- 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 Investigate the feasibility of using existing community buildings in Bothwell for child care services.

5.3 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 31A).
- Link Schaw Street to the heart of Bothwell (Item 3 on Plan 31A).
- Upgrades to Croaker's Alley (Item 1 on Plan 31A).
- Maintenance of footpath on Queen Street (Item 7 on Plan 31A).

5.4 Undertake a Community Needs Assessment.

5.5 Advocate for provision of community services as identified as lacking in the Community Needs Assessment.

5.6 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.

5.7 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 31A).

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.

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 an Urban Forest Strategy to:

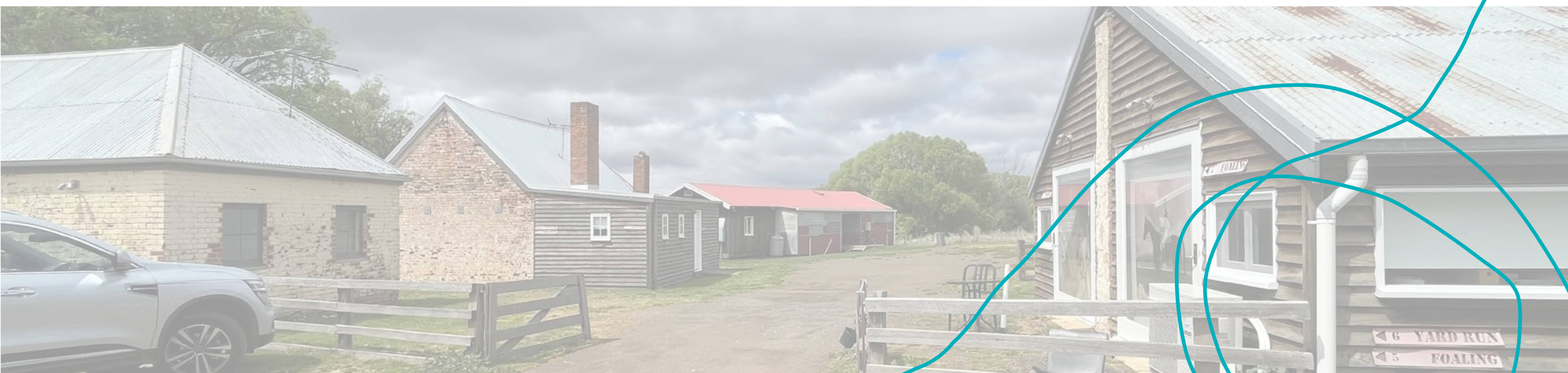
- Extend the formal tree avenues to the eastern entrance of Bothwell, and westwards from Croakers' Alley entry to the traffic bridge (Item 22 on Plan 31A).
- Increase shading at recreation grounds and public open space (Item 19 on Plan 31A).

7.4 Upgrade and expand community infrastructure in parks and open spaces, such as seating, rubbish bins, water fountains (Item 25 on Plan 31A).

7.5 Consider relocation of tennis courts to the recreation precinct at Hollow Tree Road to create an active recreation hub (Item 9 on Plan 31A) 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 31A).

7.7 Continue to remove invasive willow species from river banks (Item 21 in Plan 31A).





PRODUCTIVE & RESILIENT ECONOMY

Bothwell

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.
- 8.4** Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.

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** Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.
- 9.3** Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.
- 9.4** Facilitate and participate in an annual roundtable event for local agriculture industry representatives. Discussion points should include:
 - The state and outlook for the sector; and
 - The regulatory environment.

10) TO ADVOCATE FOR THE SUSTAINABLE GROWTH OF NEW AGRICULTURAL OPPORTUNITIES

- 10.1** Encourage intensive and high value activities within irrigated areas.
- 10.2** Promote agricultural opportunities to industry. These may include:
 - Export market opportunities;
 - Domestic market opportunities;
 - Information around innovation and technology in the agriculture sector that could be harnessed;
 - Off-farm income opportunities;
 - Value-add opportunities.
- 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;
 - 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 Central Highlands Renewable Energy Zone.
- 11.2** Advocate to landowners of large agricultural holdings within the proposed REZ to consider the opportunities of Agri-solar development.
- 11.3** Advocate for and support new investment in commercial and industrial activities that serve the renewable energy project supply-chain.
- 11.4** Facilitate the attraction and retention of workers associated with the renewable energy and green infrastructure industry by:
 - Implementing programs that subsidise key workers accommodation associated with local renewable and green infrastructure projects.
 - Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Bothwell.
 - Investigate opportunities for co-working spaces to encourage the attraction of small businesses and digital nomads associated with local renewable and green infrastructure projects.
- 11.5** Advocate for ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah).
- 11.6** Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.
- 11.7** Support provision of short-stay workforce accommodation.



PRODUCTIVE & RESILIENT ECONOMY

Bothwell

12) TO SUPPORT THE GROWTH OF LOCAL INDUSTRIAL AND INNOVATION OPPORTUNITIES

- 12.1** Liaise with renewable energy project proponents as they arise (e.g. 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 31A).
 - Straighten bends in Hollow Tree Road (Item 12 on Plan 31A).
- 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** Consider closure of Queen Street to through traffic to encourage the preferential use of Market Place (Item 11 on Plan 31A).
- 13.5** 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** Discourage the conversion/adaptation of retail/commercial premises into residential uses.
- 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 31A).





THRIVING TOURISM SECTOR

Bothwell

15) TO ENHANCE THE VISITOR SERVICE ROLE OF BOTHWELL

- 15.1** Optimise towns for capturing the RV market by focusing on improving RV friendly infrastructure.
- 15.2** 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.
- 15.3** Add signage to the caravan park to allow for easy identification of location by visitors (Item 4 on Plan 31A).
- 15.4** Attract and encourage investment in new commercial accommodation.
- 15.5** Review wayfinding and tourist signage in Bothwell. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.
- 15.6** Encourage tourism and community events within and proximate to townships.
- 15.7** Review opening hours of visitor centre to ensure potential visitors to the region are welcomed (Item 18 on Plan 31A).
- 15.8** Upgrade the amenity of the intersection of Patrick and Queen Street. Consider implementation of footpaths, pedestrian refuges and landscaping (Item 10, Plan 31A).

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** Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- 16.3** Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- 16.4** Advocate for the re-opening of Nant Distillery north of Bothwell.
- 16.5** Support agri-tourism and farm-gate experiences on regional properties.
- 16.6** Establish a regular farmer's market, with direct to public sales.
- 16.7** Support new trail and mountain biking experiences in the region.
- 16.8** Encourage new tourism and community events to be held in the municipality.
- 16.9** 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 31A).
- 17.4** Provide a walking trail along the river that links to key destinations within Bothwell (Item 24 in Plan 31A).
- 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 31A).



A VISION FOR OUSE

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

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





OUSE

PLAN 033A - Community Consultation Feedback

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

LEGEND

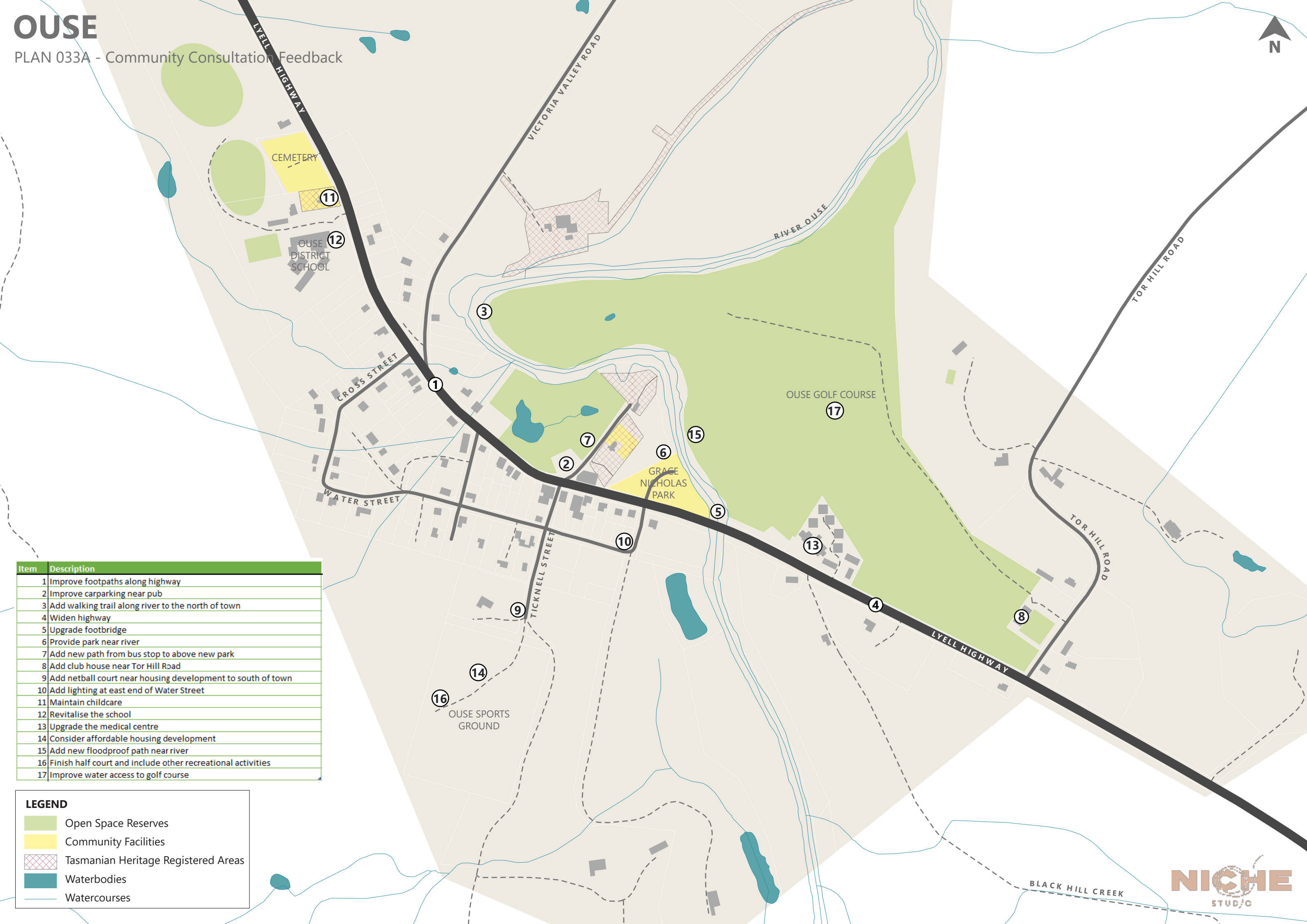
Open Space Reserves

Community Facilities

Tasmanian Heritage Registered Areas

Waterbodies

Watercourses



LEGEND

Areas of change

Investigation Areas

Public Toilets

Half Court

ZONES

Agriculture

Rural

Village

Future Urban

Environmental Management

Utilities

Community Purpose

Recreation

Open Space

A SUSTAINABLE & LIVEABLE MUNICIPALITY

Ouse

1) TO CELEBRATE THE EXISTING CHARACTER OF OUSE

1.1 Continue to support the operation of the Ouse Golf Course (marked as 17 on Plan 32A) by utilising the facility to host sporting and community events.

1.2 Support the retention of historically important buildings (such as the St John the Baptist Anglican Church) by utilising their space for town community festivals and events relevant to their history.

1.3 Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme.

1.4 Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.

1.5 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

1.6 Ensure the architecture of new buildings respond to the surrounding established character of Ouse.

2) TO RETAIN EXISTING LOCAL RESIDENTS WITHIN THE TOWNSHIP

2.1 Support new residential development proposals in Ouse to increase housing supply and provide greater housing choice for existing and new residents, including aged care and key worker accommodation.

2.2 Improve residential amenity by supporting the implementation of additional recreational and social facilities within Ouse by:

- Encourage the refurbishment and improvement of the Golf Club House (marked as 8 on Plan 32A) located near Tor Hill Road.
- Constructing new netball court (marked as 9 on Plan 32A) located near proposed housing development to the south of Ouse.
- Finalising works associated with the half court (marked as 16 on Plan 32A).
- Support continuance of existing childcare (marked 11 on Plan 32A).

2.4 Advocate for State Government funding to improve the walkability of Ouse by providing upgrades and construction of new active travel infrastructure by:

- Improving existing footpaths along Lyell Highway (marked 1 on Plan 32A).
- Improving existing footbridge over the River Ouse (marked as 5 on Plan 32A).
- Constructing new footpath connection Grace Nicholas Park to Bridge Hotel Road (marked as 7 on Plan 32A).
- Constructing new floodproof footpaths adjacent to the River Ouse (marked as 15 on Plan 32A).

2.5 Advocate for State Government funding to improve the existing safety by providing improvements to vehicular movement and parking provisions within the town of Ouse by:

- Improving the carparking provisions within the centre of Ouse (marked as 2 on Plan 32A).
- Undertaking works associated with widening the Lyell Highway (marked as 4 on Plan 32A).
- Implementing additional lighting at the east end of Water Street (marked as 10 on Plan 32A).

3) TO ATTRACT NEW RESIDENTS TO THE TOWNSHIP

3.1 Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle-aged working families.

3.2 Investigate opportunities for developing Council owned land (marked as 14 of Plan 32A) to provide a mixture of residential typologies including affordable housing.

3.3 Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.

3.4 Investigate opportunities to provide key worker accommodation for existing and future industries within close proximity to the township.

3.5 Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality that:

- Target younger demographics through the use social media platforms to showcase community life and local attractions.
- Undertake a renewal of the existing Ouse website to create a user-friendly interface that showcases important information on housing, community facilities, and upcoming community events.
- Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.



A SUSTAINABLE & LIVEABLE MUNICIPALITY

Ouse

4) TO IDENTIFY GAPS IN KEY SOCIAL AND RECREATIONAL SERVICES SUCH AS HEALTH, EDUCATION AND AGED CARE

4.1 Support the rezoning of land from Village to Community Purpose in the following locations:

- Ouse Fire Station
- Lachlan Hotel
- St John the Baptist

4.2 Support the rezoning of land to Open Space in the following locations:

- Grace Nicholas Park
- Half Court at Ouse Rec Reserve

4.3 Advocate to the State Government to enable the revitalisation of the Ouse District School (marked as 12 on Plan 32A).

4.4 Investigate feasibility of expanding existing childcare service through provision of funding, assistance with grant applications, or attracting a service provider.

4.5 Advocate to the State Government for sufficient funding to provide upgrades to the Moreton Group Rural Health Centre (marked as 13 on Plan 32A).

5) TO PRIORITISE EXISTING AND FUTURE COMMUNITY NEEDS

5.1 Ensure location of future housing and growth in serviced areas.

5.2 Developers should contribute proportionally to the cost of any required servicing upgrade considered necessary to facilitate future development.

5.3 Conduct flood mapping of the River Ouse and implement any recommendations arising to ensure protection of community safety and assets.

5.4 Develop a strategy to attract and retain staff for the existing medical centre.

5.5 Undertake a Community Needs Assessment.

5.6 Advocate for provision of community services as identified as lacking in the Community Needs Assessment.

5.7 Support development proposals that aim to fulfil under-served community needs within Ouse.

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:

- The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing.
- The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ ageing residents.
- Partner with aged care and social housing providers in projects to increase the housing stock for these groups.
- Direct housing growth to Ouse.
- Encourage an increase in the number of rental properties available.
- Addressing viability challenges that present barriers to residential development and housing growth in Ouse.

6.2 Implement the Ouse Structure Plan as outlined in the implementation plan.

6.3 Review implementation of the Ouse Structure Plan periodically to ensure timelines and action items are achieved.

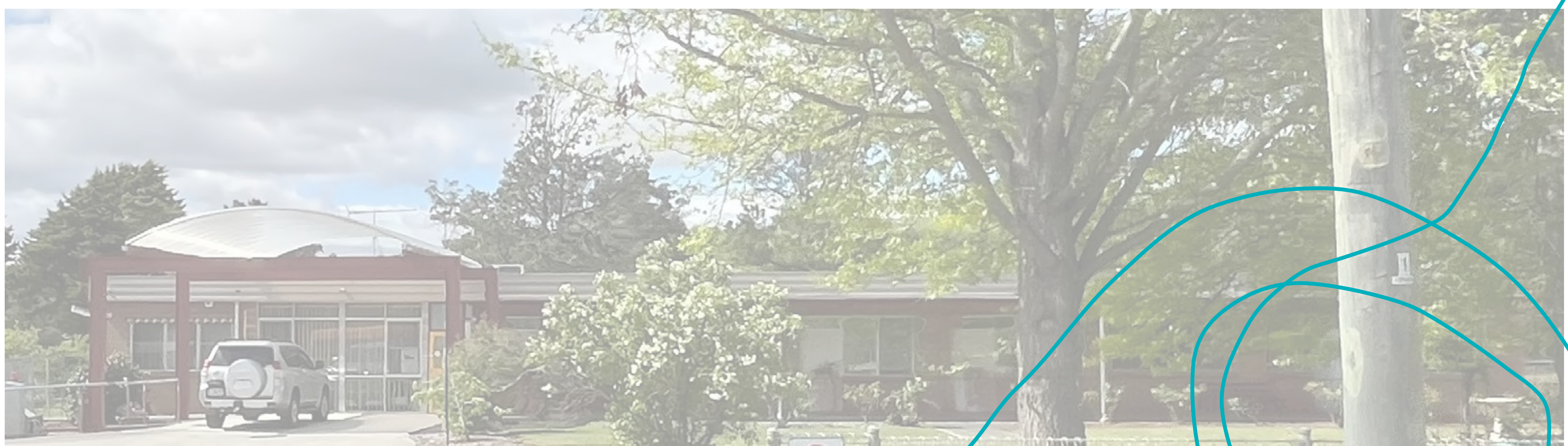
7) TO ENSURE THE PROVISION OF ADEQUATE OPEN SPACE

7.1 Review the provision of open space within the municipality.

7.2 Produce an Open Space Strategy.

7.3 Improve open space amenity by supporting the implementation of additional recreational and leisure facilities within Ouse by:

- Constructing a walking trail along the River Ouse to the north of the town (marked as 3 on Plan 32A).
- Constructing a new park adjacent to the River Ouse (marked as 6 on Plan 32A).
- Providing additional recreational facilities surrounding the existing half court development (marked as 16 on Plan 32A).





PRODUCTIVE & RESILIENT ECONOMY

Ouse

8) TO GROW AND FOSTER EMPLOYMENT OPPORTUNITIES UNIQUE TO THE AREA, REFLECTING THE INDIVIDUALITY OF THE LOCATION

8.1 Encourage the retention and growth of existing employment opportunities within the health care industry by:

- Facilitating upgrades to the existing aged care units at the Moreton Group Rural Health Centre.
- Implementing programs that subsidise key workers accommodation associated with the health care sector.

8.2 Promote opportunities for growth of the commercial sector in Ouse by:

- Improving wayfinding along Lyell Highway to promote commercial facilities to passing traffic.
- Supporting the addition of commercial facilities that offer a new service to the local economy.
- Advocating to State Government for funding to provide monetary incentives that encourage innovation within the service-based economy of Ouse.

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 Support and enhance highly specialised agriculture activities, especially within established irrigated areas in Central Highlands.

9.3 Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.

9.4 Explore opportunities to establish farm-gate sales or a regular farmer's market with direct sales to the general public.

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

- The state and outlook for the sector; and
- The regulatory environment.

10) TO ADVOCATE FOR THE SUSTAINABLE GROWTH OF NEW AGRICULTURAL OPPORTUNITIES

10.1 Encourage intensive and high value activities within irrigated areas.

10.2 Promote agricultural opportunities to industry. These may include:

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

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;
- 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 Central Highlands Renewable Energy Zone.

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

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

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

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

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

11.6 Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.





PRODUCTIVE & RESILIENT ECONOMY

Ouse

12. TO SUPPORT THE GROWTH OF LOCAL INDUSTRIAL AND INNOVATION OPPORTUNITIES

- 12.1** Liaise with renewable energy project proponents as they arise (e.g. 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 road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality.
- 13.2** Explore opportunities to build on service offerings to road freight utilising the Lyell Highway.
- 13.3** Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.

14. TO ENCOURAGE THE GROWTH OF EXISTING AND NEW RETAIL AND COMMERCIAL SERVICES

- 14.1** Discourage the conversion/adaptation of retail/commercial premises into residential uses.
- 14.2** Attract new retail and commercial businesses to establish in Ouse.



THRIVING TOURISM SECTOR

Ouse

15) TO ENHANCE THE VISITOR SERVICE ROLE OF OUSE

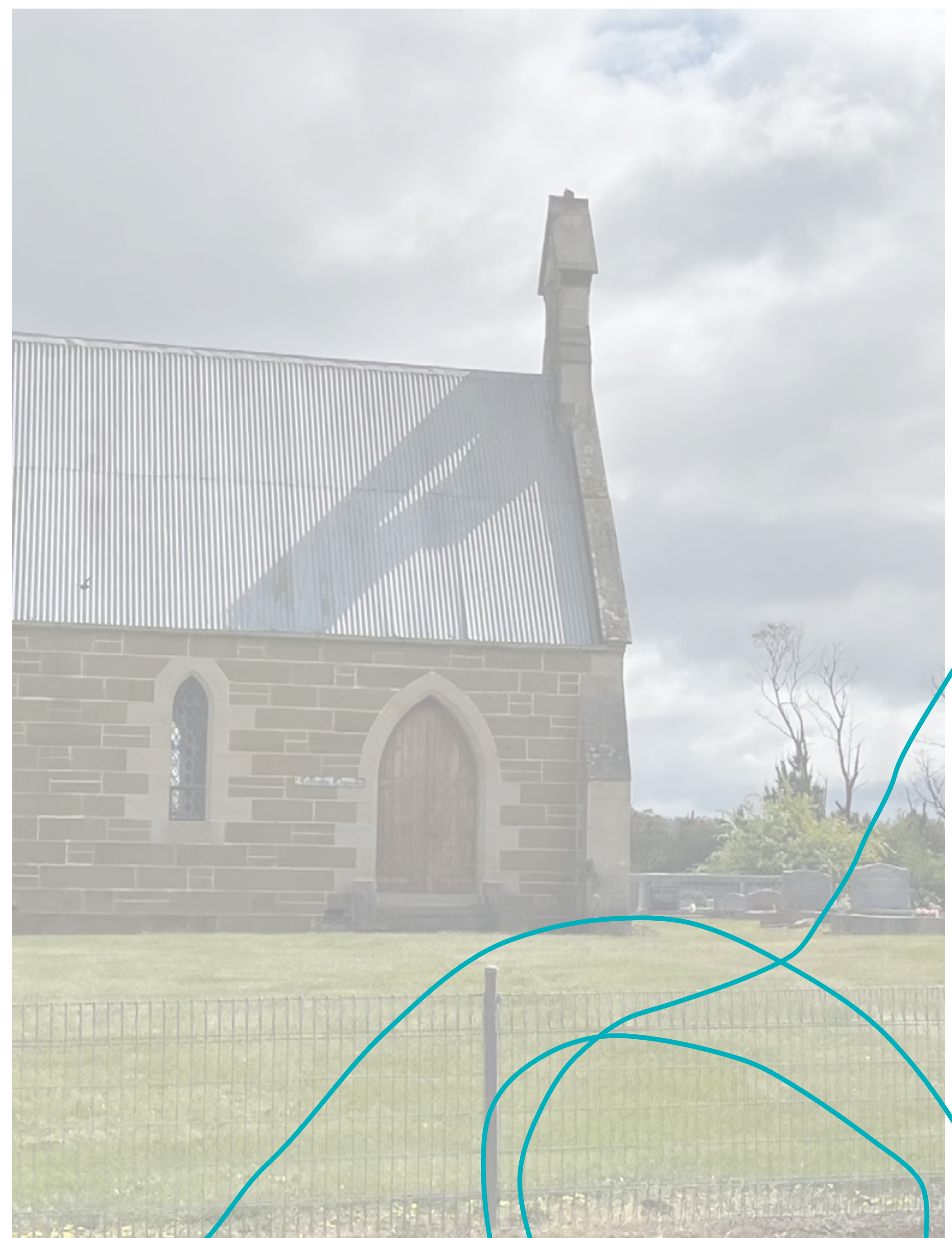
- 15.1** Optimise towns for capturing the RV market by focusing on improving RV friendly infrastructure.
- 15.2** Attract and encourage investment in new commercial accommodation.
- 15.3** Review wayfinding and tourist signage in Ouse. Identify any gaps in the provision of wayfinding and tourist signs in strategic areas.
- 15.4** Leverage off the towns existing golf course facilities to provide unique tourism opportunities surrounding sports tourism.
- 15.5** Encourage alternative tourism and community events within and proximate to townships.

16) TO FACILITATE DEVELOPMENT OF TOURISM ATTRACTORS IN THE REGION

- 16.1** Promote the growth of agri-tourism opportunities through the support of initiatives such as:
 - Encouraging local farmers to explore Farm Stays that offer accommodation, farm tours, petting zoos.
 - Encouraging local farmers to engage in Farm-to-Table activities that promote local produce and products.
- 16.2** Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.
- 16.3** Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- 16.4** Support new trail and mountain biking experiences in the region.
- 16.5** Encourage new tourism and community events to be held in the municipality.

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.
- 17.4** Celebrate built and First Nations heritage locations, where appropriate.



A VISION FOR HAMILTON

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

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

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



HAMILTON

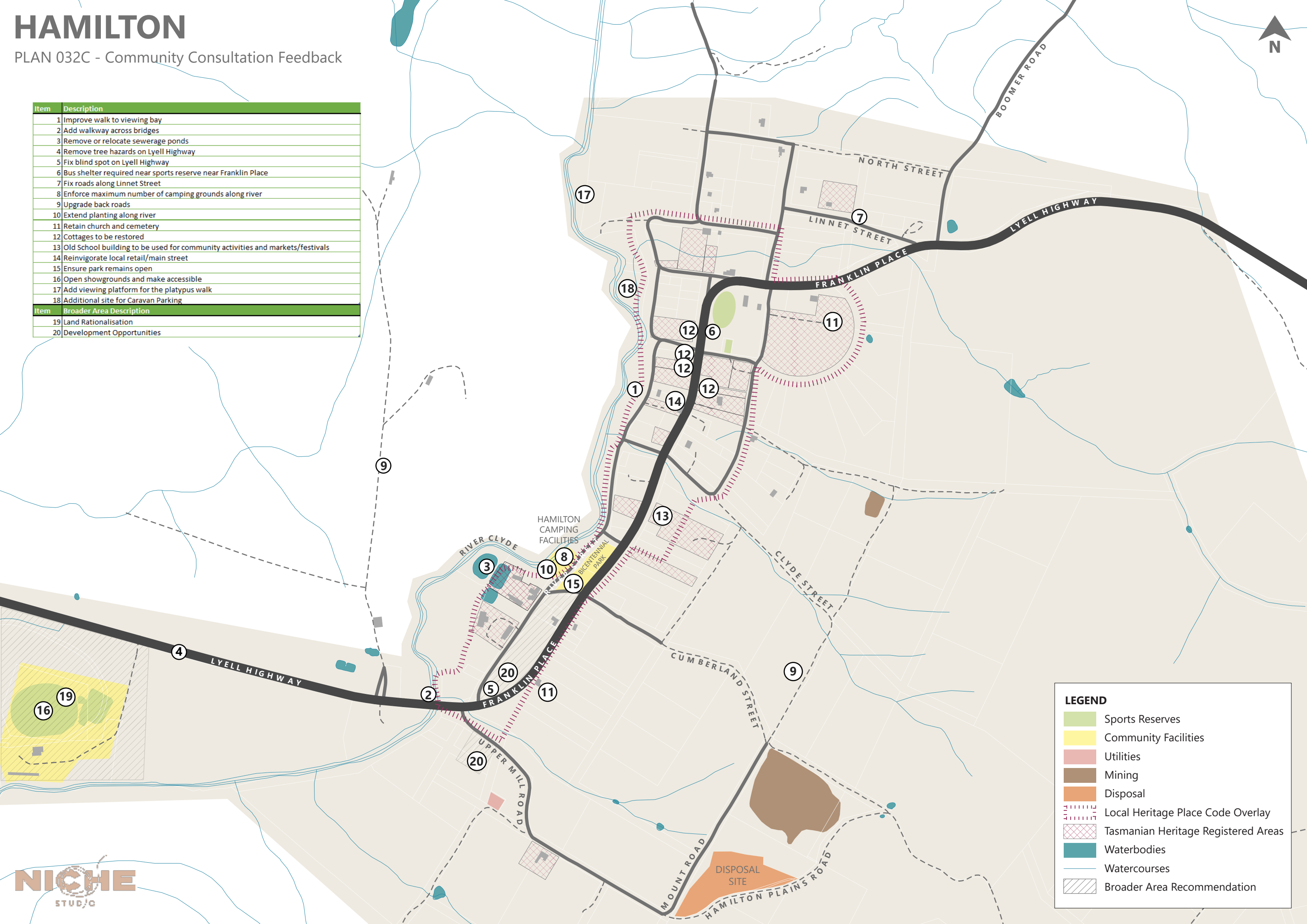
PLAN 003A - Aerial



HAMILTON

PLAN 032C - Community Consultation Feedback

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



LEGEND

Sports Reserves

Community Facilities

Utilities

Mining

Disposal

Local Heritage Place Code Overlay

Tasmanian Heritage Registered Areas

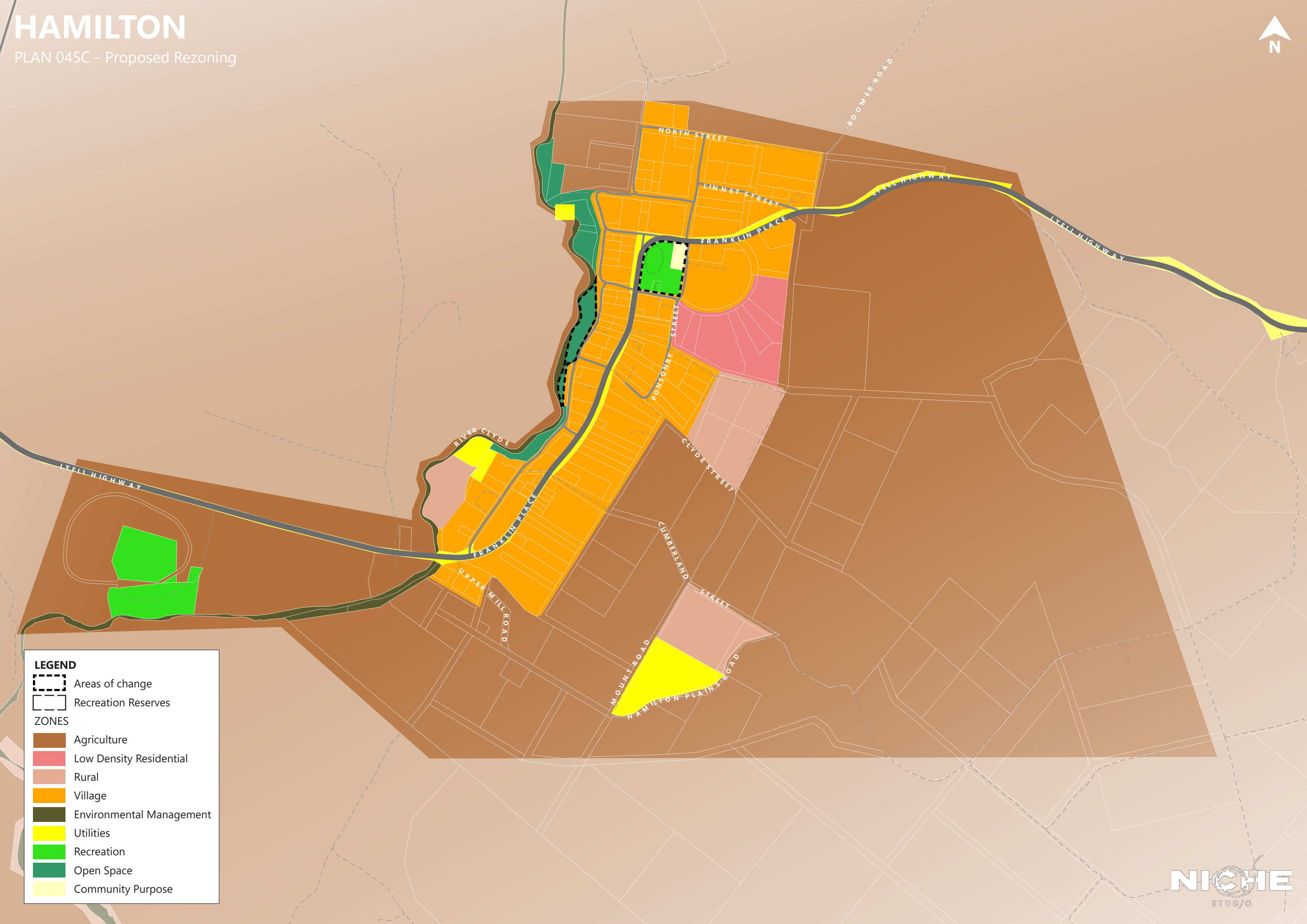
Waterbodies

Watercourses

Broader Area Recommendation

HAMILTON

PLAN 045C - Proposed Rezoning



LEGEND

- Areas of change
- Recreation Reserves
- ZONES**

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



A SUSTAINABLE & LIVEABLE MUNICIPALITY

Hamilton

1) TO CELEBRATE THE EXISTING CHARACTER OF HAMILTON

- 1.1** Continue to maintain Council-owned heritage buildings that contribute to the established character of Hamilton.
- 1.2** Continue to promote and enforce the design criteria contained within the Central Highlands Local Provisions Schedule of the Tasmanian Planning Scheme for the Hamilton Heritage Precinct that seek to retain and amplify the characteristics of the existing built form.
- 1.3** Promote opportunities for landowners to support maintenance of privately-owned heritage buildings through application for grant funding, such as the State government Built Heritage Grants Scheme e.g. the heritage cottages marked as 12 on Plan 32A.
- 1.4** Support the retention of historically important buildings by utilising their space for town community festivals and events relevant to their history, such as St Peter's Anglican Church (marked as 11 on Plan 32A) and the Old School building (marked as 13 on Plan 32A).
- 1.5** Implement a set of comprehensive design guidelines that seek to retain and amplify the characteristics of the existing built form.
- 1.6** 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, including the existing Hamilton Show
 - Cultural and educational programmes
 - Culinary trails
 - Local ambassador programmes
- 1.7** Ensure that the architecture of new buildings respond to the surrounding established character of Hamilton.
- 1.8** Extend existing vegetation planting along Council-owned land fronting the river, as marked in point 10 on Plan 32A.

2) TO RETAIN EXISTING LOCAL RESIDENTS WITHIN THE TOWNSHIP

- 2.1** Support new residential development proposals in Hamilton to increase housing supply and provide greater housing choice for existing and new residents.
- 2.2** Advocate for State Government funding to improve active transport connections and network within Hamilton:
- Construct pedestrian paths on existing bridges (Item 2 on Plan 32A).
 - Improve footpath to viewing bay (Item 1 on Plan 32A).

3) TO ATTRACT NEW RESIDENTS TO THE TOWNSHIP

- 3.1** Advocate for funding to prepare a Resident Attraction Strategy to attract new residents to live in the municipality, focusing on attracting young and middle aged working families.
- 3.2** Promote lifestyle and affordability advantages of Central Highlands through the use of marketing campaigns that attract new residents to live and work in the municipality:
- Target younger demographics through the use social media platforms to showcase community life and local attractions.
 - Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Hamilton.
 - Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living.
- 3.3** Support development of new community facilities and services in Hamilton.
- 3.4** Investigate opportunities to provide key worker accommodation within the township.
- 3.5** 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.
- 3.6** Support private development that provides a diversity of housing typologies that promote a mixture of demographics such as individuals, young families, and elderly.

4) TO IDENTIFY GAPS IN KEY SOCIAL AND RECREATIONAL SERVICES SUCH AS HEALTH, EDUCATION AND AGED CARE

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





A SUSTAINABLE & LIVEABLE MUNICIPALITY

Hamilton

5) TO PRIORITISE EXISTING AND FUTURE COMMUNITY NEEDS

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

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:
 - The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing.
 - The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents.
 - Partner with aged care and social housing providers in projects to increase the housing stock for these groups.
 - Direct housing growth to Hamilton.
 - Encourage an increase in the number of rental properties available.
- 6.2** Implement the Hamilton Structure Plan as outlined in the implementation plan.
- 6.3** Review implementation of the Hamilton Structure Plan periodically to ensure timelines and action items are achieved.

7) TO ENSURE THE PROVISION OF ADEQUATE OPEN SPACE

- 7.1** Rezone the current Village Zone land on Franklin Place comprising the oval and tennis court to Recreation Zone, as shown in Plan 45C.
- 7.2** Rezone Council-owned land adjoining the River Clyde to Open Space, as shown in Plan 45C. Consider its potential use as an overflow area for caravans and campers.
- 7.3** Ensure adequate fundings is provided to facilitate the continued maintenance and operation of the Bicentennial Park, as marked 15 on Plan 32A.
- 7.4** Review the provision of open space within the municipality.
- 7.5** Produce an Open Space Strategy for the municipality.
- 7.6** Provide active recreation opportunities for children, such as a formal playground or informal playspace, leveraging on the unique natural characteristics of the town.



PRODUCTIVE & RESILIENT ECONOMY

Hamilton

8) TO GROW AND FOSTER EMPLOYMENT OPPORTUNITIES UNIQUE TO THE AREA, REFLECTING THE INDIVIDUALITY OF THE LOCATION

8.1 Encourage the reinvigoration of local retail services located along Franklin Place (marked as 14 on Plan 32A) by:

- Supporting the development of new commercial services located along Franklin Place.
- Implementing programs that offer subsidise rental agreements for commercial services establishing on Franklin Place.

8.2 Advocate for funding of existing specialist local knowledge bases, such as revegetation and catchment management, to develop and grow innovative employment opportunities.

8.3 Investigate opportunities to explore new economic opportunities, including carbon and nature offset pilot programs.

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 Support and enhance highly specialised agriculture activities, especially within established irrigated areas in Central Highlands.

9.3 Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.

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

- The state and outlook for the sector; and
- The regulatory environment.

10) TO ADVOCATE FOR THE SUSTAINABLE GROWTH OF NEW AGRICULTURAL OPPORTUNITIES

10.1 Encourage intensive and high value activities within irrigated areas.

10.2 Promote agricultural opportunities to industry. These may include:

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

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;
- 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 Central Highlands Renewable Energy Zone.

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

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

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

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

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

11.6 Support community-led renewable energy projects in the municipality and other green initiatives. Projects should consider capacity building and social inclusion across the community and seek to reduce local energy costs.



PRODUCTIVE & RESILIENT ECONOMY

Hamilton

12) TO SUPPORT THE GROWTH OF LOCAL INDUSTRIAL AND INNOVATION OPPORTUNITIES

- 12.1** Support development of high-value niche market proposals, especially within primary production sectors such as agriculture and aquaculture.
- 12.2** Consider establishment of a local small business group to enable knowledge sharing and support between local business owners.
- 12.3** Liaise with renewable energy project proponents as they arise (e.g. wind, solar, battery projects).
- 12.4** Investigate industrial land requirements to facilitate projected growth of renewable energy sector.
- 12.5** Seek to minimise visual amenity, agricultural and environmental impacts of renewable energy projects.
- 12.6** 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.
- 13.2** Explore opportunities to build on service offerings to road freight utilising the Lyell Highway.
- 13.3** Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.

14) TO ENCOURAGE THE GROWTH OF EXISTING AND NEW RETAIL AND COMMERCIAL SERVICES

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



THRIVING TOURISM SECTOR

Hamilton

15) TO ENHANCE THE VISITOR SERVICE ROLE OF OUSE

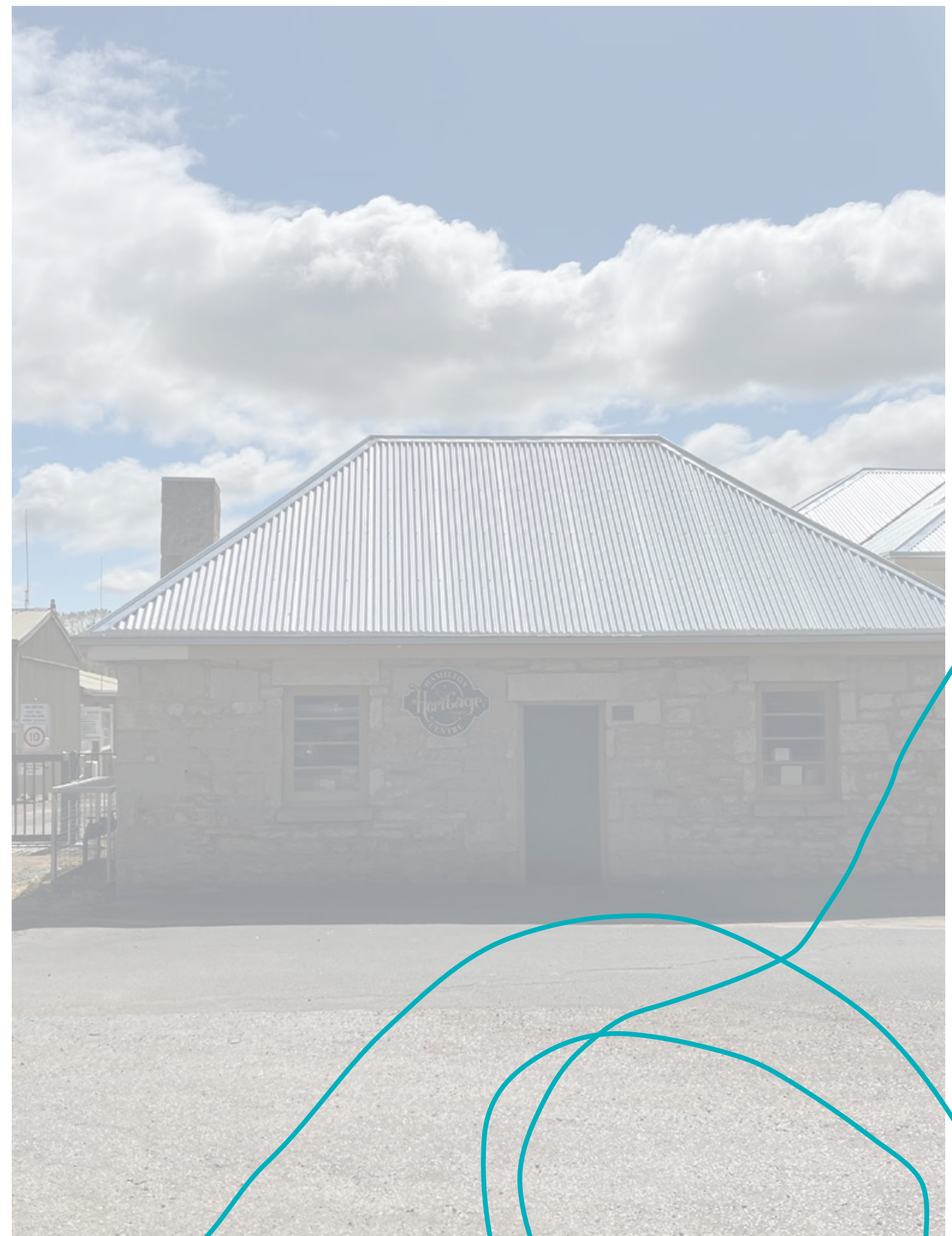
- 15.1** Optimise Hamilton for capturing the RV market by focusing on improving RV friendly infrastructure.
- 15.2** Consider expanding and upgrading Council-owned caravan parks (marked as 18 on Plan 32A) in alternative locations other than along the River Clyde to limit the number of camping grounds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

16) TO FACILITATE DEVELOPMENT OF TOURISM ATTRACTORS IN THE REGION

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

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



WHAT'S NEXT?

Council meeting to consider draft Structure Plan

Adoption and implementation of Structure Plan