

**Addition Submission to the Tasmanian Planning Commission regarding the Draft Tasmanian Planning Policies on behalf of Central Highlands, Southern Midlands & Tasman Councils**

**Proposed Replacement of Policy 1.4.3 – 5**

Existing 1.4.3-5, as written in the Draft Tasmanian Planning Policies publicly exhibited in 2023:

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 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.

Proposed 1.4.3-5:

5. Allocate additional land for the purpose of rural residential use and development, where:
  - a) 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 held on large, commercially viable farming titles within the more productive classes of agricultural capabilities is 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 within the region.

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