

AGENDA ATTACHMENTS

PLANNING COMMITTEE MEETING

TUESDAY 11TH OCTOBER 2022

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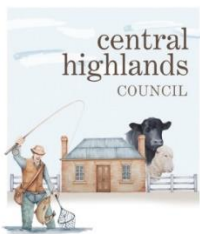
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**MINUTES OF THE PLANNING COMMITTEE MEETING
OF THE CENTRAL HIGHLANDS COUNCIL HELD
AT THE BOHTWELL TOWN HALL,
AT 9.00AM ON TUESDAY 13TH SEPTEMBER 2022**

1.0 PRESENT

Deputy Mayor Allwright (Chairperson), Mayor Triffitt, Clr Bailey & Clr Cassidy

IN ATTENDANCE

Clr Honner, Mrs L Eyles (General Manager), Mr G Rogers (Manager DES), Mr D Mackey (Planning Consultant) Mrs L Brown (Planning Officer) – attended at 9.43am & Mrs K Bradburn (Minutes Secretary)

2.0 APOLOGIES

Clr Campbell

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

Nil

4.0 CONFIRMATION OF MINUTES

Moved **Clr Cassidy**

Seconded **Mayor Triffitt**

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 9th August 2022 be confirmed.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

5.0 QUESTION TIME & DEPUTATIONS

Nil

6.0 PROPOSED TOWNSHIP STRUCTURE PLANNING PROJECT

REPORT BY

Council Planning Consultant (SMC) Damian Mackey

PURPOSE

The purpose of this report is to progress the initiative to develop 'structure plans' for the townships of Bothwell, Ouse & Hamilton and possibly Miena, Gretna and Ellendale/Fentonbury. In particular, the 'workshopping' of the draft Project Brief and Project Plan.

BACKGROUND

The feedback received during last year's public notification of the Central Highlands Draft Local Provisions Schedule brought into focus a need to undertake strategic land use planning exercises for the townships of Bothwell and Ouse. Furthermore, it is now standard practice for the Tasmanian Planning Commission to require that proposed planning scheme amendments within towns are supported by wholistic strategic planning. In other words: 'structure plans'.

The State Planning Office (SPO) within the Department of Premier and Cabinet has advised it has funds available to assist Councils with this kind of work. The Central Highlands project has been costed at 240,000 over two financial years. The SPO has confirmed it will provide up to \$140,000, with the first financial year's allocation of \$70,000 confirmed. Through the recent budgeting workshop process, Council has allocated the necessary funds for the coming financial year. In short, the project is funded and can commence.

Recently, Council considered the timing of the project in regard to the need to appoint a Project Steering Committee that can see the project through to completion, and a recent proposal from the SPO that a component of the first stage of the project be undertaken in conjunction with the other rural councils in Southern Tasmania.

At the July Council meeting the following was resolved:

THAT:

- A. The Project Steering Committee be appointed after the October Council elections;
- B. Prior to October, full Council develop the Project Brief to a penultimate stage, to be finalised under the new Council after the elections.
- C. That Council join with the State Planning Office's proposed regional approach to a Residential Demand Analysis, which will be one component of the first phase of Council's township structure planning project.

THE STRUCTURE PLANNING PROCESS

The development of a 'structure plan' (also known as an 'outline development plan') is generally undertaken by suitably qualified and experienced independent consultants appointed by Council and working under the direction of a Council-appointed Project Steering Committee.

Prior to seeking proposals from potential consultants, a Project Brief needs to be finalised setting out the key components of the project, such as necessary research, timeframes, community consultation, specific matters that have already been identified, outputs and the project budget. It is essential to build into the process substantial community involvement. This will ensure the vision developed for a town is the best it can be, and the local community have a level of ownership. There are usually two phases of community involvement. The first phase is a structured process run by the consultants calling for all manner of ideas, issues, problems, risks, opportunities, etc, from the community. This

usually involves a community workshop held at a venue in the town, along with a submission process for those unable to attend.

The second phase of community consultation is undertaken after the consultants (with Council) have developed a draft of the structure plan, which is put out to the community for comment.

Other inputs besides that from the community include research on population growth forecasts, residential land demand & supply analysis, demographic trends, gaps in social services, key infrastructure issues and system capacities (water, sewer, roads, etc.), employment trends including existing and future industry sectors and a range of other issues that might be identified at the community workshops. All inputs contribute to a collective 'visioning' phase of the process

BENEFITS

The final structure plans would set out an agreed vision for each town. Desirable zone changes would be highlighted and the strategic planning rationale explained. Recommendations may also go to community infrastructure and/or facilities that may be missing or inadequate. Where such facilities are within Council's purview, the Structure Plan recommendations can inform Council's future works program and budgeting as well as support grant applications to State or Federal Government. Where such facilities are State-level responsibilities, the Structure Plan can be used to bolster Council's lobbying efforts.

GOVERNANCE

Full Council would always provide high level governance and make/endorse key decisions. The Steering Committee would provide regular direction and governance, and report back to full Council at key decision points. These would be specified in the Project Brief. Day-to-day liaison with the project consultants will be through a Project Manager, who will report to the Project Steering Committee.

Proposed governance and communication protocols are set out in more detail in the attached draft Project Plan.

As determined at the July Council meeting, the Steering Committee is to be appointed following the October council elections. This will provide governance continuity for the life of the project.

DRAFT PROJECT PLAN

A draft Project Plan is attached for consideration in detail at the Planning Committee meeting. It is intended that the document be 'workshopped' at the meeting. Councillors will note that there are a number of blanks and questions where particular input is needed.

As determined at the last Council meeting, the intention is that the Project Plan be developed to a high level before the October council elections. This will provide the Steering Committee, once appointed after the elections, with a sound basis to then finalise the document.

DRAFT PROJECT BRIEF

Whilst the Project Plan is Council's internal guiding document, the Project Brief (similar to a Tender Specification) is intended to be distributed to potential consultants during the Request for Proposals phase.

A draft Project Brief is also attached for consideration in detail at the Planning Committee meeting, to also be finalised following the October Council elections.

Mrs L Brown attended meeting at 9.43am
Mrs K Bradburn left meeting at 9.47am
Mrs K Bradburn returned to meeting at 9.50am

RECOMMENDATION

Moved **Clr Cassidy**

Seconded **Clr Bailey**

THAT the Draft Project Brief and Draft Project Plan, as amended by the Planning Committee, be forwarded to Council for consideration.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

Meeting Broke for morning tea at 10.28am
Meeting Resumed at 10.40am
Mr D Mackey left meeting at 10.40am

6.1 DA2022/77 : VISITOR ACCOMMODATION (CHANGE OF USE) : 38 PATRICK STREET, BOTHWELL

Report by

Louisa Brown (Planning Officer)

Applicant

M Blackman

Owner

M Blackman

Discretions

16.3.2 Visitor Accommodation P1

Proposal

Council is in receipt of a Development Application for a change of use from dwelling to Visitor Accommodation at 38 Patrick Street, Bothwell. The proposal is for the 5 bedroomed house to be used for visitor accommodation - to provide short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis.

Subject site and Locality

The 5 bedroomed, two storey dwelling is located on Patrick Street, Bothwell. It is a prominent building within the street scene, with large gardens surrounding the home. An existing driveway provides car parking for 2-3 vehicles.

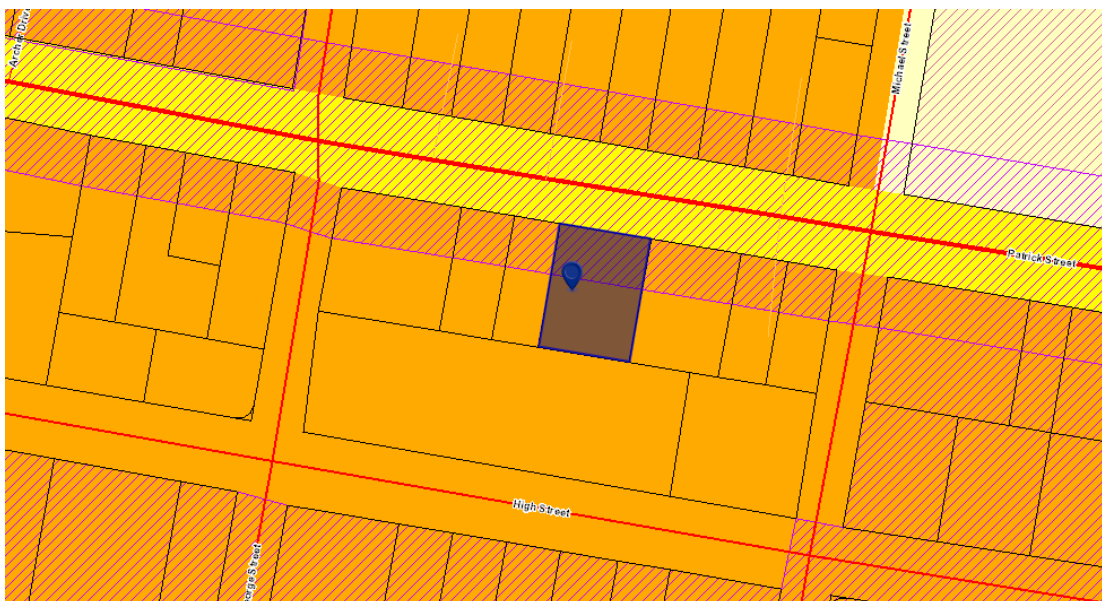


Figure 1.0 The property on Patrick Street highlighted in blue, is identified in the Village Zone (orange) and the Historic Heritage Code Overlay is on part of the property (Source: LISTmap September 2022)



Fig 2. Aerial photo of the property, highlighted in blue (Source: LISTmap September 2022)

Options

The Planning Authority must determine the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell subject to conditions as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority Refuse the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

Discussion by Planning Committee

Clr Cassidy requested that the following be recorded in the Minutes:

Where heavy vehicles can stand or park

Heavy vehicles (GVM of 4.5 tonnes or more) or long vehicles (7.5 metres long or longer) must not stop on a length of road outside a built up area, except on the shoulder of the road. In a built up area they must stop on a length of road for longer than one hour (buses excepted). For more information on where vehicles can stand or park, refer to the Tasmanian Road Rules Handbook.

I would refer the persons making a Representation against the AirBnB to Noise Nuisance Regulations of the Tasmania EPA-

<https://epa.tas.gov.au/environment/noise/noise-management/residential-noise-and-hours-of-use>

<https://epa.tas.gov.au/about-the-epa/policy-legislation-cooperative-arrangements/acts-regulations/empca/noise-regulations>

Specifically-

The Regulations outline the following prohibited times* for the use of various types of machinery and equipment at residential premises, construction and demolition sites:

Motor vehicles (unless moving in and out of premises), thus long periods of idling beyond that necessary to reach Operating Temperature is not allowed.

Monday to Friday: Before 7am and after 6pm

Saturday: Before 9am and after 6pm

Sunday and Public Holidays: Before 10am and after 6pm

So, the heavy vehicles and prime movers with trailers are actually in violation of Tasmania Road Rules and EPA (Noise) Regulations 2016.

RECOMMENDATION

Moved: Cllr Cassidy

Seconded: Cllr

THAT the following recommendation be made to Council:

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell subject to conditions as specified below.

Reason:

The current parking arrangements at 38 Patrick Street are sufficient.

MOTION LAPSED

RECOMMENDATION 2

Moved: Mayor Triffitt

Seconded: Cllr Bailey

THAT the following recommendation be made to Council:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/77: Visitor Accommodation (Change of use), 38 Patrick Street, Bothwell subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.

Approved Use

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

Parking & Access

- 4) At least five (5) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.

Services

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

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing.
- C. No signs are approved as part of this permit. Signs may require further approval unless exempt under the Southern Midlands Interim Planning Scheme 2015.
- D. If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Cllr Bailey & Cllr Cassidy

6.2 PETITION TO AMEND SEALED PLAN – REMOVAL OF COVENANTS TO LOT 3 OF SEALED PLAN 163527, 1280 MEADOWBANK RD, MEADOWBANK TAS 7140

REPORT BY

Planning Officer

APPLICANT

Ogilvie Jennings Lawyers

DETAIL

Council is in receipt of a Petition to remove all Covenants for Lot 3 of Sealed Plan 163527 at land located at 1280 Meadowbank Road, Meadowbank, owned by Michael Wilson.

The Petition to Amend is lodged for Council's approval pursuant to *Section 103 of Local Government (Building and Miscellaneous Provisions) Act 1993*.

The owner seeks to remove all Covenants.

OPTIONS

Council must determine the Petition to Amend Sealed Plan in accordance with one of the following options:

1. Approve :-

In accordance with section 103 of *Local Government (Building and Miscellaneous Provisions) Act 1993* the Council **Approve** the Petition to Amend Sealed Plan – 163527 Lot 3, 1280 Meadowbank Road, Meadowbank as per the wording in the Blank Instrument Form.

If approved by Council a completed 'Instrument Form' with instructions to make the necessary changes, signed and sealed by Council will need to be lodged at the Land Titles Office in accordance with the Land Titles Act 1980.

2. Refuse :-

In accordance with section 103 of *Local Government (Building and Miscellaneous Provisions) Act 1993* the Council **Refuse** the Petition to Amend Sealed Plan – 163527 Lot

3, 1280 Meadowbank Road, Meadowbank as per the wording in the Blank Instrument Form.

the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

DISCUSSION BY PLANNING COMMITTEE

Concerned about the removal of all Covenants. Not supportive of removing the following points listed on the Petition to Amend Sealed Plan:

- ii. construct or maintain any wastewater infrastructure on lot 3 north east of the line marked 100 METRE SET BACK FROM MEADOWBANK LAKE FULL SUPPLY LINE on the plan;
- iii. place a caravan on lot 3 as a permanent fixture; and
- iv. not to use a caravan on lot 3 for permanent occupation.

RECOMMENDATION

Moved: Clr Cassidy

Seconded: Mayor Triffitt

THAT the following recommendation be made to Council:

2. Refuse :-

In accordance with section 103 of *Local Government (Building and Miscellaneous Provisions) Act 1993* the Council **Refuse** the Petition to Amend Sealed Plan – 163527 Lot 3, 1280 Meadowbank Road, Meadowbank as per the wording in the Blank Instrument Form.

the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

- 1. Protection of Water Quality.
- 2. Caravans as a permanent fixture and permanent occupation.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

7.0 OTHER BUSINESS

Nil

8.0 CLOSURE

There being no further business the Chairperson thanked everyone for attending and closed the meeting at 11.13am.



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name

GREAT LAKE COMMUNITY CENTRE INC.

Postal Address

P.O. Box 91

Phone No: 0427686371

Longford 7301

TAS.

Fax No:

Email address

greatlakecommunitycentre@gmail.com.

glowackitoni@gmail.com.

Owner/s Name

(if not Applicant)

Postal Address

Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

**Address of new use
and development:**

55-57 CIDER GUM Rd. Mienna

**Certificate of Title
No:**

Volume No

Lot No:

**Description of
proposed use or
development:**

GREENHOUSE & MEN'S SHED.

community Centre / MAINTENANCE.

Removal of tanks & Fence - new tanks & Fence to be installed

ie: New Dwelling / Additions / Demolition
// Shed / Farm Building / Carport /
Swimming Pool or detail other etc.

**Current use of land
and buildings:**

Community Centre Hall.

Ambulance station

Fire station

Eg. Are there any existing buildings
on this title?

If yes, what is the main building
used as?

Proposed Material

What are the proposed
external wall colours

cream walls

What is the proposed roof colour

GREEN.

What is the proposed
new floor area m².

What is the estimated value of
all the new work proposed:

\$951,218

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☒

Signed Declaration *T. Glowacki*

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature

T. Glowacki
(if not the Owner)

Applicant Name (Please print)

TONI GLOWACKI

Date

27-6-2022

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

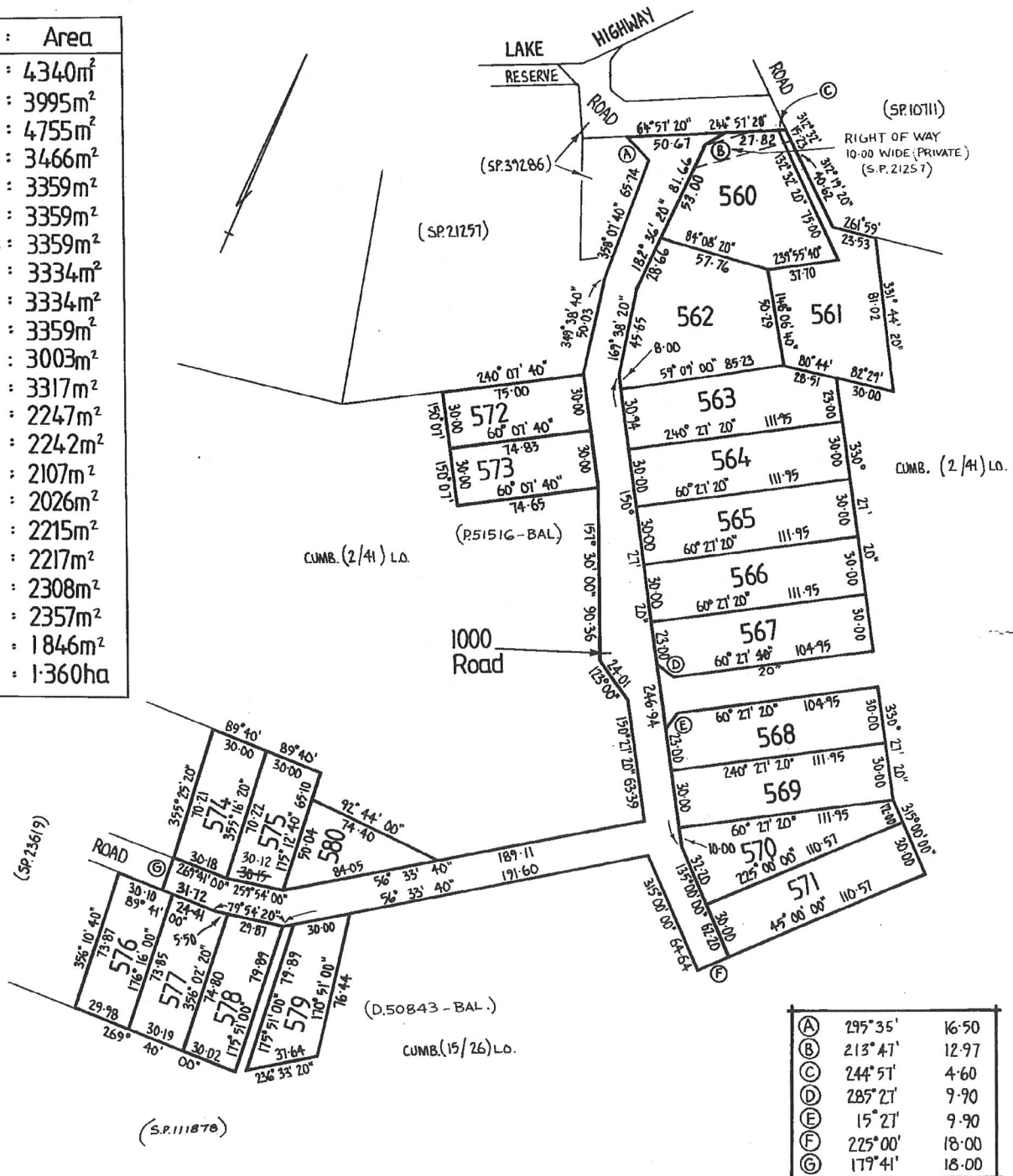
☐

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick <input checked="" type="checkbox"/> the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

20/8/91

Owner: PETER HENRIC THIESSEN	PLAN OF SURVEY by Surveyor <u>J. B. Medbury</u> of land situated in the LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK	Registered Number: SP50870 Approved 27 SEP 1991 Effective from: <i>Medbury</i> Recorder of Titles
Title Reference: C.T. 4764/75 CANN. 52/8875 & C.T. 4353/18.	SCALE 1: 2000 MEASUREMENTS IN METRES	
Grantee: PART OF LOT 3156 (640 ACRES), FREDERICK & WALTER SYNNOT, Pur.; AND PART OF LOT 24651 (970, 2, 28) ARTHUR JAMES DRYSDALE Pur.		

Lot N ^o	Area
560	: 4340m ²
561	: 3995m ²
562	: 4755m ²
563	: 3466m ²
564	: 3359m ²
565	: 3359m ²
566	: 3359m ²
567	: 3334m ²
568	: 3334m ²
569	: 3359m ²
570	: 3003m ²
571	: 3317m ²
572	: 2247m ²
573	: 2242m ²
574	: 2107m ²
575	: 2026m ²
576	: 2215m ²
577	: 2217m ²
578	: 2308m ²
579	: 2357m ²
580	: 1846m ²
1000	: 1360ha





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

SP50870

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING COVENANT

The Owner of each Lot on the Plan covenants with the Vendor, Peter Henric Thiessen, that the Vendor shall not be required to fence.

COVENANTS

The Owner of each Lot on the Plan covenants with Peter Henric Thiessen and the owners for the time being of each and every other Lot shown on the Plan, to the intent that the burden of this covenant may run with and bind the covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of each and every other Lot shown on the Plan to observe the following stipulations namely:

1. Not to conduct or carry on any trade or business of an industrial, commercial or manufacturing nature at anytime hereafter upon the lot or any part thereof.
2. Not to erect upon the boundaries of the Lot or any part thereof any fence.
3. Not to erect or permit to be erected on the Lot or any part thereof or to attach to or permit to be attached to any structure erected on the Lot or part thereof any advertisements, hoarding, bill or poster or any similar erection of an unsightly nature.

SIGNED by the said PETER HENRIC)
THIESSEN the registered proprietor)
of Certificate of Title volume)
4353 folio 18 and comprised in)
Conveyance 52/8875 in the presence)
of:)

R Shackley
Law Clerk
Hobart.

[Signature]

)

50870.

This is the schedule of easements attached to the plan of MR PETER HENRICH THISSSEN
(Insert Subdivider's Full Name)

..... affecting land in

CONV 52/8875 & CT 4353/18
(Insert Title Reference)

Sealed by MUNICIPALITY OF BATHURST on 16TH APRIL 1991

Solicitor's Reference
Council Clerk/Town Clerk

OS-K 3134



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

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SP50870

EASEMENTS AND PROFITS

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- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING COVENANT

LOTS 560 AND 561 ARE SUBJECT TO A RIGHT OF CARRIAGEWAY (APPURTENANT TO LOT 600 ON S.P. 21257) OVER THE RIGHT OF WAY SHOWN ON THE PLAN. PASSING THROUGH SUCH LOT.

The Owner of each Lot on the Plan covenants with the Vendor, Peter Henric Thiessen, that the Vendor shall not be required to fence.

COVENANTS

The Owner of each Lot on the Plan covenants with Peter Henric Thiessen and the owners for the time being of each and every other Lot shown on the Plan, to the intent that the burden of this covenant may run with and bind the covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of each and every other Lot shown on the Plan to observe the following stipulations namely:

1. Not to conduct or carry on any trade or business of an industrial, commercial or manufacturing nature at anytime hereafter upon the lot or any part thereof.
2. Not to erect upon the boundaries of the Lot or any part thereof any fence.
3. Not to erect or permit to be erected on the Lot or any part thereof or to attach to or permit to be attached to any structure erected on the Lot or part thereof any advertisements, hoarding, bill or poster or any similar erection of an unsightly nature.

SIGNED by the said PETER HENRIC THIESSEN the registered proprietor) of Certificate of Title volume 4353 folio 18 and comprised in Conveyance 52/8875 in the presence) of:

R Shackelady
Law Clerk
Hobart.

50870

This is the schedule of easements attached to the plan of MR PETER HENRICH THIRSDEN
(Insert Subdivider's Full Name)

..... affecting land in

CONV 52/8875 & CT 4353/18
(Insert Title Reference)

Sealed by MUNICIPALITY OF BATHURST on 16TH APRIL 1991

Solicitor's Reference
Council Clerk/Town Clerk

OS-K 3134



SCHEDULE OF EASEMENTS

PLAN NO.

SP50870

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

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EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING COVENANT

The Owner of each Lot on the Plan covenants with the Vendor, Peter Henric Thiessen, that the Vendor shall not be required to fence.

COVENANTS

The Owner of each Lot on the Plan covenants with Peter Henric Thiessen and the owners for the time being of each and every other Lot shown on the Plan, to the intent that the burden of this covenant may run with and bind the covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of each and every other Lot shown on the Plan to observe the following stipulations namely:

1. Not to conduct or carry on any trade or business of an industrial, commercial or manufacturing nature at anytime hereafter upon the lot or any part thereof.
2. Not to erect upon the boundarys of the Lot or any part thereof any fence.
3. Not to erect or permit to be erected on the Lot or any part thereof or to attach to or permit to be attached to any structure erected on the Lot or part thereof any advertisements, hoarding, bill or poster or any similar erection of an unsightly nature.

SIGNED by the said PETER HENRIC)
THIESSEN the registered proprietor)
of Certificate of Title volume)
4353 folio 18 and comprised in)
Conveyance 52/8875 in the presence)
of:)

R Shaeckley
Law Clerk
Robart.

50870

This is the schedule of easements attached to the plan of MR PETER HENRICH THIESSEN
(Insert Subdivider's Full Name)

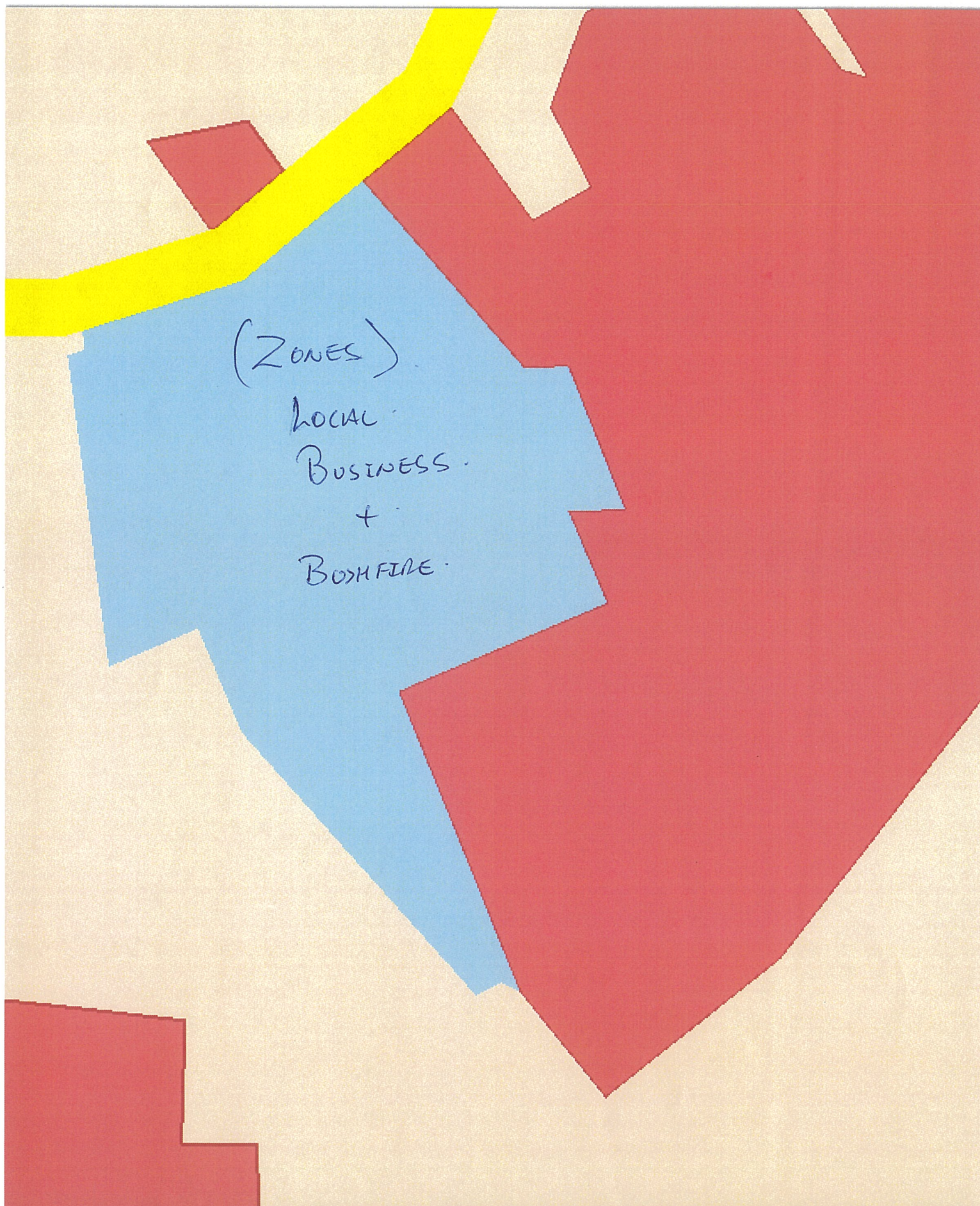
..... affecting land in

CONV 52/8875 & CT 4353/18
(Insert Title Reference)

Sealed by MUNICIPALITY OF BATHURST on 16TH APRIL 1991

Solicitor's Reference
Council Clerk/Town Clerk

OS-K 3134



100 m

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100 m

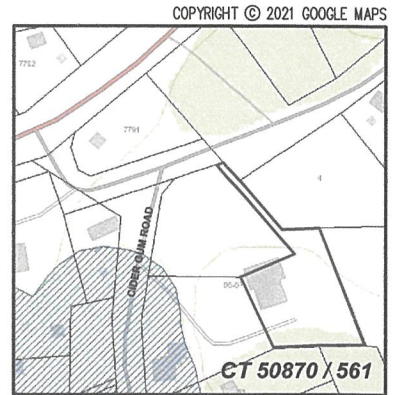
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Proposed GREENHOUSE, MAKER'S SHED & OTHER MINOR AMENDMENTS at 55-57 CIDER GUM ROAD, MIENA 7053, TASMANIA

(Class 8 Buildings to NCC/Bca 2019 Volume 1)

for GREAT LAKES COMMUNITY CENTRE
(Central Highlands Council)



LOCALITY PLAN

NOT TO SCALE

ABSTRACT

THE MIENA GREENHOUSE PROJECT HAS BEEN GENERATED AS A RESPONSE TO THE LOCAL COMMUNITY NEEDS, WHERE THERE HAS BEEN SHORTAGE OF INFRASTRUCTURE THAT PROMOTES ACTIVITIES FOR SOCIAL CONNECTION AND WELLBEING.

THE NEW BUILDING WILL BE A MEETING PLACE WHERE LOCAL PEOPLE CAN CONNECT, SHARE, LEARN AND FOSTER A SENSE OF BELONGING WITH THE PLACE, THEIR NEIGHBORS AND NATURE.

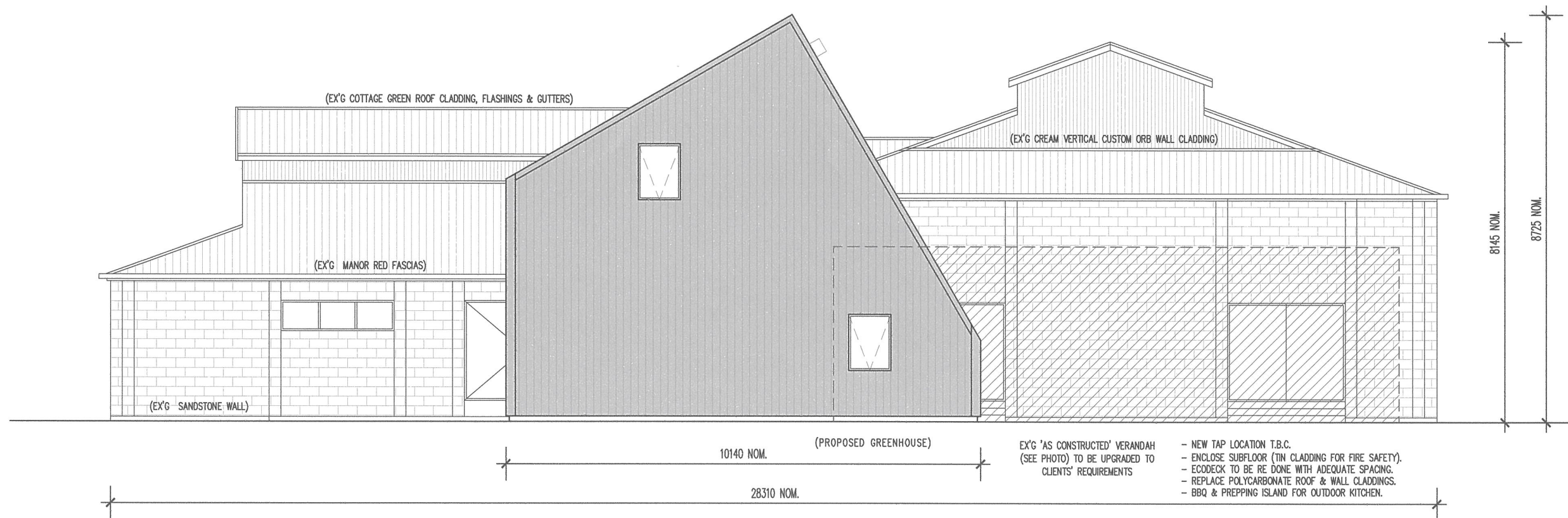
THROUGH GARDENING TOGETHER, ISSUES AS ISOLATION, MENTAL HEALTH AND EDUCATION, CAN BE ADDRESSED AND ENCOURAGE POSITIVE THERAPEUTIC OUTCOMES FOR THE COMMUNITY.

AREAS

GREENHOUSE GROUND FLOOR	131.8 m ²
MAKERS' SHED BUILDING COMPLEX	162.6 m ²
EXISTING COMMUNITY CENTRE	±476 m ²
EXISTING VERANDAH	43.6 m ²
BUILT FOOTPRINT	±814 m²
LOT 1 SITE AREA	4000 m ²
SITE COVERAGE	20.4%

DRAWING INDEX

- 1 of 8. COVER SHEET
- 2 of 8. SITE PLAN
- 3 of 8. GREENHOUSE FLOOR PLAN
- 4 of 8. GREENHOUSE ELEVATIONS
- 5 of 8. GREENHOUSE SECTION A-A'
- 6 of 8. WALL MEMBERS
- 7 of 8. MAKER'S SHED FLOOR PLAN
- 8 of 8. MAKER'S SHED ELEVATIONS



EAST ELEVATION - GREENHOUSE AGAINST EXISTING COMMUNITY CENTRE

SCALE 1 : 100

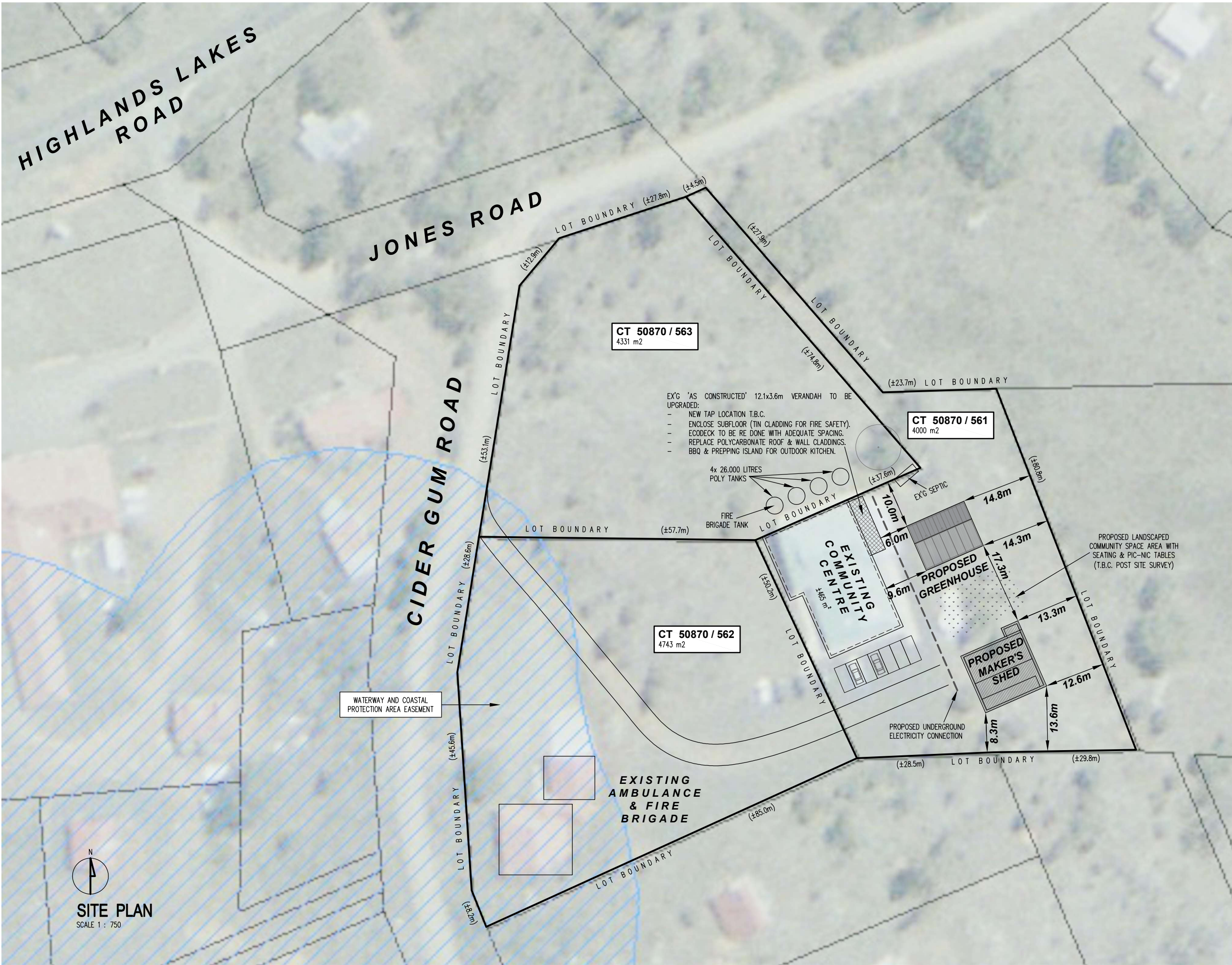


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**GREENHOUSE & MAKERS' SHED
at 55-57 CIDER GUM ROAD,
MIENA 7030
for GREAT LAKES
COMMUNITY CENTER**

Date :	02/06/2022	Job No. :	H2121
Scale :	Shown at A3	Sheet :	1 of 8
Drawn :	P. SEGURA	Issue :	DA

Check all dimensions on site before commencing work.
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General Notes:
Workmanship, materials and design shall comply with the Australian Standards, The National Construction Code of Australia, local Council requirements, and relevant codes and standards.

Builder shall verify all sizes and dimensions on site before commencing works.

All written dimensions are to take preference over scaled dimensions.

Site set-out to be undertaken by a qualified surveyor.

Site preparation:
Site preparation to be in compliance with AS2870 and The National Construction Code of Australia 3.2.2.

Earth works:
All site earthworks to be in compliance with 3.1.1. of The National Construction Code of Australia, and AS3798.

Excavate site to the required levels.

Slope ground away from the footings at a slope of not less than 50mm over 1000mm.

Drainage of water to comply with The N.C.C. Part 3.1.2.

Fence Notes:
A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:
(a) 1.2m if the fence is solid; or
(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above 1.2m high which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

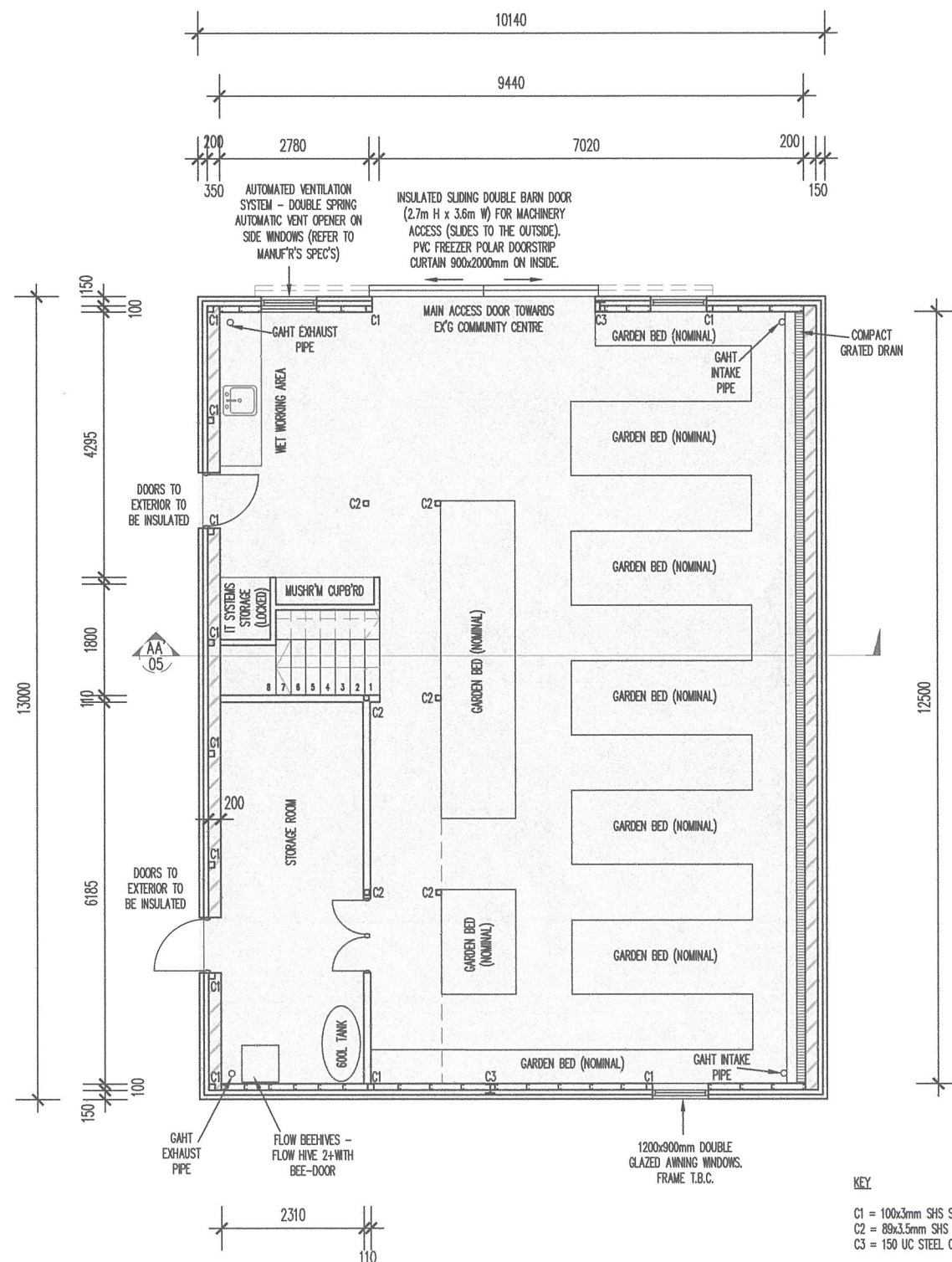


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Scale :	Shown at A3	Sheet :	2 of 8
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KEY

C1 = 100x3mm SHS STEEL COLUMN
C2 = 80x3.5mm SHS STEEL COLUMN
C3 = 150 UC STEEL COLUMN

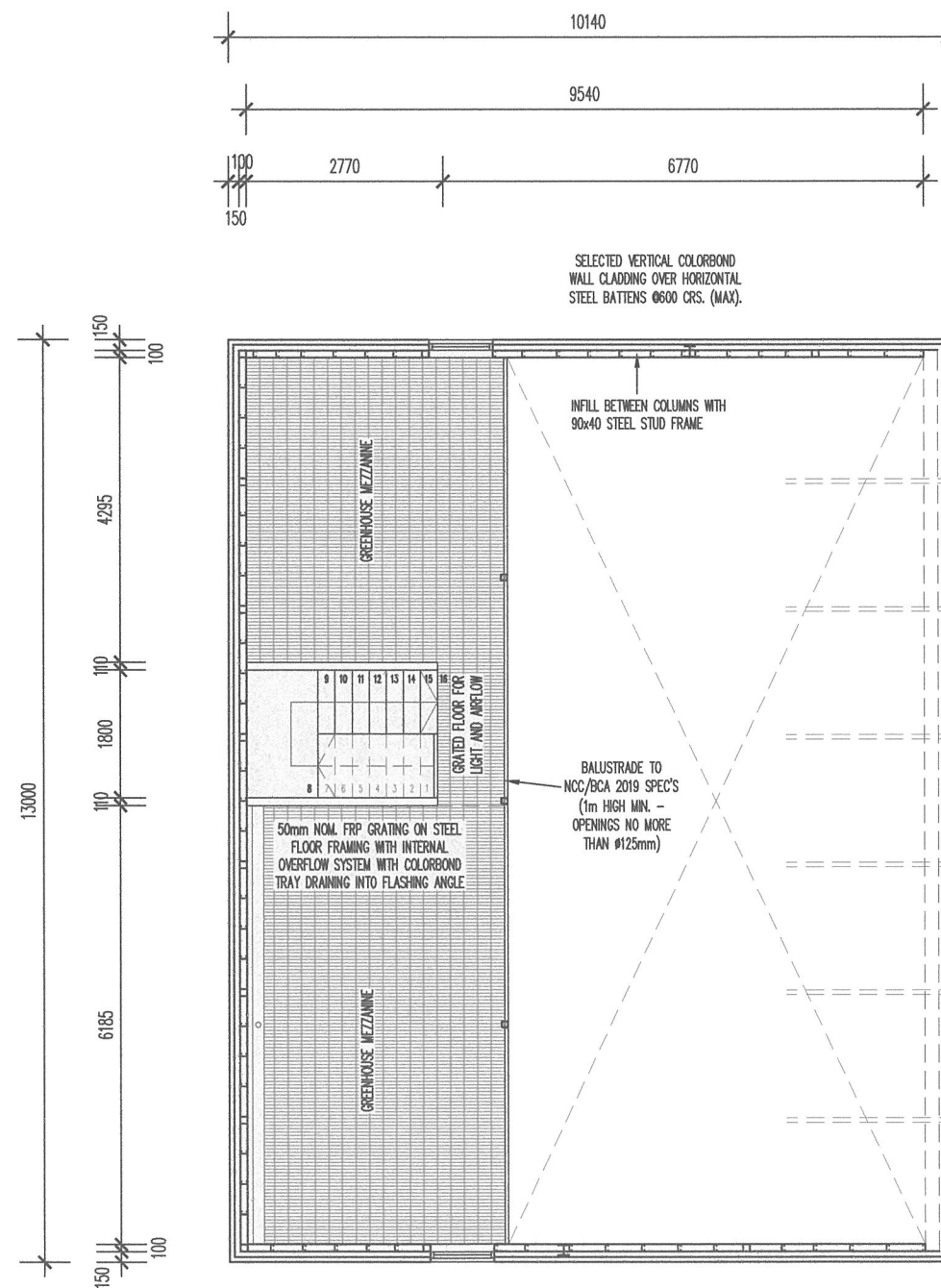
AREAS

PROPOSED GROUND FLOOR = 131.8m²
PROPOSED MEZZANINE = 45.9m²
TOTAL GREENHOUSE = 177.7m² (NOM.)



GREENHOUSE GROUND FLOOR

SCALE 1 : 100



STAIRS TO NCC/BCA PART 3.9.1.4

115 <= RISER <= 190,
240 <= GOING <= 355,
550 <= 2R+G <= 700)

STAIRS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS (TYPICAL)

STAIRS BUILT WITH 250 PFC STRINGER EACH SIDE + CLEATS SUPPORTING 50mm DEEP NOM. FRP GRATING. RISER = 188mm NOM. GOING = 240mm NOM.



GREENHOUSE MEZZANINE

SCALE 1 : 100

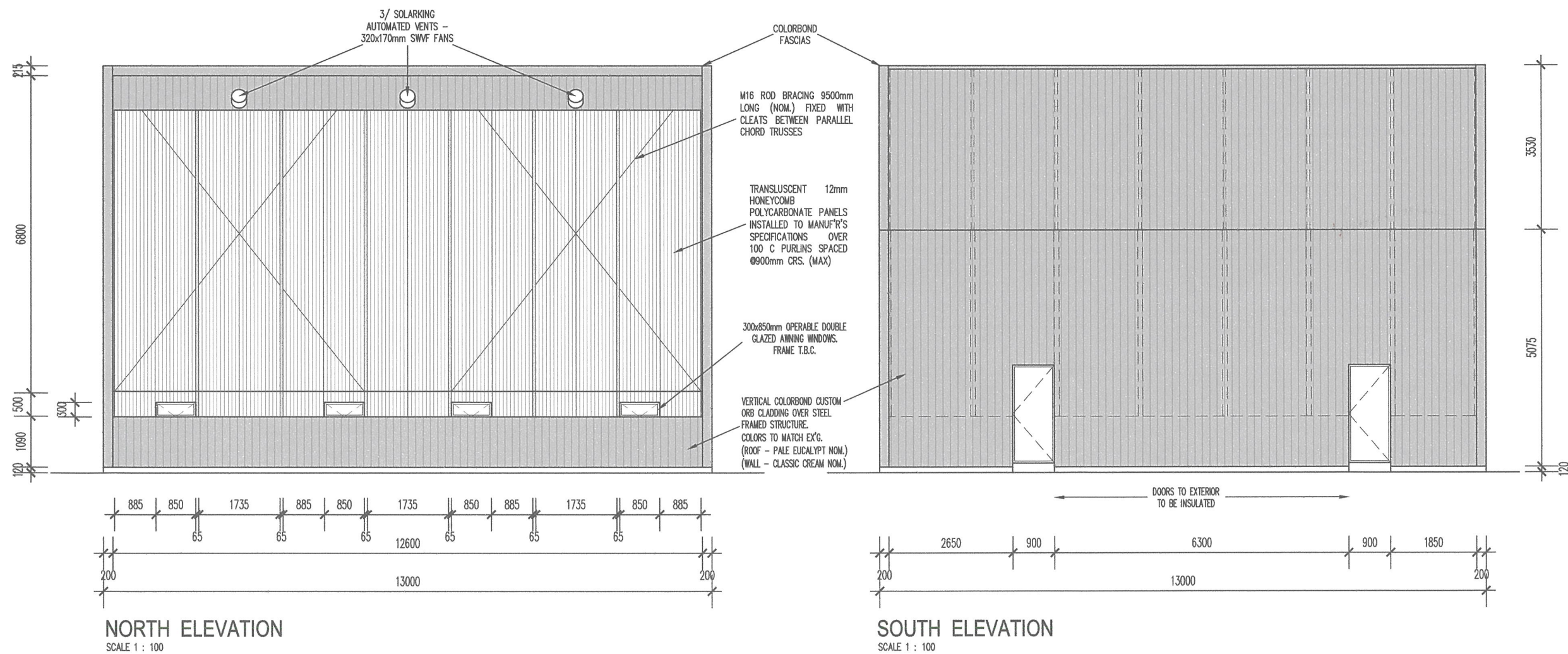
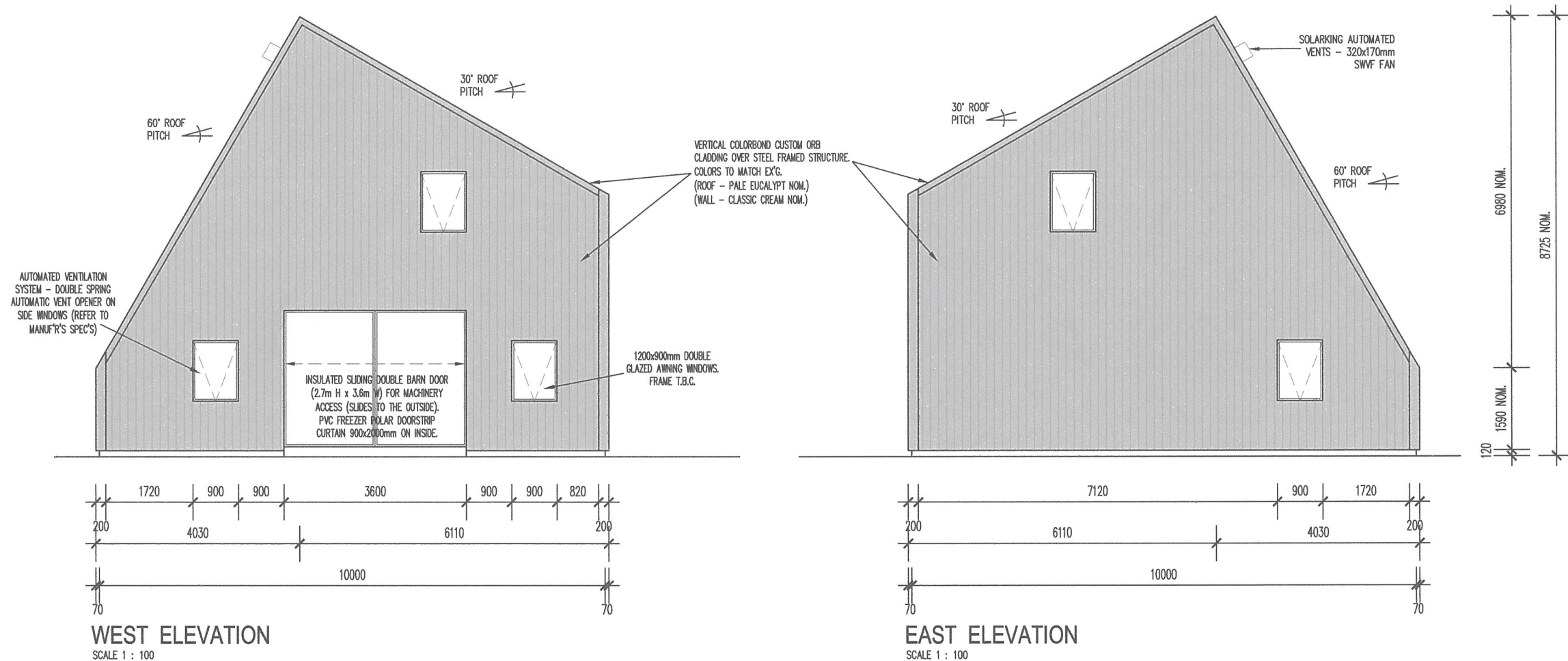


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COMMUNITY CENTER

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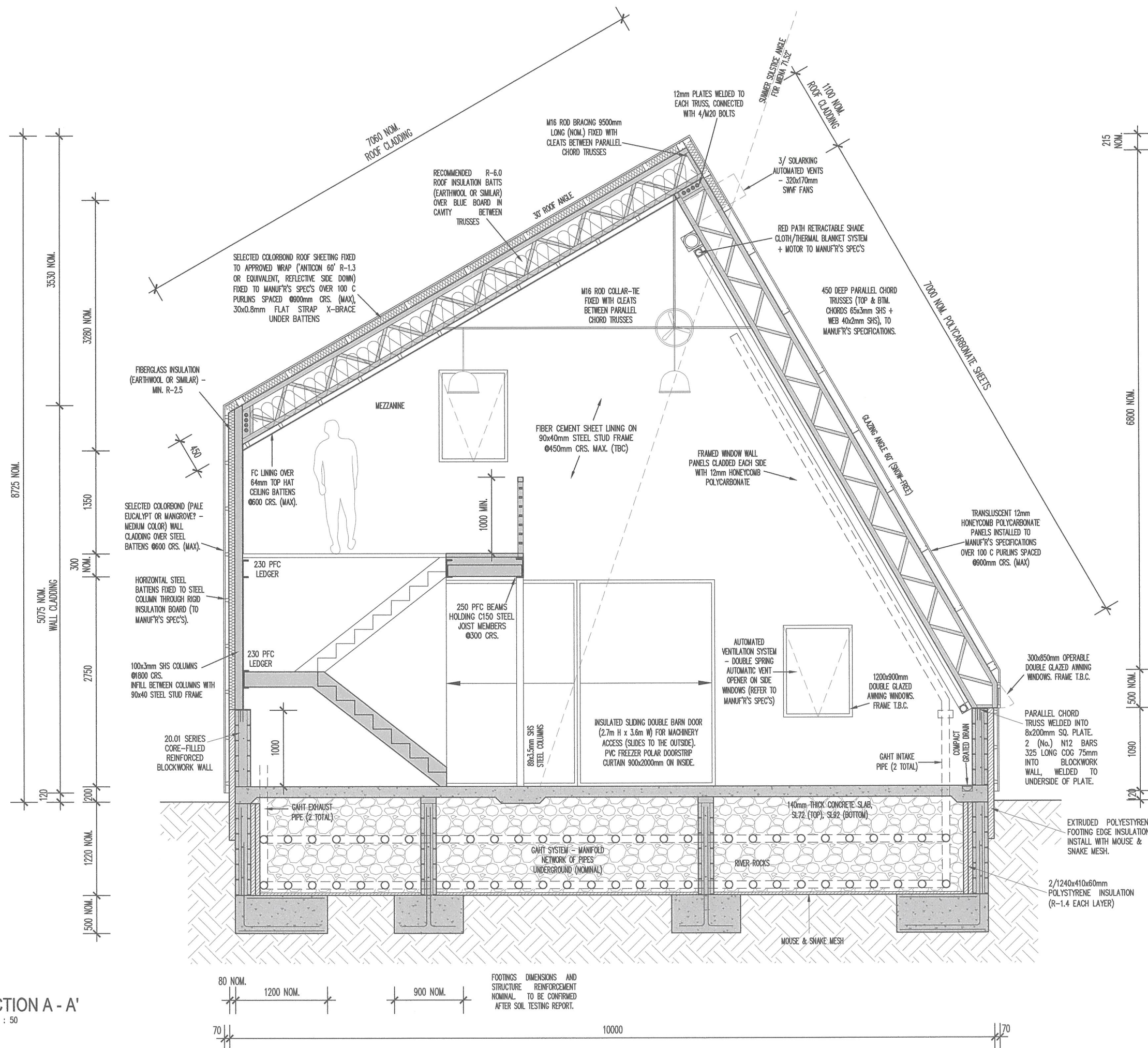
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SECTION A - A'

SCALE 1 : 50



STEEL FRAMING

STEEL FRAMING TO COMPLY WITH ONE OR MORE OF THE FOLLOWING: THE N.C.C. VOL. 2 PART 3.4.2., AS4100, AS4600 OR NASH STANDARD.

WELDS TO ADHERE TO AS4100 AND AS/NZS 1554.5, 6MM MIN. CONT. FILLET WELDS.

STEEL MEMBERS:

STRUCTURAL STEEL MEMBERS TO BE CONSTRUCTED IN ACCORDANCE WITH N.C.C. VOL. 2 PART 3.4.4. AND AS 4100. FOR COLD-FORMED STEEL STRUCTURES, MEMBERS ARE TO COMPLY WITH AS/NZS 4600.

STRUCTURAL STEEL MEMBERS THAT ARE NOT BUILT INTO A MASONRY WALL MUST BE PROTECTED AGAINST CORROSION ACCORDING TO TABLE 3.4.4.2 OF THE N.C.C. VOL. 2. FOR INTERNAL MEMBERS IN A "MODERATE" ENVIRONMENT THAT IS PERMANENTLY DRY NO PROTECTION IS REQUIRED.

JOISTS, BEARERS AND LINTELS MUST BE RESTRAINED FROM LATERAL MOVEMENT OR TWISTING ALONG THEIR LENGTH BY FIXING RAFTERS OR JOISTS TO THE TOP FLANGE OF MEMBERS.

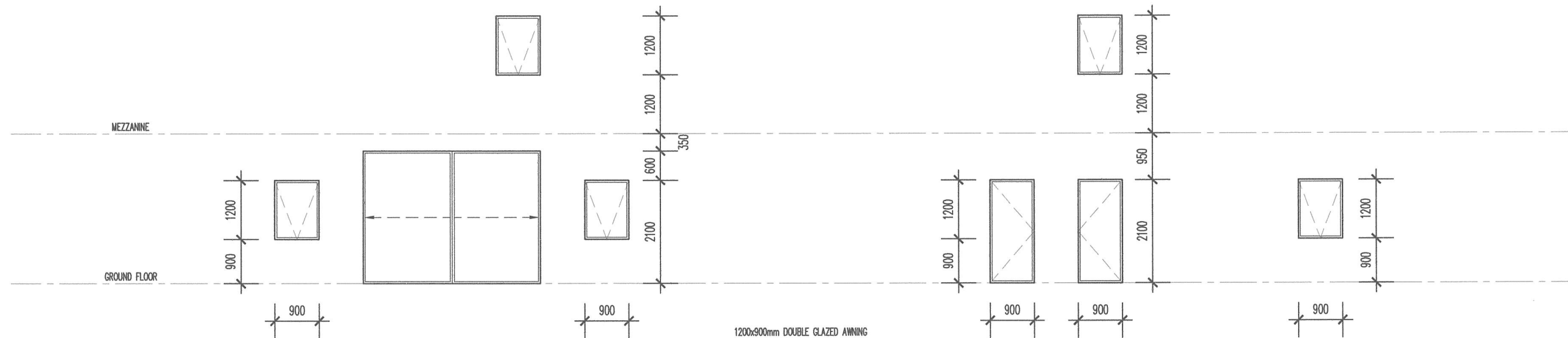


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GREENHOUSE & MAKERS' SHED at 55-57 CIDER GUM ROAD, MIENA 7030 for GREAT LAKES COMMUNITY CENTER

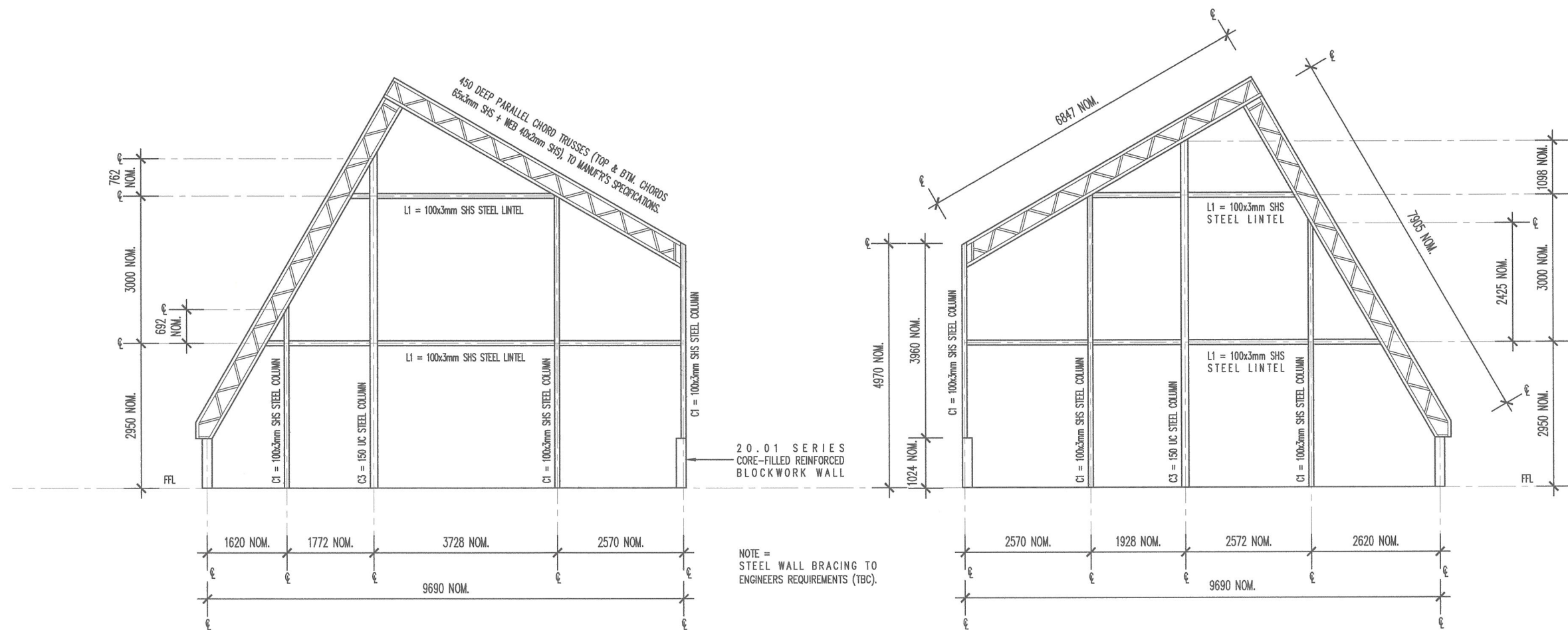
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WEST ELEVATION WINDOW MEMBERS
SCALE 1 : 100

EAST ELEVATION WINDOW MEMBERS
SCALE 1 : 100



WEST ELEVATION STEEL FRAME
SCALE 1 : 100

EAST ELEVATION STEEL FRAME
SCALE 1 : 100

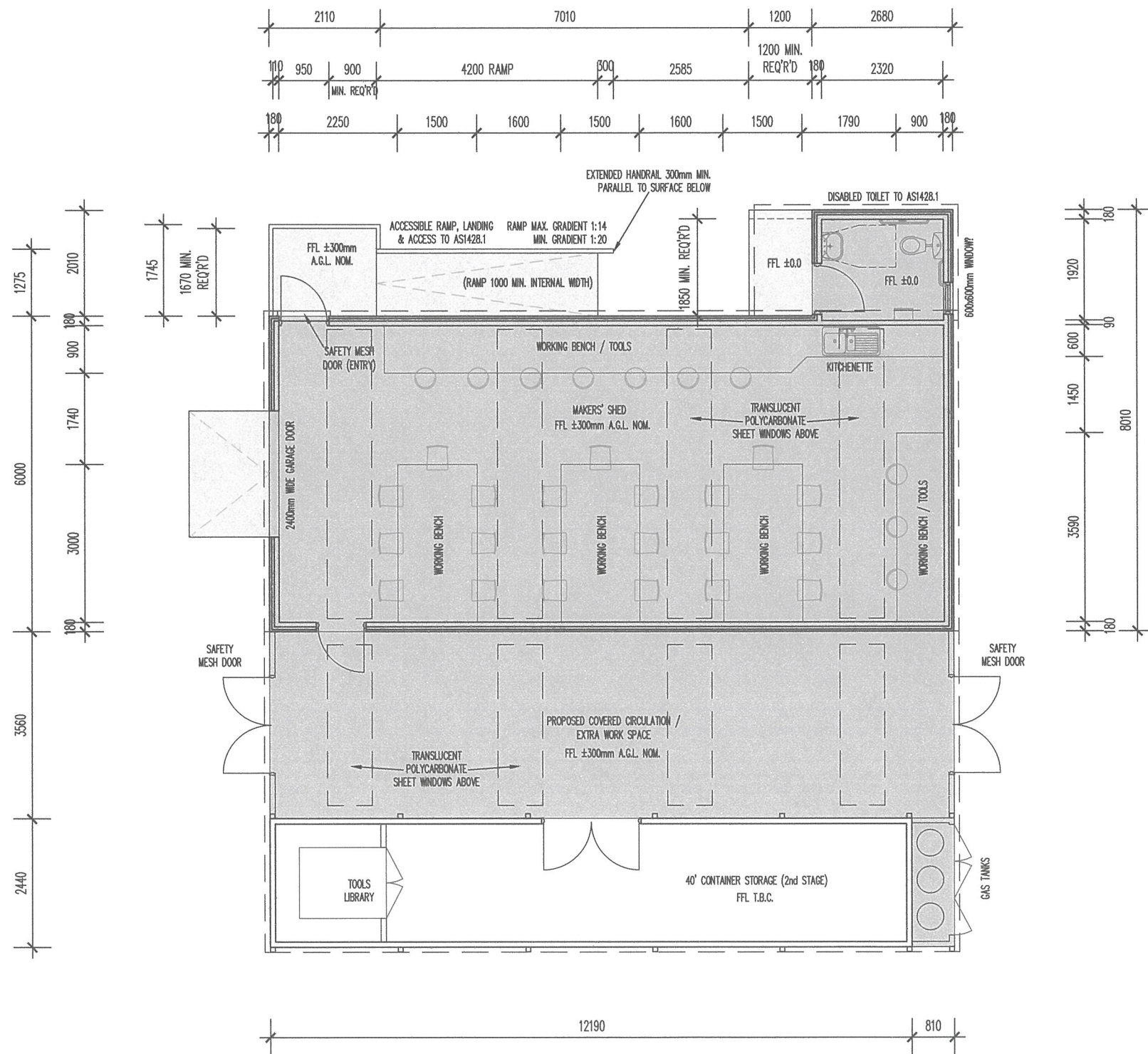


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Date :	02/06/2022	Job No. :	H2121
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AREAS	
TOILET LANDING, RAMP, ENTRY =	17.22m ²
LANDING, GARAGE DOOR RAMP	
ACCESSIBLE TOILET =	5.63m ²
MAKER'S SHED =	78.0m ²
COVERED CIRCULATION =	48.26m ²
/ EXTRA WORK SPACE	
FUTURE STORAGE CONTAINER =	29.74m ²
TOTAL	178.85m ²
	(NOM.)

NOTE:

THE REQUIREMENTS FOR A COMPARTMENT SUITABLE FOR USE BY A PERSON WITH AN AMBULANT DISABILITY ARE DETAILED IN CLAUSE 16 OF AS 1428.1 AND INCLUDE:

- MINIMUM CLEAR CIRCULATION SPACES OF 900MM x 900MM ON EITHER SIDE OF THE AIRLOCK (TOILET ENTRY) DOOR.
- 900-920MM WIDTH INSIDE THE CUBICLE.
- ACCESSIBLE SIGNAGE ON THE CUBICLE DOOR.
- 45MM LONG PRIVACY LOCKING SNIB LOCK LEVER (THE SAME REQUIREMENT AS AN ACCESSIBLE TOILET).
- MINIMUM CLEAR CIRCULATION SPACES OF 900MM x 900MM ON EITHER SIDE OF THE CUBICLE DOOR.
- 900MM DISTANCE BETWEEN THE DOOR SWING (IF DOOR IS SWINGING INWARDS) AND THE TOILET PAN OR 900MM DISTANCE BETWEEN THE DOOR OPENING AND THE TOILET PAN (IF DOOR IS SWINGING OUTWARDS).
- A COAT HOOK WITHIN THE CUBICLE.
- THE NEED FOR GRABRAILS ON EACH SIDE OF THE CUBICLE. EACH GRABRAIL MUST BE ABLE TO WITHSTAND A FORCE OF 1100N APPLIED AT ANY POSITION (CLAUSE 17).
- A 610-660MM TOILET PAN PROJECTION FROM THE REAR TO THE FRONT OF THE TOILET PAN.
- A 460-480MM HEIGHT RANGE OF THE TOILET PAN SEAT ABOVE THE FINISHED FLOOR LEVEL (THE SAME REQUIREMENT AS AN ACCESSIBLE TOILET).
- A TOILET ROLL HOLDER IN AN ACCESSIBLE LOCATION (THE SAME REQUIREMENT AS AN ACCESSIBLE TOILET).
- THE WASHBASIN FOR EACH AMBULANT TOILET MUST BE OUTSIDE THE CIRCULATION SPACES OUTLINED ABOVE.
- A MINIMUM CLEAR OPENING IN THE AMBULANT CUBICLE DOORWAY OF 700MM.



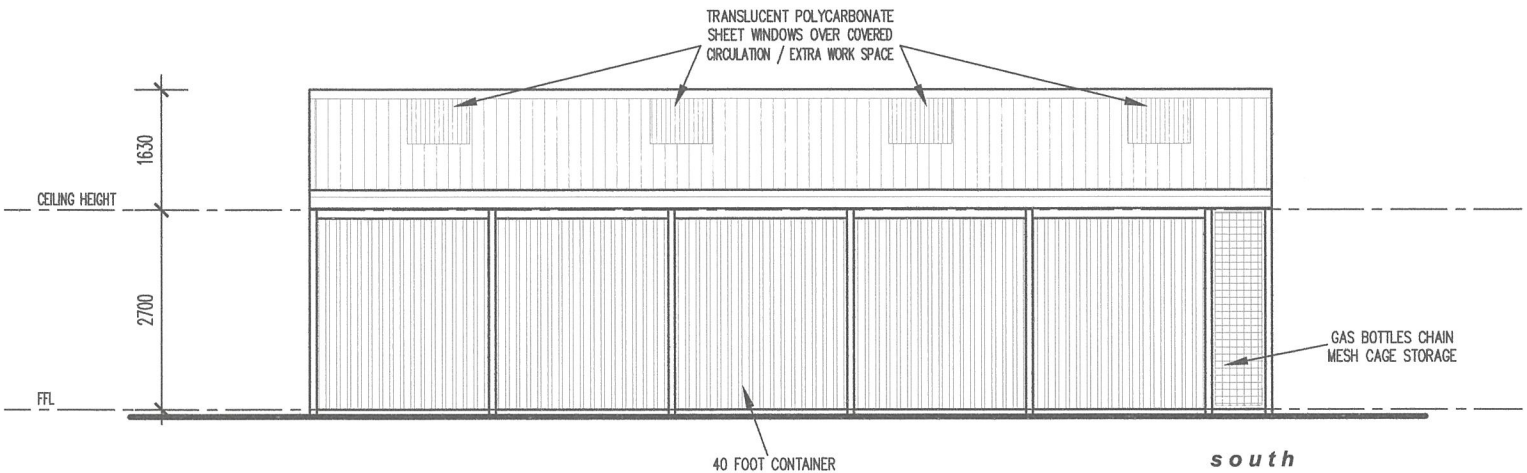
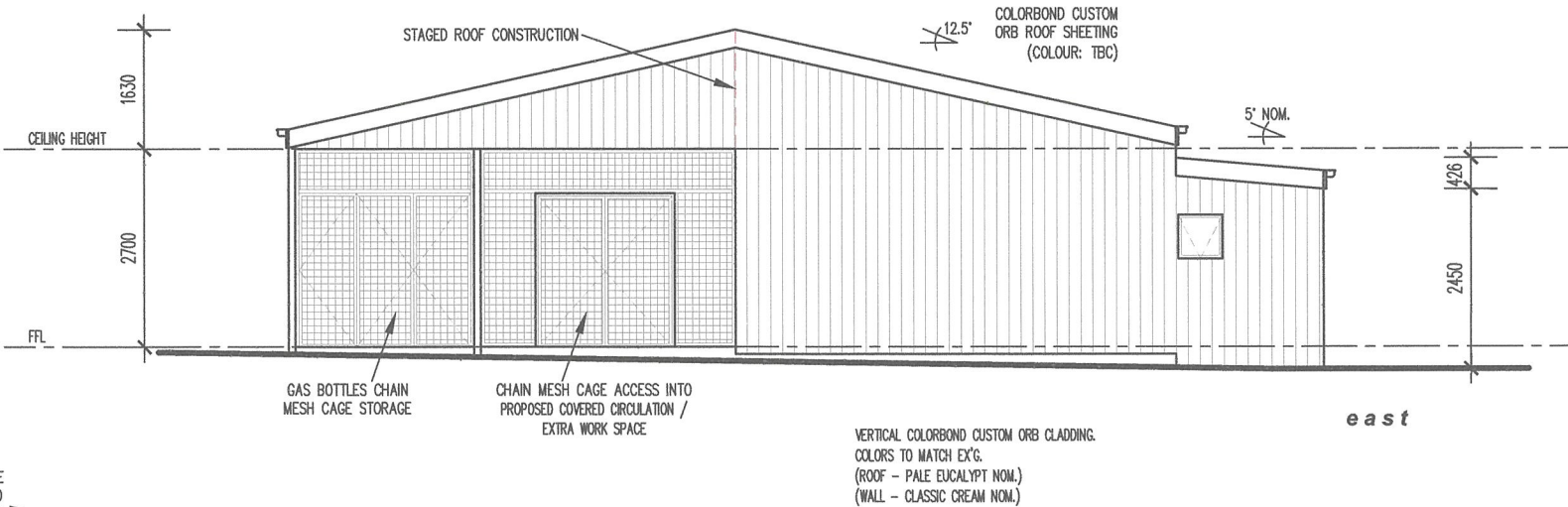
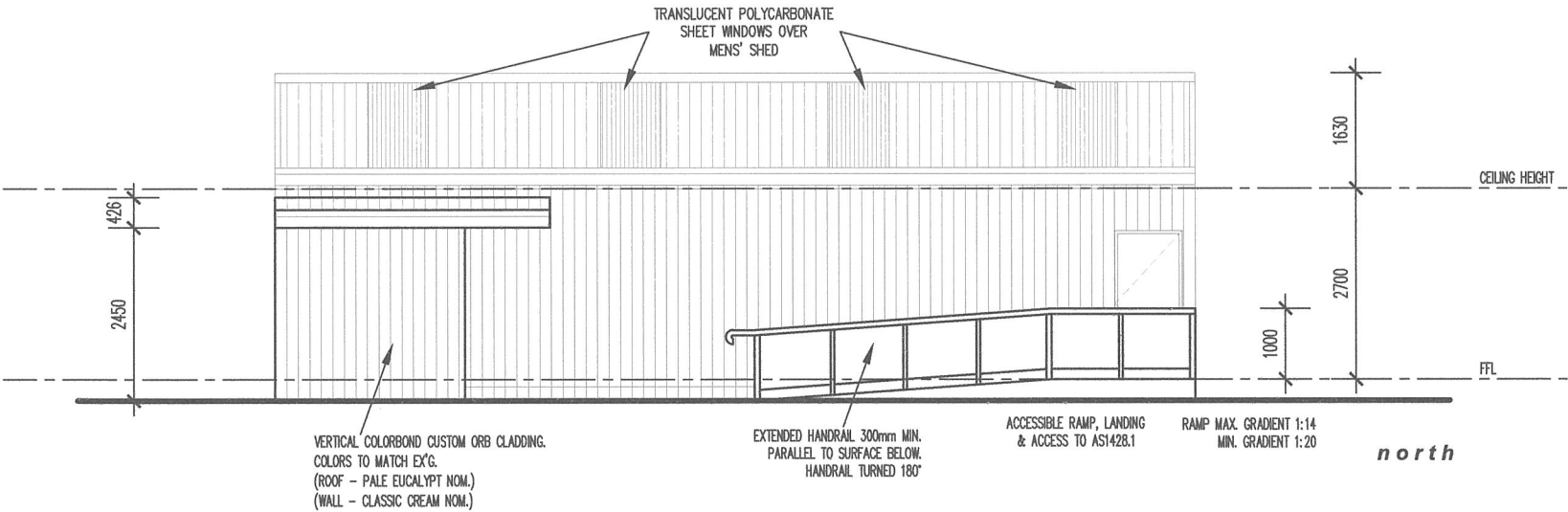
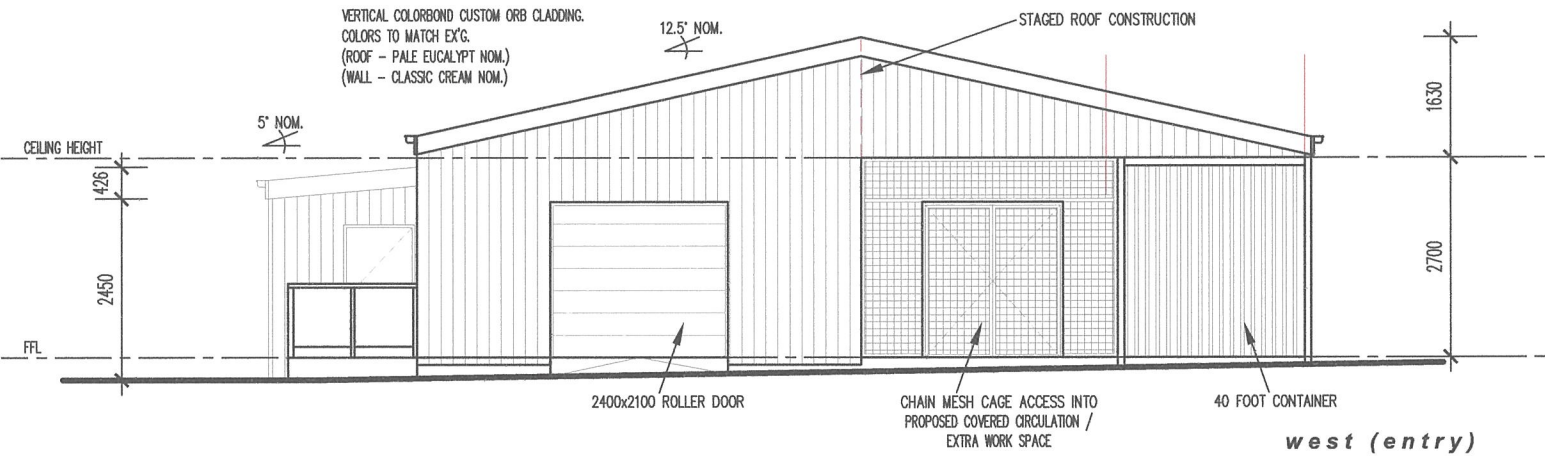
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ELEVATIONS SCALE 1 : 100



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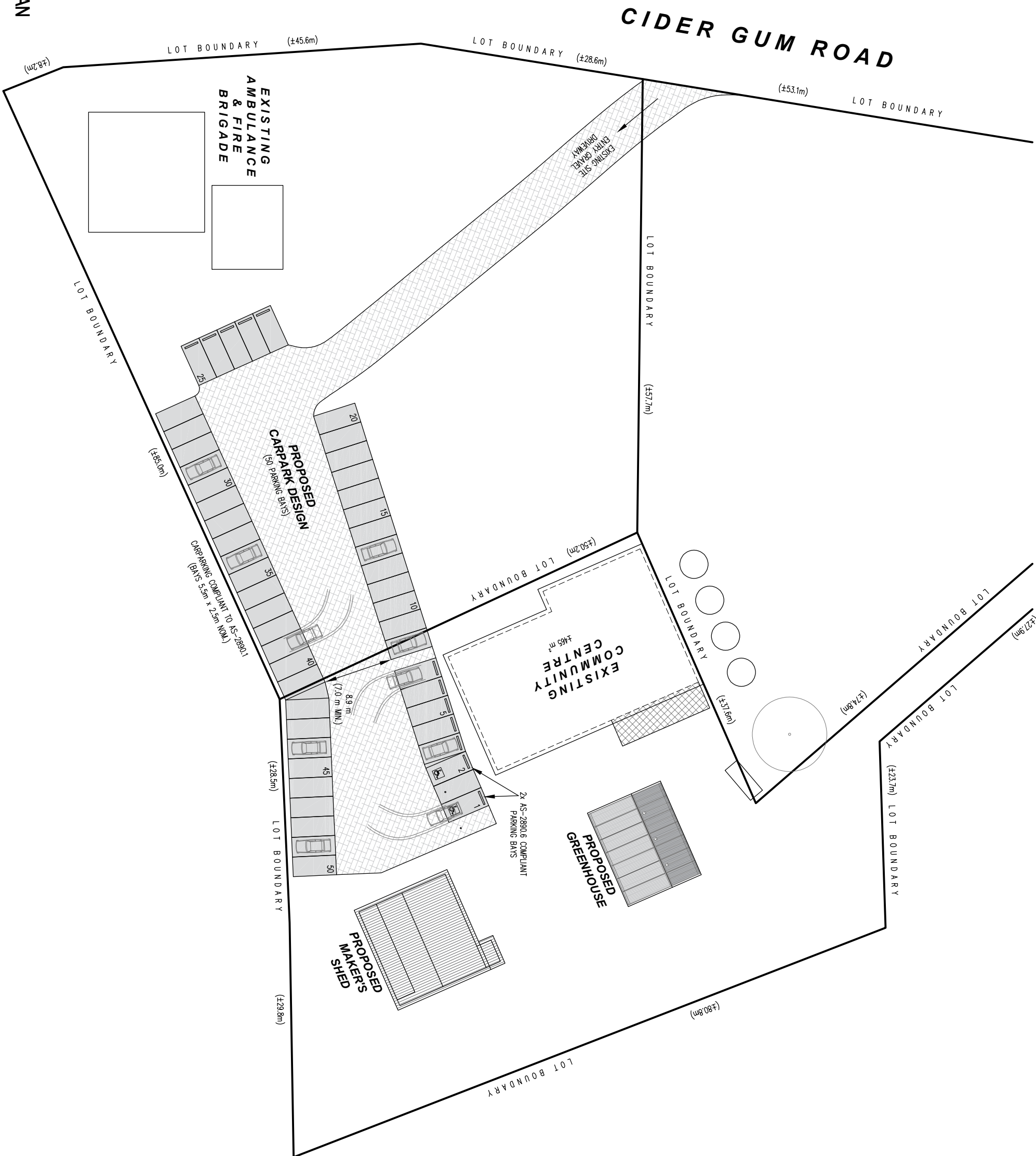
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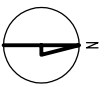
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CAR PARKING PLAN

SCALE 1 : 500



GREENHOUSE & MAKERS' SHED
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MIENA 7030
for GREAT LAKE
COMMUNITY CENTER

Date :	05/08/2022	Job No. :	H2119
Scale :	Shown at A3	Sheet :	1 of 1
Drawn :	P. SECURA	Issue :	DA

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Ms Louisa Brown
Planning Officer
Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

Date 29th July 2022

Dear Louisa,

RE: Great Lake Community Centre Greenhouse and Makers Shed

Further to your questions by email dated the 12th July 2022, the following information is provided:

1.0 Please provide an overview of what both buildings will be used for, who is likely to use them, what kind of activities will be taking place?

The greenhouse will be a low-density place of activity for the specific purpose of growing vegetables. It will be a place for the community to gather in the pursuit of growing healthy vibrant vegetables. The Makers Shed is a community environment used for the purpose of making, restoring, rejuvenating or creating physical things – where artisans can apply their craft (woodwork, metalwork, ceramics, other) whilst possibly mentoring, teaching or assisting others in the community.

2.0 Hours of operation, do you think that both the Green House and the Makers Shed can operate under these times?

Yes

3.0 What level of noise do you anticipate?

There will be nearly no noise from the greenhouse other than the soft laughter of gardeners convalescing, the odd car door closing or the use of hand tools such as drills and saws. As such we do not feel concerned about noise issues other than attempting to consider abatements to increase our level of tranquillity on the site from those being overly neighbourly.

4.0 Will there be external security lighting?

No

5.0 Will the Commercial Vehicle Movements fall within this time range?

We are not planning any commercial vehicle movements when operational. Restriction of vehicle movements during construction we are more than happy to work with Council guidelines.

6.0 Carparking

In terms of car parking, it is our opinion that you being a Council premise can easily cater for over 50 cars. We have asked our engineers to provide a simple mock up on the existing carpark foot print for your purposes.

I hope that in answering your questions they are suitable to your needs and please feel free to call and resolve any matters not sufficiently answered.

Yours sincerely,

Toni Glowacki
Secretary,
Great Lake Community Centre Inc

From:
Sent: Friday, 9 September 2022 2:35 PM
To: development
Subject: DA-2022-71 formal representation

Attn: General Manager

Good afternoon,

The proposed development and expansion of facilities at the Great Lake Community Centre is situated in the Local Business zone, abutting Miena which is zoned Low Density Residential.

While we appreciate that the setback as proposed is within the acceptable solution of the scheme (Clause 20.4.2 A2), we ask that Council consider in your assessment the potential impacts of noise arising from activities carried out in the proposed maker's shed. It is noted in the response from the proponent to Council officers (dated 29 July 2022) that there is no mention of the level of noise anticipated from the maker's shed, and only refers to the minimal noise expected from the greenhouse. It would be prudent to further understand the anticipated noise levels generated from activities carried out in the maker's shed, given it is proposed to include "woodwork, metalwork, ceramics, other", which would equate to the use of machinery.

Further, the maker's shed is closer to residential uses compared to the greenhouse. It is our understanding under section 20.3.2 of the scheme that noise emissions from the maker's shed at the adjoining boundary of must not exceed the acceptable solution for a residential zone, or must not cause environmental harm within a residential zone. We ask that Council consider conditioning the use of soundproof material in the construction of the maker's shed, and stipulate reasonable hours of 'operation' so as not to impact the tranquillity of the surrounding.

In addition to the noise concerns, as necessary under the scheme (Clause 20.4.5 A2), we also request Council consider conditioning that landscaping must be provided along shared boundary located in a residential zone) to a depth of no less than 2m. We note that this has not been clearly specified in the documents made public. The provision of sufficient landscaping would also assist in attenuating noise generated from the maker's shed.

We are supportive of the proposed development for the benefit of the Miena community, provided it does not impact upon the tranquillity of the surroundings experienced at our adjacent property.

Kind regards,

Tasmanian Planning Policies:

Requirements and Processes

Overview

Part 2A of the Land Use Planning and Approvals Act 1993 (the Act) provides for the preparation, making, amending, implementation and review of the Tasmanian Planning Policies (TPPs).

The TPPs will establish strategic policies that will provide high-level direction to guide Tasmania's land use planning system.

The purpose of this fact sheet is to provide a summary of the following processes:

- content and purpose of the TPPs;
- preparing the draft TPPs;
- exhibition of the draft TPPs;
- making a representation on the draft TPPs;
- assessment and reporting by the Tasmanian Planning Commission (the Commission);
- making the TPPs;
- amendments of the TPPs;
- minor amendments of the TPPs;
- implementation of the TPPs;
- review of the TPPs; and
- judicial review.

Content and purpose of the TPPs

The TPPs are to set out common land use planning aims, or principles, to be achieved or applied by the Tasmanian Planning Scheme and the regional land use strategies.

The TPPs refer to the full suite of policies rather than individual policies. When a new policy or provision is proposed, they will be added as an amendment to the provisions of the TPPs, similar to a 'chapter' being added to a 'book'.

Tasmanian Planning Policies – Requirements and Processes

The TPPs may relate to:

- the sustainable use, development, protection or conservation of land;
- environmental protection;
- liveability, health and wellbeing of the community; and
- any other matter that may be included in a planning scheme or a regional land use strategy.

The TPPs must meet the ‘TPP criteria’ which is to:

- seek to further the Part 1 and Part 2 objectives set out in Schedule 1 of the Act, which includes promoting sustainable development; providing for fair, orderly and sustainable use and development; encouraging public involvement in resource management and planning; facilitating economic development; and promoting the sharing of responsibility for resource management and planning; and
- be consistent with any relevant State Policy, which includes the State Coastal Policy 1996, State Policy on the Protection of Agricultural Land 2009, State Policy on Water Quality Management 1997 and the National Environment Protection Measures.

Preparing the draft TPPs

The Minister for Local Government and Planning (the Minister) prepares a draft of the TPPs and is required by the Act to give notice to the Commission, planning authorities and State Agencies and State Authorities of the intention to prepare a draft of the TPPs .

When preparing the draft of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit and can undertake broad, informal consultation while drafting the TPPs.

Once the Minister has prepared a draft of the TPPs, the Act requires further consultation with the Commission, planning authorities, and relevant State agencies and State authorities—.

before they enter the formal statutory assessment process by the Commission.

Once the Minister is satisfied with the content of the draft TPPs, he or she may provide the Commission with the draft TPPs and direct the Commission to undertake public exhibition of the draft TPPs.

If the Minister does not direct the Commission to undertake public exhibition of the draft of the TPPs, the process effectively stops. There is no power for the Minister to make the TPPs without directing the Commission to undertake public exhibition.

Exhibition of the draft TPPs

After receiving a notice from the Minister to undertake public exhibition of the draft TPPs, the Commission must ensure they are placed on public exhibition.

The draft TPPs are to be exhibited for a period of 60 days (excluding any days on which the exhibition premises are closed during normal business hours).

Tasmanian Planning Policies – Requirements and Processes

The exhibition notice must be published in a Tasmanian newspaper once before, and once within 14 days after, the first day of the exhibition period.

The exhibition notice must:

- specify the exhibition period;
- specify where a copy of the draft of the TPPs can be viewed; and
- invite all persons and bodies to make a representation (i.e. a submission), to the Commission.

The Commission must also provide a copy of the draft TPPs to each planning authority and invite them to make a representation.

In addition, the Commission must ensure that a copy of the draft TPPs is made available for viewing at the Commission offices (i.e. the exhibition premises) and on the Commission's website.

Making a representation

Any person may make a representation to the Commission in relation to the draft TPPs (or a draft amendment of the TPPs).

A representation is the community's opportunity to comment about content and merit of a draft TPPs (or a draft amendment of the TPPs).

A representation can be made in writing, in an email, orally or in any other form providing it is made within the exhibition period and submitted to:

- the premises (i.e. the offices of the Commission); or
- an electronic address;

that is specified in the publicly advertised exhibition notice.

Assessment and reporting

Once the exhibition period has ended, the Commission must consider:

- all representations received;
- whether it is satisfied that the draft TPPs meets the 'TPP criteria'; and
- whether there are any matters of a technical nature (or that may be relevant) in relation to the application of the TPPs to the Tasmanian Planning Scheme or each regional land use strategy.

The Commission may also hold one or more hearings in relation to the representations received if it thinks fit.

Within 90 days (or a longer period allowed by the Minister) after the end of the exhibition period, the Commission must provide a report to the Minister in relation to the draft TPPs. The report must contain:

- a summary of the issues raised in the representations in relation to the draft TPPs;
- a statement as to whether the Commission is satisfied that the draft TPPs meets the 'TPP criteria'; and



Tasmanian Planning Policies – Requirements and Processes

→ a statement as to whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to the Tasmanian Planning Scheme or each regional land use strategy.

Making the TPPs

Prior to making the TPPs and when considering the Commission's report in relation to the draft TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. This means that the Minister may seek further advice on the draft TPPs.

The Minister may make or refuse to make the TPPs, or substantially modify a draft of the TPPs, as he or she thinks fit.

However, the Minister can only make or refuse to make the TPPs after considering the Commission's report provided to him or her in relation to the draft TPPs.

The Minister also needs to be satisfied, after taking advice from the Commission, that the TPPs meet the 'TPP criteria'.

If the Minister substantially modifies the draft TPPs that was publicly exhibited, he or she must direct the Commission to re-exhibit the substantially modified draft of the TPPs and conduct its formal statutory processes of consultation, assessment against the 'TPP criteria' and reporting again.

After making the TPPs, the Minister must publish a notice in the *Tasmanian Gazette* and a Tasmanian newspaper specifying that he or she has made the TPPs and when they come into effect.

If the Minister modifies the draft of the TPPs after they were publicly exhibited and after receiving the Commission's report, he or she must also give reasons in the notice in a Tasmanian newspaper why he or she has modified the draft of the TPPs, including the evidence that the Minister has based his or her reasons on.

If the Minister refuses to make the TPPs in the form of the draft of the TPPs, he or she must publish a notice in the *Tasmanian Gazette* that he or she has refused to make the draft TPPs and publish his or her reasons for refusing to make the TPPs.

[Appendix I](#) illustrates the preparation, consultation, assessment and reporting processes for the draft of the TPPs.

Amendments of the TPPs

The Minister may prepare a draft amendment of the TPPs. A draft amendment may consist of:

- an amendment of one or more of the provisions of the TPPs;
- the insertion of one or more provisions into the TPPs;
- a revocation of one or more of the provisions of the TPPs; or
- the substitution of one or more of the provisions of the TPPs.

When preparing a draft amendment of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. The Minister must also consult with the Commission, planning authorities, and relevant State agencies and State authorities – in relation to the intention to prepare a draft amendment of the TPPs and the preparation of the draft amendment.

Tasmanian Planning Policies – Requirements and Processes

The Minister may then refer a draft amendment of the TPPs to the Commission (i.e. direct the Commission to publicly exhibit the draft amendment) and the consultation, assessment against the 'TPP criteria', and reporting processes follow the same statutory processes that apply to the initial draft of the TPPs with some changes in time frames.

If the Minister does not direct the Commission to undertake public exhibition of a draft amendment of the TPPs, the process effectively stops. There is no power for the Minister to make an amendment of the TPPs without directing the Commission to undertake public exhibition.

The Commission must:

- publicly exhibit a draft amendment of the TPPs for 42 days (excluding any days on which the exhibition premises are closed during normal business hours) and invite representations from any person or body;
- provide a copy of a draft amendment of the TPPs to each planning authority and invite them to make a representation;
- ensure that a copy of a draft amendment of the TPPs is made available for viewing at the Commission offices (i.e. the exhibition premises) and on the Commission's website; and
- consider all representations received, consider if a draft amendment of the TPPs meets the 'TPP criteria', and consider whether there are any matters of a technical nature (or that may be relevant) in relation to the application of the TPPs to the Tasmanian Planning Scheme or each regional land use strategy.

The Commission may also hold one or more hearings in relation to the representations received if it thinks fit.

Once the Commission has conducted its formal statutory processes of consultation, assessment against the 'TPP criteria' and reporting, it must provide the Minister with a report in relation to the draft amendment of the TPPs within 60 days after the end of the exhibition period (or a longer period allowed by the Minister).

The 42-day exhibition period for a draft amendment of the TPPs is shorter than the 60-day exhibition period for the initial draft of the TPPs because a smaller range of matters is likely to be considered through representations with regard to the draft amendment.

The time allowed for the Commission to provide a report on a draft amendment of the TPPs to the Minister (within 60 days after the end of the exhibition period) is also shorter than for the Commission's report on the initial draft of the TPPs, or a substantially modified draft of the TPPs, for the same reason (that is within 90 days after the end of the exhibition period).

When considering the Commission's report in relation to a draft amendment of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. This means that the Minister may seek further advice on the draft amendment of the TPPs.

The Minister may make, or refuse to make, an amendment of the TPPs. However, the Minister can only make an amendment of the TPPs if, after taking advice from the Commission, he or she is satisfied the amendment meets the 'TPP criteria'.

If the Minister substantially modifies a draft amendment of the TPPs that was publicly exhibited, he or she must direct the Commission to re-exhibit the substantially modified draft amendment of the TPPs and conduct its formal statutory processes of consultation, assessment against the 'TPP criteria' and reporting again.

Tasmanian Planning Policies – Requirements and Processes

After making an amendment to the TPPs, the Minister must publish a notice in the *Tasmanian Gazette* and a Tasmanian newspaper specifying that he or she has made an amendment of the TPPs and when it comes into effect.

If the Minister modifies a draft amendment of the TPPs after it was publicly exhibited and after receiving the Commission's report, he or she must also give reasons in the notice in the Tasmanian newspaper why he or she has modified the draft amendment, including the evidence that the Minister has based his or her reasons on.

If the Minister refuses to make an amendment of the TPPs, he or she must publish a notice in the *Tasmanian Gazette* that he or she has refused to make the amendment and publish his or her reasons for refusing to make the amendment of the TPPs.

[Appendix 2](#) illustrates the preparation, consultation, assessment and reporting processes for a draft amendment of the TPPs.

Minor amendments of the TPPs

If a draft amendment of the TPPs is proposed, the Minister may determine that the draft amendment is a minor amendment.

However, the Minister can only make a minor amendment of the TPPs if he or she:

- is of the opinion that the public interest will not be prejudiced if the draft amendment is not publicly exhibited; and
- is satisfied the minor amendment meets the 'TPP criteria'.

A minor amendment of the TPPs can be made:

- to correct an error;
- to remove an anomaly;
- to clarify or simplifying;
- to amend a provision as long as the policy intent is not changed;
- to bring the TPPs into conformity with a State Policy; or
- for a prescribed purpose.

When making a minor amendment of the TPPs, the Minister may inform himself or herself in the manner he or she thinks fit. This means that the Minister may seek advice on a minor amendment of the TPPs.

After making a minor amendment of the TPPs, the Minister must publish a notice in the *Tasmanian Gazette* and a Tasmanian newspaper specifying that the Minister has made a minor amendment of the TPPs and when it comes into effect.

If the Minister refuses to make the minor amendment of the TPPs, he or she must publish a notice in the *Tasmanian Gazette* that the he or she has refused to make the minor amendment.

The process for making a minor amendment of the TPPs is similar to other processes in the Act for making a minor amendment to a planning scheme.

[Appendix 2](#) includes the preparation, consultation, assessment and reporting processes for a minor amendment of the TPPs.

Implementation of the TPPs

The Act requires that the TPPs may specify the manner in which the TPPs are to be implemented in the Tasmanian Planning Scheme and each regional land use strategy.

The relationship between the TPPs, Tasmanian Planning Scheme and regional land use strategies require a considered approach to ensure timely alignment and consistency between the instruments.

Under section 30T of the Act, the Minister is required to conduct a review of the State Planning Provisions (SPPs) at the end of a five-year period or by issuing a notice to the Commission at any time.

Although the Act does not automatically trigger a review of the SPPs once the TPPs have been made, it would be anticipated that the Minister would seek to ensure the TPPs are integrated with the rest of Tasmania's land use planning system as a matter of priority.

In this context, the Act specifies that the Minister is to conduct a review of the SPPs and the regional land use strategies as soon as practicable after the making of the TPPs, or an amendment of them, to determine what, if any, amendments to these are required.

However, given that the Tasmanian Planning Scheme reforms have largely preceded the preparation of the TPPs, the Act specifically excludes the implementation of the TPPs into the first Local Provisions Schedules (LPSs) that are prepared.

The Act specifies that when the first LPSs were made, they did not need to meet the relevant 'LPS criteria' in relation to the TPPs. However, an amendment to, or substitution of, an LPS once it is made does need to meet the relevant 'LPS criteria'. This means that a future instrument needs to meet the 'LPS criteria' including that the instrument "*satisfies the relevant criteria in relation to the TPPs*".

In addition, given that the TPPs may be finalised while some of the current interim planning schemes are still in effect, the Savings and Transitional Provisions under Schedule 6 of the Act have also been amended to require any amendment to these planning schemes to also be consistent with the TPPs.

Review of the TPPs

The Minister must keep the TPPs under regular and periodic review.

At the end of every 5-year period after the TPPs are made, the Minister must also:

- conduct a review of the TPPs and the implementation of the TPPs; or
- by notice to the Commission, direct the Commission to conduct a review of the TPPs and the implementation of the TPPs and provide the Minister a report in relation to the review within the period specified in the notice.

The Minister must then table a report on the review in Parliament as soon as practicable.

Judicial review

The administrative processes leading to the making or amending of the TPPs need to be consistent with the requirements of the legislation, and application under the [Judicial Review Act 2000](#) could test the administrative processes if a person felt aggrieved.

A copy of the Act is available on the [Tasmanian Legislation](#) Online website at:
<https://www.legislation.tas.gov.au/>.

Enquiries

Any enquiries can be directed to the State Planning Office within the Department of Premier and Cabinet at stateplanning@dpac.tas.gov.au or by telephoning 1300 703 977

16 March 2022

Department of Premier and Cabinet
State Planning Office

Phone 1300 703 977

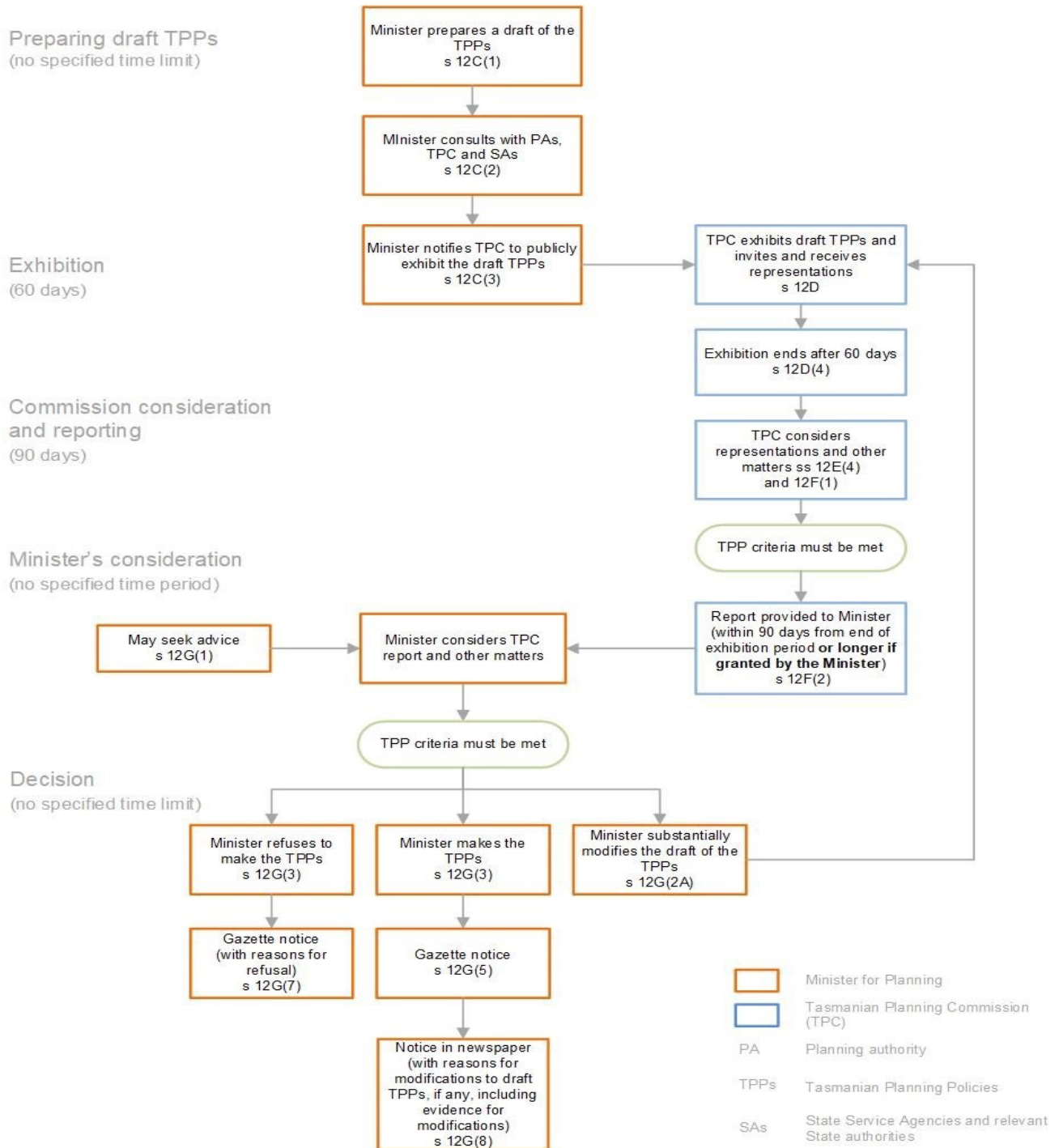
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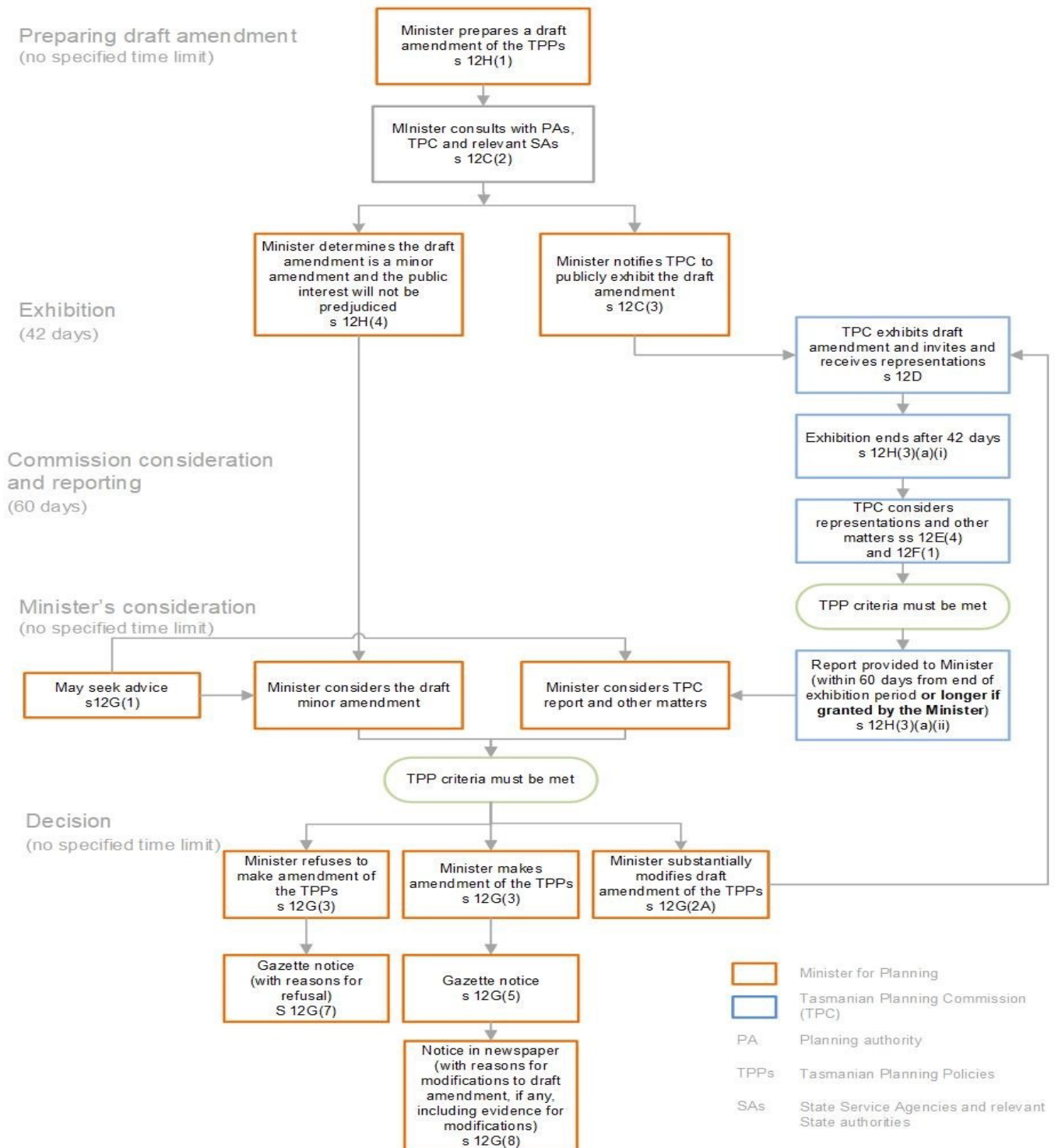
Appendix 1: The preparation, consultation, assessment and reporting processes for the draft of the Tasmanian Planning Policies

Tasmanian Planning Policies (TPPs) process



Appendix 2: The preparation, consultation, assessment and reporting processes for a draft amendment of the Tasmanian Planning Policies

Tasmanian Planning Policies (TPPs) amendment process



Draft Tasmanian Planning Policies

Supporting Report for Consultation



Author:
State Planning Office

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Introduction

The Supporting Report (the report) has been prepared by the Department of Premier and Cabinet's State Planning Office (SPO) to accompany the set of draft Tasmanian Planning Policies (TPPs), as provided in Attachment 1, that are undergoing consultation in accordance with section 12C(2) of the *Land Use Planning and Approvals Act 1993* (the Act).

This consultation precedes the lodging of the draft TPPs with the Tasmanian Planning Commission for its formal review and reporting to the Minister. That review process will include a public exhibition period of 60 days and the opportunity for anyone to make representations to the Commission.

The TPPs are intended to establish high-level strategic policy directions that will be delivered through the Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS).

The Act establishes the provisions under which the TPPs may be prepared, made, amended, implemented and reviewed.

The report provides background information regarding the process and development of the draft TPPs to facilitate greater understanding and more meaningful consultation on their content and intended outcomes.

Glossary

The following acronyms and abbreviations are used in this report.

TPP	–	Tasmanian Planning Policy
Act	–	<i>Land Use Planning and Approvals Act 1993</i>
RLUS	–	Regional Land Use Strategy
RMPS	-	Resource Management and Planning System
TPS	–	Tasmanian Planning Scheme
SPP	–	State Planning Provision
SPO	-	State Planning Office
LPS	–	Local Provisions Schedule
UNSDG	–	United Nations Sustainable Development Goals
PESRAC	–	Premier's Economic and Social Recovery Advisory Council
PAL	-	<i>Protection of Agricultural Land Policy 2009</i>

Consultation

When the Minister is preparing the TPPs, the Act requires two rounds of consultation. This is specified in section 12C(2) of the Act that states:

The Minister must consult with –

- a) the Commission; and*
- b) the planning authorities; and*
- c) the State Service Agencies, and the State Authorities, as the Minister thinks fit –*
in relation to the intention to prepare a draft of the TPPs and a draft of the TPPs.

Consultation of the intention to prepare a draft of the TPPs was undertaken in October and November 2021 with a [Scoping Paper](#) being published on the SPO's website. An invitation to comment on the range of issues and topics that the TPPs should address and other matters expressed in the Scoping Paper was extended to the parties listed under section 12C(2) of the Act and to a broad range of relevant stakeholders.

A total of [108 submissions](#) were received during the scoping consultation. A [Report on draft TPP Scoping Consultation](#) was published on the SPO's website in April 2022. The report discussed the issues raised in submissions, summarised responses to them and provided a revised TPP structure and table of TPP topics and issues that formed the basis for more detailed drafting of the TPPs.

Targeted consultation was undertaken between April and August 2022. Various stakeholders provided input into the initial drafting of the TPPs. Given the TPPs are intended to deliver State planning policies, the initial draft set of TPPs were firstly reviewed by State Agencies. Agencies nominated a representative to liaise between the divisions within their Agencies and the SPO to provide comment and recommendations on the draft TPP content to ensure the Agency's interests and policies were reflected through the TPPs.

In addition to the parties mentioned in section 12C(2) of the Act, comment is also invited from those who engaged in the scoping consultation and broader stakeholders who may have an interest in the draft TPPs.

Content and Purpose of TPPs

Section 12B of the Act sets out the 'Contents and purpose of the Tasmanian Planning Policies' stating:

- (1) The purpose of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –*
 - a) the Tasmanian Planning Scheme; and*
 - b) the regional land use strategies.*
- (2) The TPPs may relate to the following:*
 - a) the sustainable use, development, protection or conservation of land;*
 - b) environmental protection;*
 - c) liveability, health and wellbeing of the community;*

- d) any other matter that may be included in a planning scheme or a regional land use strategy.

The TPPs are intended to provide a consistent, overarching policy setting for the State's planning system that will guide planning outcomes delivered through the RLUSs and the TPS. The Act also requires consideration of the TPPs during the declaration and assessment of major projects.

The policy setting for the current RLUSs and TPS have relied on the broad Schedule 1 Objectives of the Act and a limited number of State Policies. While the intention of the TPS was to achieve regulatory consistency, and the RLUS to deliver strategic consistency across each region, they have not been informed by a common set of planning policies. The TPPs are intended to fill that policy space and deliver a more balanced, informed and mature planning system.

The Act requires a review of the TPS and RLUSs following the making of the TPPs, and their subsequent modification to demonstrate consistency with the TPPs¹.

Structure of draft TPPs

A draft suite of TPPs were prepared in 2017 ([click here to view](#)) to provide an indication of what the TPPs may comprise at the time the amendment to the Act, to provide for the necessary legislative mechanisms for the making of the TPPs, was being considered.

The Scoping Paper referenced the 2017 draft TPPs as an example of what the scope and structure of the TPPs might include. It also included the following TPP template and invited comment on its structure to deliver the purpose and content of the TPPs.

TPP Topic	The name of the particular topic covered by the TPP
Issue	Sets out the particular issue(s) under the TPP Topic
Objective	Describes the broad intent of what the issue aims to address
Strategies	Describes how the objective will be achieved – there may be multiple strategies
Implementation Statements	Describes how each individual strategy will be delivered into the planning system, either through strategic planning such as regional land use strategies, or through statutory planning in the Tasmanian Planning Scheme (State Planning Provisions and Local Provision Schedules)

Table 1. TPP Template - Extract from page 8 Scoping Paper

¹The current draft LPSs that are being assessed by the Tasmanian Planning Commission to bring the TPS into effect in each municipality are not required to be assessed as consistent with the TPPs. This avoids the current assessment processes being altered with further delays to the implementation of the TPS. All amendments to LPSs, once approved, must be assessed as consistent with the TPPs, along with any amendments to any interim planning schemes that remain in effect at the time of the TPPs being made.

Most submissions supported the proposed template. Additional comments were that an introductory component should be included to help set the policy context for each topic.

The Scoping Paper also sought submissions on how climate change should be addressed in by the TPPs. Most submissions suggested that climate change issues should be integrated with other policies and not form a stand-alone TPP. This approach was adopted in the revised TPP structure. In addition, and because it is the preeminent policy position, a separate 'Climate Change Statement' has been included within the 'Principles and Policy Context' (refer to Figure 2 below) to establish context for the proceeding policies.

For further detail regarding the modifications made to the TPP structure see the [Report on draft TPP Scoping Consultation](#).

The following table was published in the Report on Scoping Consultation and outlines the revised TPP structure.

TPP Structure	Function
Title	Identifies the TPP topic.
Principles and Policy Context	<p>Outlines any overarching principles relating to the TPP topic and provides the policy context to support greater understanding of the planning and regulatory provisions that flow from the particular TPP. It also provides an overview of State endorsed policies relevant to the TPP topic.</p> <p><u>Climate Change Statement</u></p> <p>Within the 'Principles and Policy Context' section there is a subheading called 'Climate Change Statement' that identifies the likely impacts that climate change will have on the TPP topic and describes how the responses to climate change issues are addressed and integrated within the policy content of the TPP.</p>
Policy application	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.
Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.
Strategies	<p>Specifies how the TPP is to achieve the objective.</p> <p>It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment I.</p>
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

Table 2. Modified Structure of TPPs - Attachment 2 of Report on Scoping Consultation

The draft TPPs have been drafted in accordance with this structure with the following exceptions or qualifications:

- the ‘Principles and Policy Context’ element refers to providing an overview of State endorsed policies relevant to the TPP topic. An overview of this nature was considered to add unnecessary length and complexity to this part of the TPP without adding much value, so the concept was abandoned.
- Not all policies have detailed ‘Implementation Guidelines’. Section 12B(3) of the Act states that ‘the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies’. (emphasis added)
- A Glossary, Foreword and Implementation sections have been included to assist understanding, operation and usability of the TPPs.

The TPP structure has a number of elements however, the policy intent is effectively delivered through the ‘Objective’ and ‘Strategies’. As outlined in Figure 2, the ‘Objective’ sets the scene for what the policy is trying to achieve. It is an aspirational aim that the TPP is seeking to achieve. The proceeding ‘Strategies’ are that part of the TPPs that establish how those aims, expressed through the ‘Objective’, are intended to be achieved or applied by the TPP.

The use of the terms ‘Objective’ and ‘Strategies’ are consistent with the 2017 draft TPPs that was used as an example to amend the legislation to provide for TPPs, is consistent with many of the State planning policies in other jurisdictions and was supported in the scoping consultation as being an effective way to express planning policy.

Development of the draft TPPs

Topics and issues framework

The Scoping Paper introduced a list of TPP topics and issues that was modified based on submissions received during the scoping consultation. Attachment I of the [Report on draft TPP Scoping Consultation](#) provides that modified list which formed the basis for the drafting of the TPPs.

The TPP topics and issues framework was developed considering a ‘best fit’ approach and having regard to the comments received during the scoping consultation and the way similar planning issues are grouped and addressed in the RLUS or TPS. The following list has been modified slightly since it was published in the Report on Scoping Consultation to address additional matters that became apparent once drafting commenced. The revised framework essentially informs the TPP table of contents and is structured as follows:

Tasmanian Planning Policy (Topic)	Subheadings
I. Settlement	I.1 Growth I.2 Liveability I.3 Social Infrastructure I.4 Settlement Types I.5 Housing I.6 Design
	2.1 Biodiversity

2. Environmental Values	2.2 Waterways, Wetlands and Estuaries 2.3 Geodiversity 2.4 Landscape Values 2.5 Coast
3. Environmental Hazards	3.1 Bushfire 3.2 Landslide 3.3 Flooding 3.4 Coastal 3.5 Contaminated Air and Land
4. Sustainable Economic Development	4.1 Agriculture 4.2 Mining and Minerals 4.3 Tourism 4.4 Renewable Energy 4.5 Industry 4.6 Business and Commercial 4.7 Innovation and Research
5. Physical Infrastructure	5.1 Provision of Services 5.2 Energy Infrastructure 5.3 Roads 5.4 Transport Modes 5.5 Ports and Strategic Transport Networks
6. Cultural Heritage	6.1 Aboriginal Cultural Heritage 6.2 Non-indigenous Cultural Heritage
7. Planning Processes	7.1 Consultation 7.2 Strategic Planning 7.3 Regulation

Table 3. *Topics and Issues Framework*

Each topic represents a TPP, for example, the ‘Settlement TPP’ or the ‘Environmental Hazards TPP’. Each TPP includes a number of sub-headings, or broad issues to be addressed, that contain an ‘Objective’ followed by a number of ‘Strategies’. For example, in the ‘Environmental Values TPP’ under the ‘Biodiversity’ sub-heading there is a single objective that is followed by a number of ‘Strategies’ to achieve that ‘Objective’. This pattern is repeated under all of the other 4 sub-headings grouped within Environmental Values, including ‘Waterways, Wetlands and Estuaries’, ‘Geodiversity’, ‘Landscape Values’ and ‘Coasts’, all of which collectively comprise the ‘Environmental Values TPP’.

Drafting of policies

Policy content

An observation from consultation processes undertaken to date has been that there are wide and varied opinions on the matters that the TPPs should address, and to what level of detail. To determine this, the following criteria has been used to help guide the range and detail of the draft TPPs’ policy content, and include:

- can only deal with matters provided for in the Act;
- does not repeat the requirements of the Act or that of other Acts;
- is to be consistent with section 12B of the Act;
- is to further the Schedule 1 Objectives of the Act;
- is to be consistent with a relevant State Policy;
- is to produce a planning outcome that can be achieved or applied through the TPS and RLUS;
- cannot apply retrospectively to address broad scale planning issues or decisions made under a former planning regime; and
- cannot address issues that are too specific or that deliver detailed, predetermined outcomes.

The development of the policy content commenced with an overview of those matters that present reoccurring issues in planning and where a policy foundation was required to provide strategic and statutory direction. The policy content has also been derived through a review, consideration and response to the social, economic and environmental challenges that are facing Tasmania. This has been informed by, among other things, a review of the existing RLUS where many of the regional policies have been adopted and modified to suit Statewide application.

The TPPs do not provide a policy setting for every planning matter that may arise. They speak in broad land use planning terms with the intent being to provide high level policy guidance for the planning system. To achieve this, great care has been taken to pitch the policies in a way that is concise, balanced and can deliver outcomes through strategic and statutory planning instruments.

Further detail regarding the rationale and justification for the drafting of the policy content is provided in the Principles and Policy Context section within each TPP.

Climate change

As discussed above, climate change policy has been integrated within each of the TPPs. The way in which this is achieved is outlined in the Climate Change Statement as provided in the Principles and Policy Context section of each TPP. Many of the strategies that achieve other planning outcomes, also support mitigation or adaptation responses to climate change. This is not always explicit in the strategies however is described in the Climate Change Statement.

Terminology

The TPPs include a Glossary of defined terms to assist with interpretation. Where possible, consistent terminology has been used to align meanings with other planning instruments to provide for greater consistency. New terms that have been introduced that are considered necessary to be defined by the TPPs have been included in the Glossary, such as 'Liveability', 'Social Infrastructure' and 'Sense of Place'.

Other terms or phrases have not been explicitly defined as it is considered that their meaning is generally understood.

The TPPs have deliberately avoided making reference to use classes and zones referred to in the TPS. There are two fundamental reasons for this. Firstly, the TPPs are intentionally kept broad and high level and by referencing specific use classes and zones causes the narrowing of policy considerations. Secondly, the policy content of the TPPs will be implemented through the RLUSs and the TPS. Making broad reference to land uses categories (eg agriculture, tourism, commercial, industrial) and ‘designating land’ for particular purposes allows the policy intent to be applied to both strategic and statutory planning instruments. To clarify, the RLUS and the TPS can both designate land for a particular purpose however, only the TPS can zone land for a particular purpose. Speaking broadly allows the TPPs to have wider and consistent application across planning instruments.

As mentioned above, the TPPs speak in terms of broad land use categories. Most of these are well understood however, there may be instances where the use of terminology is subject to different interpretations. A specific example in the draft TPPs involves terminology used in the ‘Industry’ section of the Sustainable Economic Development TPP.

The strategies for ‘Industry’ within the draft TPPs refer to both traditional industrial uses (such as manufacturing) and industrial uses that are resource dependent (such as sawmill or abattoir). The latter is intended to capture those high impact, industrial ‘type’ uses that would, under the TPS, fall within the ‘Resource Processing’ or ‘Resource Development’ use classes. The reason for addressing them in the same section and collectively referring to them as ‘industrial use and development’ is because, from a policy context, the planning responses are similar. For instance, both are typically high impact land uses and are best separated from sensitive uses to avoid land use conflict.

Overlap and perceived repetition

It is acknowledged that in certain circumstances there is overlap between strategies. For example, strategy 7 of the Transport Modes section within the Physical Infrastructure TPP includes design consideration for subdivision stating:

Provide for subdivision design that:

- a) supports efficient and effective public transport access;*
- b) encourages walking and cycling, with provision of appropriate and direct site-through links; and*
- c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.*

Similarly, strategy 7 of the Design section in the Settlement TPP also includes considerations for subdivision, stating:

Promote subdivision design that provides a functional lot layout that:

- a) supports the intended future use and development of the lot;*
- b) uses urban land efficiently;*
- c) promotes climatically responsive orientation of buildings;*



- d) *allows passive surveillance of public spaces promoting community safety;*
- e) *provides a convenient, efficient and safe road network;*
- f) *supports efficient and effective public transport access;*
- g) *provides safe active transport;*
- h) *is responsive to topography, site constraints and environmental values and hazards;*
and
- i) *provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community.*

There are explicit and implicit similarities between the two strategies. Both explicitly refer to supporting efficient and effective public transport access. The reason for supporting the repetition in this case is because they both help deliver their respective objectives in terms of subdivision design responses to firstly, creating functional and connected urban spaces for the Settlement TPP, and secondly, supporting efficient and accessible passenger transport systems for the Physical Infrastructure TPP.

The implicit similarities are a result of subdivision design being considered through the lens prescribed by the respective objectives of each policy. Each strategy delivers a design response that satisfies their objective.

The repetition of some strategies is inevitable due to the complex nature of planning and the range of issues the TPPs are addressing. While every attempt has been made to draft the TPPs concisely, some repetition remains where it is considered necessary to reiterate consideration of particular matters and provide additional context to how each strategy contributes to achieving its objective, thereby improving the application of the TPPs.

Implementation

The Implementation section of the TPPs provide guidance on how the TPPs are intended to be implemented from a general perspective, and where specific reference is provided in an Implementation Guideline that sits within the TPPs.

As specified in the Implementation section, the intent of the TPPs is that they are to apply in their entirety, with all relevant strategies applying equally. As such, no strategy should be read in isolation from the others to imply a particular outcome.

The Act provides for the main vehicles for implementation will be through the RLUS and TPS. Major projects are also required to be consistent with the TPPs.

Section 12B(3) states that “the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies”. Implementation Guidelines have been included in the structure of the TPPs to deliver implementation guidance where it is considered necessary to support how a strategy is intended to be implemented. Additional Implementation Guidelines may be included overtime, especially where there is a requirement for a standardised State approach to implementation or where further consultation reveals difficulties in interpreting and implementing certain policies.

Implementation Guidelines prescribed in the TPPs will form a statutory component of the TPPs and therefore require a formal assessment process to amend. Where implementation guidance is identified as being required, consideration will be given to how this is best achieved. In considering this, the outcome may be that the most efficient way that this is delivered is through a non-statutory information sheet prepared by the State government.

Some of the strategies within the draft TPPs are more subjective and can be implemented in a number of ways. An example of this is strategy 11 in the Liveability section of the Settlement TPP that refers to 'facilitate place-making...'. It is intended that these types of strategies promote local planning processes, that can be interpreted and implemented in multiple ways to achieve local responses.

As drafted, many of the policies have implementation guidance embedded within the strategies. For example, strategy 3 of the Growth section in the Settlement TPP requires identifying a regional settlement hierarchy. It then goes on to provide a range of matters that are to be considered when developing the settlement hierarchy and thereby providing guidance on how it is to be implemented.

The inclusion of a greater level of detail in some of the strategies supports the intended implementation and contributes to interpreting the policy intent.

As already discussed, the TPPs are intended to provide high-level planning policy to guide the planning system. For that policy to be implemented through either the RLUS or the TPS requires further analysis and consideration that will influence how the planning outcome is expressed. This is another reason for being reluctant to specify Implementation Guidelines in the draft TPPs. Some of the matters that might influence how a single strategy is implemented in different circumstances include:

- site specific considerations eg topography, environmental values, exposure to hazards, population demographics etc;
- consideration of the range of applicable policies, including other TPPs, State Policies and local and regional policies, that might result in a single policy being expressed differently; and
- responding to legacy issues.

When applying the TPPs in certain circumstances, there may situations where competing interests are met and need to be resolved. It is not uncommon in planning to experience competing policy interests. In these situations, resolution is found through a balanced assessment based on judgement derived from scientific evidence and influenced by local circumstances and contemporary planning practices.

The Planning Processes TPP provides some policies regarding consultation, strategic planning and regulation to help guide planning processes to resolve complex planning arguments.

Premier's Economic and Social Recovery Advisory Council (PESRAC)

The State Government is committed to developing the TPPs in line with the recommendations from the Premier's Economic and Social Recovery Advisory Council (PESRAC).

The following table sets out the recommendations from the PESRAC Report that are relevant, with a corresponding column to demonstrate how the draft TPPs support that recommendation.

Table 4. Alignment with PESRAC recommendations

PESRAC Recommendation	Draft TPP Response
(1) Protecting sustainability, community values and Tasmanians' well-being must continue to be at the forefront of regulatory activity.	<p>The draft TPPs support this recommendation by containing various strategies that promote the identification and protection of environmental, cultural heritage, landscape and place values. The Settlement TPP addresses improving the liveability of our cities and towns and include strategies to encourage open space networks, active transport, connection with nature and social interaction to improve our well-being.</p> <p>The TPPs will inform planning regulation through reviews of the RLUS and TPS.</p>
(8) Regional land use strategies should be comprehensively updated.	The draft TPPs provide the planning policy framework for a review of the RLUS that will be undertaken once the TPPs are made.
(9) The State Government should redevelop the 10 year Infrastructure Pipeline as a tool for identifying, and addressing, capacity and delivery constraints.	The draft TPPs provide the planning policies relating to the provision of infrastructure, supporting the redevelopment of the Infrastructure Pipeline.
<p>(32) The State Government should develop a comprehensive Tasmanian Housing Strategy and drive practical actions to deliver more sustainable housing market outcomes across Tasmania for all Tasmanians.</p> <p>The strategy should encompass:</p>	<p>The draft TPPs support the delivery of the Tasmanian Housing Strategy by providing a planning policy framework that:</p> <ul style="list-style-type: none"> that considers land supply and demand analysis and population and demographic projections to determine the amount of land required by settlements within at least a 15 year planning horizon;

<ul style="list-style-type: none"> • population growth and settlement planning; • ageing and shifts in household composition; • land availability; • the interface between public and private markets; • taxes; • approvals and permitting; • sustainable housing - energy and water efficiency; • construction workforce availability; and • alignment of essential social and economic infrastructure. 	<ul style="list-style-type: none"> • acknowledges that social and affordable housing are part of the wider housing market; • promotes energy efficient design; and • locates houses in close proximity to essential social and economic infrastructure, promoting access to employment and education facilities.
<p>(38) The State Government should develop a sustainability vision and strategy for Tasmania, with ambitious goals, and concrete targets and actions.</p>	<p>The draft TPPs support sustainability principles that are applied through the strategies that will support, where relevant, the sustainability vision and strategy.</p>
<p>(39) The strategy should immediately prioritise specific frameworks for:</p> <ul style="list-style-type: none"> • decarbonising the economy; • water resource allocation, security and quality; • adoption of circular economy principles; and • ensuring a consistent and coordinated government approach to sustainability. 	<p>The draft TPPs support this recommendation by including strategies that reduce emissions, promote carbon storage, improve water quality and supports opportunities for greater economic self-sufficiency and circular economies.</p> <p>The draft TPPs provides a consistent planning policy framework to deliver sustainable use and development through the State's planning system.</p>
<p>(51) The State Government should develop a structured process for identifying high-consequence risks to which the community is exposed and develop and implement mitigating strategies for these risks.</p>	<p>The draft TPPs include strategies for the identification and mitigation of environmental hazards in response to the risks that they may pose to the community.</p>



Statutory Assessment

The following provides an assessment of the draft TPPs against the TPP criteria as specified in section 12B(4) of the Act.

Schedule 1 Objectives

The TPPs are required to further the Schedule 1 Objectives of the Act. A response in relation to how the TPPs further each objective is provided below.

Part 1 Objectives

- a) to promote the sustainable development² of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The policies within the Environmental Values TPP seeks to identify and protect environmental values, supporting the maintenance of ecological processes and genetic diversity consistent with the objective.

- b) to provide for the fair, orderly and sustainable use and development of air, land and water; and*

The TPPs provide for a consistent set of planning policies to be applied and achieved through the TPS and the RLUSs providing for the fair, orderly and sustainable use and development of land consistent with this objective.

- c) to encourage public involvement in resource management and planning; and*

Public involvement in the development of the draft TPPs has taken place in accordance with section 12C of the Act. In addition, the draft TPPs will be exhibited as part of the Tasmanian Planning Commission's assessment.

The draft TPP encourage public involvement in the planning system by including specific strategies within the draft Planning Processes TPP under the subheading of Consultation that furthers the objective.

- d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

² In clause 1(a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

The draft TPPs provide a planning policy framework across the State that facilitates greater consistency and certainty in land use planning to support economic development.

The draft Sustainable Economic Development TPP includes specific policies relating to various industry sectors that, when applied in conjunction with the rest of the draft TPPs, facilitates economic development in accordance with objectives (a), (b) and (c) above.

- e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

The draft TPPs respond to issues raised by the community, industry and different spheres of government, as demonstrated in the Report on Scoping Consultation, promoting the sharing of responsibility for resource management and planning consistent with the objective.

Part 2 Objectives

- (a) *to require sound strategic planning and co-ordinated action by State and local government; and*

The draft TPPs establish high level planning policies that are to be delivered through the RLUS and TPS, promoting sound strategic planning and co-ordinated action by State and local government consistent with this objective.

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*

The draft TPPs are a planning instrument that set the planning policies to be achieved and applied through the RLUSs and TPS to inform land use and development consistent with the objective.

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The draft TPPs provide for the explicit consideration of environmental, social and economic effects relating to land use.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The suite of draft TPPs include social, environmental, economic, conservation and resource management policies that are required by the Act to be integrated in to the RLUSs and TPS both of which have collective input from State, regional and municipal levels.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

The draft TPPs will provide a consistent policy setting for the provisions in the TPS, RLUSs and major projects that will support the consolidation of planning approvals consistent with this objective.

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

The draft Settlement TPP includes a subheading that addresses 'Liveability'. The objective of the Liveability policy is "to improve the liveability of settlements by promoting a pattern of development that optimises access to education, employment, recreation, health and other services that support the wellbeing of the community". The policy is supported by a number of strategies that seek to deliver the objective and in doing so furthers the health and wellbeing of all Tasmanians and visitors consistent with the objective in the Act.

- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The draft TPPs includes the draft Cultural Heritage TPP that seeks to conserve places, buildings, precincts and landscapes that are of significant cultural heritage. In addition places of aesthetic and scientific value are identified and conserved through the draft Environmental Values TPP. Collectively, the draft TPPs furthers the objective.

- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

The draft Physical Infrastructure TPP contains the policies relating to the protection of public infrastructure, including, the provision of services, energy infrastructure, roads, transport modes and ports and strategic networks. The policy content provides for the orderly provision and coordinated delivering of public infrastructure for the benefit of the community consistent with the objective.

- (i) to provide a planning framework which fully considers land capability.*

The draft TPPs provide a planning policy framework that considers land capability consistent with the objective.

State Policies

State Policy on the Protection of Agricultural Land 2009

The objectives of the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy) is:

To enable the sustainable development of agriculture by minimising:

- (a) conflict or interference from other land uses; and*



- (b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The PAL Policy is delivered through 11 principles as stated below. The draft Sustainable Economic Development TPP includes 'Agriculture' as a specific subheading with its own objective and strategies. The following section sets out how the draft TPPs are consistent with the PAL Policy.

- 1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*

The draft TPPs support this principle through a number of strategies that require the consideration of the impact of non-agricultural use and development, with the intention of protecting agricultural land.

- 2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.*

The draft TPPs include strategies to identify and rank the agricultural capability of land with land containing significant agricultural capabilities being afforded higher protection consistent with this principle.

- 3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.*

As referred to above, strategy 4 of clause 4.1.3 affords the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses to protect land with significant agricultural capabilities. Strategy 7 of clause 4.1.3 allows the conversion of agricultural land to non-agricultural land uses provided:

- a) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site;
- b) the conversion contributes to the viability of the agricultural use on the site; and
- c) the proposed use will not cause land use conflict, fetter or impact the viability of the surrounding agricultural uses.

The criteria for consideration in the draft TPPs support Principle 3 of the PAL policy by allowing non-agricultural uses that are directly associated with, and a subservient part of, the agricultural use of the land.

- 4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:*

- (a) minimising the amount of land alienated;*
- (b) minimising negative impacts on the surrounding environment; and*

(c) ensuring the particular location is reasonably required for operational efficiency.

The draft TPPs (strategy 3 of 4.1.3) allow compatible uses to operate on agricultural land where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land. The impacts on the surrounding environment and locational considerations are delivered through a combination of strategies in the extractive industries policy, Physical Infrastructure TPP and Environmental Values TPP.

5. *Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.*

The draft TPPs support this Principle through Strategy 11 of clause 4.1.3 which “allow residential use where it is part of, or supports, an agricultural use, such as workers’ accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses”.

6. *Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.*

This is a specific Principle that will be delivered on a case by case basis at a regional level.

7. *The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

The policy considerations regarding the conversion of non-prime agricultural land to non-agricultural uses are provided in the draft TPPs. Further consideration can be developed through the RLUS and local plans based on regional and local circumstances.

8. *Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.*

Agricultural land within irrigation districts is protected from fettering, fragmentation or conversion to non-agricultural uses through strategy 4 of clause 4.1.3.

9. *Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.*



While the draft TPPs do not contain the level of detail to prescribe specific planning scheme provisions, there is nothing in the TPPs that would suggest the prohibition or requirement for a discretionary permit for an agricultural use consistent with Principle 9 of the PAL Policy.

10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.

Principle 10 is a self-executing principle relating to a specific agricultural use that can be applied and delivered outside the draft TPPs.

11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

Similarly to Principle 10, Principle 11 is a self-executing and relates to a specific set of circumstances to be delivered.

State Coastal Policy 1996

The State Coastal Policy 1996 (Coastal Policy) is delivered through a number of outcomes that are expressed under three principles. The following table lists the outcomes that are relevant to the draft TPPs and provides a response to demonstrate consistency.

Table 5. Draft TPP response to Coastal Policy.

Ref	Coastal Policy Outcome	Draft TPP response
1. Protection of Natural and Cultural Values of the Coastal Zone.		
1.1 Natural Resources and Ecosystems		
1.1.1.	The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.	Outcome supported by the Environmental Values TPP.
1.1.2.	The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.	Outcome supported by the Environmental Values TPP.
1.1.3.	The coastal zone will be managed to conserve the diversity of all native flora and fauna and their	Where relevant to the Act, the outcome is supported

	habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.	by the Environmental Values TPP.
1.1.4.	Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.	Strategy 7 of clause 2.1.3 refers to land use planning minimising the spread of and impact of environmental weeds.
1.1.5.	Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.	The protection and improvement of water quality is addressed under the Waterways, Wetlands and Estuaries subheading of the Environmental Values TPP.
1.1.6.	Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.	Not a land use planning issue.
1.1.7.	Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.	Biodiversity, geodiversity and landscape values are identified and protected through the Environmental Values TPP consistent with this outcome.
1.1.8.	An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.	Marine reserves are not addressed by the Act.
1.1.9	Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.	Outcome supported by the Waterways, Wetland and Estuaries subheading in the Environmental Values TPP.

1.1.10	The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.	The TPPs provide a policy framework that allows planning controls consistent with this outcome.
1.1.11	Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone.	The TPPs require consideration of environmental values when designating land for purposes that required fire management to be carried out on land consistent with this outcome.
1.2 Cultural Historic Resources		
1.2.1	Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.	Outcome supported by the Aboriginal Cultural Heritage policy of the Cultural Heritage TPP.
1.2.2	All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.	Outcome supported by the relevant strategies in the Cultural Heritage TPP.
1.3 Cultural Heritage		
1.3.1	Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.	Outcome supported by the Cultural Heritage TPP.
1.4 Coastal Hazards		
1.4.1	Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea-level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.	Outcome supported by the Coastal policies in the Environmental Hazards TPP.
1.4.2	Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.	Outcome supported by the Environmental Values TPP under the 'Coasts' subheading.
1.4.3	Policies will be developed to respond to the potential effects of climate change (including sea-	Outcome supported by the Coastal subheading of the

	level rise) on use and development in the coastal zone.	Environmental Hazards TPP.
2. Sustainable Development of Coastal Areas and Resources		
2.1. Coastal Uses and Development		
2.1.1.	The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation reserves and other areas within the coastal zone which will not be available for development.	Outcome supported by the TPPs.
2.1.2	Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.	Not relevant as the outcome is outside the scope of TPPs,
2.1.3	Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.	Outcome supported by the TPPs.
2.1.4.	Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.	Outcome is outside the scope of the TPPs.
2.1.5	The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.	Precautionary principle expressed through strategy I of clause 7.2.3. General outcome is supported by the TPPs.
2.1.6	In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for	The TPPs are not applied to decisions made on development application. The policy intent of the

	spatial, social, economic, cultural or environmental reasons.	outcome is supported by the TPPs.
2.1.7	New industrial developments will be encouraged to locate in specified industrial zones.	Outcome supported by the TPPs.
2.1.8	Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.	Outcome supported by the TPPs.
2.1.9	Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.10	Extraction will be subject to the Quarry Code of Practice and environmental assessment as required by State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.11	Extraction of sand will be provided for by zoning of appropriate areas in planning schemes.	The TPPs do not influence this outcome as it is too specific and is provided for through the TPS.
2.1.12	Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.	Outcome is outside the scope of the Act.
2.1.13	Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.	Requirement for whole farm planning and sustainable farming activities as provided by this outcome is outside the scope of the TPPs.
2.1.14	Management arrangements for commercial and recreational fisheries will be further developed in accordance with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and I I promote economic efficiency under the Living Marine Resources Management Act 1995.	Outcome is outside the scope of the Act.

2.1.15	Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.	Outcome is outside the scope of the Act.
2.1.16	Water quality in the coastal zone and in ground water aquifers will accord with the requirements and guidelines established by the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any other relevant State and Commonwealth Policies and statutes.	Water quality strategies are included in the TPPs. Guidelines that sit outside of the Act, as referred to in this outcome, is outside the scope of the TPPs.
2.1.17	Waste discharge into the coastal zone, including offshore waters, or likely to affect groundwater aquifers, must comply with provisions of the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any relevant State and Commonwealth Policies.	Water quality strategies are included in the TPPs. Guidelines that sit outside of the Act, as referred to in this outcome, is outside the scope of the TPPs.
2.1.18	Where oil pollution occurs in the coastal zone, and, or, offshore areas, the National Plan to combat Pollution of the Sea by Oil, Tasmanian Supplement, will apply. Efforts to prevent or mitigate maritime accidents and pollution shall be based upon relevant ANZECC and other guidelines.	Outcome refers to matters that are outside the scope of the TPPs.
2.1.19	Every effort will be made to prevent the introduction of foreign marine organisms and species. Relevant Commonwealth provisions for quarantine and ballast water or other ship discharges shall apply.	Outcome refers to matters that are outside the scope of the TPPs.
2.2 Marine Farming – While the outcomes relating to marine farming are outside the scope of the Act, the draft TPPs indirectly consider where they are located and try to avoid locating surrounding land use and development that may cause conflict.		
2.3 Tourism		
2.3.1	Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.3.2	Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a water safety assessment to indicate the level and type of	Outcome is outside the scope of the TPPs.

	lifesaving facilities and personnel required to protect people.	
2.3.3.	Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.3.4	Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.4 Urban and residential development		
2.4.1	Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.	Outcome is supported through the Settlement and Environmental Values TPPs.
2.4.2	Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.	Outcome is supported by the policies that relate specifically to coastal settlements within the Settlement TPP.
2.4.3	Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.	Outcome is supported by the Settlement TPP.
2.5 Transport		
2.5.1	All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.	Outcome is supported by the TPPs.
2.5.2	Significant scenic coastal transport routes and associated facilities will be identified, planned and managed to ensure sustainable benefits for tourism and recreation value and amenity.	Landscape values are identified and protected through the Environmental Values TPP.

2.5.3	New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.	Outcome is not explicitly addressed in the TPPs. Strategy 9 of clause 5.3.3 requires new roads to consider environmental, heritage and social impacts.
2.5.4	Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.	Marine structures are not explicitly addressed in the TPPs.
2.5.5	The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.	Compatible use and development of port areas are promoted by strategy 2 of clause 5.5.3. consistent with this outcome.
2.6 Public Access and Safety		
2.6.1	The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.	The public's common right of access to the coast is outside the scope of the TPPs.
2.6.2	Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.	Public access is not explicitly addressed in the TPPs however, use and development (including paths), that promotes the maintenance of biodiversity, ecosystem processes and ecosystem services of coastal land and coastal resources is supported.
2.6.3	Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.	Outcome is outside the scope of the TPPs.
2.6.4	Public facilities such as life saving facilities and essential emergency services, parking facilities, toilet	While not explicitly addressed within the

	blocks, picnic sites, rubbish disposal containers, boat ramps and jetties will be provided at appropriate locations consistent with the objectives, principles and outcomes of this Policy to facilitate access to and enjoyment of the recreational amenity of the coast and estuarine foreshores.	coastal zone, the TPPs include a range of strategies that support the provision of urban furniture, recreational facilities and public amenities that support the wellbeing of the community consistent with this outcome.
2.6.5	Councils will ensure that there will be a coastal safety assessment for any new coastal development likely to attract people to the coast to indicate the level and type of lifesaving facilities and personnel required.	Outcome is outside the scope of the TPPs.
2.6.6	Developer contributions will be encouraged in respect to the costs of providing public access and safety services for the community.	Not explicitly addressed in the TPPs.
2.7 Public land		
2.7.1	All future use and development of public land in the coastal zone will be consistent with this Policy, and subject to planning controls unless otherwise provided by statute.	The TPPs relate to public and private land. The outcome is supported by the TPPs.
2.7.2	Future development of camping areas on public land in the coastal zone will only be permitted where such development does not conflict with the protection of natural features and cultural values, but not within 30 metres above high water mark.	Use and development of public land for campgrounds is not explicitly addressed by the TPPs
2.7.3	Expansion of shack sites on public land in the coastal zone will not be permitted.	Outcome is outside the scope of the TPPs.
2.7.4	Shacks currently located on public land in the coastal zone will continue to be subject to review under the Shack Site Categorisation Program of the Tasmanian Property Services Group.	Outcome is outside the scope of the TPPs.
2.8 Recreation		
2.8.1	Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.	Outcome is supported by the TPPs.
2.8.2	Suitable recreation opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely	Outcome is supported by the TPPs.

	affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.	
2.8.3	Special recreational vehicle areas may be established as an environmental protection measure and as a means of limiting unauthorised motor vehicle activity in environmentally sensitive areas.	Outcome is not explicitly addressed in the TPPs.
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources		
3.1 Shared responsibility for management		
3.1.1	Provision will be made for consistency in policy interpretation and implementation by all spheres of government throughout Tasmania, including consistency in changes to planning schemes affected by this Policy.	The TPPs will assist to provide consistency in policy interpretation and implementation consistent with this outcome.
3.1.2	Coastal management should be considered as an integral component of regional planning undertaken in the State.	The TPPs include policies that further coastal management, consistent with the <i>State Coastal Policy 1996</i> , and are required by the Act to be delivered through RLUSs.
3.1.3	Provision shall be made for effective coordination of the activities of governments, industry and local communities in interpreting and implementing the State Coastal Policy.	The TPPs are required to be consistent with the <i>State Coastal Policy 1996</i> and not the coordination of the interpretation and implementation of the Policy. The outcome is therefore outside the scope of the TPPs.
3.1.4	Provision for effective and greater involvement of Aboriginal people in areas of particular interest to Aboriginal people will be made as part of community participation processes.	Outcome is supported through the Aboriginal Cultural Heritage part of the Cultural Heritage TPP.
3.1.5	Planning authorities, the Land Use Planning Review Panel and the Marine Farming Planning Review Panel will use their best endeavours to function in a coordinated and collaborative manner to effectively and efficiently implement the State Coastal Policy.	Outcome is outside the scope of the TPPs.



3.1.6	Councils will prepare strategic and operational plans for their municipal areas having regard to the principles, objectives and outcomes of this Policy and will be encouraged to function in a coordinated and collaborative manner with adjacent councils and other planning authorities.	Outcome is outside the scope of the TPPs.
3.1.7	State government agencies and planning authorities will participate with other State, Territory and Commonwealth agencies in relevant forums to foster a national approach to coastal zone management.	Outcome is outside the scope of the TPPs.
3.2 Institutional arrangements - outcomes are outside the scope of the TPPs.		
3.3 Public participation and information		
3.3.1	Public awareness of coastal issues and community participation in managing the coastal zone will be encouraged and facilitated, including networking between community groups working in the coastal zone.	Public participation in planning is encouraged through the Planning Processes TPP consistent with this outcome.
3.3.2	Advice and information will be provided to coastal community groups through councils and State Government agencies responsible for coastal planning and management on the implementation and interpretation of the State Coastal Policy, on government assistance programs or other matters relevant to the coastal zone.	Outcome is outside the scope of the TPPs.
3.3.3	Community projects and action which benefit the coastal zone and are consistent with this Policy will be encouraged and assisted through the Coastal and Marine Program of the Department of Environment and Land Management or other relevant government programs.	Outcome is outside the scope of the TPPs.
3.3.4	Communities will be given the opportunity to make submissions to all plans or policies affecting the coastal zone. Consultative meetings with relevant and interested community groups and individuals in local or regional areas will be held in conjunction with the release of policies and plans wherever possible.	Public participation in planning is encouraged through the Planning Processes TPP consistent with this outcome.
3.3.5	Research into coastal processes and matters related to coastal zone planning and management by	Outcome is outside the scope of the TPPs.

	government or research institutions will be encouraged and assisted where possible.	
4. Implementation, Evaluation and Review – outcomes are outside the scope of the TPPs		

State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* describes a framework to develop water quality guidelines and water quality objectives. That framework has never been developed to the stage implementation. The draft TPPs are considered consistent with the *State Policy on Water Quality Management 1997*.

NEPMs

The *Commonwealth National Environment Protection Council Act 1994*, and complementary State and Territory legislation, allows the National Environment Protection Council to make National Environment Protection Measures. By function of the *State Policies and Projects Act 1993* (SPPA), within Tasmania National Environment Protection Measures are taken to be State Policies.

There are currently seven National Environment Protection Measures: air toxics; ambient air quality; assessment of site contamination; diesel vehicle emissions; movement of controlled waste between States and Territories; National pollutant inventory; and used packaging materials.

The draft TPPs are consistent with the relevant NEPMs.



Attachment I – Draft Tasmanian Planning Policies





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Tasmanian Planning Policies

Draft for Consultation in accordance with section
12C(2) of the *Land Use Planning and Approvals Act 1993*

Foreword

Land use planning seeks to balance the competing demands on land to support the community's environmental, social and economic interests. To achieve this, it applies foresight, strategic thinking and prioritized action to spatially arrange land use and development to avoid conflict and, from a temporal perspective, it applies this approach in the consideration, protection and allocation of land to accommodate the needs of future generations.

The Tasmanian Planning Policies (TPPs) are a planning instrument made under Part 2A of the *Land Use Planning and Approvals Act 1993* (the Act) that provide consistent, high-level planning policy direction that will guide planning outcomes delivered through Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS). The Act also requires consideration of the TPPs during the declaration and assessment of major projects.

Section 12B of the Act sets out the broad range of matters that a TPP may relate, including:

- the sustainable use, development, protection or conservation of land;
- environmental protection;
- liveability, health and wellbeing of the community; and
- any other matter that may be included in a planning scheme or regional land use strategy.

The policy content is delivered through seven TPPs that address broad land use planning topics including: Settlement, Environmental Values, Environmental Hazards, Sustainable Economic Development, Physical Infrastructure, Cultural Heritage and Planning Processes.

The Foreword and Implementation, Table of Contents, headings, footnote and the Principles and Policy Context section of each TPP are not intended to have statutory application. They have been included to assist users' understanding of the TPPs, their relationship to the Act and how they are intended to be implemented to guide both the planning system and planning outcomes. They are a guide only and should be read in conjunction with the Act.

Implementation

There is no order or hierarchy associated with the application of the TPPs. It is intended that, where the Act requires consideration of the TPPs, the TPPs should be considered in their entirety with all relevant strategies applying equally.

Section 12B (3) of the Act allows that the TPPs may specify the manner in which they are to be implemented into the State Planning Provisions (SPPs), Local Provisions Schedules (LPSs) and RLUSs.

The TPPs provide a section to include implementation guidelines. Where none are specified, the section is retained to allow future provisions to be included if required.

Implementation guidelines that are provided in the TPPs form part of the TPPs, and therefore there is a statutory requirement for the policy content to be implemented in the manner specified. Implementation guidelines are provided only where it is considered necessary to specify how particular strategies are to be implemented to achieve the desired policy outcome.

Those strategies that do not have implementation guidelines are considered to contain enough detail in the strategy to guide how it is intended to be applied. These strategies can be implemented in multiple ways, allowing different local and regional circumstances to be considered in the context of competing social, environmental and economic interests.

The effectiveness of the TPPs will be monitored, and to ensure the policy outcomes are responsive to changing circumstances, reviews will be undertaken every five years in accordance with section 121 of the Act.

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1.0 Settlement

1.0.1 Principles and Policy context

In Tasmania and around the world, the majority of people live in settlements. The quality of our settlements contributes to our quality of life. Settlements that contain diverse uses, are well planned, serviced, accessible and environmentally attractive stimulates economic growth and community resilience and wellbeing.

Land use planning shapes the existing and future form and function of our settlements. It considers the competing demands on land and aims to balance these demands to spatially arrange land use and development to avoid conflict. Urban environments are highly susceptible to land use conflict due to the interaction of environmental, social and economic forces that create complex spatial relations. Land use planning considers these spatial relations, and in doing so promotes the allocation, co-ordination and efficient use of land to provide for the needs of the existing and future generations.

With the guidance of the TPPs, the planning system will determine how and where growth will occur. The Settlement TPP requires that sufficient land is allocated to meet the community's needs for housing, including social and affordable housing, commerce, recreation, open space and community facilities and is appropriately serviced by social and physical infrastructure. It also supports the planning system to deliver future development in a coordinated, cost effective and environmentally responsible way.

Settlement patterns have a direct impact on infrastructure and service requirements and outcomes. Where possible, use and development should align with and maximise the use of existing infrastructure and services.

The policy prioritises a settlement pattern that locates people where they have access to employment, social infrastructure and transport networks to improve connectivity and liveability of settlements. It emphasises the delivery of social and affordable housing and recognises that these types of housing are essential to improve social and economic resilience. The Settlement TPP acknowledges that designing functional, sustainable and engaging spaces contribute to social inclusion and strengthen connections with place and our cultural identity. The combination of these factors supports healthy communities, attracting more people to live, visit and invest in our settlements.

To achieve these planning outcomes, the Settlement TPP is split into 5 separate policy areas that provide for liveable settlements, mechanisms for directing growth, policies relating to specific settlement types, housing diversity and availability and providing for well- designed built environment and public spaces.

1.0.2 Climate Change Statement

Because settlements concentrate populations and economic activities, they are also drivers of energy and resource consumption and contribute to climate change. Under a changing climate, Tasmania's terrestrial environments are projected to experience a rise in annual average temperatures, significant changes in seasonal and regional rainfall patterns and an increase in rainfall intensity.

In practice this means some of our settlements may experience increased likelihood of:

- localised flooding;
- inundation in coastal areas;
- potential for land slips;
- storm damage to property and infrastructure;
- bushfires in bushland near to settlements;
- social and economic disruption from extreme events;
- hot days and greater runs of hot days; and
- urban heat island effect in highly built-up areas.

Land use planning cannot prevent these events, however it can support measures that help address the causes and impacts of climate change.

While some of these matters are more specifically dealt with under other TPPs, from a settlement perspective many of the strategies to address these impacts also offer other benefits to the community and the environment. For example, strategies that promote networks of green spaces also increases rain-absorbing surfaces, allowing cities to better manage flooding from intense storms. Encouraging urban vegetation that provides shade allows urban environments to better tolerate extreme heat events and contributes to carbon storage in the urban landscape. Both these actions help to reduce the impact of climate change and, in doing so, create a more liveable environment.

Similarly, measures to consolidate settlements, make use of existing infrastructure, promote energy efficient design and improve access to public and active transport networks, while providing for efficient settlement patterns also reduces resource consumption and lowers emissions.

The impact of these predicted changes will not be felt evenly throughout the community. The more vulnerable in our community are likely to experience greater impacts, especially people that are older, have some pre-existing medical conditions, have lower levels of literacy and those on lower incomes or in housing stress.

While the planning system cannot solve these problems, there are strategies within the Settlement TPP that facilitates greater access to health, education and social and affordable housing that will support the vulnerable and build climate change resilience within the community.

1.1 Growth

1.1.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.1.2 Objective

To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.

1.1.3 Strategies

1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
2. Plan for growth that will:
 - a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;
 - b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;
 - c) avoid the development of land that is not well serviced by existing or planned physical and social infrastructure, or that are difficult or costly to service;
 - d) avoid the development of land at risk of natural hazards, that has high environmental or landscape value or are, or could have the potential to be used for, viable agricultural or extractive industry uses; and
 - e) integrate with existing transport systems.
3. Identify regional settlement hierarchies based on:
 - a) population projections and forecast demographic change;
 - b) the functional characteristics of the settlement and any specific role it plays in the State or Region;
 - c) the social, environmental and economic characteristics of the settlement;
 - d) the availability of goods and services, including social infrastructure, to support the needs of the community;
 - e) access to employment and training opportunities;
 - f) efficient and accessible transport systems; and
 - g) capacity and cost-efficient upgrading of physical infrastructure.

4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.
5. Actively address impediments to infill development, particularly in the major urban centres.
6. Require the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:
 - a) the identified values, physical constraints and the strategic context of the location;
 - b) urban or settlement growth boundary;
 - c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;
 - d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to avoid land use conflict;
 - e) any staging or sequencing of development of land;
 - f) the use of existing infrastructure and services and the logical and efficient provision of additional infrastructure; and
 - g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, water and sewerage.
7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of a sufficient land to meet projected growth.
8. Proposed growth located outside an urban or settlement growth boundary must be strategically justified, based on:
 - a) projected population growth;
 - b) land supply and demand analysis (including infill and greenfield);
 - c) existing infrastructure networks and services;
 - d) supporting the regional settlement hierarchy; and
 - e) preventing the distortion of growth strategies in other settlements.
9. Identify the role and function of activity centres within settlements and provide for use and development that compliments and supports that role and function.
10. Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.
11. Prioritise the sustainable expansion, consolidation, redevelopment and intensification of existing activity centres prior to the development of new activity

centres, unless the existing activity centres are at capacity and growth is constrained.

12. Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure.

1.1.4 Implementation Guidelines

Based on the regional settlement hierarchy, RLUSs are to identify settlements that require at least a 15 year supply of land to accommodate growth.

For identified settlements, the RLUS should provide a 20 year supply of land to maintain the 15 year minimum supply required by strategy 1 of section 1.1.3 of the TPPs. The 5 yearly review cycle of the RLUS should assist in maintaining the 15 year supply minimum.

Urban or settlement growth boundaries are to define the spatial extent of the 20 year land supply, considering infill, intensification and consolidation strategies, allocated to accommodate settlement growth that must be identified on a map within the RLUS.

1.2 Liveability

1.2.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.2.2 Objective

To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.

1.2.3 Strategies

1. Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.
2. Facilitate access to, and a diverse range of, employment opportunities in settlements by:
 - a) the provision of, and access to, safe and efficient public transport;
 - b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and
 - c) enabling businesses that promote local characteristics, resources and produce.

3. Provide for tertiary education and vocational training institutions in close proximity to, or highly accessible by, residential areas to support growth in the skilled workforce and increase opportunities for innovation, technology and research to support established and emerging industries.
4. Provide for a network of accessible and inviting open and green spaces close to and within residential areas and activity centres to encourage active lifestyles, connection with nature and social interaction.
5. Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible and accessible infrastructure dedicated to active transport modes, including end of trip facilities.
6. Provide integrated transport networks that allow people to move safely and efficiently between and within settlements utilising different transport modes, including public transport, cycling and walking, to reduce car dependency.
7. Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.
8. Improve neighbourhood amenity by managing incompatible use and development.
9. Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.
10. Protect and enhance those settlements, or part of settlements, that contain unique or distinctive local characteristics that contribute, or have the potential to contribute to, the community's identity and sense of place.
11. Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

1.2.4 Implementation Guidelines

None specified.

1.3 Social Infrastructure

1.3.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.3.2 Objective

To support the provision of adequate and accessible social infrastructure to promote the health, education, safety and wellbeing of the community.

1.3.3 Strategies

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.
2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including associate airspace) from land use conflict by avoiding the encroachment or intensification of surrounding incompatible use and development.
8. Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.

1.3.4 Implementation Guidelines

None specified.

1.4 Settlement Types

1.4.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

1.4.2 Objective

To plan for the sustainable use and development of settlements that have particular environmental characteristics or values.

1.4.3 Strategies

1. Identify and strategically manage the peri-urban interface to protect environmental, landscape and agricultural values from urban encroachment and to protect life and property from the threat of natural hazards.

2. Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.
3. Establish urban or settlement growth boundaries around coastal settlement to ensure that growth in coastal areas is directed to existing settlements areas and prevents linear development along the coast.
4. Facilitate the provision of social and physical infrastructure to support the seasonal fluctuations in populations experienced by coastal or other settlements that are characterised by holiday homes.
5. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.
6. Avoid allocating additional land for the purpose of rural residential use and development, unless:
 - a) the amount of land to be allocated is minimal and does not constitute a significant increase, or the existing pattern of development reflects rural residential type settlement;
 - b) the land is not within an urban growth boundary or settlement growth boundary;
 - c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential type settlement;
 - d) the land is not strategically identified, or has the potential to be identified in the future, for development at urban densities;
 - e) growth opportunities maximise the efficiency of existing services and infrastructure;
 - f) agricultural land, cultural heritage values, landscape values, environmental values and land subject to natural hazards are avoided;
 - g) the potential for land use conflict with surrounding incompatible activities, such as extractive industries and agricultural production, is avoided; and
 - h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

I.4.4 Implementation Guidelines

None specified.

1.5. Housing

1.5.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

1.5.2 Objective

To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.

1.5.3 Strategies

1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including infrastructure provision, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.
2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
3. Facilitate social and affordable housing to meet the needs of the community that is located close to services and public transport networks.
4. Plan and provide for a diverse range of quality housing types that meet the needs of the community by:
 - a) responding to demographic trends including changing household size and composition;
 - b) supporting the provision of well-designed social and affordable housing;
 - c) catering for the aging population, including facilitating aging in place and catering for different levels of dependency and transitioning between them;
 - d) catering for people requiring crisis accommodation;
 - e) considering the needs of people with disabilities, including the level of support and care required for different levels of dependent and independent living options; and
 - f) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in locations that:
 - a) have been identified for urban consolidation;
 - b) are within close proximity to an activity centre;

- c) have good access to employment, services, open space and active and public transport networks;
- d) the potential impacts associated with increased residential density and land use conflict can be managed; and
- e) does not impact environmental values and is not constrained by topography and environmental hazards.

1.5.4 Implementation Guidelines

None specified.

1.6 Design

1.6.1 Application

Statewide

1.6.2 Objective

To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.

1.6.3 Strategies

1. Encourage the design and siting of buildings to positively contribute to:
 - a) the site and surrounds;
 - b) the wellbeing of the occupants;
 - c) the public realm;
 - d) neighbourhood amenity and safety;
 - e) incorporate energy efficient measures; and
 - f) safe access and egress for pedestrian, cyclists and vehicles.
2. Provide public places that are designed to connect with, and respond to, their natural and built environments, enhancing and integrating environmental values that contribute to a sense of place and cultural identity.
3. Encourage public places that are designed to promote:
 - a) equal access and opportunity and to cater for the various needs and abilities of the community; and
 - b) safety, social interaction and cultural activities, enabling a sense of wellbeing and belonging.

4. Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by supporting development that considers the existing and desired future character of the place.
5. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
6. Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:
 - a) reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably native species where appropriate;
 - b) implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;
 - c) promote consolidation of urban development;
 - d) integrate land use and transport; and
 - e) encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.
7. Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.
8. Promote subdivision design that provides a functional lot layout that:
 - a) supports the intended future use and development of the lot;
 - b) uses urban land efficiently;
 - c) promotes climatically responsive orientation of buildings;
 - d) allows passive surveillance of public spaces promoting community safety;
 - e) provides a convenient, efficient and safe road network;
 - f) supports efficient and effective public transport access;
 - g) provides safe active transport;
 - h) is responsive to topography, site constraints and environmental values and hazards; and
 - i) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community.

1.6.4 Implementation Guidelines

None specified

2.0 Environmental Values

2.0.1 Principles and Policy Context

Tasmania's natural environment is diverse, rich and unique. It provides the backdrop to our settlements, it is where we choose to engage in recreational pursuits and our connection with nature contributes to our quality of life, general wellbeing and how we identify as Tasmanians.

Land use planning seeks to recognise the functional, aesthetic and intrinsic value of the natural environment. It also acknowledges that by protecting these values it can support those sectors that rely on healthy ecosystems and intact landscapes to produce goods and services that stimulates our economy.

A significant proportion of Tasmania's environmental values are protected by mechanisms outside the planning system. Land use planning can play a strategic role in identifying and prioritising other environmental values and apply measures to protect them. In doing so, it can help address the broad scale, cumulative effects associated with land use and its impacts on environmental values.

The Environmental Values TPP seeks to protect environmental values by adopting, where relevant to the specific environmental value, the following principles:

1. identify environmental values and determine their significance;
2. avoid designating land, that contains significant environmental values, for land use and development that will detrimentally impact those values;
3. minimise the impact of land use and development on environmental values where avoidance is not possible or impracticable; and
4. where possible, apply offset where the impacts cannot be minimised.

These principles have been broadly applied to five categories of environmental values being:

- Biodiversity;
- Waterways, wetlands and estuaries;
- Geodiversity;
- Landscape values; and
- Coasts

While the primary outcome of the Environmental Values TPP is to establish the strategies by which the planning system can play its role in protecting and conserving Tasmania's environmental values, it also contributes to broadening the community's understanding and appreciation of natural systems which in turn promotes their health and resilience.

2.0.2 Climate change statement

Projected changes to Tasmania's future climate will have a variety of impacts on our environmental values. These include:

- significant changes in the amount of rainfall, including seasonal variation and spatial distribution;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures: and
- sea level rise

Future climatic conditions will impact the five categories within the Environmental Values TPP differently. These changes are unlikely to be linear and predictable, and the interactions between effects may introduce additional uncertainty.

Coastal environments are projected to experience sea level rise, ocean warming, increased frequency and intensity of marine heatwaves and storm events. The latter will accelerate coastal erosion in vulnerable areas, potentially threatening coastal habitats.

Waterways and wetlands may experience times of flooding or reduced flow rates. This may impact aquatic habitats and present issues for water security. Periods of either excessive high or low soil moisture may stress native flora and fauna.

Ecosystems may also be exposed to climatic conditions that they are not adapted, potentially disrupting ecological processes. Changed environmental conditions may also favour and potentially increase the spread of invasive plant and animal species. More frequent fires will also impact damage habitat, and while many of our native flora and fauna have adapted to fire, a significantly altered fire regime may also effect the abundance and distribution of species and the relationship between them.

Because there are many unknowns regarding climate change, the planning system needs to plan for both predicted scenarios and remain responsive to unforeseen circumstances. The Environmental Values TPP seeks to address this by:

- supporting early action against native habitat loss;
- promoting connectivity between vegetation to support viable ecological processes and build climate change resilience;
- considering the vulnerabilities of ecosystems and natural processes to the projected future climate and spatially applying parameters to identify, protect and prioritise communities at high risk; and
- enabling retreat pathways for ecosystems.

Land use planning can also support measures to reduce emissions. The Environmental Values TPP supports this by promoting the protection of biodiversity values and ecological services that maximise opportunities for carbon storage.

2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

To contribute to the protection and conservation of Tasmania's biodiversity.

2.1.3 Strategies

1. Identify biodiversity values, appropriately rank the significance of those values and map their location.
2. Avoid designating land for purposes that will require substantial land clearance in areas identified as having high biodiversity values.
3. Prior to designating land for a particular purpose:
 - a) consider the biodiversity values of that land and the potential impacts of the range of future use and development will have on those values; and
 - b) determine if they are compatible and can be managed to avoid or minimise the impact on biodiversity values, especially high biodiversity values.
4. Provide for a level of restriction and regulation of use and development that will reflect its potential impact on, and be relative to, the biodiversity value.
5. Promote use and development to be located, designed and sited to avoid impacts on biodiversity values, and where avoidance cannot be achieved, or is not practicable, the impacts to biodiversity values will be minimised, or offset.
6. Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.
7. Land use planning is to minimise the spread and impact of environmental weeds.
8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of native habitat as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development that will increase the ability of species, ecological communities and ecosystems to adapt to climate changes.
11. Identify ecological communities that are most vulnerable to climate change and develop strategies that consider improving resilience, mitigating impacts, planning retreat and facilitating adaptation to support their long-term survival.
12. Identify and enable retreat pathways for endangered ecosystems in coastal zones.

13. Support land managers or regulators of land within the Tasmanian Reserve Estate to manage that land in accordance with approved management plans and specific reserve objectives.

2.1.4 Implementation Guidelines

None specified.

2.2 Waterways, Wetlands and Estuaries

2.2.1 Application

Statewide

2.2.2 Objective

To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.

2.2.3 Strategies

1. Identify and protect areas that support natural systems within waterways, wetlands and estuaries, including their terrestrial verges and groundwater recharge areas.
2. Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution and would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:
 - a) relies specifically on being located within close proximity to aquatic environments;
 - b) is for flood mitigation measures; or
 - c) has considerable social, economic and environmental benefits; and can demonstrate that the risk of environmental harm can be managed.
3. Protect and conserve waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.
4. Use and development located on land in, or around, waterways, wetlands and estuaries will:
 - a) minimise the clearance of native vegetation;
 - b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;

- c) protect the natural form and process of the landform assemblage, including aquatic areas;
 - d) avoid land disturbance, soil erosion and changes in sediment loads within the water;
 - e) not significantly increase the rate and quantity of stormwater or pollutants entering the water; and
 - f) be designed and sited to maintain or enhance significant views and landscape values.
- 5. Support the collaboration and coordination of catchment management across the State and implement integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.
 - 6. Protect and manage the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to point source pollution, diffuse land use impacts or chemical reactions such as acidification.
 - 7. Provide for the availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.
 - 8. Promote and encourage the efficient and effective use of water resources.

2.2.4 Implementation Guidelines

None specified.

2.3 Geodiversity

2.3.1 Application

Statewide.

2.3.2 Objective

To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions.

2.3.3 Strategies

- I. Identify and map land containing high conservation value geodiversity and avoid designating land for use and development that will impact those values, including through the modification of natural processes and functions that prevents geological, geomorphological or soil features from evolving naturally.

2. Promote the protection of high conservation value geodiversity by avoiding, or if not practicable minimising, the impacts of land use and development on the feature and the natural processes and functions that support the feature's evolution.
3. Encourage integrated management of geodiversity and biodiversity to enhance efficient function of ecological processes.
4. Protect places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Protect geological features, such as peat, that provide opportunities for carbon storage.

2.3.4 Implementation Guidelines

None specified.

2.4 Landscape Values

2.4.1 Application

Statewide.

2.4.2 Objective

To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.

2.4.3 Strategies

1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.
2. Protect significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to ensure that use and development respects, and is sensitive to, the character and quality of those scenic values.
3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:
 - a) relies specifically on being located within significant landscape;
 - b) has considerable social, economic and environmental benefits; and
 - c) includes specific measure to minimise the impact on significant landscapes.
4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant

landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.

2.4.4 Implementation Guidelines

None specified.

2.5 Coasts

2.5.1 Application

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

2.5.2 Objective

To promote the protection, conservation and management of coastal values.

2.5.3 Strategies

1. Protect natural coastal processes and coastal landforms from use and development that will prevent natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise, unless engineering or remediation works are required to protect land, property, infrastructure and human life.
2. Strengthen the resilience of coastal processes to climate change by reducing threats and protecting the natural coastal environment, such as wetlands, estuaries, marine-protected areas, sand dunes, cliff tops, beaches, native vegetation, and other important habitats.
3. Identify coastal areas that can support the sustainable use and development of recreation, tourism, boating infrastructure (jetty wharfs), marine industries, ports and other land use that explicitly rely on a coastal location while minimising the impacts on coastal values.
4. Support the location of use and development on the coast that:
 - a) promotes the maintenance of biodiversity, ecological functions, natural coastal processes and coastal resources; and
 - b) complements or enhances the coastal environment in terms of its landscape, amenity and cultural values.

2.5.4 Implementation Guidelines

None specified.

3.0 Environmental Hazards

3.0.1 Principles and Policy Context

Environmental hazards are a natural part of the Tasmanian landscape. Significant environmental hazard events, or natural disasters, have the potential to impact people, property, infrastructure, the economy and the natural environment.

Traditionally governments have focussed attention on emergency response and recovery from natural disasters and typically overlooked mitigation strategies. As a result of enquiries into natural disasters in recent decades, governments are focussing more attention on building community resilience and capacity to prepare for environmental hazards and include regulatory measures to reduce their associated impact. Environmental hazard management and policy is now delivered through a range of institutions at a range of scales, from international to local.

Land use planning is one of the tools available to government to help reduce the impact of environmental hazards. From a strategic perspective, land use planning can identify land that is subject to hazards and avoid zoning that land for incompatible purposes thereby directing inappropriate development away from high-risk areas. Regulation through statutory planning provisions can ensure specific developments incorporate hazard protection or mitigation measures, such as adequate water supply for firefighting in a bushfire-prone area, to reduce the risk of harm caused by environmental hazards. It can also support the necessary emergency responses and community recovery from events by facilitating the provision of emergency and community infrastructure.

While the planning system has a role to play, it is also limited in what it can achieve. It cannot apply retrospectively to address planning decisions that were made under former planning regimes but it can provide for current and future land use planning decisions to respond to risks.

Planning is one component of an integrated system that operates in conjunction with others to reduce the risks arising from natural disasters from occurring and reduce the risk of harm caused by these events. For example, The *Mineral Resources Development Act 1995* regulates the management of landslip hazards and controls are imposed under the *Building Act 2016*, *Building Regulations 2016* and associated Determinations issued by the Director of Building Control. The *Land Use Planning and Approvals Act 1993* provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. Also, the *Environmental Management and Pollution Control Act 1994* include provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

The Environmental Hazards TPP seeks to consider hazards early in the planning system which will assist in protecting life and property, reducing the financial and emotional cost to the community and decreasing the burden for emergency management caused by environmental hazards. To achieve this, the TPPs apply the following set of principles to drive the planning policy response to environmental hazards:

- prioritise the protection of human life;
- support disaster resilience of communities;
- identify and map the environmental hazard;
- avoid designating land for incompatible use or development in hazard prone areas;
- use and development, including intensification of existing use and development, does not increase the risk of environmental hazards or the harm caused by environmental hazards;
- hazard mitigation measures are to be applied to use and development exposed to unacceptable levels of hazard risk to reduce that risk to a tolerable level;
- hazard mitigation measures must consider the impacts on other identified values; and
- regulation of use and development in areas subject to environmental hazards will reflect the level of exposure to the risk of harm caused by the environmental hazard.

3.0.2 Climate change statement

Significant changes in seasonal and regional rainfall patterns, an increase in rainfall intensity and associated flooding, higher average and more extreme temperatures, and longer, more intense fire seasons will impact the frequency and intensity of hazard events.

Tasmania's coastal zone is projected to be impacted by rising sea levels and an increase in the frequency and intensity of storm events. This will exacerbate the impacts from coastal hazards such as coastal erosion and inundation.

The Tasmanian Government has developed sea level rise planning allowances for all coastal municipalities, and statewide mapping of natural hazards including, coastal erosion and inundation, and bushfire risk.

These measures demonstrate how land use planning can contribute to climate resilience, enable adaptation to the risks from a changing climate, minimise risks from natural hazards to settlements and built form, and support the health and safety of communities in the long-term.

By managing the risks from a changing climate and building a climate-resilient economy, the economic and ecological impacts from extreme weather events can be reduced, and impacted communities can recover faster.

With advancements in GIS and greater access to evidence-based data relating to future climate change scenarios, land use planning, through the guidance of the Environmental Hazards TTP, can:

- identify and map risks from natural hazards and avoid locating incompatible use and development in areas subject to risk;
- strategically consider how risks are best managed;

- apply climate change adaptation responses through statutory provisions; and
- consider protective works.

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.

3.1.3 Strategies

1. Identify and map land that is exposed to bushfire hazards.
2. The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.
3. Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks.
4. Where it is not practical to avoid bushfire hazards, use and development is to:
 - a) identify the risk of harm to human life, property and infrastructure caused by bushfire;
 - b) incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and
 - c) provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.
5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation.
6. Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, respond and recover from bushfire events.
7. Avoid future use and development that will increase the exposure to bushfire risks for existing use and development, especially uses deemed to be particularly vulnerable or hazardous.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:
 - a) consider the impacts of implementing future bushfire protection measures on environmental values and the cost to the community associated with defending properties from bushfire; and

- b) avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.
- 9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.
- 10. Identify and plan for the potential impacts of future bushfire conditions as a result of climate change based on the best available scientific evidence.

3.1.4 Implementation Guidelines

None specified.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk to people, property and the environment from the adverse impacts of landslip hazards.

3.2.3 Strategies

- 1. Identify and map susceptibility to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.
- 2. Use and development on land at risk of landslip, including the provision of utilities, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip.
- 3. Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.
- 4. Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.
- 5. Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.

6. Ensure the risk to human life and property resulting from use and development on land that is more susceptible to landslip hazards is identified and addressed through hazard reduction or protection measures that reduce the level to a tolerable risk.

3.2.4 Implementation Guidelines

None specified.

3.3 Flooding

3.3.1 Application

Statewide.

3.3.2 Objective

To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.

3.3.3 Strategies

1. Identify and map land that is subject to flooding based, as a minimum, on land inundated by the 1% Annual Exceedance Probability (AEP), or an alternative as determined by the State Government in response to climate change.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards that cannot achieve and maintain a level of tolerable risk from flood.
3. Consider and plan for the cumulative impacts of use and development on flooding behaviour.
4. Maintain a level of tolerable risk from flood by avoiding locating, or intensifying, incompatible use and development on land subject to flood hazards.
5. Avoid locating use and development on land subject to flood hazards, where a level of tolerable risk cannot be achieved and maintained, that involves:
 - a) the storage of hazardous materials that if impacted by flooding may result in the release of materials, increasing the risk to public health and the environment caused by the flood hazards;
 - b) activities where vulnerable people are gathered, who may not be able to respond, evacuate or protect themselves in the event of a flood; and
 - c) public infrastructure that is required to be functional to assist in the delivery of emergency responses during and in the recovery phase of a flood event.

6. Where incompatible use and development cannot avoid being located on land subject to flood hazards, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a tolerable risk level.
7. Consider and support use and development that will assist in managing emergency responses and recovery to flood events including the provision of, and safe and efficient access to, evacuation centres, emergency accommodation and medical centres.
8. Support the development of flood mitigation infrastructure that has the capacity to lower the risk of flood hazards and provide greater protection to human life, property and infrastructure, if:
 - a) the flood hazard is not diverted to an area that will expose people, property and infrastructure to an increased risk of harm where a level of tolerable risk cannot be achieved and maintained;
 - b) the impact on environmental values are considered and minimised;
 - c) the cost to the community is considered and minimised; and
 - d) careful consideration is given to the appropriateness of intensifying the use and development of the area being protected to avoid exposing additional people, property and infrastructure to flood hazards, especially considering the unpredictability of climate change induced flood events.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

3.3.4 Implementation Guidelines

None specified.

3.4 Coastal Hazards

3.4.1 Application

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

3.4.2 Objective

To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning.

3.4.3 Strategies

1. Identify and map land that is subject to coastal erosion and coastal inundation, based on a projected sea level rise of not less than 0.8 metres by 2100 or the latest adopted State Government sea level rise measurements, that considers the effects of coastal processes, geology, topography, storm surges and tides on the rate and extent of coastal erosion and coastal inundation.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to coastal hazards that cannot achieve and maintain a level of tolerable risk from coastal erosion or coastal inundation.
3. Avoid incompatible use and development of land subject to coastal erosion or coastal inundation where a level of tolerable risk cannot be achieved and maintained, or that is not feasible or desirable to be located elsewhere, unless the use and development is:
 - a) dependent on a coastal location;
 - b) temporary, readily locatable or able to be abandoned;
 - c) essential public infrastructure; or
 - d) minor redevelopment or intensification of an existing use involving a building or structure that cannot be relocated or abandoned.
4. Where incompatible use and development cannot avoid being located on land subject to coastal erosion or coastal inundation, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the siting, design, construction and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a level of tolerable risk.
5. Promote strategic responses for existing settlements that are at risk of being impacted by coastal erosion or coastal inundation by considering the effectiveness and the social, environmental and economic viability of one, or a combination, of the following strategic responses:
 - a) adaptation to changing conditions over time;
 - b) planned retreat; and
 - c) protective works.
6. Avoid use and development that will;
 - a) increase the rate of coastal erosion or coastal inundation; or
 - b) increase the risk of exposing existing people, property or infrastructure to coastal erosion or coastal inundation, especially vulnerable and hazardous uses.
7. Encourage coastal defences that work with natural processes to protect assets or mitigate coastal erosion and coastal inundation risks where possible.

8. Facilitate the provision of engineered coastal defences to protect community assets from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

3.4.4 Implementation Guidelines

None specified.

3.5 Contaminated Air and Land

3.5.1 Application

Statewide.

3.5.2 Objective

To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.

3.5.3 Strategies

1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities.
2. Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.
3. Avoid land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use.

3.5.4 Implementation Guidelines

None specified.

4.0 Sustainable Economic Development

4.0.1 Principles and Policy Context

The Sustainable Economic Development TPP focuses on identifying and supporting our economic advantages, to deliver economic growth in a socially and environmentally responsible way.

Tasmania's natural resources underpin our economic prosperity. Our fertile soils, mild climate and reliable rainfall provide opportunities in the agricultural sector while our pristine air quality unique landscapes and ecological diversity attract visitors from around the world. Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities. Our world-class wind, deep hydro storages and 100% renewable-energy status provide opportunities to attract industry looking for clean energy and have been identified as a key economic and emissions reduction driver both for Tasmania and Australia.

While our geographic location has advantages, it also presents some economic challenges. Being the only island state of an island nation, Tasmania's isolation from mainland Australia and the rest of the world puts us at an economic disadvantage in an era of globalisation and globalised economies. Our physical distance from the northern hemisphere and Asian markets adds to complexities for maintaining competitive in trading commodities and accessing markets. In addition, our ageing population is likely to present future economic challenges through a decline in the skilled workforce.

While the planning system alone cannot drive the State's sustainable economic growth, it still has an important role to play. We will remain geographically isolated but we can plan for and support the provision of digital infrastructure, to ensure our businesses have access to online global markets. Planning for ports and strategic transport networks can improve efficiency in physically accessing global markets. It can also facilitate infrastructure development in areas best aligned with environmental, social and economic values, provide for strategic co-location of new infrastructure with existing infrastructure and promote circular economies.

Similarly, planning cannot prevent the declining workforce. However, it can support the creation of liveable cities that encourage migration and the retention of our young adults. It can also support the establishment of higher education institutions that are easily accessible, which also helps increase the skilled workforce.

The Sustainable Economic Development TPP supports economic activity through the planning system by embedding the following principles:

- allocating sufficient land in appropriate locations to support various economic activities;
- protecting allocated land from incompatible use and development;

- supporting the efficient use of infrastructure and coordinated delivery of new infrastructure, including digital infrastructure;
- identifying and supporting emerging and innovative industries;
- promoting diversification to strengthen the resilience of the economy; and
- protecting the resources and values that are relied on for sustainable economic development.

The Sustainable Economic Development TPP provides initiatives to guide economic growth in our agriculture, tourism, renewable energy, industry, extractive industries, business and commercial and research and innovation industries. It provides for flexibility in responding to new opportunities and changing economic conditions, supporting a diverse and more resilient economy.

4.0.2 Climate change statement

Tasmania's economy is likely to face challenges as a result of the predicted effects of climate change however, we also have some significant advantages. Our greenhouse gas emissions profile is unique among Australian jurisdictions, due to a high proportion of renewable energy generation and high levels of carbon sequestration from the State's managed forest estate

Each economic sector in the Sustainable Economic Development TPP will be impacted differently by climate change and will need to respond to issues as they emerge. For example, the agricultural sector will need to reconsider traditional crops and favour those that respond better to warmer conditions. Areas that may have been ideal for low chill varieties of fruit may need to consider trials and progressive replacement of orchards. Primary production is also at risk from increased storm damage, unpredictable rainfall and more extreme high temperature events.

While it is difficult to predict the range and extent of the potential impact climate change will have across all economic sectors, land use planning can play a strategic role in facilitating economic resilience and help to address the impacts and causes of climate change.

The Sustainable Economic Development TPP addresses these issues by:

- protecting agricultural resources and promoting diversification within the industry which will help the industry respond to changing climatic and economic conditions;
- promoting efficient use and consolidation of land, infrastructure and transport networks to reduce emissions;
- supporting innovation and research opportunities to diversify and contribute to a more resilient economy; and
- supporting opportunities for greater economic self-sufficiency and circular economies to help reduce the impact of unexpected, external forces on the economy.

4.1 Agriculture

4.1.1 Application

Statewide.

4.1.2 Objective

To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.

4.1.3 Strategies

1. Identify agricultural land, and potential agricultural land, and apply contemporary land capability classification mapping systems, that includes access to irrigation water as a criteria of land capability, that identifies and maps the capability of land to sustain long term agricultural uses as a criteria, including under forecast climate change scenarios.
2. Protect land with agricultural capabilities by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss or conversion of the land's agricultural potential.
3. Allow compatible land uses to operate on agricultural land, where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land.
4. Protect land with significant agricultural capabilities, and agricultural land within irrigation districts, by affording them the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses.
5. Prevent fettering of agricultural land by considering the impacts of agricultural uses on surrounding future use and development to prevent land use conflict and protect the productivity and viability of agricultural uses.
6. Protect the viability of agricultural uses by preventing the fragmentation of agricultural land.
7. Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:
 - a) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site;
 - b) the conversion contributes to the viability of the agricultural use on the site; and
 - c) the proposed use will not cause land use conflict, fetter or impact the viability of the surrounding agricultural uses.

8. Support diversification and value-adding of the primary industries sector by supporting effective agricultural production and processing, innovation in rural industries and farm-related retailing and agritourism that is ancillary to the principal use, to enable sustainable growth of the sector and strengthen its ability to adapt to climate change, natural disasters and market challenges.
9. Allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses.
10. Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local produce to farm gate market, agrifood economy and tourism.
11. Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.
12. Protect the viability of upstream dam infrastructure when strategically planning land use and development.

4.1.4 Implementation Guidelines

None Specified.

4.2 Extractive Industry

4.2.1 Application

Statewide.

4.2.2 Objective

To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.

4.2.3 Strategies

1. Identify and protect key resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Protect existing extractive industries from encroachment by residential and other incompatible use.
3. Support the long-term viability of existing operations and access to future mineral resources.
4. Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.

5. Support future mineral extraction on land available for mineral exploration by, prior to designating the land for a purpose that removes the ability of that land to be used and developed for mineral extraction, consideration of the following:
 - a) the nature and scale of the mineral resource;
 - b) the viability of extracting the mineral resource; and
 - c) the social, economic and environmental benefits of the mineral resource compared to that of the alternative land use.
6. Plan for and encourage the use of suitable mineral resources that can provide for a viable resource supply to be extracted consistent with relevant planning policies, considering:
 - a) the benefits to the community;
 - b) the provision of energy and infrastructure;
 - c) access to a skilled workforce;
 - d) risks to public health and safety are managed to within acceptable levels; and
 - e) environmental impacts are minimal.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

4.2.4 Implementation Guidelines

None specified

4.3 Tourism

4.3.1 Application

Statewide.

4.3.2 Objective

To promote the sustainable development of the State's tourism industry.

4.3.3 Strategies

- I. Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:
 - a) visitor demand and forecast trends of visitation across the State;
 - b) existing supply of tourism product, services and infrastructure;

- c) appropriateness of the scale and nature of the tourism use;
 - d) the impact on the environmental, landscape, intrinsic and local character values of the place;
 - e) the use and development being displaced;
 - f) alignment with and promotion of the Tasmanian brand;
 - g) alignment with regional destination plans supporting the visitor economy;
 - h) the contribution to the local, regional and State economy; and
 - i) integration with the local community.
2. Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.
 3. Ensure visitor accommodation does not significantly impact the supply of housing for the local community.
 4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.
 5. Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.
 6. Identify and protect attributes that attract and enhance tourism experience.
 7. Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.
 8. Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.
 9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

4.3.4 Implementation Guidelines

None specified.

4.4 Renewable Energy

4.4.1 Application

Statewide.

4.4.2 Objective

To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.

4.4.3 Strategies

1. Identify renewable resource areas to prioritise the location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:
 - a) the quality of the energy resource;
 - b) economic and social value;
 - c) investor interest; and
 - d) environmental, cultural heritage and land-use constraints.
2. Identify and plan for supporting transmission infrastructure required to connect renewable resource areas to the existing network, taking into consideration the ancillary infrastructure that may be required to provide for a reliable and secure network.
3. Recognise the quality and diversity of Tasmania's renewable energy resources and the role it can play in limiting greenhouse gas emissions and supporting the transition to national low carbon economy through existing and future interconnection to Tasmania.
4. Facilitate local, neighbourhood and specific site renewable energy generation, including the potential use of green hydrogen, to help diversify the local economy, improve sustainability outcomes and build resilience and diversification around energy supply.
5. Support infrastructure enabling distributed energy resources.
6. Facilitate the provision of housing, including temporary housing, required to accommodate workers, particularly during the construction phase, to support the development of renewable generation sources within regional areas.

4.4.4 Implementation Guidelines

None specified.

4.5 Industry

4.5.1 Application

Statewide.

4.5.2 Objective

To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.

4.5.3 Strategies

1. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:
 - a) analysis of industrial activities and land supply at a regional or metropolitan level, including existing available land, potential for growth within, or adjacent to, existing centres, and the nature of current and future industrial activities;
 - b) topography and physical site constraints;
 - c) compatibility of surrounding land use;
 - d) provision of adequate buffer areas to separate incompatible uses;
 - e) access to workforce;
 - f) supply chain relationships, including freight patterns, and proximity to existing freight networks, including high productivity and key local freight roads;
 - g) the ability to and cost of, servicing with physical infrastructure; and
 - h) avoidance of environmental hazards and environmental values.
2. Provide for at least a 15 year supply of industrial land, that is located within urban growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
3. Enable industrial use and development, outside urban growth boundaries, where:
 - a) the use is resource dependent, including, but not limited to, abattoir, onshore marine farm or sawmill, and required to be located with the resource to provide for more sustainable outcomes;
 - b) high impact industrial use warrants separation from settlements;
 - c) the land has formerly been developed and is no longer being used to its full capacity, such as a brownfield site, and is proposed to be re-purposed for industrial use and development; or

- d) the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance; and
 - e) environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
- 4. Protect existing and future industrial land from encroachment by incompatible use and development.
- 5. Where appropriate, protect land surrounding industrial estates by designating it for a compatible land use that does not prejudice the future availability of that land for industrial use and development.
- 6. Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.

4.5.4 Implementation Guidelines

None specified.

4.6 Business and Commercial

4.6.1 Application

Statewide.

4.6.2 Objective

To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.

4.6.3 Strategies

1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:
 - a) the nature and scale of the catchment being serviced;
 - b) consumer demand and demographic forecast;
 - c) efficient use of existing infrastructure;
 - d) accessibility to existing transport networks and services;
 - e) access to employees;
 - f) activity centre hierarchy; and
 - g) regional settlement hierarchy.

2. Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.
3. Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and avoid unnecessary competition between activity centres.
4. Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.
5. Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is a natural progression of the existing activity centre and is highly accessible to its catchment of users.
6. Avoid locating activity centres outside urban or settlement growth boundaries.
7. Support home-based businesses where the impact does not cause an unreasonable loss of residential amenity to the surrounding area.
8. Provide for small scale commercial or business opportunities in residential and industrial areas that meets the needs of local residents or workers, is conveniently located and, in the case of residential land, does not cause an unreasonable loss of residential amenity.
9. Support mixed use, including residential uses, in activity centres that are highly accessible and where the potential for land use conflict can be managed.

4.5.4 Implementation Guidelines

None specified

4.7 Innovation and Research

4.7.1 Application

Statewide.

4.7.2 Objective

To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.

4.7.3 Strategies

1. Support the provision and expansion of logistics and digital infrastructure to promote the information and communications technologies (ICT) industry that

provides opportunities to drive learning, productivity, innovation and access to online global markets.

2. Support accessible and well-connected tertiary education and training institutions that fosters innovation and career diversity while supporting the existing and emerging needs of the State's employment sectors.
3. Promote existing and emerging innovation and research opportunities, especially those that promote Tasmania's assets, facilitates diversification of our economy, makes use of our geographical location and furthers our brand values, by providing planning mechanisms that are adaptive and flexible to respond competitively to opportunities as they arise.
4. Provide for precinct planning that allows for collaborations between industry, science, research and education institutions to be co-located to facilitate and promote learning, on the job training, collaboration and shared access to resources.
5. Support opportunities for greater economic self-sufficiency, diversification and circular economies to help reduce the impacts of external forces on the State economy.

4.7.4 Implementation Guidelines

None specified.

5.0 Physical Infrastructure

5.0.1 Principles and Policy Context

Tasmania has extensive physical infrastructure networks, across transport, water and sewerage, energy and telecommunications. These networks underpin a wide range of social, environmental and economic outcomes for the State, including population growth, sanitation, job creation, productivity improvements, efficient market access and community connectivity.

Physical infrastructure assets have a long-life span and are expensive to provide and maintain. Maximising the outcomes of these assets requires long-term planning and a sound evidence base. Physical infrastructure planning must consider the many factors influencing why, where and when infrastructure is provided, for example, demographics, economics, climate, and technological change and how the infrastructure is currently or likely to be used.

Land use planning has a direct impact on infrastructure efficiency, safety and performance. It is important that use and development aligns with the function and capacity of existing infrastructure, protects key assets from encroachment by incompatible use and protects current and future infrastructure corridors.

Economies of scale are critical to infrastructure delivery. Where possible, land use planning frameworks should facilitate the consolidation of use and development in locations close to key and existing infrastructure and services.

Land use planning should be flexible in responding to changes in community preferences, technology and demand affecting the type of infrastructure required and how it is used.

5.0.2 Climate change statement

The projected changes to the State's climate can affect the lifespan and viability of infrastructure networks and assets.

Older infrastructure was typically designed before climate change was accepted and understood. Greater extremes and longer periods of higher temperatures, and more violent weather events, will impact the capacity of these older systems. Combined with wear and tear over time and changes in technology, many forms of infrastructure will need to be adapted, or replaced.

Climate-resilient infrastructure refers to how well infrastructure networks and assets continue to function while under greater stress, including the ability to withstand, and recover from, natural hazards made worse by climate change. The TPPs can promote climate-resilient infrastructure by:

- minimising the need for future adaptation by considering the best available climate science to inform decision-making early in the planning process;
- identifying and mapping current and projected areas subject to hazards, such as coastal erosion and inundation, flooding and bushfire;

- strengthening the framework for identifying appropriate location of land use and development; and
- inclusion of risk mitigation measures.

The Physical Infrastructure TPP supports the provision of well-planned and well-designed infrastructure that can reduce emissions and take advantage of emerging opportunities in a low-emissions future by:

- enabling the sustainable development of existing and emerging low-emissions technologies (for example: renewable energy generation and renewable hydrogen), and ensuring development is planned for in an appropriate manner;
- protecting the efficiency and functioning of freight routes and strategic transport networks;
- Supporting integration of infrastructure providers' strategic planning into land use planning strategy and decision making;
- supporting the uptake of low and zero emissions vehicles¹ by enabling the siting of charging and refuelling infrastructure in developments and the public domain; and
- better sharing of road space to support increased uptake of more sustainable transport modes.

5.1 Provision of Services

5.1.1 Application

Statewide.

5.1.2 Objective

To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.

5.1.3 Strategies

- I. Identify, allocate and protect a sufficient amount of appropriately located land to accommodate infrastructure that will provide for the existing and future service needs of the community.

¹ Low emissions vehicles include plug-in hybrid electric vehicles, battery electric vehicles, and hydrogen fuel cell electric vehicles.

2. Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity.
3. Where there is no infrastructure, available infrastructure capacity or non-infrastructure solution, promote the most logical and cost-effective solution to deliver services to growth areas.
4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community.
5. Facilitate developer contributions to service new use and development to be transparent, fair and reasonable, providing for equity between users.
6. Provide an integrated approach to the planning and engineering design of new subdivision and subsequent use and development, promoting the coordinated and efficient provision of infrastructure.
7. Provide for reticulated sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
8. Provide for reticulated electricity supply at the time of subdivision or ensure lots created by the subdivision are capable of accommodating an alternative source of power adequate for the future use and development of the land.
9. Protect significant existing and future water, gas, electricity, sewerage, drainage and telecommunications infrastructure assets and waste disposal and resource recovery facilities, sites and infrastructure corridors from sensitive and incompatible use and development encroaching those assets, facilities, sites or corridors.
10. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.
11. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
12. Support the provision of contemporary telecommunications and information technology that are widely accessible and meet the needs of business, industry, public infrastructure and domestic users.
13. Where appropriate, support the co-location of infrastructure to service use and development.

5.1.4 Implementation Guidelines

None specified.

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.

5.2.3 Strategies

1. Protect existing energy infrastructure corridors and ancillary facilities from conflicting and incompatible land use and development.
2. Plan for and facilitate energy-related use and development (including ancillary facilities) in appropriate locations.
3. Support infrastructure required for distributed energy resources including rooftop solar, battery storage, at home electric vehicle chargers.
4. Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.

5.2.4 Implementation Guidelines

None specified.

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.

5.3.3 Strategies

1. Identify and protect the following key road corridors from encroachment by incompatible land use and development:

- a) Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;
 - b) Key urban passenger transport corridors; and
 - c) Last mile urban freight routes.
2. Identify and protect future road corridors.
3. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.
4. Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.
5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for electricity infrastructure, public transport, walking and cycling modes.
6. Provide for land use planning frameworks and decisions to support, and be informed by, road investment programs.
7. Support the targeted expansion and improvement of the urban road network based on future use, safety, and in response to strategic urban growth corridors.
8. Provide for road networks to be protected from incompatible use and development.
9. Minimise the environmental, heritage and social impacts associated with new and upgraded transport infrastructure and services.

5.3.4 Implementation Guidelines

None specified.

5.4 Transport Modes

5.4.1 Application

Generally applied statewide, with a focus on urban areas.

5.4.2 Objective

To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.

5.4.3 Strategies

1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment, essential services and community participation.
2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.
3. Integrate land use with existing and planned passenger transport infrastructure and services.
4. Identify and protect key sites required to support the expansion of public transport services and modes.
5. Provide an active transport network within key urban areas that is integrated across State and local government networks, and which includes dedicated infrastructure, appropriate signage, and end of trip facilities.
6. Encourage public transport corridors to be supported by active transport networks and bus stops that are safe, accessible and provide for better passenger amenity.
7. Provide for subdivision design that:
 - a) supports efficient and effective public transport access;
 - b) encourages walking and cycling, with the provision of appropriate and direct site-through links; and
 - c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.
8. Locate developments that attract high numbers of people within existing activity centres, in areas adjacent to major urban public transport corridors or in areas that support the logical extension of existing public transport services.
9. Support the targeted expansion and improvement of public transport services, and supporting infrastructure, based on travel demand, including latent demand, and in support of strategic urban growth corridors.
10. Encourage land use planning frameworks that can support and adapt to changing passenger transport needs, modal options, and technologies.
11. Recognise carparking as a key travel demand management measure, and appropriately manage carparking provision to support a modal shift.
12. Provide infrastructure to support the use of electric vehicles, including a public network of high-quality EV charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.

5.4.4 Implementation Guidelines

None specified.

5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

To recognise and protect Tasmania's strategic freight system, including key freight networks, ports, intermodal hubs and industrial estates.

5.5.3 Strategies

1. Identify and protect existing and future freight infrastructure, industrial and distribution centres.
2. Promote use and development at and adjacent to the Burnie, Devonport, Launceston and Hobart ports, and the Brighton Transport Hub, that is compatible with proximity to a major port and reinforces the role of these ports as freight and logistics hubs.
3. Recognise the regional ports at Grassy, Lady Barron and Cape Barren as critical links in the freight supply chains of the Bass Strait Islands.
4. Protect key freight corridors and assets from encroachment by inappropriate land use and development.
5. Protect major airports by applying appropriate buffers that prevent the encroachment of incompatible use and development.
6. Support major airports by designating adjacent land to accommodate complementary use and development.
7. Locate industrial, freight and intermodal developments in areas with good access to existing, high-volume freight networks.
8. Protect the Burnie to Hobart freight corridor as Tasmania's premier land transport network for both road and rail.
9. Encourage land use planning frameworks that can support and adapt to a changing freight system, including changes to freight volumes and demand, and emerging technologies.
10. Provide appropriate zoning for major freight generating activities to support on-site operational efficiency.
11. Identify and safeguard locations along key freight corridors for heavy vehicle rest areas.
12. Recognise the strategic value of non-operational rail corridors.

5.5.4 Implementation Guidelines

None specified.

6.0 Cultural Heritage

6.0.1 Principles and Policy Context

Tasmania's cultural heritage is diverse and unique. It provides valuable insight into the lives of past generations and contributes to our identity and connection with place.

The Cultural Heritage TPP addresses Aboriginal Cultural Heritage values and non-Indigenous cultural heritage values. The land use planning response to Aboriginal and non-Indigenous cultural heritage differs to reflect the different ways these values are found in the landscape, recorded and managed. It also acknowledges the distinctive relationship and understanding Aboriginal people have of their heritage and aspirations for its conservation.

A core practical difference remains that non-Indigenous cultural heritage tends to be visible and known, and thus easily identifiable pre-emptively for protection, whereas much Aboriginal Cultural Heritage is often not formally identified until rediscovered, commonly in the course of development preparation.

Land use planning should acknowledge and respect the Tasmanian Aboriginal people as being the custodians of their living and enduring cultural heritage, seeking to improve its protection and where possible supporting ongoing Aboriginal Cultural Heritage practices. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage at the development stage. The Cultural Heritage TPP seeks to rectify this by encouraging Aboriginal Cultural Heritage to be considered more strategically when land is being designated for particular use and development.

Tasmania also has a rich source of non-Indigenous cultural heritage which is represented in certain buildings, parts of buildings, places, precincts and landscapes. Often the best-preserved historical suburbs and towns are the places that attract us to visit, work and live.

The non-Indigenous component of the Cultural Heritage TPP addresses only local non-Indigenous cultural heritage values, as sites with State heritage significance are listed on the Tasmanian Heritage Register and are protected under the *Historic Cultural Heritage Act 1995*.

The underlying principle of the Cultural Heritage TPP is to promote early consideration of cultural heritage values in land use planning to manage and protect these values more efficiently and effectively.

6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State. Like other aspects of our natural and built environments, they will be impacted by climate change.

Climate change will impact environmental processes which may affect the cultural heritage values of a site. For example, archaeological sites may be compromised because of changes in

soil chemistry. Changes in the water table can affect older buildings and structures, and new pest species may threaten structures constructed with organic material.

This is in addition to the better understood threats of flooding, fire and heatwave. Increased thermal stress can accelerate the deterioration process, and increased periods under water threaten structural integrity. Some sites may be permanently lost due to sea level rise.

The management of cultural heritage sites requires consideration and response to the projected changes to Tasmania's environments. Management responses require site-specific approaches and a good understanding of the projected risks from natural hazards for a given location. Other components of the TPPs support this, particularly the Environmental Hazards TPP.

While it is premature to accurately predict what, and how, cultural heritage sites might be impacted by climate change and therefore propose specific strategies to protect them, land use planning in general has a role to play by:

- providing spatial identification of cultural sites, and projected risks from natural hazards;
- ensuring the projected impacts of climate change on cultural heritage sites and practises is considered early in the planning process; and
- supporting processes to protect significant cultural heritage sites and practises.

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage including places, objects and practices.

6.1.3 Strategies

- I. Land use planning is to:
 - a) recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;
 - b) acknowledge that Aboriginal Cultural Heritage is living and enduring;
 - c) promote the protection of Aboriginal Cultural Heritage; and
 - d) support the protection and connection of Tasmanian Aboriginal people with country and the continuity of their practices and traditions.

2. Support the investigation of land for the presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially damage any identified places or objects.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or highly likely to be, places or objects of Aboriginal Cultural Heritage.
4. Avoid use and development that has the potential to impact Aboriginal Cultural Heritage places or objects unless clear plans, agreed by the Tasmanian Aboriginal people, demonstrate remediation measures to limit the impact on the Aboriginal Cultural Heritage place or object.
5. Support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, places of Aboriginal Cultural Heritage.

6.1.4 Implementation Guidelines

None specified.

6.2 Non-Indigenous Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

To support the identification and conservation of significant non-Indigenous local cultural heritage buildings, part of buildings, infrastructure (for example bridges), places, precincts and landscapes and consider design responses that preserves cultural heritage values while allowing for appropriate adaptive reuse.

6.2.3 Strategies

1. Identify land that has potential archaeological local cultural heritage value and avoid designating it for incompatible use and development that would damage the archaeological values until the significance of those values can be established and appropriately managed.
2. Identify buildings, part of buildings, places, infrastructure, precincts and landscapes that contain significant non-Indigenous local cultural heritage values, describe the significance of those values and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.
3. Provide for the protection, and encourage the restoration, of identified buildings, part of buildings, infrastructure, places, precincts and landscapes that contain significant non-Indigenous local cultural heritage value.

4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places, precincts and landscapes of significant non-Indigenous local cultural heritage value by promoting innovative and complimentary design responses that conserves, restores and retains cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the non-indigenous local cultural heritage values of buildings, part of buildings, infrastructure, places, precincts and landscapes.

6.2.4 Implementation Guidelines

None specified.

7.0 Planning Processes

7.0.1 Principles and Policy Context

The Planning Processes TPP seeks to ensure that best practice, contemporary planning processes are adopted and applied in the planning system.

The *Land Use Planning and Approvals Act 1993* (the Act) is the primary legislation controlling most of land use planning in Tasmania. It establishes the framework for the development, assessment and implementation of various statutory instruments.

As such, the TPPs are subordinate to the provisions in the Act and cannot modify the planning processes that it specifies.

The planning system also relies on processes that either sit outside the Act, or are less explicit in the Act. For example, these processes include the preparation of local plans such as settlement strategies, structure plans and precinct plans that potentially inform RLUSs and LPSs. The Planning Processes TPP can support improved processes at this level of planning.

A fundamental element of land use planning is to understand the needs, expectations and values of the community. To obtain this information planners must engage with the community. At its best, meaningful engagement in planning allows the community to discuss issues, share experiences, expand their understanding, develop empathy with competing stakeholders and help find collaborative solutions that can be expressed through strategic and statutory planning processes.

However, not all people within the community share the same needs, expectations and values. The role of planning is to fairly and transparently evaluate these competing demands to deliver outcomes in the best interest of the broader community, balancing social, environmental and economic considerations. Strategically planning land use and development lowers the risk and likelihood of land use conflict by giving a structured process to handle disagreement, providing for the more sustainable use of land and resources

To achieve this, land use planning considers a variety of opinions and complex arguments to reach a mediated outcome. In trying to address concerns and to ensure desired outcomes are achieved, planning has been criticised for over regulation and 'red tape'. The Planning Processes TPP seeks to acknowledge the issue and responds by including strategies that seek to align the degree of regulation to the scale of the impact caused by the use and development.

7.0.2 Climate change statement

Resilience is the capacity to maintain function in the face of disturbance. Land use planning is a mechanism with considerable potential to improve social, economic and environmental resilience to climate change.

The scale of the transition facing the Tasmanian community is large. The impacts of climate change will not be evenly distributed amongst the community with the vulnerable being disproportionately affected. Planning processes that are collaborative, consultative, evidence based and responsive to change are essential for navigating an unpredictable future and taking care of the more vulnerable within the community.

Land use planning also plays a significant role in mitigating and adapting to climate change. Robust planning processes are required to achieve these responses. The Planning Processes TPP promotes consultation, strategic considerations of issues and collaborations between jurisdictions, and in doing so increases the capacity of the community to understand, respond and build resilience to climate change.

7.1 Consultation

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote community consultation processes to ensure the community's needs, expectations and values are identified and considered in land use planning.

7.1.3 Strategies

1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful community consultation in land use planning.
2. Promote community consultation that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.
3. Support consultation processes, and the outcomes generated from them, that are informative and transparent.
4. Acknowledge that planning outcomes, derived through consultation processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

7.1.4 Implementation Guidelines

None specified.

7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.

7.2.3 Strategies

1. Avoid allowing use and development where the implications of that use and development on the environment, now and into the future, is not fully known or understood.
2. Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.
3. Strengthen the use of scientific-based evidence to make informed decisions about land use planning.
4. Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.
5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.
6. Facilitate coordinated approaches between public and private investment to achieve common planning goals.
7. Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.
8. Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.

7.2.4 Implementation Guidelines

None specified.

7.3 Regulation

7.3.1 Application

Statewide.

7.3.2 Objective

To avoid over regulation by aligning the level of regulation to the scale of the impact associated with use and development.

7.3.3 Strategies

1. Allow use and development that has little or no impact to proceed without requiring planning approval.
2. Reduce planning regulation to the amount necessary to reflect, manage and be proportionate to, the level of impact caused by the use and development.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants deviation from that consistency.
4. Encourage mechanisms that allow for timely adjustments in planning regulation for responses to, and recovery from, situations including, but not limited to, pandemic, climate change and emergency events.
5. Facilitate the coordination and rationalisation of regulation where there is consistency between planning and other jurisdictions.

7.3.4 Implementation Guidelines

None specified.

GLOSSARY

Active transport – means physical activity undertaken as a means of transport and includes travel by foot, bicycle and other non-motorised vehicles,

Activity centre – means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

Affordable housing – means rental homes or home purchases that are affordable to low-income households, meaning that the housing costs are low enough that the household is not in housing stress or crisis.

AIDR – Australian Institute for Disaster Resilience.

Agricultural land – means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

Agricultural use – means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animal, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

Agritourism – means a tourism-related experience that connects agricultural or aquaculture products, people or places with visitors on a farm, including marine farms.

Amenity – means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place of building harmonious, pleasant or enjoyable.

Assisted housing – means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

Brownfield site – means underutilised, vacant or derelict former industrial or commercial land typically located in an urban environment and often characterised by contamination

Circular economy – means a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible.²

Coastal protection work – means structure or works aimed at protecting land, property and human life from adverse impacts caused by erosion or inundation in the coastal zone.

² <https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits>

Coastal Zone - means as described in section 5 of the State Coastal Policy Validation Act 2003.

Communal residence – means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.

Community – means a social group with a commonality of association and generally defined by location, shared experience, or function and with a number of things in common, such as culture, heritage, language, ethnicity, pastimes, occupation, or workplace. (AIDR 2019)

Distributed energy resources – means consumer-owned devices that, as individual units, can generate or store electricity or have the 'smarts' to actively manage energy demand. This includes small-scale embedded generation such as residential and commercial rooftop photovoltaic systems (less than 100 kilowatts [kW]), non-scheduled generation (NSG, up to 30 megawatts [MW]), distributed battery storage, virtual power plant and electric vehicles.

Electricity Infrastructure - means anything used for, or in connection with, the generation, transmission or distribution of electricity including, but not limited to –

- (a) electricity generating plant; and
- (b) structures and equipment to hold water, or to direct, monitor or control the flow of water, for the purposes of hydro-electric generation; and
- (c) powerlines; and
- (d) substations for converting, transforming or controlling electricity; and
- (e) equipment for metering, monitoring or controlling electricity;

Geodiversity – means 'the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes'.³

Groundwater - means any water contained in or occurring in a geological formation.

Land – means as defined by the Act.

Liveability – means the degree to which a place is suitable or good for living in.

Physical infrastructure – means the basic physical structures required for an economy to function and survive, transportation networks, water supply, sewers, stormwater, waste disposal systems, power and telecommunications.

³ SHARPLES, C., 1995a: Geoconservation in forest management - principles and procedures; Tasforests, Vol. 7, p. 37 - 50, Forestry Tasmania, Hobart, Dec. 1995.
(<https://nre.tas.gov.au/Documents/geoconservation.pdf>)

Place-making – means a collaborative process that strengthens the connection between people and the places they share, to shape the public realm in order to promote community identity and maximise shared values and aspirations.

Potentially contaminating activities – means an activity listed in Table C14.2 [of the Tasmanian Planning Scheme] as a potentially contaminating activity that is not directly associated with and subservient to Residential [Use Class].

Resilience – means the ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effect of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and function through risk management. (UNDRR 2017)

Sense of place – means the felt or meaningful character of a place that makes it distinctive as a place⁴.

Sensitive use – means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

Settlement – means land developed, or designated for, the concentration of occupation by human activity in urban or rural areas and which may contain a mix of land use. While predominantly referring to land developed as cities, towns and villages, it also includes land that has been modified from its natural state to provide for a mix of land uses which are not reliant upon natural resources, such as rural residential, utility and industrial uses.

Social housing – means both housing provided by the government (public housing) and non-government organisations (community housing) with below-market rent prices.

Social infrastructure - means facilities and spaces where the community can access social services. These include emergency and health-related services, education and training, social housing programs, police, courts and other justice and public safety provisions, as well as arts, culture and recreational facilities.⁵

Tolerable risk – means the lowest level of likely risk from the relevant hazard:

- a) to secure the benefits of a use or development in a relevant hazard area; and
- b) which can be managed through:
 - i. routine regulatory measures; or
 - ii. by specific hazard management measures for the intended life of each use or development.

⁴ Malpas, J., 2018. Place and Experience: a philosophical topography, Routledge, New York

⁵ <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/social-infrastructure>