
From: Lyndal Byrne <Lyndal.Byrne@gcc.tas.gov.au>
Sent: Tuesday, 30 May 2023 10:08 AM
To: TPC Enquiry
Subject: Glenorchy Council Submission on the draft Tasmanian Planning Policies Draft
Attachments: Tasmanian Planning Policies s12C(3)(a)_GCC Comments 29 May 2023.pdf

Categories:

Hi

Please find attached a representation on the draft Tasmanian Planning Policies from the Glenorchy City Council

The attached representation includes an overview of key matters and the draft Tasmanian Planning Policies document with track changes and officer comments

The attached representation was endorsed by Glenorchy City Council at its meeting of 29 May 2023

Please call or email me if you have any questions

Thanks

LYNDAL BYRNE
Coordinator Strategic Planning



(03) 6216 6424 | www.gcc.tas.gov.au
Lyndal.Byrne@gcc.tas.gov.au | 374 Main Road, Glenorchy

We acknowledge the palawa community (the Tasmanian Aboriginal Community) as the original owners and continuing custodians of this island, lutruwita (Tasmania) and pay our respect to elders past, present and emerging.

How did we do for you today? (Click on one of the icons below to let us know)



This communication and any files transmitted with it are intended for the named addressee, are confidential in nature and may contain legally privileged information. The copying or distribution of this communication or any information it contains, by anyone other than the addressee or the person responsible for delivering this communication to the intended addressee, is prohibited. If you receive this communication in error, please advise us by reply email or telephone on +61 3 6216 6800, then delete the communication. You will be reimbursed for reasonable costs incurred in notifying us.

Glenorchy City Council response on Draft Tasmanian Planning Policies 29 May 2023

Thank you for the opportunity to provide a response on the draft Tasmanian Planning Policies (TPPs). The following submission, along with the attached track change comments on the draft TPPs was endorsed at the 29 May 2023 Council meeting.

It is very pleasing to see the inclusion of policy issues on social and affordable housing, good urban design, active transport, water sensitive urban design and infrastructure contributions. It is also good to see climate change recognised at the State level. The State Planning Office (SPO) is to be commended on providing the foundation for a set of policies that, with further work and refinement, will provide sound direction for future planning in Tasmania.

While the intent of most of the policies/'strategies' is supported, the matters identified below (and detailed in the attached track changed version of the draft TPPs) need to be addressed.

Role of the document

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides that the TPPs are to set out the 'aims, or principles' for the Tasmanian Planning Scheme (TPS) or Regional Land Use Strategies (RLUSs).

The draft TPPs need to identify very clearly *what matters can influence planning* and *what planning can influence*. There are some 'strategies' in the draft TPPs where planning does not have and should not play a role. For example, Strategy 4.4.3.4 *Support unique, diverse and innovative tourism experiences that support the Tasmanian brand*. If the proposal is consistent with the Tasmanian Brand (whatever that means) but has poor planning outcomes – it should **not** be supported. Further, many 'strategies' in 4.0 Sustainable Economic Development appear to 'pick winners' which is not the role of planning.

While the SPO has made some improvements to clarify the role of the TPPs as a policy document, some 'strategies' are written with such prescription that their role could be interpreted as actually being a regional strategy (eg Strategy 1.1.3.6) or planning scheme provision (eg Strategies 1.6.3.7 and 8) rather than providing the 'aims and principles' for these documents. While the content of these strategies is supported, their inclusion at a policy level where the role is to provide for 'aims and principles', could be perceived as locking in the outcomes of the regional land use strategies and review of the SPPs. Acknowledging that the current Tasmanian Planning System has been created in reverse order from typical planning systems (the SPPs have been created prior to planning policy being developed) this approach should not be supported.

It is also considered that provisions written in such detail but intended to be read as 'State Policy' will make them difficult to apply. Will a simple rezoning or Specific Area Plan (SAP) control be able to satisfy the relevant criteria of the TPPs or will practitioners be forced to

Draft Tasmanian Planning Policies

apply them at such a high level that they become meaningless? It is noted, that p.5 of the draft TPPs tries to provide some indication as to how the TPPs will be applied to the LPSs. However, this is still unclear. Will a document be produced to indicated there is no need to address strategy 'X, Y and Z' in a planning scheme amendment request application because it has been implemented through the review of the SPPs – or will one just guess? Further, noting the significant length of the draft TPPs, an assessment of a planning scheme amendment request against 59 pages of policy and strategy statements will be an extremely lengthy process.

In other instances, as many of the 'strategies' are objectives as they have no 'action' it is unclear as to the role of the document. It may be clearer if the strategies were identified as 'policy statements' or similar. This could also assist in differentiating the TPPs from the regional land use *strategies*.

Many of the 'strategies' require audits of land, industry etc but it is not clear who would resource this. What is the role of the TPPs in this case?

Length and effectiveness as policy

The extensive number of 'strategies' has produced a lengthy document (59 pages). Good policy adopts a principles-based approach, is easily understood and sufficiently succinct. While overarching TPP topics 1-6 in the draft TPP are relevant, the inclusion of an extensive number of 'strategies' for each may limit the ability for this document to fulfill its role of providing the 'aims and principles' of planning in Tasmania and be embraced by the community.

Duplication and / or conflict between policies

There is little justification in the *Draft Tasmanian Planning Policies Background Report and Explanatory Document* (Explanatory Document) for the need for the TPPs to duplicate other existing State policies (such as the *State Coastal Policy 1996*). If the State policy position has not changed on coastal matters, if it is complementary and does not overlap, simply say that in the TPPs.

Duplicating the engagement requirements of Schedule 1 of LUPPA in 7.1 Public Engagement is redundant and confusing.

The policy positions in 7.0 Planning Processes appear to conflict with each other. For instance, 7.3 Regulation seeks to limit 'over-regulation', but it could pre-empt the inclusion of exemptions or controls which do not need to be advertised in planning schemes as they would be 'consistent' with the policy. However, 7.1 Public Engagement seeks to improve and promote community consultation. In our view, these policy positions appear to be in conflict. (As noted below 7.0 Planning Processes is not supported in this document.)

While the overarching context and objective of 2.0 Environmental Values is to protect and conserve biodiversity, the strategies within this TPP topic and other topics, allow for land clearance if other values are deemed to be of more importance; other policies do not appear to be constructed in the same way. Individual policy topics should be written to have a clear

Draft Tasmanian Planning Policies

objective, with decision making undertaken when all relevant policy topics are considered on balance against each other. A policy seeking to protect natural values should not allow for those values to be spoiled and destroyed within that policy.

Implementation and review

It is difficult to understand how a policy can be effectively reviewed if it cannot be measured or how it can be implemented if no-one is clearly given that responsibility. The final policy document should indicate that an implementation plan that identifies performance measures, key deliverables and responsibilities for implementation will need to form part of the RLUS. This statement does not need to be a statutory component of the document. This may be what the statements at page 5 are trying to achieve, but it is not clear.

Language and style

Terms appropriate to 'policy'

A number of terms used are not appropriate for State level policy: 'where possible', 'consider', 'where it is not practical'. The role of a policy document is to guide.

Not written with a 'single voice'

Some policies which have similar concepts are very differently configured, so the document lacks cohesion. For example 1.5.3.5 (e) requires high density housing to 'not significantly' impact environmental values but then to be 'not constrained' by hazards.

This reiterates the need to undertake a thorough edit of the document and for that edit to be done by 'one person' to ensure consistency.

Based on the above comments, Council officers consider it may be possible to refocus the Draft TPP so that it is more reflective of 'policy level' decision making whilst retaining an appropriate level of meaning but without being prescriptive.

As an example, the below policy statements, extracted from the Victoria Planning Provisions on settlement, succinctly articulates the aims and principles for Growth. The current detail provided in the draft TPPs could be more appropriately captured in the Regional Land Use Strategy. It must be noted that this policy has been considered in isolation and a comprehensive review of the Draft TPPs will need to be undertaken by the Tasmanian Planning Commission to ensure that the key policy elements are still achieved within the document.

Policy provisions - principles for Growth:

- *To facilitate sustainable growth and development that provide choice and opportunities within a network of settlements.*

Draft Tasmanian Planning Policies

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

The following section provides some overall comments on the various TPP topics, noting that specific comments are included in the attached track change version of the Draft TPP document.

Policies at 1.0 Settlement

The policy context for Settlement must include the principle that expansion needs to be strategically justified and that at some point other values (environmental, agricultural) will limit outward growth. The TPPs provide an opportunity to present planning principles and this key planning principle needs to be identified here.

Strategy 1.1.3.8 which supports expansion of the Urban Growth Boundary outside the review of a RLUS is not supported. A policy should be written to guide positive outcomes. The inclusion of a strategy that provides an 'out' for achieving the overarching policy is completely at odds with the role of good policy.

From a layout point of view, it be more user friendly to break up this section into sub policies such as housing, social housing and accessible housing. Perhaps 'health' should also be a sub policy.

Detailed comments are included in the attached track change copy of the draft TPPs.

Policies at 2.0 Environmental Values

The policy positions should also consider the impacts of fragmentation on environmental values.

It is also essential that policies identify the need to consider cumulative impacts and ensure impacts beyond the subject area of development can be determined at the planning application stage.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 3.0 Environmental Hazards

There needs to be policies that consider cumulative impacts and ensure impacts beyond the subject area of development can be determined at the planning application stage.

The principle around intolerable risk needs to be clear – if the risk is intolerable the action should not be done.

Draft Tasmanian Planning Policies

The section at 3.5 Contaminated Air and Land should include a policy statement on contaminated water.

The strategies under 3.5 Contaminated Air and Land should not exclude the ability to address land use conflict through appropriate design and mitigation measures. While ideally land uses can be separated there is not enough land to achieve this and still enable sustainable growth.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 4.0 Sustainable Economic Development

It is concerning that this policy topic appears to 'pick winners', noting there is a raft of industry sectors that are not identified. The list of specific sectors is not exhaustive, and includes some sectors at a higher level and some at a lower level – eg 'timber production' vs 'business and commercial.' Why agriculture but not aquaculture; what about the health care sector, IT and communications, building and construction, education? What is the purpose of this? It is considered that the policy position needs to be broader (more 'policy-like') to remove bias and enable consideration of currently 'unknown' opportunities.

Section 4.4 Tourism, is a clear example where the role of planning is not clearly understood and identified. Strategy 4.4.3 1 reads more like business case requirements than planning policy. The role of planning should not be to align with the tourism Tasmania brand (whatever that means); its role is to achieve good planning outcomes. Further, will it be the role of RLUSs to take an audit of all land for tourism potential? These strategies are inappropriate, or at a minimum need to be rewritten with a planning focus.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 5.0 Physical Infrastructure

It is good to see there is information in the TPP about roads (section 5.3) and passenger transport modes (section 5.4) which both identified the need to provide for walking and cycling modes. However perhaps active transport should be addressed as a topic in its own right.

Acknowledging that we are focusing on high level policies, understanding the following issues with the current planning scheme may assist in improving the draft TPPs expanding their relevance to developer contributions.

A key issue within the current planning system is the ability to deal with deal parking through contributions. The SPPs only provide for parking plans (spaces or cash-in-lieu) in the acceptable solution, and they are onerous/costly on Councils to develop. Further, the use of car parks both on-street and off-street, which a developer often relies on for their development, creates challenges for Councils if they wish to remove this parking at a future time. A higher-level policy on developer contributions – particularly around car parking is needed.

Draft Tasmanian Planning Policies

Another key issue is the cumulative effect of developments on our road network, particularly with no development contribution towards fixing an issue that they contribute to. This could be an intersection upgrade that is triggered over time by a few developments or the upgrade of a back laneway where residential properties fronting it over time build a second dwelling onto it.

Construction of developments, big or small, that damage our infrastructure (such as damaging the footpath) is a key concern with limited options to prevent this and/or undertake enforcement. Tasmanian Councils often take bonds for subdivisions under the *Local Government Building and Miscellaneous Provisions Act* but for smaller development a bond is not undertaken. Some councils place a condition on the permit that the developer is responsible to fix any damage caused and have photographic record of condition prior to works.

Council strongly supports a policy position around the introduction of developer contributions through the planning system.

It is noted that Waste management – a critical issue – is not covered anywhere, nor is communications infrastructure.

Further, why does energy have its own topic, and transport have 3 topics – but water, sewer and storm water are 'lumped' together as 'services'?

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 6.0 Cultural Heritage

Overall, the intent of 6.2 is supported, however there are some key omissions and misuse of terminology that disconnect the Objective from the underlying Strategies and that may otherwise be construed in a manner contrary to that intended.

Given they are both enshrined under LUPAA, shouldn't the Tasmanian Planning Policies simply refer to historic cultural heritage without making a State or local distinction? Practically speaking, a SAP may exist for a place that is not necessarily a local place and its justification would simply rest on its heritage significance and not whether it was listed at State or local level, since that would be self-evident. Suggest simplification through not including the word 'local' (or State) in the Policy Objective and Strategies.

The Strategies, too, appear to be not set out in a logical sequence and contain terms that are very specific – perhaps unintentionally so - in their heritage meanings.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 7.0 Planning Processes

While the aim of promoting public engagement and reducing overregulation is supported, the inclusion of Section 7.0 Planning Processes as part of the TPPs is not supported.

Draft Tasmanian Planning Policies

Many of these provisions duplicate the consultation elements of LUPAA. A clear timeframe and process for consultation as set in the LUPAA regulations ensures consistent and transparent decision making. An additional policy on consultation processes has potential to 'muddy the waters' for the community and developers alike. It is also unclear how this policy would be 'enacted'; further, noting it will not form part of the RLUS or the SPPs, how will they be measured?

Some of the policies within this section also appear to be in conflict. For example, who determines the 'level of impact' and that a planning control should be reduced? (Strategy 7.3.3.2). The 'level of impact' should be determined through the consultation process it should not be pre-empted by these policies. Therefore, this policy could be considered inconsistent with Strategies 7.1.3.1 and 2 which promote meaningful and genuine consultation in the planning process.

Development of Practice Notes on planning process and consultation would be more useful and would be more appropriate than the proposed policies in Section 7.0.

Specific comments are included in the Track change copy of the draft TPPs below

Draft Tasmanian Planning Policies

Tasmanian Planning Policies

Draft provided to the Tasmanian Planning Commission
in accordance with section 12C(3)(a) 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~~ prioritised action to spatially arrange land use and development to avoid conflict and to provide for the 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). The purpose of the TPPs ~~are~~ is to provide a consistent planning policy setting that will guide ~~planning outcomes delivered~~ through the strategic and regulatory elements of the planning system, more specifically the Regional Land Use Strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provisions Schedule (LPSs). The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Division 2A of the Act and apply to a housing land supply order made or amended under Part 2, Division 1 of the *Housing Land Supply Act 2018*.

The TPPs do not apply to development applications made under Part 4, Division 2 of the Act, however they apply to an application for a combined permit and amendment under Part 3B, Division 4 of the Act but only in so far as the amendment is concerned.

Section 12B of the Act sets out the broad range of matters that a TPP may relate to, 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 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 12I of the Act.

Commented [AD1]: Yes - not 'direct' or 'deliver'

Commented [AD2]: Unclear how this fits within the list of 12B(2) matters a TPP may relate to.

Commented [AD3]: I would like to see an evidence-based policy approach to this. I'm not sure to what extent the proposed policies are actually evidence-based.

General Application

In accordance with section 12B(3) of the Act, this section of the TPPs specifies the manner in which the TPPs are to be implemented into the SPPs, LPSs and RLUSs.

The Foreword, Table of Contents, headings, footnotes and the Policy Context section of each TPP are not intended to have operative effect. These parts or sections of the TPPs provide background or advisory information and have been included to assist users' understanding of the TPPs and how they are intended to inform both the planning system and planning outcomes. They are a guide only and should be read in conjunction with the Act.

The operative parts of the TPPs express the planning policy and the manner in which the planning policy is intended to be applied. The table below sets out those parts of the TPPs that are intended to have operational effect and the purpose of those operational parts.

OPERATIVE PARTS	PURPOSE OF OPERATIVE PARTS
General Application	The General Application section provides details, considerations and principles as to the manner in which the TPPs are to be implemented and applied to RLUSs, SPPs and LPSs.
Policy content is provided under subheadings within each of the TPPs. Each subheading represents a policy that comprises the following operative parts:	
Policy Application	Policy Application - provides any requirements regarding the application of specific policies.
Objective	Objective - sets out the aims of the policy.
Strategies	Strategies - sets out ways that the policy objective can be achieved.

Directions as to the manner of application to all planning instruments

The intent of the TPPs is to provide direction to guide planning outcomes, however, those outcomes will not always be expressed in the same manner. When applying the range of relevant strategies to a particular matter, the planning outcome will be influenced by how those strategies interact, which may result in different planning responses being expressed. Judgement must be exercised when interpreting and applying the TPPs so that a range of alternate approaches and outcomes can be considered where it can be demonstrated that the intent of the strategy, and the objective it seeks to achieve, can be met.

Commented [AD4]: I wonder if it would be a good idea to include in this document, the TPP criteria mentioned in the explanatory document (although noting these are not quite the same as those specified in the Act)?

Commented [AD5]: Generally speaking across all the policies - there seems to be a lot of content that is outside the scope of what planning can influence. For future iterations it might be worthwhile separating out policy aspects that are talking about the things that should influence planning (inputs), versus what planning can be expected to influence (outputs).

Draft Tasmanian Planning Policies

The application of the TPPs to RLUSs, SPPs and LPSs should have regard to the following application principles:

- 1) There is no order or hierarchy associated with the application of the TPPs.
- 2) No one TPP, policy or strategy should be read in isolation from another to imply a particular action or consequence.
- 3) The TPPs are generally not expressed in absolute terms and should not be interpreted or applied so literally or rigidly that reasonable, alternate approaches to achieve a particular strategy are excluded from consideration.
- 4) Where the Act requires a planning instrument to be consistent with the TPPs, the TPPs must be considered in their entirety to determine those strategies that are relevant to the particular matter.
- 5) Strategies that are relevant to the particular matter should be considered and applied in the context of the objective that the strategy is seeking to achieve.
- 6) In determining what strategies are relevant to a particular matter, regard must be had to:
 - a) the nature of the particular matter being considered;
 - b) the purpose of the applicable planning instrument;
 - c) the Policy Application statement for each policy;
 - d) the scale at which the strategies are being applied (for example at a regional, local or site-specific level); and
 - e) the environmental, social and economic characteristics of the region, local area or site.
- 7) Where the application of relevant strategies to a particular matter causes competing interests to be met, resolution should be based on balanced consideration and judgement derived from evidence, having regard to:
 - a) the overall purpose of the TPPs;
 - b) an understanding of the overall combination of interests expressed through the TPPs;
 - c) the objective of strategies that are subject to competing interests;
 - d) alternate ways to achieve strategies that are subject to competing interests;
 - e) any relevant and applicable regional or local planning policies;
 - f) any characteristics of the land, subject to the competing policy interests, that may influence how the competing interests can be resolved or managed;
 - g) consideration of the regional and local context and how competing interests can be appropriately integrated at the regional, local or site specific level; and
 - h) the purpose of the applicable planning instrument.

Directions as to the manner of application specifically to LPSs

In accordance with Schedule 7 clause 1 of the Act, the TPPs do not apply to the first LPSs made but do apply to each amendment or substitution of an LPS.

Following the making of the TPPs, or an amendment to the TPPs, sections 5A(8) and 30T(1) require that the RLUSs and SPPs (respectively) are reviewed for consistency with the TPPs.

Section 34(2A)(a) and (b) of the Act provides for the manner in which the TPPs are to be implemented into LPSs and offers the following two criteria, based on before and after the reviews of the SPPs and RLUSs have occurred, stating:

- a) *where the SPPs and the relevant regional land use strategy have not been reviewed after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument¹ is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
- b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed ... after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3), as to the manner in which the TPPs are to be implemented into LPSs.*

For the purpose of section 34(2A) of the Act, LPSs must comply with each TPP direction contained in the relevant strategies and be implemented in accordance with the guidance and principles outlined in this 'General Application' section.

In addition, for the purpose of section 34(2A)(b) of the Act, where the RLUSs and SPPs have been reviewed following the making of the TPPs, the following additional direction applies to the manner in which the TPPs are to be implemented in to LPSs:

- Where a relevant strategy, or part of a relevant strategy, has been applied regionally through the RLUS, the decision maker may consider that compliance with the RLUS adequately addresses and satisfies the local application of the relevant strategy, and the LPS is deemed to comply with the relevant strategy; and
- Where a relevant strategy, or part of a relevant strategy, has been applied to the SPPs, the decision maker may consider that compliance with the relevant strategy may be adequately addressed through the application of the SPPs, which will satisfy

Commented [AD6]: I think a flow chart would be useful to help understand this, esp considering the rolling review cycles for all three elements of the planning system...

Commented [DB7]: Language is inconsistent. From the parts prior to this, it was my understanding that the headings were termed a TPP, policy, and strategies, all sitting under each other in that order.

Commented [DB8]: Will the strategies under the RLUSs be confusing with the strategies under the TPPs?

Commented [AD9]: Is there going to be a formal register of this, or do we have to assess the STRLUS verses the TPPs every time we want to amend the LPS?

¹ Relevant planning instrument – means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.

Draft Tasmanian Planning Policies

the local application of the relevant strategy through the LPS, then the LPS is deemed to comply with the relevant strategy.

Commented [AD10]: I don't understand this. Maybe they need to delete "through the LPS"?

Table of Contents

Foreword	92
General Application	103
Table of Contents	146
1.0 Settlement	168
1.1 Growth	1840
1.2 Liveability	2042
1.3 Social Infrastructure	2113
1.4 Settlement Types.....	2214
1.5. Housing.....	2446
1.6 Design.....	2517
2.0 Environmental Values	2849
2.1 Biodiversity.....	3021
2.2 Waterways, Wetlands and Estuaries	3122
2.3 Geodiversity	3223
2.4 Landscape Values	3424
2.5 Coasts	3525
3.0 Environmental Hazards	3726
3.1 Bushfire	3928
3.2 Landslip	4029
3.3 Flooding.....	4130
3.4 Coastal Hazards	4231
3.5 Contaminated Air and Land	4433
4.0 Sustainable Economic Development	4534
4.1 Agriculture.....	4736
4.2 Timber Production.....	4837
4.3 Extractive Industry.....	4938
4.4 Tourism	5039
4.5 Renewable Energy.....	5140
4.6 Industry	5241
4.7 Business and Commercial	5442

Commented [DB11]: A bit repetitive to the STRLUS with similar policies and similar strategies

Draft Tasmanian Planning Policies

4.8	Innovation and Research	5644
5.0	Physical Infrastructure	5745
5.1	Provision of Services	5846
5.2	Energy Infrastructure.....	6048
5.3	Roads.....	6048
5.4	Passenger Transport Modes	6149
5.5	Ports and Strategic Transport Networks.....	6250
6.0	Cultural Heritage	6552
6.1	Aboriginal Cultural Heritage	6754
6.2	Historic Cultural Heritage	6855
7.0	Planning Processes.....	7056
7.1	Public Engagement	7157
7.2	Strategic Planning.....	7258
7.3	Regulation	7359
GLOSSARY	7460

Commented [DB12]: Would be good to see "Active Transport" policy - either under Settlement, or Physical Infrastructure TPP

1.0 Settlement

1.0.1 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.

Commented [AD13]: Seems there should be a policy for health? Given it gets specific mention in the Act (s12B).

Commented [AD14]: This section seems to be a mix of context, and an overview of the subsequent policies.

Should there be information about the actual context? Like, what are the high-level trends in settlement patterns and issues in Tasmania, that guide the policy focus and direction?

Commented [AD15]: At some point the reverse also needs to be considered - limits to growth

Commented [AD16]: This is a policy statement.

Commented [AD17]: Planning doesn't 'deliver' development. Is this being pedantic or is it an important distinction to help the policies to stay at the right level?

Commented [AD18]: This is a policy statement. Etc.

Commented [DB19]: I note there is a Housing policy, which kind of addresses this. However it would be good to have this as a separate policy/ sub-policy under housing with specific strategies to provide for affordable and social housing.

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.

Commented [LB20]: Excellent - but is this anywhere in the 'strategies'??

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 not included within an urban growth boundary.

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) integrate with existing transport systems; and
 - d) discourage the development of land that:
 - i. is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;
 - ii. is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;
 - iii. contains high environmental or landscape values;
 - iv. is agricultural land, especially land within the more productive classes of agricultural capabilities; and
 - v. is used for extractive industries or identified as strategic resource areas and deposits.

Commented [DB21]: The terminology would be confusing with the RLUS strategies. Perhaps a better word for this is "Policy Statement" ?
The TPPs need to fit in with all the layers of the Tasmanian Planning System. Calling it strategies here, and then strategies under the RLUSs is not only confusing but appears a poor fit in the overall planning system.

Commented [AD22]: Isn't this a STRLUS strategy? And 'too specific' per the TPP criteria in the explanatory doc?

Commented [AD23]: "plan for growth that will discourage the development of land that..." - reads quite awkwardly - is the train of thought getting lost?

Commented [AD24]: This is more getting into where development should be prohibited, not just 'discouraged.' Maybe development should be discouraged on land subject to hazards, where those hazards are difficult or costly to mitigate?

Commented [AD25]: This bar is too high - eg versus 'is agricultural land' below.

How about: "Contains environmental or landscape values, especially where those values have relatively high priority."

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. 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.
7. Create urban or settlement growth boundaries that clearly identifies-identify the spatial extent of growth, including the allocation of sufficient land to meet projected growth.
8. Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:
 - a) projected population growth;

Commented [AD26]: h) presence of natural hazards?

Commented [AD27]: Including changes to household composition and the spatial distribution of those

Commented [LB28]: Where it's the strategy (ie action) to achieve this? (ie this is not a 'strategy' its an 'objective'

Commented [AD29]: This seems like it belongs in the structure plan guidelines...?

What is the actual policy position on these matters? Eg :

- a) minimise exposure to natural hazard, and retain and protect environmental/social/cultural assets
- b) avoid development creep outside the boundaries of established developments
- c) reduce reliance on cars, promote active and public transport
- d) minimise land use conflicts between different types of use and development
- e) release land for development in an orderly manner
- f) etc

Per the TPP criteria in the explanatory doc - none of the 'considerations' in the draft start with a verb.

Commented [AD30]: And recognition of where limits to future growth exist or should be brought to bear

Commented [DB31]: UGB expansion is to be discouraged, unless targets for infill developments have been met and available greenfield sites have been exhausted. Noting, that the TPPs will be reviewed 5-yearly there are opportunities to revisit this at a later date.

Commented [AD32]: At what scale?

- b) ~~site suitability, such as having regard to protecting identified values and agricultural capabilities, and avoiding physical constraints and environmental hazards~~
- c) ~~land supply and demand analysis (including infill and greenfield);~~
- d) ~~existing physical and social infrastructure networks and services;~~
- e) ~~supporting the regional settlement hierarchy; and~~
- f) ~~preventing the distortion of growth strategies in other settlements.~~

~~9.8.~~ Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.

~~10.9.~~ 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.

~~11.10.~~ 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.

Commented [AD33]: It is crucial that this is looked at regionally.

Commented [AD34]: Including prioritising infill capacity over greenfield demand

Commented [LB35]: This is a policy 'out' an does not belong a policy that seeks to contain settlement

Commented [AD36]: Within that activity centre or in the broader catchment?

Commented [AD37]: And community services? Or do they need to be more distributed?

Commented [LB38]: This would occur in the RLUS as part of the structure planning process - don't disagree with the intent - but its not a policy position

I.2 Liveability

I.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.

I.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.

I.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) promoting 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

Commented [LB39]: Need to ensure this last section does not have the potential to facilitate 'out of centre' development

Commented [AD40]: What about enabling a greater mix of uses where conflict potential is low or can be effectively mitigated? Eg we allow hazardous land to be developed, with risk mitigation - why not allow uses to mingle more freely, with appropriate mitigation of offsite impacts?

Commented [DB41]: Is this a planning matter?

Draft Tasmanian Planning Policies

- c) enabling businesses that promote local characteristics, resources and produce.
- 3. Support growth in the skilled workforce and increase opportunities for innovation, research and technology by encouraging tertiary education and vocational training institutions to be located:
 - a) in settlements that are within the higher tiers of the settlement hierarchy; and
 - b) within close proximity to residential areas, or highly accessible by public transport;unless the particular educational or training course requires a remote location or an area with particular characteristics to teach the particular skills being offered.
- 4. Provide for a network of accessible, interlinked 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, community gardens, 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.

Commented [LB42]: Not a planning role to determine if a shop should be allowed just because it sells local produce

Commented [LB43]: This is requiring planning application decision making at the State policy level (don't disagree with the outcome - but it doesn't belong in this type of document)

Commented [DB44]: This would be good as a separate policy

Commented [AD45]: And personal mobility devices?

Commented [LB46]: How? Another example of an objective pretending to be a strategy (don't disagree with the intent - but needs an edit to ensure this document functions as policy)

Commented [LB47]: How will the RLUS and SPPs implement this? And if they don't - how will a planning scheme amendment demonstrate it is consistent with this 'strategy'? This should be relocated to the Structure Plan Guidelines currently under development by the SPO

I.3 Social Infrastructure

I.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 associated airspace) from land use conflict by limiting 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.
9. Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas².

Commented [AD48]: What do these guys get instead? Or do we not want any rural residential settlements? Or no expectation of them having any livability or social infrastructure?

Commented [LB49]: Most of these are written at a scheme provision level - support the intent of these - but they need to be written to a 'policy' level

Commented [AD50]: Do we prefer where (or no)?

Commented [LB51]: Unfortunately we don't have the ability to 'create' more land - so separating land uses is not the only way that mitigation of land use conflict should be managed - there needs to be flexibility to consider other mitigation options (ie avoid first, then mitigate)

Commented [LB52]: This is a SPP exemption - does it really belong here

1.4 Settlement Types

1.4.1 Application

Applies to all existing settlements and all land that is proposed, allocated or identified for future settlement growth including rural residential development.

² Strategies to accommodate housing for employees in the tourism, agriculture and extractive industries sectors in remote areas are addressed under their respective policies.

I.4.2 Objective

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

Commented [AD53]: Is this meant in the sense of nature? The heading 'settlement types' seems much broader?

I.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.
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.
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.
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.
5. 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 cumulative increase in the immediate vicinity, 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 settlement;
 - d) the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;
 - e) growth opportunities maximise the efficiency of existing services and physical infrastructure;
 - 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;
 - g) the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and
 - h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

Commented [AD54]: Not sure how this relates to the objective or the other 'strategies'

Commented [LB55]: What will this involve - an audit of every city, town and hamlets values?? Not sure what this is seeking to achieve at a policy level?

Commented [LB56]: This is another 'policy out' which is inconsistent with accepted policy principles of identify what we should be trying to achieve; if thoroughly researched and evidence based this might be appropriate in a RLUS - but it should not be written into policy when that work has not occurred.

Commented [LB57]: Not really the language of policy

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.

Commented [DB58]: How do we achieve this? Would be good to have a separate policy / sub-policy under housing for affordable housing with specific strategies so it is embedded in the planning system.

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 social and physical infrastructure, 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, employment 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) promoting good amenity through the provision of solar access and quality private open space relative to the density and location;
 - d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;
 - e) catering for people requiring crisis accommodation;
 - f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and
 - g) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in suitable locations that:

Commented [LB59]: What does timely mean? Perhaps 1 could be consolidated into 'strategy' 2?

Commented [AD60]: Also address that there is an issue broadly around 'essential workers' not being able to afford to live within the residential catchment of the area they work in.

Commented [AD61]: And ensure social and affordable housing is distributed, not concentrated in one area or on one site.

Commented [LB62]: What is meant by co-living How is this achieved through planning??

Draft Tasmanian Planning Policies

- a) have been identified for urban consolidation;
- b) are within close proximity to an activity centre;
- c) have good access to employment, social and physical infrastructure, open space and active and public transport networks;
- d) enable the potential impacts associated with increased residential density and land use conflict can be managed; and
- e) do not significantly impact environmental values and are not constrained by topography and environmental hazards.

Commented [LB63]: So you can have some impact on environmental values...??this is inconsistent with environmental values policy

1.6 Design

1.6.1 Application

Applies to existing and proposed urban spaces.

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 use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
2. 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.
3. 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

Commented [AD64]: These all seem to belong in other policies - Settlement (eg subdivision), Transport, Liveability...

Commented [LB65R64]: Further many are repetitive and/or have too much detail to be relevant at a 'policy' level (noting that they are good principles - they are just not 'Policy')

Commented [AD66]: Locally native

Commented [AD67]: Including - we should shift away from requiring sealed vehicle accesses and towards requiring pervious surfaces instead (that still also avoid sediment runoff etc - eg pervious pavers or other types of solutions)

Draft Tasmanian Planning Policies

- e) encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.
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.
5. 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.
6. 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.
7. Promote subdivision design that provides a functional lot layout that:
- a) is responsive to topography, site constraints and environmental values and hazards;
 - b) provides a convenient, efficient and safe road network;
 - c) supports efficient and effective public transport access;
 - d) provides safe active transport;
 - e) uses urban land efficiently;
 - f) provides for well-located public open space that meets the needs of the local community;
 - g) supports the intended future use and development of the lot;
 - h) 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;
 - i) promotes climatically responsive orientation of buildings; and
 - j) allows passive surveillance of public spaces promoting community safety;
8. Encourage the design, siting and construction of buildings to positively contribute to:
- a) the site and surrounds;
 - b) the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;
 - c) the public realm;
 - d) neighbourhood amenity and safety;
 - e) incorporate energy efficient measures;

Commented [AD68]: So distributed through the policies - perhaps deserves its own?

Commented [AD69]: Reads like a standard

Commented [DB70]: These are too detailed for policy level

Commented [AD71]: Reads like a standard. Construction is not under LUPAA.

Draft Tasmanian Planning Policies

- f) maintaining water quality by promoting best practice stormwater management approaches; and
- g) safe access and egress for pedestrian, cyclists and vehicles.

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. 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.

Commented [LB72]: Excellent - please ensure cumulative impacts of biodiversity loss are considered in the planning system!

Commented [AD73]: weak

Commented [LB74R73]: Angela - can we change this to: fully support the principle of offsets - but do not support the language used here: 'where possible is weak and not appropriate language at a policy level

Formatted: Highlight

Formatted: Highlight

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;
- changes in runoff and consequential erosion impacting water quality and flow regime;
- increased frequency and intensity of bushfires;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures; and
- sea level rise and increased storm surge.

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 to, 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 and damage habitat, and while many of our native flora and fauna have adapted to fire, a significantly altered fire regime may also affect 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;
- protecting water quality and flow regimes to build the resilience of aquatic ecosystems;

Commented [AD75]: This is crucial and needs stronger measures in the planning system

Draft Tasmanian Planning Policies

- protecting wetlands, riparian and foreshore areas including intertidal areas;
- 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. ~~Unless there are significant social or economic benefits, a~~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. ~~Protect land with significant biodiversity values, by affording it the highest level of protection from degradation, fragmentation or clearing. 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.

Commented [LB76]: Who is doing this?
Its also very difficult to map values - animals move and many like to 'play' in spaces where there is no vegetation - so there needs to be consideration given to buffer areas around vegetation

Commented [LB77]: Having a policy that overrides the need to balance social, economic and environmental values identified in Schedule 1 of LUPAA is unacceptable.

Formatted: Font: (Default) Gill Sans Nova Light, 12 pt

Commented [LB78]: This isnt as strong as the approach in the Agriculture policy - why are their inconsistent approaches between values that should be protected (agriculture verses biodiversity and landscapes etc)? where is the evidence that indicates this is an appropriate response?
Reword suggested

Commented [AD79]: Including addressing cumulative impacts. Otherwise each individual use has only a small incremental effect and is therefore approvable (once down at the planning scheme level) - and the resulting degradation means that the remaining values are comparatively limited, so it becomes easier to justify more development over time.

Commented [AD80]: More detail please. Offsetting must provide a comparable level of biodiversity and of the same vegetation community type etc?
And - minimising impacts to biodiversity values - does this provide a lever to include requirements for fauna impacts to be considered inc pre-clearing and during clearing of land?

Draft Tasmanian Planning Policies

6. Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.
7. Promote use and development of land that prevents or minimises the spread of environmental weeds and disease.
8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of biodiversity as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development, thereby increasing 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.

2.2 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.
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;

Commented [AD81]: Does something about water sensitive urban design belong here too? Reducing the extent of impervious surfaces - to allow water to filter through the landscape, recharge groundwater reserves, reduce flooding, reduce SW infra demand, benefit from geo-cleansing...?

Draft Tasmanian Planning Policies

- 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. 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.
 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 or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;
 - e) not significantly change the rate and quantity of stormwater or increase pollutants entering the water; and
 - f) be designed and sited to maintain or enhance significant views and 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.

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.

Commented [DB82]: Is this defined anywhere?

2.3.3 Strategies

1. Identify and map land containing high conservation value geodiversity and discourage 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, unless the impacts can be managed to support the values.
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. Support the protection of places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Support the protection of geological features, such as peat, that provide opportunities for carbon storage.

Commented [LB83]: What does this mean?? How will it be implemented in planning??

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.

Commented [LB84]: As identified in the SPPs - mapping the view to a landscape is very difficult (nearly all of Tasmania would need to be mapped)

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 a significant landscape; or
 - b) has overriding social, economic and environmental benefits;and includes specific measure to minimise the impact on the significant landscape.
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.

Commented [LB85]: Should this be an 'or' or an 'and'

2.5 Coasts

Commented [AD86]: Not clear why this would be covered in the TPPs when already addressed in the State Coastal Policy. If there is a rationale for the duplication (or if it's purely complementary) then that should be stated.

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 natural 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, intertidal 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 (such as jetties and wharfs), marine industries, ports and other land use that explicitly rely on a coastal location where the impact on the coastal values and coastal processes are minimal or can be appropriately managed.
4. Support the location of use and development on the coast that:

Commented [AD87]: existing

Draft Tasmanian Planning Policies

- 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.

3.0 Environmental Hazards

3.0.1 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 cause 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~~must 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 and seek to minimise 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, storms and wind 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, including consideration of the potential impacts of future bushfire conditions as a result of climate change, based on the best available scientific evidence.
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.

Commented [AD88]: I hope this means the bushfire code will be altered to apply to dwelling developments

Commented [LB89]: Agree with the intent - but does that mean if its mapped for bushfire prone hazard - it cannot be rezoned if Future Urban - land can become manageable once developed - need to ensure this doesn't preclude rezoning of grasslands

Commented [DB90]: Is it really appropriate to include this at Policy level? This is covered under the SPPs providing alternatives.

Draft Tasmanian Planning Policies

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, prepare, respond and recover from bushfire events.
7. Consider the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:
 - a) priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire; and
 - b) where possible, 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.

Commented [DB91]: Again, too specific at policy level

Commented [DB92]: Policy should provide guidance. "Where possible" is too loose.

Commented [DB93]: Too specific for policy level

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk of harm to human life, property and infrastructure 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. Ensure Use and development on land at risk of landslip, including the provision of physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved or maintained.

Draft Tasmanian Planning Policies

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.

Commented [LB94]: Shouldn't the policy position be to: Avoid such land?

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. Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards unless hazard reduction and protection measures are 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.

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. 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.
7. 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.
8. Support the use of Water Sensitive Urban Design systems to mitigate flooding and manage peak flows in urban catchments.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the viability of the dam infrastructure, and the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

Commented [AD95]: This should also apply to the Bushfire policy

Commented [LB96]: Yes!

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 to reduce the harm to human life, property and infrastructure.

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;

Commented [LB97]: How do you know this unless you are assessing the development - is this written at a policy level (I don't disagree with the intent)

Commented [AD98]: If the risk is intolerable, then even use and development a) through d) should not be located there.

Commented [DB99]: This is something to be considered under the planning scheme. But having it under a Policy does not seem appropriate.

- b) planned retreat; and
 - c) protective works.
6. **Where possible**, 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 human life, property and infrastructure or mitigate coastal erosion and coastal inundation risks where possible.
8. Facilitate the provision of engineered coastal defences to protect human life, property and infrastructure from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

Commented [DB100]: Too loose

3.5 Contaminated **Air and Land**

Commented [AD101]: If contaminated air is included, why not contaminated water?

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**

Commented [AD102]: There should be a 'strategy' (policy statement) that deals with the (common) situation where potentially contaminating activities are already located without appropriate separation from incompatible use.

- 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, where appropriate measures such as remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.
- 3. Manage land use conflict by applying and maintaining appropriate **separation or interface management techniques** between potentially contaminating activities and incompatible use.

Commented [DB103]: This is too onerous to map land with potentially contaminated activities, requiring a planning scheme amendment every time there is a change of use etc and going through the associated process.

Further, the TPS mapping requirements say potentially contaminated land "may" be mapped. Therefore inconsistency between the planning layers i.e. TPP and TPS.

Commented [LB104]: Separation is not always achievable when land is scarce; there should be opportunities to consider design measures to manage interfaces (and in the 21 C - new development should be ensuring contaminating activities do not occur)

4.0 Sustainable Economic Development

4.0.1 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 and timber production sectors 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 a competitive position 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 to 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:

Commented [AD105]: Can it also prioritise economic development that doesn't rely on physical connectivity? And that has a focus on unique/high-value goods, so that where there is a physical logistical component, the value proposition is still sound?

Draft Tasmanian Planning Policies

- 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 protect assets and 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.

It also addresses the production of timber on land which, although regulated by the forest practices system, is a land use that warrants proper consideration from a comprehensive strategic land use planning perspective.

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:

Commented [AD106]: Why 'pick winners', in a planning context? Shouldn't the planning system facilitate any type of economic development?

Why agriculture but not aquaculture? What about the health care sector? IT and communications? Building and construction? Education? etc

Commented [AD107]: Why is this particular activity highlighted when all the others are considered at a higher level?

Draft Tasmanian Planning Policies

- protecting agricultural resources and promoting diversification within the industry which will help the industry respond to changing climatic and economic conditions;
- strategically considering and protecting land designated for timber production because of its contribution to carbon sequestration;
- 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.

Commented [AD108]: Interesting - keen to see where this comes in to the policies

4.1 Agriculture

4.1.1 Application

Statewide.

Commented [AD109]: Perhaps this should exclude land in the urban growth boundary?

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.
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.

Commented [AD110]: No idea what's happened with this numbering - ignore

Commented [DB111]: How high is high enough class to be protected for agricultural purposes?

Commented [AD112]: Also address avoiding this as a cumulative result over time. Otherwise each individual use has only a small incremental effect and is therefore approvable (once down at the planning scheme level) - and the resulting degradation means that the remaining values are comparatively limited, so it becomes easier to justify more development over time. This is the same as for environmental and landscape values.

Draft Tasmanian Planning Policies

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. Encourage the protection of viable 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 land is strategically identified for growth;
 - b) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site, local area or region; or
 - c) the conversion contributes to the viability of the agricultural use of the site, local area or region;and the intended use will not cause land use conflict, fetter or impact the viability of 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. Encourage the protection of the viability of upstream dam infrastructure when strategically planning land use and development.

4.2 Timber Production

4.2.1 Application

Statewide.

Commented [AD113]: Outside urban growth boundary

Draft Tasmanian Planning Policies

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.
2. Encourage surrounding land, that is likely to be impacted by the activities associated with timber production on land dedicated for timber production, to:
 - a) be designated for purposes that are compatible with timber production; or
 - b) consider incorporating measures to mitigate, manage or avoid any environmental hazards and social and environmental impacts associated with timber production.

4.3 Extractive Industry

4.3.1 Application

Statewide.

Commented [AD114]: Outside UGB

4.3.2 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.

4.3.3 Strategies

1. Identify and protect strategic resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Promote the protection of 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:

Draft Tasmanian Planning Policies

- 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 and provisions are made for the rehabilitation of the site.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

Commented [AD115]: Is this referring to all the other planning policies in the TPPs?

Commented [DB116R115]: Yes, currently there is also regional policies under the STRLUS. Needs big picture thinking re terminology and how they all sit within the various layers of the planning system

Commented [AD117]: I'm not sure what this really adds to item 5 above? It seems like it's just delving down to a slightly lower level of detail...

Commented [AD118]: Doesn't this apply to all the remotely located industries - and isn't it adequately covered under the settlement/housing policies?

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;

Commented [AD119]: This all sounds like the preparation of a business case...is that the role of planning?

Commented [LB120R119]: Who will do this audit?

Draft Tasmanian Planning Policies

- 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.

Commented [DB121]: All background information/research. Not appropriate to be under Policy which needs to specify what needs to be achieved

Commented [DB122]: How to implement such a strategy ?

Commented [LB123R122]: Why is this a planning objectives - what if the Tasmanian brand proposal has poor planning outcomes - is it to be automatically approved?

Commented [AD124]: As per comment re housing for mining employees - this is covered under the other policies

Commented [DB125]: How is this achieved through planning?

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.

4.5.3 Strategies

Draft Tasmanian Planning Policies

1. Identify renewable resource areas ~~to and~~ prioritise the location of renewable energy use and development within those 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 and the impact on the community
 - 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 and bioenergy, 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.

Commented [AD126]: Interesting - if this is an appropriate consideration for planning in respect of renewable energy, why not for other types of land use?

Commented [AD127]: Not clear what this refers to - hazards? Landscape? Settlements?

Commented [AD128]: How does this relate to the role of planning?

Commented [AD129]: Is this really useful to add for every industry policy versus covering it in the housing/settlement policies?

4.6 Industry

4.6.1 Application

Statewide

Commented [AD130]: Versus below it states within UGB...

4.6.2 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.

Commented [DB131R130]: There's one that addresses land outside the UGB

4.6.3 Strategies

1. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:

Draft Tasmanian Planning Policies

- 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/[interface management techniques](#) to separate [and manage](#) 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-[landscape and heritage](#) 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 environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
4. Promote the protection of existing and future industrial land by preventing encroachment from incompatible use and development [or implementing appropriate interface management techniques](#).
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.

Commented [AD132]: And dealing with situations where there is existing land use conflict/insufficient separation

6. Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.

4.7 Business and Commercial

4.7.1 Application

Statewide.

4.7.2 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.

4.7.3 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 workforce;
 - 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 complementary use and development to strengthen efficiencies within activity centres and, where possible, 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 part of a new greenfield development or a natural

Commented [AD133]: Why no timeframe (eg 15 years) for this supply versus industrial land supply and residential?

Commented [AD134]: Covered under the Settlement policy

Draft Tasmanian Planning Policies

progression of an existing activity centre, and is highly accessible to its catchment of users.

6. Discourage activity centres from being located 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.

4.8 Innovation and Research

4.8.1 Application

Statewide.

4.8.2 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.

4.8.3 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.

5.0 Physical Infrastructure

5.0.1 Policy Context

Tasmania has extensive physical infrastructure networks, across transport, stormwater, water and sewerage, energy and telecommunications [and waste management](#). 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 where there is available capacity.

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:

Draft Tasmanian Planning Policies

- 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 vehicles 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.

Commented [AD135]: Interesting, how do the policies support this?

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

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

Commented [AD136]: Anything about hazards or is this catered for adequately in the hazards policies?

Draft Tasmanian Planning Policies

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, no available infrastructure capacity or no non-infrastructure solution, promote the most logical and effective solution to deliver services to growth areas while minimising environmental impacts.
4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community and the environment, including under climate change conditions.
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 physical infrastructure.
7. Provide for reticulated sewerage at the time of subdivision or require 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 require 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. Encourage the connection of new lots, or provide for potential future connection to, telecommunication services at the time of subdivision, where the land is in a serviceable area and there is a reasonable expectation that the future use of the lot will require telecommunications services.
10. Encourage the protection of significant existing and future water, gas, electricity, sewerage, stormwater 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.
11. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters; and minimise litter, odour, dust and noise.
12. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
13. 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.
14. Where appropriate, promote service corridors that support the co-location of physical infrastructure, including roads, to service use and development.

Commented [DB137]: Very good point, supported.

Commented [AD138]: And development of the recycling industry and markets

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. ~~Promote the protection of~~ 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 and 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.

Commented [AD139]: Anything about hazards? Or covered under the natural hazards policies? Including questions of redundancy etc and also what about manmade hazards (vulnerability to attack).

Commented [AD140]: Is this talking about the transmission of electricity, or use of EVs? If the latter does it really need to be covered here?

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 promote the protection of 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;

Draft Tasmanian Planning Policies

- b) Key urban passenger transport corridors; and
- c) Last mile urban freight routes.
2. Identify and promote the protection of 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 servicing infrastructure, public transport, walking and cycling modes and personal mobility devices.
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.

Commented [AD141]: Anything about making sure this is efficient and minimised where possible?

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.**
3. Integrate land use with existing and planned passenger transport infrastructure and services.

Commented [AD142]: Including hubs where people switch between modes

Commented [AD143]: Covered under Settlement policies

Commented [DB144R143]: Agreed, not suitable under this policy.

Draft Tasmanian Planning Policies

4. Identify and promote the protection of 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 if located within a serviceable area;
 - 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. Promote the location of use and development that attracts 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, unless the use and development relies on a non-urban setting.
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 electric vehicle charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.

Commented [AD145]: These points are covered in the Settlement policies

Commented [DB146]: Hopefully will be considered under the SPP review

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, rail, airports, ports, intermodal hubs and industrial estates.

5.5.3 Strategies

1. Identify and promote the protection of existing and future freight infrastructure and 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. Encourage the protection of key freight corridors and assets from encroachment by incompatible 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. Support the protection of 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. Support major freight generating activities by designating land for purposes that protect the 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.
13. Support the operational rail network by:
 - a) recognising that it is an important strategic infrastructure asset for the distribution of freight; and
 - b) protecting its safety, efficiency and operability by:
 - i. applying appropriate measures to prevent the encroachment of incompatible use and development;
 - ii. recognising that land within the defined rail corridor is for the exclusive purpose of supporting safe and efficient rail operations and activities: and

Commented [AD147]: If individual ports are to be named, where is POWB? Or is that encompassed in 'Hobart ports'? Noting its role as a maritime industry cluster vs a freight and logistics hub.

Commented [LB148R147]: POWB = Prince of Wales Bay in GCC

Commented [AD149]: Defined where?

Draft Tasmanian Planning Policies

- iii. considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.

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.

A core practical difference is that historic cultural heritage tends to be visible, known, accepted and valued, and easily identifiable for protection, whereas much Aboriginal Cultural Heritage is often not formally identified until rediscovered, commonly in the course of development preparation. While the significance of tangible assets tend to be recognised and valued, lesser known archaeological values, research potential and intangible values associated with cultural heritage should also be recognised, protected and managed.

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 and custodianship. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage in a reactive manner at the development stage, with subsequent management in accordance with the relevant state Aboriginal heritage legislation³. The Cultural Heritage TPP seeks to mitigate this reactive approach by encouraging the consideration of Aboriginal Cultural Heritage values proactively and more strategically when land is being designated for particular use and development.

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.

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

³ Currently the *Aboriginal Heritage Act 1975*, although new legislation is expected in 2024.

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*.

The contextual landscape occupied by local historic cultural heritage values and the protection of local places and precincts is multi-layered and fundamentally connected to places of State significance entered on the Tasmanian Heritage Register, the National or a Commonwealth Heritage List or on UNESCO's World Heritage List, such as the Australian Convict Sites World Heritage Property or the Tasmania Wilderness World Heritage Area. The tiered system of heritage identification, protection and management helps to recognise each level plays a unique role in telling Tasmania's cultural heritage story.

Local historic cultural heritage places and precincts play an important role in helping to define the identity and character of local communities and regional areas. They also contribute to the economic prosperity of Tasmania and local places through tourism. This justifies supporting the protection of these values for the benefit of present and future generations.

The underlying principle of the Cultural Heritage TPP is to promote early and proactive consideration of cultural heritage values in land use planning strategies and decisions to manage and protect these values more efficiently and effectively. An approach of this nature will also reduce the risk of heritage being a risk or barrier to new development.

6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State, including but not limited to the coastal fringe of our land mass. 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, wind events, heatwaves and other forms of extreme weather events. 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.

Draft Tasmanian Planning Policies

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 values including places, objects and practices.

6.1.3 Strategies

1. 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 values; and
 - d) support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.
2. Encourage the understanding and **consideration** of Aboriginal Cultural Heritage and support the investigation⁴ 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 harm any Aboriginal Cultural Heritage values associated with that **land**.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be,

Commented [AD150]: The planning system (legislation) should be updated to include referrals to Aboriginal Heritage Tas via planning applications, as per State Heritage registered properties and Level 2 Activities (EMPCA).

Commented [LB151]: Strategies 2 and 3 are very similar and could probably be condensed into one strategy

⁴ Aboriginal Heritage Tasmania provides advice on investigations and management of Aboriginal Cultural Heritage and the operation of relevant Aboriginal Heritage legislation.

Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.

Commented [AD152]: To achieve what?

Commented [LB153]: Suggest making reference (via footnote) to the Australia ICOMOS Burra Charter 2013 to ensure specific terms are interpreted correctly. Use italics to highlight terms that have specific meanings.

6.2 Historic Cultural Heritage

Commented [LB154]: Remove reference to the word 'local' throughout.

6.2.1 Application

Statewide

Commented [LB155]: The general tenor of the Objective is supported, however, some of the terms used have very specific meanings in heritage parlance that are too specific for use in the overarching policy statement and that conflict with the wording in the Strategies.

6.2.2 Objective

To support the identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values, and facilitate appropriate adaptive reuse.

For example, in Objective, the use of the word preservation is out of place. Preservation as defined in Article 1.6 of the Australia ICOMOS Burra Charter 2013 means: maintaining a place in its existing state and retarding deterioration. Its use in the overarching Policy objective is, therefore, too specific and conflicts with the wording used in the underlying strategies.

The categories of Place described are also inconsistent with those commonly referred to in heritage planning contexts. Alternative wording of the Objective for consideration: To support the identification of significant historical cultural heritage places including buildings, settings and features, sites of archaeological potential, precincts and landscapes and to encourage respectful design solutions that assign primacy to the protection and conservation of key significant fabric, attributes, qualities, research potential in development contexts.

6.2.3 Strategies

1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.
2. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic 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/features, precincts and landscapes that contain local historic cultural heritage significance.
4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.
6. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural

Commented [LB156]: Suggest the word 'value' be deleted and replaced with 'significance'. Also, according to accepted practice the process of identifying archaeological potential places a strong emphasis on establishing research potential. Suggest refining/simplifying the wording so it reads: ... [1]

Commented [LB157]: Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). This should be Strategy no. 1 in the hierarchy.

Commented [LB158]: Suggest re-word to reflect the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). ... [2]

Commented [LB159]: Suggest there is a case here to split this into two policies. One relating to the adaptive re-use of buildings, another for appropriate development of precincts and landscapes. See comment above relating to the meaning of restoration (restore).

Commented [LB160]: Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). Suggest removing the word 'surroun... [3]

Commented [AD161]: This might provide a lever to enable flexible identification of non-listed places with heritage values and allow them to be considered under planning controls

heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.

7. Encourage the preparation and publishing of conservation policies for heritage precincts; development, in-fill, and pre-development assessment guidelines; and similar guidelines for places and precincts of local significance to foster understanding and awareness of the importance of cultural heritage, and provide greater clarity, consistency, and certainty in the management of these values.

Commented [LB162]: Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). Simplify wording and avoid reiteration of the words 'significance' and 'values' (same meaning, remove 'values') in the one sentence. This should probably be elevated to Strategy no. 2 in the hierarchy.

Commented [AD163]: As part of the planning system?

Commented [LB164]: Suggest re-word for simplification and clarity. 'Precincts' are referred to twice. Add the word 'historic' to cultural heritage to ensure consistency in drafting.

7.0 Planning Processes

7.0.1 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 potentially caused by the use and development.

7.0.2 Climate change statement

Commented [LB165]: This section is not supported

These principles are already enshrined in the Schedule 1 Objectives of LUPAA - why duplicate here and cause (contrary to the actual policy intent) a lot of extra work to assess a planning scheme amendment against them or merely a cursory tick off - and then why have all these policies in the first instance??

How are these to be implemented in the SPPs or RLUS?

The intent of these policies is supported but they would be more appropriate as a Practice Note issued by the SPO or developed by the TPC.

If this section must be retained - some further comments are provided against the relevant strategies

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 information provision, consultation, strategic considerations of issues and collaborations between regulatory regimes, and in doing so increases the capacity of the community to understand, respond and build resilience to climate change.

7.1 Public Engagement

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote public engagement processes to provide for the community's needs, expectations and values to be 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 public engagement in land use planning.
2. Promote public engagement 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 public engagement processes, and the outcomes generated from them, that are informative and transparent.
4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.

Commented [AD166]: The content of this policy seems like a potential vision statement for the TPC

5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

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.

Commented [AD167]: This is already mandated by the Act

7.2.3 Strategies

1. Support the application of the precautionary principle where the implications of planning decisions 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.

Commented [AD168]: This seems at odds with various of the strategies, including prioritising economic and social benefits over environmental benefits as per the proposed Biodiversity policy (Strategy 2).

Commented [AD169]: Is that not the role of the TPPs?

Commented [AD170]: I would love to see this applied to the development of the TPPs.

Commented [AD171]: The TPPs themselves should set the framework for this, to then be implemented through the RLUSs.

Commented [AD172]: Vision statement for the SPO.

Commented [AD173]: How does planning get to do this?

Commented [AD174]: Another part of the SPO vision statement.

Commented [AD175]: Already a legislative requirement.

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 potential 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 that might be caused by the use and development.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants a more specific or different approach.
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 regulatory regimes.

Commented [DB176]: The repetitive assessments required against strategies of proposed TPPs and existing RLUSSs does not meet this strategy. The layers seem to be adding more complexities

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

Commented [DB177]: Not much housing in Tasmania that would meet this definition. Also, given housing stress is defined below, does this mean affordable housing is defined as housing that costs lesser than 30% of a low-income household.

Noting 'low-income household' is defined below.

Maybe this definition must be more direct - see my next comment with example definition from NSW State Planning Policy.

Commented [DB178]: Would be good to define "affordable housing" and have specific planning policies/ strategies/ controls/ embedded in the planning system to achieve this.

Example definition in NSW State Planning Policy (Housing) - Affordable housing:

"In this Policy, a household is taken to be a very low income household, low income household or moderate income household if—
(a) the household—

- (i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—
 - (A) very low income household—less than 50%,
 - (B) low income household—50–less than 80%,
 - (C) moderate income household—80–120%, and
- (ii) pays no more than 30% of the gross income in rent, or

- (b) the household—
 - (i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and
 - (ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme."

Commented [DB179]: This term is defined, however not used any where else in the document. Is this meant to be covered under a separate policy, such as housing?

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.⁵

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.

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;

Environmental Hazard – means a natural or human-made condition or event that has the potential to expose people, property, infrastructure or the environment to danger or harm.

Commented [DB180]: Also a term not used anywhere else and worth including under housing policy.

Commented [DB181R180]: I think it is worth for the "housing" policy to have sub-policies or the like to include various strategies (policy statements) for the various type of housing e.g. Infill housing, affordable/ social housing, assisted housing (including seniors housing given the ageing population), communal residences (or boarding housing) etc

⁵ <https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits>

Geodiversity – means ‘the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes’.⁶

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

Habitat corridor – means an area of natural habitat that provides connections between larger areas of natural habitat to enable movement of flora and fauna between these areas and to maintain natural processes such as pollination, seed dispersal and genetic exchange.

Housing stress – means housing costs that are over 30% of the income of a low-income household.

Commented [DB182]: There is no policy statements/ strategies that address this matter

Land – means as defined by the Act.

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

Low-income household – means the lowest 40% of households based on income.

Commented [DB183]: Is this an appropriate definition? Shouldn't it be based on the median household income in Tas ?

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

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].

Precautionary principle – means where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

- i. careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment; and
- ii. an assessment of the risk-weighted consequences of various options.

Resource dependent – means, in the case of a use, is one that relies on being located close to the source or supply of a particular primary produce or resource.

⁶ 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>)

Formatted: Dutch (Netherlands)

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)

Rural residential settlement– means an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

Sense of place – means the felt or meaningful character of a place that makes it distinctive as a place⁷.

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.

Commented [DB184]: Defined under the Scheme

Servicing infrastructure – means a type of physical infrastructure comprising a pipeline, wire, cable, electronic communications facility, conduit pipe, tunnel, tube, manhole, antenna, mast, designated space for rubbish and recycling collection points, or similar infrastructure, that can be used for the provision of electricity, water, gas, telecommunications or in connection with sewerage disposal, stormwater drainage, recycling and waste management, or a similar service.

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.

Significant risk – means exposure to a level of risk that is higher than what is considered a tolerable risk level.

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.⁸

Formatted: Dutch (Netherlands)

⁷ Malpas, J., 2018. *Place and Experience: a philosophical topography*, Routledge, New York

⁸ <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/social-infrastructure>

Structure plan - means a plan of a settlement, or part of a settlement, that is proposed for growth or renewal and which describes how use, development and infrastructure will be integrated in an orderly manner.

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.

Water-Sensitive Urban Design⁹ – means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to the natural hydrological and ecological cycles.

⁹ Council of Australia Governments (COAG), 2004, National Water Initiative

Suggest the word 'value' be deleted and replaced with 'significance'. Also, according to accepted practice the process of identifying archaeological potential places a strong emphasis on establishing research potential.

Suggest refining/simplifying the wording so it reads:

'Identify land that has archaeological research potential and prior to designating it for use and development that may damage or disturb archaeological contexts, establish the nature and significance of the archaeological potential and how it can be appropriately protected or the impacts mitigated through archaeological investigation techniques, with a strong focus on communicating findings in a publicly accessible way for information and educational purposes.'

This should probably be middle of the list in the Strategies hierarchy.

Suggest re-word to reflect the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above).

Use of the word restoration is out of place. Restoration as defined in Article 1.7 of the Australia ICOMOS Burra Charter 2013 means: returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material. Suggest replacing restoration with conservation which in Article 1.4 of the Burra Charter means: all the processes of looking after a place to so as to retain its cultural significance.

Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). Suggest removing the word 'surrounding' (since not all settings are surrounding) and changing site 'context' to site 'environments'.