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**Recommendations:**

**Relocate the Glossary and list of Acronyms and Abbreviations before the Introduction. The document uses acronyms and abbreviations, in the Introduction.**

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(2) TPPs may relate to the following:

- a) “. . . protection or conservation of land”
- c) “liveability, health, well-being of the community”

**Note: “wellbeing” should be well-being. Does that include Scenic Landscape Protection Values? That would certainly contribute to “c)”. Well-being certainly includes mental health.**

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Climate Change

Ground Water shortage should limit residential buildings and businesses that access ground water

**Think Phoenix, Arizona**

Page 11 of 20 Table 4

2.Environmental values should include Scenic Landscape values or Scenic Landscape Protection

**Think about Light Pollution.**

**Refer to this- <https://www.darksky.org/about/>**

Tasmanian Planning Policies

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6) regard must be had to: should be changed to regard must be given to:

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1.0 Settlement

1.0.1 Policy context

**“environmentally attractive” but this does not seem to consider scenic landscape values**

## 1.0.2 Climate Change Statement

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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.

For example, strategies that promote networks of green spaces also increases rain-absorbing surfaces . . .

Both these actions help to reduce the impact of climate change and, in doing so, create a more liveable environment.

### **Remove this generalisation:**

**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.**

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## 1.1.3 Strategies

4. What do you mean by, "Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy."

**What is "higher tiers of the settlement hierarchy"? Does that dare suggest that since the Liberal government cancelled the only bus service that Bothwell had for the past 75 years that it would not be a good candidate for growth?**

**Statements like this guarantee that many rural Tasmanian towns will become ghost towns"**

6. Promote 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, environmental hazards, 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 limit or manage land use conflict;
- e) any staging or sequencing of development of land;
- f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and
- g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.

**This discourages growth at places in the Central Highlands, like Cramps Bay, Todds Corner, and Arthurs Lake, as examples.**

8. Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:  
f) preventing the distortion of growth strategies in other settlements.

### 1.2.3 Strategies

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1. Promote the location of residential use and development in areas that are close to,

**What defines close to? Within 30 minutes drive? Within walking distance?**

b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets **Defies logic, when the State government is not doing everything within its ability to eliminate telecommunications blackspots.**

a) in settlements that are within the higher tiers of the settlement hierarchy;  
**Huh?**

5. dedicated to active transport modes **The Liberal government killed the only bus service to and from Bothwell, forcing residents into their cars and trucks.**

7. Support measures to mitigate the impacts of climate change **See above comment**

7. Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, community gardens, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces. **Wouldn't Landscape Scenic Values factor into this?**

8. Improve neighbourhood amenity by managing incompatible use and development. **See above comment**

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. **Why are tourists attracted to the Central Highlands? Scenery**

11. "placing making" is defined as 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. **Why not put the definitions up front, so readers have a clue what the TPC means, whilst reading the document. Why should I go through the entire document wondering, then arrive at the end to discover "placing making" on page 62 of 63. Then, the Liberal government wants to strip "placing making" from the Central Highlands through forced amalgamations. While not a planning issue, it is like you're talking out of both sides of your mouth. What the TPPs say is not real what they mean.**

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### 1.3 Social Infrastructure

with the exception of rural residential settlements

### 1.3.3

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure . . . schools, health care, libraries, social services and child and aged care.

**Does this include Gretna, Hamilton, Ouse, Bothwell, Miena?**

4. Integrate public and active transport networks with major social infrastructure. **The Liberal government has failed rural Tasmania in this regard. For example, a bus service that ran for 75 years from Bothwell to Hobart was suspended, which forced more traffic onto our road infrastructure and competing traffic during rush hours to/from Hobart.**

## 1.4 Settlement Types

### 1.4.3 Strategies

1. 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. **Does the TPC, under the Liberal government have a strategy to grow rural Tasmania. Not everyone can live in the major population centres, nor do they want to, because they are crowded, polluted, and ridiculously unaffordable. Thus, and dig this logic, the smart ones prefer to find affordable property an hour's drive from the major population centres and commute to work and school/university.**
2. 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. **In other words, sea views are only for the rich.**
3. 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. **Some of the coastal "resorts" do not even have an adequate sewerage evacuation and treatment system . . . TasWater has not kept up pace.**
4. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities. **Wow! Places like Bothwell, Miena, Gretna, Hamilton, Ouse rated #4 and a whopping 24 words to express the TPC's lack of strategy. Is it the TPC's intention to create ghost towns of these locations?**
5. Avoid allocating additional land for the purpose of rural residential use and development, unless:
  - f) agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided; **So, the TPC has diminished the agricultural value of Tasmania overall, by converting large swathes from agriculture to "rural . . . anything goes", but would the TPC be at all aware that there exists agriculture in the Sahara Desert? Indeed, there is. What would the TPC grade that soil compared to the worst quality soil in Tasmania? Dig this: Tomatoes, lettuce, carrots, cucumbers, courgettes, onions, peppers,**

beets, aubergines, watermelons, and melons are been grown amongst the dunes and stones. The extreme weather conditions in this desert (with temperatures of up to 50° C, sandstorms, exceptional torrential rains, and scarce water and food) have not stopped the development of micro-cultivation projects in the Sahrawi refugee camps in Tindouf (Algeria).

Agricultural engineer, Baba Efdeid, said these micro-cultures don't use fertilizers, herbicides, or insecticides. "We collect the remains of animal defecations, mix them with herbs and, three months later, we have a natural compost that we apply as organic matter. That way we can improve the soil and improve the plant's nutrition," he stated. In total, there are about 800 family micro-cultures in progress: 500 in the wilaya (each of the camps) in El Ayoun, 180 in Smara, and 120 in Dajla . . . Just tell the truth, this is all about unimpeded development. The TPC, at the behest of the Liberal government would not want any threatened species, heritage values, eagles' nests, or land used for agriculture to stand in the way of their development machinations.

## 1.6 Design

### 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.

**Great aspirational statement, but devoid of any consideration by TPC for Scenic Landscape Values, scenic corridors, or even a basic pullout from a rural road or highway for photographic opportunities, which contribute immensely to "sense of place", "climate change resilience", "contribute to the amenity".**

2. Respect the characteristics and identities of neighbourhoods **BUT, how is it possible a Planning Officer and DES Manager can overlook "Heritage Precinct values", even when a representation was made, to allow a weather board house to use corrugated colorbond, versus what I dared to suggest in a Planning Meeting, exterior-grade wood-grain plastic weatherboard or wood-grain stamped metal siding, to at least give the finished siding replacement the look of the original weatherboard.**

4. 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. **Just more TPC virtue-signalling, without any real intention of acting on it. Think TPC for Scenic Landscape Values, scenic corridors.**

## 2.0 Environmental Values

### 2.0.1 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 and supports the general wellbeing of the community.

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. **Just more TPC virtue-signalling. IF, IF the TPC truly cared, it would not have rejected Central Highlands Council's request to acknowledge Scenic Landscape Values and Scenic Landscape Corridors.**

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. **Another virtue-signalling statement, with no practical application . . . In fact, in my experience it is just the opposite.**

## 2.0.2 Climate change statement

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

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.

## 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 areas that support natural systems within waterways, wetlands and estuaries, including their riparian zones and groundwater recharge areas.
3. Encourage the protection of 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.
5. Promote the collaboration and coordination of catchment management across the State and the implementation of 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. Promote the protection of the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to construction activities, 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 promoting the protection of water catchments and water supply facilities.

8. Promote and encourage the efficient and effective use of water resources. **IF the TPC and State government were truly serious about how climate change will affect the environment, health, water availability and water quality, then the State government should TAKE CONTROL of all waterways, rivers, rivulets, lakes, ponds and then spend the money to clean up the litter, plastics, soda bottles, beer cans, tractor tires, farm waste, willows that choke the free flow of the rivers and contribute to flooding . . . AND, if the State government does not want to spend the money, then it should set up a fund to be drawn upon by Councils and farmers for cleaning up all waterways, rivers, rivulets, lakes, ponds. It will reduce cost of clean water production processes for TasWater. It will guarantee supply during drought. It will mitigate flooding. Currently, very little is being done. How many deaths does it take from flooding, before the State will act?**

## 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. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values. **IF the above were genuine goals of TPC and not more virtue-signalling, then why did the TPC knock back the request by Central Highlands Council to include Scenic Corridors and Scenic Landscape Values, in its Planning Scheme, but it was rejected because it would be a “substantial change”**

### 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, storms and wind and longer, more intense fire seasons will impact the frequency and intensity of hazard events. **Does TPC and the State’s Liberal government realise that stripping the land of trees and vegetation, it causes wind to sweep across the landscape, unimpeded, stripping topsoil and blowing it out to the Tasman Sea? So, wind actually becomes stronger, the fewer trees. Laws of physics, really. But, consider the background of politicians and those who make a living from the logging and firewood industry. When a tree falls across a highway, but a forest has been clear cut, what would they expect, when there are no trees to slow the windspeed?**

## 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.

**IF the TPC and State government were truly serious about how climate change will affect the environment, health, water availability and water quality, then the State government should TAKE CONTROL of all waterways, rivers, rivulets, lakes, ponds and then spend the money to clean up the litter, plastics, soda bottles, beer cans, tractor tires, farm waste, willows that choke the free flow of the rivers and contribute to flooding . . . AND, if the State government does not want to spend the money, then it should set up a fund to be drawn upon by Councils and farmers for cleaning up all waterways, rivers, rivulets, lakes, ponds. It will reduce cost of clean water production processes for TasWater. It will guarantee supply during drought. It will mitigate flooding. Currently, very little is being done. How many deaths does it take from flooding, before the State will act?**

## 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 criterion, including under forecast climate change scenarios.

2. Protect land that is identified as being within the higher classes of agricultural capability 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.

**So, the TPC has diminished the agricultural value of Tasmania overall, by converting large swathes from agriculture to “rural . . . anything goes”, but would the TPC be at all aware that there exists agriculture in the Sahara Desert? Indeed, there is. What would the TPC grade that soil compared to the worst quality soil in Tasmania? Dig this: Tomatoes, lettuce, carrots, cucumbers, courgettes, onions, peppers, beets, aubergines, watermelons, and melons are been grown amongst the dunes and stones. The extreme weather conditions in this desert (with temperatures of up to 50° C, sandstorms, exceptional torrential rains, and scarce water and food) have not stopped the development of micro-cultivation projects in the Sahrawi refugee camps in Tindouf (Algeria).**



**Agricultural engineer, Baba Efdeid, said these micro-cultures don't use fertilizers, herbicides, or insecticides. "We collect the remains of animal defecations, mix them with herbs and, three months later, we have a natural compost that we apply as organic matter. That way we can improve the soil and improve the plant's nutrition," he stated. In total, there are about 800 family micro-cultures in progress: 500 in the wilaya (each of the camps) in El Ayoun, 180 in Smara, and 120 in Dajla . . . Just tell the truth, this is all about unimpeded development. The TPC, at the behest of the Liberal government would not want any threatened species, heritage values, eagles' nests, or land used for agriculture to stand in the way of their development machinations.**

#### 4.2 Timber Production

##### 4.2.1 Application

Statewide.

##### 4.2.2 Objective

To contribute to the protection of Tasmania's timber resources.

##### 4.2.3 Strategies

1. Encourage the protection of timber production areas including plantation and native forests by identifying land dedicated for timber production and support designating that land for purposes that are compatible with timber production. **Stop old growth logging!**

#### 4.4 Tourism

##### 4.4.1 Application

Statewide.

##### 4.4.2 Objective

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

##### 4.4.3 Strategies

1. 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. Manage visitor accommodation so it 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 promote the protection of 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.

**Think of the Lake Malbena Development Application . . . How wrong was that?! How wrong was it for the Liberal government and Developer to treat Council as dupes, that would merely expect us to rubber stamp it, because they stay it complies. How wrong was it for the State's Attorney General to attend the RMPAT to dare suggest CHC had no jurisdiction. Funny enough, even the TPC Officer I spoke to was clueless. It does not install confidence in removing Planning and Planning Authority from Councils in favour of an Independent Planning Review Panel. They would not know what I know or why I voted against the Lake Malbena DA. That is just one example.**

#### 4.5 Renewable Energy

##### 4.5.1 Application

Statewide.

##### 4.5.2 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. **Not at the expense of ruining the environment, putting more traffic on the roads, during the construction phase, whom impose themselves upon the locals who must commute to work in Hobart and other major population centres. The traffic on the Highland Lakes Road was a pain in the ass, especially being held up up to 10 minutes, waiting for a blade and tower components to pass. It takes 56 minutes to travel from Bothwell to Hobart, where many locals commute to for work. Why should we be inconvenienced for something Guy Barnett and foreign-owned multi-national companies want?**

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. **Lack of housing for windfarm construction workers was an issue, for Bothwell . . . The workers were actually give an allowance for accommodation, but rather than spend the allowance, there would be a parade of speeding tradies in their tray top utes up and down the**

**Highland Lakes Road. And, of course there were accidents. A truck hauling a blade went off the road ‘Mercury’ September 20, 2019 and the Central Highlands wind farm contractor Boom Logistics sacks ‘dangerous’ drivers ‘Mercury’ July 26, 2019. If none of that was enough to tolerate, I have a photograph of Tasmania’s landscape where the Cattle Hill Windfarm can be seen from at least 35 km, as the crow flies . . . Think about “Scenic Landscape Values” being non-existent when there’s money to be made for foreign-owned multi-nationals.**

#### 5.4 Passenger Transport Modes

##### 5.4.1 Application

Statewide.

##### 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 and essential services and encourages community participation in different modes of transport.
2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors. **What nonsense! The State’s Liberal government stopped the Bus service from Bothwell to Hobart that ran for 75 years. What should have been done was to create a Park & Ride opportunity from say Melton Mowbray, where commuters could hop on a bus or train to Hobart. Has anyone ever been to Germany, Singapore, Hong Kong, Shanghai, even the Philippines has a bus service to the most remote village. Think Climate Change . . . why shouldn’t I be able to hop on a bus, in Bothwell, ride it to Hobart, work any shift at the Royal Hobart Hospital or Nyrstar as examples, and be able to commute back to Bothwell at the end of shift or catch a bus to go grocery shopping in Hobart or visit the dentist or pick up the car from the dealership after being serviced or attend UTAS or any number of other activities . . . BUT, we are forced into our cars and trucks to commute.**

12. Provide infrastructure to support the use of electric vehicles, including a public network of high-quality electric vehicle charging stations, and the inclusion of ‘electric vehicle ready’ carparking as part of new residential and commercial developments. **This will drive tourism or tourism opportunities in the future.**

#### 6.0 Cultural Heritage

##### 6.0.1 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 and helps give our communities their character and distinctiveness. It is a unique asset that needs to be recognised, protected and well managed so it maintains its appeal to locals and visitors.

The Cultural Heritage TPP addresses Aboriginal Cultural Heritage values and non-Indigenous cultural heritage values (referred to as historic cultural heritage). The land use planning response to Aboriginal Cultural Heritage and historic 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 protection and promotion.

In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage in a reactive manner at the development stage . . .

**Great policy context, but do you really mean it? Again, think of replacing weatherboard siding with corrugated colourbond on a house, located within the Heritage Precinct. What the TPC intends or aspires to is not practiced. Regarding Aboriginal heritage, Aboriginals are secretive about known cultural heritage sites . . . And, they do not mind obliterating Colonial Heritage sites such as Risdon Cove, though there was no forensic evidence of a massacre or nothing more than false testimony by someone pretending to be Edward White. There must be mutual respect and mutual protection, not a preference for one over the other. How valuable was Risdon Cove?**

Tasmania also has a rich source of historic cultural heritage which is represented in certain buildings, parts of buildings, places/features, precincts and landscapes. Often the best-preserved historical suburbs and towns are the places that attract us to visit, work and live. **Re-read my comments about replacing weatherboard siding with corrugated colourbond on a house in the Heritage Precinct**

The historic cultural heritage component of the Cultural Heritage TPP is focused on local places and precincts of historic cultural heritage values, because places of historic cultural heritage significance to the whole of Tasmania are entered on the Tasmanian Heritage Register and are protected under the provision in the Historic Cultural Heritage Act 1995. **But, the TPC encouraged Councils to abandon their own Heritage Register in deference to a Statewide Register . . . That was a mistake.**

**Make anonymous**

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