

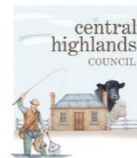
CENTRAL HIGHLANDS

HAMILTON TOWNSHIP STRUCTURE PLAN

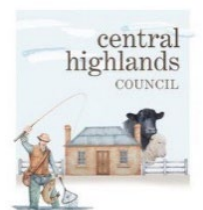


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Central Highlands Council acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of this land and acknowledge and pay respect to Elders, past, present and emerging.



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Document Issue and Status Record

Document Issue Number	Issue & Report Status	Prepared By	Checked By	Date Approved
A	Draft Report for Council review	AL	NS	04/10/2024
B	Draft Report for Community Consultation	AL	NS	31/10/2024
C	Final Report	AL	DM / NS	05/06/2025

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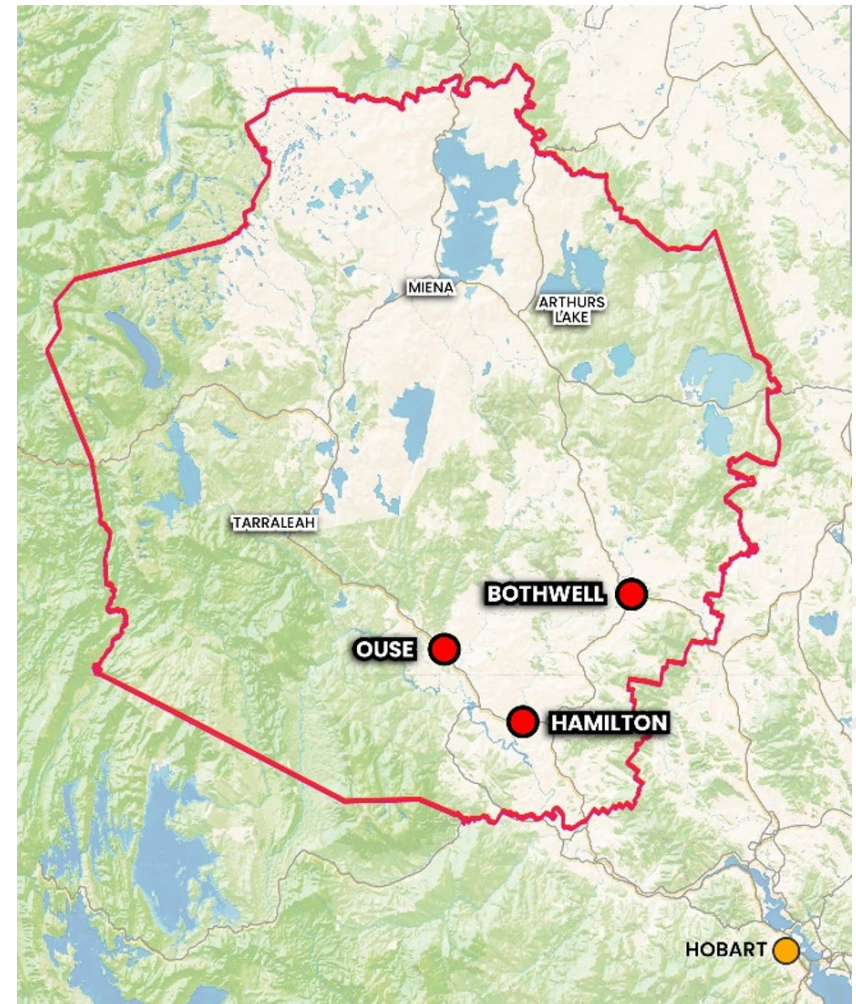
INTRODUCTION – CENTRAL HIGHLANDS

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, electricity supply and emerging renewable energy opportunities. This unique economic environment is underpinned by the local environment, natural assets and resources. These forces are generating new imperatives to critically reflect on how best to ensure the resilience and liveability of each of the regional townships within the municipality.

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

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

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



GROWTH & EVOLUTION OF OUR REGION

In addition to the adoption of a new Local Provisions Schedule at a municipal level, 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). This strategy is intended to provide a long-term plan for managing growth and change in Southern Tasmania over the next 25 years, whilst protecting our natural environment.

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

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

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

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

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



PLANNING FOR GROWTH - HAMILTON

Hamilton is located approximately 73km northwest of Hobart. While Hamilton's population is relatively small (241 people as of 2021 Census data), it serves as an administrative and service centre for surrounding rural areas, offering a post office, café, pub and Council offices.

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

Initial considerations for the Hamilton study area included:

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

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

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

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

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.

HAMILTON

PLAN 003B - Study Area



THE WORK WE ARE BUILDING ON

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

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

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

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

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

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

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

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



RESEARCH

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

LISTEN & LEARN

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

DESIGN EXCELLENCE

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

THE TOWNSHIP OF HAMILTON

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

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

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

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

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

LAND USE

The main core of the town fronting Lyell Highway/Franklin Place is zoned Village, with some lots of Open Space fronting the River Clyde through the township.

The main road and sewerage treatment facility, and the waste management facility and quarry on the corner of Mount Road and Hamilton Plains Road are zoned Utilities.

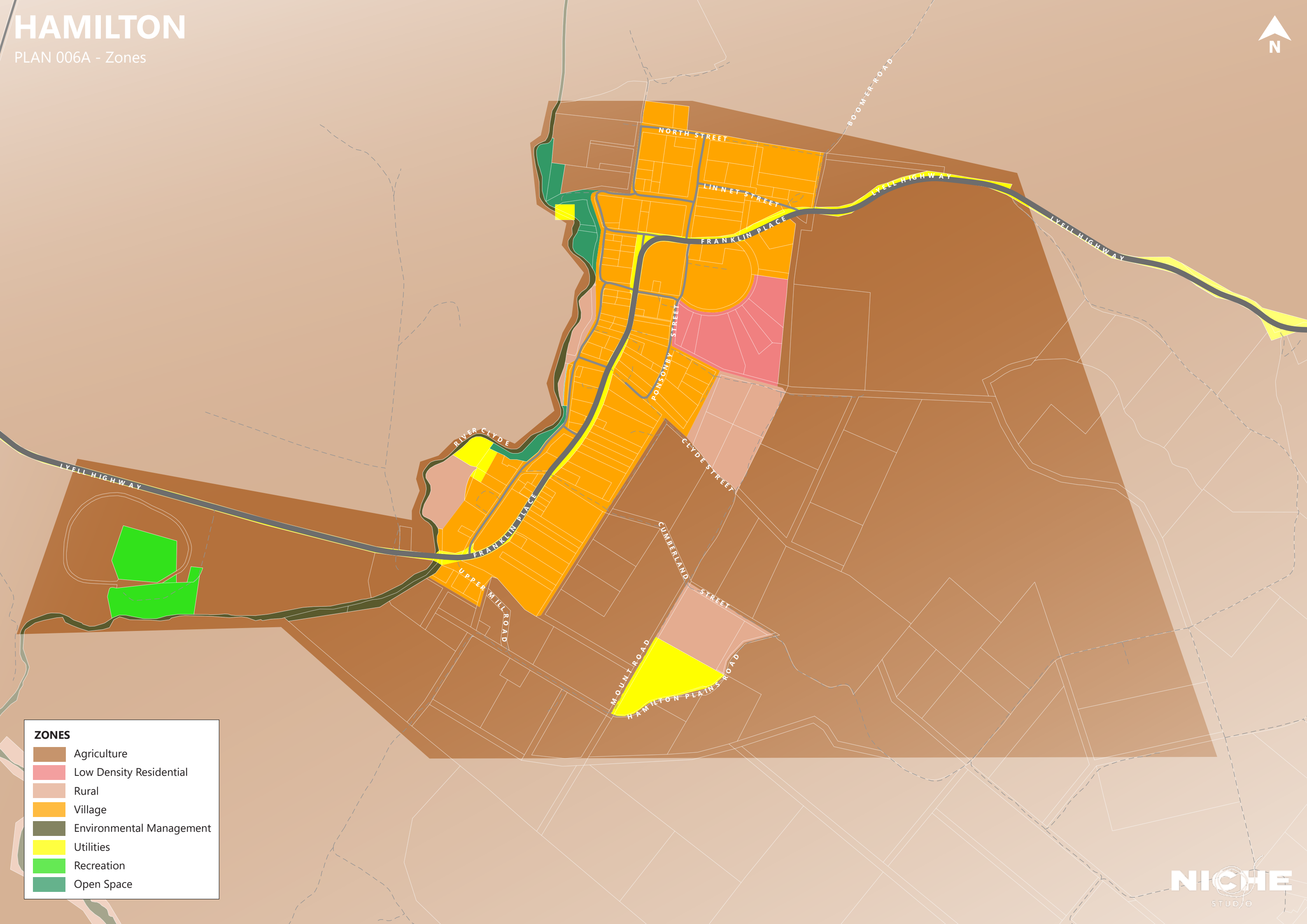
There are a few lots of land zoned Rural, and a pocket of land zoned as Low Density Residential on the land behind St Peter's Anglican Church.

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











HAMILTON

PLAN 006A - Zones



ZONES

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

MOVEMENT

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

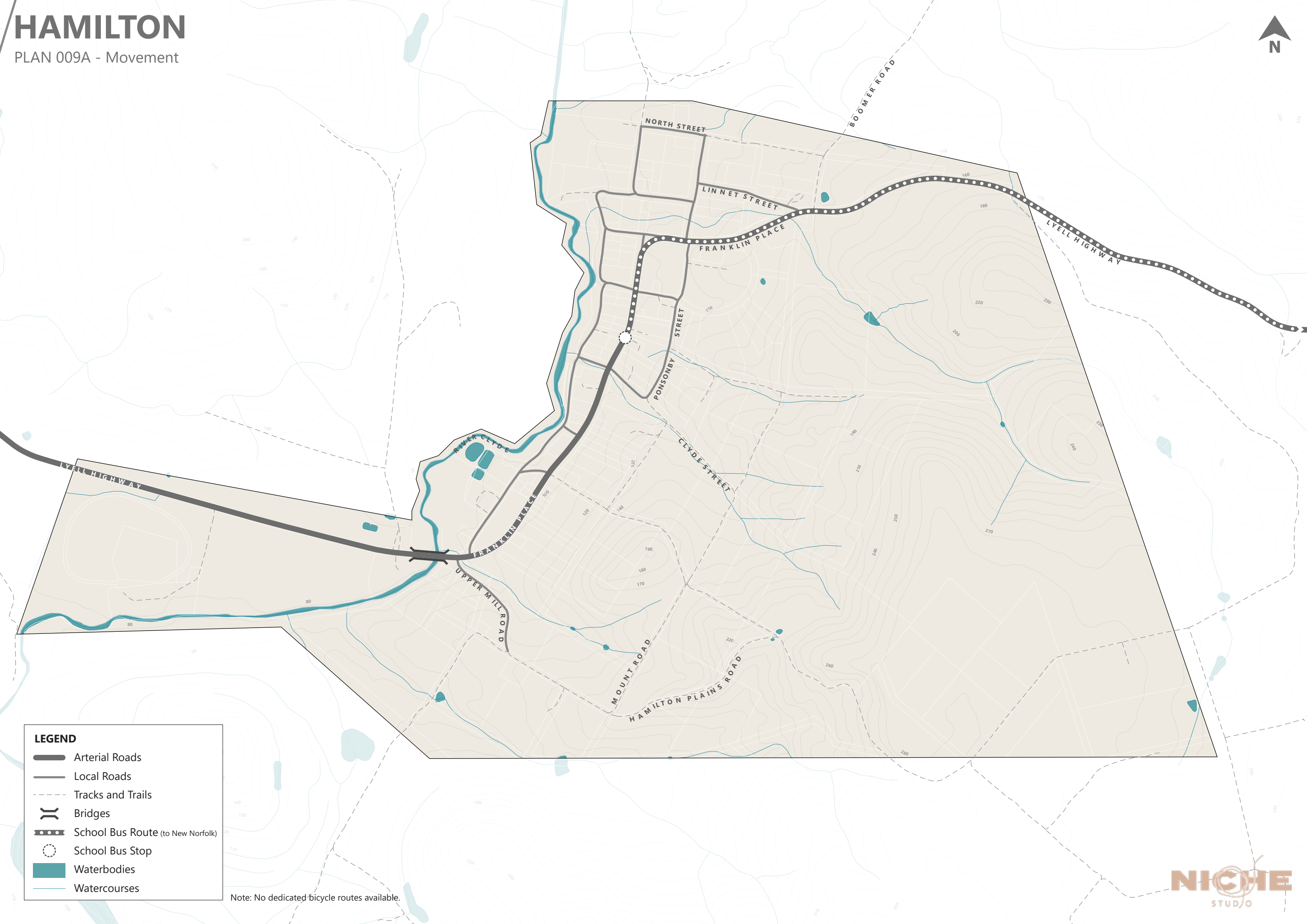
There is one bridge over the River Clyde for vehicles on the Lyell Highway. A school bus is available to transport students to New Norfolk. No public transport is available in the town.

There are no dedicated bicycle routes in Hamilton.



HAMILTON

PLAN 009A - Movement



LEGEND

- Arterial Roads
- Local Roads
- Tracks and Trails
- Bridges
- School Bus Route (to New Norfolk)
- School Bus Stop
- Waterbodies
- Watercourses

Note: No dedicated bicycle routes available.

HAZARDS

Aside from the central core of some lots along Lyell Highway, the remainder of the study area is considered to be Bushfire Prone. This has implications in dwelling design and construction, together with requirements for vegetation management in this area. Given adjacent land use tends to be agriculture, focused on cropping, the bushfire risk when assessed by a suitably qualified person is generally adjudged minimal.

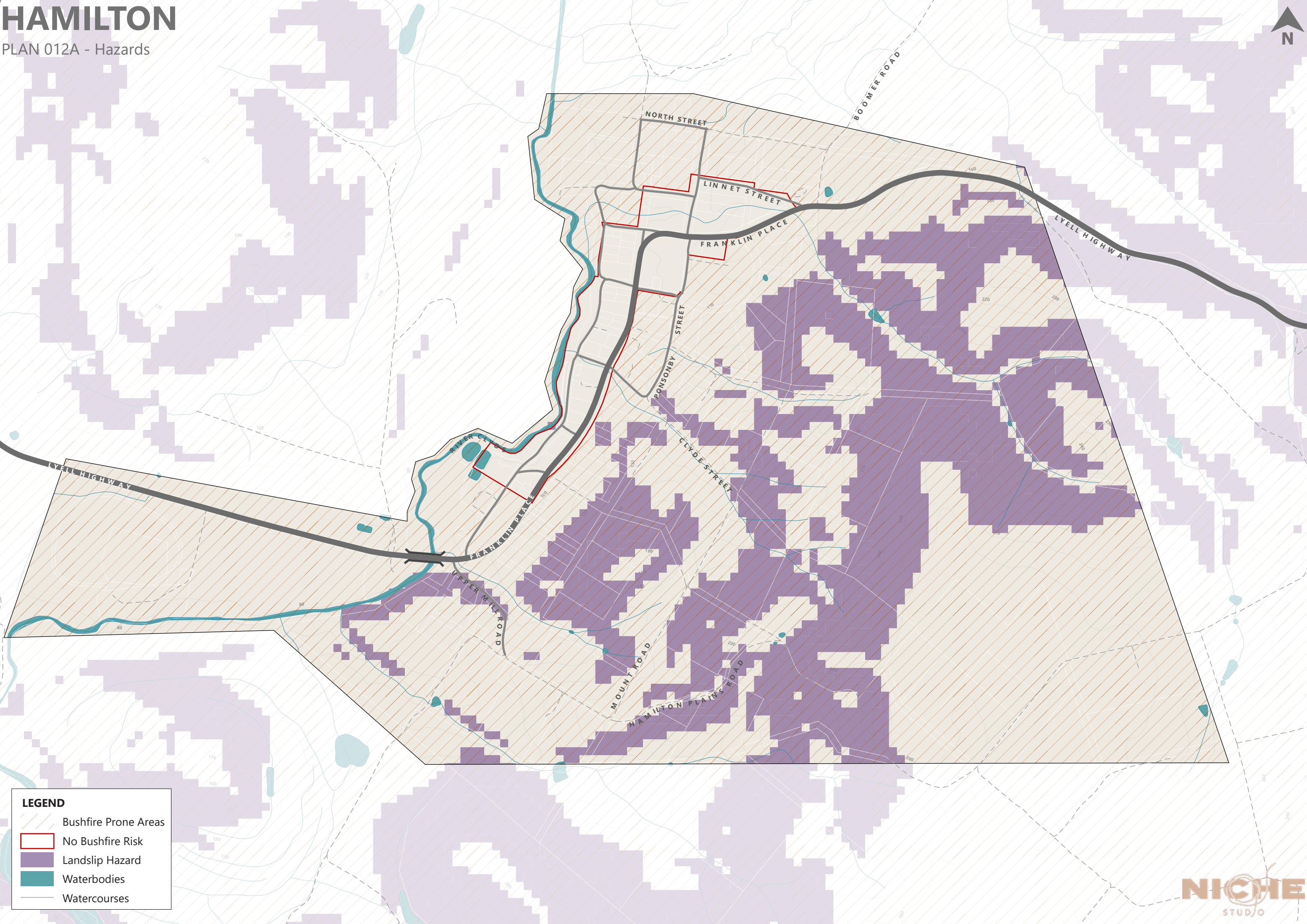
The siting of Hamilton, on the downslope of a hill next to the River Clyde leaves most of the eastern section of the study area vulnerable to landslip hazard.

No formal flood mapping is available for Hamilton, although the River Clyde runs adjacent to the town, and the open space on the eastern bank of the river is inundated during times of high water levels.



HAMILTON

PLAN 012A - Hazards



LEGEND

- Bushfire Prone Areas
- No Bushfire Risk
- Landslip Hazard
- Waterbodies
- Watercourses



PHYSICAL & NATURE BASED FEATURES

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

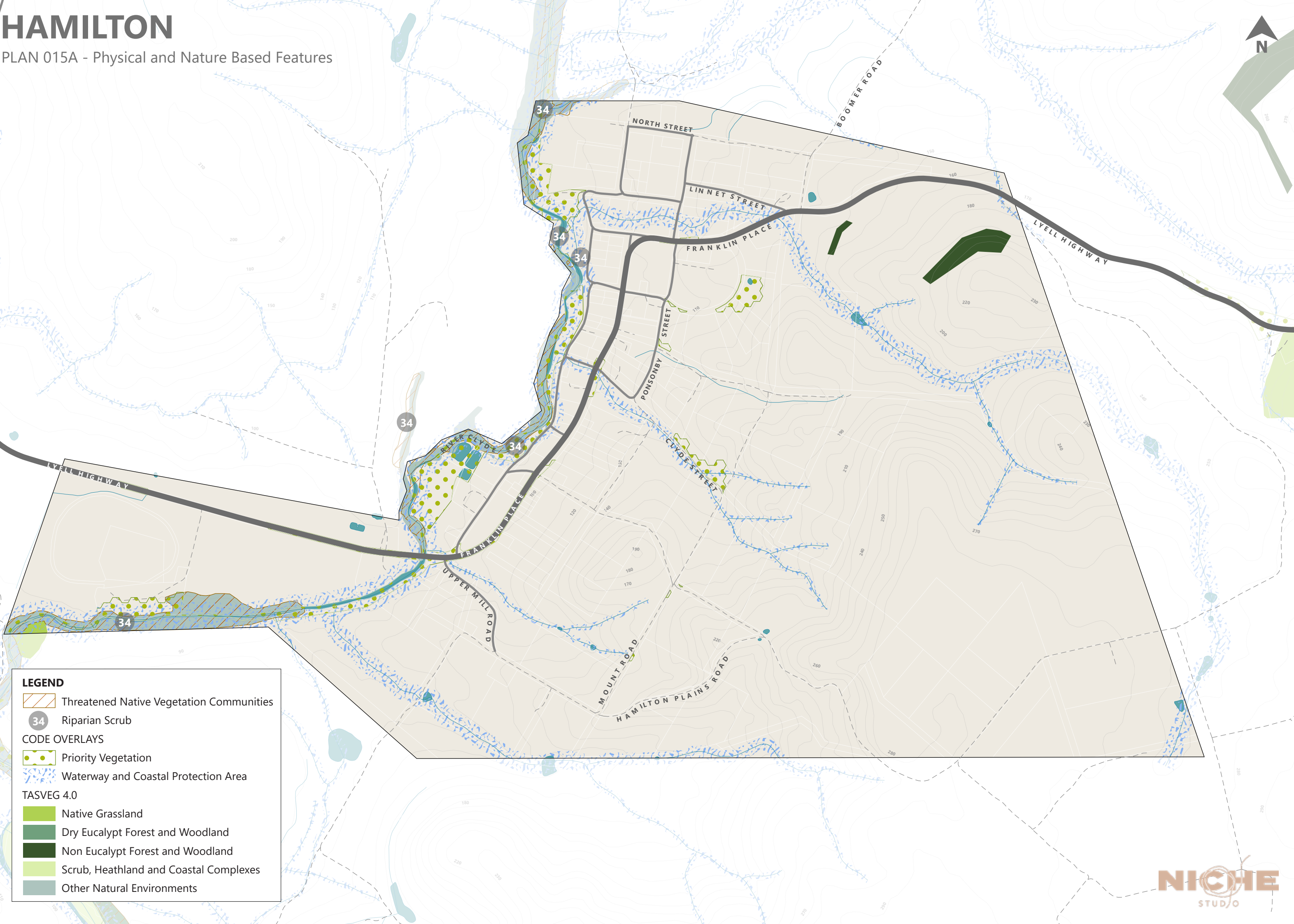
Notably, the Threatened Native Vegetation Community of Riparian Scrub occurs along the River Clyde. This vegetation community is between 2-5m in height and can also be found around Lake Meadowbank.

This vegetation community is important as it increases required fauna habitat and improves water quality by reducing run-off.

The western banks of the River Clyde have been cleared and replaced with pasture, willow and/or other exotic species. This is detrimental to the ecology of the river system and can have flow-on effects with an increase in flooding risk and severity.

HAMILTON

PLAN 015A - Physical and Nature Based Features



LEGEND

- Threatened Native Vegetation Communities
- Riparian Scrub
- CODE OVERLAYS**
- Priority Vegetation
- Waterway and Coastal Protection Area
- TASVEG 4.0**
- Native Grassland
- Dry Eucalypt Forest and Woodland
- Non Eucalypt Forest and Woodland
- Scrub, Heathland and Coastal Complexes
- Other Natural Environments

SERVICING & INFRASTRUCTURE

The majority of land zoned Village is serviced with town water. Village zoned land on the eastern bank of the River Clyde has access to reticulated sewerage; no land on the western bank has access to reticulated sewerage as it is a currently operational large farming allotment.

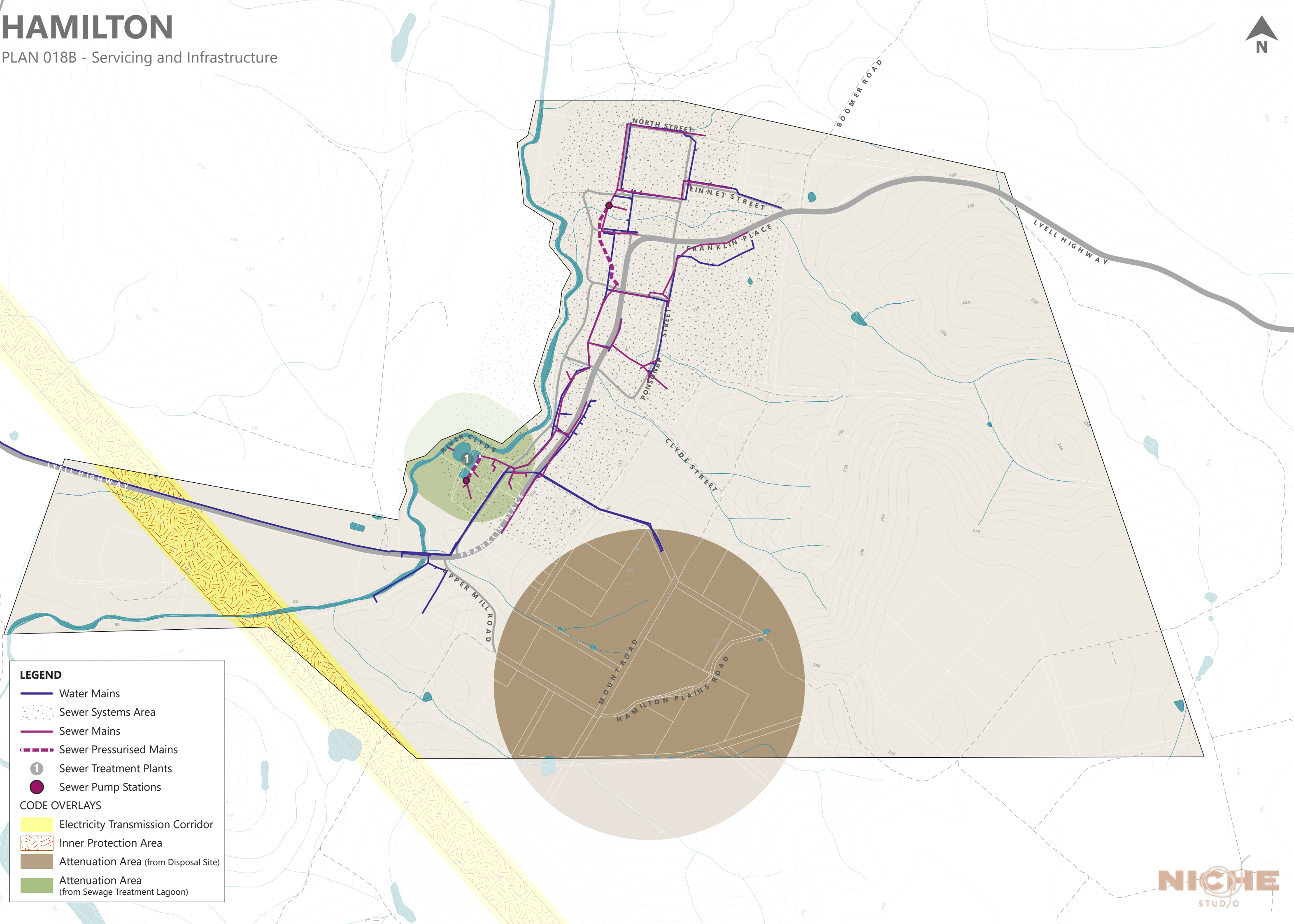
Attenuation areas for odour are present around the sewerage treatment facility and the waste disposal site.

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



HAMILTON

PLAN 018B - Servicing and Infrastructure



LEGEND

Water Mains

Sewer Systems Area

Sewer Mains

Sewer Pressurised Mains

Sewer Treatment Plants

Sewer Pump Stations

CODE OVERLAYS

Electricity Transmission Corridor

Inner Protection Area

Attenuation Area (from Disposal Site)

Attenuation Area (from Sewage Treatment Lagoon)

COMMUNITY FACILITIES, CHARACTER & HERITAGE

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

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

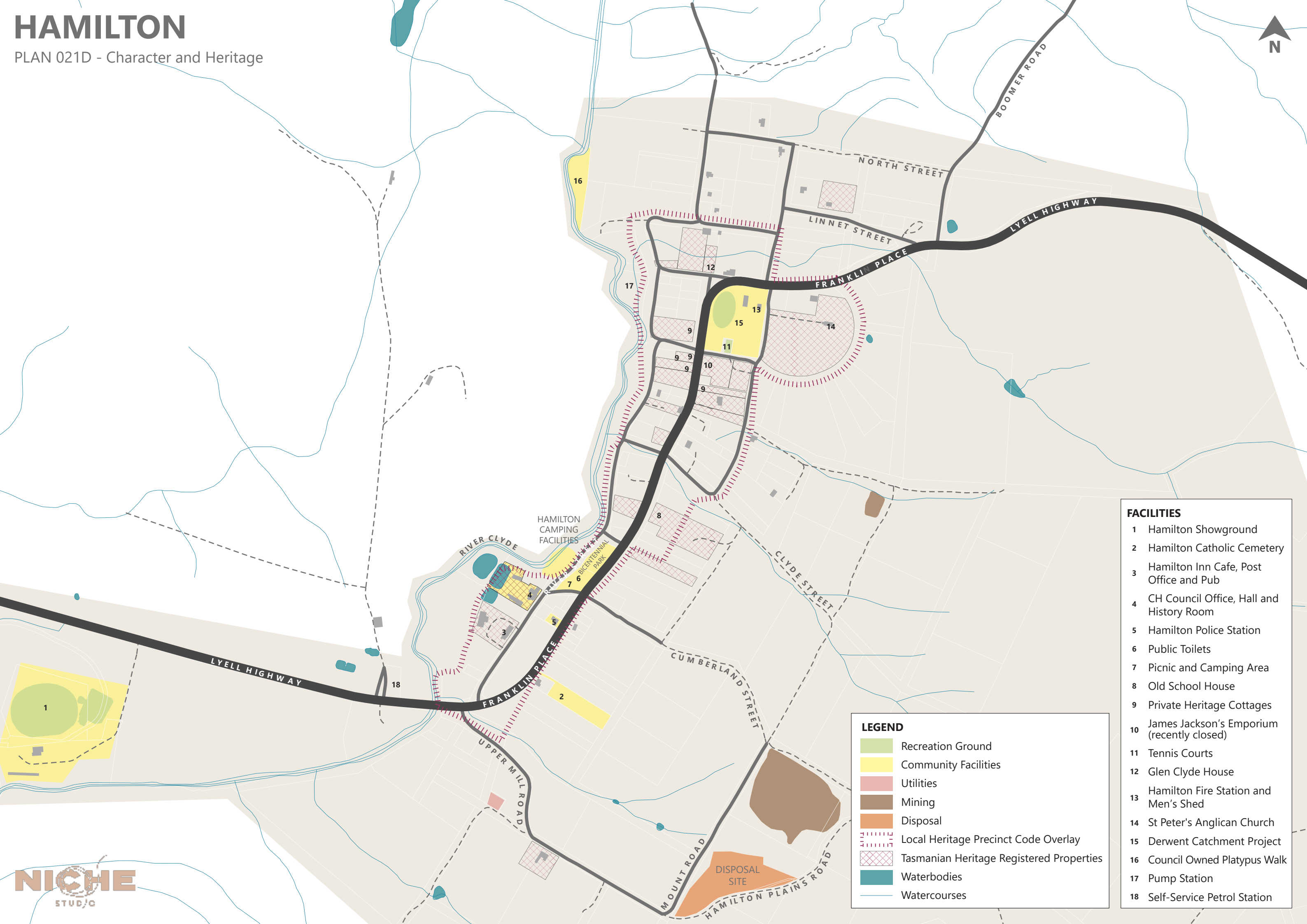
The majority of the Village Zone within Hamilton is also subject to a local Heritage Precinct Code Overlay. This overlay seeks to preserve the heritage character of the town with any proposed development.

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

- Hamilton Showground
- Hamilton Catholic Cemetery

- Hamilton Inn Café, Post Office and Pub
- Central Highlands Council Office, Hall and History Room
- Hamilton Police Station
- Public Toilets
- Picnic and Camping Area
- Tennis Courts
- Hamilton Fire Station and Men's Shed
- St Peter's Anglican Church
- Platypus Walk

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



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

LEGEND

- Recreation Ground
- Community Facilities
- Utilities
- Mining
- Disposal
- Local Heritage Precinct Code Overlay
- Tasmanian Heritage Registered Properties
- Waterbodies
- Watercourses

The background is a solid teal color. On the right side, there are several thin, white, curved lines that sweep across the page, creating a sense of movement and design.

HAMILTON TOWNSHIP STRUCTURE PLAN:

THE VISION

A VISION FOR HAMILTON

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

Hamilton will be recognised as a key destination, offering attractions, infrastructure and services that encourage both tourists and residents to stay longer in the town.

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



EMERGING COMMUNITY THEMES

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

The following chapters discuss our analysis of each theme.

A SUSTAINABLE & LIVEABLE 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.

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

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

Land supply analysis reveals that Hamilton has:

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

Hamilton has the greatest land supply availability in the Village Zone, with several vacant sites concentrated at the northern and southern gateways of the settlement. There is also a cluster of Low Density Residential Zoned sites at the juncture of Ponsonby Street and Arthur Street. Note that the large lot on the corner of Lyell Highway utilised for recreation, and home to tennis courts and playground, is currently zoned Village. This is reflected in the plan below as underutilised land, but not within the figures given above. It is proposed to rezone this site to Open Space and Community Purpose, to more accurately reflect land usage.

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

The lack of available utilities infrastructure, including water, drainage and sewerage, significantly impacts on the viability of further development. With TasWater's 'first mover' tactical approach to the provision of new infrastructure for subdivision, this acts as a significant brake to housing growth and development. 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.

ECONOMIC ANALYSIS


Major investment and infrastructure projects planned in the region such as Tarraleah Hydropower redevelopment, Weasel Plains 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 and services, e.g. 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 are currently no bus services that link Bothwell, Ouse and Hamilton to each other or to the broader region.


LAND SUPPLY STATUS


 Underutilised

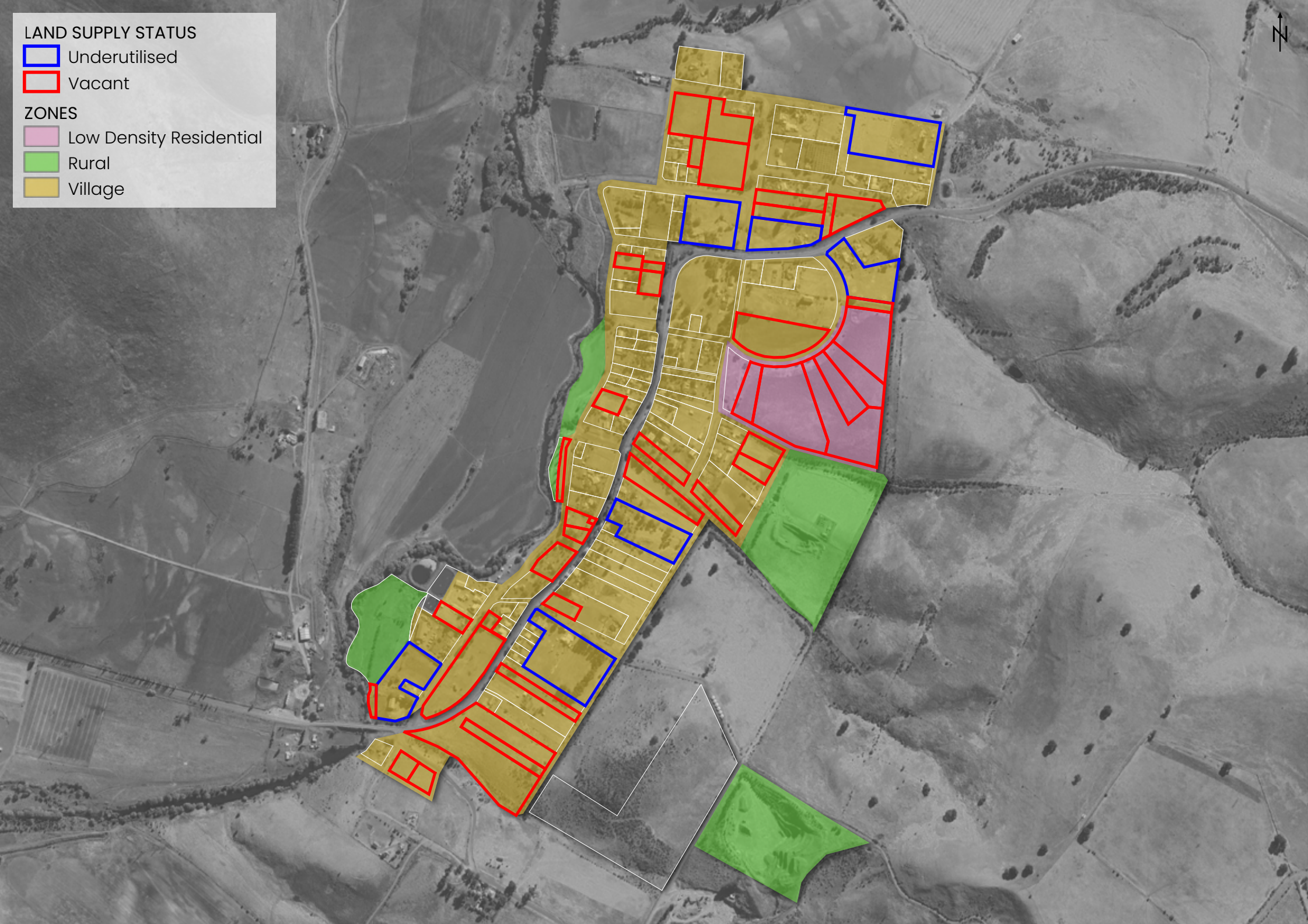
 Vacant

ZONES

 Low Density Residential

 Rural

 Village



STAKEHOLDER & COMMUNITY ASPIRATIONS

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

Key responses during the community consultation periods expressed the following ideas, grouped into themes:

Movement and Servicing

- Improvements to camping facilities – allowing more access for RV's as well as the introduction of walking paths.
- Introduction of public transport – specifically school buses for children.
- Need improvement to internet and telecommunication connection.

Community and Heritage

- The community want a school and medical facilities, (which could be potentially provided at Ouse).
- They are protective over their heritage buildings and want them to be maintained, specifically the church and cemetery – heritage sites to be clearly signed.
- Responses suggest that the town needs a commercial magnet - allow for economic and social prosperity.

Nature and Physical

- Park and showgrounds are “lovely” but need to be open and accessible.
- Need a viewing platform for the Platypus Walk.

SUSTAINABLE & LIVEABLE TOWN - OBJECTIVES & STRATEGIES

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 for the Hamilton Heritage Precinct that seeks 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 032E.
- 1.4. Support the retention of historically important buildings by utilising their space for town community festivals and events, such as St Peter's Anglican Church (marked as 11 on Plan 032E) and the Old School building (marked as 13 on Plan 032E).
- 1.5. Investigate provision of Design Guidelines for Hamilton 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 Hamilton Heritage Precinct.
- 1.6. Encourage new buildings to respond to the surrounding established character of Hamilton.
- 1.7. Extend existing native vegetation planting along Council-owned land fronting the river, as marked in point 10 on Plan 032E.
- 1.8. 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.

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 improved infrastructure from TasWater.
- 2.3 Advocate for State Government funding to improve active transport connections and network within Hamilton:
 - Construct pedestrian paths on existing bridges (Item 2 on Plan 032E).
 - Improve footpath to viewing bay (Item 1 on Plan 032E).
 - Ensure the footpath by the river to the caravan park is universally accessible.

- Construct new and upgrade existing active transport routes that are accessible for all ages and abilities.

2.4 Activities, programs and events for children, youth and families.

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:
 - o Target younger demographics through the use of social media platforms to showcase community life and local attractions.
 - o 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.
 - o Create advertisement campaigns that highlight the attractiveness of living within the Central Highlands region and promotes the affordability of home ownership within Hamilton.
 - o 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.
- 3.7 Prepare a Land Capability Assessment to determine whether the lots zoned Agriculture in Investigation Area 1 (shown on Plan 045D) are appropriately zoned.
- 3.8 Activities, programs and events for children, youth and families.

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

- 4.1 Rezone the parcel of land containing the Hamilton Fire Station and Landcare to Community Purpose, as shown in Plan 045D.

- 4.2 Support development proposals that aim to fulfil under-served community needs within Hamilton.
- 4.3 Complete a Community Needs Assessment for Hamilton.
- 4.4 Advocate for provision of community services as identified as lacking in the Community Needs Assessment and Hamilton Structure Plan.
- 4.5 Ensure community infrastructure funding sourced from renewable energy operators is utilised to meet established community and infrastructure needs in Hamilton.
- 4.6 Advocate to Libraries Tasmania to expand the network of library locations, and the opening hours of libraries within the Central Highlands.

5. To prioritise existing and future community needs.

- 5.1 Ensure future housing and growth is located in serviced areas.
- 5.2 Develop a detailed streetscape/townscape plan to:
 - o Determine where upgrades are required to the public realm.
 - o Investigate whether current heritage provisions are appropriate and whether design guidelines are required.
- 5.3 Consider adopting a policy that developer contributions to the cost of any required servicing upgrade necessary to facilitate future development.
- 5.4 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.
- 5.5 Consider implementation of an equitable contribution split in meeting required gaps in Council infrastructure provision to allow progression of key developments, and lobby other infrastructure providers to do the same.
- 5.6 Investigate whether there is a piece of 'bottlenecking' service infrastructure that Council could deliver to free up development ready land.
- 5.7 Support development proposals that would meet daily needs of current and future community members.
- 5.8 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.
- 5.9 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 032E).
- 5.10 Facilitate the maintenance of shared roads, accessways and communal infrastructure on Crown reserves, potentially via a shared contribution scheme.
- 5.11 Advocate to TasWater for the relocation of the sewerage treatment ponds (item 3 on Plan 032E).
- 5.12 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 032E.
- Removal of tree hazards, marked as Item 4 on Plan 032E

5.13 Add a bus shelter at the sports reserve on Franklin Place, marked as 6 on Plan 032E.

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 045D.

7.2 Rezone Council-owned land adjoining the River Clyde to Open Space, as shown in Plan 045D. Consider its potential use as an overflow area for caravans and campers.

7.3 Ensure adequate funding is provided to facilitate the continued maintenance and operation of the Bicentennial Park, as marked 15 on Plan 032E.

7.4 Review the provision of open space within the municipality.

7.5 Produce an Open Space Strategy for the municipality.

7.6 Improvements to the existing recreation space (shown as item 19 on Plan 032E). These could include:

- Skatepark.
- Upgraded playground equipment (this could include such items as a tunnel slide etc).
- Shade over the playground equipment.

- Installation of a fenced dog park.
- 7.7 Investigate whether the oval at the old school could be repurposed to provide active recreation opportunities such as basketball/netball courts, ball wall and/or football posts.
- 7.8 Provide active recreation opportunities for children, such as a formal playground or informal playspace, leveraging on the unique natural characteristics of the town.

A PRODUCTIVE AND RESILIENT ECONOMY

SETTLEMENT & LAND SUPPLY

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

- Hamilton's retail offering is very limited.
- There is a pub and café (Hamilton Inn), which includes the town post office.
- There is a Council-owned caravan park (with amenities block) that is well-utilised.
- Several cafes and bakeries have operated in Hamilton, but most have closed due to lack of employees or potential purchasers willing to take businesses over.
- Council has offices based in Hamilton, including the finance, general administration and community services departments.

ECONOMIC ANALYSIS

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

Ouse and Hamilton can be regarded as 'sister towns' due to their proximity. Hamilton serves as a destination town, with a charming heritage core of Georgian sandstone buildings, while Ouse is the service centre, offering retail and community facilities.

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

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

The region is well placed to attract renewable energy investment, especially hydropower, wind and solar. Renewable energy projects typically generate a high number of jobs during the construction phase, and a low number of jobs during the operational phase. However, a critical mass of projects may attract new permanent workers to the region. Renewable energy projects such as 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, and should sought to be minimised where possible, especially linked to economic productivity.

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

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

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

T20. RETAIL & COMMERCIAL ROLE

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

Source: Urban Enterprise, 2024

STAKEHOLDER & COMMUNITY ASPIRATIONS

The community consultation process garnered the following responses regarding ensuring Hamilton has a productive and resilient economy into the future.

Community and Heritage

- Maintenance of heritage (need grants for this) and increased use of heritage buildings for community activities i.e. church used for choir.
- Need childcare and better connection between the community and schools. One suggestion was a community daycare where parents take care of other children if they are home (suggested to have police check to maintain this).
- Need a permanent doctor and aged care services.
- Raised by the community was the potential to re-open the school at Ouse, demonstrating the sentiment in the community of Ouse and Hamilton as 'sister towns'.

Specifically, the following improvements were identified:

- Community infrastructure (Camping, outdoor seating, BBQ, children's/ youth activities i.e. skate park, improvement to playground).
- Facilitation of a shearing school and cooking school.
- Increased medical, aged care facilities and a grocery store. There is recognition that medical and aged care facilities should be provided in Ouse, primarily because the physical infrastructure already exists there.

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 reinvigoration of local retail services 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 Support development proposals for provision of commercial and community services that are strategically located, have access to infrastructure services and provide value to the town.
 - 8.4 Encourage and support development of cottage industries, such as local food-based businesses.
 - 8.5 Investigate opportunities to explore new economic opportunities, including carbon and nature offset pilot programs.
 - 8.6 Collaborate with renewable energy providers to identify opportunities in the region.
 - 8.7 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 Consider use of Council-owned showgrounds land for provision of short-stay accommodation for seasonal workers, following land rationalisation.
 - 9.2 Encourage and support young farmers in the region.
 - 9.3 Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.
 - 9.4 Support and enhance highly specialised agriculture activities, especially within irrigated areas in Central Highlands.
 - 9.5 Support agricultural supply-chain and rural service activities to establish in suitable locations in Central Highlands.
 - 9.6 Explore opportunities to establish farm-gate sales or a regular farmer's market with direct sales to the general public.
10. To advocate for the sustainable growth of new agricultural opportunities.
 - 10.1 Encourage intensive and high value activities within irrigated areas.

10.2 Advocate for 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.

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 proposed Renewable Energy Zone.

11.2 Advocate to landowners of large agricultural holdings to consider renewable / sustainable energy projects.

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 Hamilton.
- 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 Seek ways to leverage from ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah) to meet identified community needs in Hamilton.

11.7 Advocate for a mechanism to collect community infrastructure funding from renewable energy operators establishing in Central Highlands proposed Renewable Energy Zone.

- 11.8 Facilitate the apportioning of community infrastructure funding to meet needed community services and infrastructure in Hamilton.
- 11.9 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.

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. hydro, 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 road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality.
- 13.2 Explore opportunities for Hamilton to build on service offerings to road freight utilising the Lyell Highway.
- 13.3 Ensure that developers contribute proportionally to any required upgrades to transport infrastructure necessary for successful development.
- 13.4 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 Encourage retail/commercial premises to remain as such.
- 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.
- 14.4 Facilitate establishment of markets for locally made goods.

A THRIVING TOURISM SECTOR

SETTLEMENT & LAND SUPPLY

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

ECONOMIC DRIVERS

The primary product strengths in Central Highlands include:

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

Signature attractions and experiences in the region include:

- Existing successful farm-stay accommodation at Currunga Farm, offering farm tours, accommodation and food.
- Fly fishing in Lake Meadowbank and other hydro storages on the Derwent River, and the western lakes;
- National Parks and conservation areas such as Mount Field National Park, Walls of Jerusalem National Park,
- Franklin-Gordon Wild Rivers National Park;
- Multi-day hikes such as the overland track, Tasmanian trail, labyrinth trail and Lake Antimony trail.
- Boating and fishing in Lake St Clair, Great Lake, Arthurs Lake, Meadowbank Lake and Derwent River.
- Whiskey 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.

- Potential for greater activation and promotion of signature nature and water-based experiences, including hiking, camping, fishing, cycling and kayaking.
- There is potential to collaborate with HydroTas and build on the established Highlands Power Trail.
- 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

Community consultation responses that built on the theme of tourism and visitation in Hamilton were as follows.

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

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

Hosting an annual event / festival in the town could drive visitors and day-trippers to the region; there are camp drafting events held at the Showgrounds.

THRIVING TOURISM SECTOR - OBJECTIVES & STRATEGIES

15. To enhance the visitor service role of Hamilton

- 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 032E) 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 032E).
- 15.3 Attract and encourage investment in new commercial accommodation.
- 15.4 Review wayfinding and tourist signage in Hamilton. Identify and address 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 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 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

- 16.4 Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.
- 16.5 Support provision of short-stay accommodation in Hamilton township.
- 16.6 Facilitate use of Hamilton Town Hall for arts and culture displays.
- 16.7 Support agri-tourism and farm-gate experiences on regional properties.
- 16.8 Support new trail and mountain biking experiences in the region.
- 16.9 Encourage new tourism and community events to be held in the municipality.
- 16.10 Rationalise land ownership of the Hamilton Showgrounds to facilitate flexibility of use by Council and community groups (marked as 16 on Plan 032E) and creation of a legal accessway.
- 16.11 Investigate alternative uses and utilisation of the Hamilton Showgrounds for tourism uses, festivals and events.
- 16.12 Extend and add viewing platforms for the Platypus Walk, shown as point 17 on Plan 032E.
- 16.13 Explore opportunities for educational/informative signs or plaques to be placed in public spaces.
- 16.14 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.

HAMILTON TOWNSHIP STRUCTURE PLAN:

IMPLEMENTATION

IMPLEMENTATION

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

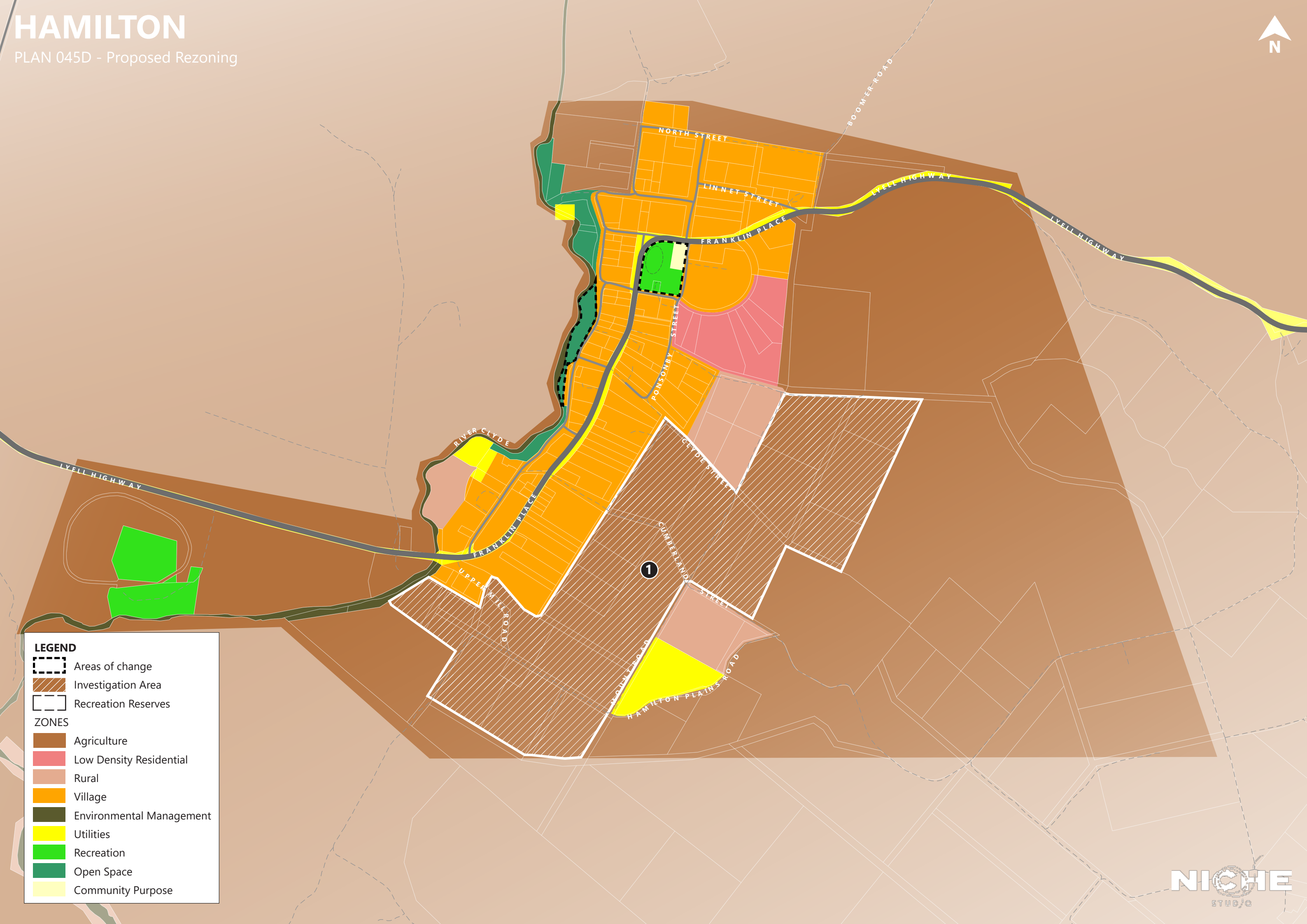
- Implement
- Advocate
- Facilitate

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

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

HAMILTON

PLAN 045D - Proposed Rezoning



LEGEND

Areas of change

Investigation Area

Recreation Reserves

ZONES

Agriculture

Low Density Residential

Rural

Village

Environmental Management

Utilities

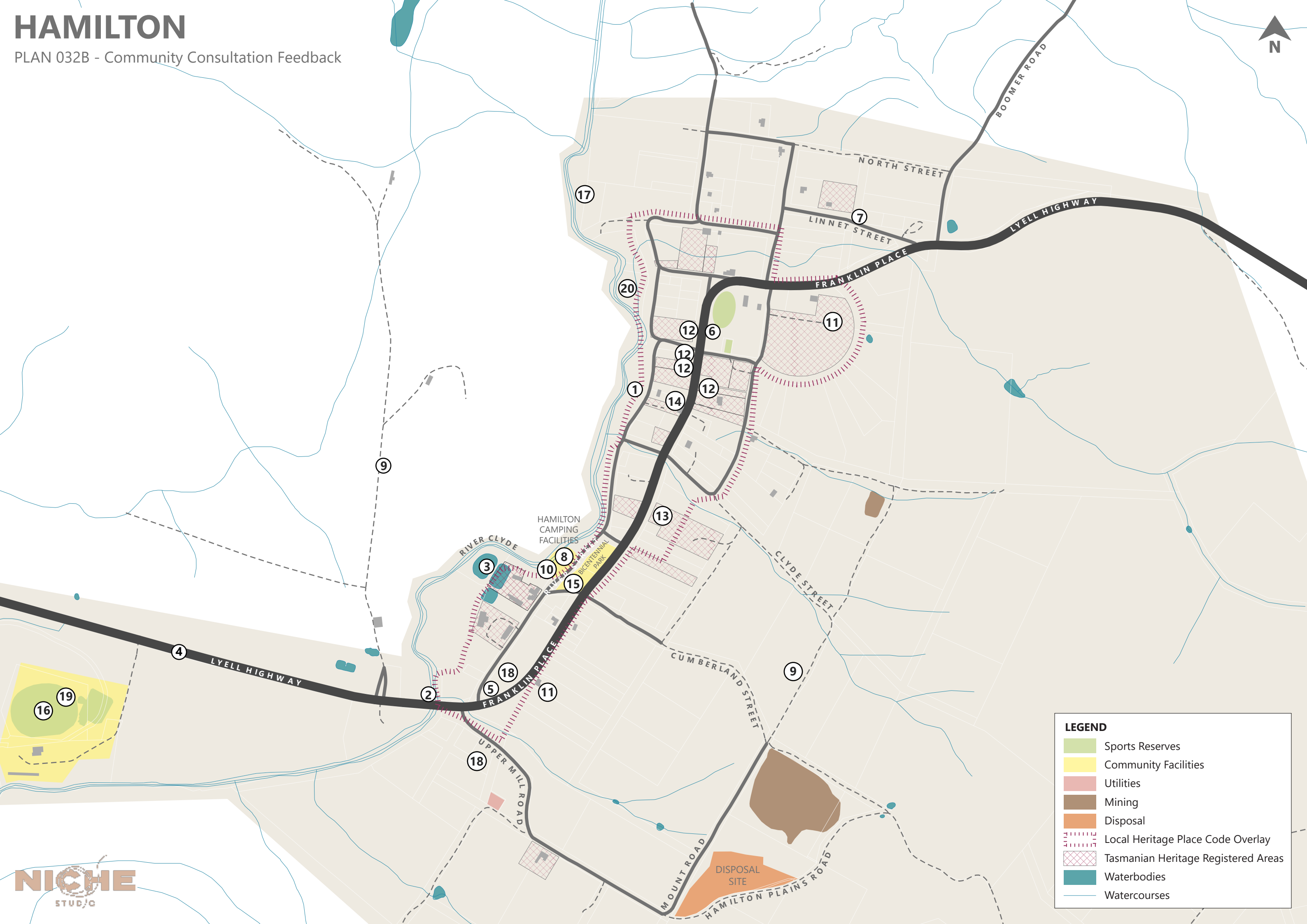
Recreation

Open Space

Community Purpose

HAMILTON

PLAN 032B - Community Consultation Feedback



LEGEND

Sports Reserves

Community Facilities

Utilities

Mining

Disposal

Local Heritage Place Code Overlay

Tasmanian Heritage Registered Areas

Waterbodies

Watercourses

PRIORITIES

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

A = Advocate | I = Implement | F = Facilitate

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

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

1.1	To celebrate the existing character of Hamilton				
	Implement	Continue to maintain Council-owned heritage buildings that contribute to the established character of Hamilton.	Ongoing		
	Implement	Continue to promote and enforce the design criteria contained within the Central Highlands Local Provisions Schedule for the Hamilton Heritage Precinct that seeks to retain and amplify the characteristics of the existing built form.	Ongoing		
	Advocate	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 032E.			
	Facilitate	Support the retention of historically important buildings by utilising their space for town community festivals and events, such as St Peter's Anglican Church (marked as 11 on Plan 032E) and the Old School building (marked as 13 on Plan 032E).	Ongoing		
	Implement	Investigate provision of Design Guidelines for Hamilton 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 Hamilton Heritage Precinct.			
	Facilitate	Encourage new buildings to respond to the surrounding established character of Hamilton.	Ongoing		

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	Implement	Extend existing native vegetation planting along Council-owned land fronting the river, as marked in point 10 on Plan 032E.			
	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.			
1.2	To retain existing local residents within the township				
	Facilitate	Support new residential development proposals in Hamilton to increase housing supply and provide greater housing choice for existing and new residents.			
	Advocate	Advocate for improved infrastructure from TasWater.			
	Advocate	Advocate for State Government funding to improve active transport connections and network within Hamilton: <ul style="list-style-type: none">Construct pedestrian paths on existing bridges (Item 2 on Plan 032E).Improve footpath to viewing bay (Item 1 on Plan 032E).Ensure the footpath by the river to the caravan park is universally accessible.Construct new and upgrade existing active transport routes that are accessible for all ages and abilities.			
	Facilitate	Activities, programs and events for children, youth and families.	Ongoing		
1.3	To attract new residents to the township				
	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.			
	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:			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		<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 Hamilton. Create partnership programmes with local real estate companies to showcase existing and future available properties and promote the benefits of rural living. 			
	Facilitate	Support development of new community facilities and services in Hamilton.		Ongoing	
	Facilitate	Investigate opportunities to provide key worker accommodation within the township.			
	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.			
	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	
	Implement	Prepare a Land Capability Assessment to determine whether the lots zoned Agriculture in Investigation Area 1 (shown on Plan 045D) are appropriately zoned.			
	Facilitate	Activities, programs and events for children, youth and families.		Ongoing	
1.4	To identify gaps in key social and community services such as health, education and aged care.				
	Implement	Rezone the parcel of land containing the Hamilton Fire Station and Landcare to Community Purpose, as shown in Plan 045D.			
	Facilitate	Support development proposals that aim to fulfil under-served community needs within Hamilton.		Ongoing	

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	Implement	Complete a Community Needs Assessment for Hamilton.			
	Advocate	Advocate for provision of community services as identified as lacking in the Community Needs Assessment and Hamilton Structure Plan.			
	Implement	Ensure community infrastructure funding sourced from renewable energy operators is utilised to meet established community and infrastructure needs in Hamilton.	Ongoing		
	Advocate	Advocate to Libraries Tasmania to expand the network of library locations, and the opening hours of libraries within the Central Highlands.			
1.5	To prioritise existing and future community needs.				
	Facilitate	Ensure future housing and growth is located in serviced areas.	Ongoing		
	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	Consider adopting a policy that developer contributions to the cost of any required servicing upgrade necessary to facilitate future development.	Ongoing		
	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.			
	Implement	Consider implementation of an equitable contribution split in meeting required gaps in Council infrastructure provision to allow progression of key developments, and lobby other infrastructure providers to do the same			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

	Facilitate	Investigate whether there is a piece of 'bottlenecking' service infrastructure that Council could deliver to free up development ready land.			
	Facilitate	Support development proposals that would meet daily needs of current and future community members.	Ongoing		
	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.	Ongoing		
	Implement	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 032E).	Ongoing		
	Facilitate	Facilitate the maintenance of shared roads, accessways and communal infrastructure on Crown reserves, potentially via a shared contribution scheme.			
	Advocate	Advocate to TasWater for the relocation of the sewerage treatment ponds (item 3 on Plan 032E).			
	Advocate	Advocate to the Department of State Growth for safety upgrades to the Lyell Highway, such as: <ul style="list-style-type: none"> Mitigation of the blind spot marked as Item 5 on Plan 032E. Removal of tree hazards, marked as Item 4 on Plan 032E 			
	Implement	Add a bus shelter at the sports reserve on Franklin Place, marked as 6 on Plan 032E.			
1.6	To deliver a comprehensive Settlement Strategy and Structure Plan that promotes a sustainable and liveable town				
	Facilitate	Ensure the Central Highlands Settlement Strategy and Structure Plans consider the following: <ul style="list-style-type: none"> The need for adequate Village Zone land supply that is available and 'development ready' to accommodate new housing. The need to diversify the housing stock to support changing demographic needs and preferences, especially older/ageing residents. 			

A SUSTAINABLE, LIVEABLE TOWN

SHORT MEDIUM LONG

		<ul style="list-style-type: none"> 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. 			
	Implement	Implement the Hamilton Structure Plan as outlined in the implementation plan.			
	Implement	Review implementation of the Hamilton Structure Plan periodically to ensure timelines and action items are achieved.	Ongoing		

1.7	To ensure the provision of adequate open space			
	Implement	Rezone the current Village Zone land on Franklin Place comprising the oval and tennis court to Recreation Zone, as shown in Plan 045D.		
	Implement	Rezone Council-owned land adjoining the River Clyde to Open Space, as shown in Plan 045D. Consider its potential use as an overflow area for caravans and campers.		
	Facilitate	Ensure adequate funding is provided to facilitate the continued maintenance and operation of the Bicentennial Park, as marked 15 on Plan 032E.	Ongoing	
	Implement	Review the provision of open space within the municipality.		
	Implement	Produce an Open Space Strategy for the municipality.		
	Implement	Improvements to the existing recreation space (shown as item 19 on Plan 032E). These could include: <ul style="list-style-type: none"> • Skatepark. • Upgraded playground equipment (this could include such items as a tunnel slide etc). • Shade over the playground equipment. • Installation of a fenced dog park. 		
	Facilitate	Investigate whether the oval at the old school could be repurposed to provide active recreation opportunities such as basketball/netball courts, ball wall and/or football posts.		
	Implement	Provide active recreation opportunities for children, such as a formal playground or informal playspace, leveraging on the unique natural characteristics of the town.		

A PRODUCTIVE, RESILIENT ECONOMY

SHORT MEDIUM LONG

2.1	To grow and foster employment opportunities unique to the area, reflecting the individuality of the location.				
	Facilitate	Encourage the reinvigoration of local retail services by: <ul style="list-style-type: none"> Supporting the development of new commercial services located along Franklin Place. Implementing programs that offer subsidise rental agreements for commercial services establishing on Franklin Place. 	Ongoing		
	Advocate	Advocate for funding of existing specialist local knowledge bases, such as revegetation and catchment management, to develop and grow innovative employment opportunities.			
	Facilitate	Support development proposals for provision of commercial and community services that are strategically located, have access to infrastructure services and provide value to the town.	Ongoing		
	Facilitate	Encourage and support development of cottage industries, such as local food-based businesses.	Ongoing		
	Facilitate/ Advocate	Investigate opportunities to explore new economic opportunities, including carbon and nature offset pilot programs.			
	Facilitate/ Advocate	Collaborate with renewable energy providers to identify opportunities in the region.			
	Advocate	Advocate to the Department of Natural Resources and Environment for investment in pilot innovative niche agriculture projects in the region.			
2.2	To sustainably grow the value of the existing agriculture sector.				
	Implement	Consider use of Council-owned showgrounds land for provision of short-stay accommodation for seasonal workers, following land rationalisation.			
	Facilitate	Encourage and support young farmers in the region.	Ongoing		

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

	Advocate	Advocate for ongoing improvements and upgrades to regional irrigation schemes that are fundamental to the agriculture and horticulture sectors.	Ongoing		
	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		
	Implement/ Facilitate	Explore opportunities to establish farm-gate sales or a regular farmer's market with direct sales to the general public.			

2.3	To advocate for the sustainable growth of new agricultural opportunities.				
	Advocate	Encourage intensive and high value activities within irrigated areas.			
	Advocate	Advocate for 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 har- nessed;• Off-farm income opportunities;• Value-add opportunities.	Ongoing		
2.4	To actively support the development of renewable energy and green infrastructure projects.				
	Advocate	Attract renewable energy projects to develop in the Central Highlands proposed Renewable Energy Zone.			
	Advocate	Advocate to landowners of large agricultural holdings to consider renewable / sustainable energy projects.			
	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.			

		<ul style="list-style-type: none">Supporting development that offers a variety of housing typology including medium density development to encourage demographics such as young professionals to move to Hamilton.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.			
	Implement	Seek ways to leverage from ongoing improvements and upgrades to hydro schemes and projects (e.g. Tarraleah) to meet identified community needs in Hamilton.	Ongoing		
	Advocate	Advocate for a mechanism to collect community infrastructure funding from renewable energy operators establishing in Central Highlands proposed Renewable Energy Zone.			
	Facilitate	Facilitate the apportioning of community infrastructure funding to meet needed community services and infrastructure in Hamilton.	Ongoing		
	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		
2.5	To support the growth of local industrial and innovation opportunities.				
	Facilitate	Support development of high-value niche market proposals, especially within primary production sectors such as agriculture and aquaculture.	Ongoing		
	Facilitate	Consider establishment of a local small business group to enable knowledge sharing and support between local business owners.			

	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 road network improvements and upgrades to ensure efficient and safe vehicle movements across the municipality.			
	Facilitate	Explore opportunities for Hamilton to build on service offerings to road freight utilising the Lyell Highway.			
	Implement	Ensure that developers contribute proportionally to any required upgrades to transport infrastructure necessary for successful development.			
	Advocate	Advocate for improved digital infrastructure, including internet coverage, speeds and reliability.	Ongoing		
2.7	To encourage the growth of existing and new retail and commercial services.				
	Facilitate	Encourage retail/commercial premises to remain as such.	Ongoing		
	Advocate	Attract new retail and commercial businesses to establish in Hamilton.	Ongoing		
	Facilitate	Engage with the community on strategies to retain existing retail and commercial services in Hamilton.			
	Facilitate	Facilitate establishment of markets for locally made goods.	Ongoing		

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

3.1	To enhance the visitor service role of Hamilton				
	Implement/ Facilitate	Optimise Hamilton for capturing the RV market by focusing on improving RV friendly infrastructure.	Ongoing		
	Implement	Consider expanding and upgrading Council-owned caravan parks (marked as 18 on Plan 032E) 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 032E).			
	Facilitate	Attract and encourage investment in new commercial accommodation.			
	Implement	Review wayfinding and tourist signage in Hamilton. Identify and address 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	Consider development of an off-leash dog park to meet the needs of RV tourism.			
	Implement	Investigate drainage solutions to divert stormwater run-off from the existing caravan park.			
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		
	Facilitate	Support growth in visitation related to signature water and nature-based attractions and activities, including hiking, bushwalking, fishing, boating, hunting and camping.	Ongoing		
	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, including the existing Hamilton Show 	Ongoing		

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

		<ul style="list-style-type: none"> Cultural and educational programmes Culinary trails Local ambassador programmes 			
	Facilitate/ Advocate	Attract and facilitate high quality tourism and hospitality operators to establish in Central Highlands.		Ongoing	
	Facilitate	Support provision of short-stay accommodation in Hamilton township.		Ongoing	
	Advocate	Facilitate use of Hamilton Town Hall for arts and culture displays.			
	Advocate	Support agri-tourism and farm-gate experiences on regional properties.		Ongoing	
	Facilitate	Support new trail and mountain biking experiences in the region.			
	Advocate	Encourage new tourism and community events to be held in the municipality.			
	Implement	Rationalise land ownership of the Hamilton Showgrounds to facilitate flexibility of use by Council and community groups (marked as 16 on Plan 032E) and creation of a legal accessway.			
	Facilitate	Investigate alternative uses and utilisation of the Hamilton Showgrounds for tourism uses, festivals and events.			
	Implement	Extend and add viewing platforms for the Platypus Walk, shown as point 17 on Plan 032E.			
	Implement	Explore opportunities for educational/informative signs or plaques to be placed in public spaces.			
	Implement	Investigate the feasibility of creating a self-guided heritage trail.			
3.3	To improve activation and accessibility of the region's signature water and nature based assets.				
	Advocate	Improve promotional and wayfinding signage across popular water and nature-based areas			
	Implement	Improve public access and activation of water and nature-based areas.			

A THRIVING TOURISM SECTOR

SHORT MEDIUM LONG

	Implement	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.			
	Implement	Provide service infrastructure, such as public toilets, picnic tables and water fountains at popular water and nature-based areas.			
	Facilitate	Celebrate local settler and First Nation heritage values where appropriate.	Ongoing		

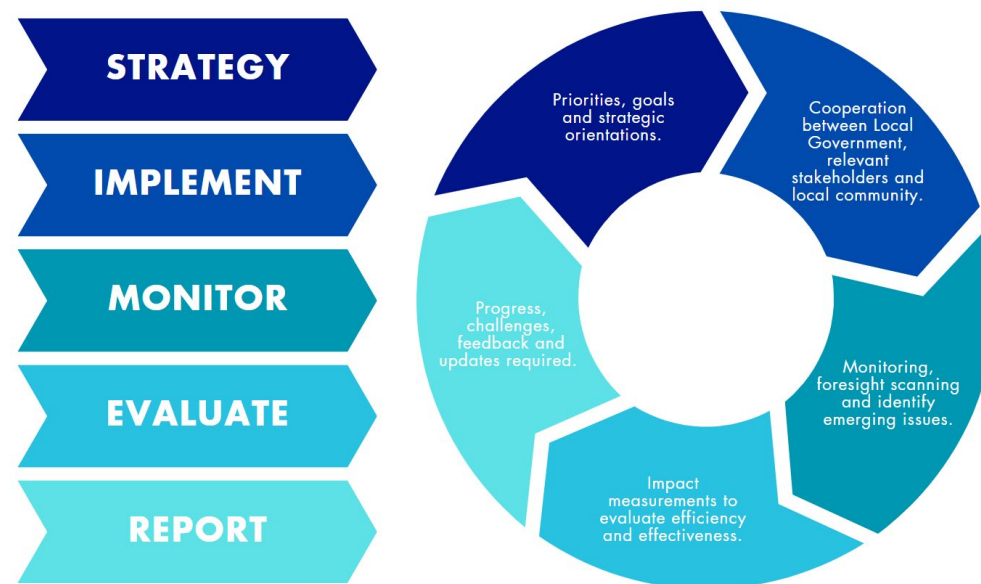
MONITORING

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

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

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



HAMILTON TOWNSHIP STRUCTURE PLAN:

APPENDICES

APPENDIX A: Background Report

APPENDIX B: Consultation Summary Report

APPENDIX C: Economic Analysis

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