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Enquiries to: Development Services 6452 4820 | council@circularhead.tas.gov.au

Your ref:

28 September 2023

Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001

By email: tpc@planning.tas.gov.au

Dear Tasmanian Planning Commission

Late submission to the review of the Draft Tasmanian Planning Policies (TPPs)

Thank you for allowing us to review and comment on the draft Tasmanian Planning Policies (TPPs).

We support the content of the current draft TPPs. We understand its importance to direct the land use planning regulation to achieve the objectives of the Resource Management and Planning System.

We write this letter not to be considered as a representation but to provide the following suggestions to the current draft TPPs for your consideration.

Policy area	Our suggestions
1.1 Growth	<p>Application</p> <p>Please consider adding: The existing rural residential settlements should be included in the application of future growth.</p> <p>Circular Head is a large rural municipality which comprises different villages. The future growth of green energy and agricultural development requires workers accommodations.</p> <p>Strategies</p> <p>Please consider the amendment of item 2d): discourage the development of land that:</p>



	<p>i. is not <i>able to contain essential infrastructure</i>, well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;</p>
<p>1.3 Social infrastructure</p>	<p>Application</p> <p>Please consider adding: TPP should open opportunity for existing rural residential settlement including strategies for maximise the land use for social services and infrastructures.</p> <p>Objective</p> <p>Please consider adding: To promote the rural residential settlements development that can have or able to contain essential services (e.g. water, electricity, transportation, health, and education).</p> <p>Strategies</p> <p>Please consider adding: Facilitate the provision of infrastructure contribution policy to unlock the development barriers that ensure the fairness, initiative, and transparency.</p>
<p>1.4 Settlement types</p>	<p>Strategies</p> <p>Please consider the amendment of item 5b): the land is not within an urban growth boundary or settlement growth boundary;</p>
<p>3.4 Coastal Hazards</p>	<p>Strategies</p> <p>Please consider adding: Promote the credibility and transparency of coastal hazard report that can be cross-checked and referenced from planning to building assessment stages.</p>
<p>4.5 Renewable Energy</p>	<p>Strategies</p> <p>Please consider adding to item 1: e) natural and biodiversity value</p>
<p>5.2 Energy Infrastructure</p>	<p>Strategies</p> <p>Please consider adding: 5. Facility the referral mechanism to regulatory authority in the planning process</p>



6.1 Aboriginal Cultural Heritage	Strategies Please consider adding: 4. Facilitate the referral mechanism to relevant entity in the planning process
7.2 Strategic Planning	Strategies Please consider adding: 6. Promote the consideration of Strategic Environmental Assessment in the preparation and review of Regional Land Use Strategy

We would appreciate it if you could accept the late submission.

Once again, Council wishes to thank the Tasmanian Planning Commission for the opportunity to comment on the Draft Tasmanian Planning Policies which will help us to grow, conserve, and thrive to the future of our beautiful island.

Please do not hesitate to contact Dang Van, Town Planner on (03) 6452 4848 or email development@circularhead.tas.gov.au should you require further clarification.

Yours sincerely

Phil Loone
DIRECTOR OF INFRASTRUCTURE AND DEVELOPMENT SERVICES