



Poatina Village Body Corporate  
Strata Title: 120167  
Gordon St, Poatina  
Tasmania 7302

21 December 2021

The General Manager  
Northern Midlands Council  
13 Smith Street, Longford, Tasmania 7301

### **Representation to the Draft Northern Midlands Local Provisions Schedule**

Dear Sir,

We are privileged to submit a written representation jointly between The Poatina Village Body Corporate (PVBC) - Strata Title 120167 and Fusion Property Pty Ltd, the owner of Title 53397/3 to address the Draft Northern Midlands Local Provisions Schedule (LPS) under the *Land Use Planning and Approvals Act 1993* (the Act) for the whole area of interest known as Poatina Village.

This representation outlines the proposal that the whole area known as Poatina Village be zoned as a Particular Purpose Zone (PPZ) with a range of precincts that reflect both the lived experience of the Poatina community, its established purposes and aspirations for economic, social, environmental sustainability and enhancement to provide for future opportunities.

The community was both disappointed and greatly inconvenienced by the lack of consultation in the apparent two years that Northern Midlands Council has been conducting the process to prepare its Draft LPS. Unfortunately, this has significantly disadvantaged the Poatina community by leaving only 60 days to respond with a written representation to a significant and highly complex regulatory framework in the LPS.

This written representation outlines a brief background of the Poatina's community since purchased from Hydro in 1995 and describes the preferred future development precincts within the proposed PPZ, including some general descriptors of what potential uses are relevant to each precinct.

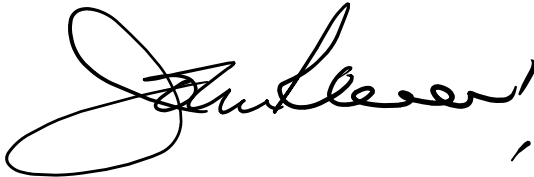
There are four key factors that the Poatina community believes are essential to the submission that Poatina should be a PPZ:

1. Poatina was purchased and established as an intentional community with very strong purpose which endures across generations.
2. Poatina is a self-contained administration because it owns and manages all of its own infrastructure - roads, lighting, sewerage and water - at little to no cost to council or other government funds.
3. The community needs to grow to an optimum population of approximately 180 to enable economic and social sustainability

4. To thrive as a community and as a village destination, the Poatina community needs the reasonable opportunity to strengthen the economic drivers such as tourism, enterprise and philanthropic partnerships.

Because of the short time frame available to the Poatina community, the community reserves the right to further submit detail in regard to the PPZ for consideration through the LPS assessment process.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John West', with a large, stylized initial 'J'.

John West  
Chairperson  
Poatina Village Body Corporate

A handwritten signature in blue ink, appearing to read 'Geoff Manton', with a long horizontal line extending from the end.

Geoff Manton  
Chief Executive Officer  
Fusion Australia

## 1.0 VILLAGE BACKGROUND

Poatina was built by the Hydro-Electric Commission in the late 1950s to house 3000 workers for the power station development. The power station was increasingly run by remote control, so in 1995 the Hydro-Electric Commission sold the remaining brick structures and land in and around the village to Fusion, a national Christian Youth and Community organization.

Poatina became Fusion's national headquarters, residential training centre and a place for rehabilitation of a variety of young people with a range of needs; social, emotional, vocational and educational.

Poatina was set up as a Body Corporate in order to be able to attract people who wanted to join the community and to manage the infrastructure of the village. This provided, and continues to provide, a measure of social cohesion. It also signals to intending residents the nature of the community and the need for significant volunteer contribution to maintain the village and its enterprises.

Since 1995 there have been ebbs and flows and at this time there is available capacity for new ideas and opportunities. The desire to help young people underpins the vision of the village. Key strategies include conferencing, training, arts, sustainability, enterprise, and tourism, underpinned by intentional community life. From 2018-2021 a small school for at-risk students provided a much needed regional service and employment for some people in the village.

Currently Poatina is a community of 109 people. The commercial enterprises consist of a motel/conferencing facility, a general store, a service station, an opportunity shop, a tea lounge with an adjacent art gallery, a part-time post office agency, a golf club and an arts centre in the area to the south of the village itself. These enterprises all depend financially on voluntary contributions – provided by community members. Parents report the community as a beautiful rural setting to raise their children.

The Strata Scheme includes undeveloped land (owned by Fusion Property Pty Ltd) that provides opportunity for existing and potential rural enterprises to develop, e.g. farming fruit and vegetables, animal husbandry, etc. Some of the more scenic forested areas are used for nature-based activities (e.g. walking tracks) and more established activities (e.g. Art Centre and outdoor adventure activities).

The Chalet (motel / backpacker) together with the community hall complex is used for conferences, alongside dedicated guest and tourist accommodation for larger groups e.g. seasonal workers.

The community aims to be economically sustainable, and values partnerships to establish sustainable and appropriate ventures. An increased population will provide additional labour and skills to provide the economic base for a sustainable village.

Over 25 years Fusion and Poatina have worked with others in the Northern Midlands and Northern Tasmania to build a community that brings life to those who spend time in the village, region, and state.

## 2.0 CONTEXT OF THIS REPRESENTATION

The Tasmanian Planning Scheme represents an ideal opportunity to review the settings for use and development at Poatina and critically analyse whether planning controls are fit for purpose in the context of a long-established settlement.

It is noted that other settlements within the Northern Midlands municipality have been given significant attention in the LPS in regard to localised settings for use and development, through the application of multiple Specific Area Plans. It is in this context that Poatina Village submits that the physical and social circumstances of the settlement warrant unique provisions in the LPS to provide for a sustainable future.

In transitioning to the Tasmanian Planning Scheme, it is noted that there can be no 'translation' of the Interim Planning Scheme due to the differences in regulatory controls, nor is it appropriate to try to replicate current Interim Planning Scheme controls, as these have not served our community well. That being said, Poatina Village is conscious of any potential diminishment of use rights under the current Draft LPS.

In short, the preparation of the Draft Northern Midlands LPS presents an ideal opportunity to reset for the Village's future needs.

## 3.0 COMMUNITY ASPIRATIONS – ORIGINAL & ENDURING PURPOSE

The original purposes of Poatina as a private and intentional community, after Fusion Australia purchased the property from Hydro in 1995, remains and are enshrined in the Poatina Village Body Corporate By-Laws as a Strata Title under the Strata Titles Act of 1998. The purpose endures in the collaboratively developed update in 2013.

**Any future strategic and other development of Poatina must enable and build the capacity of the Poatina Community to achieve those purposes.**

The By-Laws of the Poatina Strata Title in the section *The Underlying Philosophy, Aims and Objectives of Poatina Village* explicitly state the original purposes of Poatina Village and its community after it was purchased from Hydro. New owners and residents still sign up to that statement ensuring that these purposes endure.

At the heart of these objectives is the intent to provide a safe secure place for young people and their families, along with programmes and services that support them in their need and provide opportunities for their future. These purposes promote the importance of a supporting community with a diversity of skills and worldviews and entrepreneurship.

These original Purposes were updated in 2012/13 through a comprehensive collaborative process between Fusion Australia, the Community and the Body Corporate and reflects the lived experience and aspirations of the Poatina Community.

The purpose agreed to by all remains essentially the same as the original statement, though it is somewhat more contemporary. The new purposes incorporate in addition, the place of art and creativity; continuing the support of young people and others in vulnerable circumstances; the important place of hospitality for tourism and enterprises; sustainability of all our social, physical, natural and economic environments; supporting Fusion; and the development of programs that build the capacity of all through learning and education.

### Economic Drivers for Viability & Thriving

1. Enterprise that turns a profit on its financial and human investment:

*The community is in the process of embedding an economic system that is both viable on its own terms and is interdependent with the wider community. The economy is driven financially by the services provided and the high value of human time and effort invested. The list below is a mix of existing and potential/planned enterprises.*

- a. Tourism, Conferencing, Food, Accommodation & Events

- Tourist / holiday accommodation
- Heritage Highway
- Drive Heartlands
- Key stop-off between the central plateau and the north and south
- Bus Tours stop-off & dining
- Camping
- RV facilities
- Poatina Chalet (Hotel/Motel/Hostel)
- Conference Centre (Business groups / Schools / Churches etc.)
- The View Restaurant
- Terra Populous
- Hard Enduro
- Poatina Hill Climb
- Numerous Cycling Groups & Challenges
- Bush & Nature Walks

Potential includes but not limited to (but environmentally sensitive):

- School adventure learning & permaculture experience
- Aboriginal education
- Sports training camps, schools, preseason training camps
- Art tours
- Eco-adventure and rope courses
- Bike trails
- Further tourist accommodation
- Glamping

- b. Micro rural enterprises

- Field & Forest - poultry & pigs
- Rare Breed Roosters and Chickens
- Honey production

Potential includes:

- Bush foods

- Permaculture & Sustainability Education
- c. Existing central (CBD) enterprises
- Poatina General Store
  - Little Shop of Surprises - Gift Shop
  - Community Postal Agency
  - Op Shop
  - The Tiers Tea Lounge
  - Service Station
  - Poatina Tree Art Gallery
- d. Home-based enterprise
- Artisan works
  - Big Bite Dutch Treats (specialist bakery)
  - Holamry Enterprises (maintenance)
  - Carpet Cleaning
  - Various Consulting Businesses
  - Lawn mowing
  - Teaching & home-schooling
  - Food production in registered kitchens
  - Regional Boards & Committees based from homes
- e. Strengthening artist and artisan innovation, creation and sales
- Art Centre - glass blowing and other artists' spaces
  - Art Gallery
  - Local artisan enterprises
  - Film Festival
2. Strengthening economic management to enable a return, on the community's, capital investment:

*For several years, the Poatina Community has been operating under the internationally recognised ABCD model - Asset Based Community Development. This model recognises that a community has a set of capitals it invests in sustaining and growing its life. This is an intentional strategy and a way of the community organising its thinking and planning around economic sustainability.*

a. **Human capital** - People with commitment, knowledge and skill

The list above illustrates the place of human capital in the Poatina economy. Without the level of volunteering practiced in the community, it would be impossible to keep the enterprises open and tourist facilities and events available.

b. **Economic Capital** - Interdependent economy and socially viable enterprise

The Poatina community sees itself as interdependent in the region. Consequently, there is a valuable interchange between the Poatina community and the regional population. For example, Poatina is the centre for a number of families in the region who choose to home-school their children. Local farmers and residents are regulars at the general store, The Tiers Tea Lounge and events run by the Village.

c. **Built Capital** - Built property and utility assets

The community is over time improving the built assets, upgrading conferencing and accommodation facilities, maintaining and improving roads, underground assets (sewerage & water), lighting and the sewerage 'farm' etc.

d. **Environmental Capital** - natural assets to be preserved and improved

The Poatina community is very committed to improving the natural assets within the Strata Title in a sensitive and sustainable way and make the amenity available to residents, guests and tourists to appreciate the natural beauty of the bush, open grasslands and water courses.

e. **Purpose Capital** - Faith, meaning & purpose

The original reason for the purchase of Poatina - mostly under Strata Title - still holds as a central tenet as to why residents buy and choose to live in Poatina, whilst it is not a religious or exclusive community its purpose for existence remains an important capital in the economy of the owners and residents.

### The Ideal Community Population

A central question in maintaining a viable intentional community is what is the optimum or ideal number and composition of a community. Over time there has been a range of anthropological and sociological research done on precisely that question. A common reference point used by anthropologists is what is known as '*Dunbar's Number*,' generally in the range of 150 - 180.

Based on the experience of viable intentional communities over the past 50-100 years, it has become clear to the Poatina Community that we should be working to build and maintain a population of approximately 180 permanent residents fully contributing to community life. The current population is 109, with little room for family expansion. See the Housing and Accommodation section for more data on the current situation and reasonable potential for future development.

A population of this level would enable viability on several fronts:

**1. Economic Viability and Thriving:**

- a. Residential spend on community-run enterprises such as the general store, service station, post office, café, art gallery, op shop etc.
- b. A critical mass of Body Corporate levies-income to ensure infrastructure and common property is fully invested. Because of the community's unique responsibility to own and manage all its own infrastructure (sewerage, lighting, roads, access, and common property etc.) - without Council and other government funding - the more households that can contribute financially and in-kind to the Body Corporate the stronger the capacity of the community will be to develop and thrive.
- c. Innovation and local employment for residents providing services such as mowing, cleaning, mechanics, maintenance, renovation and construction etc.

## **2. Social and Organisational Viability:**

- a. A reasonably sized (approx.180) and diverse population (age, socio-political, faith, professional/vocational background, family and other key characteristics) is most likely to contain a diverse set of skills needed for a strong and sustainable community.
- b. Poatina is heavily reliant on resident volunteers contributing in a wide range of ways to both enterprises and community facilities. Whilst some of the enterprises are employing staff, all are reliant on volunteers to remain viable and to make the tourist and guest experience engaging.
- c. The village is remote from essential services such as public transport, medical and affiliated services, mechanical and hardware services, the community strongly supports each other in meeting those needs. The greater the population (within reason) the better those needs can be met.

## **3. Environmental Sustainability and Enhancement:**

- a. Capacity to manage the land and provide safe and productive grasslands, parklands, golf course, water courses and forests is greatly increased.
- b. Stewardship and perma-culture - the community is seeking an increase in the population of those share these values and come with skills to work in harmony with and enhance the natural environment.

The community is engaging expert input into establishing a development strategy and is having ongoing discussions with potential philanthropists and appropriate investors/owners committed to providing low-cost, innovative, eco-efficient and attractive housing.

## **Self-owned and Managed Infrastructure**

Unlike most township or village communities that are under the administration of a local council and other public utilities, Poatina manages - at its own cost - a comprehensive infrastructure including sewerage, water, lighting, roads, footpaths, public facilities, open spaces and other common property.

When the Poatina Village was purchased in 1995 to meet the objectives outlined in the original and enduring purposes, the Body Corporate inherited an excellent but ageing infrastructure that required both ongoing maintenance and eventually renovation or replacement.

With a few exceptions, funding for the maintenance, renovation and improvement of all infrastructure within the Poatina is raised by levies and resources paid and raised by unitholders. Some of the facilities such as fencing, gates, fire access have been supported from philanthropic resources and resident donations and time.

The exceptions that have received government funding are the education facilities in both the valley precinct and the campus located in the residential precinct, golf course irrigation system, community garden grant, and the Arts Centre in the southern natural precinct known as 'old Poatina.'



The Fire Station is made available by the Village community to the local Tas Fire chapter free of charge including electricity and water. This Fire Station houses the fire truck, PPE and other necessary equipment.

Ambulance Tasmania appointed a Community Emergency Response Team (CERT) in the village in 2012 consisting of village-based Volunteer Ambulance Officers.

Since 2012 The Body Corporate has commenced a program of investing in upgrading an ageing infrastructure (including sewerage plant, roads, sewer mains in the residential precinct, introduction of an LED lighting program for pedestrians etc.) with a focus on both renovation and preventative measures.

The infrastructure improvement program has been an intentional strategy to:

1. Reduce risk of major breakdown and consequent expense,
2. To make every effort to build the foundations for a sustainable future,
3. To meet projected demand created by needed growth and enterprise,
4. Setting the Village up for the next generation and future development by building efficiency and reliability.

#### 4.0 WHY DOESN'T THE DRAFT NORTHERN MIDLANDS LPS WORK FOR POATINA?

The Draft LPS as notified, does not appropriately consider the fact that Poatina is an established settlement and will apply regulations that will undermine the ability of the Village to achieve the goals stated above.

It is noted that there is virtually no reference to Poatina in the supporting report to explain any zoning rationale or any underlying strategy that appropriately considers the future needs of the settlement.

The Draft LPS proposes to carry through the current Village zoning over the primary developed area, Recreation zoning over the golf course and pool and Utilities zoning over wastewater treatment facility. However, the Draft LPS proposes a change to the zoning of the balance of the land, which is currently Rural Resource Zone, to the Landscape Conservation Zone. Presumably this is to reflect the large portion of the site that is subject to the Scenic Protection Overlay, however there has been no apparent scrutiny in regard to the range of allowable uses that will become discretionary or prohibited or the restrictive nature of the operational provisions, with the consequential loss of development and economic opportunity.

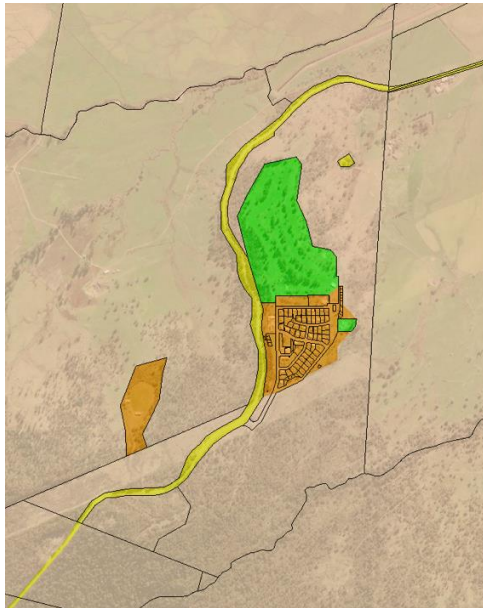


Figure 1: Current zoning

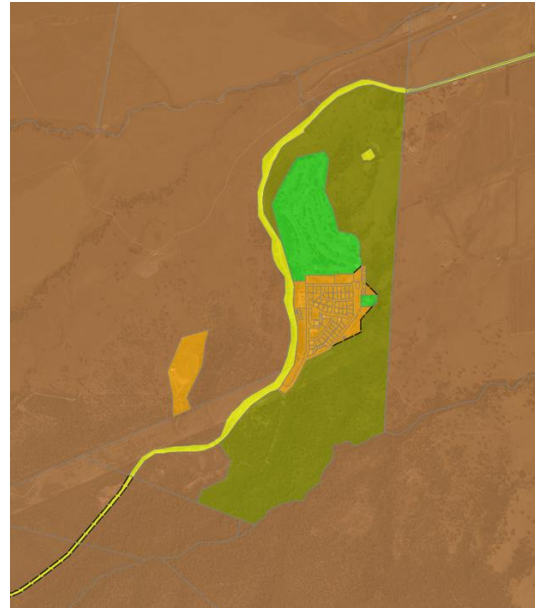


Figure 2: Proposed Draft LPS zoning

The Scenic Protection Area overlay was declared a 'transitional provision', which means that it cannot, in effect, be scrutinized for suitability of application and altered accordingly. The provisions of the Scenic Protection Code include a standard that works are to be below 50m in elevation below the skyline. The entirety of the developed urban area and the golf course are within 15 metres of the crest of the hill and will be subject to discretionary assessment for any buildings or works. Although one could debate at length what constitutes the 'skyline' in this circumstance as there are innumerable vantage points, the point of the submission is that it is entirely inappropriate to apply a scenic protection area to an established urban environment due to the uncertainty and unnecessary discretions this generates.



Photo 1: View southwest to 'Poatina hill' from Poatina Road.

Why do unnecessary discretions matter? ... Because they are expensive for landowners and result in unnecessary delays to reasonable, and entirely anticipated, development.

In consideration of the practical needs and aspirations of the community described above, the combination of the proposed zoning together with the scenic protection area overlay does not adequately provide the flexibility required to achieve community sustainability in the future.

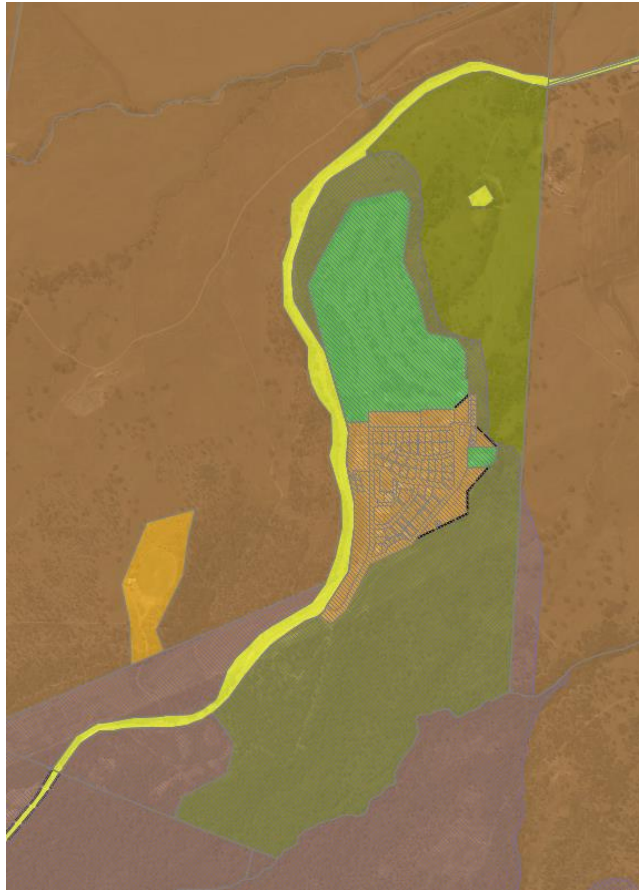


Figure 3: Scenic Protection Area overlay over proposed zoning.

## 5.0 AN ALTERNATE APPROACH

Poatina Village submits that the land contained within the strata scheme and the ‘valley campus’ site be zoned Particular Purpose Zone (PPZ) containing various precincts that respond to the characteristics of the site to provide for:

- residential development in appropriate locations to support population growth;
- economic opportunity capitalising on existing infrastructure and the unique environmental and locational attributes; and
- enhancement of the environment to ensure a safe and prosperous community.

The highly unique nature of the Poatina settlement in terms of the strata tenure, size of the settlement and location, makes it ideally suited to a PPZ with regulatory controls that are fit for purpose, enabling the community to be agile in responding to, and pursuing, economic opportunities in progressing a self-sustaining community.

In this regard, it is proposed that each precinct provide for select uses in accordance with the future vision for the site.



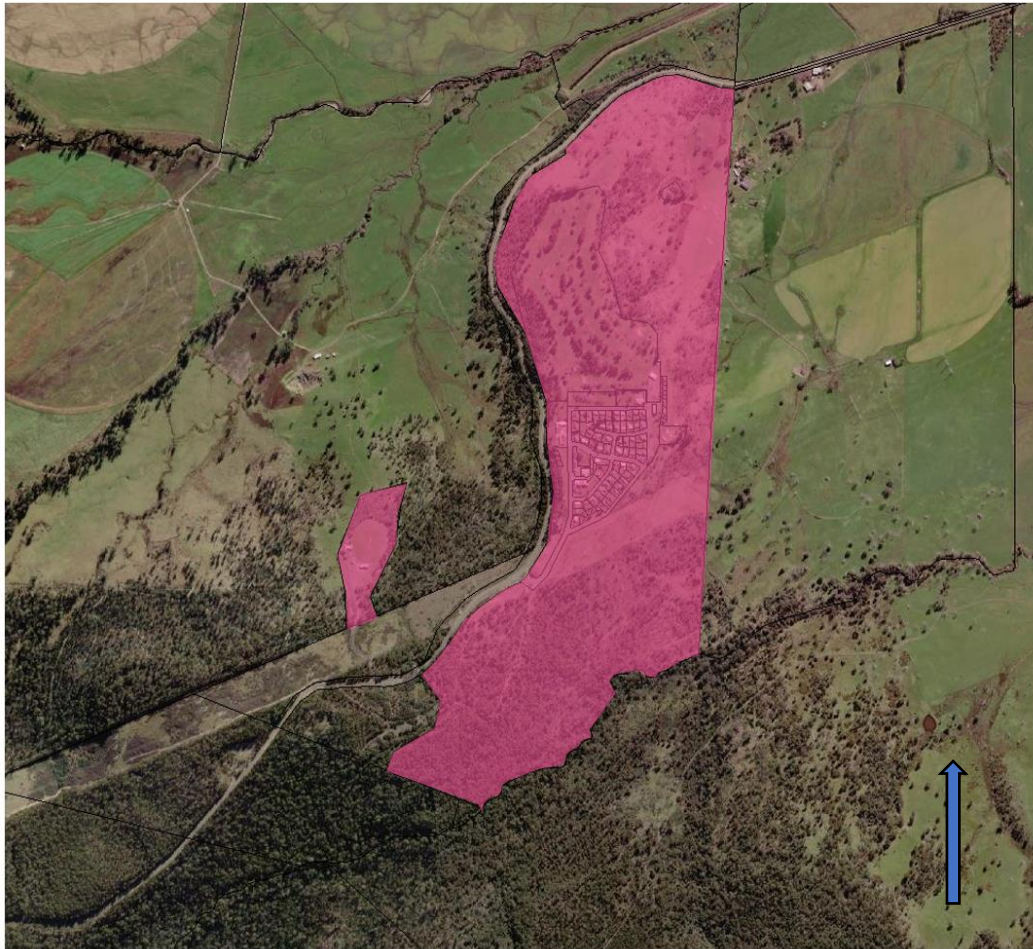


Figure 4: Proposed Particular Purpose Zone over the Poatina Village strata scheme and CT53397/3

The proposed precincts are shown in Figure 5 and described below.

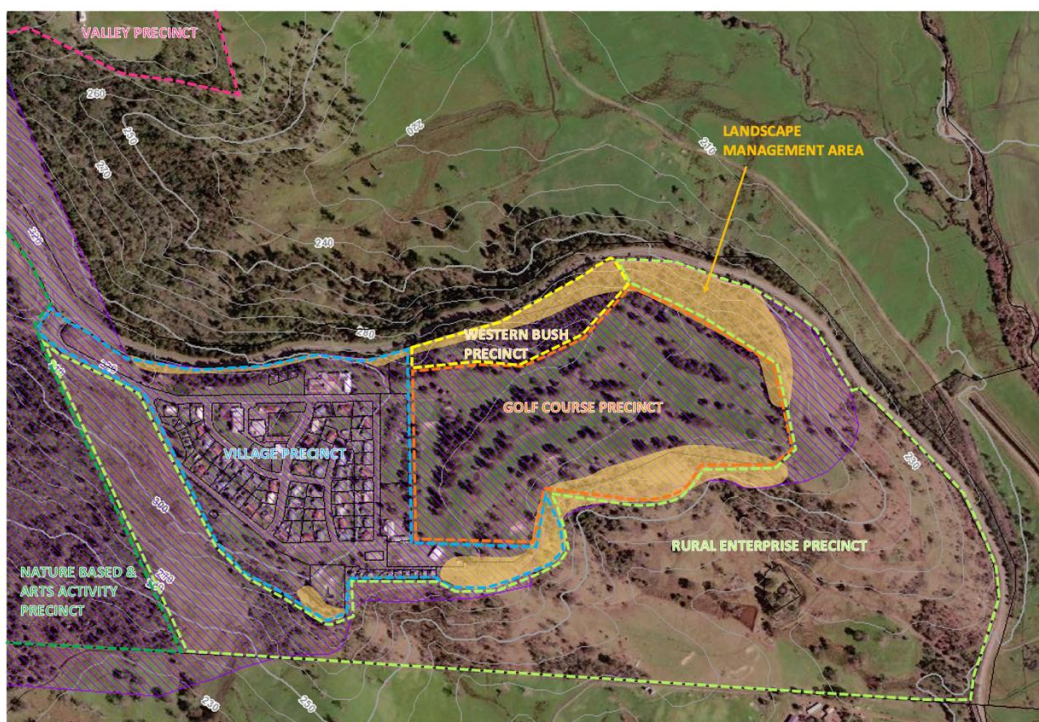


Figure 5: Proposed precincts within the Particular Purpose Zone and the transitioning scenic protection area.

## Village Precinct:

The Village Precinct encompasses the main developed urban area together with peripheral undeveloped areas that have potential to locate:

- infill housing amongst the existing housing stock;
- new houses accommodating diverse household sizes;
- visitor accommodation, both stand alone and as an integral part of the Poatina Chalet;
- enhancement and expansion of the golf club facilities;
- enhancement and expansion of the education facility; and
- enhancement and expansion of the conferencing/function centre capability.

Uses would reflect a village environment:

Use Class	Details of existing, planned, and potential uses
Business and Professional Services	Administration office, post office.
Community Meeting and Entertainment	social, religious, and cultural activities, entertainment, and meetings. art and craft centre, place of worship, cinema, civic centre, function centre, library, public art gallery, public hall.
Educational and Occasional Care	educational or short-term care purposes. Examples include a childcare centre, day respite centre, employment training centre.
Emergency Services	Fire station.
Food Services	Examples: cafe, restaurant and take away food premises.
General Retail and Hire	Examples: General store, Art Gallery, Gift Shop, Op Shop.
Natural and Cultural Values Management	Land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.
Passive Recreation	Public parks, gardens, and playgrounds.
Residential	Self-contained or shared accommodation.
Sports and Recreation	For organised or competitive recreation or sporting purposes Examples: a bowling alley, fitness centre, gymnasium, outdoor recreation facility, children's play centre, swimming pool.

Storage use	Small scale self-storage (within old school building or similar).
Tourist Operation	Specifically, to attract tourists, other than for accommodation. Examples include a theme park, visitor centre or interpretation centre.
Utilities	Collecting, treating, transmitting, storing, or distributing water; or collecting, treating, or disposing of storm or floodwater, sewage, or sullage. electrical sub-station or powerline.
Vehicle Fuel Sales and Service	Ampol service station.
Vehicle Parking	Various spaces associate with the central business district, offices, community hall, village green and the Poatina Chalet provide ample parking.
Visitor Accommodation	Chalet, self-contained cabins, caravan parking and camping.

The available areas that could potentially accommodate additional buildings for both housing and visitor accommodation have been analysed, with the aim of achieving the identified ideal community population of 150 to 180 with a mix of families, singles, and couples with a broad range of ages.

Increased housing required can be achieved largely within the existing village footprint, with some changes to current land use within and around the perimeter of the current village to maximise the advantages of the topography and access to services.

To achieve this, we would consider the following strategies:

1. Utilising land within current residential area occupied by storage and maintenance compounds,
2. Some higher density housing on current residential blocks, and
3. Building on current vacant land.

The current 54 brick houses provide an adequate number of dwellings for family homes. With almost 75% of current houses under-utilised, there is a need for 2BR dwellings for older residents or singles with a smaller footprint so that over time the existing 3BR houses are available for a higher occupancy. There are currently 71 dwellings in total.

Approximately 13 additional dwellings could be achieved through infill, with the balance area of approximately 4.3 hectares of useable vacant land having capability to accommodate a mix of new houses and visitor accommodation units. Ideally, to achieve a sustainable population of 180 people, an additional 35 houses would be required at an occupancy rate of 2 people per dwelling.

The Village Precinct provisions would place an upper cap on the number of additional residential dwellings as an acceptable solution, with performance criteria to assess circumstances where this is exceeded.

Higher density housing considerations:

1. The preference would be duplex and villa type developments, clustering the built footprint to maximise open space producing attractive liveable environment.
2. Consideration of clustering building and orientation of buildings to maximise open space and minimise as much as possible impact on current residences that currently view open space.
3. Where possible, ground level could be lowered to reduce new building height when viewed from current residences.
4. Continue with residential building only being single storey to maintain character of village and minimise visual impact of any new build.

Two primary areas have been identified as most suitable for short term (tourism) accommodation development:

- Chalet and Tourist accommodation:

The area is both north and south of current Poatina Chalet building.

1. Area south of current Chalet building, could be motel unit or self-contained cabins close to current building with a gradual transition to more open space cabins through to caravan and camping. Ensuring there is an attractive “parkland” feel to the development as an entrance statement to Poatina. This could be further enhanced by landscaping the area from opposite the community hall to the labyrinth.
2. Area north of current Chalet building, this area could also be used for cabins/caravans and camping or developed as an extension of current building. A new build would enable improvements to accessibility of accommodation. Maintaining approx. the same height as current building an extension could be two storeys, this would provide magnificent views to the Great Western Tiers. Consideration would need to be given to the impact on view from 30 Gordon St.
3. Area west of current Chalet building, is suitable for building a deck out from the dining area to enhance the experience offered, by providing an alfresco area with uninterrupted views of great Western Tiers. The deck could be continued north to provide outdoor space for commissioner suite and Room 2.

There may be a need to change the roof line of the Chalet building in the future, going to gable roof over part or all the building to overcome some of the ongoing water leak issues inherent in original design.

- Self-contained Tourist accommodation east of village:
  1. As the land slopes away from Wilmot St the ground level could be lowered before building to reduce visual impact on current residential properties and with



appropriate landscaping provide privacy and sense of isolation for guests. Cabins built in this area would have magnificent views across Esk Valley.

2. Building of self-contained cottage type development, which would need to be built in such a way as to provide privacy and sense of private space.

- Utilities - Workshops, equipment storage compound:

To provide suitable and adequate space for storage of equipment required to maintain community areas of the village. The area immediately adjacent and behind the Training centre building facing Denison St could be utilised, purpose built sheds with appropriate placement and screening to ensure minimal visual impact from Denison Av.

### **Golf Course Precinct:**

The area comprising the Golf Course and parts of Lot 64 to the West and North-West of the Golf Course. This includes the areas that are too steep to be cultivated and the burial ground to the north of the Golf Course.

If the Golf Club should close in the future, the area could be used for small-scale rural enterprise or other recreational/tourist uses. Currently, the golf course land could accommodate a small degree of development encroachment from the Village if it were required.

The purpose of the precinct is to provide for passive and active recreation and allow for some future development that will not reduce the area for recreational purposes by more than 30%.

It is submitted that the following uses would be provided for:

<b>Use Classes Included</b>	<b>Details of existing, planned, and potential uses</b>
Natural and Cultural Values Management	
Passive Recreation	
Sports and Recreation	Golf course, Bike paths and walking tracks, Bike and/or Skate park/play ground/adventure playground.
Visitor accommodation	Overnight camping and caravan park. Not exceeding 1 ha in total area.
Utilities	If for minor utilities.
Educational and Occasional Care	Not exceeding 100 person capacity.

**Western Bush Precinct:**

This area is located west/northwest of the Poatina Golf Course and is comprised largely of steep sloping grassland, aging pine trees and local flora.

It is submitted that the following uses would be provided for:

Use Classes Included	Details of existing, planned, and potential uses
Natural and Cultural Values Management	Bush Food education.
Passive Recreation	Bike tracks Walking Tracks.

**Rural Enterprise Precinct:**

Currently primarily grass and grazing land, older trees with wild black wattle amongst other regrowth. At the time of Hydro settlement this area was largely grassland with some edge housing. This precinct also holds the site of the wastewater treatment plant.

It is submitted that the following uses would be provided for:

Use Classes Included	Details of existing, planned, and potential uses
Educational and Occasional Care	Bush Food education.
Crematoria and Cemeteries	Burial ground administered by NMC. Not to exceed 100 burials. Erection of a columbarium. Bush Chapel & reflection space.
Motor Racing Facility	Trials.
Passive Recreation	Mini Golf Course, Reflection Spaces, Walking Trails already exist, but could be enhanced and extended.
Resource Development	Grazing, Small scale animal husbandry, Small scale horticulture, Apiary.
Sports and Recreation	
Storage	Maintenance compounds.
Tourist Operation	Esk Valley Vista barbeques and picnic areas.
Visitor Accommodation	RV and camping opportunities, Camping / Glamping overseeing the Esk Valley.
Utilities	Sewerage processing.

**Nature Based and Arts Activities Precinct:**

This forested area is located south of the main entrance to the Poatina Village and contains the Art Centre and what is known as 'old Poatina' with remnants of Hydro facilities including concrete rafts, roads, and tracks. This area borders on to existing Hydro land.

The Poatina Community is planning to use the precinct as a centre for nature-based learning, art and artisan activities, and other activities utilising the bushland environment.

It is submitted that the following uses would be provided for:

Use Classes Included	Details of existing, planned, and potential uses
Community Meeting and Entertainment	Arts and craft centre.
Educational and Occasional Care	
Food Services	
Motor Racing Facility	Hard Enduro events.
Natural and Cultural Values Management	
Passive Recreation	Bush & Nature walks.
Sports and Recreation	Ropes courses.
Tourist Operation	
Visitor Accommodation	Caretaker's Residence, Artist in residence.
Manufacturing and Processing	Small scale art and artisan production.

**Valley Precinct (CT53397/3):**

The Valley precinct has previously been utilised as Poatina Oval, part of Trinity College, part of Capstone College.

Future uses under consideration include conference/training facilities; in conjunction with accommodation provided by Poatina Chalet.

Space for extension of village small enterprises

Part of sustainable living (permaculture) training facility/enterprise, with possible accommodation for live in training or small scale sustainable "Eco village" residential.

Additional tourist accommodation, caravan/camping area.

Youth support programs, working with youth at risk/marginalised youth, as a training space and/or "safe space" for counselling. The distance from main village would enhance such programs by providing a quieter, non-confronting venue.

The open space and oval could be developed for outdoor education facilities or sports training facility for school camps and community groups.

It is submitted that the following uses would be provided for:

Use Classes Included	Details of existing, planned, and potential uses
Business and Professional Services	Office for training centre, outdoor recreation, or sustainable living enterprise.
Community Meeting and Entertainment	Meeting rooms for training or other activities.
Domestic Animal Breeding, Boarding or Training	Used by local enterprise for housing or training domestic animals.
Educational and Occasional Care	Training such as sustainable living, art and craft, cultural, religious. And /or outdoor education.
Food Services	In conjunction with other activities, café or restaurant, function centre.
General Retail and Hire	If developed as tourist, eco village or other facility may include small retail or souvenir shop.
Manufacturing and Processing	Small scale enterprises could include Dutch Treats, honey processing, woodworking workshop.
Natural and Cultural Values Management	Preservation of current natural environment and replanting as part of sustainable living enterprise/training.
Passive Recreation	Bush walking, bike riding, playground, park.
Residential	Limited residential accommodation to be associated with enterprise utilising this area such as sustainable living.
Resource Development	Small scale livestock or horticulture.
Sports and Recreation	Sports events utilising current oval or surrounds, both for village and external organisations.
Storage	Self-storage facility
Tourist Operation	Accommodation and activities as part attracting visitors to Poatina, adventure course, bike tracks, display.
Utilities	Current infrastructure or as required as part of enterprises.
Vehicle Parking	Associated with accommodation and facilities/activities.
Visitor Accommodation	Self-contained cabins, caravan park, camping area.

## **Overriding Provisions – Substitution for the Scenic Protection Area**

The Act provides that local provisions, through a Particular Purpose Zone, Specific Area Plan or Site Specific Qualification may override the State Planning Provisions through substitution, if it can be demonstrated that the land has social, spatial, environmental or economic qualities that warrant unique provisions.

Assuming acceptance of the submissions above, it is appropriate to utilise the provisions of a particular purpose zone to override the unreasonable impost of the scenic protection area over the Village, Golf Course and part of the Western Bush Precincts. In recognition of the visibility of the 'edges' of Poatina hill and that there is some visual amenity and mitigation in standing vegetation at the periphery of the settlement, it is submitted that 'landscape management areas' are identified instead where standards for light reflectance for building materials are applied (consistent with other provisions of the TPS) together with some reasonable controls for standing vegetation and bushfire protection, to ensure sensitive development responses without unnecessary discretions.

Early discussions have also been held with Tasfire in regard to including recognition of a TFS endorsed Bushfire Hazard Management Plan.

### **Conclusion:**

As described above, Poatina Village considers that the importance of future economic and social sustainability warrants a more substantive consideration of future prospects under the Tasmanian Planning Scheme than has been undertaken to date. We trust that the community's vision for the future is adequately explained and, given the significant disadvantage to Poatina in regard to timeframe when compared to numerous other settlements within the Northern Midlands which have been subject to detailed consideration, we reserve the right to make further submissions in regard to the detail of the proposed LPS content to give effect to our objectives through the LPS process.