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Sent: Mon, 30 May 2022 22:54:26 +1000
To: hvc@huonvalley.tas.gov.au;bailoki66@gmail.com
Subject: Planning Representation - Derek TURNBULL and Angela BODEN - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Derek TURNBULL and Angela BODEN
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
55 Garthfield Avenue
Town or Suburb
Cygnnet
Postcode
7112
Email
bailoki66@gmail.com
Phone Number
0414371388
Comments
please find attached Representation 55 Garthfield Ave Cygnnet in pdf format. This is my written representation in relation to the draft LPS. Other pdf documents are reports referred to in the representation
File
<ul style="list-style-type: none">• LPS-representation-55-Garthfield-Avenue.pdf• priority_veg_report-55-Garthfield-Avenue.pdf• Huon-Valley-Council-Strategic-Plan-2015-2025-20-August-2015.PDF.pdf• Southern-Tasmania-Regional-Land-Use-Strategy-2010-2035.pdf• Draft-LPS-supporting-report.pdf• Cygnnet-Residential-Supply-and-Demand-Analysis-2020.pdf• 0416-Huon-Valley-Council-Priority-Projects-March-2021-1.pdf• 31-March-2021-Minutes-Huon-Valley-Council-Meeting.pdf• Representation-55-Garthfield-Ave-Cygnnet.pdf
Submit Application

- Yes Submit

Representation to Huon Valley Council in relation to title 111743/1, 55 Garthfield Avenue Cygnet, 7112 made by Derek Turnbull and Angela Boden of 55 Garthfield Avenue, Cygnet 7112

Objection to classification as Rural Zone, request classification as Future Urban Zone

Current Status of land parcel

Title 111743/1

Address: 55 Garthfield Avenue, Cygnet 7112,

Land area: 95615 m²

Interim Planning Scheme Zoning: Rural Resource

Land Potentially Suitable for Agriculture Zone: Potentially Constrained 2b.

Surrounding Zoning under Interim Planning Scheme:

North: Rural Resource

East: Rural Resource

South: Urban Growth Zone

West: Urban Growth Zone; Recreation

Status under Draft Local Provision Schedule

Draft LPS Zoning: Rural

Surrounding Zoning under Draft LPS:

North: Agricultural (is subject to a representation opposing the zoning by the owner)

East: Rural

South: Future Urban

West: Future Urban; Recreation

Opposition to Draft LPS relating to title 111743/1:

Title 111743/1 Zoning should be changed to Future Urban Zone

Facts and Reasons:

Requirement for residential land Cygnet

Southern Tasmania Regional Land Use Strategy 2010-2035 designates the township of Cygnet as a moderate growth area (10 to 20% increase in dwellings) and the growth scenario is mixed infill and greenfield development. Growth since 2010 has exceeded this projection.

The *Cygnet Residential Demand and Supply Analysis Report, 2020* notes that expansion of the residential zone may be required dependant on the yield capacity and vacancy of the existing urban growth zone. The report concludes that there is insufficient land available to achieve a dwelling capacity that will meet projected demand within the urban growth boundary (p23 *Cygnet Residential Demand and Supply Analysis Report, 2020*).

This conclusion is reflected in the Draft LPS Supporting Report, November 2021 (p137)

“The application of the moderate growth strategy equated to 70 new dwellings being constructed in the Cygnet Township area over the 25 year period of the strategy based on the number of dwellings at the time the strategy commenced. However, in 2020 the number of new dwellings constructed in the township exceeded this projection.

Therefore, there is not sufficient land currently zoned General Residential use for residential development within the Cygnet Township area for the next 10-15 years.”

According to *Huon Valley Council Priority Projects 2021*, Cygnet has a high demand for housing with an estimated 524 dwellings required between 2020 and 2036.

In addition, a large portion of land alongside Agnes Rivulet within the Future Urban zone is subject to inundation. Further modelling is required to incorporate the impact of realised and future climate change on the inundation hazard to residential development of land adjacent to the Agnes Rivulet Environmental Management zone. This is likely to restrict the suitability of land in this areas for residential housing.

Suitability of Title 111743/1 for Future Urban Zone

The land position is a natural extension of the Future Urban Zone (see map 1). It provides for consolidation of residential development within 300m of Mary Street and 600m of Loongana Park (centre of Cygnet Township).

Title 111743/1 adjoins the Future Urban Zone along the southern boundary and half of the western boundary (the remainder of this boundary adjoins Cygnet Recreational Ground).

Title 111743/1 is not within the scenic landscape area.

Title 111743/1 is not within the scenic road corridor area.

Reticulated water supply is available from Garthfield Avenue to the West and Guys Road to the North.

Sewerage infrastructure is available from Garthfield Avenue to the West.

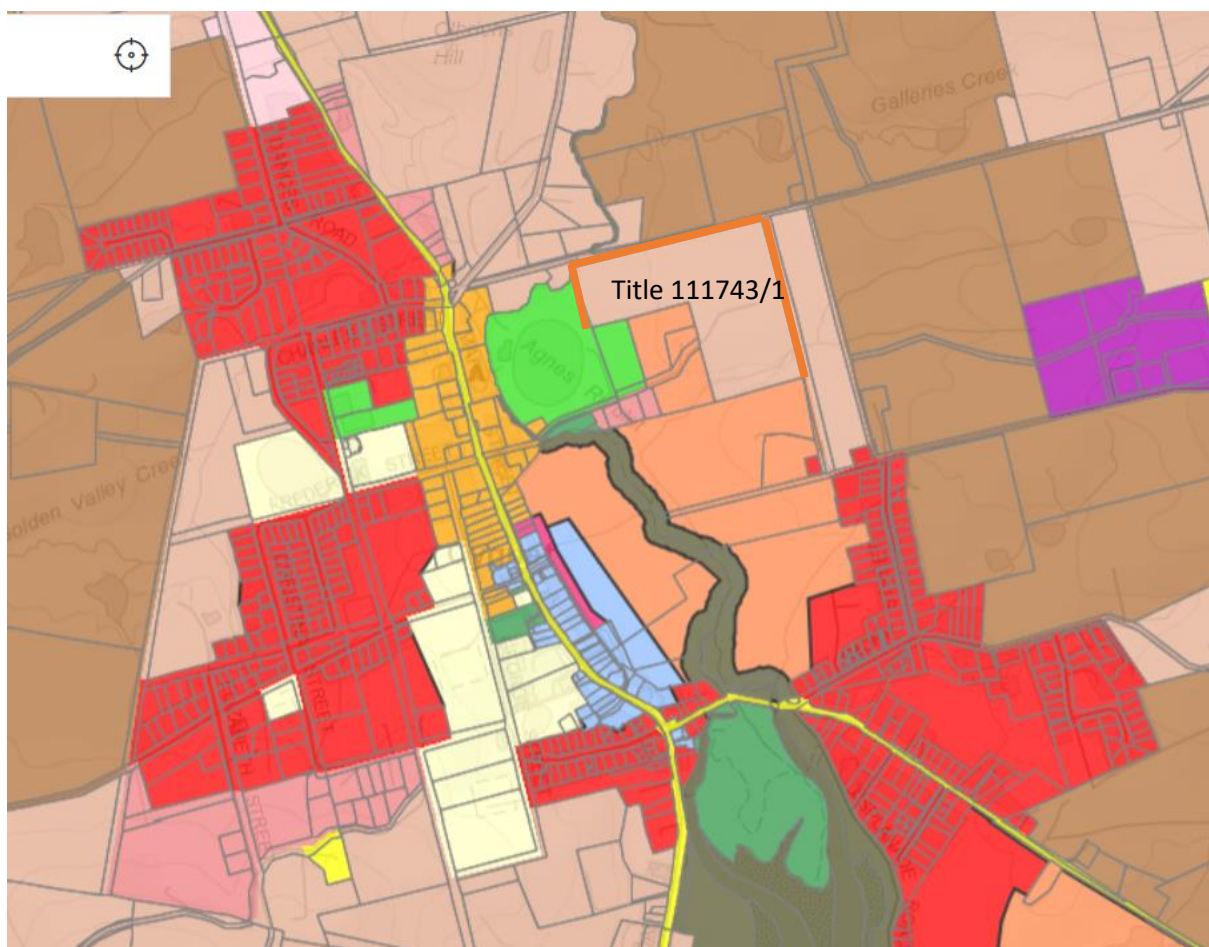
Future potential for sewerage connection along Guys Road to the Slab Road Pumping Station.

Title 111743/1 is a small parcel of land (9.6 Ha) below minimum size criteria for Rural Zoning.

Land potentially suitable for Agriculture indicates that title 111743/1 is constrained criteria 2B. In future the land will be further constrained by adjoining residential land after development within the current Future Urban Zone.

Inclusion in the Future Urban Zone with potential to be developed as low density residential zone will provide continuity with existing low density residential zone along Garthfield Avenue and provide buffer to adjoining Rural Resource and Agricultural zoning to North and East.

Map 1 Current LPS draft Zones with proposed extension to Future Urban Zone (orange line)



Compliance with relevant legislation and Land Use Strategy

Aligns with objectives of the Resource Management and Planning System of Tasmania, in particular objective (b) To provide for the fair, orderly and sustainable use and development of air, land and water.

Prevents further erosion of agricultural activity in Rural Zone surrounding Cygnet township by providing residential land opportunity within the township boundaries. Offers an alternative to dispersed residential housing in Rural Zone areas surrounding the Cygnet Township. Reduces the risk of urban sprawl and fragmentation of agricultural land due to an inability to provide sufficient residential land within the township's urban growth boundaries.

Compliance with Section 32(e) *Land Use Planning and Appeals Act 1993*

Avoids potential land use conflict with adjoining land.

Land adjoining to the South is within the Future Urban Zone.

Land adjoining to the West is Residential Zone and Low Density Residential Zone (land adjoining Garthfield Avenue) and Recreational Zone (Cygnet Recreational Ground adjoins Guys Road).

Land adjoining to the East is Rural Zone and is currently used as a residential property. The land is constrained 3 under the Land suitable for Agriculture layer.

Land to the North is separated by Guys Road. These land parcels are currently zoned Rural Resource and are a mixture of small parcels of land ranging from 1200 m² to 6600 m². These properties are used primarily as residential properties.

Some agricultural activity occurs at 59 Guys Road. Historically this was a small apple orchard, which no longer operates commercially. The land is primarily used for the grazing of beef cattle. Proposed zoning change to residential would not impact on agricultural activity to the north of Guys Road.

Compliance with Section 300, *Land Use Planning and Appeals Act 1993*

Consistent with the *Southern Tasmania Regional Land Use Strategy 2010-2035*.

In particular, at the Planning Authority meeting 31 March 2021, a decision was made to request the Minister for Planning make the following amendment to include a footnote to Table 3 of the *Southern Tasmania Regional Land Use Strategy 2010-2035* stating "For the Cygnet Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement

boundaries if supported by residential land supply and demand data analysis from a suitably qualified person.

This recommendation was endorsed by the Huon Valley Council (Council Minutes – STRLUS amendment decision (31 March 2021) p63).

According to *Huon Valley Council Priority Projects 2021*, Cygnet has a high demand for housing with an estimated 524 dwellings required between 2020 and 2036.

The *Cygnet Residential Demand and Supply Analysis Report, 2020* (p23) concludes that there is insufficient land available to achieve a dwelling capacity that will meet projected demand within the urban growth boundary.

Aligns with Strategic Direction 2 of the *Southern Tasmania Regional Land Use Strategy 2010-2035* Holistically Managing Residential Growth.

Provides for concentration of residential land within close proximity of the town centre. Minimal impact on environmental values – land is cleared, poor quality agriculture.

Assists in the prevention of urban sprawl and fragmentation of surrounding Agricultural land by providing residential land opportunity within the township boundary.

Aligns with Strategic Objective 3 – *Huon Valley Council Strategic Plan 2015-2025* Capable and Productive People and Assets Public infrastructure and services that deliver optimal benefit for the cost to the community.

Within the Draft LPS Supporting Report (p133) Strategic Objective 3 States that urban and residential growth is to be primarily through the subdivision of land or infill development within the existing established town boundaries.

The property is within 600m of Loongana Park (centre of Cygnet Township) and 300m of Mary Street, Cygnet. This is closer to the centre of the township than land included in the Urban Growth Zone to the east of the township and south of the Channel Highway which is nearly 1000m from Loongana Park.

Compliance with Section 32(f) *Land Use Planning and Appeals Act 1993*

Environmental impact to region

Minimal impact. Land is cleared, poor quality agricultural land and offers little in regard to biodiversity. Priority Vegetation is located in a small patch of the Southwest corner (Priority Vegetation Report 55 Garthfield Avenue). This is a small patch of *Acacia dealbata* forest and has been listed as priority vegetation without site visit.

The area in question is degraded with invasive species blackberry *Rubus fruticosus* agg and *Pinus radiata*.

This area can be preserved through an appropriate site plan during the planning and development phase.

Economic impact

Provides for future growth in population of the Cygnet township

Social impact

Consolidates residential land within close proximity to town centre. Decreases pressure on housing demand by increasing available residential land.

Walking links through Garthfield Avenue to the proposed Agnes Rivulet Walking Track and Riparian Reserve. Consolidating sense of community and proximity to expanded town centre (p7, *Huon Valley Council Priority Projects 2021*).

Compliance with Sections 20(2), (2A), (3),(4),(5),(6),(7),(8) and (9) Land Use Planning and Appeals Act 1993

Consistent with the requirements of the planning scheme. Does not require any alteration to existing planning scheme. Complies with Guidelines produced under section 8A *Land Use Planning and Appeals Act 1993*.

Proposed Zone complies with the Zone Application Guidelines provided in Section 8A Guideline No 1 – Local Provisions Schedule

Aligns with AZ6 which provides for alternative zoning of land identified in the Land Potentially Suitable for Agriculture if the land has limited or no potential for agricultural use.

Historically the land was partially used for the Cygnet Golf Course. It has very limited potential for agricultural use due to the poor condition of the soil and its proximity to residential and recreational areas.

Aligns with GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, Note: The Future Urban Zone may be used for future urban land for residential use and development

where the intention is to prepare detailed structure/precinct plans to guide future development.

Aligns with LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist: (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or (b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services;

Aligns with LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.

Compliance with *Southern Tasmania Regional Land Use Strategy 2010-2035* policies

LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.

Land is within 300 m of Mary Street (Channel Highway) Cygnet. This is the main public transport corridor through the township. Land is within walking/cycling distance of Cygnet township.

LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.

As above.

LUTI 1.2 Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.

As above.

LUTI 1.4 Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.

As above.

PR 2.3 Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.

Land parcel is ideal for transition to residential zoning as it adjoins the existing Future Urban Zone to the west and south. It is in an area of small land holdings (average 4500 m²) to the north and 1500m to the west. Land parcel is constrained 2b under the Land Potentially Suitable for Agriculture overlay. Land will be further constrained in future by residential development in Future Urban Zone.

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.

Complies with *Southern Tasmania Regional Land Use Strategy 2010-2035*.

Conclusion

There is a clear need for more residential land within the Cygnet Township Boundary. Title 111743/1 provides an ideal location for future urban growth. It is located within close proximity to the township centre and recreational open space.

Title 111743/1 adjoins the current Future Urban Zone on two boundaries.

Inclusion of title 111743/1 in the Future Urban Zone complies with the *Southern Tasmania Regional Land Use Strategy 2010-2035*, the *Huon Valley Council Strategic Plan 2015-2025* and section 32 of the *Land Use Planning and Approvals Act 1993*.

30/05/2022

30/05/2022

X 

Derek Turnbull

Signed by: u2901

X 

Angela Boden

Signed by: u2901

Supporting Documents

Southern Tasmania Regional Land Use Strategy 2010-2035

Cygnets Residential Demand and Supply Analysis Report, 2020

Draft LPS Supporting Report, November 2021

Council Minutes – STRLUS amendment decision (31 March 2021)

Huon Valley Council Priority Projects 2021

Huon Valley Council Strategic Plan 2015-2025

Priority Vegetation Report 55 Garthfield Avenue

Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
3506357	111743/1	55 GARTHFIELD AV	CYGNET	DWELLING	95615

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

Relative Reservation



Relative Reservation

- (NAD) *Acacia dealbata* forest

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Threatened Fauna and Significant Habitat



Threatened Fauna Habitat

- eastern barred bandicoot
- eastern quoll
- tasmanian devil

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

Contacts

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HUON VALLEY COUNCIL STRATEGIC PLAN

2015 TO 2025





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INTRODUCTION

The Huon Valley Council Strategic Plan 2015-2025 outlines the Council's strategic direction for the next 10 years. The Strategic Plan is an important document; it describes how Council works with and within the community to deliver the governance and services that will achieve community objectives and priorities.

This Strategic Plan:

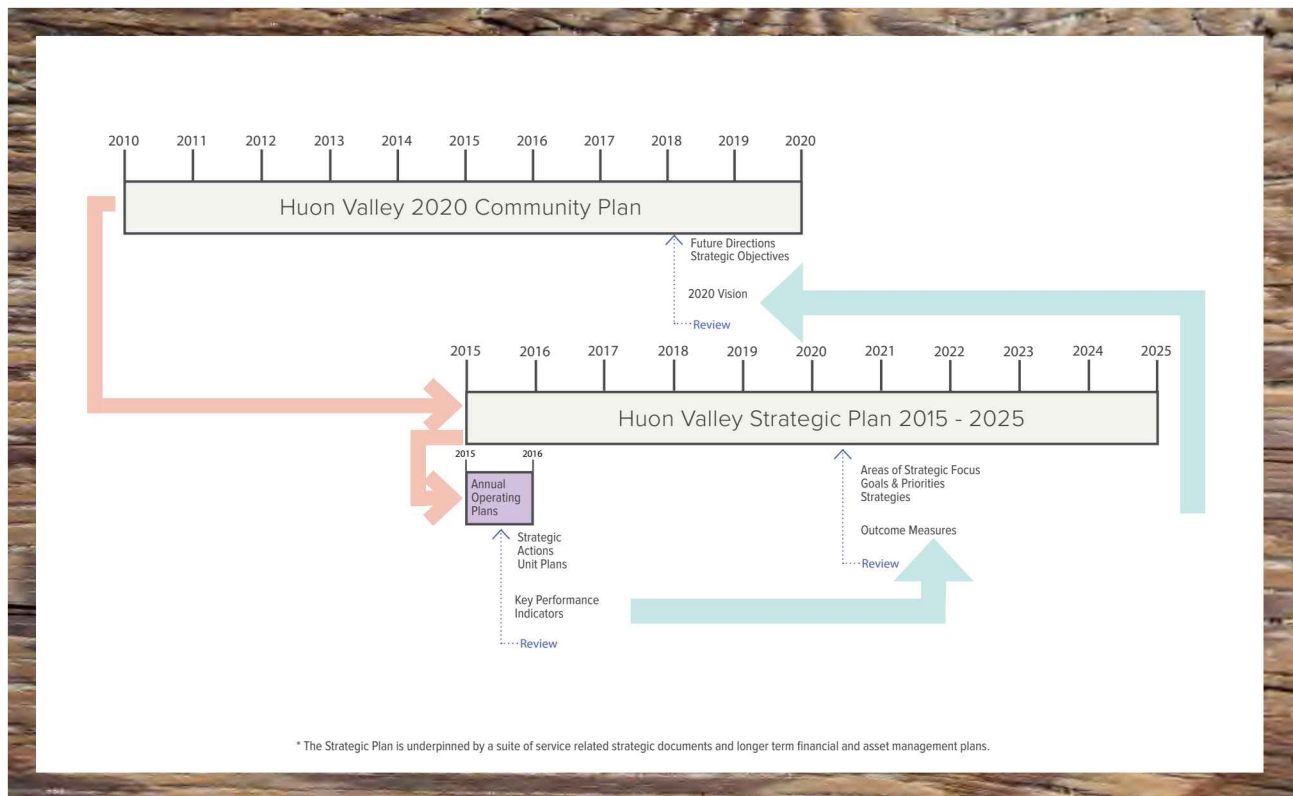
- Places the governance principles and community values that frame Council's focus, roles, decision making and relationship with the Huon Valley community and other stakeholders in public view;
- Establishes a decision making framework based on achieving outcomes that reflect common values identified by the community and from this, provides the basis for community conversations around key issues and challenges;
- Provides clear indicators against which progress can be evaluated and as necessary lead to changes in approaches and strategies;
- Provides the basis for structured relationships and engagement with other levels of government and proposal proponents; and critically
- Provides the basis for annual plans that are clearly focused on achieving the outcomes identified within the strategy.

The environment within which we as a community operate changes rapidly, events that occur internationally, changes in government and a wide range of other influences flow through to our community with a mix of influences. Within our community other internal changes also influence how our community works. The Huon Valley Council believes that it must manage in a manner that considers these dynamic influences and ensures that the contribution Council makes is proportional and beneficial to the community. For this reason it has adopted the following approach to its 2015-2025 Strategic Plan.

Strategic influences such as climate change are considered as an overlay to the framework – impacting on each element, but in different ways. Similarly strategies such as consultation and engagement is an overlay, the framework providing a means of designing meaningful and constructive input and collaboration.

THE STRATEGIC PLAN IN CONTEXT

To recognise the value of the Strategic Plan it is necessary to understand its relationship with key Council documents.



The foundations of the Strategic Plan were laid in 2007 when members of the Huon Valley community came together to develop the Huon Valley 2020 Community Plan. The following eight future directions were identified in the Community Plan:-

- Care for our environment
- Build health and well being
- Enhance recreational opportunities
- Improve transport and communications
- Create diverse education opportunities for all
- Develop prosperity
- Expanded community engagement and involvement
- Celebrating our arts, heritage and culture

The Community Plan has been an important reference point for the Huon Valley Council's Strategic Plan. The development of this plan is underpinned by the comprehensive engagement informing the Community Plan's development, and engagement which was undertaken in 2010 to update the community input.

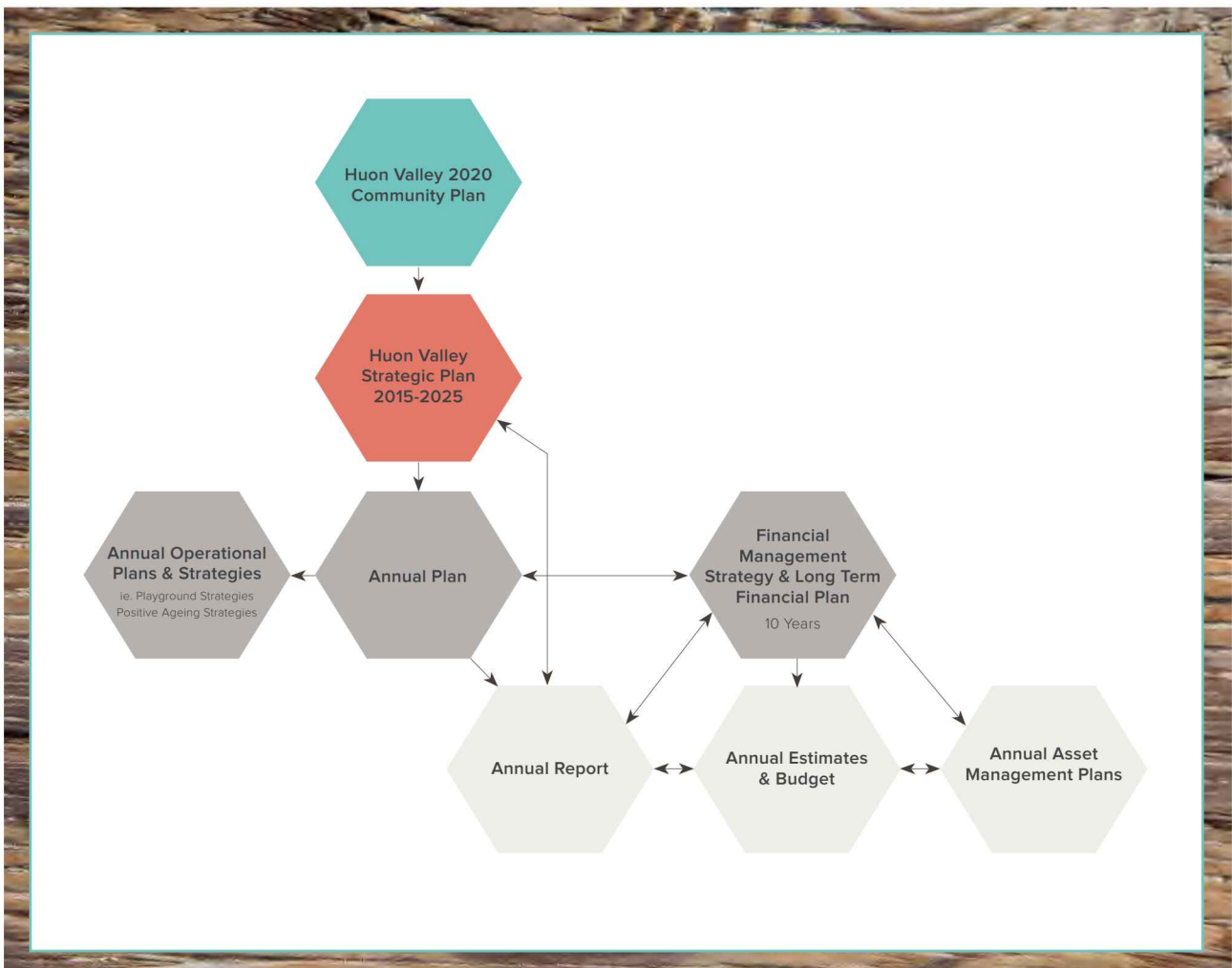
To build on the above, a range of further engagement has contributed to the preparation of this Strategic Plan, including:

- Council briefings and workshops
- A community workshop with some 40 representatives reflecting community sectors; and
- A comprehensive series of workshops with Council’s management team and business unit management teams.

This process has ensured a mix of input ranging from the identification of goals and priorities, through to clarifying problems faced on the ground by the community. This mix of input helps match aspiration and practicality and also helps to ensure that the people responsible for implementing the Plan are committed to using it as a tool to assist them to achieve their performance and productivity goals.

The Strategic Plan also builds on current Council planning and strategic documents. The Strategic Plan is the guiding document for the ongoing review of that strategic work, including critical plans such as the *Huon Valley Land Use and Development Strategy*, structure plans, *Asset Management Strategy*, *Financial Management Strategy & Long Term Financial Plan* and the annual plans.

The following diagram represents these key interrelationships and processes.





COUNCIL'S STRATEGIC GOVERNANCE AND MANAGEMENT FRAMEWORK

The Strategic Plan is built on Council's need to simultaneously manage a wide range of activities, services and issues in what is a dynamic environment. In summary, Council aims to positively impact on a community system to achieve defined, beneficial characteristics and outcomes.

To do this well, Council has worked to better understand how the elements and characteristics that make up a successful community fit together and how we can organise and manage through our strategies to achieve the key strategic objectives.

Our strategic management framework, depicted in the figure below, is a tool to enable us to ensure that all of the actions undertaken in Council work towards achieving the strategic outcomes.

This approach is designed to ensure that:

- Our on ground decisions and actions contribute to the community's strategic objectives and outcomes;
- Council's departmental units and people are aware of what is expected of them;
- If the result achieved is different to requirement, the activity is evaluated and as necessary changes made; and
- Progress can be measured in a consistent way by both Council and the community.

The approach is designed to engage stakeholders in conversations about how the community works and changes, by:-

- Providing a logical, systems management approach within which the current state of the community can be mapped across important environmental, economic and social dimensions;
- The influences on these and their impact clarified;
- Community objectives/priorities addressed; and
- Changes measured.



The strategic management framework provides the structure and logic to this plan by defining the strategic context and as a result, helping to organise and adapt our thinking and strategies, and to manage the complexity of the task at hand.

The Vision and Strategic Objectives, provide the Plan's strategic focus by identifying the characteristics sought and valued by the community and the manner in which Council will work with the community to achieve them. The achievement of these objectives is evaluated by using the characteristics and trend measures drawn from a wide range of sources and are generally considered on a medium term basis or in relation to a specific challenge/opportunity being addressed. The strategic objectives provide a reference point for making decisions around issues and proposals that may arise to ensure their fit to community values and priorities.

The characteristics enable Council, the community and other stakeholders to consider how sectors work together to support each other as a "community system" and contribute to the longer term strategic outcomes.

In the event that some sectors may be limiting the performance of others, or that the strategic objectives are not being realised, Council has adopted a mix of strategies to use to either reduce the risk or realise opportunities.

The tool is designed to be used as both a formal and informal framework to get the thinking and logic of a decision in order. For example:

- If the result in a specific (or number) of strategic objectives is not what is required, the focus moves to the bottom line to identify what specific sector(s) are not making the contribution sought and then the strategy mix that is likely to redress the shortfall.
- Similarly, if there is a proposal to invest in a major development in one sector the tool helps to develop insight into how that development may affect other sectors and contribute to the strategic outcomes.

The tool is designed as a prompt to assist Council to recognise the inter-relationships between the various sectors of the community and what impact its operations may have. It assists identification of priorities, evaluation of results and it provides logic and focus to community issues.

Over the 10 year period for this strategy, trend changes or "shocks" will dictate that, while each of the strategic objectives, or sectors within the profile are important, the balance of focus and effort between them will shift.

This approach to strategy ensures that Council's effort is focused on contemporary, important factors, and is not locked into issues that, while important in 2015, are not so (for example), in 2018. This approach reinforces Council's commitment to engagement and partnership with the community as a means of jointly achieving the strategic objectives.

To ensure that the long term strategic objectives are met, Council will develop annual plans.

To action this strategy as the basis for focused and productive annual plans, Council has:

- Defined its strategic focus and objectives;
- Clarified the necessary community profile characteristics necessary to achieve those objectives;
- Defined the strategies it will adopt to work towards the key characteristics; and
- Mapped how those strategies will be generally applied to the community profile.

HUON VALLEY STRATEGIC GOVERNANCE AND MANAGEMENT FRAMEWORK

OUR VISION

WORKING TOGETHER FOR A PROSPEROUS, VIBRANT AND CARING HUON VALLEY COMMUNITY

STRATEGIC OBJECTIVES

A GREAT ENVIRONMENT

A PROSPEROUS, RESILIENT ECONOMY

CAPABLE AND PRODUCTIVE PEOPLE AND ASSETS

COMMUNITY WELLBEING AND LIVEABILITY

COUNCILS STRATEGY MIX

Land use management

Build networks and relationships

Encourage, facilitate and directly invest

Facilitate learning, creativity and innovation

Market and communicate to encourage engagement and volunteering

Govern and manage with quality information, contemporary process, respect and inclusion

INFLUENCING CHARACTERISTICS TO DELIVER THE STRATEGIC OBJECTIVES

CHARACTERISTICS

Ecology & Natural Resource Management

Utilities & Infrastructure

Production

Settlement & Built Environment

Retail, Trade, Business & Professional Services

Education & Learning Services

Health & Safety Services

Arts, Culture, Recreation/ Tourism

PEOPLE ENGAGING AND CONNECTING THROUGH

COUNCIL'S STRATEGIC FOCUS

VISION

The vision takes a long term, broad view that combines, in simple, aspirational terms the “what and how”.

Council's vision is:

“Working together for a prosperous, vibrant and caring Huon Valley community”

The vision is realised by working together to achieve the balance of characteristics we want as a community, and expressed as our Strategic Objectives.

STRATEGIC OBJECTIVES

The strategic objectives are medium term outcomes that we must achieve if our vision is to be realised - in simple terms “what are we trying to achieve by doing this or that”. These are more specific in definition and are designed to reflect commonly held aspirations and values – a shared, practical community focus.

In order to achieve the strategic objectives, we need a community characterised by:

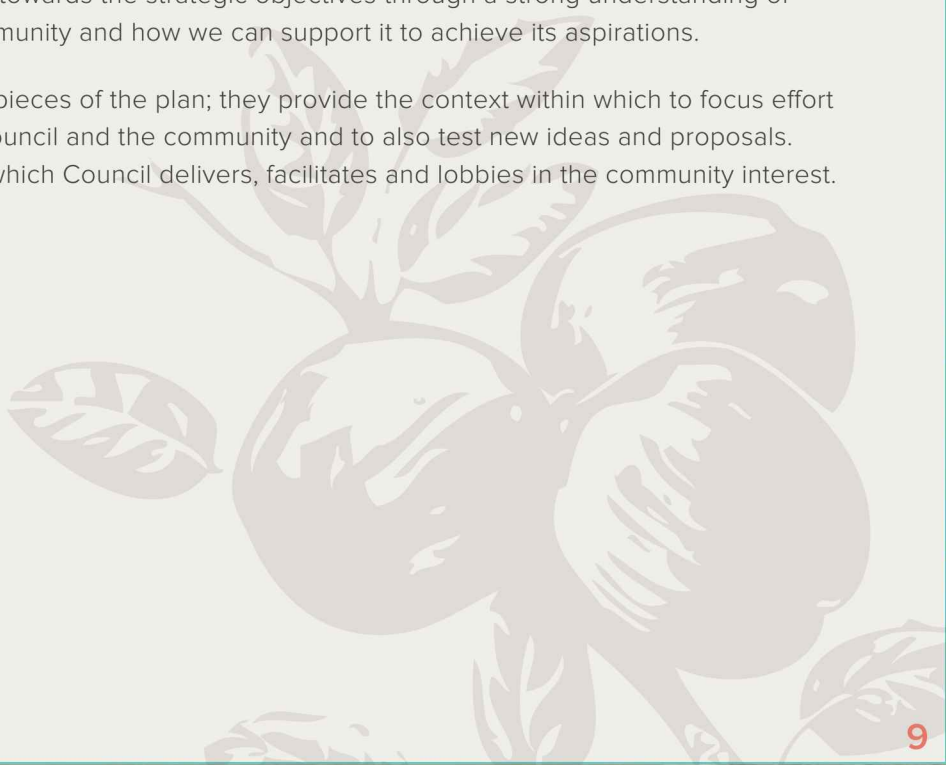
- *A Great Environment*
- *A Prosperous, Resilient Economy*
- *Capable and Productive People and Assets*
- *Community Wellbeing and Liveability*

The strategic objectives reflect environmental, economic and social perspectives, and recognise their interdependency and necessary balance.

The strategic framework is designed to remain in place for longer than this 10 year Strategic Plan period. Over time the relative weighting and measures may change depending on the social and economic environment, as will the strategy mix used to achieve and protect them.

Council's strategy is designed to aim towards the strategic objectives through a strong understanding of how the Huon Valley works as a community and how we can support it to achieve its aspirations.

These strategic elements are critical pieces of the plan; they provide the context within which to focus effort and resources, test the success of Council and the community and to also test new ideas and proposals. They become the practical basis on which Council delivers, facilitates and lobbies in the community interest.





OUR STRATEGIC OBJECTIVES – WHAT WE WANT TO ACHIEVE AS A COMMUNITY

Council is focused on ensuring our decisions and processes deliver the following strategic objectives.



A GREAT ENVIRONMENT

Historically, the natural environment, climate and what was able to be produced was the basis for settlement in the Huon Valley. The environment provided the attributes for people to achieve their life goals. Today it remains a key advantage and motivates people to live, invest in business and visit the Huon Valley. Protection of this environment and appropriate use and development is a key strategic focus from both natural values and human perspectives. We seek:

- An environment that is acknowledged, appreciated and generates pride and a strong sense of place; and
- A natural and developed environment that is managed for sustainability and beneficial use.

Strategic and Trend Indicators include:

- Care Group participation;
- Collected visitor feedback;
- Grant income generation;
- Threatened species, weed species and vegetation communities profile;
- Development assessed for environmental impacts;



A PROSPEROUS, RESILIENT ECONOMY

A level of economic and financial prosperity is central to the success of a place. The generation of individual and community wide income and wealth supports the ability for a community to provide opportunity and to deliver the range of services necessary to create a sustainable community. To achieve this we will pursue:

- A contemporary, market oriented and diverse economy characterised by creativity, strong revenue and investment; and
- Creation of the opportunity to participate in and pursue rewarding employment and careers.

Strategic and Trend Indicators include:

- Workforce participation rate;
- Income profile & diversity of sources;
- Community wealth; and
- Positive changes in economic profile.



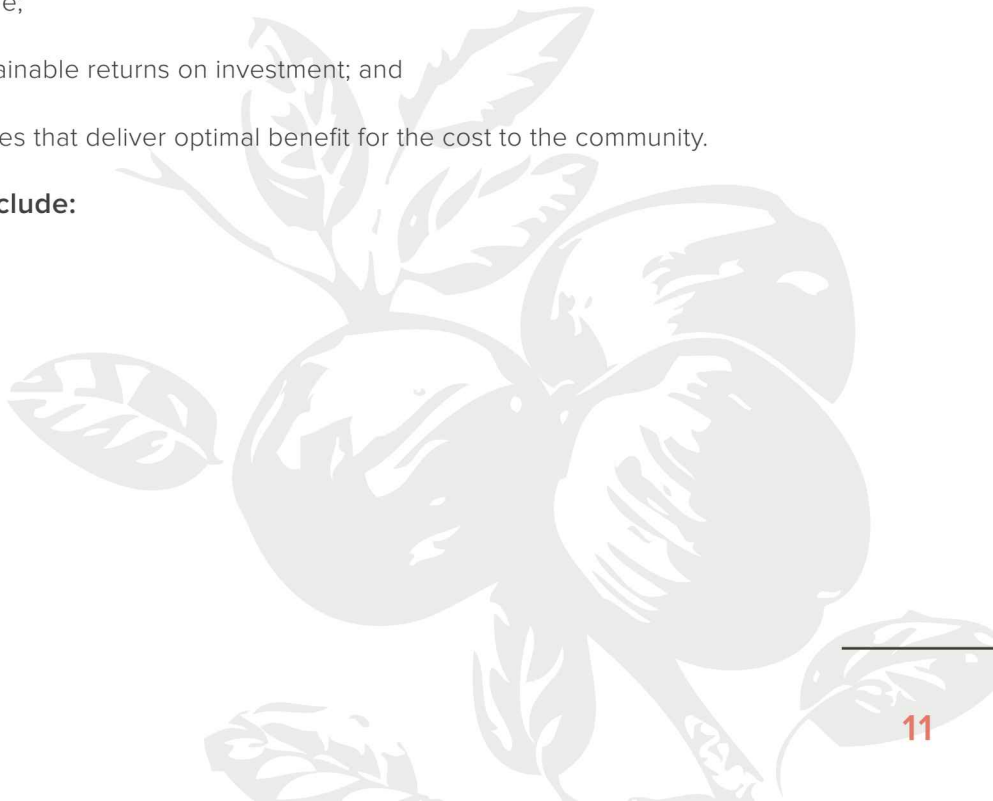
CAPABLE AND PRODUCTIVE PEOPLE AND ASSETS

A community is about people, their values, capabilities and the way they interact, develop and utilise available assets to achieve their goals. This mix of human, social and investment capital is central to young people aspiring to and achieving careers, families and businesses successfully establishing and older people being able to continue to actively engage in the community. Our goals are:

- Knowledgeable, skilled people actively and constructively engaged in pursuing their goals and preferred pathways to the future;
- Private assets that deliver sustainable returns on investment; and
- Public infrastructure and services that deliver optimal benefit for the cost to the community.

Strategic and Trend Indicators include:

- Education participation;
- Workforce participation;
- Census community profile;
- Volunteer profile;



- Business continuity;
- New development investment; and
- Infrastructure condition and investment.



COMMUNITY WELLBEING AND LIVEABILITY

The characteristics of a place, as a means for attracting and retaining people, is based on a mix of what is here – the natural environment, its developed attributes and the “way the place works” in terms of individual, familial and social networks and support systems. There are many aspects of a place which attract and retain people in a community. The natural environment, the economic environment and the social environment are all factors. Our goal is to ensure:

- People experience a sense of purpose, inclusion, recognition, value and wellbeing;
- Support and services are relevant and accessible when needed;
- People feel safe;
- Diversity of values and ideas is encouraged, respected and used to achieve creative solutions;
- People feel empowered and are encouraged to formally and informally provide leadership and effort to contribute to the community; and
- People work together, share knowledge and experience to achieve common outcomes.

Strategic and Trend Indicators include:

- Community satisfaction (LGAT survey criteria);
- Community based activity profile;
- Aged living at home;
- Community health profile;
- Australian Early Childhood Development Index;
- Socio economic community profile;
- Community profile data;
- Key health indicators;
- Population retention and attraction; and
- Engagement in key community conversations.

A community characterised by these strategic objectives provides a sustainable basis on which to attract people to live, invest in and visit the Huon Valley.



CHARACTERISTICS

The characteristics of the Huon Valley community drives its day to day attractiveness as a place in which to live, invest and work. The structure below summarises the key perspectives that Council will focus on to ensure that each sector can support each other and that individually and collectively they provide opportunity for the community to achieve its aspirations.

It is important that we describe characteristics that we have set for each of the sectors of the community. Population characteristics and Council’s governance characteristics have also been included in our analysis of their impact on our preferred future.



The description below includes Council’s approach and stance to each of the characteristics and how we will measure success. The discussion above reinforces that if we are to meet our strategic objectives, the goals are interdependent.

CHARACTERISTIC 1

POPULATION

A DIVERSE AND CAPABLE POPULATION OF AROUND 20,000 PEOPLE.

The Huon Valley has an estimated population of 16,020 (ABS 2012), and is projected to grow at a rate of 1.2%. Population is a key determinant of a community's capacity to provide a range of activities and services that sustain it socially and economically.

In addition to overall numbers, the make-up of the population is important. A balance of different age groups, levels of education and the skill profile are all important factors in enabling a community to achieve income levels to support a good quality of life, to enable it to achieve economic opportunities and provide the range and level of services that are required to make it an attractive place to live, work and invest.

The nature of settlement within the Huon Valley ensures that people seeking specific locational characteristics, whether from a country or seaside lifestyle, proximity to Hobart or to other local work, living in a small settlement enables the Huon Valley to increase population without diminishing the valued character.

Council's strategic stance is to support population growth and diversity in its demographic to ensure our strategic outcomes are achieved.

Characteristic and Trend Measures include:

- Rate of increase of the population; and
- Demographic profile diversity.



CHARACTERISTIC 2

ECOLOGY AND NATURAL RESOURCE MANAGEMENT

OUR NATURAL RESOURCES ARE ACTIVELY PROTECTED AND SUSTAINABLY UTILISED TO PROVIDE COMMUNITY BENEFIT.

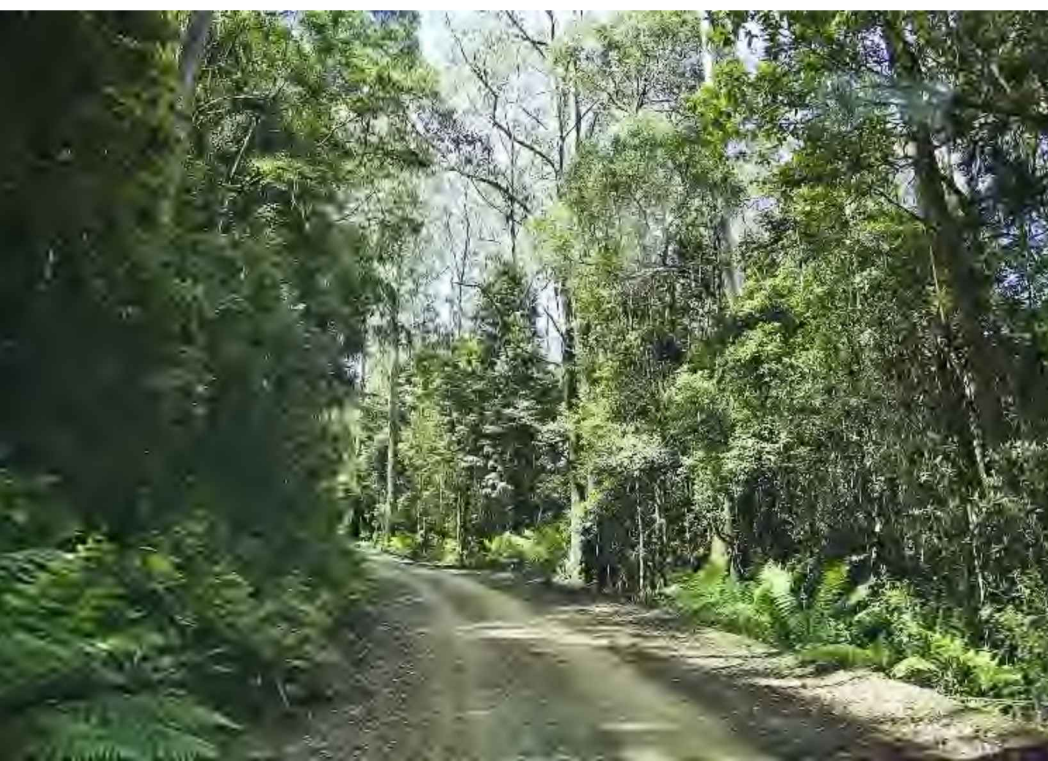
The Huon Valley is rich in natural resources. Its geography and the climate combine to support primary production, forestry, agriculture and fishing. These natural characteristics are now also supporting industries including agriculture and aquaculture, and are a key attractor for visitors to Tasmania.

The natural environment provides a major reason why people live in and visit the Huon Valley.

Council's strategic stance is to actively, and through regulation, protect and manage the natural environment for sustainable passive and active beneficial use by the community and visitors.

Characteristic and Trend Measures include:

- Natural diversity;
- Water quality;
- Invasive species controlled;
- Productive land capability; and
- Direct and indirect business activity and employment.



CHARACTERISTIC 3

UTILITIES AND INFRASTRUCTURE

UTILITIES AND INFRASTRUCTURE THAT FACILITATE PEOPLE TO LIVE, VISIT AND INVEST IN THE HUON VALLEY.

Our ability to access each other, property, services, market and recreation is dependent upon infrastructure. While this access has historically been based on physical infrastructure forms, digital access now is a key component. This infrastructure underpins our ability to live and work day to day and participate in our recreational activities.

This arena also includes social infrastructure. As we become more service oriented, the provision of places where services are placed, where people can gather and children can play and develop are increasingly important. Changing values means that while road transport is critical, other transport and communication alternatives for social, service and business connections are critical to the infrastructure profile. The mix of infrastructure is important to ensure the Huon Valley is competitive and attractive.

Changes have meant we re-think how we approach the provision and balance of infrastructure to ensure upgrading or new investment is made to reflect the strategic risks, opportunities, community's contemporary values, needs and behaviours and how we can meet both the technical standards and these requirements. Principles such as "zero waste" introduce new ways of thinking and investing to achieve our strategic objectives.

An example of this is how we consider rainwater run-off. If we consider all water a valuable asset, our approach to how we design infrastructure alters significantly and the way we frame our benefit/cost considerations around the investment also alters.

Council's strategic stance is to manage existing assets using best practice technical and investment approaches. It is to work to ensure that our utilities and infrastructure enables the community to be safe, ensures access, reduces potential risk and damage and enables opportunities to be realised.

Characteristic and Trend Measures include:

- Infrastructure serviceability reflects community needs;
- Compliance with contemporary standards;
- Meet or exceed contemporary accepted asset management measures;
- Number of innovation projects;
- Digital coverage;
- Recognition of social infrastructure; and
- The number and value of externally funded projects – full, part, public, private.

CHARACTERISTIC 4

PRODUCTION

INCREASE THE DIVERSITY AND VALUE OF PRODUCTION WITHIN THE HUON VALLEY.

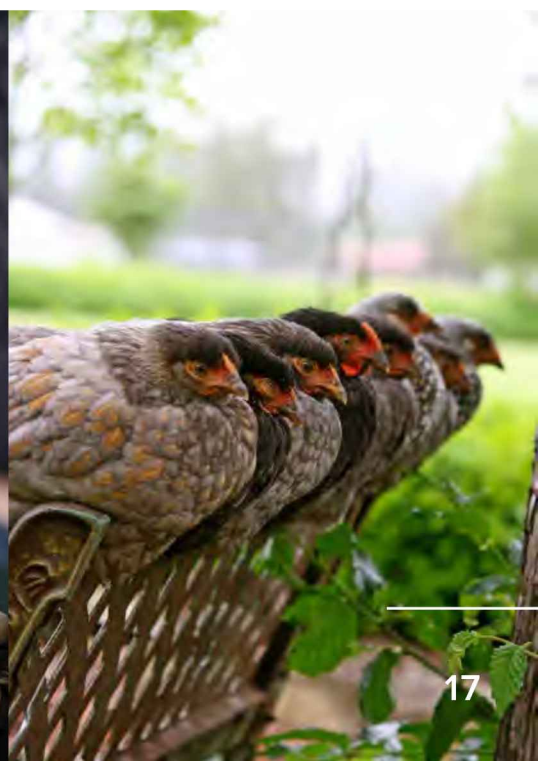
The Huon Valley has a long history of primary production but limited value adding from downstream processing, this has often resulted in high quality production being viewed as a commodity and subject to global competition. Production is important, it draws external income to the Huon Valley and redistributes it through wages and demand for products and services. As value add processing occurs, the employment and income multipliers increase dramatically.

The emergence of the requirement for safe, sustainably produced and high quality food and beverage has created the opportunity for “provenance” as the basis to increase both marketability and price for places such as the Huon Valley. The ability to achieve viable margins is a key to further investment in production within the Huon Valley.

Council’s strategic stance is to ensure that the productive capability of the land and waterways is maintained and enhanced to increase diversified production.

Characteristic and Trend Measures include:

- Huon Valley value of production;
- New or expanded production and value adding;
- Direct employment and income; and
- Contribution to Huon Valley brand and positioning.



CHARACTERISTIC 5

SETTLEMENT AND BUILT ENVIRONMENT

PROVIDE A MIX OF ATTRACTIVE RESIDENTIAL AND BUSINESS OPTIONS TO THE MARKET, WHILE PROTECTING EXISTING VALUES AND FUTURE POTENTIAL.

The Huon Valley is characterised by larger towns and dispersed communities that emerged from early transport links and economic activity. These smaller towns now provide for both long term resident families and people attracted by the amenity and differing characteristics of these locations.

Investment in all settlements over recent years has resulted in a series of projects designed to improve amenity and the usability of key sites. These have achieved significant use and provide a great source of community pride. To move beyond a single project focus Council will consider these towns from understanding their character and appropriate design to ensure they both continue to provide a contemporary place to live and can also build on this character to stimulate visitation and appropriate growth.

While the Huon Valley reflects highly attractive settlement characteristics, there is also a range of challenges that will need to be met. .

Agriculture tends to be based on relatively small sized properties, this leads to potential tensions between neighbours where the land use differs. The early land settlement patterns create a limit to efficient agricultural production, in particular if value adding is low, this necessitates consolidation to achieve single enterprise scale economies or collaboration through the value chain. Protecting the potential for viable primary production across the landscape is a key challenge and focus.

The tensions between land uses also exist to some degree in the relationship between industrial/production spaces and residential spaces on land, water and coastlines. These challenges require the input of a wide range of government agencies.

There is undeveloped land within existing town boundaries that can enable population growth. Some of this requires infrastructure to enable its transformation.

Council's strategic stance is to encourage the development of underutilised residential land, to manage tensions between land uses and to ensure that the town environments provide a reflection of the Huon Valley brand whilst honouring their unique town characteristics.

Characteristic and Trend Measures include:

- Planning and building approvals;
- Utilisation of zoned land by classification;
- Awareness of diverse characteristics of the Huon Valley; and
- Brand recognition.

CHARACTERISTIC 6

RETAIL, TRADE, BUSINESS AND PROFESSIONAL SERVICES

INCREASE THE SCOPE AND CAPABILITY OF SERVICES TO ACHIEVE A CONTEMPORARY MIX THAT INCREASES LOCAL SPEND.

Businesses are recognised as important for many reasons, including:

- Providing products and services to homeowners and other businesses;
- Providing essential and discretionary retail goods;
- Introducing an operational, managerial and professional occupational mix into the community, providing training and career options;
- Providing an economic multiplier effect by circulating income throughout the community; and
- Increasing the liveability of the Huon Valley.

This sector has grown in terms of enterprise numbers, scope of offer and professionalism and is considered important to support future growth and prosperity.

Council's strategic stance is to support growth, ensuring appropriate land and infrastructure is available, training opportunities are identified and facilitated and local businesses are preferred suppliers where possible.

Characteristic and Trend Measures include:

- Business profile – current and trend; and
- Employment profile – current and trend.



CHARACTERISTIC 7

EDUCATION AND LEARNING SERVICES

TO ACHIEVE A LIFELONG LEARNING CULTURE WITHIN THE HUON VALLEY.

Council recognises and promotes a mix of formal and informal approaches to education and learning across the Huon Valley.

The protection of the scope and level of locally available education is a significant challenge and one where Council collaborates with other community stakeholders to ensure success.

Council has provided the catalyst for early learning and care. This has ensured young children get access to early education, preparing them for school and developing social skills. Critically, it allows parents to participate in the economy and social networks.

Post school learning, formal and informal, is identified as a key aspect in ensuring that community members remain connected and productive contributors to their communities. Lifelong learning enables people to transition into jobs and careers as well as an opportunity to transition to retirement. For current and prospective business owners, access to training and development is identified as important for business success.

Council's strategic stance is to support the continuity and improvement of formal education within the Huon Valley and to work with key community stakeholders and education/training providers to develop strategies to support lifelong learning to the point where learning becomes part of the Huon Valley culture.

Characteristic and Trend Measures include:

- Education and learning participation and achievement profile;
- Population qualification profile;
- Trainee/apprentice profile;
- Literacy levels; and
- Australian Early Childhood Development Index.

CHARACTERISTIC 8

HEALTH AND SAFETY SERVICES

THE PROVISION OF SERVICES THAT ENSURES PEOPLE'S INTERESTS, HEALTH AND SAFETY ARE ENHANCED AND PROTECTED.

Council is a key part of this sector. Along with the Huon LINC and Huon Community Health Centre there are accessible connections to local, state and federal government services.

Primary health services are provided through larger towns, they include doctors, allied health and visiting specialists however known challenges such as access and cost of transport can be a barrier to accessing centralised services. Local access to this network is viewed as a priority.

The retention of emergency services and disaster response capabilities are considered important in the protection, health and safety of the community.

While the Huon Valley enjoys high quality aged care facilities, the community care mix is identified as critical to retaining older residents and ensuring they are able to exercise choice in their lifestyle.

The mix of health services, doctors, allied health, emergency response and aged care facilities is critical to attracting and retaining people and businesses across the Huon Valley.

Council's strategic stance is to intervene and as necessary facilitate services on a break-even cost basis. There is the opportunity to work with networks to develop creative and cost effective responses to health and safety conditions and risks that also include preventive elements.

Characteristic and Trend Measures include:

- Accessibility;
- Scope and quality of service; and
- Compliance to response standards.



ARTS, CULTURE, RECREATION / TOURISM

ARTS, CULTURAL, RECREATION AND TOURISM CHARACTERISTICS OF THE HUON VALLEY MAKE A MAJOR CONTRIBUTION TO COMMUNITY WELLBEING AND VISITOR ATTRACTION.

Arts, cultural and recreational pursuits and opportunities within the Huon Valley are many and varied. These range from traditional sports, arts, bushwalking, fishing and water sports, horse riding, food, wine and cafes, mountain biking and off road driving. These play a strong role in why people live in the Huon Valley and because of the ability to connect to others of similar interests and values. Many of the groups that support these activities deliver significant value to the community.

The challenge is in providing the mix of infrastructure and facilities that ensures they are suitable for purpose and productively used. Multiple use and outcomes is a key principle when considering upgrade or new investment.

For residents and visitors, the Huon Valley provides much in close proximity. Increasingly, these possibilities are recognised by the visitor market. This provides both an opportunity and risk. There is the opportunity to attract visitors to turn a marginal business into a thriving business, or to establish a new business opportunity or community events. The risk is in not providing it to the expectations of the market.

Increased visitation can play an important direct role in the Huon Valley economy. Indirectly it also ensures that higher quality recreational and cultural infrastructure and more numerous facilities are available to the community. Plans in this arena will include local and visitor perspectives as part of their development.

Council's strategic stance is to encourage local arts, cultural and recreational pursuits, by facilitating or providing appropriate infrastructure and support for these local activities and events. The newly developed "Huon Valley Brand" provides an overlay brand to tourism and recreation events, sectors and businesses, in effect providing a joint marketing approach. With use of the brand comes the responsibility to achieve standards reflective of the target market expectations.

Characteristic and Trend Measures include:

- Arts, cultural and recreational activity profile;
- Participation levels, including organisational;
- Profile of accommodation and attractions;
- Visitor numbers; and
- Length of stay and yield.

The mix of strategies identified as available to Council and the community to achieve and manage these challenges and opportunities is outlined below. Again, depending on the specific context, the mix will differ to reflect the situation.

CHARACTERISTIC 10

COUNCIL'S SUSTAINABILITY, CAPACITY AND GOVERNANCE

THE HUON VALLEY COUNCIL EFFECTIVELY PARTICIPATES IN THE DEVELOPMENT OF LOCAL GOVERNMENT IN TASMANIA AND IS WIDELY REGARDED FOR ITS LEADERSHIP, PROFESSIONALISM, INNOVATION AND QUALITY OF SERVICE DELIVERY.

The practice of good governance in local government can make a significant contribution to improving community life. When local governments practice good governance, their communities are more connected and engaged, better services are provided and more efficient use is made of resources. In meeting the highest standards of accountability and transparency, good governance produces better outcomes.

Council must take into account the diverse needs of the local community in its decision making, set and monitor strategic objectives and ensure resources are managed in a responsible manner. The broad functions of Council are:

- to provide for the health, safety and welfare of the community;
- to represent and promote the interests of the community; and
- to provide for the peace, order and good government of the municipal area.

In performing these roles and functions Council is required to consult, involve and be accountable to the community.

Council's strategic stance is to demonstrate integrity through consistent, cohesive and equitable processes and decision making, to foster and promote long term organisational sustainability and the strategic positioning of the Council, and to deliver high performance products and services based on leadership, professionalism, skill and commitment of elected Councillors and employees

Characteristic and Trend Measures include:

- Legal and statutory compliance;
- Financial compliance and stability;
- Increased external funding; and
- Development of partnerships.





STRATEGIES COUNCIL USES TO ACHIEVE OUR CHARACTERISTICS

Councils, like all governments, have limited resources to apply over a wide range of responsibilities. This means that a range of strategies must be used to achieve an optimal mix of direct investment, facilitation and support to achieve the defined outcomes.

The mix of strategies below is a “tool set” utilised by Council, most often in combination, to achieve the best outcome possible for the resources available.

A) LAND USE MANAGEMENT

This is a core regulatory responsibility of Council within its delegation as a planning authority. The availability and use of land for “best purpose and future opportunity” based on location, proximity, existing and potential servicing and risks, is a key tool in ensuring the strategic objectives can be realised in a balanced manner. The outcomes become the test of the focus and value of our planning instruments and of “good land use”.

Development Trends

- Development trends;
- Level of re-zoning of land;
- Number of DAs over time / zones;
- Number of BAs over time / zones;
- Development type;
- Processing times;
- Number of applications converted to development;
- Number of food businesses;

- Assets generated from developments; and
- Increase in property value generated from new development.

B) BUILD NETWORKS AND RELATIONSHIPS

The development of networks within the community and with other stakeholders, such as government and industry, is important in terms of ensuring their decisions and actions “add” to the achievement of beneficial community outcomes. The goal is to ensure that when they make decisions that are focused on and supportive of our community objectives. Success in this strategy adds significantly to the Huon Valley resource base that is focused on this achievement.

Strategy Success Measures

- Number of engagement activities we undertake – structured meetings / Committees;
- Networks are in place;
- Achievement of the networks’ goals; and
- Contribution to strategic objectives.

C) ENCOURAGE, FACILITATE AND DIRECTLY INVEST

With a limited rate base, it is important that a mix of private and government investment is sourced. This investment relates not solely to physical assets but also in terms of community services. The potential investment of “sweat” by individuals and groups within the community, as a key input, is included within this strategy as a key community resource. The Huon Valley has achieved very strong financial sustainability benchmarks (one of the top Councils within Tasmania). This provides a solid foundation on which to achieve the community’s goals.

Strategy Success Measures

- Council’s financial sustainability indicators;
- Quality and scope of assets and services;



- Level and continuity of investment by government and community;
- Private investment by community profile sector;
- Benefit/cost relationship of investment; and
- Economic flow-on value from Council investment.

D) FACILITATE LEARNING, CREATIVITY AND INNOVATION

The world is highly dynamic and interconnected. The ability for a community to be sustainable in the long term is highly related to its ability to recognise and adjust to those dynamics – to be creative. This strategy is applied to the internal operations of Council, the manner in which Council engages with stakeholders and the way those stakeholders resolve the problem or capture the opportunity. While we often and appropriately focus on technology, it is also about how we engage with one another and approach challenges and opportunities.

Strategy Success Measures

- Recognition and development of potential value;
- Achievement and application of learning and qualifications; and
- Number and benefit of innovative projects.

E) MARKET AND COMMUNICATE TO ENCOURAGE ENGAGEMENT AND VOLUNTEERING

Huon Valley Council has recently invested in a Huon Valley branding strategy as a means of external and internal marketing. This branding can provide the “positioning” of the Huon Valley in the market, an “umbrella” under which different sectors of the economy can undertake their specific interest promotion in a structured and productive way.

This strategy also provides the basis for telling the Huon Valley story or that of specific issues within the community as a means of encouraging engagement. The application of the brand to internal community



conversations related to each sector of the community profile, specific issues and opportunities within them and importantly, the interdependence of the sectors is considered a key component of the strategy to improve engagement and engagement across the community with key activities and initiatives.

Strategy Success Measures

- Utilisation rates of Council infrastructure and facilities;
- Awareness, recognition and use of the Huon Valley brand;
- Volunteering culture and level of volunteering; and
- Formal engagement activities undertaken.

F) GOVERN AND MANAGE WITH QUALITY INFORMATION, CONTEMPORARY PROCESS, RESPECT AND INCLUSION

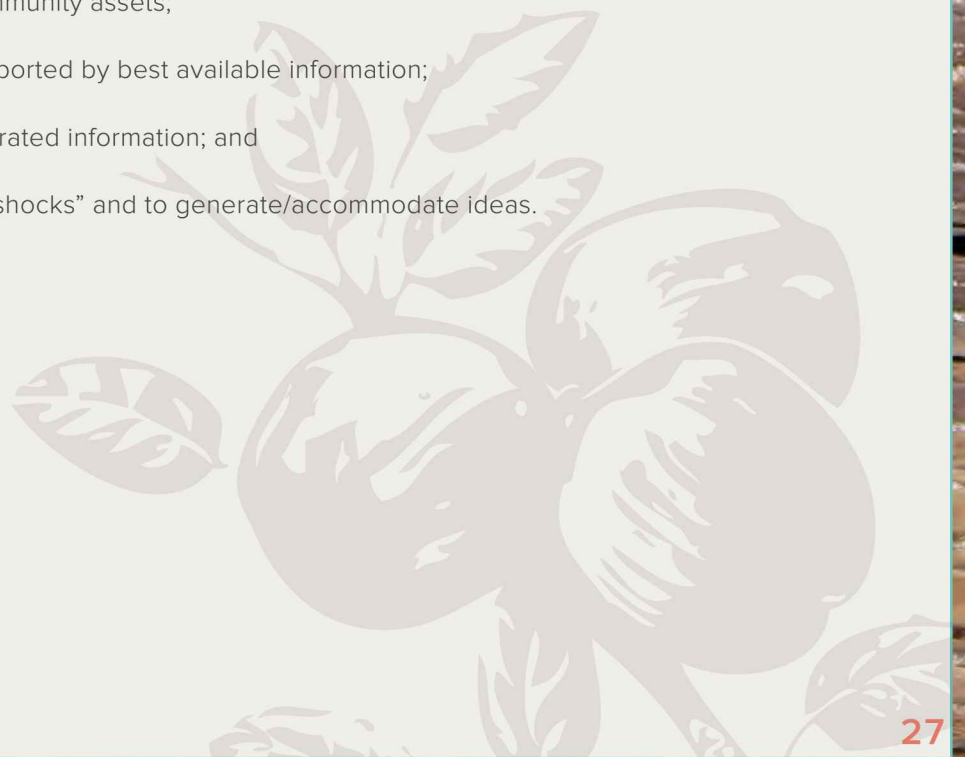
Governance is not just a political and technical exercise. The Community Plan has a consistent and recurring message around increased engagement. During the development of the Strategic Plan this has evolved into an increasingly collaborative form of governance – working together, where Council is one of a number of “leadership groups”, albeit with a specific legislative mandate, that works towards jointly achieving the community outcomes sought.

The governance framework is based on using the strategic objectives as both the goal and reference point for decisions and effort. Taking a reflexive approach and establishing constructive conversations around contentious and major issues, Council’s direct role then becomes situational, sometimes the direct provider, advocate or facilitator.

The focus on outcomes is designed to develop creative solutions that both achieve them and are productive.

Strategy Success Measures

- Compliance with statutory and internal policy requirements;
- Successful stewardship of community assets;
- Decisions and actions are supported by best available information;
- Source of best available, integrated information; and
- Strong capacity to cope with “shocks” and to generate/accommodate ideas.





HOW WE WILL APPLY THE STRATEGIES

The following tables bring together the way in which strategies will be implemented to achieve community outcomes and associated success measures.

The table summarises the approach that will be taken to applying the strategies to achieve our specific goals and their measures of success. The purpose of these tables is to create the bridge between the Strategic and Annual Plans and provide a practical demonstration of how Council will apply and measure the success of the strategies as it addresses its responsibilities.

The approach is designed to ensure that Council has consistency in how matters are approached, when we are pursuing a strategy for a specific goal, we consider how it may leverage value across other arenas. It is further designed to ensure the organisation works together in a cohesive manner and is focused on results, rather than just tasks. Understanding how a business unit “fits” within the development pathways and works with others to achieve it is critical to achieving the strategic objectives.

While this is important within Council, it is equally important across the community.

Our goal is to design and implement a strategy that facilitates “working together” to achieve common goals – this is the essence of our implementation approach.

LINKING STRATEGY, CHARACTERISTICS AND STRATEGIC OBJECTIVES

The tables demonstrate how Council links its strategy to Characteristics to progress towards our strategic objectives. This table is the base document on which the Annual Plan is developed.

The development pathways for each community sector (along the rows) shows the general strategy mix Council will apply to the sector. This is designed to ensure the right level of effort and investment in each strategy to achieve the outcomes sought.

To further contribute to improved outcomes and productivity, the strategies (down the columns) are analysed to consider how applying the strategy can simultaneously contribute to a number of sectors. This is important in both achieving an improved return and in developing collaboration between the sectors within the community.

		STRATEGIES						CHARACTERISTIC & TREND MEASURE
		A- Land use management	B - Build networks and relationships	C - Encourage, facilitate and directly invest	D - Facilitate learning, creativity and innovation	E - Market and communicate to encourage engagement and volunteering	F - Govern and manage with quality information, contemporary process, respect and inclusion	
CHARACTERISTICS	1. POPULATION	<ul style="list-style-type: none"> Providing zones and places for people to work, live and invest 	<ul style="list-style-type: none"> Community cohesion Identify networks people can connect to 	<ul style="list-style-type: none"> Ensuring investment maintains value 	<ul style="list-style-type: none"> Advocate and encourage options to facilitate education and learning 	<ul style="list-style-type: none"> Foster a volunteering culture Promoting the Huon Valley as a place to work, live and invest 	<ul style="list-style-type: none"> Promote the Huon Valley brand To ensure effective communication during emergency events 	<ul style="list-style-type: none"> Rate of increase of the population; and Demographic profile diversity
	2. ECOLOGY AND NATURAL RESOURCE MANAGEMENT	<ul style="list-style-type: none"> Consideration of ecology and natural resource management in using land eg. risks, limitations and opportunities 	<ul style="list-style-type: none"> Actively maintain relationships with key stakeholders Develop opportunities for joint planning and whole of area plans 	<ul style="list-style-type: none"> Encourage development opportunities enabled by the natural environment 	<ul style="list-style-type: none"> Facilitate landholder education Encourage innovative methods of natural resource management Encourage resilience and adaptability 	<ul style="list-style-type: none"> Foster a volunteering culture Promote sustainable access to and beneficial use of the natural environment Promotion of Huon Valley brand Promotion of the natural environment as a key attractor to the Huon Valley 	<ul style="list-style-type: none"> Encourage and promote the value proposition of natural resource management 	<ul style="list-style-type: none"> Natural diversity; Water quality; Invasive species controlled; Productive land capability; and Direct and indirect business activity and employment.
	3. UTILITIES AND INFRASTRUCTURE	<ul style="list-style-type: none"> All land use planning must include consideration of infrastructure eg. risks, limitations and opportunities 	<ul style="list-style-type: none"> Actively maintain relationships with key stakeholders Develop opportunities for joint planning and whole of area plans 	<ul style="list-style-type: none"> Maintain current asset base Identify strategic growth projects Lobby for maintenance and growth of non-Council owned public infrastructure 	<ul style="list-style-type: none"> Consideration of reutilisation of wastes as resources Structured continuous improvement 	<ul style="list-style-type: none"> Active promotion of Council's infrastructure (halls/parks) Continual assessment of future infrastructure growth, re-use and rationalisation 	<ul style="list-style-type: none"> Manage assets in accordance with accepted standards 	<ul style="list-style-type: none"> Infrastructure serviceability reflects community needs; Compliance with contemporary standards; Meet or exceed contemporary accepted asset management measures; Number of innovation projects; Digital coverage; Recognition of social infrastructure; and The number and value of externally funded projects – full, part, public and private

		STRATEGIES						CHARACTERISTIC & TREND MEASURE
		A- Land use management	B - Build networks and relationships	C - Encourage, facilitate and directly invest	D - Facilitate learning, creativity and innovation	E - Market and communicate to encourage engagement and volunteering	F - Govern and manage with quality information, contemporary process, respect and inclusion	
CHARACTERISTICS	4. PRODUCTION	<ul style="list-style-type: none"> Encourage production through the creation of special zoning and incubation clusters Advocate for and utilise regulatory and process efficiencies 	<ul style="list-style-type: none"> Actively maintain relationships with key stakeholders Advocate for research, support and development into new and existing industries 	<ul style="list-style-type: none"> Actively work with developers from inception to delivery Advocate for appropriate incentives and frameworks to encourage production 	<ul style="list-style-type: none"> Advocate for local skill development Decrease barriers to innovative production development 	<ul style="list-style-type: none"> Create awareness of new development and opportunities Maintain formal relationship between Council and industry 	<ul style="list-style-type: none"> Streamline Council regulation and processes Actively support economic development 	<ul style="list-style-type: none"> Huon Valley value of production; New or expanded production and value adding; Direct employment and income; and Contribution to Huon Valley brand and positioning.
	5. SETTLEMENT AND BUILT ENVIRONMENT	<ul style="list-style-type: none"> Land use planning that incorporates a diversity of offer Optimises infrastructure utilisation Protection of iconic Huon Valley attributes Advocate for and utilise regulatory and process efficiencies 	<ul style="list-style-type: none"> Actively maintain relationships with key stakeholders 	<ul style="list-style-type: none"> Actively work with developers from inception to delivery Encourage a range of public and private investment Optimise the community infrastructure contributions Enhance distinctive settlements 	<ul style="list-style-type: none"> Encourage places and processes to support creativity Evolve pathways to consider new ideas and developments 	<ul style="list-style-type: none"> Actively encourage conversion of visitors to investors Promote the unique Huon Valley offer Enable multiple use of spaces 	<ul style="list-style-type: none"> Actively support development Actively promoting the Huon Valley brand Ensure that all plans incorporate consideration of a diversity of users 	<ul style="list-style-type: none"> Planning and building approvals; Utilisation of zoned land by classification; Awareness of diverse characteristics of the Huon Valley; and Brand recognition.
	6. RETAIL, TRADE, BUSINESS AND PROFESSIONAL SERVICES	<ul style="list-style-type: none"> Ensuring zones and spaces are available Ensuring accessible services with supporting infrastructure Facilitate mix of retail, trade, business and professional services available 	<ul style="list-style-type: none"> Encourage relationships between business and service sector Promote and encourage value added processing and other employment opportunities 	<ul style="list-style-type: none"> Encourage increase in private investment 	<ul style="list-style-type: none"> Advocate for local skill development Decrease barriers to innovation 	<ul style="list-style-type: none"> Promote the unique Huon Valley offer and the benefits of Buy Local Create awareness of new development and opportunities Maintain formal relationship between Council and industry 	<ul style="list-style-type: none"> Streamline Council regulation and processes Actively support economic development 	<ul style="list-style-type: none"> Business profile – current and trend; and Employment profile – current and trend

		STRATEGIES						CHARACTERISTIC & TREND MEASURE
		A- Land use management	B - Build networks and relationships	C - Encourage, facilitate and directly invest	D - Facilitate learning, creativity and innovation	E - Market and communicate to encourage engagement and volunteering	F - Govern and manage with quality information, contemporary process, respect and inclusion	
CHARACTERISTICS	7. EDUCATION & LEARNING SERVICES	<ul style="list-style-type: none"> Optimise educational facilities use within and across settlements 	<ul style="list-style-type: none"> Encourage educational institution / industry / business partnerships 	<ul style="list-style-type: none"> Encourage lifelong learning Facilitate the provision of early learning centres Facilitate the servicing of critical gaps 	<ul style="list-style-type: none"> Advocate for local skill development Encourage technological partnerships Encourage and demonstrate a learning culture 	<ul style="list-style-type: none"> Promote innovation and learning outcomes Foster a volunteering culture 	<ul style="list-style-type: none"> Advocacy, championing and facilitating education services Deliver to standards and benchmarks 	<ul style="list-style-type: none"> Education and learning participation and achievement profile; Population qualification profile; Trainee/apprentice profile; Literacy levels; and Australian Early Development Census
	8. PUBLIC ADMINISTRATION	<ul style="list-style-type: none"> Ensure location of services and facilities in areas of convenience and need Facilitate multiple use and service mixes Encouraging land use management taking into account risk and emergency service considerations 	<ul style="list-style-type: none"> Actively maintain relationships with key stakeholders Develop opportunities for joint planning and whole of area plans 	<ul style="list-style-type: none"> Facilitate the servicing of critical gaps Facilitate the achievement of lifelong health and wellbeing Encourage investment in risk management 	<ul style="list-style-type: none"> Advocate for local skill development 	<ul style="list-style-type: none"> Promote lifelong health Encourage home based risk management plans Foster a volunteering culture Facilitate information provision from primary service providers 	<ul style="list-style-type: none"> Deliver to standards and benchmarks Actively educate, enforce and support people to achieve compliance Maintain formal relationship between Council and primary service providers Support business and community continuity 	<ul style="list-style-type: none"> Accessibility; Scope and quality of service; and Compliance to response standards
	9. ARTS, CULTURE, RECREATION / TOURISM	<ul style="list-style-type: none"> Ensuring zones and spaces are available Ensuring accessible services with supporting infrastructure 	<ul style="list-style-type: none"> Actively maintain relationships with key stakeholders Facilitate the building of networks and collaboration 	<ul style="list-style-type: none"> Promote existing spaces to enable activities Encourage community and private investment Actively support a diversity of community events Continued provision of visitor information services 	<ul style="list-style-type: none"> Advocate for local skill development and sustainability 	<ul style="list-style-type: none"> Foster a volunteering culture Promote lifelong participation Promote cultural characteristics of each of the settlements Visitor marketing and the provision of visitor information Promote the Huon Valley brand 	<ul style="list-style-type: none"> Use Huon Valley brand Streamline Council regulation and processes Actively support economic and social development 	<ul style="list-style-type: none"> Arts, cultural and recreational activity profile; Participation levels, including organisational; Profile of accommodation and attractions; Visitor numbers; and Length of stay and yield.

		STRATEGIES						CHARACTERISTIC & TREND MEASURE
		A- Land use management	B - Build networks and relationships	C - Encourage, facilitate and directly invest	D - Facilitate learning, creativity and innovation	E - Market and communicate to encourage engagement and volunteering	F - Govern and manage with quality information, contemporary process, respect and inclusion	
CHARACTERISTICS	10. COUNCIL SUSTAINABILITY, CAPACITY AND GOVERNANCE	<ul style="list-style-type: none"> Ensuring appropriate land is available for Council development 	<ul style="list-style-type: none"> Maintain strong intergovernmental relationships Participate in resource sharing opportunities 	<ul style="list-style-type: none"> Ensure opportunities are identified for funding of projects in the Huon Valley Maintain strong intergovernmental relationships Participate in key local government authorities 	<ul style="list-style-type: none"> Encourage and facilitate a learning culture Promote innovation and learning outcomes 	<ul style="list-style-type: none"> Foster a volunteering culture Promote the Huon Valley brand Provide high quality services 	<ul style="list-style-type: none"> Demonstrate consistent and equitable processes and decision making To minimise risk To ensure legal and statutory compliance 	<ul style="list-style-type: none"> Legal and statutory compliance Financial compliance and stability Increased external funding Development of partnerships

		STRATEGIES					
		A- Land use management	B - Build networks and relationships focus and support	C - Encourage, facilitate and directly invest	D - Facilitate learning, creativity and innovation	E - Market and communicate to encourage and facilitate engagement and volunteering	F - Govern and manage based on information, process, respect and inclusion
SUCCESS MEASURES		<ul style="list-style-type: none"> Development trends Ensure land is used for its best use Level of re-zoning of land Number of DAs over time / zones Number of BAs over time / zones Development type Processing times Number of applications converted to development Assets generated from developments Increase in property value generated from new development 	<ul style="list-style-type: none"> Number of engagement activities we undertake – structured meetings / Committees Networks are in place Achievement of the networks' goals Contribution to strategic objectives 	<ul style="list-style-type: none"> Council's recurrent and discretionary investment Quality and scope of assets and services; Level and continuity investment by government and community; Private investment by community profile sector; Benefit/cost relationship of investment; and Economic flow-on value from Council investment. 	<ul style="list-style-type: none"> Recognition and development of potential value Achievement and application of learning and qualifications Number and benefit of innovation projects 	<ul style="list-style-type: none"> Utilisation rates of Council infrastructure and facilities; Awareness, recognition and use of the Huon Valley brand; Volunteering culture and level of volunteering; and Formal engagement activities undertaken. 	<ul style="list-style-type: none"> Compliance with statutory and internal policy requirements Successful stewardship of community assets Decisions and actions are supported by best available information Source of best available, integrated information Strong capacity to cope with "shocks" and to generate/ accommodate ideas

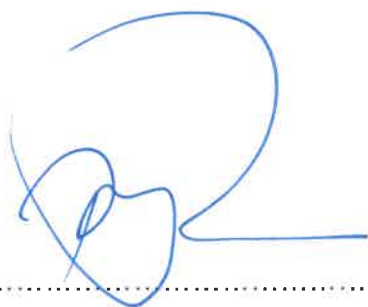
Southern Tasmania Regional Land Use Strategy 2010–2035



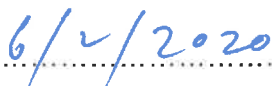
Declaration of the Southern Tasmania Regional Land Use Strategy

19 February 2020

I, Roger Charles Jaensch, Minister for Planning, declare this amended Regional Land Use Strategy in accordance with section 5A of the *Land Use Planning and Approvals Act 1993*.



Hon Roger Jaensch, MHA



Date

This Southern Tasmania Regional Land Use Strategy, as amended, came into operation on 19 February 2020 as notified in the Gazette.

Amendments comprise minor adjustments to the urban growth boundary in Map 10 at 22 Atkins Street, Rokeby.

Southern Tasmania Regional Land Use Strategy

Implementation Statement

The *Land Use Planning and Approvals Act 1993* (the Act) sets out how the Strategy is to be implemented through planning schemes, which includes the following:

- amendments made to planning schemes approved under section 29 of the former provisions of the Act;
- amendments made to interim planning schemes declared or made under the former provisions of the Act; and
- Local Provisions Schedules prepared under Part 3A of the Act, and amendments to approved Local Provisions Schedules made under Part 3B of the Act.

This Strategy applies to Local Provisions Schedules, excluding the Regional Policies contained in sections 5.5, 6.5, 7.5, 8.4, 9.3, 10.5, 11.5, 12.5, 13.5, 14.5, 15.3, 16.5, 17.5, 18.6 and 19.7 in Part C of this Strategy. These Regional Policies are substituted by the Regional Policies contained in the Tasmanian Planning Scheme Addendum for:

- Local Provisions Schedules prepared under Part 3A of the Act; and
- amendments to approved Local Provisions Schedules made under Part 3B of the Act

In the event of a conflict or inconsistency between the State Planning Provisions and any substantially similar policy statements in this Strategy, the State Planning Provisions prevail.

The Regional Policies contained in the Tasmanian Planning Scheme Addendum do not apply to:

- amendments made to planning schemes approved under section 29 of the former provisions of the Act; and
- amendments made to interim planning schemes declared or made under the former provisions of the Act.

The Southern Tasmania Regional Land Use Strategy 2010-2035 was originally declared in October 2011. During 2013 a minor review was undertaken resulting in this amended document.

Implementation of the Strategy is to be guided by the associated document 'The Process Forward: Implementing and Monitoring the Regional Land Use Strategy for Southern Tasmania', Southern Tasmanian Councils Authority, Hobart).

While every responsible effort has been made to ensure that this document is correct at the time of printing, the State of Tasmania, the Southern Tasmanian Councils Authority, the 12 Southern Councils and the Sullivans Cove Waterfront Authority, their agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Please visit www.stca.tas.gov.au or telephone the Southern Tasmanian Councils Authority on 61 3 6270 2242 with any queries.

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MINISTER'S VISION

Reforming the State's land use planning system so that it is fit to meet the challenges of the 21st Century is an important and challenging task for both State and Local Government.

The introduction of comprehensive and coordinated strategic land use planning is a significant and very necessary component of this reform.

Our society is increasingly impacted by broader challenges; rising energy costs, peak oil, climate change & sea level rise, competition for resources, the need for greater social inclusion and improved environmental sustainability. Reorientating our cities and towns, and the infrastructure linkages between them, towards a more sustainable pattern of development is critical in addressing these challenges and ensuring our long-term prosperity.

As the Capital City region, Southern Tasmania, with its unique set of natural and cultural assets, living environment and nationally & internationally competitive industry sectors, needs a robust strategic land use planning system to proactively facilitate sustainable development, protect and improve our amenity and quality of life and provide greater certainty and direction to the community and development industry. In addition, this Strategy will form the foundation upon which a suite of contemporary and consistent planning schemes will be developed.

The Southern Tasmania Regional Land Use Strategy will play a significant role in recognising the region's natural competitive advantages and defining its future within the national and global economy. The region is a major player in aquaculture and wild fisheries, its agricultural sector exports high value produce around the world, it has unique specialty timbers and skilled craftspeople, a deep water port well placed to serve Australia and the world's growing interests in the Southern Ocean and Antarctica, a clean, green environment in which to live and a World Heritage Wilderness Area the likes of

which simply does not exist in most developed countries. The region's future prosperity lies in making the most of these competitive advantages.

Yet this Strategy is just the beginning: the first iteration. Both State and Local Government have recognised that the work cannot stop here and I intend to put in place a regional planning system that will continue on, thereby ensuring that our regional strategies are living instruments responsive to future changes and challenges.

I look forward to a brighter future for Southern Tasmania, one in which our future land use planning directions are set through the evidence-based, rational decision-making approach encapsulated within the regional strategic planning process.

The Hon Bryan Green MP

Minister for Planning
State of Tasmania

FOREWORD

The Southern Tasmania Regional Planning Project Steering Committee is pleased to provide the Southern Tasmania Regional Land Use Strategy to the Minister for Planning, the Hon. Bryan Green, M.P.

This document constitutes the culmination of a substantial body of analysis encapsulated within a suite of background reports and the first major public output for the Regional Planning Project – which itself is the first significant regional planning exercise in the region for over three decades.

Regional strategic land use planning is absolutely necessary, and the advent of this project is long overdue. It is at the regional level that strategic land use planning can be undertaken most effectively, combining local initiative with statewide direction. We no longer have the luxury of abiding the ad hoc and uncoordinated land use planning decision-making of the past. We are all increasingly aware that our resources are not limitless and the environment not endlessly capable of absorbing our impacts.

We can also reduce adversarial public debate and angst that currently occurs in the planning system through strategic land use planning. Far better results may be achieved when debate over ‘what should happen where’ is conducted within a strategic planning process, in an atmosphere where there are no specific development proposals on the table and where reason, not emotion, is free to drive the outcomes.

This Strategy acknowledges that Greater Hobart is one settlement and that major land use planning decisions in one part of Greater Hobart have consequences that reverberate across the whole metropolitan area and often across the entire Southern region. Planning on a ‘whole of region’ basis is necessary as many challenges and opportunities can’t be adequately addressed by individual planning authorities, or State agencies, acting alone. There are significant opportunities at this level of planning to better integrate land use and infrastructure planning

(both social and physical). Without coordinated regional planning, we may find that living and working in our towns and cities is more expensive than it needs to be and as a broader community we are likely to fail in providing the best outcomes for future generations.

Regional planning also allows us to recognise and develop the advantages of each municipal area. Each locality has its own strengths to build upon, its own place within the region. Together we can form a complimentary network that is far greater than the sum of its parts.

We commend this document to the people of Southern Tasmania - The first iteration of an on-going process of regional strategic planning.

Alderman Rob Valentine

Steering Committee Chairman

Southern Tasmania Regional Planning Project

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Part A



Introduction and Context



1. INTRODUCTION

1.1 PURPOSE OF THE LAND USE STRATEGY

“This Regional Land Use Strategy is intended to be a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years.”

This Regional Land Use Strategy is a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years. It provides comprehensive land use policies and strategies for the region based upon:

- The vision for the State as outlined by *Tasmania Together*;
- A more defined regional vision;
- Overarching strategic directions; and
- A comprehensive set of regional planning policies addressing the underlying social, economic, and environmental issues in Southern Tasmania.

Whilst this Land Use Strategy arises from a joint initiative between State and Local Government (the Regional Planning Initiative), it is intended that it be a permanent feature of the planning system, monitored, maintained and reviewed into the future. In other words, this document is the first iteration in an ongoing process of regional land use planning across the State that will ensure the policies and strategies remain relevant and responsive.

It is also important to recognise that the development of this Strategy within the timing and budgetary constraints of the regional planning initiative has meant the scope and detail of analysis supporting this document will need to be further progressed in the future.

1.2 DEFINING SOUTHERN TASMANIA & METROPOLITAN HOBART

Southern Tasmania encompasses the twelve local government areas of: Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring-Bay, Glenorchy, Hobart,

Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman (see Map 1).

Southern Tasmania is a regional planning unit for the purposes of the Land Use Planning and Approvals Act 1993.

At the heart of the region is the metropolitan area of Greater Hobart which extends over all or part of the local government areas of: Brighton, Clarence, Glenorchy, Hobart, Kingborough & Sorell. Greater Hobart is the centre of all major social and economic facilities for the region as well as being the capital city and administrative and political centre for Tasmania. As the most populous urban area within the State and region, its social and economic interactions significantly influence the remainder of the region, its towns, and settlements.

1.3 THE REGIONAL LAND USE PLANNING FRAMEWORK

This strategy document is one of three elements within the Southern Tasmania Regional Land Use Planning Framework. As indicated by Figure 1, the Strategy is supported by a series of Background Reports providing detailed analysis and discussion on a range of topics as outlined below. The Regional Land Use Strategy should be read in conjunction with these documents:

- Background Report No. 1 - The Project Background;
- Background Report No. 2 - The Regional Profile;
- Background Report No. 3 - A Changing Climate;
- Background Report No. 4 - Social Infrastructure;
- Background Report No. 5 - Natural Values;

- Background Report No. 6 - Land Hazards;
- Background Report No. 7 - Productive Resources;
- Background Report No. 8 - Regional Transport System;
- Background Report No. 9 - Infrastructure;
- Background Report No. 10 - Tourism and Land Use Planning;
- Background Report No. 11 - Activity Centre Analysis;
- Background Report No. 12 - Industrial Activity;
- Background Report No. 13 - Dwelling Yield Analysis;
- Background Report No. 14 - Providing for Housing Needs

The Strategy is also supported by a suite of implementation and monitoring recommendations which are detailed in the document *'The Process Forward: Implementing and Monitoring the Regional Land Use Strategy for Southern Tasmania 2010 – 2035'*.

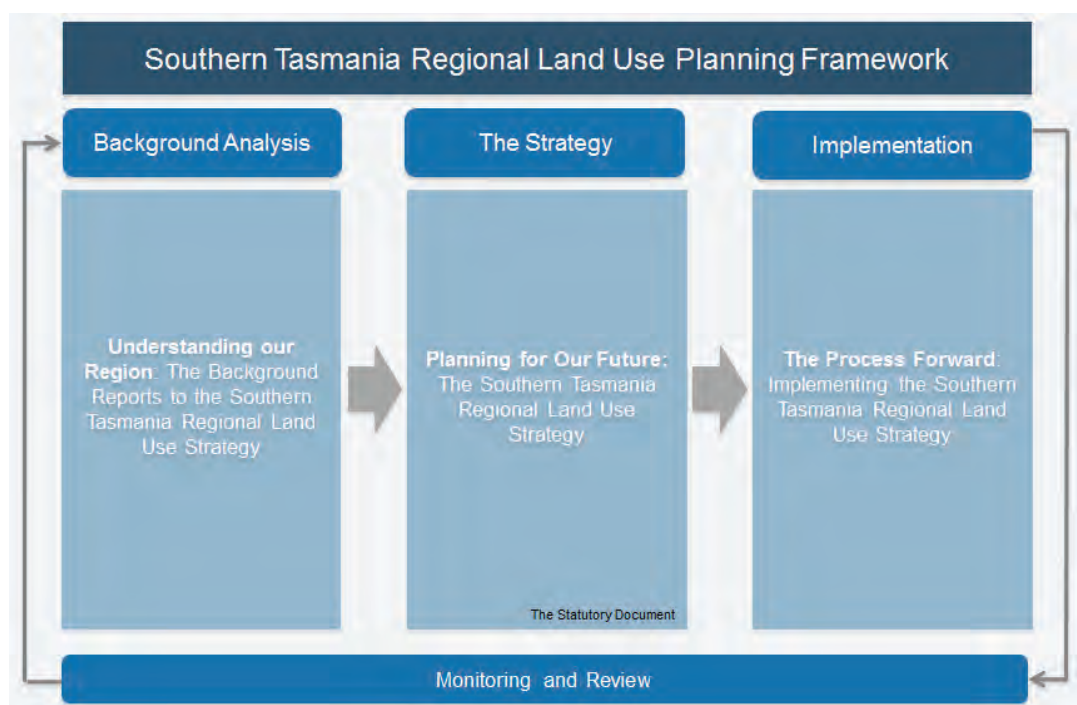
1.4 HOW TO USE THIS DOCUMENT

This Regional Land Use Strategy has been prepared as the central document within the Land Use Planning Framework for Southern Tasmania. The Strategy is intended to guide land use, development, and infrastructure investment decision across the region by State and Local Government, and infrastructure providers (see Figure 3).

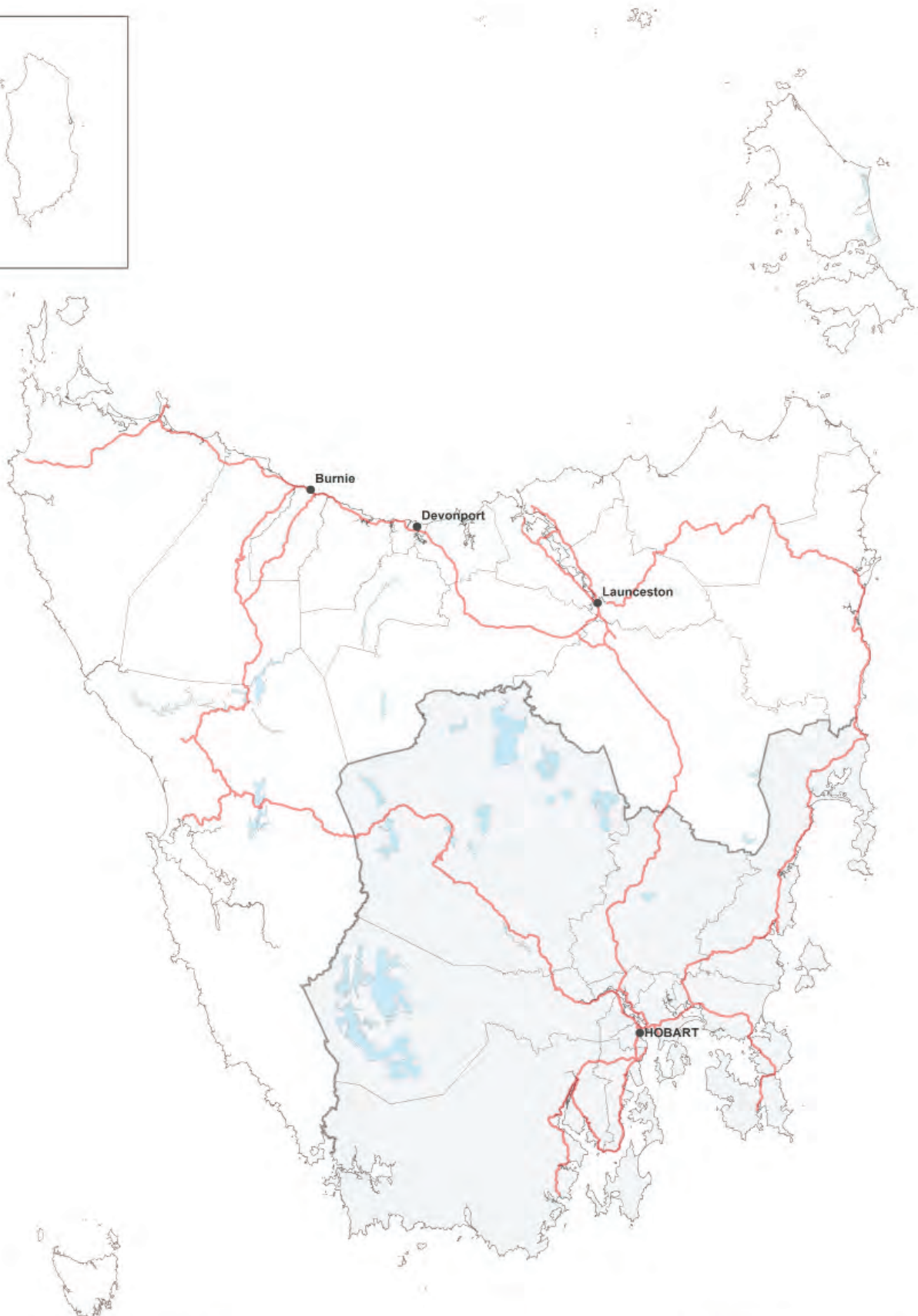
The Strategy comprises three key components: The Vision, The Strategic Directions, and the Regional Policies (see Figure 2). In essence, the Regional Policies outline how the Strategic Directions will be achieved, and the Strategic Directions, being the broad policy statements outline how the Vision will be attained.

Part A provides a summary of the context in which the Strategy has been prepared including its linkages with the Resource Management and Planning System of Tasmania, existing policy documents at the state, regional and local level and broader

Figure 1:
The Regional Land Use Framework for Southern Tasmania



MAP 1: THE SOUTHERN TASMANIA REGION



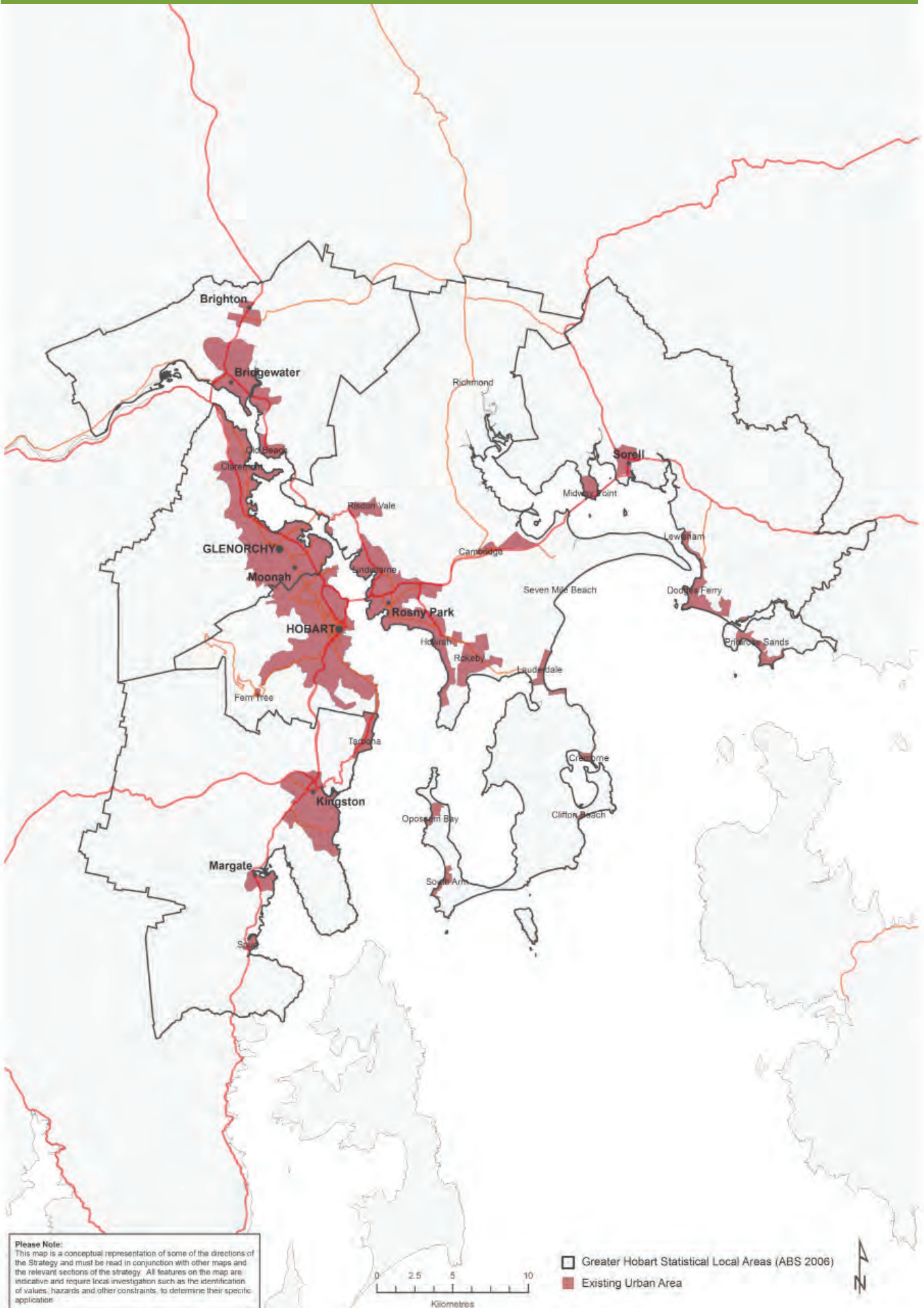
Please Note:
 This map is a conceptual representation of some of the directions of the Strategy and must be read in conjunction with other maps and the relevant sections of the strategy. All features on the map are indicative and require local investigation such as the identification of values, hazards and other constraints, to determine their specific application.



- STCA Boundary
- STCA Region
- Local Government Areas



MAP 2: THE GREATER HOBART AREA



Please Note:
 This map is a conceptual representation of some of the directions of the Strategy and must be read in conjunction with other maps and the relevant sections of the strategy. All features on the map are indicative and require local investigation such as the identification of values, hazards and other constraints, to determine their specific application.

- Greater Hobart Statistical Local Areas (ABS 2006)
- Existing Urban Area

national and global imperatives, as well as a summary of the characteristics of the region.

The strategic foundations are the regional vision and strategic directions. These are provided in Part B. The specific policies by which the strategic directions and therefore the vision will be achieved are outlined in Part C: Regional Policies. Each regional policy is supported by sub-policies. Compliance with the sub-policies is not intended to imply achievement of the overall policy. The sub-policies are intended to highlight critical matters to be achieved in the near future.

The Regional Land Use Strategy should be read in conjunction with the series of Background Reports listed under section 1.3, along with the implementation and monitoring report 'The Process Forward: Implementing and Monitoring the Regional Land Use Strategy for Southern Tasmania 2010 – 2035'.

1.5 IMPLEMENTATION, MONITORING & REVIEW

As indicated by Figure 1, the Strategy is supported by implementation and monitoring recommendations detailed in the report 'The Process Forward: Implementing and Monitoring the Regional

Figure 2:
Structure of the
Regional Land Use
Strategy



Land Use Strategy for Southern Tasmania 2010 – 2035'. Implementation of the Strategy either through statutory land use planning process or other processes is to be guided by this document.

While the land use policies and strategies suggest a range of town planning controls, it is important to acknowledge that successful implementation of the Strategy will also require a range of other non statutory planning implementation tools including economic development or urban improvement strategies, infrastructure provision and pricing regimes, and facilitation and capacity building (such as land and site assembly by Government, redevelopment through public private partnership and specific infill development programs).

1.6 CONSULTATION

During this period 18 different information sessions were held across the region for stakeholders and the general public. The public consultation period was in addition to 18 months of detailed consultation with individual Project Sponsors, infrastructure providers and key stakeholders.

A total of 114 submissions were received from members of the public, stakeholder organisations, Councils and State Government agencies. A detailed consultation report has been released and is available from the STCA website (www.stca.tas.gov.au/rpp).

2. CONTEXT

“Realising good planning outcomes ... requires the integration of land use planning with the delivery of infrastructure and services, and other social, economic, and environmental policies.”

The context in which this Regional Land Use Strategy has been prepared is important in understanding why the document has addressed the issues that it has and why some matters have not been addressed and the logic behind its structure and presentation. A comprehensive and detailed analysis of the specific contextual elements has been provided in Background Reports Nos. 1, 2 & 3:

2.1 EXISTING PLANNING FRAMEWORK

More often than not, the community sees land use planning as merely ‘development control’: a reactionary and restrictive mechanism controlling the use and development of land. This perception has become entrenched in the Tasmanian community due to the general lack of strategic land use planning at the sub-regional, regional and State level, which has persisted even after the inception of the Resource Management and Planning System in 1994. Beneath the very broad ‘sustainable development’ objectives of the RMPS the State has remained essentially devoid of land use planning direction, with the exception of only one or two areas - notably the protection of agricultural land.

Land use planning should be more than just ‘regulatory’ in nature. It should be foremost about the creation of an agreed vision, associated strategic objectives and then Policy formulation. This Strategy document will partially fill the existing strategy and policy void.

It is important to recognise that this strategy addresses matters of regional importance only. Local and/or sub-regional planning strategies prepared at the local government level, consistent with this strategy (and the objectives of the RMPS and relevant State Policies), are necessary in order to take into account local issues

and circumstances that need to be expressed in individual planning schemes.

Where there is an inconsistency between local strategic planning and this regional strategy, the latter should prevail.

Realising good planning outcomes also requires the integration of land use planning with the delivery of infrastructure and services, and other social, economic, and environmental policies. Implementation mechanisms beyond ‘regulation’ are essential in delivering the strategic outcomes of this Strategy.

Figure 3, page 9, illustrates the context of this document, and regional land use planning generally, in light of strategy & policy development at the State, regional and local level. The development of the land use planning policies and strategies within this document has not just been a top-down process. For example, the starting point for their preparation was an analysis of existing local and sub-regional strategies to identify existing consistencies and possible conflicting policies across the region. In turn, the Strategy will assist in defining and informing the development of State-level strategies and delivery plans, such as those for community health and educational facilities.

2.2 A CHANGING CLIMATE

In a theme consistent with the directions of governments across Australia, this Strategy has been prepared with the need to address the challenges of a changing climate as an overarching consideration. Some of the likely impacts on Tasmania over the next 50 to 100 years resulting from climate change are:

- Sea level rise, resulting in erosion of coastal land forms and inundation of some areas.
- Increased extreme weather events such as storms and bushfires
- Increased temperatures
- Changes in rainfall patterns with seasonal, spatial and intensity changes
- Extinction and/or migration of plant and animal species resulting from changes to habitat conditions
- Challenges to infrastructure lifespan and capacity from changed weather conditions
- Challenges to agriculture and other forms of resource production
- Increased immigration from climate-stressed mainland centres.

Inefficient urban transport systems, unsustainable settlement patterns, inappropriate land use change, underutilised infrastructure and poorly performing buildings are all major contributors to global greenhouse emissions, a major causation of climate change. As evident from the Strategic Directions in Chapter 4, this Strategy and associated policies are aimed at assisting in the reduction of emissions and supporting the transition to a low carbon economy and a more sustainable pattern of settlement.

In addition land use planning can help the community prepare and adapt for the hazards and risks that climate change pose to our natural and built environments, particularly in terms of risk from sea level rise and storm surge and increased extreme events such as bushfires and flooding.

A more detailed analysis of climate change, relevant projects and their relationship to land use and infrastructure planning is provided in the background paper on climate change.

Figure 3:
The context of the
Regional Land Use
Framework under
the RMPS



3. ABOUT THE REGION

Population in 2008:	246,162
Indicative planning population in 2035:	327,036
Dwellings in 2008:	102,700
Forecast additional dwellings by 2035:	36,000 (for the region) 26,500 (for Greater Hobart)
Major urban areas:	Greater Hobart
Major Regional Centres:	Brighton Huonville, New Norfolk, and Sorell
Main Employment areas:	Hobart, Glenorchy, and Clarence Local Government Areas
Identified Growth Areas:	Prior to this Strategy there were no identified growth areas at the regional level

Southern Tasmania is the largest region of Tasmania in area and population. It constitutes 38% of the State's total physical area (23,377km²) with 48% of the total population, which was 502,600 as of 30 June 2009. Settlement within the region is heavily focussed on the metropolitan area of Greater Hobart, which accounts for nearly 86% of the region's population.

The remainder of the population is focused in smaller settlements across coastal areas in the east and south, agricultural & highlands districts to the north, and the lower-middle Derwent Valley to the west. The two largest settlements outside of Greater Hobart are Huonville and New Norfolk, which are set within more traditional rural landscapes.

Southern Tasmania is defined by a diverse landscape. The western half of the region is virtually unpopulated and is defined by the Tasmanian Wilderness World Heritage Area, a rugged landscape of exceptional natural, cultural, and aesthetic value. The vegetated landscape extends out into the remainder of the region with significant proportions of the region retaining high ecological value. Excluding the extensively cleared farming areas

around the Midlands, a defining feature of the regional landscape is the vegetated skylines and hilltops, reflecting the significant impact that the topography has had on shaping urban development and settlements. To the east of the region is a landscape defined by its coastal environs while the northern part of the region, the Midlands, is characterised by extensive dryland farming and grazing areas. .

Across the region a long established history of Aboriginal settlement is also evident, with many sites and landscapes of great significance.

The region is also the site of the second oldest European settlement in Australia, after Sydney Cove. Originally formed at Risdon Cove on the eastern shore of the Derwent River in 1803, the first Tasmanian settlement was then relocated to the area now known as Sullivans Cove in 1804. Established as a penal settlement for British convicts, the region has many sites of European cultural significance.

The natural and cultural assets of the region together with the benefits of a major city and surrounding settlements in close proximity to those assets is a key factor in the quality of life and sense of

“Residential growth is currently not managed on a regional, or in the context of Greater Hobart, on a ‘whole of settlement’ basis due to the absence of any strategic planning framework.”

place for the region’s residents, as well as underpinning the region as an attractive place to visit.

A full regional profile has been prepared with socio-economic, demographic and building activity data for the region analysed in detail (see Background Report No. 2: The Regional Profile). Some of the key trends to note are:

3.1 POPULATION AND DEMOGRAPHICS

- Relatively low historic population growth: From 2001 to 2008 the region experienced an average growth of 0.9% per year, a small rate compared to mainland centres.
- A range of possible population projection (low, medium and high): based upon different assumptions relating to fertility, mortality, interstate migration and overseas migration. The high population projection scenario is the most unlikely based upon current trends.
- Significant uncertainties apply to population projections beyond a short term timeframe: Population growth in a particular location can be strongly influenced by: availability and cost of residential development opportunities; planning constraints; new or declining employment opportunities; and the relative attractiveness of locations associated with lifestyle, physical setting and social status.
- An ageing population: In 1996 the median age was 34.1 years, while in 2006 this had increased to 39.6 years. While this trend is consistent with national trends, the force of ageing in the region is more pronounced (particularly in rural areas) due to low levels of immigration, the relocation of younger people and families to the mainland and proportionally higher capture of tree and sea changers of

the baby boomer generation.

- A decreasing household size: The average household size across the region currently stands at 2.4 people per dwelling, which is projected to decrease to 2.0 - 2.1 by 2026. Household size varies within the region however, with the Central Highlands, Glamorgan Spring Bay and Tasman areas experiencing the highest percentages of their population in 1-2 person households with Brighton, Huon Valley and Southern Midlands experiencing the highest percentages of their population in 5+ person households.

3.2 RESIDENTIAL GROWTH

- Residential growth is currently not managed on a regional or, in the context of Greater Hobart, on a ‘whole of settlement’ basis due to the absence of a strategic planning framework.
- As would be expected due to the distribution of population, the majority of the region’s residential building activity in the last 10 years has occurred in Greater Hobart. 78% of all new dwellings approved have been in Greater Hobart, in which Kingborough followed by Clarence have seen the greatest growth.
- There is also evidence of the changing nature of some existing residential settlements within the region from shack/holiday settlements to permanent settlements. This is particularly evident in Sorell and Glamorgan Spring Bay where the percentage of ‘unoccupied’ dwellings have decreased in favour of ‘occupied’ dwellings.

3.3 ECONOMY AND EMPLOYMENT

- The region contains economic drivers of regional, state and national importance.
- Of the nearly 94,000 jobs within the region, 92% are within Greater Hobart. The higher proportion of jobs to population indicates the importance of Greater Hobart to the economic health of the whole region.
- 47% of jobs within the region are within the Hobart LGA alone. The greatest numbers of jobs outside of Hobart are within Glenorchy and Clarence LGAs with 18.5% and 12% respectively.
- Outside of Greater Hobart the highest proportion of jobs are in the Agriculture, Forestry and Fishing industries.
- The fishing industry in the region, and in particular aquaculture is of national significance. The region is the highest value producer in Australia of farmed Salmonoids.
- The forest industry has been a major economic driver within the region as well. Although due to global market conditions and the value of the Australia dollar, the current high volume, low value production of woodchips is likely to have a lessening role with greater emphasis placed on lower volume, higher value specialty timbers in the future. The fate of the proposed pulp mill in northern Tasmania, along with the possible transition to a woodchip industry based on plantations, will be significant factors affecting this sector into the future.
- Agricultural production within the region is also trending towards lower volumes, higher value products. Boutique value adding through downstream processing is a key factor in increasing the value of agricultural production.
- The tourism sector provides a range of both direct and indirect employment opportunities. With growth forecast in visitor numbers and expenditure, tourism will continue to be an important economic driver for the region.
- There are significant opportunities for furthering economic activity within the Southern Ocean and Antarctica research and protection sector.

3.4 ABOUT GREATER HOBART

Greater Hobart is the social and economic heart of the region, with 86% of the regional population. The capital city of Tasmania and with a population just over 200,000 people, Greater Hobart is now the 11th largest city in Australia.

Greater Hobart is now the most aged major city in Australia and the degree of ageing is pronounced. With low levels of migration focussed on older and more affluent migrants, the city's age profile is unlikely to change in the foreseeable future. However, with increasing sustainability issues in large mainland centres there may be active intervention in the population growth projections arising from a possible future national policy on settlement redirecting national growth into smaller cities.

“Greater Hobart is the social and economic heart of the region, with 86% of the regional population.”

Greater Hobart is also one of the least densely settled of the major cities in Australia with one of the highest proportions of single detached dwellings. Larger houses on larger allotments on the urban fringe have over the past 10 years been a significant component of residential dwelling growth. However in 20 to 25 years the preferred housing stock is expected to be smaller houses on smaller allotments in close proximity to services and facilities .

Previously a mono-centric city with the Hobart CBD the only major centre, Greater Hobart has evolved into a polycentric city, although its transportation network remains radial. Notwithstanding its polycentric structure, economic activity in Greater Hobart is strongly focussed on the western shore between Hobart and Glenorchy. Taking into account all commercial and industrial areas, approximately two thirds of all jobs within the region are located across the Hobart and Glenorchy local government areas.

Part B



The Vision and Strategic Directions



4. THE STRATEGIC FRAMEWORK

4.1 THE VISION

The Tasmanian Government has framed a 2020 vision for the State under its community strategic plan, *Tasmania Together*: The Tasmania Together goals underpinning the vision of particular relevance to the Regional Land Use Strategy are:

- A reasonable lifestyle and standard of living for all
- Confident, friendly and safe communities
- Active, healthy Tasmanians with access to quality and affordable health care services
- Vibrant, inclusive and growing communities where people feel valued and connected
- Thriving and innovative industries driven by a high level of business confidence
- Built and natural heritage that is valued and protected
- Sustainable management of our natural resources.

The regional vision augments the Tasmania Together vision and goals. The regional vision for Southern Tasmania is:

“a vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantages as Australia’s southern most region.”

4.2 PLANNING PRINCIPLES

The Strategy has been prepared in the context of the RMPS, which is strategically underpinned by the concept of ‘Sustainable Development’ and guided by the following planning principles:

- Inter-generational equity;
- The precautionary approach;
- Social Equity;
- Efficiency;
- Conservation of biodiversity; and
- Community participation.

4.3 STRATEGIC DIRECTIONS

The strategic directions outline how the Vision will be achieved through the Regional Land Use Strategy. They are a broad policy framework to guide what we plan and decide and how we do it.

SD1: Adopting a more Integrated Approach to Planning and Infrastructure

Land use planning identifies where different uses are and ought to be located: houses, shopping centres, industrial areas, schools and hospitals. Different land uses generate different demands on both social and physical infrastructure systems and their relative locations are a key component in managing infrastructure supply and demand.

By better integrating land use and infrastructure planning, we can ensure that new development makes use of excess capacity in existing infrastructure, rather than creating demand for new infrastructure in un-serviced areas. Many infrastructure related problems could be

avoided or minimised by locating new development so as to maximise the use of existing infrastructure in the short-medium term, and new infrastructure in the longer term.

SD2: Holistically Managing Residential Growth

The Strategy presents a timely opportunity to plan for residential growth on a regional basis. Planning for residential growth at this level is critical to ensuring a sustainable pattern of development and land release, protection of productive resources and natural and cultural values, as well as providing the opportunity for infrastructure providers to identify future infrastructure needs.

The residential strategies have been constructed in a manner that will maximise existing infrastructure systems, provide for improved opportunities for the community to access services, assist in responsiveness to climate change impacts and minimise impacts on environmental and cultural values. They are intended to ensure that residential land supply considers affordability and locational options. The aim is to provide the strategic planning environment needed to create a less dispersed settlement with a greater diversity of housing types and densities.

SD3: Creating a Network of Vibrant and Attractive Activity Centres

Activity centres are places where we work, shop, meet, relax and live. The recognition, protection and strengthening of a network of interconnected activity centres across the region aims to:

- Provide a strong basis for economic growth;
- Create opportunities for the more efficient and balanced concentration

of goods and services;

- Increase the potential for the exchange of ideas and other synergies among businesses, and for new job creation;
- Provide an important focus for communities by increasing opportunities for social interaction;
- Make the most of the community's investment in physical and social infrastructure; and
- Provide greater opportunities for integrating land use with transport, particularly public transport, and walking/cycling.

The Activity Centre Network demonstrates how activity centres can logically form a complementary network providing the population with reasonable access to necessary facilities and services.

SD4: Improving our Economic Infrastructure

Southern Tasmania is highly dependent upon the State's three northern ports for exports and imports and Hobart airport for movements of passengers and time sensitive products. Maintaining a strong strategic approach to industrial land with efficient and cost effective intrastate road and rail linkages to and from the sea and airports are vitally important, particularly in this modern era of 24 hour 7 days a week freight logistics.

Also critical to our long term economic future is developing a strong Intelligent Communication Technology network, an essential element being the roll-out of the National Broadband Network. This network will support greater connectivity for rural communities and increased opportunities for telecommuting and 'new economy' employment.

SD5: Supporting our Productive Resources

While Southern Tasmania's contribution to the State's and nation's primary production value is limited to a few key areas: aquaculture, forestry and niche agricultural commodities, all forms of primary production are critical to the economic and social health of our regional towns and villages, assisting in creating employment opportunities and economic self-sufficiency.

Supporting productive industries through appropriate land use planning responses is important for maintaining the vitality of these individual communities as well as protecting those landscape characteristics, which make Southern Tasmania an attractive place to live and visit.

SD6: Increasing Responsiveness to our Natural Environment

As urban development has expanded, there has been increasing evidence of conflict between residential uses and natural values and hazards. Settlement planning should factor in the presence of natural values and underlying natural hazards in the process of identifying suitable areas for further development, a process that has been difficult to date, due to the lack of regional strategic planning. It should nevertheless be recognised that, because of the region's physical characteristics, it will not always be possible to avoid natural values and hazards. A strong risk management approach therefore needs to be built into the planning system.

An essential element in increasing the responsiveness to the natural environment is accurate and consistent spatial information at the appropriate resolution, something which is currently lacking and needs improvement.

SD7: Improving Management of our Water Resources

The region's water resources are the lifeblood of our economy and our community's well being. Access to clean water for human consumption is critical in the health and well being of our communities and ensuring that our towns and cities continue to be attractive places to live. Water is also at the heart of our productive resources and industries within the region.

While the region as a whole does not suffer from an intrinsic lack of water, the efficient and cost effective distribution, re-use and management of our water resources, resources remains a challenge, particularly in light of changing climatic conditions.

SD8: Supporting Strong and Healthy Communities

The complex relationship between the built environment, land use, delivery of community and social infrastructure, improving quality of life and providing for a more socially inclusive society is increasingly recognised.

While much of the population are able to enjoy our advantages and assets, there are still some community sectors facing social and locational disadvantage. Ensuring opportunities for affordable housing in locations which, have good access to community services and education and health facilities is not the only consideration: Promoting a less car-dependent environment, integrating land use and social infrastructure planning, creating opportunities to improve the long term health of the community through better urban design, as well as providing

equal opportunity to access high quality open spaces and recreational facilities, are also important.

SD9: Making the Region Nationally and Internationally Competitive

Ensuring that Southern Tasmania remains competitive for national and international investment is a significant element in strengthening our long term economic health and increasing gross regional product. Southern Tasmania has clear comparative and competitive advantages in terms of:

- Our geographic position of Australia's southern most region;
- Our clean, green and liveable image;
- Relative abundance of water;
- Temperate climate;
- The landscape and cultural heritage; and
- The coastline and surrounding marine environment.

The identification of key land use opportunities for the region based upon these advantages is critical. For example there are significant opportunities to build upon our Antarctic and Marine Research activities in key locations.

SD10: Creating Liveable Communities

Increasingly across Australia, liveability is acknowledged as an important element for cities and regions and a focus of decision making and policy development.

Liveability refers to the degree to which a place supports quality of life, health and wellbeing for the people who live, work or visit. While it can depend upon individual circumstances, liveable environments are generally characterised by areas which

are attractive, safe, accessible to people with disabilities and provide a high standard of amenity through such things as public transport, well designed open spaces, access to education and health services, recreational opportunities, air and water quality. The unique identity of a community defined by cultural development, landmarks, urban design, the developing local economy and the natural landscape are also important to how liveable a place is.

Ensuring that our land use planning responses contribute to making the region 'liveable' will be a key competitive strength for Southern Tasmania into the future in increasing migration, visitation, trade and investment.

Part C



Regional Policies



5 BIODIVERSITY AND GEODIVERSITY

5.1 OVERVIEW

“Decreasing vegetation cover arising from changing land uses and urban development affects the region’s capacity to adapt and mitigate the effects of climate change and can also affect broader landscape values...”

Southern Tasmania has a high quality natural environment that is recognised throughout Australia and is a distinct characteristic of the region’s ‘sense of place’. The region has very diverse habitats created by large variations in altitude, water availability and soil types that reflect an east to west change in climatic and topographic conditions. There is a range of vegetation communities across the region including alpine communities, temperate rainforest, wet and dry sclerophyll forests and woodlands, heathlands, wetlands, grasslands, moorlands and coastal complexes and saltmarsh communities.

Many of the region’s biodiversity values are protected through the Tasmanian Reserve Estate that comprises of State, Local and private reserves. Indeed the western part of the region is predominantly within the Tasmanian Reserve Estate and is a significant contributor to the extent of native vegetation cover in the region and in the State more generally. The remainder of the region, while retaining high levels of native vegetation cover is under considerable pressure from land use changes and urban development. Native vegetation cover is often fragmented and degraded, restricting ecosystem connectivity, biodiversity and habitat. Decreasing vegetation cover arising from changing land uses and urban development affects the region’s capacity to adapt and mitigate the effects of climate change and can also affect broader landscape values, which contribute to the region’s desirability as a place to live and visit. Moreover, where inappropriate land use and development is allowed adjacent to

the Reserve Estate it can affect its capacity to maintain the reserve’s values.

The region also has expansive natural fauna and flora resources some of which are significant at a State or national level such as species listed under the Threatened Species Protection Act 1995 (Tas), the Nature Conservation Act 2002 (Tas) or Environment Protection and Biodiversity Conservation Act 1999 (C’wth).

With the lack of strategic land use and growth management planning in the past, consideration of the values of our native vegetation has often been left to the development assessment stage of the planning process. Notwithstanding the protection of some threatened values through existing legislation, this approach has often resulted in ad-hoc conservation of natural values as well as uncertainty and costs for land owners and developers. Establishing a standard strategy and approach to deliver consistency at the regional level is important. However, the approach must also recognise that various local communities might hold different local values that may legitimately be reflected within planning schemes.

A pro-active planning approach to the recognition and protection of biodiversity values, habitat, and native vegetation is needed. This will only occur if recognised natural values such as threatened vegetation communities, threatened species sites and habitat, EPBC listed ecological communities and biodiversity vegetation corridors are taken into account in the planning of urban growth and land use zoning. While some Councils have undertaken specific projects to provide more spatially detailed data than currently available TasVeg and NVA data and data held with the Forest Practices

Authority and Forestry Tasmania, this is not consistent across the region and is sometimes beyond the resources of particular local governments. While the Conservation Information System currently being developed by DPIPWE will assist with the consideration and identification of biodiversity values, there is still a need to develop consistent and accurate spatial data for use in the land use planning process.

Moreover, there is a need for policy clarification on a statewide basis on the division of responsibilities between State and Local Government in the statutory recognition and protection of biodiversity values.

Geodiversity can be impacted upon by some developments and it is important to ensure representative features are conserved or appropriately managed to avoid detracting from the features' integrity. A range of sites have developed under climatic or geological conditions that are now inactive. Impacts on them can be irreversible, meaning that careful management is essential. Major pressures on the region's geodiversity include tourism, mining and land use. Human activities, such as urbanisation, agricultural practices, water exploitation, and deforestation, can negatively impact karst areas, resulting in subsidence and ground-water contamination. While the majority of areas of higher geodiversity significance are already contained within protected and conserved areas (in particular the TWWHA), there is still a need to develop a comprehensive inventory. A process needs to be put in place to ensure that geodiversity values are recognised and protected according to their level of significance (state or local).

5.2 RELEVANT STRATEGIC DIRECTION

- SD2: Holistically Managing Residential Growth
- SD6: Increasing Responsiveness to our Natural Environment
- SD9: Making the Region Nationally and Internationally Competitive
- Creating Liveable Communities.

5.3 RELEVANT STATE AND REGIONAL POLICIES

- State Policy on Water Quality Management
- State Coastal Policy
- State Economic Development Strategy (under preparation)
- NRM Strategy for Southern Tasmania
- Permanent Native Forest Estate Policy for Tasmania.

5.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 5 – Natural Values.

5.5 REGIONAL POLICIES

- BNV 1** *Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.*
- BNV 1.1** *Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes.*
- BNV 1.2** *Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes:*
- a. specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and*
 - b. implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.*
- BNV 1.3** *Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.*
- Biodiversity offsets:*
- a. are to be used only as a 'last resort';*
 - b. should provide for a net conservation benefit and security of the offset in perpetuity;*
 - c. are to be based upon 'like for like' wherever possible.*
- BNV 1.4** *Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.*
- BNV 1.5** *Ensure vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.*
- BNV 1.6** *Include in planning schemes preserving climate refugia where there is scientifically accepted spatial data.*

BNV 2 *Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.*

BNV 2.1 *Avoid the clearance of threatened vegetation communities except:*

- a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and*
- b. where the clearance will not significantly detract from the conservation of that native vegetation community.*

BNV 2.2 *Minimise clearance of native vegetation communities that provide habitat for threatened species.*

BNV 2.3 *Ensure potential applicants are advised of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.*

BNV 3 *Protect the biodiversity and conservation values of the Reserve Estate.*

BNV 3.1 *Include within Planning Schemes requirements to setback use and development from boundaries with reserved land*

BNV 4 *Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.*

BNV 4.1 *Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy*

BNV 5 *Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.*

BNV 5.1 *Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that include weed management actions where the site is known, or suspected, to contain declared weeds.*

BNV 6 **Geodiversity:**

BNV 6.1 *Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.*

BNV 6.2 *Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local)*

6 WATER RESOURCES

6.1 OVERVIEW

“Water quality is important for the maintenance of healthy ecosystems and human consumption. Land use changes and urban development affect water quality through a range of complex factors...”

The region’s river systems support terrestrial, estuarine and marine biodiversity, and are integral to the social and economic health of the region, providing:

- potable water for human consumption;
- water supply for irrigation;
- a resource for energy production; and
- opportunities for economic development, tourism and recreation.

Within Southern Tasmania, there are 13 major water catchments. Three major river and estuarine systems extend across these catchments: the Derwent, Gordon-Franklin, and Huon Rivers. Most rivers within the region begin in the Central Highlands or the South-West wilderness area. The most prominent river within Southern Tasmania is the River Derwent, which drains much of the Central Highlands, reaching the coast at Hobart.

Water quality is important for the maintenance of healthy ecosystems and human consumption. Land use changes and urban development can affect water quality through a range of complex factors including alterations to flows, inadequately maintained on-site wastewater systems, contaminated stormwater runoff, sedimentation, clearance of riparian vegetation, soil erosion, chemical and toxic runoff (from fertilisers, pesticides, herbicides, household and garden chemicals, and industrial processes) and dumping of solid waste.

Within the region, there are also high priority wetlands and waterways, some of which are protected in the Reserve Estate or have been listed under the Ramsar Convention as wetlands of international

significant. The Ramsar wetlands are Pitt Water-Orielton Lagoon, Moulting Lagoon, Apsley Marshes and the northwest corner of Lake Crescent. Some of these Ramsar listed wetlands, or sections of them, are also protected by the State reserve system.

A less researched and understood water resource within the region is groundwater resources. Groundwater resources not only contribute to base flows in stream and rivers but also provide a source of fresh water for agricultural and domestic use.

6.2 RELEVANT STRATEGIC DIRECTION

- SD2: Holistically Managing Residential Growth
- SD6: Increasing Responsiveness to our Natural Environment
- SD7: Improving Management of our Water Resources
- SD9: Making the Region Nationally and Internationally Competitive
- SD10: Creating Liveable Communities.

6.3 RELEVANT STATE AND REGIONAL POLICIES

- State Policy on Water Quality Management
- State Economic Development Strategy (under preparation)
- NRM Strategy for Southern Tasmania.

6.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 5 – Natural Values.

6.5 REGIONAL POLICIES

- WR 1** *Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries*
- WR 1.1** *Ensure use and development is undertaken in accordance with the State Policy on Water Quality Management*
- WR 1.2** *Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers, (particularly subdivision)*
- WR 1.3** *Include setback requirements in planning schemes to protect riparian areas relevant to their classification under the Forest Practices System.*
- WR 1.4** *Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.*
- WR 2** *Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.*
- WR 2.1** *Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes*
- WR 2.2** *Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels*
- WR 2.3** *Minimise clearance of native riparian vegetation.*
- WR 2.4** *Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.*
- WR 3** *Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision*
- WR 3.1** *Reduce barriers in the planning system for the use of rainwater tanks in residential areas.*

7 THE COAST

7.1 OVERVIEW

“The coastal environment is particularly sensitive to potentially damaging uses including: ribbon development, removal of native vegetation, septic leachate...”

The coastal environment within the Southern region is vast with over 3263 km of shoreline and numerous offshore islands. It is a highly diverse environment, with a variety of shoreline types, ecological systems, and coastal processes. The coast and surrounding environment has the highest concentration of settlement for the region as well as containing large numbers of places of cultural heritage significance. It also provides significant habitat for native fauna species, including specifically listed threatened species, although with very few coastal based vegetation communities being specifically identified and protected.

The coastal environment is the most dynamic and changeable of all landforms and is particularly sensitive to potentially damaging use and development including: ribbon development, removal of native vegetation, invasive weeds, certain recreational activities, wastewater disposal, septic leachate, and rubbish dumping. It is also under enormous pressure from a range of competing interests including tourism, recreation, residential development, farming, aquaculture and forestry.

Loss of coastal values is not just occurring on private land. Protected areas, conservation areas and nature reserves are also experiencing coastal degradation arising from increases in vehicle usage, access paths, camping, illegal activity and tourism activity.

At the same time the coast is the environment most exposed to the effects of climate change. Sea level rise, inundation and shoreline recession are significant

issues not only for, buildings, and infrastructure, but for biodiversity, native vegetation, and native fauna. Greater responsiveness to this hazard is essential to ensure that prospective development opportunities are carefully considered against these issues. The impacts of rising sea levels on existing communities cannot be fully addressed in this Strategy and requires the setting of policy at the State level. Spatial data to support policy decision making is now starting to be available. The Clarence Coastal Climate Change Project provides a useful pilot project for the region, with the Tasmanian Coastal Vulnerability Project another important step in providing the necessary information.

Land use planning is nevertheless an important tool in managing competing interests within the coastal environment and assisting in managing risk arising from climate change. The State Coastal Policy 1996 provides a broad brush framework for the management of the coastal environment through the land use planning system. The realisation of the policy at a regional level will require consolidation of residential development and prevention of any further residential development outside of established settlements, particularly ribbon development. The number of existing small coastal settlements within the region that are un-serviced (no reticulated water and sewerage) in low-lying exposed areas is large. Further development within these settlements will need to be minimised in order to reduce further impact upon the natural values of the coast (such as loss of native vegetation, erosion, septic leachate) and to reduce the long-term social and economic risks arising from climate change.

7.2 RELEVANT STRATEGIC DIRECTION

- SD2: Holistically Managing Residential Growth
- SD6: Increasing Responsiveness to our Natural Environment
- SD9: Making the Region Nationally and Internationally Competitive
- SD10: Creating Liveable Communities.

7.3 RELEVANT STATE AND REGIONAL POLICIES

- State Coastal Policy 1996
- State Economic Development Strategy (under preparation)
- NRM Strategy for Southern Tasmania.

7.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 5 – Natural Values.

7.5 REGIONAL POLICIES

- C 1** *Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.*
- C 1.1** *Ensure use and development avoids clearance of coastal native vegetation.*
- C 1.2** *Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.*
- C 1.3** *Prevent development on mobile landforms and coastal mudflats unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast.*
- C 1.4** *Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless:*
- a. The land is utilised for rural resource purposes; or*
 - b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.*
- C 2** *Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession*
- C 2.1** *Include provisions in planning schemes relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.*
- C 2.2** *Ensure growth is located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart .*
- C 2.3** *Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.*

8 MANAGING RISKS AND HAZARDS

8.1 OVERVIEW

“Land use planning, which takes into account hazards and risks, has been identified as the single most important mitigation measure in preventing future disaster losses in areas of new development.”

This issue addresses a range of hazards that have the potential to render land unsustainable for living, unable to be developed, unproductive or which can result in loss or harm to the community and the environment. It is acknowledged that natural hazards are unpredictable in nature, however past records, existing trends and site characteristics can provide valuable insight into the likelihood of a natural hazards impacting on people or the environment. Natural hazards are essentially meteorological and/or geological phenomena that have the potential to create emergency or disaster situations for communities and the environment. Land hazards also include those of anthropogenic origin, such as contaminated land.

While the circumstances that give rise to extreme natural phenomena are often beyond human control, contemporary approaches to emergency management in Australia consider measures to reduce the impact of natural disasters in terms of prevention and mitigation of, preparation for, response to and recovery from, natural disasters.

Land use planning, which takes into account hazards and risks, has been identified as the single most important mitigation measure in preventing future disaster losses in areas of new development. Effective land use planning is therefore a critical component of any strategy to reduce exposure to natural disasters in the medium to long term.

The key land hazards to take into account are:

- Sea level rise and storm surge (see ‘The Coast’)
- Bushfire
- Land Instability
- Flooding
- Soil Erosion & Dispersive Soils
- Contaminated Land
- Salinity
- Acid Sulphate Soils.

8.2 RELEVANT STRATEGIC DIRECTIONS

- SD2: Holistically Managing Residential Growth
- SD6: Increasing Responsiveness to our Natural Environment
- SD10: Creating Liveable Communities

8.3 RELEVANT BACKGROUND REPORTS

- Background Report No. 6 – Land Hazards
- Background Report No. 7 – Infrastructure.

8.4 REGIONAL POLICIES

MRH 1 *Minimise the risk of loss of life and property from bushfires.*

MRH 1.1 *Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.*

MRH 1.2 *Ensure subdivision road layout designs provide for safe exit points in areas subject to bushfire hazard.*

MRH 1.3 *Allow clearance of vegetation in areas adjacent to dwellings existing at the time that planning schemes based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to a biodiversity code, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.*

MRH 1.4 *Include provisions in planning schemes for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.*

MRH 1.5 *Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.*

MRH 1.6 *Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.*

MRH 2 *Minimise the risk of loss of life and property from flooding*

- MRH 2.1** *Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.*
- MRH 2.2** *Include provisions in planning schemes for use and development in flood prone areas based upon best practice in order to manage residual risk.*
- MRH 3** *Protect life and property from possible effects of land instability.*
- MRH 3.1** *Prevent further development in declared landslip zones*
- MRH 3.2** *Require the design and layout of development to be responsive to the underlying risk of land instability.*
- MRH 3.3** *Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.*
- MRH 4** *Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.*
- MRH 4.1** *Include provisions in planning schemes requiring the consideration of site contamination issues.*
- MRH 5** *Respond to the risk of soil erosion and dispersive and acid sulphate soils.*
- MRH 5.1** *Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.*
- MRH 5.2** *Wherever possible, ensure development avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then ensure management is undertaken in accordance with the Acid Sulphate Soils Management Guidelines prepared by the Department of Primary Industries*

9 CULTURAL VALUES

9.1 OVERVIEW

“[there is] inherent conflict between the region’s need to continue to develop and provide more land for urban development and infrastructure and the likely concurrence of sites of significance...”

Southern Tasmania has a rich legacy of both Aboriginal and historic cultural heritage values. Whilst such abundance is a blessing, its adequate management presents a significant challenge due fundamentally to the relatively small size of Tasmania’s population and the correspondingly limited resources available. Nevertheless, our heritage values are increasingly recognised as part of our unique competitive advantage and contribute significantly to the community’s sense of place, and their recognition and management needs to be set at an appropriate standard.

Our level of knowledge and understanding differs in respect to historic cultural heritage and Aboriginal heritage values.

Tasmanian Aborigines have inhabited Tasmania for at least 40,000 thousand years. There are numerous landscapes and sites of significance to the Aboriginal community throughout the Southern region, and are generally more prevalent in coastal areas and river flats.

The consideration of Aboriginal heritage values in land use planning processes is increasingly topical, and there are challenges to better integration with the system. While legislation aimed at protecting Aboriginal artefacts and relics has existed since the 1970s it is now somewhat out-dated and is not adequately integrated with the suite of legislation that comprises the State’s Resource Management & Planning System. Furthermore, the level of data on the location and values of significant sites is not as extensive as that for historic cultural heritage places. Some of the information

that does exist is often considered to be sensitive by the Aboriginal community and therefore not available on public registers.

Continued engagement with the Aboriginal community is necessary to improve our knowledge of heritage places and values, and to overhaul the State legislation and planning scheme provisions that manage Aboriginal heritage.

There is a relatively good level of knowledge of historic cultural heritage places. It is reasonable to conclude that many worthy sites are now formally and publicly listed, either within local planning schemes or on the Tasmanian Heritage Register. A great many listings, however, do not contain the level of information now considered necessary to adequately identify and ascribe values to heritage places. Listing processes (including updating old listings) now demand much more resourcing per listing that was the case in previous decades. This has reduced the rate at which both the Tasmanian Heritage Register and local Councils are able to update their respective registers. In practical terms, for a given amount of funding the number of listings that can be addressed is now significantly less. As a result, there are a significant number of outstanding nominations to the Tasmanian Heritage Register and many Councils would acknowledge their planning scheme lists are in need of a substantial overhaul. In recent years comprehensive surveys have been undertaken within the Hobart, Glenorchy, Kingborough and Southern Midlands municipal areas through joint projects between the local Councils and the State (through Heritage Tasmania). Both the State Government and the Councils involved need to continue to progress the outcomes of these surveys, in terms of list

“...a comprehensive analysis and documentation of landscape values is still to occur and will potentially be fraught with difficulty, arising from inherent subjectivity.”

updates, and similar surveys need to be conducted in all municipal areas throughout the region.

There is now a nationally agreed approach to recognising a hierarchy of significance in regard to heritage places. Promulgation of this approach through the Tasmanian system has begun but there is a very long way to go. This needs to be progressed in order to reduce confusion and unnecessary delays in development assessment processes.

While potential impacts on known historic cultural heritage places and values is reasonably well managed through existing statutory processes, the system needs to be further developed in regard to the identification and protection of historic cultural landscapes. Many of our landscapes still enable the discernment of various layers of modification by human activity - from Aboriginal occupation to early colonisation through to the present day. This is in contrast to mainland Australia where it is difficult to find landscapes in such close proximity to major cities in which older layers have not been obliterated by post World War II development. Southern Tasmania also contains many landscapes that largely retain their natural values, and are appreciated for the scenic backdrops that they provide to many of the region's more populated areas.

The identification, recognition and protection of landscape values is not a straightforward matter, however. While there has been some local work on skylines and landscapes within some areas in Southern Tasmania (particularly around Greater Hobart), a comprehensive analysis and documentation of landscape values is still to occur. Such process can be fraught with difficulties arising from inherent subjectivity, and the fact that

working landscapes evolve, particularly those that represent layer upon layer of changes wrought from evolving farming practices and market-driven agricultural imperatives. The extent to which these forces should be allowed to continue to modify our landscapes is a contentious issue. Notwithstanding this there should be progression towards understanding the region's landscapes, their importance to the community's collective sense of place and culture, as well as their contribution to economic development and ecological values.

Similarity to Aboriginal heritage and cultural & natural landscapes, the identification and protection of historic archaeological heritage is not as advanced as with historic cultural heritage generally. This situation also needs to be addressed into the future.

The issues that impact on our ability to adequately recognise and manage heritage values generally within Southern Tasmania can be summarised as follows:

- The general under-resourcing of management arising fundamentally from Tasmania's small population base endeavouring to support a very large abundance of heritage assets.
- The need to complete reviews of the Aboriginal Relics Act 1975 and the Historic Cultural Heritage Act 1995, including the assimilation of future Aboriginal heritage legislation with the suite of legislation that forms the Resource Management & Planning System.
- The need to propagate the nationally agreed approach to the recognition and associated listing of places of cultural heritage significance as being of either local, state, national or international significance. Currently, many places are listed on both the

local planning scheme heritage schedule and on the Tasmanian Heritage Register. This creates confusion as to real significance, duality in procedure, the potential for conflicting views by assessment authorities and unnecessary expense and delays in the processing of development applications.

- The inconsistent approach to heritage management across local government, which is reflective of broader inconsistencies arising from the existing assortment of planning scheme typologies.
- The poor quality and limited extent of information pertaining to many heritage listings within planning schemes.
- The limited understanding of cultural landscape values and the lack of an overarching policy with respect to determining relative significance.

9.2 RELEVANT STRATEGIC DIRECTION

- SD2: Holistically Managing Residential Growth
- SD9: Making the Region Nationally and Internationally Competitive
- SD10: Creating Liveable Communities.

9.3 REGIONAL POLICIES

- CV 1** *Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.*
- CV 1.1** *Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.*
- CV 1.2** *Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community,*
- CV 1.3** *Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.*
- CV 1.4** *Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.*
- CV 2** *Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.*
- CV 2.1** *Support the completion of the review of the Historic Cultural Heritage Act 1995.*
- CV 2.2** *Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:*
- a. places of local significance are to be listed within Heritage Codes contained within planning schemes, as determined by the local Council*
 - b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.*
 - c. places of national or international significance are listed through national mechanisms as determined by the Australian Government.*

- CV 2.3** ***Progress towards a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance:***
- a. Heritage places of local significance: by the local Council acting as a Planning Authority***
 - b. Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.***
- CV 2.4** ***Recognise and list heritage precincts within planning scheme Heritage Codes and spatially define them by associated overlays on planning scheme maps.***
- CV 2.5** ***Base heritage management upon the Burra Charter and the HERCON Criteria, with heritage code provisions in planning schemes drafted to conform with relevant principles therein.***
- CV 2.6** ***Standardise statutory heritage management at the local level as much as possible.***
- a. Listings in planning schemes should be based on a common regional inventory template, (recognising that not all listings will include all details due to knowledge gaps).***
 - b. Heritage code provisions in planning schemes should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control***
- CV 2.7** ***Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.***
- CV 3** ***Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.***
- CV 3.1** ***Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.***

CV 4 *Recognise and manage significant cultural landscapes throughout the region to protect their key values.*

CV 4.1 *State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.*

CV 4.2 *Ensure the key values of regionally significant landscapes are not significantly compromised by new development through appropriate provisions within planning schemes.*

CV 4.3 *Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in planning schemes.*

CV 5 *Recognise and manage archaeological values throughout the region to preserve their key values.*

CV 5.1 *Known archaeological sites of significance to be considered for listing as places of either local or state significance within Heritage Codes contained within planning schemes or on the State Heritage Register respectively, as appropriate.*

CV 5.2 *Ensure development that includes soil disturbance within archaeology zones of significance is undertaken in accordance with archaeological management plans to ensure values are not lost, or are recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.*

10 RECREATION AND OPEN SPACE

10.1 OVERVIEW

“Well-planned, designed and implemented open space and recreation planning policies aid in the delivery of a range of broader personal, social, economic and environmental objectives...”

Open spaces and recreational facilities contribute to the quality of life enjoyed by the Tasmanian community. They are often thought of as local parks or reserves, however open spaces can be any land or water setting maintained for a variety of environmental and social purposes that is utilised by the community. Well-planned, designed and implemented open space and recreation planning policies aid in the delivery of a range of broader personal, social, economic and environmental objectives for the community.

While predominantly publically owned and maintained, open spaces can also include private land such as golf courses, private reserves and trails, hydro storage dams (for recreational fishing) as well as agricultural land (which often contributes to broader regional landscape values). Not all open space needs to be zoned as ‘open space’ under a planning scheme. Indeed the zoning-based system under planning schemes can create difficulties for the broader multi-purpose function of open spaces to be clearly articulated to the community.

Planning for a regional system of built and natural environments has significant benefits including:

- Providing opportunities for a diverse range of physical activities;
- contributing to the ‘liveability’ of towns and cities;
- creating ‘green spaces’ for relaxation, contemplation, and social interaction;
- conserving natural and cultural values;
- encouraging healthy lifestyles;

- creating environments for hosting cultural and social events and functions;
- maintaining utilitarian values, such as water storage and quality, flood mitigation, and other environmental services (e.g. clean air); and
- contributing to climate change adaptation and mitigation (e.g. through carbon storage, buffers to sea level rise, and by encouraging non-motorised transport etc).

In the absence of such an approach, open space planning to date has been piecemeal, lacking consistency, slow to respond to emerging needs and fails to deliver on many of the potential benefits. As identified through the Tasmanian Open Space Policy and Planning Framework there are many inconsistencies in the provision of open space across the State, including inconsistencies in the methodologies used to determine need and the ‘tools’ associated with open space planning (e.g. classification and hierarchy systems, zoning, developer contributions, development standards, and application of needs analysis).

Sporting facilities complement the open space network, but are focused on purpose built structures and environments for active recreation pursuits. These can also be publicly or privately owned. The construction and maintenance of sporting facilities can be a significant expense and they should be designed and located in accordance with regional considerations to serve a broader sub-regional or regional catchment to avoid under-utilisation. A regional approach to providing major sporting facilities will ensure that unnecessary duplication of facilities is avoided, thereby minimising long-term costs to the community. Access

and transport factors, and the need to minimising land use conflicts between regionally significant sporting facilities and nearby sensitive uses are also key locational considerations.

10.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD2: Holistically Managing Residential Growth
- SD6: Increasing Responsiveness to our Natural Environment
- SD8: Supporting Strong and Healthy Communities
- SD9: Making the Region Nationally and Internationally Competitive
- SD10: Creating Liveable Communities.

10.3 RELEVANT STATE AND REGIONAL POLICIES

- The Tasmania Open Space Policy and Planning Framework 2010
- Social Inclusion Strategy for Tasmania 2009.

10.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 4 – Social Infrastructure and Interactions.

10.5 REGIONAL POLICIES

- ROS 1** *Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.*
- ROS 1.1** *Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;*
- a. Local*
 - b. District*
 - c. Sub-regional*
 - d. Regional*
 - e. State*
 - f. National*
- ROS 1.2** *Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;*
- a. Parks;*
 - b. Outdoor Sports Venues;*
 - c. Landscape and Amenity;*
 - d. Linear and Linkage;*
 - e. Foreshore and waterway;*
 - f. Conservation and Heritage;*
 - g. Utilities and Services; and*
 - h. Proposed Open Space.*
- ROS 1.3** *Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.*
- ROS 1.4** *Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).*
- ROS 1.5** *Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.*

ROS 1.6 *Ensure subdivision and development is consistent with principles outlined in ‘Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania’.*

ROS 2 *Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.*

ROS 2.1 *Avoid unnecessary duplication of recreational facilities across the region.*

11 SOCIAL INFRASTRUCTURE

11.1 OVERVIEW

“The lack of strategic land use planning has provided challenges for the provision of social infrastructure services... often been located in areas of perceived need, with some areas having multiple facilities, and others greatly lacking.”

Social infrastructure refers to all services, facilities and structures that are intended to support the well being and amenity of the community. This includes not only educational and health facilities, but social housing and other community facilities (such as online access centres).

Social infrastructure providers face many challenges.

The education sector faces significant challenges in strategic planning due to the regular changes in school populations that are related to a range of factors other than local residential population size and profile, such as stigmatisation issues that may arise for particular schools from time to time. With the lack of strategic land use planning, planning for school closures or new schools has occurred in the absence of any growth management strategy. The consequences are that delivery of education services does not match what is the most sustainable and desirable pattern of residential growth. Regional strategic land use planning provides the mechanism through which these factors can be better synchronised.

The health sector also faces challenges in providing for the needs of the current community whilst planning for future demands in an environment characterised by changing political responses to demographic and clinical needs. Tasmania’s Health Plan 2007 now provides the overall strategic framework for service provision.

In addition the region has a strong force of ageing. This will mean that health services will need to adapt to

serving an older population and their particular health needs. Notably this will potentially mean the supply of more aged care facilities and nursing home beds, a form of development that is not well accommodated for in some current planning schemes.

Notwithstanding this, opportunities now exist to strategically plan for these services and their sites and provide collaboration between various social infrastructure providers and the strategic land use planning system. There are significant co-location opportunities between the education and health sector, providing cost benefits to the government and the public by maximising utilisation of buildings and sites that are expensive to construct and maintain.

Social housing provides a source of affordable housing for low-income households who are unable to rent in the private market. There is evidence that due to the decreasing affordability of housing, increasing numbers of households under mortgage stress, and the general increase in cost of living, that the percentage of the community forced into reliance upon social housing is increasing. There is also clear evidence that the current social housing stock, of predominantly 3 bedroom dwellings, does not match the demand for smaller one and two bedroom homes.

Historically the trend has been to create broad acre social housing estates on the fringe of the metropolitan area remote from many services, employment opportunities, and with poor access to transport. Notable examples are at Bridgewater, Gagebrook, and Clarendon Vale. Current thinking aims to provide social housing, with a range of dwelling sizes, in smaller clusters in well located

“Unfortunately there is sometimes local community resistance, especially in older established suburbs dominated by private ownership, to social housing infill developments.”

areas (generally established residential areas), which are well serviced by schools, health facilities and every day requirements (such as shops, government facilities and so on) and have good access to a range of transportation options, including walking and cycling. Not only are social housing developments being given a strategic focus but urban design principles are also now a specific consideration in the assessment of social housing developments. Unfortunately there is sometimes local community resistance, especially in older established suburbs dominated by private ownership, to social housing infill developments.

It is also recognised that the design of urban and town environments are important elements in creating a more socially inclusive environment. While building controls relating to access largely address issues associated with access for people with disability, consideration needs to be given to a consistent approach to the provision or maintenance of a clear accessible path of travel for use or development in public areas, which are not subject to building controls. Further, the design of the built environment can also contribute to crime prevention as recognised through the ‘Crime Prevention through Environmental Design’ principles. New development already requiring a permit should embrace these principles.

11.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD3: Creating a Network of Vibrant and Attractive Activity Centres
- SD8: Supporting Strong and Healthy Communities
- SD10: Creating Liveable Communities.

11.3 RELEVANT STATE AND REGIONAL POLICIES

- Tasmanian Health Plan 2007
- Social Inclusion Strategy for Tasmania.

11.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 4 – Social Infrastructure and Interactions.

11.5 REGIONAL POLICIES

- SI 1** *Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.*
- SI 1.1** *Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions its ongoing function and redevelopment in its current location.*
- SI 1.2** *Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.*
- SI 1.3** *Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.*
- SI 1.4** *Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.*
- SI 1.5** *Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.*
- SI 1.6** *Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.*
- SI 1.7** *Provide flexibility in planning schemes for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.*
- SI 1.8** *Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within planning schemes.*
- SI 1.9** *Ensure relevant planning scheme provisions include Crime Prevention through Environmental Design principles.*
- SI 1.10** *Recognise the role of the building approvals processes in providing access for people with disabilities.*

- SI 2** *Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.*
- SI 2.1** *Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.*
- SI 2.2** *Ensure planning schemes do not prevent the establishment of social housing in residential areas.*

12 PHYSICAL INFRASTRUCTURE

“The use of an infrastructure program to support and direct development can substantially influence the preferred settlement pattern and urban form.”

12.1 OVERVIEW

The timely and efficient delivery of infrastructure services is a crucial aspect of a well planned and efficiently functioning region. In the past, ad-hoc decisions on the location and delivery of infrastructure have significantly changed settlement patterns, in the absence of broader strategic planning. Furthermore, ad-hoc decision making on the location of new settlements has generated the need for new infrastructure and placed additional pressure on existing infrastructure with long term and far reaching impacts.

The use of an infrastructure program to support and direct development can substantially influence the preferred settlement pattern and urban form. This includes greenfield areas, urban infill and redevelopment sites, and activity centres. Combined with the broader regional strategic planning work now being undertaken should ensure efficient delivery of infrastructure in the Region.

A number of funding and charging mechanisms are used to finance infrastructure projects and services. These include federal and state taxes, local government rates, water and sewerage developer charges, special-purpose levies, user charges, private investment, public-private partnerships and developer contributions. These have historically been applied in an ad-hoc manner, which has often not reflected the actual cost of delivery of these services, or the relative costs of servicing different areas, and has been quite varied across the State. The move towards regional bodies for the provision of water and sewerage infrastructure should go part way to alleviating these issues.

The provision of infrastructure and developer charges associated with the

delivery of infrastructure should not be underestimated as implementation tools to deliver desired strategic land use planning outcomes, and are identified as major considerations in this Regional Land Use Strategy.

12.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD3: Creating a Network of Vibrant and Attractive Activity Centres
- SD7: Improving Management of our Water Resources
- SD9: Making the Region Nationally and Internationally Competitive
- SD10: Creating Liveable Communities.

12.3 RELEVANT STATE AND REGIONAL POLICIES

- State Infrastructure Strategy
- Southern Integrated Transport Plan.

12.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 9 – Infrastructure.

12.5 REGIONAL POLICIES

- PI 1** *Maximise the efficiency of existing physical infrastructure.*
- PI 1.1** *Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.*
- PI 1.2** *Provide for small residential scale energy generation facilities in planning schemes.*
- PI 2** *Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.*
- PI 2.1** *Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.*
- PI 2.2** *Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.*
- PI 2.3** *Identify, protect and manage existing and future infrastructure corridors and sites.*
- PI 2.4** *Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.*
- PI 2.5** *Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, ensuring that pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) is consistent with the Regional Land Use Strategy.*
- PI 2.6** *Ensure electricity generation and major transmission assets are recognised and protected within planning schemes to provide for continued electricity supply.*

13 LAND USE AND TRANSPORT INTEGRATION

13.1 OVERVIEW

“Improved integration of transport and land use planning is both a major challenge and critical factor in the development of efficient and liveable urban areas.”

Demand for transport infrastructure is derived from the community’s need to travel and to move freight. The relative location of different land uses (for example where people live in relationship to places for employment and shopping) is a significant determinant of transport demand, cost and modal choice. Improved integration of transport and land use planning is both a major challenge and critical factor in the development of efficient and liveable urban areas and becoming a more environmentally sustainable community in the face of a changing climate.

The region’s transport system includes the National network, State roads, major arterial roads and associated infrastructure, and a rail network linking key centres, ports and resource areas. Transport infrastructure is owned, planned and maintained by a range of Federal, State and local governments and other organisations such as TasRail, Forestry Tasmania, and the Hydro.

The region relies on the northern ports for freight movement (86% of the region’s imports move through the three northern ports: Bell Bay, Burnie and Devonport) making intra-state connections critical. Freight movement is focused on the road network with rail an inter-regional bulk and containerised goods carrier. An efficient and effective freight transport system is critical to industry and includes efficient transport networks, high standard intermodal facilities and good access to and from processing and industrial areas. The Brooker Highway is the region’s most significant freight route, with the Midland Highway a significant inter-regional freight route. The Brighton Hub will provide a modern road-rail transport facility to

support freight movement to and from the region.

The region’s passenger transport system is oriented towards road transport and private car travel. Many past transport infrastructure projects have supported significant expansion of outer urban areas (for example the Southern Outlet connecting Kingston), but in more recent years the provision of transport infrastructure and services has responded to land use planning and development decisions.

The region now has a highly dispersed settlement pattern – although increasingly focussed on a number of key activity centres – with a very low population. This has a twofold effect. Firstly it has impacted on the use and provision of public transport. As residential development has increased in outer suburbs, away from established public transport routes, services have gradually spread far across a wide geographic area, but still across a small population base. Secondly it has resulted in high road construction and maintenance costs on a per person basis in rural areas.

All transport options must respond to demand. Our daily transport needs are increasingly complex: understanding how and where people are travelling is critical to passenger transport planning. We are no longer just planning for point to point commuter journeys to central business districts or for school based travel that sees children travel to their nearest school. Improving accessibility over mobility, in a way that meets these diverse needs is a key challenge for land use and transport planning.

The focus areas under this Strategy are broad and include:

“Improving accessibility over mobility, in a way that meets these diverse needs is a key challenge for land use and transport planning.”

- Maximising the efficiency of freight and public transport corridors and assets including maintaining and improving existing key public transport corridors to facilitate reliable, frequent public transport services;
- Recognising and protecting major infrastructure corridors and assets through planning schemes including retaining and protecting the rail corridor to preserve potential for the future development of mass transit options;
- Improving walking and cycling infrastructure and linkages, particularly for local trips;
- Recognise and preserve the Derwent River as a passenger transport corridor, including identifying passenger boarding locations and maintaining road and river access to these locations;
- Addressing car parking as a key determinant of car based travel;
- Increasing residential densities and mixed use around designated integrated transit corridors where appropriate; and
- Consolidating residential development in rural areas into key settlements where daily and weekly needs of residents are met.

13.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD2: Holistically Managing Residential Growth
- SD3: Creating a Network of Vibrant and Attractive Activity Centres
- SD4: Improving our Economic Infrastructure
- SD10: Creating Liveable Communities.

13.3 RELEVANT STATE AND REGIONAL POLICIES

- SD1: Adopting a More Integrated
- State Infrastructure Strategy
- Southern Integrated Transport Plan
- Tasmanian Urban Passenger Transport Framework
- Tasmanian Walking and Cycling for Active Transport Strategy
- Social Inclusion Strategy for Tasmania.

13.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 8 – The Regional Transport System
- Background Report No. 9 – Infrastructure.

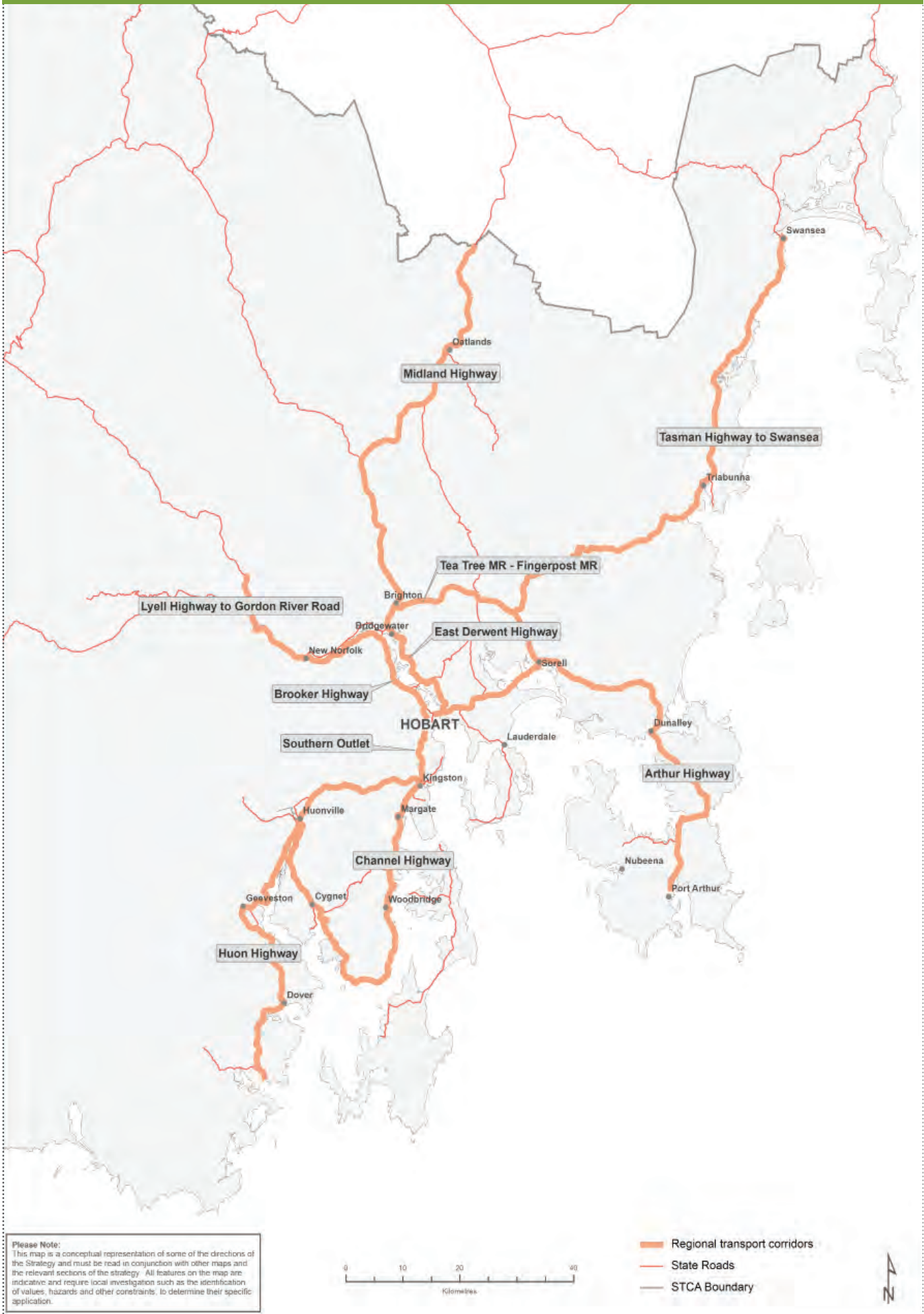
13.5 REGIONAL POLICIES

- LUTI 1** *Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.*
- LUTI 1.1** *Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.*
- LUTI 1.2** *Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.*
- LUTI 1.3** *Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres*
- LUTI 1.4** *Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.*
- LUTI 1.5** *Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.*
- LUTI 1.6** *Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.*
- LUTI 1.7** *Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.*
- LUTI 1.8** *Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 to minimise further land use conflict*
- LUTI 1.9** *Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.*
- LUTI 1.10** *Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.*

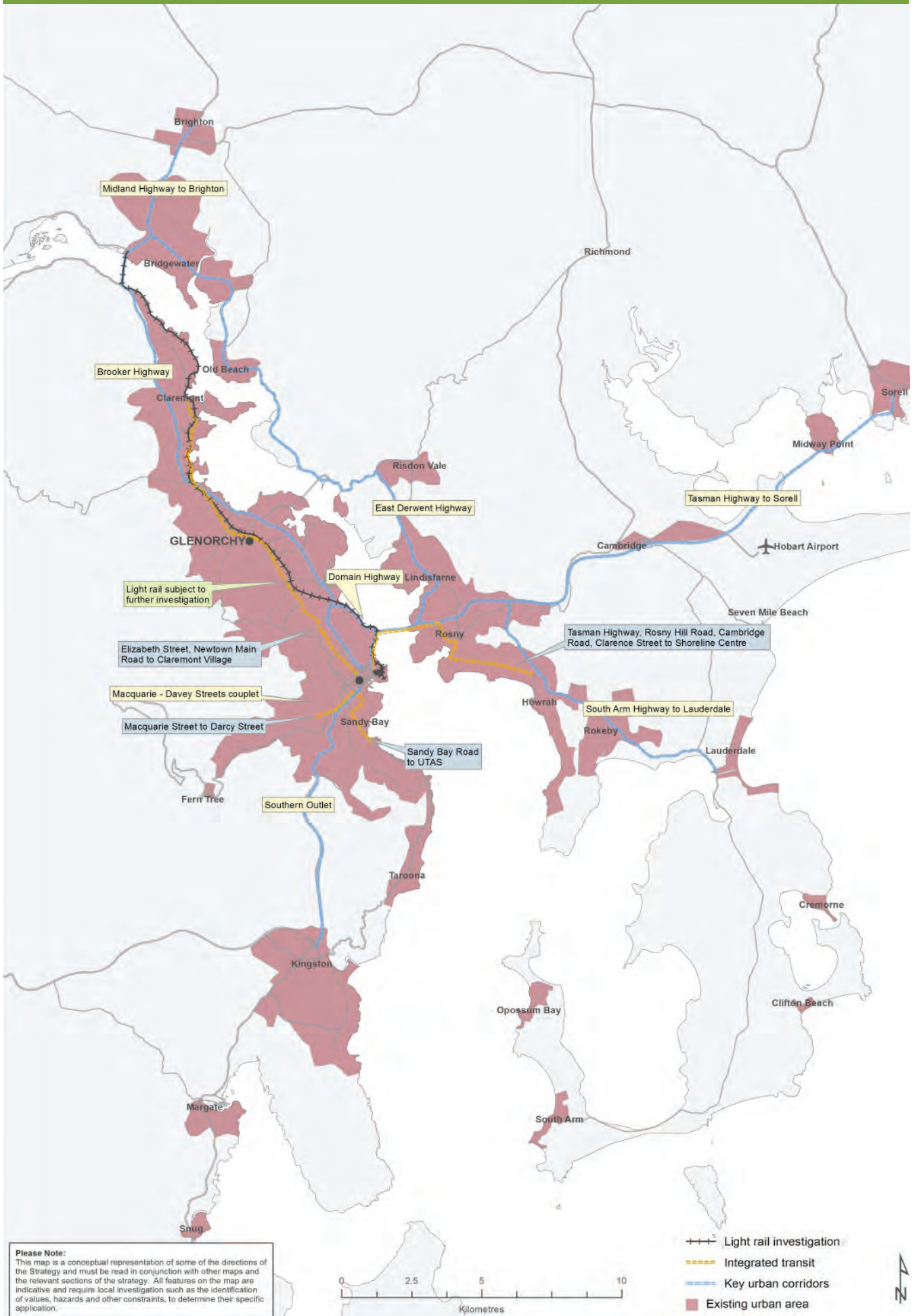
LUTI 1.11 ***Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.***

LUTI 1.12 ***Include requirements in planning schemes for end-of-trip facilities in employment generating developments that support active transport modes.***

MAP 3: REGIONAL TRANSPORT CORRIDORS



MAP 4: GREATER HOBART URBAN TRANSPORT CORRIDORS



Please Note:
This map is a conceptual representation of some of the directions of the Strategy and must be read in conjunction with other maps and the relevant sections of the strategy. All features on the map are indicative and require local investigation such as the identification of values, hazards and other constraints, to determine their specific application.

- Light rail investigation
- Integrated transit
- Key urban corridors
- Existing urban area

14 TOURISM

“Land use planning and its outcomes have numerous impacts upon the tourism industry including how well authentic landscapes and character is protected and enhanced...”

14.1 OVERVIEW

Tourism in Tasmania has grown substantially in the nine years to June 2009, with the number of people visiting the state increasing by 68 per cent to 932,700, and the associated contribution to the economy almost doubling to \$1.4 billion. With the addition of cruise ship passengers and crew, visitation jumps to 1.03 million visitors. Southern Tasmania also benefits from intrastate visitation, particularly for key sporting and cultural events. Tourism is a spatially dispersed industry with most towns and regions benefitting from the industry.

Despite a decline in the average length-of-stay from 9.3 nights to 8.1 nights over the last nine years, the total visitor nights have increased by 50 per cent to 7.86 million during this period. Key contributors to this growth were the introduction of low cost carriers, the introduction of Spirit of Tasmania I and II, and the strength in the Australian economy through wages growth, low interest rates and decreasing unemployment.

Research indicates that travellers are seeking a variety of experiences. Whether they actively participate in all available experiences is immaterial when considering most destinations, but having choice is important, and for repeat visitors having a reason to return is also a key driver.

Land use planning and its outcomes have numerous impacts upon the tourism industry including how well authentic landscapes and character are protected and enhanced; and the degree to which planning schemes provide flexibility to ensure that tourism industry can be innovative and respond to demand and the market.

Careful management of the landscapes and characteristics within the region that contribute to the tourism experience, as

well as how tourism developments are handled through the planning process, is important to this key economic activity. In addition land uses associated with tourism also need to be managed to ensure that they do not detract from the value of the region as a living environment.

14.2 RELEVANT STRATEGIC DIRECTIONS

- SD4: Creating a Network of Vibrant and Attractive Activity Centres
- SD5: Supporting our Productive Resources
- SD9: Making the Region Nationally and Internationally Competitive.

14.3 RELEVANT STATE AND REGIONAL POLICIES

- Tasmanian Economic Development Strategy (under preparation)
- Tourism 21 Strategic Plan.

14.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 10 – Tourism and Land Use Planning.

14.5 REGIONAL POLICIES

- T 1** ***Provide for innovative and sustainable tourism for the region***
- T 1.1** ***Protect and enhance authentic and distinctive local features and landscapes throughout the region.***
- T 1.2** ***Identify and protect regional landscapes, which contribute to the region's sense of place, through planning schemes.***
- T 1.3** ***Allow for tourism use in the rural and significant agriculture zones where it supports the use of the land for primary production.***
- T 1.4** ***Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.***
- T 1.5** ***Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.***
- T 1.6** ***Recognise, planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.***
- T 1.7** ***Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application).***

15 STRATEGIC ECONOMIC OPPORTUNITIES

15.1 OVERVIEW

“...a significant opportunity to enhance the locational advantage of being the Southern most region in Australia, through a Antarctic and marine research gateway.”

Southern Tasmania and Greater Hobart in particular is well placed to take advantage of its location, size, accessibility, and its history as a hub for research, creativity and learning. There exists a significant opportunity to enhance the locational advantage of being the most Southern region in Australia, through an Antarctic and marine research gateway. In addition there are associated urban regeneration opportunities that will drive economic development for the broader region by encouraging increased population and visitor numbers, with flow on effects to gross regional product. Broader benefits from realisation of these objectives will include making Hobart a more vibrant and active space and attracting significant investment to the broader region.

There are a number of key economic opportunities. These include:

- **A place of research excellence and learning** – The region is host to a number of world-class research institutions and tertiary education facilities. It is also Australia’s base for Antarctic exploration and research. These provide significant economic benefits to the region with opportunities to capitalise upon existing facilities through the construction of key research institutes including the Institute of Marine and Antarctic Science (IMAS), redevelopment of Domain House and the expansion of the Menzies Research Centre.
- **Antarctic and Southern Ocean Gateway** – Australia has increasing marine research and protection responsibilities and priorities in the

Southern Ocean due to its territorial claim of 42% of Antarctica and the recently increased economic exclusion zone in the Southern Ocean. The region’s position as Australia’s base for Antarctic exploration and research can be cemented through the upgrading of existing facilities and development of new. Already the region is home to the Antarctic Division in Kingston and the CSIRO facility in Hobart. Potential future opportunities include IMAS and the Hobart International Airport Antarctic Airlink.

- **A place of arts, culture and recreation** – The region has a long history as a cultural hub in recognition of our significant cultural values. The region accommodates many cultural facilities, world class recreational opportunities and events. The recent opening of MONA on the shores of the Derwent is a case in point. Promotion and enhancement of this role will also attract greater number of visitors as well as increased employment opportunities.
- **A small but vital working port** – The importance of Hobart Port in terms of Antarctic and Southern Ocean Gateway is outlined above. Hobart Port is also important in terms of the movement of key export products for the region (i.e. timber based products), the fishing industry and tourism industry (cruise ship terminal). Upgrading and maintaining the Hobart port area is essential to the region’s long term economic health.

- **Marine manufacturing and ship repair**
 - The excellent deepwater harbour of the Derwent Estuary has provided the base for ship building and marine services since European settlement. This industry continues today and potential exists to further expand into the future.

15.2 RELEVANT STRATEGIC DIRECTIONS

- SD4: Creating a Network of Vibrant and Attractive Activity Centres
- SD4: Improving our Economic Infrastructure
- SD9: Making the Region Nationally and Internationally Competitive
- SD10: Creating Liveable Communities.

15.3 REGIONAL POLICIES

SEO 1 *Support and protect strategic economic opportunities for Southern Tasmania.*

SEO 1.1 *Protect the following key sites and areas from use and development which would compromise their strategic economic potential through planning scheme provisions:*

- a. Hobart Port (including Macquarie and Princes Wharves)*
- b. Macquarie Point rail yards; and*
- c. Princes of Wales Bay marine industry precinct*

SEO 1.2 *Include place specific provisions for the Sullivans Cove area in the planning scheme.*

SEO 1.3 *Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.*

16 PRODUCTIVE RESOURCES

16.1 OVERVIEW

“Whilst the region has negligible prime agricultural land... it is nevertheless a significant contributor to the regional and local economy, with an increasing focus on low volume, high value production.”

Primary industry generates a significant amount of wealth for the Tasmanian economy through agriculture, mineral resource extraction, forestry and aquaculture.

In Southern Tasmania, agricultural production contributes over \$188 million to the State's economy. Whilst the region has negligible prime agricultural land and its contribution to the State's overall production is somewhat less than the other two regions, it is nevertheless a significant contributor to the regional and local economy, with an increasing focus on low volume, high value production. It is also particularly important to the social make of some local communities. Proposed expanded and new irrigation schemes for the region, both in the short and long term, will assist in strengthening the agricultural industries within the region, particularly in light of changing climatic conditions. The characteristics of agricultural land and associated production within the region are particularly diverse. It varies from the extensive dry-land areas of the Southern Midlands and parts of the Central Highlands and Derwent Valley, to the intensive crop and fruit growing regions of the Huon, Derwent and Coal River Valleys and through to the wine growing areas scattered throughout the region including along parts of the East Coast. A marked feature of the pattern of agricultural land in the region is the large range in productive capacity and the discrete, spatially well defined nature of areas of high productivity nestled within larger areas of much lower productivity. As such the region should adopt a strategy recognising that the one size fits all approach to planning scheme standards

across the region will not achieve the best outcomes. While the region contains negligible prime agricultural land (Class 1, 2 & 3), there is still productive agricultural land evident in the region (Class 4 & 5 land) which is either irrigated, has access to natural water resources or has physical conditions suited to particular high value crops (see Map 6). This very productive agricultural land within the region can be spatially distinguished against significantly less productive land due to topographic, soil, water availability and climatic conditions.

It is therefore appropriate that this land be afforded the highest level of protection from land use conflicts and fettering recognised though its status as 'significant agricultural land' (as per Principle 7 under the State Policy on the Protection of Agricultural Land).

In addition, Principle 8 of the State Policy requires that agricultural land benefitting from existing irrigation schemes declared under the Water Management Act 1999 be afforded appropriate protection. Further that other land benefitting from broad scale irrigation development may be afforded the same level of protection.. With this in mind the renewed program to investigate and establish new or expanded large-scale irrigation schemes needs to be taken into account, particular given the significant of the State investment in dollar terms. The only current declared irrigation district within the South is the South-East Irrigation Scheme, which extends across part of the Brighton, Clarence, and potentially Sorell areas (the Coal River Valley sub-district), however the Tasmanian Irrigation Development Board have projects in place to expand this district and establish the new Midlands and Swan Apsley Irrigation Schemes.

“Appropriate zoning, attenuation distances, and growth boundaries must be implemented to enable the protection of agricultural land and farmers’ ability to farm unfettered.”

The Midlands and expanded South East scheme proposals are currently well advanced through the Tasmanian Irrigation Development Board planning process. These potentially irrigable areas should be recognised and protected in the new planning schemes.

Embodied within the Strategic Direction of holistically managing residential growth is the principle that residential development in rural areas should first and foremost be determined by a proactive settlement strategy, tempered by the productive and potential productive capability of land. Therefore, decisions to convert rural land to non-rural land use (such as large-lot residential) should not be driven by the current apparent productive capability, which has been the case in years past. Appropriate zoning, attenuation distances, and growth boundaries linked to settlement strategies must be implemented to enable the protection of agricultural land and farmers’ ability to farm unfettered.

Beyond agricultural production, there are other productive resources, which contribute to the region’s economy: mineral extraction, forestry, aquaculture, and fisheries.

Mineral extraction within Southern Tasmania is limited and is concentrated on quarrying operations for hard rock, sand, materials for concrete construction, and blue metal. A number of quarrying operations in the South are of regional significance and particularly important to the construction industry, including the Leslie Vale and Brighton quarries.

Forestry has been, and is still, a significant industry for the region, predominantly occurring across the Derwent Valley, Central Highlands, and Huon Valley municipal areas, although all non-urban municipalities in the region have some

level of forestry. Whilst much forestry activity exists outside of the jurisdiction of the Land Use Planning and Approvals Act 1993, the activities of the forestry industry nevertheless have some land use planning implications and impacts on other use and development.

The forestry industry is currently in a state of flux and its future is a highly politicised issue. The land use planning system needs to ensure it can accommodate future directions in regard to those parts of the industry that do fall under its jurisdiction, for example; the establishment of new value-adding timber product manufacturing facilities.

Aquaculture (or farmed fisheries) is a burgeoning industry for the region. Much of the activity is focused in Salmonoid fishery with over 95% of Australia’s farmed salmon produced in the State, the majority of which occurs in the Huon and Kingborough municipal areas. Another significant form of aquaculture for the region is oyster farming.

While marine farming falls outside the land use planning system in a similar fashion to forestry activities, associated shore-based facilities, do not. Ports and other key marine facilities for both the farmed and wild fisheries must be identified and protected, taking into account future needs. In addition the planning system needs to ensure that appropriate coastal locations for such facilities are identified and protected from inappropriate use and development and land use conflict. These are increasingly contentious issues due to:

- Increasing rural residential development in close proximity to operating fish farms;

- Farms becoming more noisy due to increasing mechanisation of the industry; and
- Residents purchasing property without being aware of the proximity of working salmon farms or dormant leases.

16.2 RELEVANT STRATEGIC DIRECTIONS

- SD2: Holistically Managing Residential Growth
- SD5: Supporting our Productive Resources
- SD7: Improving Management of our Water Resources.

16.3 RELEVANT STATE AND REGIONAL POLICIES

- State Economic Development Strategy (under preparation)
- Natural Resource Management Strategy for Southern Tasmania
- State Policy for the Protection of Agricultural Land 2009.

16.4 RELEVANT BACKGROUND REPORTS

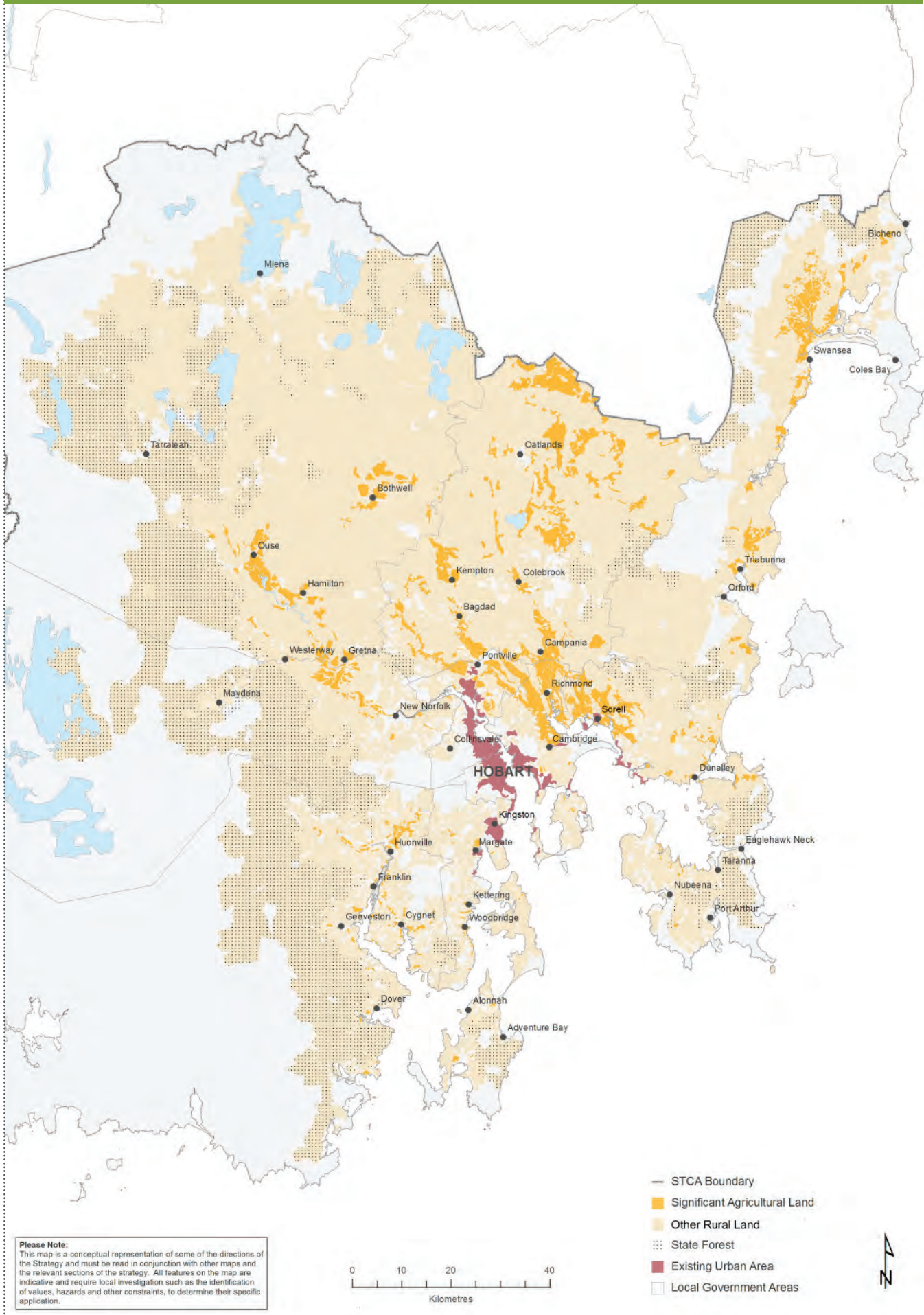
- Background Report No. 7 – Productive Resources.

16.5 REGIONAL POLICIES

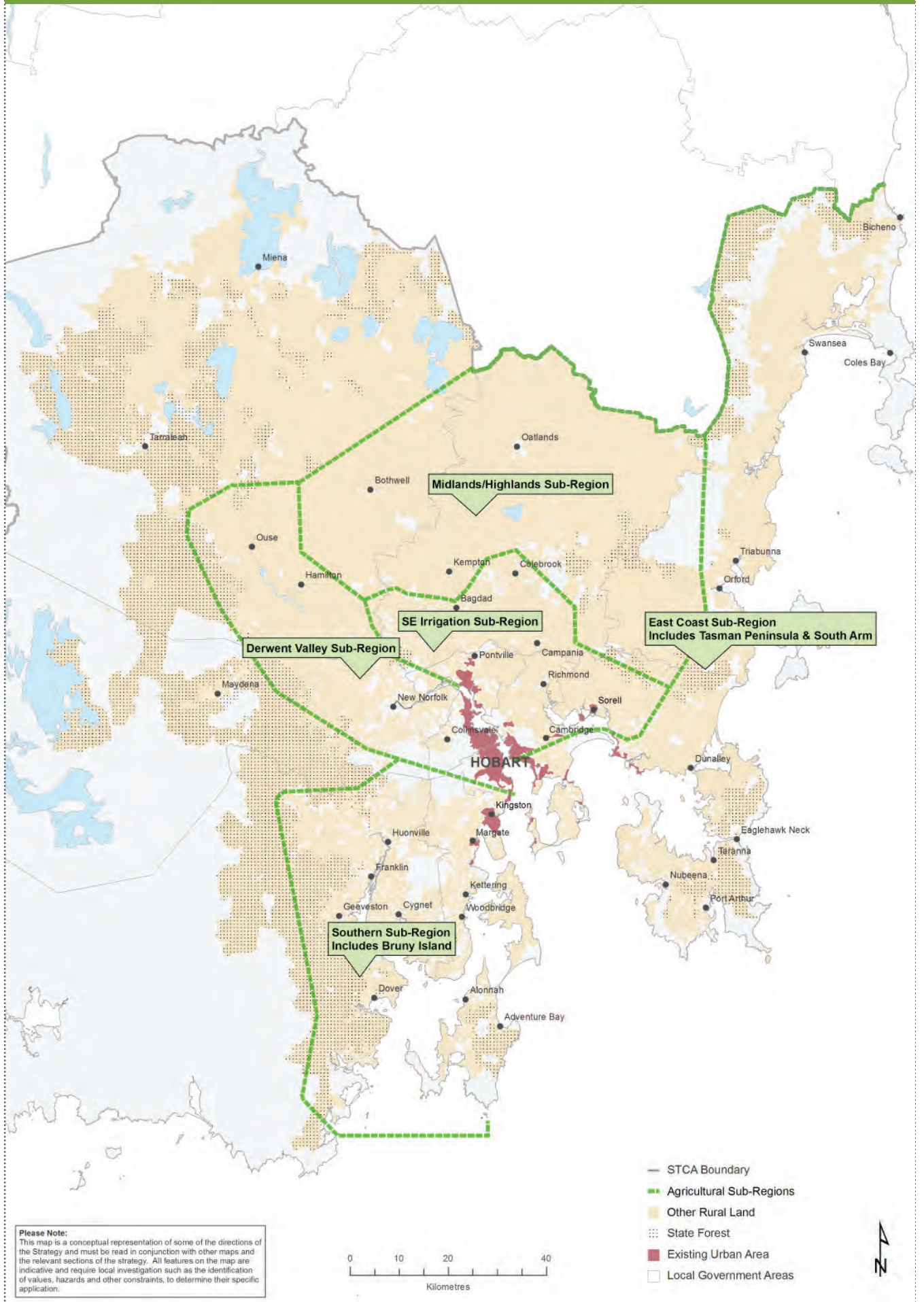
- PR 1** *Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.*
- PR 1.1** *Utilise the ‘Significant Agriculture Zone’ to identify regionally significant agricultural land in planning schemes and manage that land consistently across the region.*
- PR 1.2** *Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.*
- PR 1.3** *Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production*
- PR 1.4** *Prevent further land fragmentation by restricting subdivision unless necessary to facilitate the use of the land for agriculture.*
- PR 1.5** *Minimise the use of significant agricultural land for plantation forestry*
- PR 2** *Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.*
- PR 2.1** *Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.*
- PR 2.2** *Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.*
- PR 2.3** *Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.*
- PR 2.4** *Ensure opportunities for down-stream processing of agricultural products are supported in appropriate locations or ‘on-farm’ where appropriate supporting infrastructure exists and the use does not create off-site impacts.*

- PR 2.5** *Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.*
- PR 2.6** *Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.*
- PR 3** *Support and protect regionally significant extractive industries.*
- PR 3.1** *Ensure existing regionally significant extractive industry sites are zoned either General Industry or Rural Resource and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.*
- PR 4** *Support the aquaculture industry.*
- PR 4.1** *Ensure appropriately zoned land on the coast is provided in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.*
- PR 4.2** *Identify key marine farming areas within planning scheme to assist in reducing potential land use conflicts from an increasingly industrialised industry.*
- PR 5** *Support the forest industry.*
- PR 5.1** *Ensure working forests, including State Forests and Private Timber Reserves (for commercial forestry), are zoned Rural Resource.*
- PR 5.2** *Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.*
- PR 5.3** *Allow for plantations in the rural resource zone subject to setbacks from existing dwellings.*
- PR 2.4** *Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.*

MAP 5: SIGNIFICANT AGRICULTURAL LAND IN SOUTHERN TASMANIA



MAP 6: AGRICULTURAL SUB-REGIONS IN SOUTHERN TASMANIA



17 INDUSTRIAL ACTIVITY

17.1 OVERVIEW

“...identified a significant shortage of industrial land within the region, largely a result of the absence of strategic planning beyond the local government level.”

Industrial land use relates to the manufacturing, assembling, processing, storage and distribution of products and goods. It can include wholesaling and retailing of goods and may include some uses associated with primary production. Industrial uses can be large (i.e. Zinc Works at Lutana) or small scale (i.e. joinery & cabinet maker).

At present, in the absence of any strategic framework for industrial land use, industrial land in Southern Tasmania is for the most part planned through its identification by zones within individual council planning schemes. Most industrial uses tend to serve a regional or sub-regional catchment and not just the local municipal area, however to date the planning for industrial areas have largely been left to local planning processes. Establishing a strong regional strategic approach to industrial planning is critical to the region's ability to economically grow. Six key reasons for regional-level planning for industrial land use have been identified:

- Industrial land provides space for activities, which do not work well near residential uses. Noise, odours, light pollution, and heavy vehicle traffic are realities for industrial activity and complaints by residents and homeowners can force out or constrain the operation of otherwise viable businesses.
- Industrial land is typically well located with respect to transport and physical infrastructure. Local streets are often not specifically designed to accommodate heavy vehicles.
- Sufficient amounts of industrial land allow for clustering of businesses and reinforce the benefits of co-location.

Spatial proximity allows industry to network, connect with local suppliers, use each other's services, and capture value along the supply chain.

- To function properly, industry needs both space and appropriate building stock. Buildings found on industrial land provide a number of features that are important to many businesses, for example: flexible floor plates, tall first stories, loading docks and roll-up doors, reinforced upper floors, and open yards for storage, inventory, goods handling and manipulation.
- Industrially zoned land and the buildings it contains provide another essential benefit to many businesses – affordability. Industrial zoned land is typically cheaper to purchase or rent when compared with land zoned for retail and commercial purposes.
- Protecting the amenity of Activity Centres. Without providing ample industrial land for industry to grow and expand, there will be pressure to utilise land within Activity Centres for industrial purposes, thereby compromising the mixed-use objectives of an Activity Centre.
- Identification and responding to potential environmental issues associated with industrial development. Many water catchments and airshed straddle council boundaries, with some locations in the regionally having greater environmental sensitivity than others.

Existing industrial land is significantly constrained by surrounding land uses in many cases. Future potential industrial land options are limited due to:

- The necessity to be close to freight transport corridors;
- The provision of adequate services, in particular water, wastewater, stormwater and electricity;

“Existing industrial land is significantly constrained by surrounding land uses.”

- The need for a location that will have minimal impacts, allow for further expansion in the long term;
- The required land characteristics (i.e. relatively flat land); and
- The proximity to resource and market, particularly for light industrial/service industries (i.e. demand primarily generated within Greater Hobart area).

A preliminary industrial land demand and supply analysis has indicated a potential shortage of industrial land within the region within a short term. This situation is largely a result of the absence of strategic planning beyond the local municipal level. It is crucial to plan for industrial land to ensure it is located well in respect of transport and physical infrastructure, adjoining land uses and allow for clustering of businesses. The potential shortfall of industrial land provision for the region is being investigated further through the Southern Tasmania Industrial Land Study (an adjunct to this Strategy). The results will be taken into account during the preparation of new planning schemes and should be integrated into the next iteration of this Strategy).

17.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD4: Improving our Economic Infrastructure.

17.3 RELEVANT STATE AND REGIONAL POLICIES

- State Economic Development Strategy (under preparation).
- Environmental Protection Policy (Air Quality) 2004
- State Policy on Water Quality Management 1997
- State Coastal Policy 1996
- Environment Protection Policy (Noise) 2009
- Tasmanian Waste and Resource Management Strategy 2009

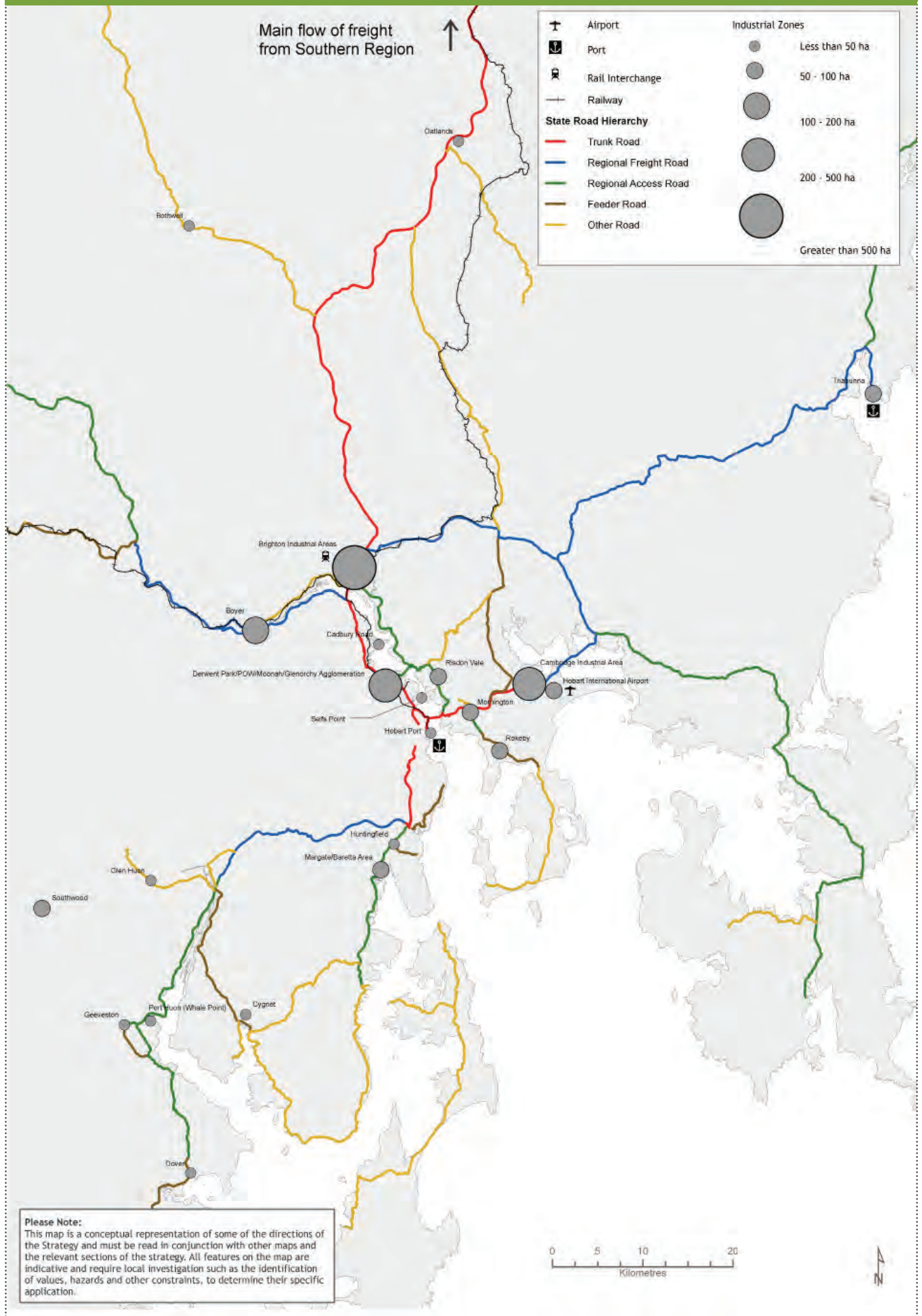
17.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 11 – Industrial Activity.

17.5 REGIONAL POLICIES

- IA 1** *Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.*
- IA 1.1** *Ensure industrial land is relatively flat and enables easy access to major transport routes, other physical infrastructure such as water, wastewater, electricity and telecommunications*
- IA 1.2** *Locate new industrial areas away from sensitive land uses such as residentially zoned land.*
- IA 1.3** *Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*
- IA 1.4** *Provide a 15-year supply of industrial land, zoned for industrial purposes within the new planning schemes - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*
- IA 1.5** *Aim to ensure a minimum 5-year supply of subdivided and fully serviced industrial land.*
- IA 1.6** *Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.*
- IA 2** *Protect and manage existing strategically located export orientated industries.*
- IA 2.1** *Identify significant industrial sites through zoning and ensure that other industrial uses not related to its existing function do not diminish its strategic importance.*
- IA 3** *Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.*
- IA 3.1** *Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.*

MAP 7: INDUSTRIAL ACTIVITY IN SOUTHERN TASMANIA



18 ACTIVITY CENTRES

18.1 OVERVIEW

“Activity Centres are much broader than just retail and commercial centres. They are also community meeting places, centres of community and government services, locations for education and employment, settings for recreation, leisure and entertainment activities...”

Activity Centres provide the focus for services, employment, and social interaction in cities and towns. They provide a broader function than just retail and commercial centres. They are also community meeting places, centres of community and government services, locations for education and employment, settings for recreation, leisure and entertainment activities, and places for living through new forms of higher density housing with good levels of amenity, in mixed land use settings. The Regional Land Use Strategy promotes the development of multifunctional, accessible Activity Centres. The benefits of an Activity Centre approach are significant in that it:

- Enhances the viability and vibrancy of centres and the surrounding urban environment;
- Enables a more efficient and equitable use of resources and infrastructure;
- Assists in focussing the delivery of key community services;
- Provides a centre around which housing opportunities can be strategically planned;
- Creates opportunities to live and work more closely;
- Assists in creating a more sustainable urban environment by reducing private vehicle travel and facilitating use of non motorised forms of transport (walking and cycling); and
- Facilitates agglomeration economies for business and industry.

While there are other nodes of activity, which include trade and construction related retail, significant employment, and community functions that play an important

function, they are not ‘Activity Centres’ as they do not encompass the range of functions.

An ‘Activity Centre Network’ is proposed in order to provide for a regionally planned and defined hierarchy to ensure complementarities and efficiencies, rather than creating unnecessary competition, between centres. The proposed network recognises the ‘pre-eminence’ of the Hobart CBD as the centre for public administration, financial services and commerce for the region and the State as a whole, while at the same time recognising the ‘poly-centric’ nature of Greater Hobart.

Activity Centres that have regional and sub-regional functions are specifically recommended in the Activity Centres Network, however as with all Activity Centres, appropriate planning at the local level should be undertaken. Structure and management plans need to be prepared for these centres to strengthen their overall function and operation and to ensure that they are satisfactorily integrated with surrounding uses and the transport network.

18.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD3: Creating a Network of Vibrant and Attractive Activity Centres
- SD4: Improving our Economic Infrastructure
- SD10: Creating Liveable Communities.

“...provide for a regionally planned and defined hierarchy to ensure complementarities and efficiencies rather than creating unnecessary competition between centres.”

18.3 RELEVANT STATE AND REGIONAL POLICIES

- State Economic Development Strategy (under preparation).

18.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 12 – Activity Centres Analysis.

18.5 THE ACTIVITY CENTRE NETWORK

An Activity Centre Network is proposed as the foundation for the activity centres policy under the Regional Land Use Strategy. The Network is outlined in Table 1 below. Although these activity centres are described in a hierarchy of importance, they are more a continuum of size and function. The size and townscape of each centre should be relative to its function, the availability of land, ease of pedestrian movement and improving linkages with public transport.

TABLE 1: ACTIVITY CENTRE NETWORK

PRIMARY ACTIVITY CENTRE		
Role	The primary hub for Tasmania, the region and the Greater Hobart metropolitan area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport. A significant proportion of all employment opportunities within the region is currently and should continue to be focussed in the Primary Activity Centre. Providing high level of public amenity and high quality urban design.	Hobart CBD & immediate surrounds (including waterfront)
Employment	High concentration of employment and diversity of employment by sector.	
Commercial including retail	Primary location for offices, including corporate headquarters, professional services, government administration. Regional shopping facilities including major department stores with high level of speciality shops, secondary retailing and a focus on the 'high street' shopping experience. Should include at least one major supermarket/food market. Bulky good retailing may be accommodated at the fringe.	
Government Services & Community infrastructure	Regional and State facilities for the State and Federal Government. Education facilities including prominent tertiary education facilities, cultural based facilities i.e. State Library and Museum), Major Health Care facilities including Royal Hobart Hospital and a wide range of medical practitioners including GPs, specialists and research facilities and community services (including child care centres to support its high concentration of employment). All other services expected in the Principal Activity Centres. Urban public spaces provide focus for community facilities and events.	
Residential	Higher density residential development in centre utilising innovative housing solutions such as business/shop top arrangements should be complemented by infill and consolidation of surrounding residential areas and along Integrated transit corridors at higher net densities (25+ dwellings per hectare).	
Entertainment	A range of dining and entertainment uses including night-time activities and major cultural facilities for the region.	
Access	Key interchange location for public transport and central node for radial road network..	
Catchment	Whole region (particularly for higher order retailing and services) and whole State (for government and administrative functions).	
PRINCIPAL ACTIVITY CENTRE		
Role	Provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding sub-region, with a strong focus on the retail and commercial sector.	Central Glenorchy Rosny Park Kingston
Employment	Provides a focus for employment at the sub-regional level. Retailing a major industry but complemented by a range of office and administration employment mostly of the small to medium scale enterprises.	
Commercial including retail	Sub-regional shopping facilities with a range of major supermarkets, department stores and a range of speciality shops.	
Government Services & Community infrastructure	Secondary location for regional and State facilities for the State and Federal Government; and district facilities for those tiers of government, including but not limited to Service Tasmania, Centrelink Customer Service Centre, Medicare/Family Assistance Office), State Library branch. Health facilities should include Integrated Care Centres and a range of medical practitioners. An urban public space as the focus for community facilities and events. Educational facilities either within or in close proximity are highly desirable as are child-care centres to support employment. Should be centre of Local Government services within the relevant LGA.	
Residential	Some in-centre residential development above ground floor level, complemented by infill and consolidation of surrounding residential areas at higher densities (20+ dwellings per hectare).	

TABLE 1: ACTIVITY CENTRE NETWORK (CONTINUED)

Entertainment	A range of dining and entertainment uses including night-time activities and sporting clubs/facilities.	
Access	Bus interchange with high frequency links to and from other major activity centres and key residential catchments. Ideally links a number of public transport modes and connects directly or readily to other Principal Activity Centres and the Primary Activity Centre.	
Catchment	Catchment of regional significance across at least two Local Government Areas.	
MAJOR ACTIVITY CENTRE		
Role	To serve the surrounding district and provide a range of convenience goods and services as well as some community services and facilities.	Moonah Bridgewater (Greenpoint)
Employment	Provides a focus for employment at the LGA level, primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services	
Commercial including retail	At least 1 major supermarket, a range of speciality shops and secondary retailing. May contain small discount department store. Office spaces are limited to small-scale finance, banking, insurance, property, and professional services.	
Government Services & Community infrastructure	Community Hall, Community Health Centres, some urban community space, Private Medical Centre, may include some social services such as Service Tasmania or Centrelink Customer Service Centre. Educational facilities either within or in close proximity are highly desirable. Should be centre of Local Government services within the relevant LGA., if no primary or principal activity centre exists in that LGA.	
Residential	Some shop-top residential and increased density of surrounding residential area should be encouraged if located in an inner urban environment.	
Entertainment	Includes some night-time activities, focussed on dining.	
Access	High quality bus services linking from residential catchment. If locationally possible, should be linked with other public transport modes.	
Catchment	Complements the Primary and Principal Activity Centres. Generally an LGA wide catchment, although may attract people from adjacent LGAs.	
RURAL SERVICES CENTRE		
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally	Brighton Huonville New Norfolk Oatlands Sorell
Employment	Includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location.	
Commercial including retail	Should offer at least one major or a combination of independent supermarkets and a range of speciality shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.	
Government Services & Community infrastructure	Should offer a range of health and cultural facilities required to support rural community: District Health Centre, Service Tasmania outlet, Community Centre/Community Hall. Educational facilities should be provided (at least Primary and Secondary School,). Should be centre of Local Government services within the relevant LGA. May include State Government district offices benefitting from a more rural location (i.e. Park & Wildlife, Inland Fisheries,	
Residential	Some limited residential.	

TABLE 1: ACTIVITY CENTRE NETWORK (CONTINUED)

Entertainment	Hotel(s), restaurant, and dining facilities with other entertainment for rural community. Local sporting facilities/clubs		
Access	Local bus service with connections to higher order centres, but with expected low service frequency. Predominantly accessed via private motor vehicle with good walking and cycling linkages to surrounding residential area.		
Catchment	Serving outer, more rural based sub-regions and LGAs.		
MINOR OR NEIGHBOURHOOD CENTRE			
Role	To serve daily needs of surrounding community and provide a focus for day-to-day life within a community.		
Employment	Includes a mix of retail, community, and health services (such as GP) and small scale office-based employment servicing the local area.		
Commercial including retail	Should offer at least one supermarket, a range of speciality shops and secondary retailing. Should be mix of convenience and range. May include discount department store. In rural context, often includes tourism related businesses.	To be determined at the local level, (examples include Claremont, Howrah (Shoreline), Lauderdale, Margate, Sandy Bay Shopping Centre, Triabunna)	
Government Services & Community infrastructure	Local community services, including community health facilities.		
Residential	Some residential may be interspersed, although there is no emphasis on residential amenity.		
Entertainment	May include some night time activities focussed on dining or a local Hotel.		
Access	In an urban context ideally located on a public transport corridor with at good bus services. Should be highly accessible by cycling or walking from surrounding area to enhance local access.		
Catchment	Serves a number of suburbs but may attract people from a wider catchment on an occasional basis.		
LOCAL CENTRE			
Role	To provide a focus for day-to-day life within an urban community.		
Commercial including retail	Offer at least one grocery/convenience store and a range of small specialty shops (i.e. newsagents, pharmacy, gift store) or small-scale eating establishments.		
Government Services & Community infrastructure	Local community services, including Child Health Centre.		
Residential	Some residential may be interspersed.	To be determined at the local level	
Entertainment	May have some dining in the evening or local bar, but residential amenity should be preserved.		
Access	Should be highly accessible by cycling or walking from surrounding area to enhance local access. In an urban context should be serviced by existing public transport.		
Catchment	Locality.		

TABLE 1: ACTIVITY CENTRE NETWORK (CONTINUED)

SPECIALIST CENTRE		
Role	To provide for activity of a specialist nature as defined through specific local area or structure plans.	
Employment	Dependent upon specialist characteristics.	
Commercial including retail	Retail should reflect specific centre’s purpose or defined character. Broader retailing (take-aways, cafes etc.) should be limited to serving employment in the centre, unless identified as part of its defined purpose or character. Office space should be limited to focussed clusters of employment affiliated with the centre’s predefined purpose or character.	Cambridge Park Derwent Park (Others may be identified of a local nature. An example of a local Specialist Centre is a highway services precinct)
Government Services & Community infrastructure	None, unless predefined purpose or character details a specific need.	
Residential	Generally none, but may have specialised accommodation nearby relating to centre’s focus (i.e. student accommodation).	
Entertainment	None.	
Access	Ideally located at or adjacent to public transport corridor, between existing activity centres.	
Catchment	Regional or Local, Dependent upon specialisation.	

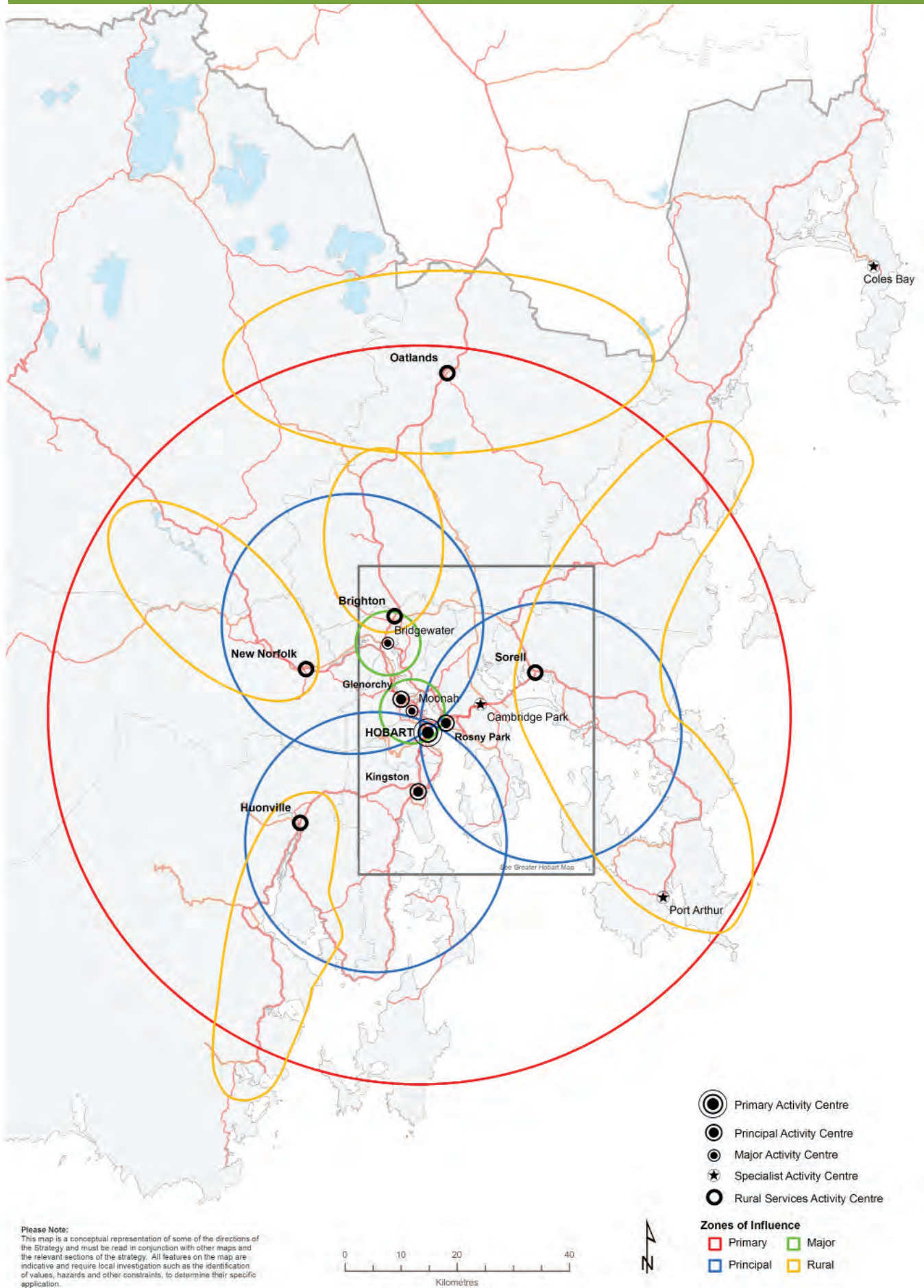
18.6 REGIONAL POLICIES

- AC 1** *Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*
- AC 1.1** *Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*
- AC 1.2** *Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.*
- AC 1.3** *Discourage out-of-centre development by only providing for in-centre development within planning schemes.*
- AC 1.4** *Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.*
- AC 1.5** *Ensure high quality urban design and pedestrian amenity through the respective development standards*
- AC 1.6** *Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.*
- AC 1.7** *Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.*
- AC 1.8** *Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.*
- AC 1.9** *Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.*
- AC 1.10** *Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.*

- AC 1.11** *Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing*
- AC 1.11** *Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.*
- AC 2** *Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania*
- AC 2.1** *Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre*
- AC 2.2** *Achieve high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres*
- AC 2.3** *Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.*
- AC 2.4** *Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.*
- AC 3** *Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.*
- AC 3.1** *Actively encourage people to walk, cycle and use public transport to access Activity Centres.*
- AC 3.2** *Support high frequency public transport options into Principal and Primary Activity Centres*
- AC 3.3** *Ensure the minimum car parking requirements and associated ‘discretion’ in planning schemes for use and development in the Principal and Primary Activity Centres encourages the use of alternative modes of transport than private cars.*

- AC 3.4** *Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.*
- AC 3.5** *Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.*

MAP 8: THE ACTIVITY CENTRE NETWORK



19 SETTLEMENT AND RESIDENTIAL DEVELOPMENT

19.1 OVERVIEW

“Home to just over 86% of the region’s population, Greater Hobart is the most significant single settlement within the region... There is considerable connectivity between Greater Hobart as a settlement and residential development in other towns and locations within the region.”

The location, form, type and density of residential development is a significant land use planning issue as it is a key element in:

- the extent of urban development;
- the economic and environmental sustainability of our overall urban form;
- travel behaviour and the demands upon the transport system;
- the location and capacity of the physical infrastructure;
- demand for social services and infrastructure;
- impacts upon the natural environment and its values;
- managing for, mitigating or adapting to natural hazards and risks;
- the capacity to accommodate a growing and ageing population; and importantly; and
- the resilience of the community to climate change.

Within Southern Tasmania, a significant proportion of residential development to meet the community’s housing needs is located within the Greater Hobart area. Greater Hobart is home to just over 82% of the region’s population, and is the most significant single settlement within the region and should be planned for as a single entity.

Outside of Greater Hobart, residential development is fragmented and dispersed across more than 110 other settlements ranging in size from major towns to hamlets of which many of the smallest ones are un-serviced.

There is, however, considerable connectivity

between Greater Hobart as a settlement and residential development in other towns and locations within the region. As the location for over 90% of the region’s employment there are still many people outside of Greater Hobart who travel daily into the metropolitan area. There is evidence of ‘commuter’ communities who have taken advantage of the coastal, rural and bushland lifestyle opportunities presented in those locations with the benefit of relatively small travel times (in comparison to mainland circumstances).

There is also evidence of settlements experiencing significant growth pressures for holiday homes for the region’s residents as well as visitor accommodation. These growth pressures are particularly evident in the Central Highlands, Glamorgan Spring Bay and Tasman municipal areas where natural, cultural and recreational assets strongly underpin their attractiveness.

Clearly in the absence of any state or regional level land use and settlement planning, residential development has been occurring in an ad-hoc manner. Small shack settlements are growing into permanent residential populations in the absence of physical, social and community infrastructure. Urban areas are rapidly expanding, with larger dwellings on larger allotments being a consistent trend, while both rural residential and low density residential development is becoming more prevalent.

Contemporary imperatives of climate change, changing demographics, rising infrastructure costs and environmental management require a more sustainable approach to residential growth. The Strategy is therefore promoting consolidation of existing settlements

“...in the absence of any state or regional level land use and settlement planning, residential development has been occurring in an ad-hoc manner.”

and minimisation of urban sprawl and lower density development. This policy direction has a range of economic, social and environmental benefits, which are articulated in the background analysis (see Section 5.1 under Background Report No. 14)

19.2 RELEVANT STRATEGIC DIRECTIONS

- SD1: Adopting a More Integrated Approach to Planning and Infrastructure
- SD2: Holistically Managing Residential Growth
- SD8: Supporting Strong and Healthy Communities
- SD10: Creating Liveable Communities.

19.3 RELEVANT STATE AND REGIONAL POLICIES

- Social Inclusion Strategy for Tasmania.

19.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 2 – The Regional Profile
- Background Report No. 13 – Dwelling Yield Analysis
- Background Report No. 14 - Providing for Housing Needs

Please note that all background analysis has influenced both the Regional and Greater Hobart Settlement Strategies.

19.5 REGIONAL SETTLEMENT STRATEGY

The move towards a more structured approach to residential growth has already occurred with the development of the existing sub-regional and municipal level settlement strategies

(Joint Land Use Planning Initiative, Vision East and Huon Valley Land Use & Development Strategy). The Regional Settlement Strategy builds upon this work at a whole of region level and is aimed at:

- Encouraging the consolidation and strengthening of rural towns and villages;
- Discouraging new residential uses not associated with rural activity in productive rural areas;
- Planning for rural living opportunities to minimise detrimental impacts;
- Minimising inappropriate residential development in areas at risk from hazards such as sea-level rise, flooding and bushfire;
- Maximising use of existing infrastructure;
- Minimising pressure on duplication of services in remote areas;
- Avoiding the creation of any further environmental issues caused by on-site wastewater disposal;
- Preventing linear development in coastal areas; and
- Protecting distinct landscape character.

19.5.1 The Settlement Network

The Regional Settlement Strategy provides a framework to define the future role and function of each of the region's settlements. A two tier classification system has been developed whereby either a suburb or settlement is part of Greater Hobart (and therefore subject to the Greater Hobart Settlement Strategy) or its role and function is categorised as Major District Centre, District Town, Township, Village, Other Small Settlements or Locality.

Table 2 below describes the network of settlements proposed by this Regional Land

“... there needs to be a balance between promoting better utilisation of existing urban land with opportunities to build new housing in greenfield estates.”

Use Strategy with the Growth Management Strategies identified in Table 3. These tables should be read in conjunction with each other and are spatially depicted in Map 9

Whilst the Settlement Network provides guidelines as to the typical population and service levels for settlements, this is a guide only and there may be variations and exceptions due to local characteristics.

19.5.2 Regional Growth Management Strategy

The growth management strategies for the settlements across the region are divided into four categories as follows (the percentage growth is calculated as the percentage of the number of dwelling existing at the declaration date that can occur across the 25 year planning period):

- High Growth - 20% to 30% increase in no. of potential dwellings.
- Moderate Growth - 10% to 20% increase in no. of potential dwellings.
- Low Growth - less than 10% increase in no. of potential dwellings.
- Very Low Growth - no new potential dwellings except single dwellings on existing lots or where there is existing low density subdivision potential subject to demonstrating that:
 - there will be no off-site impacts from on-site waste water disposal;
 - there is adequate provision of potable water either through reticulation or tank water; and
 - hazard and natural values constraints are adequately addressed.

The growth strategies also need to be considered against the growth scenario. The growth scenarios are categorised into

Mixed and Consolidation. A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone may be required dependent upon an assessment of the yield capacity and vacancy of existing zoned land. A consolidation scenario indicates that growth should be predominantly from infill development which can involve development of existing subdivided lots, subdivision of existing zoned but vacant or developed residential, construction of additional dwellings on existing developed lots, redeveloping existing developed lots.

19.5.3 Seasonal Population Pressures

Across the region there are settlements which experience significant seasonal fluctuations in population due to their attractiveness as shack/holiday settlements for residents of the region or because of the strength of the tourism industry in that particularly area. Managing growth arising from seasonal population pressures is not straightforward.

Allowing for additional residential growth above that allowed in Table 3 to accommodate demand for holiday homes or shacks could create land use and infrastructure problems into the future as holiday dwellings are converted into permanent residential dwellings (a trend already evident in the region). The physical and social infrastructure requirements for permanent dwellings are different from season populations. This is a particularly pertinent issue since the planning system through the Common Key Elements Template does not distinguish between the use of a dwelling for permanent residence and dwellings for occasional residence.

TABLE 2: THE SETTLEMENT NETWORK

GREATER HOBART (INCLUDING THE METROPOLITAN AREA AND SATELLITES)	
METROPOLITAN AREA OF GREATER HOBART	
Description	The metropolitan area of Greater Hobart is the largest urban area in the State and the region. As the economic and social centre for the region it provides all the higher order administrative and commercial functions as well as a significant proportion of all employment opportunities available. It is also the administrative and political centre for the State.
Population	200,000+ (including all Satellites and dormitory suburbs)
Utility Connections	Full reticulated services
Services	A full range of services as provided through the Activity Centres Network
Growth Strategy	Will be identified through a specific spatial strategy including Urban Growth Boundary
DORMITORY SUBURB OF GREATER HOBART	
Description	Predominantly residential settlements where residents are highly dependent upon services and facilities within metropolitan area of Greater Hobart, particularly for employment
Population*	Less than 2000
Utility Connections	Electricity. May have reticulated water and sewerage if existing
Services	May contain local shop/newsagents and petrol station.
MAJOR DISTRICT CENTRE	
Description	Significant urban areas physically divorced from Greater Hobart where residents of and visitors to the region can access a wide range of services, education and employment opportunities, although employment is strongly related to surrounding productive resources. Important centres to surrounding sub-region.
Population*	5000+
Utility Connections	Reticulated water, sewerage, stormwater and electricity
Services	See Activity Centre Network: Rural Services Centre
DISTRICT TOWN	
Description	Larger townships located at significant distances from Greater Hobart providing lower order administrative and commercial functions for sub-regions where distances to major urban areas make regular travel difficult. Important centres for surrounding district.
Population*	1000+
Utility Connections	Reticulated water, sewerage and electricity
Services	See Activity Centre Network: Town Centre
TOWNSHIP	
Description	Townships are residential settlements with prominent town centres providing a number of facilities, some local employment opportunities and convenience shopping.
Population*	500 to 1500 (excluding any surrounding rural living areas)
Utility Connections	Electricity. May have reticulated water and sewerage if existing
Services	See Activity Centre Network: Town Centre

TABLE 2: THE SETTLEMENT NETWORK (CONTINUED)

VILLAGE	
Description	Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs
Population*	200 to 600 (excluding any surrounding rural living areas)
Utility Connections	Electricity. May have reticulated water and sewerage if existing
Services	As a minimum local convenience shop, newsagent/post office agency, community hall
OTHER SMALL SETTLEMENT	
Description	Residential settlements with limited or no services and commercial activity in a defined spatial area. Often shack settlements that have more recently established a more permanent population.
Population*	Up to 200 (excluding any surrounding rural living areas)
Utility Connections	Electricity.
Services	May have local convenience shop or community hall

* Permanent population as opposed to peak population during holiday months.

TABLE 3: GROWTH MANAGEMENT STRATEGIES FOR SETTLEMENTS

SETTLEMENT	PROPOSED REGIONAL FUNCTION	GROWTH STRATEGY**	GROWTH SCENARIO
Greater Hobart	Primary urban centre for the region, providing for significant housing and employment opportunities for the broader region.	See Map 10	See Map 10
Sorell	Major Satellite of Greater Hobart		
Brighton			
Margate			
Lauderdale	Minor Satellite of Greater Hobart		
Midway Point			
Seven Mile Beach			
Snug			
Collinsvale, Fern Tree, Dodges Ferry	Dormitory Suburb	Low	Consolidation
Carlton Beach, Clifton, Cremorne, Lewisham, Primrose Sands, Opossum Bay, South Arm,	Dormitory Suburb	Very Low	Consolidation
New Norfolk	Major District Centre	High	Mixed
Huonville	Major District Centre	High	Mixed
Oatlands	District Town	Moderate	Consolidation
Triabunna	District Town	Moderate	Consolidation
Bicheno	Township	Moderate	Consolidation
Bothwell	Township	Moderate	Consolidation
Alonnah	Township	Moderate	Consolidation
Cygnets	Township	Moderate	Mixed
Dover	Township	Low	Consolidation
Franklin	Township	Low	Consolidation
Kempton	Township	Low	Consolidation
Geeveston	Township	Low	Consolidation
Nubeena	Township	Moderate	Mixed
Orford	Township	Low	Consolidation
Swansea	Township	Moderate	Consolidation
Ouse	Township	Low	Consolidation
Hamilton	Township	Low	Consolidation
Richmond	Township	Moderate	Consolidation
Dunalley	Township	Low	Consolidation
Adventure Bay, Alonnah, Bagdad, Buckland, Campania, Colebrook, Coles Bay, Eaglehawk Neck, Ellendale, Gretna, Kettering, Maydena, Miena, Murdunna, Pontville, Port Arthur, Taranna, Tarraleah, Westerway, Woodbridge	Village	Low	Mixed
All other settlements	Other Small Settlements or Locality	Very Low	Consolidation

**For all settlements categorised as 'township' or lesser, the growth strategy indicated does not preclude growth possible under existing capacity

On the other hand growth associated with the tourism industry is more manageable as visitor accommodation and tourist operations are distinguished from other residential uses.

Notwithstanding these difficulties, in order to recognise these particular growth pressures, Table 4 below identifies settlements which are subject to seasonal fluctuations in population and which require more detailed local level structure planning to ensure both residential and tourism related growth is managed appropriately having regard to infrastructure, environmental and social issues.

It is noted that there are many small coastal shack settlement across the region that are not identified in this table. These include settlements such as Eggs and Bacon Bay, Garden Island Sands, Saltwater River, Surveyors Bay, Verona Sands. Due to the lesser role of the tourism industry and less residential growth pressure evident in these settlements (see Table 26 in Background Report No. 2) in addition to the environmental sensitivities associated with their coastal location, it is considered more appropriate that these settlements are managed solely under Table 3.

19.6 GREATER HOBART RESIDENTIAL STRATEGY

The management of residential growth within Greater Hobart requires a more detailed approach because of the size and extent of growth pressures and the influence that metropolitan growth has on the economic, social and environmental health of the whole region. Furthermore, from many respects, it is right to consider Greater Hobart as a single settlement and to plan it accordingly.

The Greater Hobart Settlement Strategy has been formulated on the basis of the forecast demand of an additional 26,500 dwellings (see Section 3: About the Region). Existing supply and construction trends have been analysed and it is clear that continuing the current rate of urban expansion is not sustainable, particularly against the capacity of existing residential areas to accommodate additional dwellings. At present approximately 85% of new dwellings occur through greenfield development and at relatively low densities of between 7 to 10 dwelling per hectare (net density).

TABLE 4: GROWTH MANAGEMENT STRATEGIES FOR SETTLEMENTS

SETTLEMENT	INFLUENCES ON POPULATION FLUCTUATIONS
Bicheno	Tourism Industry & Shack/Holiday Homes
Bruny Island Settlements	Tourism Industry & Shack/Holiday Homes
Coles Bay (including Swanick)	Tourism Industry & Shack/Holiday Homes
Eaglehawk Neck (including Pirates Bay)	Primarily Shack/Holiday Homes
Highland Lakes Settlements	Tourism Industry & Shack/Holiday Homes
Nubeena/White Beach	Primarily Shack/Holiday Homes
Orford/Spring Beach	Primarily Shack/Holiday Homes
Port Arthur (including Stewarts Bay)	Tourism Industry & Shack/Holiday Homes
Swansea	Tourism Industry & Shack/Holiday Homes

Greater efficiency in the use of land for residential development is required through balancing the ratio of greenfield development to infill development. The benefits of infill development resulting in increased residential densities are numerous:

- More efficient use of physical and transport infrastructure;
- Reduced vulnerability to increases in petrol costs and peak oil;
- Reduced ecological footprint of urban development and reduction in loss of biodiversity
- Increased opportunities for social interaction and reduction in social segregation;
- A greater proportion of the population living in proximity to services and employment opportunities;
- Increased economic viability of public transport, and subsequent extension thereof;
- Better utilisation and revitalisation of other public infrastructure, including parks and open spaces;
- Provision of a greater range of housing options to suit the decreasing size of households and ageing population;
- Promotion of health and wellbeing by eliminating distance as a barrier to walking and cycling as preferred modes of transport; and
- Maximising agglomeration potential of inner cities through intensification of land use.

While the dwelling yield analysis for Greater Hobart indicated that there are sufficient infill opportunities within existing residential land to entirely accommodate the forecast demand of 26,500 new dwellings, it is recognised that there would be many barriers to overcome if a 100%

infill policy were to be adopted. Most significantly infill dwelling costs generally exceed those of greenfield development and in Greater Hobart where the market is slower to respond to the push towards infill and greater densities (largely because the perceived costs of living greater distances from major centres - such as travel time - is not outweighed by the perceived amenity). The result will be a decrease in housing affordability in the short to medium term.

Consequently this Strategy proceeds on the basis of a 50/50 ratio of greenfield to infill scenario, with a minimum net residential density of 15 dwellings per hectare. Residential growth will be primarily managed through an Urban Growth Boundary that will set the physical extent for a 20 year supply of residential land for the metropolitan area. As the name implies, it will include land for other urban purposes (i.e. commercial and industrial development) as well as pockets of open space and recreational land that assist in providing urban amenity. Smaller dormitory suburbs have been excluded from the Urban Growth Boundary and are managed through the Growth Strategy articulated in Table 3.

In adopting a 50/50 greenfield to infill ratio it can be deduced that approximately 710 hectares of further residential land (using net density) is required. To ensure an orderly release of land within the Urban Growth Boundary a land release program built around Precinct Structures Plans will be required.

Precinct Structure Plans will be required to be completed and relevant aspects incorporated into planning schemes through the Specific Area Plan mechanism, and the rezoning process (under the Land Use Planning and Approvals Act 1993) will then be triggered. Once rezoned

individual Planning Authorities may then consider subdivision application. Site Development Plans will be required to support subdivision applications, and will principally need to show that the proposed subdivision is in accordance with the Specific Area Plan.

The Urban Growth Boundary is shown in Map 10 and has been mapped on the basis of known constraints, values and opportunities including infrastructure capacity, environmental, landscape and heritage values and land hazards. It has also taken into account well established expectations of development rights that to remove at this point in time would deny natural justice. For example, there is already an urban growth boundary established in the Clarence area under their planning scheme.

The Strategy targets the areas around the Integrated transit corridors (Map 4) and Principal and Primary Activity Centres for increased density to at least 25 dwellings per hectare (net density). It is, however, acknowledged that some inner city suburbs in these densification target areas are already at or exceed this density (see density mapping under Background Report No. 8).

Taking into account the presence of these densification corridors, heritage and topographic constraints and the capacity of each Local Government Area to accommodate existing dwellings in the existing zoned land, infill targets have been developed for each municipal area. To achieve these infill targets an Infill Development Program that identifies key greyfield and brownfield redevelopment opportunities to maximise infill development, without relying upon small scale subdivision and unit development, will be required. In this way the amenity

of existing residential areas will be better maintained.

It is recognised that the success of this strategy will also require:

- Control of low density, rural and environmental living opportunities outside of the Urban Growth Boundary, particularly where within 'commutable' distance.
- Reduction in regulatory barriers to multiple dwellings and higher density development within planning schemes (subject to heritage constraints);
- Identification of high density residential opportunities, particularly on greyfield and brownfield sites.
- Cooperation between the public and private sector to develop major greyfield and brownfield sites;
- Specific government initiatives to assist in increasing the stock of affordable housing;
- Provision of high quality open spaces and urban environments to support the amenity of higher density living;
- The coordination of use and development of Crown Land within Greater Hobart;
- Community education to dispel common negative myths about multiple dwelling development and promoting the importance of higher urban densities in achieving a more sustainable future;
- Consistent developer charges for physical infrastructure in a manner that reflects long term cost benefits of higher densities and developing existing serviced areas; and
- Minimising construction costs of infill development by reviewing state and local government taxes, fees and charges that contribute to development costs.

- Acknowledgement of the impact of non-government regulated influences on infill development, such as reluctance of financial institutions to lend money for infill development as compared to greenfield and the influence of the higher proportion that the capital improvement accounts for in Greater Hobart as compared to other major cities.

Finally, achievement of the greenfield and infill targets will need to be constantly monitored on a yearly basis with reviews to incentives or restrictions triggered if the ratio of greenfield to infill development is not on track

19.7 REGIONAL POLICIES

- SRD 1** *Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.*
- SRD 1.1** *Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.*
- SRD 1.2** *Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:*
- 1. Strategy (regional function & growth scenario);*
 - 2. Settlement Structure Plans (including identification of settlement boundaries);*
 - 3. Subdivision Permit;*
 - 4. Use and Development Permit.*
- SRD 1.3** *Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:*
- a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided:
*(i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and
(ii) only limited subdivision potential is created by rezoning.**
 - b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following:*

(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;
(ii) the land rezoned to rural living use is adjacent to an existing rural living community;
(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land;
(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and
(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:

(i) the land must predominantly share common boundaries with:

- existing Rural Living zoned land; or*
- rural living communities which comply with SRD 1.3(a);*

(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;

(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;

(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;

(v) the land rezoned to rural living use is not designated as Significant Agricultural Land;

(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and

(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

- SRD 1.4** *Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.*
- SRD 1.5** *Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).*
- SRD 1.6** *Utilise the low density residential zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.*
- SRD 2** *Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.*
- SRD 2.1** *Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.*
- SRD 2.2** *Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.*
- SRD 2.3** *Provide greenfield land for residential purposes across the following Greenfield Development Precincts:*
- *Bridgewater North*
 - *Brighton South*
 - *Droughty Point Corridor*
 - *Gagebrook/Old Beach*
 - *Granton (Upper Hilton Road up to and including Black Snake Village)*
 - *Midway Point North*
 - *Risdon Vale to Geilston Bay*
 - *Sorell Township East*
 - *Spring Farm/Huntingfield South*

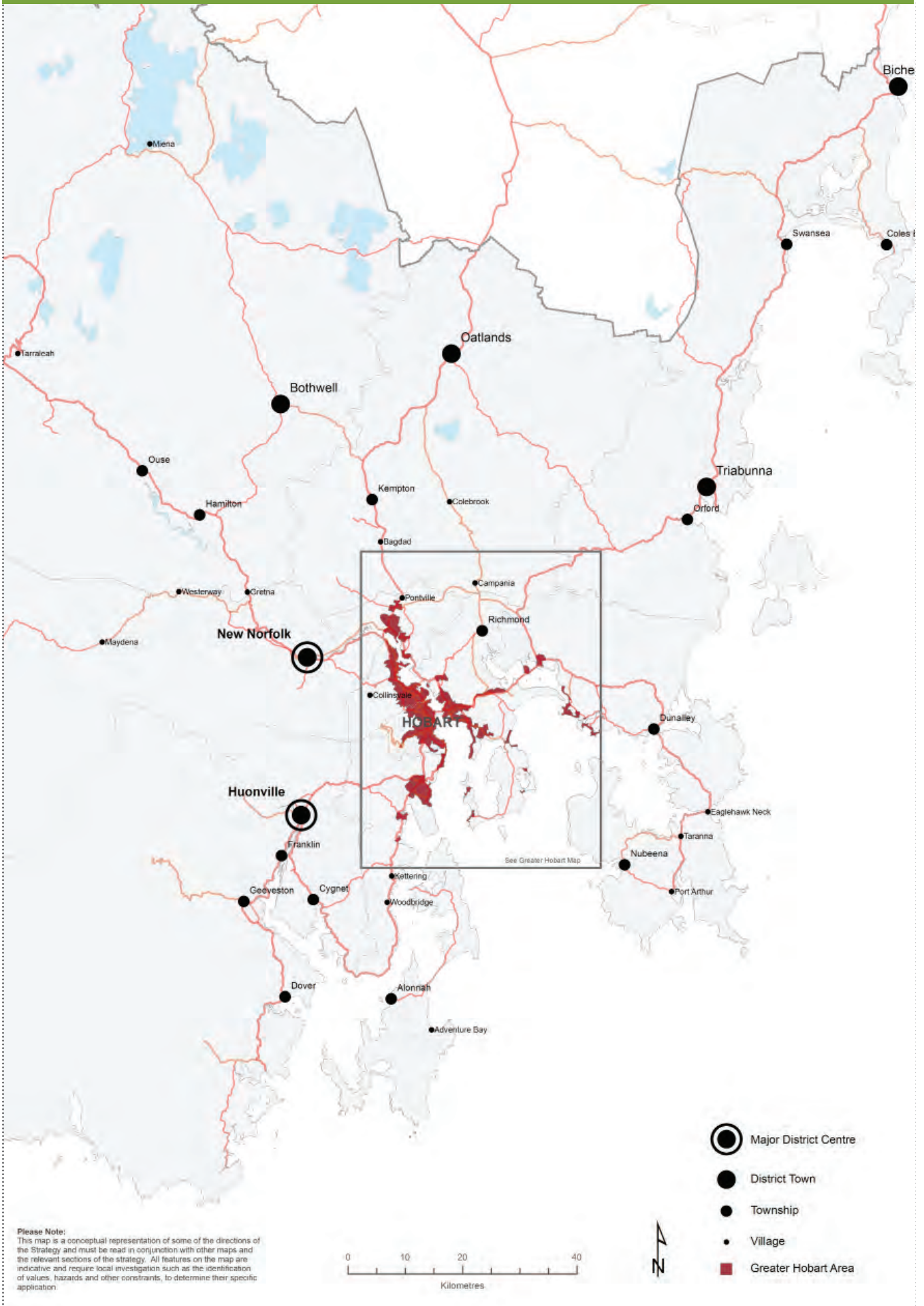
- SRD 2.4** *Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc*
- SRD 2.5** *Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:*
- 1. Strategy (greenfield targets within urban growth boundary);*
 - 2. Conceptual Sequencing Plan;*
 - 3. Precinct Structure Plans (for each Greenfield Development Precinct);*
 - 4. Subdivision Permit; and*
 - 5. Use and Development Permit*
- SRD 2.6** *Increase densities to an average of at least 25 dwellings per hectare (net density)⁽ⁱ⁾ within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.*
- SRD 2.7** *Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:*
- | | |
|------------------------|-----------------------------|
| <i>Glenorchy LGA</i> | <i>40% (5300 dwellings)</i> |
| <i>Hobart LGA</i> | <i>25% (3312 dwellings)</i> |
| <i>Clarence LGA</i> | <i>15% (1987 dwelling)</i> |
| <i>Brighton LGA</i> | <i>15% (1987 dwellings)</i> |
| <i>Kingborough LGA</i> | <i>5% (662 dwellings)</i> |
- SRD 2.8** *Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.*
- SRD 2.9** *Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.*

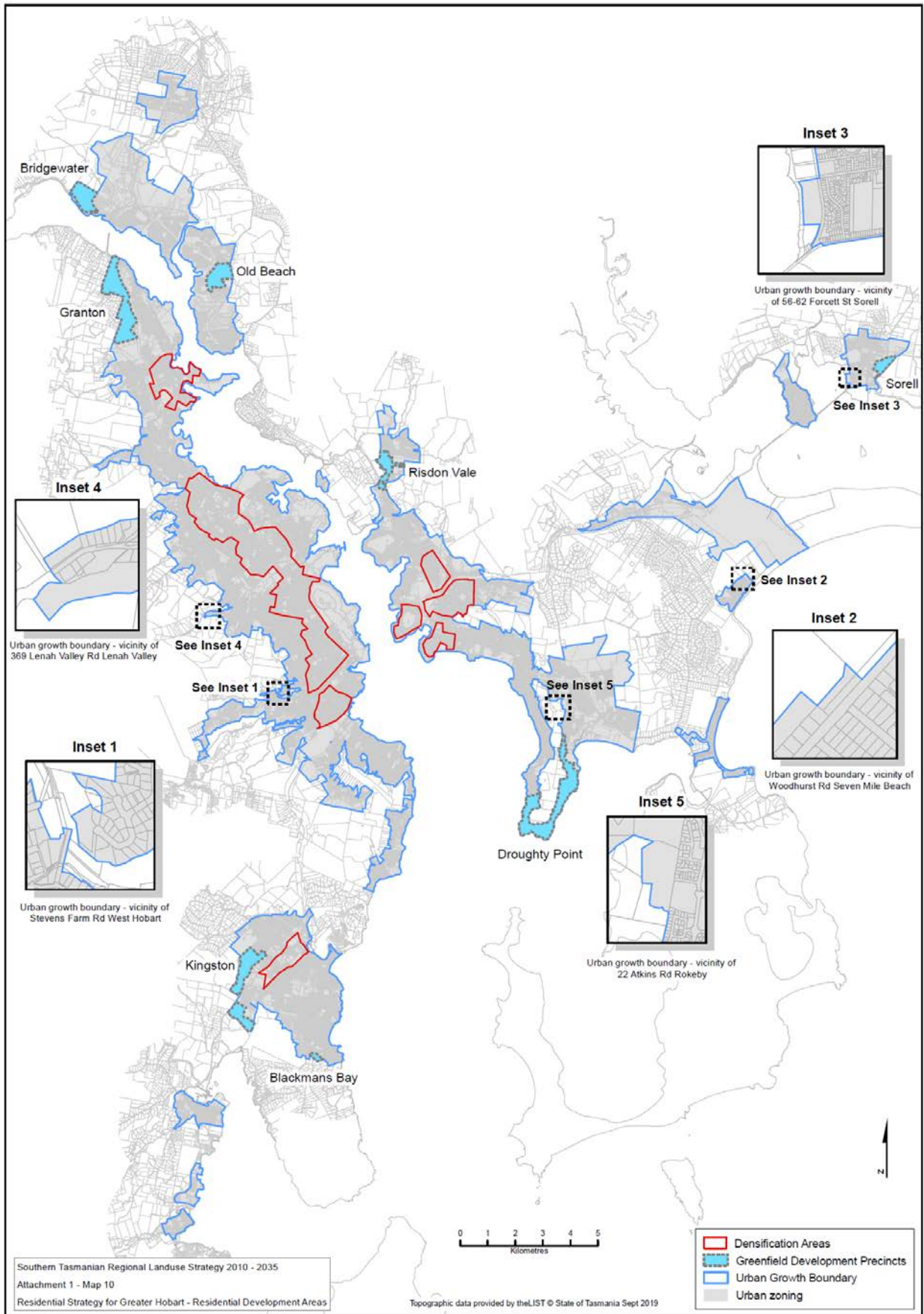
SRD 2.10 *Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.*

SRD 2.11 *Increase the supply of affordable housing.*

(i) It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.

MAP 9: REGIONAL SETTLEMENT STRATEGY





Note:

A large-scale map providing for a more accurate spatial definition of the Urban Growth Boundary the Densification Areas is provided in Attachment 1

GLOSSARY

- Activity Centres** Are mixed use areas that provide a focus for services, employment, retail and commercial activity and social interaction in cities and towns. They also include community meeting places, community and government services, education facilities, settings for recreation, leisure and entertainment and may include in larger activity centre residential development in mixed land use settings.
- Affordable Housing** Housing that is affordable for households on low to moderate incomes, when housing costs are low enough to enable the households to meet other basic long-term living costs. For example household costs should be less than 30 per cent of household income for occupants in the bottom 40 per cent of household incomes.
- Brownfield Sites** Underutilised or former industrial or commercial sites in an urban environment characterised by the presence of site contamination
- Density** Number of dwellings per hectare
- Dormitory Suburbs** Physically isolated suburbs that have high social and economic dependence upon the metropolitan area of Greater Hobart and which are listed as such under Table 3.
- Dwelling** means a building or part of a building used as a self-contained residence which includes food preparation facilities, a bath or shower, a toilet and sink and any outbuilding and works normal to a dwelling
- Greater Hobart or Greater Hobart area** Means the land contained within the Statistical Local Areas (ABS statistical data unit) of Brighton, Clarence, Glenorchy, Hobart Inner, Hobart Outer, Kingborough Part A and Sorell Part A. It includes the metropolitan area and dormitory suburbs.
- Greenfield Sites** Former agricultural or undeveloped natural land on the periphery of towns and cities that has been identified for urban development.
- Greyfield Sites** Underutilised, derelict or vacant residential or commercial sites in an urban environment that are not contaminated.
- Gross Density** The number of dwelling per hectare on a given land area, including public infrastructure such as roads, public open space and, in some instances, non-residential development (e.g. schools and local shops).

Infill Development Development within existing urban areas through:

- a. Small scale subdivision or unit development on existing residential lots; or
 - b. Redevelopment of brownfield or greyfield sites.
- May involve increases in density.

Integrated Transit Corridors Means corridors designated as Integrated Transit Corridors in Map 4.

Metropolitan area (of Greater Hobart). The main urban areas of Greater Hobart as identified within the Urban Growth Boundary on Map 11.

Net Density The number of dwelling per hectare on land devoted solely to residential development. While it includes private driveways and private open space, it does not include public infrastructure such as roads, streets and public open space.

Precinct Structure Plan A Precinct Structure plan provides detail on the spatial arrangement of the future use and development in the defined Greenfield Development Precincts (see SRD 2.3). In addition to illustrating details such as road configuration, infrastructure provision and the location of retail and community facilities such as shops, schools and public open space, a Structure Plan should also show details such as desired housing density, land use classification and buffer zones.

RMPS The Resource Management and Planning System of Tasmania

Settlement Structure Plan A Settlement Structure plan provides detail on the spatial arrangement of the future use and development over a Major District Centre, District Centre or Township. In addition to illustrating details such as road configuration, infrastructure provision and the location of retail and community facilities such as shops, schools and public open space, a Structure Plan should also show details such as desired housing density, land use classification and buffer zones.

Strategy The Southern Tasmania Regional Land Use Strategy 2010-2035.

Threatened Vegetation Communities Vegetation communities listed under Schedule 3 of the Nature Conservation Act 2002

Use Terms: General: Where this Strategy makes reference to specific types of uses (i.e. resource development or resource processing) the definition of these uses are to be taken from the Planning Scheme Template for Tasmania (Planning Directive No. 1)



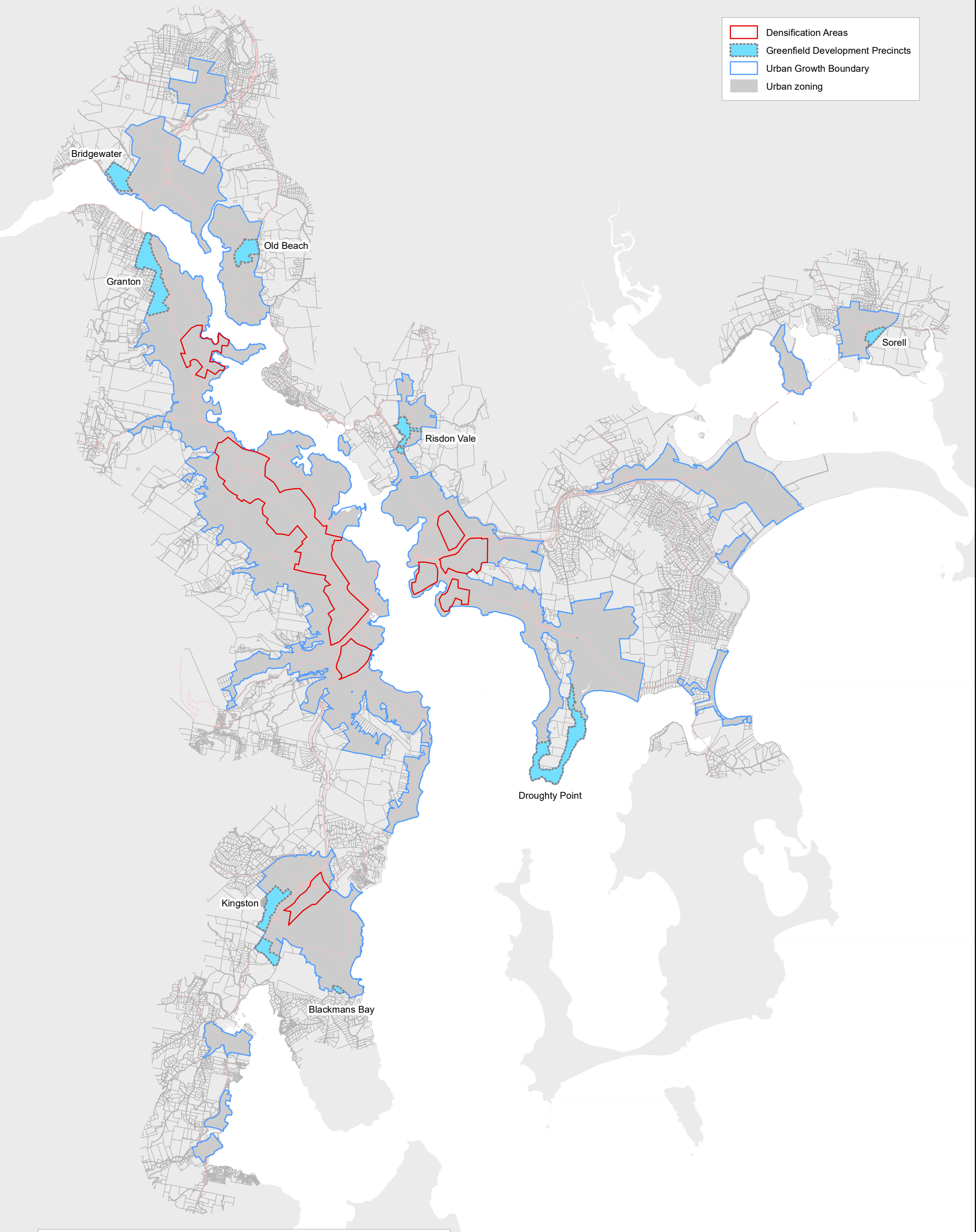
Southern Tasmanian Councils Authority
GPO Box 503 HOBART TAS 7001
p 03 6270 2242
e planners@stca.tas.gov.au
www.stca.tas.gov.au

Attachment 1

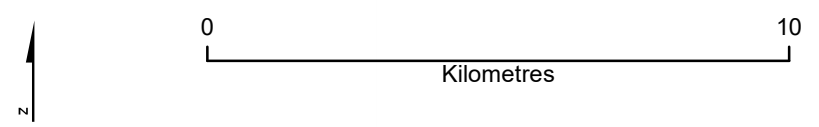
MAP 10: LARGE SCALE

RESIDENTIAL STRATEGY FOR GREATER HOBART - RESIDENTIAL
DEVELOPMENT AREAS

- Densification Areas
- Greenfield Development Precincts
- Urban Growth Boundary
- Urban zoning



Southern Tasmanian Regional Landuse Strategy 2010 - 2035
Attachment 1 - Map 10: Large Scale
Residential Strategy for Greater Hobart - Residential Development Areas



Southern Tasmania
Regional Land Use Strategy 2010–2035

TASMANIAN PLANNING SCHEME
ADDENDUM

5 BIODIVERSITY AND GEODIVERSITY

5.5 REGIONAL POLICIES

BNV 1 *Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.*

BNV 1.1 *Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.*

Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.

BNV 1.2 *Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:*

- a** *specify the spatial area in which biodiversity values are to be recognised and protected; and*
- b** *implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.*

BNV 1.3 *Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.*

Biodiversity offsets:

- a** *are to be used only as a 'last resort';*
- b** *should provide for a net conservation benefit and security of the offset in perpetuity;*
- c** *are to be based upon 'like for like' wherever possible.*

BNV 1.4 *Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.*

BNV 1.5 *Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.*

BNV 1.6 *Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data.*

- BNV 2** *Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaptation to climate change for these.*
- BNV 2.1** *Avoid the clearance of threatened native vegetation communities except:*
- a** *where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and*
 - b** *where the clearance will not significantly detract from the conservation of that threatened native vegetation community.*
- BNV 2.2** *Minimise clearance of native vegetation communities that provide habitat for threatened species.*
- BNV 2.3** *Advise potential applicants of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.*
- BNV 3** *Protect the biodiversity and conservation values of the Reserve Estate.*
- BNV 4** *Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.*
- BNV 4.1** *Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.*
- BNV 5** *Restrict the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.*
- BNV 5.1** *Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds.*
- BNV 6** *Geodiversity:*
- BNV 6.1** *Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.*
- BNV 6.2** *Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).*

6 WATER RESOURCES

6.5 REGIONAL POLICIES

- WR 1** *Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries*
- WR 1.1** *Use and development is to be undertaken in accordance with the State Policy on Water Quality Management.*
- WR 1.2** *Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers.*
- WR 1.3** *Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.*
- WR 1.4** *Where development that includes vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.*
- WR 2** *Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.*
- WR 2.1** *Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes.*
- WR 2.2** *Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels.*
- WR 2.3** *Minimise clearance of native riparian vegetation.*
- WR 2.4** *Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.*
- WR 3** *Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision.*
- WR 3.1** *Reduce barriers in the planning system for the use of rainwater tanks in residential areas.*

7 THE COAST

7.5 REGIONAL POLICIES

- C 1** *Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.*
- C 1.1** *Use and development is to avoid or minimise clearance of coastal native vegetation.*
- C 1.2** *Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.*
- C 1.3** *Prevent development on coastal mudflats, unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996.*
- C 1.4** *Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless:*
- a** *The land is utilised for rural resource purposes; or*
 - b** *It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.*
- C 2** *Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession.*
- C 2.1** *Include provisions in the planning scheme relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.*
- C 2.2** *Growth is to be located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.*
- C 2.3** *Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.*

8 MANAGING RISKS AND HAZARDS

8.4 REGIONAL POLICIES

- MRH 1** *Minimise the risk of loss of life and property from bushfires.*
- MRH 1.1** *Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.*
- MRH 1.2** *Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire hazard.*
- MRH 1.3** *Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.*
- MRH 1.4** *Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.*
- MRH 1.5** *Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.*
- MRH 1.6** *Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.*
- MRH 2** *Minimise the risk of loss of life and property from flooding.*
- MRH 2.1** *Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.*
- MRH 2.2** *Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.*
- MRH 3** *Protect life and property from possible effects of land instability.*
- MRH 3.1** *Prevent further development in declared landslip zones.*
- MRH 3.2** *Require the design and layout of development to be responsive to the underlying risk of land instability.*
- MRH 3.3** *Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.*

MRH 4 *Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.*

MRH 4.1 *Include provisions in the planning scheme requiring the consideration of site contamination issues.*

MRH 5 *Respond to the risk of soil erosion and dispersive and acid sulfate soils.*

MRH 5.1 *Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.*

MRH 5.2 *Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.*

9 CULTURAL VALUES

9.3 REGIONAL POLICIES

- CV 1** *Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.*
- CV 1.1** *Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.*
- CV 1.2** *Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.*
- CV 1.3** *Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.*
- CV 1.4** *Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.*
- CV 2** *Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.*
- CV 2.1** *Support the completion of the review of the Historic Cultural Heritage Act 1995.*
- CV 2.2** *Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:*
- a** *places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council.*
 - b** *places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.*
 - c** *places of national or international significance are listed through national mechanisms as determined by the Australian Government.*

- CV 2.3** *Provide for a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance:*
- a** *Heritage places of local significance: by the local Council acting as a Planning Authority.*
 - b** *Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.*
- CV 2.4** *Recognise and list heritage precincts within the Local Historic Heritage Code and spatially define them by associated overlays.*
- CV 2.5** *Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning scheme drafted to be consistent with relevant principles therein.*
- CV 2.6** *Standardise statutory heritage management.*
- a** *Listings in the planning scheme should be based on a common inventory template, (recognising that not all listings will include all details due to knowledge gaps).*
 - b** *The Local Historic Heritage Code provisions in the planning scheme should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control.*
- CV 2.7** *Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.*

CV 3 *Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.*

- CV 3.1** *Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.*

CV 4 *Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values.*

CV 4.1 *State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.*

CV 4.2 *The key values of regionally significant landscapes are not to be significantly compromised by new development through appropriate provisions within the planning scheme.*

CV 4.3 *Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in the planning scheme.*

CV 5 *Recognise and manage archaeological values throughout the region to preserve their key values.*

CV 5.1 *Known sites of archaeological potential to be considered for listing as places of either local or state significance within the Local Historic Heritage Code or on the State Heritage Register respectively, as appropriate.*

CV 5.2 *Development that includes soil disturbance within an area of archaeological potential is to be undertaken in accordance with archaeological management plans to avoid values being lost, or provide for the values to be recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.*

10 RECREATION AND OPEN SPACE

10.5 REGIONAL POLICIES

ROS 1 *Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.*

ROS 1.1 *Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;*

- a** *Local*
- b** *District*
- c** *Sub-regional*
- d** *Regional*
- e** *State*
- f** *National*

ROS 1.2 *Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;*

- a** *Parks;*
- b** *Outdoor Sports Venues;*
- c** *Landscape and Amenity;*
- d** *Linear and Linkage;*
- e** *Foreshore and waterway;*
- f** *Conservation and Heritage;*
- g** *Utilities and Services; and*
- h** *Proposed Open Space.*

ROS 1.3 *Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.*

ROS 1.4 *Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).*

ROS 1.5 *Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.*

ROS 1.6 *Subdivision and development is to have regard to the principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.*

ROS 2 *Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.*

ROS 2.1 *Avoid unnecessary duplication of recreational facilities across the region.*

11 SOCIAL INFRASTRUCTURE

11.5 REGIONAL POLICIES

- SI 1** *Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.*
- SI 1.1** *Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions, its ongoing function and redevelopment in its current location.*
- SI 1.2** *Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.*
- SI 1.3** *Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.*
- SI 1.4** *Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.*
- SI 1.5** *Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.*
- SI 1.6** *Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.*
- SI 1.7** *Provide flexibility in the planning scheme for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.*
- SI 1.8** *Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning scheme.*
- SI 1.9** *Provide for the inclusion of Crime Prevention through Environmental Design principles in the planning scheme.*
- SI 1.10** *Recognise the role of the building approvals processes in providing access for people with disabilities.*

SI 2 *Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.*

SI 2.1 *Provide flexibility in the planning scheme for a variety of housing types (including alternative housing models) in residential areas.*

SI 2.2 *The planning scheme is not to prevent the establishment of social housing in residential areas.*

12 PHYSICAL INFRASTRUCTURE

12.5 REGIONAL POLICIES

- PI 1** *Maximise the efficiency of existing physical infrastructure.*
- PI 1.1** *Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.*
 - PI 1.2** *Provide for small residential scale energy generation facilities in the planning scheme.*
- PI 2** *Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.*
- PI 2.1** *Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.*
 - PI 2.2** *Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.*
 - PI 2.3** *Identify, protect and manage existing and future infrastructure corridors and sites.*
 - PI 2.4** *Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.*
 - PI 2.5** *Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy.*
 - PI 2.6** *Recognise and protect electricity generation and major transmission assets within the planning scheme to provide for continued electricity supply.*

13 LAND USE AND TRANSPORT INTEGRATION

13.5 REGIONAL POLICIES

- LUTI 1** *Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.*
- LUTI 1.1** *Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.*
- LUTI 1.2** *Allow higher density residential and mixed use developments within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.*
- LUTI 1.3** *Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.*
- LUTI 1.4** *Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.*
- LUTI 1.5** *Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.*
- LUTI 1.6** *Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.*
- LUTI 1.7** *Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 & 4.*
- LUTI 1.8** *Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.*
- LUTI 1.9** *Car parking requirements in the planning scheme and provision of public car parking is to be consistent with achieving increased usage of public transport.*
- LUTI 1.10** *Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.*
- LUTI 1.11** *Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.*
- LUTI 1.12** *Encourage end-of-trip facilities in employment generating developments that support active transport modes.*

14 TOURISM

14.5 REGIONAL POLICIES

- T 1** *Provide for innovative and sustainable tourism for the region.*
- T 1.1** *Protect and enhance authentic and distinctive local features and landscapes throughout the region.*
- T 1.2** *Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.*
- T 1.3** *Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.*
- T 1.4** *Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.*
- T 1.5** *Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.*
- T 1.6** *Recognise, that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.*
- T 1.7** *Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (section 40T application).*

15 STRATEGIC ECONOMIC OPPORTUNITIES

15.3 REGIONAL POLICIES

SEO 1 *Support and protect strategic economic opportunities for Southern Tasmania.*

SEO 1.1 *Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions:*

- a** *Hobart Port (including Macquarie and Princes Wharves);*
- b** *Macquarie Point rail yards; and*
- c** *Princes of Wales Bay marine industry precinct.*

SEO 1.2 *Include place specific provisions for the Sullivans Cove area in the planning scheme.*

SEO 1.3 *Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.*

16 PRODUCTIVE RESOURCES

16.5 REGIONAL POLICIES

PR 1 *Support agricultural production on land identified as significant for agricultural use by affording it the highest level of protection from fettering or conversion to non-agricultural uses.*

PR 1.1 *Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region.*

PR 1.2 *Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict.*

PR 1.3 *Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.*

PR 1.4 *Prevent further land fragmentation in the Agriculture Zone by restricting subdivision unless necessary to facilitate the use of the land for agriculture.*

PR 1.5 *Minimise the use of prime agricultural land for plantation forestry.*

PR 2 *Manage and protect the value of non-significant agricultural land in a manner that recognises the potential and characteristics of the land.*

PR 2.1 *Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.*

PR 2.2 *Support opportunities for down-stream processing of agricultural products in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.*

PR 2.3 *Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.*

- PR 2.4** *The introduction of sensitive uses not related to agricultural use, such as dwellings, are only to be allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.*
- PR 3** *Support and protect regionally significant extractive industries.*
- PR 3.1** *Existing regionally significant extractive industry sites are to be appropriately zoned, such as the Rural Zone, and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.*
- PR 4** *Support the aquaculture industry.*
- PR 4.1** *Provide appropriately zoned land on the coast in strategic locations, and in accordance with The Coast Regional Polices, for shore based aquaculture facilities necessary to support marine farming.*
- PR 4.2** *Identify key marine farming areas to assist in reducing potential land use conflicts from an increasingly industrialised industry.*
- PR 5** *Support the forest industry.*
- PR 5.1** *Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone.*
- PR 5.2** *Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.*
- PR 5.3** *Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.*

17 INDUSTRIAL ACTIVITY

17.5 REGIONAL POLICIES

- IA 1** *Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.*
- IA 1.1** *Industrial land is to be relatively flat and enable easy access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications*
- IA 1.2** *Locate new industrial areas away from sensitive land uses such as residentially zoned land.*
- IA 1.3** *Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*
- IA 1.4** *Provide a 15-year supply of industrial land, zoned for industrial purposes within the planning scheme – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*
- IA 1.5** *Aim to provide a minimum 5-year supply of subdivided and fully serviced industrial land.*
- IA 1.6** *Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.*
- IA 2** *Protect and manage existing strategically located export orientated industries.*
- IA 2.1** *Identify significant industrial sites through zoning and avoid other industrial uses not related to its existing function from diminishing its strategic importance.*
- IA 3** *Industrial development is to occur in a manner that minimises regional environmental impacts and protects environmental values.*
- IA 3.1** *Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.*

18 ACTIVITY CENTRES

18.6 REGIONAL POLICIES

- AC 1** *Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*
- AC 1.1** *Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*
- AC 1.2** *Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.*
- AC 1.3** *Discourage out-of-centre development by only providing for in-centre development within the planning scheme.*
- AC 1.4** *Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.*
- AC 1.5** *Encourage high quality urban design and pedestrian amenity through the respective development standards.*
- AC 1.6** *Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.*
- AC 1.7** *Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.*
- AC 1.8** *Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.*
- AC 1.9** *Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.*
- AC 1.10** *Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.*
- AC 1.11** *Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.*

- AC 1.11** *Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.*
- AC 2** *Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.*
- AC 2.1** *Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.*
- AC 2.2** *Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.*
- AC 2.3** *Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.*
- AC 2.4** *Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.*
- AC 3** *Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.*
- AC 3.1** *Actively encourage people to walk, cycle and use public transport to access Activity Centres.*
- AC 3.2** *Support high frequency public transport options into Principal and Primary Activity Centres.*
- AC 3.3** *The minimum car parking requirements and associated ‘discretion’ in the planning scheme for use and development in the Principal and Primary Activity Centres are to encourage the use of alternative modes of transport other than private cars.*
- AC 3.4** *Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.*
- AC 3.5** *Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.*

19 SETTLEMENT AND RESIDENTIAL DEVELOPMENT

19.7 REGIONAL POLICIES

SRD 1 *Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.*

SRD 1.1 *Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.*

SRD 1.2 *Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:*

1. *Strategy (regional function & growth scenario);*
2. *Settlement Structure Plans (including identification of settlement boundaries);*
3. *Subdivision Permit;*
4. *Use and Development Permit.*

SRD 1.3 *Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:*

1. *to existing rural living communities; or*
2. *for the purposes of preparing a Local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone.*

Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:

- a. *Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural Living provided:*
 - (i) *the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and*
 - (ii) *only limited subdivision potential is created by rezoning.*
- b. *Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture with other land better suited for rural living purposes, in accordance with the following:*

- (i) *the total area rezoned for rural living use does not exceed that which is back-zoned to other use;*
 - (ii) *the land rezoned to rural living use is adjacent to an existing rural living community;*
 - (iii) *the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;*
 - (iv) *the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and*
 - (v) *the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.*
- c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:**
- (i) *the land must predominantly share common boundaries with:*
 - *existing Rural Living zoned land; or*
 - *rural living communities which comply with SRD 1.3(a);*
 - (ii) *the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;*
 - (iii) *development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;*
 - (iv) *such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;*
 - (v) *the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;*
 - (vi) *the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and*
 - (vii) *the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.*

SRD 1.4 *Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.*

SRD 1.5 *Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).*

SRD 1.6 *Utilise the Low Density Residential Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.*

SRD 2 *Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.*

SRD 2.1 *Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.*

SRD 2.2 *Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.*

SRD 2.3 *Provide greenfield land for residential purposes across the following Greenfield Development Precincts:*

- *Bridgewater North*
- *Brighton South*
- *Droughty Point Corridor*
- *Gagebrook/Old Beach*
- *Granton (Upper Hilton Road up to and including Black Snake Village)*
- *Midway Point North*
- *Risdon Vale to Geilston Bay*
- *Sorell Township East*
- *Spring Farm/Huntingfield South*

SRD 2.4 *Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.*

SRD 2.5 *Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:*

1. *Strategy (greenfield targets within urban growth boundary);*
2. *Conceptual Sequencing Plan;*
3. *Precinct Structure Plans (for each Greenfield Development Precinct);*
4. *Subdivision Permit; and*
5. *Use and Development Permit.*

SRD 2.6 *Increase densities to an average of at least 25 dwellings per hectare (net density)⁽ⁱ⁾ within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.*

SRD 2.7 *Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:*

Glenorchy LGA 40% (5300 dwellings)

Hobart LGA 25% (3312 dwellings)

Clarence LGA 15% (1987 dwelling)

Brighton LGA 15% (1987 dwellings)

Kingborough LGA 5% (662 dwellings)

SRD 2.8 *Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.*

SRD 2.9 *Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.*

SRD 2.10 *Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.*

SRD 2.11 *Increase the supply of affordable housing.*

(i) It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.



HUON VALLEY COUNCIL



LPS-HUO-TPS

Supporting Report for the *Huon Valley Draft Huon Valley Local Provisions Schedule*

November 2021

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4.1	<i>Lot 1 Channel Highway, Cygnet (part of land)</i> PSA-2/2017; SUB-36/2017	An application under former Section 43A of the LUPPA to amend the Interim Planning Scheme, and for the issue of a permit for subdivision of part of Lot 1, Channel Highway, Cygnet was approved by the Commission in October 2021.
4.2	<i>Cygnet Treatment Plant, Cygnet</i> PSA-1/2020	An application initiated under former Section 34 of the LUPPA to amend the Attenuation Area Overlay of the Interim Planning Scheme applicable to the Cygnet Treatment Plant, Cygnet was approved by the Commission in May 2021.
4.3	<i>Bowls Club land, 15 Louisa Street, Cygnet (part of land)</i> PSA-2/2019	An application under former Section 33 of the LUPPA to amend the Interim Planning Scheme to rezone part of the property at 15 Louisa Street, Cygnet from <i>Recreation</i> to <i>General Residential</i> was considered by the Commission at a hearing in 2020.
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1.0 INTRODUCTION

In 2014 amendments were made to the *Land Use Planning and Approvals Act 1993* (LUPAA) that enabled the Council as a Planning Authority to commence the process of implementing the current planning scheme, the *Huon Valley Interim Planning Scheme 2015* (Interim Planning Scheme) which became effective on 31 August 2015.

Further information	Department of Justice website
	2014 Overview Fact Sheet

Further amendments were made to the LUPPA effective from [17 December 2015](#) for the introduction of a single planning scheme for the State – the *Tasmanian Planning Scheme* (TPS). These amendments enabled the State Planning Provisions to be implemented and commence in 2017.

Tasmanian Planning Scheme

The Tasmanian Planning Scheme comprises two parts:

- State Planning Provisions (SPPs); and
- Local Provisions Schedule (LPS).

Further information; FAQs	Planning Reform Tas website https://planningreform.tas.gov.au/planning/information/state-planning-provisions
Fact Sheets	https://planningreform.tas.gov.au/planning/information/tasmanian-planning-scheme

Huon Valley draft Local Provisions Schedule, maps and overlays

The Council (as planning authority) endorsed a revised version of the draft *Huon Valley Local Provisions Schedule* (draft LPS) at its meeting on 19 May 2021.

In May 2021 after the meeting, the following draft LPS and other documents referred to in part [7.0 Appendices](#) of this report were sent to the Tasmanian Planning Commission (Commission):

- Draft LPS: [Attachment 59](#) (version May 2021);
- Draft LPS maps and overlays: [Attachment 60](#) (version May 2021).

Modification of the draft LPS

Following a review of the draft LPS by the Commission of the draft LPS, maps and overlays, the Commission issued a draft Notice to Council in October 2021 under Section 35(5)(b) and Schedule 6, clauses 8C(5)(a) and 8D(9)(a) of the LUPPA that set out required amendments to be made to the draft LPS, maps and overlays prior to its exhibition. The amendments required by the Commission are set out in [Appendix 64](#).

64	2021	<i>Draft Notice under Section 35(5)(b) and Schedule 6, Clauses 8C(5)(a) and 8D(9)(a) of the LUPPA issued to the Planning Authority together with Attachment A and Attachment B to the draft Notice</i>
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Draft LPS including maps and overlays

The Draft LPS modified in accordance with the draft Notice is set out in [Appendices 65 and 66](#).

65	2021	<i>Draft Huon Valley LPS submitted to the Commission (version: November 2021)</i>
66	2021	<i>Draft LPS maps and overlays (version: November 2021)</i>

List of properties

A list of properties is set out in [Appendix 61](#) that show the:

- Current Planning Scheme Zones and any Planning Scheme Codes that apply to the property; and
- Draft LPS Zone that is proposed to apply to the property and any draft LPS Codes to apply.

61	2021	<i>Draft Huon Valley LPS – List of properties (version: November 2021)</i>
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Supporting Report - Huon Valley draft Local Provisions Schedule

This report for the draft LPS has been submitted to the Commission under section 35(1) of the LUPAA for assessment as to whether the draft LPS was suitable for approval by the Minister for exhibition, under section 35B(4) of the LUPAA. The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2) of the LUPAA.

1.1 TASMANIAN PLANNING SCHEME

1.1.1 State Planning Provisions

The SPPs that form part of the TPS are designed to provide a consistent set of planning provisions for Tasmania. The TPS includes 23 zones and 16 codes that apply State-wide making up a suite of planning controls that are applied by local councils in their role as planning authorities under the LUPAA. The use table for each zone provides for what use and development can be carried out in relevant zones such as residential use, business and professional services, agricultural use and recreational uses.

The codes provide requirements for dealing with the use and development of land and may apply across a range of zones, covering matters such as natural hazards, local heritage values, natural assets, parking requirements and the protection of road, railway and electricity infrastructure.

1.1.2 Local Provisions Schedule

The Council, as planning authority, is responsible for preparing the draft LPS for the Huon Valley municipal area. The draft LPS includes zone and code provisions and overlay maps, local area objectives, particular purpose zones, specific area plans, site-specific qualifications, and other planning provisions in accordance with the LUPAA, the SPPs, [Guideline No.1 - Local Provisions Schedule Zone and Code Application](#) and relevant [Practice Notes](#) issued by the Commission. Both current provisions of the LUPAA, and some former provisions of the LUPAA that applied before 17 December 2015, apply to the draft LPS and its preparation and its content as set out in the report. Further information: PPU [Fact Sheet](#).

STRUCTURE OF THE TASMANIAN PLANNING SCHEME

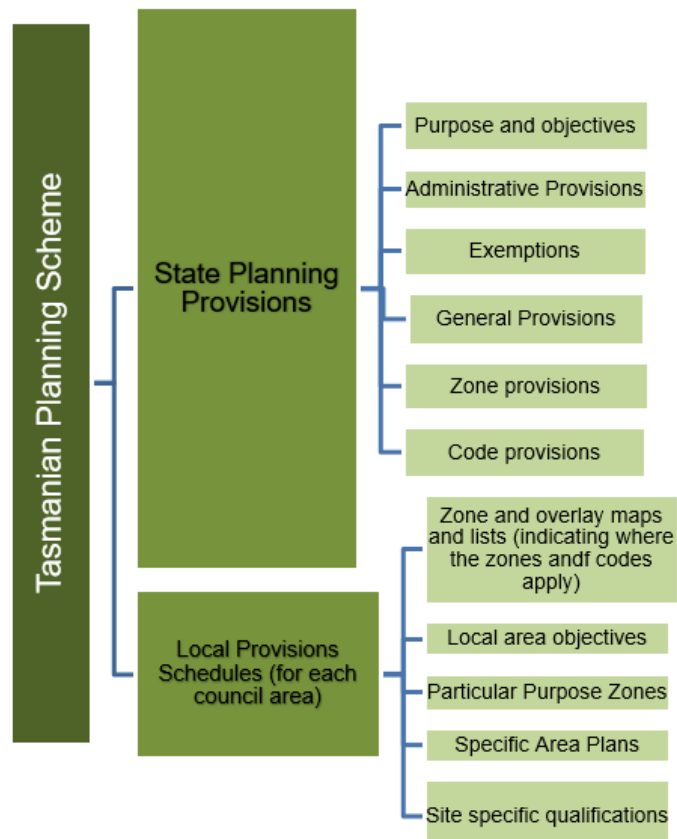


Figure 1. [Structure of Tasmanian Planning Scheme](#) (Source: Commission)

1.1.3 Structure and form of the LPS

The draft LPS is required to be in accordance with the structure and form set out in the *Local Provisions Schedule Requirements* (LP1.0) of the SPPs, *Guideline No.1 - Local Provisions Schedule Zone and Code Application* (Guideline No.1) and relevant Practice Notes issued by the Commission. Further information is set out in the report below and also on the Commission [website](#) about these requirements.

1.1.4 Commission post lodgement documentation

At its meeting on 22 May 2019 the Planning Authority endorsed a previous version of the draft LPS ([Appendix 54](#)). Following that decision, the former draft LPS was referred to the Commission for its consideration. The Commission then arranged for post lodgement conferences to be held in 2019 with Council officers to discuss the draft LPS documentation and maps submitted to the Commission. The agenda of these conferences are displayed on the Commission's website. The most recent conference was held in January 2021.

Following the post lodgement conferences the Commission provided the documentation below (*Post Lodgement Documentation*) to Council that referred to:

- Clarification of issues in the *Post lodgement conference – matters discussed, Zone Clarification Table, Overlay Clarification Table and Drafting Clarification Table*; and
- Recommended actions to be taken by the Planning Authority regarding draft LPS documentation and maps.

Table 1: Post Lodgement Documentation

- 1: *Post lodgement conference – matters discussed*
- 2: *Zone Clarification Table;*
- 3: *Overlay Clarification Table;*
- 4: Former version of the draft LPS considered by the Planning Authority at the meeting on 22 May 2019; [Appendix 59](#)
- 5: *Drafting Clarification Table.*

Section 32(4) of the LUPPA and advice referred to in Post Lodgement Documentation

The completed *Post Lodgement Documentation* provided by the Planning Authority in response to the requests from the Commission, is also included in [Appendix 63](#). In addition to the advice provided by the Planning Authority in the documents, the documentation includes advice from consultants engaged by the Planning Authority as indicated in the documents.

Also, the advice in the *Post Lodgement Documentation* sets out further reasons for inclusion of some provisions (*overriding provisions*) in the draft LPS under Section 32(4) of the LUPPA as set out further below.

1.1.5 Appendices to the report

This report refers to documents listed in the Appendices section of the report. All documents referred to in the Appendices of this report are available on the Huon Valley Council website. Documentation relating to the draft LPS is also available on the Commission website (reference: *LPS-HUO-TPS*)

1.1.5 Summary of LPS implementation process

As summarised on the following [Commission flowchart](#), the next steps of the LPS process are:

- Consideration of the draft LPS by the Planning Authority in accordance with the LUPPA;
- Submission of the draft LPS to the Commission by the Planning Authority;
- Consideration of the draft LPS by the Commission in accordance with the LUPPA;
- When satisfied the draft LPS meets the LPS criteria, the Commission will direct the Planning Authority to publicly exhibit the draft LPS for 60 days;
- During the exhibition period, any person can make a representation (submission) on the draft LPS to the Planning Authority. The Planning Authority will then consider the representations it receives and then provide a report on them to the Commission;
- The Commission will then hold hearings into the representations and complete its review of the draft LPS in accordance with the LUPAA; and
- Following the completion of LPS implementation and approval processes, the LPS will be applied to the municipal area as part of the TPS.

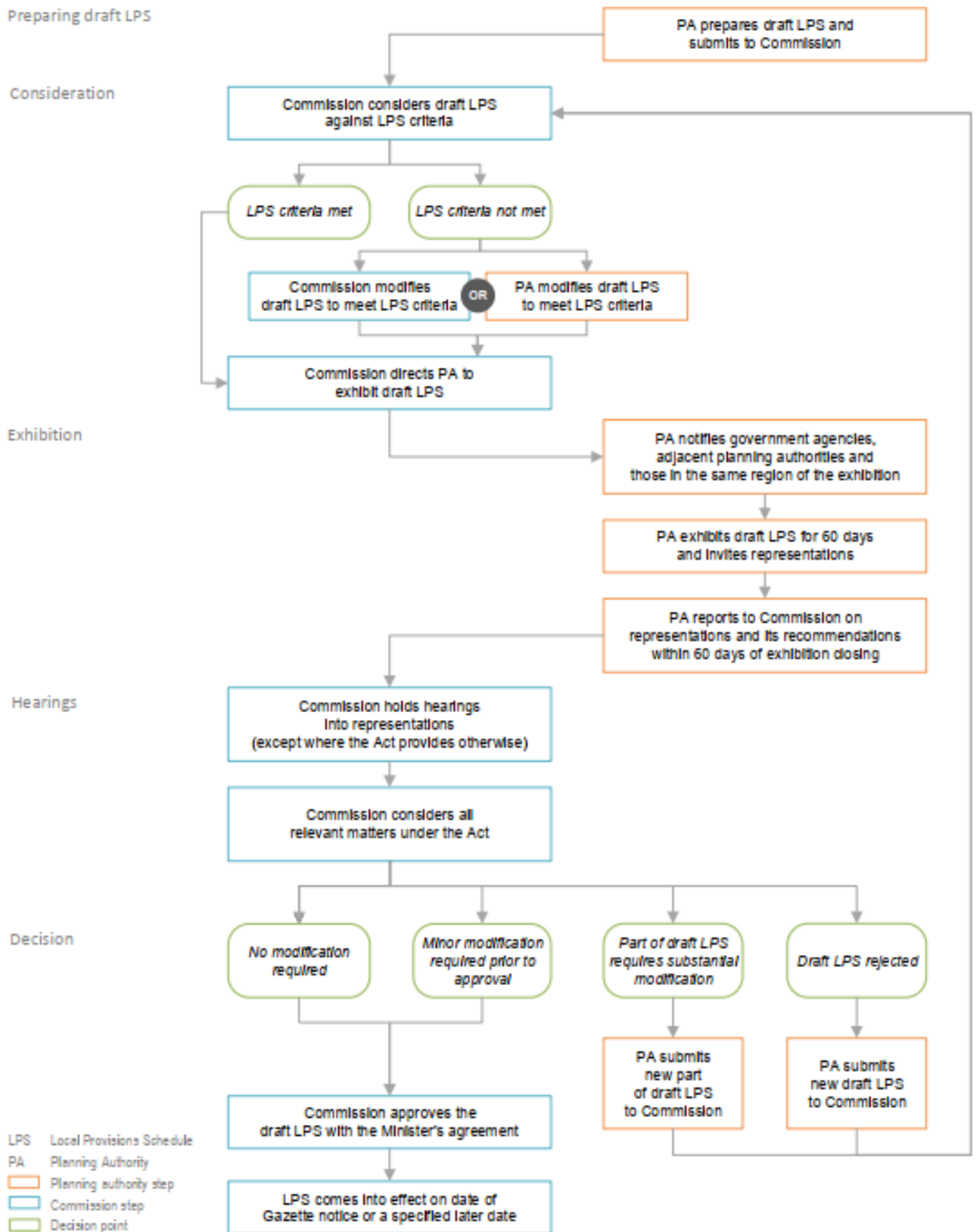


Figure 2: Commission Flowchart: [Draft LPS Approval Process](#) (Source: Commission)

2.0 DRAFT LPS COMPLIANCE STATEMENT (SECTION 34(2))

The draft LPS is required to meet requirements set out in Section 34 of the LUPPA. Section 34(2) provides that the **LPS criteria** to be met by the draft LPS are that the draft LPS:

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) is in accordance with [section 32](#) ; and*
- (c) furthers the objectives set out in [Schedule 1](#) ; and*
- (d) is consistent with each State policy; and*
- (da) satisfies the relevant criteria in relation to the TPPs; and*
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#) .*

The draft LPS meets the LPS criteria set out in Section 34(2) for the reasons set out in this report and relevant Appendices.

2.1 LPS CRITERIA: DRAFT LPS PROVISIONS

In accordance with Section 32(2)(a) of the LUPPA, the draft LPS contains all the provisions that the SPPs specify must be contained in the draft LPS.

2.2 LPS CRITERIA: DRAFT LPS – COMPLIANCE WITH SECTION 32

Under Section 32(2)(b) of the LUPPA, the draft LPS is required to be in accordance with Section 32 of that Act. Sections 32(1)-(6) provide:

- (1) An LPS is to consist of provisions that apply only to a single municipal area specified in the LPS.*
- (2) An LPS –*
 - (a) must specify the municipal area to which its provisions apply; and*
 - (b) must contain a provision that the SPPs require to be included in an LPS; and*
 - (c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and*
 - (d) may, subject to this Act, contain any provision in relation to the municipal area that may, under [section 11](#) or [12](#) , be included in the Tasmanian Planning Scheme; and*
 - (e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and*
 - (f) must not contain a provision that is inconsistent with a provision of [section 11](#) or [12](#) ; and*
 - (g) may designate land as being reserved for public purposes; and*
 - (h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and*
 - (i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and*
 - (j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and*

- (k) may, subject to this Act, include any other provision that –
 - (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and
 - (ii) is permitted by the SPPs to be included in an LPS; and
- (l) must not contain a provision that the SPPs specify must not be contained in an LPS.

2.2.1 Huon Valley municipal area

The draft LPS meets the LPS criteria set out in Sections 32(1) and Section 32(2)(a) of the LUPPA as it applies to the Huon Valley municipal area. The extent of the Huon Valley municipal area is set out in Section 16 of the *Local Government Act 1993*, Schedule 3 of that Act and Central Plan Register Plan 2469. A copy of this plan is Appendix 1 and also set out below. (Section 7 of LUPPA will be relevant to areas adjoining the municipal area in specific circumstances).



Figure 3: Map of municipal area - Central Plan Register Plan 2469

HUON VALLEY
 Huon Valley Municipality extends to Low Water Mark and includes all islands and offshore rocks adjacent to the coastline of this Municipality and also including all islands belonging to Tasmania between South East Cape and the 60th degree of south latitude.

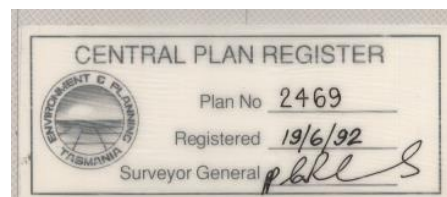


Figure 4: Extracts from Central Plan Register Plan 2469

2.2.2 Mandatory SPP for the draft LPS

The Draft LPS includes required mandatory SPPs and therefore complies with Section 32(2)(b).

2.2.3 Spatial Application of the SPPs to land

The draft LPS contains the required maps, overlays, lists and other provisions that provide for the spatial application of the SPPs to land in the municipal area. Therefore, the draft LPS complies with Section 32(2)(c).

2.2.4 Sections 11 and 12 of the LUPAA

The draft LPS is consistent with Section 11 and Section 12 of the LUPAA: Section 32(2)(d). In relation to Section 32(2)(f), the draft LPS does not contain any provision which is inconsistent with Section 11 or Section 12 of the LUPAA. The draft LPS does not include any provisions that refer to a code of practice (Section 11(6)) and there are no proclaimed wharf areas in the municipal area.

2.2.5 Spatial Application of the SPPs

Section 32(2)(e) of the LUPAA provides that the draft LPS may also contain maps, overlays or other provisions for the spatial application of the SPPs to particular land.

The draft LPS complies with *Guideline No.1 - Local Provisions Schedule Zone and Code Application* and relevant Practice Notes issued by the Commission in relation to spatial application of the SPPs and relevant provisions of the draft LPS. Further information on how the zones and codes have been applied is set out in the report.

2.2.6 Land Reserved for Public Purposes

Although the Community Purpose Zone and Open Space Zone are included in the SPPs, the draft LPS does not expressly reserve land for public purposes. The draft PS complies with Section 32(2)(g).

2.2.7 Application of the SPPs to a particular place or matter

The draft LPS is applied in a manner that is consistent with the SPPs and *Guideline No.1 - Local Provisions Schedule: zone and code application*. The draft LPS complies with Section 32(2)(h).

2.2.8 Overriding Provisions

As noted, in accordance with Sections 32(3) and (4) of the LUPAA set out below, and the SPPs, the draft LPS includes provisions that override some SPPs (*overriding provisions*).

Sections 32(3) and 32(4) of the LUPAA provide:

(3) *Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –*

- (a) a particular purpose zone, being a group of provisions consisting of –
 - (i) a zone that is particular to an area of land; and*
 - (ii) the provisions that are to apply in relation to that zone; or**

- (b) a specific area plan, being a plan consisting of –*

- (i) a map or overlay that delineates a particular area of land; and
- (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or
- (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

Further information about the overriding provisions is included in section 2.4.1.1. The reasons to justify inclusion of the *overriding provisions* in accordance with Section 32(4) in the draft LPS are set out in the Supporting Report including **Appendix 63**. As the *overriding provisions* comply with Section 32(4), the draft LPS is in accordance with Section 32(2)(i) of the LUPPA.

2.2.9 Modification of Application of the SPPs

The draft LPS does not modify application of the SPPs: Section 32(2)(j). The draft LPS is applied to land use and development in the municipal area in accordance with Section LP1.0 of the SPPs and with *Guideline No. 1 - Local Provisions Schedule Zone and Code Application*.

2.2.10 LPS may include other provisions

The draft LPS complies with Sections 32(2)(k) of the LUPPA.

2.2.11 Limitation on LPS provisions

The draft LPS complies with Sections 32(2)(l) of the LUPPA.

2.3 LPS CRITERIA: STRUCTURE AND FORM OF THE DRAFT LPS

2.3.1 Structure and form of the Draft LPS

The structure and form of the draft LPS has been prepared in accordance with *Guideline No. 1 Local Provisions Schedule: zone and code application* issued under Part 8A of the LUPPA, with *LP1.0 Local Provisions Schedule Requirements* of the SPPs (Appendix A of LP1.0) and with relevant Practice Notes. The mapping complies with:

- LP1.2 as the draft LPS includes zone maps that apply to the municipal area; and
- LP1.7 as the draft LPS includes code overlay maps for the spatial application of local area objectives, specific area plans, codes and site-specific qualifications within the municipal area.

Therefore, the draft LPS meets the requirements of Sections 32(5) and (6) of the LUPPA which requires a draft LPS to be in accordance with the structure and form specified in the SPPs.

2.4 LPS CRITERIA: CONTENT OF DRAFT LPS

2.4.1 Content of Draft LPS

The zones including particular purpose zones, local area objectives, specific area plans, site-specific qualifications, codes, code overlays and lists and other provisions set out below are included in the draft LPS.

Table 2: List of Zones, Particular Purpose Zones and Specific Area Plans

Zones

- 8.0 General Residential Zone*
- 10.0 Low Density Residential Zone*
- 11.0 Rural Living Zone*
- 12.0 Village Zone*
- 14.0 Local Business Zone*
- 15.0 General Business Zone*
- 17.0 Commercial Zone*
- 18.0 Light Industrial Zone*
- 19.0 General Industrial Zone*
- 20.0 Rural Zone (a new SPPs zone)*
- 21.0 Agriculture Zone (a new SPPs zone)*
- 22.0 Landscape Conservation Zone (a new SPPs zone)*
- 23.0 Environmental Management Zone*
- 26.0 Utilities Zone*
- 27.0 Community Purpose Zone*
- 28.0 Recreation Zone*
- 29.0 Open Space Zone*
- 30.0 Future Urban Zone*

Local Area Objectives

Particular Purpose Zones

- P1.0 Particular Purpose Zone - Future Road Corridor*
- P2.0 Particular Purpose Zone - Southwood Integrated Timber Processing Site*
- P3.0 Particular Purpose Zone - Franklin Marine and Tourism Precinct*

Specific Area Plans

- S1.0 Franklin Heritage Specific Area Plan*
- S2.0 Eggs and Bacon Specific Area Plan*
- S3.0 Green Point Specific Area Plan*

Site-Specific Qualifications

Table 3: List of Codes, Code Overlays and Code Lists

Codes and Code Overlays

C1.0 Signs Code

C2.0 Parking and Sustainable Transport Code

C3.0 Road and Railway Assets Code

C4.0 Electricity Transmission Infrastructure Protection Code

- *Communications Station Buffer Area Overlay;*
- *Electricity Transmission Corridor Overlay;*
- *Inner Protection Area Overlay;*
- *Substation Facility Overlay; and*
- *Substation Facility Buffer Area Overlay.*

C5.0 Telecommunications Code

C6.0 Local Historic Heritage Code

- *Local Heritage Places Overlay.*

C7.0 Natural Assets Code

- *Future Coastal Refugia Area Overlay;*
- *Waterway and Coastal Protection Area; and*
- *Priority Vegetation Area Overlay.*

C8.0 Scenic Protection Code

- *Scenic Protection Areas Overlay; and*
- *Scenic Road Corridors Overlay.*

C9.0 Attenuation Code

C10.0 Coastal Erosion Hazard Code

- *Coastal Erosion Hazard Bands Overlay.*

C11.0 Coastal Inundation Hazard Code

- *Coastal Inundation Hazard Bands Overlay.*

C12.0 Flood-Prone Hazard Code

C13.0 Bushfire-Prone Areas Code

- *Bushfire-Prone Areas Overlay.*

C14.0 Potentially Contaminated Land Code

C15.0 Landslip Hazard Code

- *Landslip Areas Overlay.*

Code Lists

Table C6.1 Local Heritage Places

Table C8.1 Scenic Protection Areas

Table C8.2 Scenic Road Corridors

Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Applied, Adopted or Incorporated Documents

Appendix A

Table C6.1 Local Historic Heritage Places Datasheets: HUO-C6.1.1 - 6.1.12

2.4.1.1 Transitional arrangements and provisions

In addition to the conferences held with the Commission referred to above, consultation was undertaken with the Planning Policy Unit (PPU) from the Department of Justice regarding the transitional arrangements for the draft LPS.

Transitional provisions in Schedule 6 of the LUPAA enable some particular purpose zones, specific area plans, site-specific qualifications and code-applying provisions that existed immediately before 17 December 2015 to be transitioned and incorporated into the draft LPS.

Existing particular purpose zones, specific area plans and site-specific qualifications
 Clause 8, Clause 8A and 8C of Schedule 6 set out transitional provisions that apply to some *existing* particular purpose zones, specific area plans and site-specific qualifications to be included in a draft LPS. This includes provisions that applied under the Interim Planning Scheme before 17 December 2015 (commencement day) and after the commencement day. Clause 8C of Schedule 6 provides for the modification of these provisions to conform to SPP requirements, where necessary.

New particular purpose zones, specific area plans and site-specific qualifications
 The transitional provisions above do not apply to *new* particular purpose zones, specific area plans or site-specific qualifications proposed to be included in a draft LPS.

Instead new particular purpose zones, specific area plans or site-specific qualifications are required to meet the requirements of Section 32(4) of the LUPPA in order to be included.

Code-applying provisions
 Schedule 6, Clause 8D of the LUPPA provides for *code-applying provisions* that applied under the Interim Planning Scheme immediately before the commencement day to be included in the draft LPS, and an approved LPS, unless otherwise declared by the Minister.

Code-applying provisions are those provisions that provide for the spatial application of a code such as a map or overlay, list (e.g. local heritage place list), or other relevant provision and that are substantially similar to those in an SPP code.

As with the transitional provisions for existing particular purpose zones, specific area plans and site-specific qualifications, the transitional provisions for *code-applying provisions* include any *urgent amendments* made to these provisions (under the former provisions of LUPPA) after the commencement day.

Further information
 Further information is set out below about these provisions as follows.

Table 4: List of Codes and Code Overlays

Report	Transitioning and new PPZs, SAPs, SSQs and Code-applying provisions
Section 2.4.5.	<i>Particular purpose zones</i>
Section 2.4.6	<i>Specific area plans</i>
Section 2.4.7	<i>Site-specific qualifications</i>
Section 2.4.8	<i>Code-applying provisions</i>
Further information on transitional arrangements and provisions	<ul style="list-style-type: none"> Practice Note No. 6 on the Commission’s website
	<ul style="list-style-type: none"> Minister’s Advisory Statement on the Department of Justice, Tasmanian Planning Reform website: www.planningreform.tas.gov.au
	<ul style="list-style-type: none"> Appendix 37

2.4.2 Zones Applicable Under The Draft LPS

The following draft LPS zones including local area objectives to be applied to the municipal area are in accordance with the LUPPA, SPPs, Guideline No. 1 and relevant Practice Notes.

Table 5: Draft LPS Zones

8.0 General Residential Zone

10.0 Low Density Residential Zone

11.0 Rural Living Zone

12.0 Village Zone

14.0 Local Business Zone

15.0 General Business Zone

17.0 Commercial Zone

18.0 Light Industrial Zone

19.0 General Industrial Zone

20.0 Rural Zone

21.0 Agriculture Zone

22.0 Landscape Conservation Zone

23.0 Environmental Management Zone

26.0 Utilities Zone

27.0 Community Purpose Zone

28.0 Recreation Zone

29.0 Open Space Zone

30.0 Future Urban Zone

Local Area Objectives

Particular Purpose Zones

P1.0 Particular Purpose Zone - Future Road Corridor

P2.0 Particular Purpose Zone - Southwood Integrated Timber Processing

P3.0 Particular Purpose Zone - Franklin Marine and Tourism Precinct

2.4.3 Application of the Draft LPS Zones - Comparison

As the draft LPS is required to incorporate the requirements of Guideline No. 1 and other statutory requirements as outlined, there are differences in how the provisions of the draft LPS will apply to the zoning of some properties in comparison to how existing Interim Planning Scheme provisions currently apply to the zoning of properties.

However, there are also similarities between how some properties are currently zoned and how they will be zoned under the draft LPS as outlined further below. This includes similarities in how some Interim Planning Scheme provisions currently apply, such as the *scenic landscape area overlay*, and how the *scenic protection areas overlay* of the draft LPS will be applied.

A comparison between the current Interim Planning Scheme zones and the proposed draft LPS zones is set out in the following table.

List of Properties

In addition to the draft LPS maps and code overlays, a *List of Properties* in [Appendix 61](#) is attached. This list of properties in the municipal area refers to property details of each property and the current zone(s) and any code overlays that apply under the Interim Planning Scheme, and to the proposed zone(s) and any code overlays to apply to each of the properties under the draft LPS.

Table 6: Comparison - Interim Planning Scheme zones and draft LPS zone provisions

See also the List of Properties in [Appendix 61](#).

Interim Planning Scheme	TPS Zone	Application
10.0 General Residential Zone	8.0 General Residential Zone	As displayed in the General Residential Zone map of the draft LPS.
12.0 Low Density Residential Zone	10.0 Low Density Residential Zone	As displayed in the Low Density Residential map of the draft LPS.
13.0 Rural Living Zone	11.0 Rural Living Zone	As displayed in Rural Living Zones A, B, C, and D maps of the draft LPS. See further section 2.4.5.6 of the report
16.0 Village	12.0 Village Zone	As displayed in the Village Zone map of the draft LPS.
20.0 Local Business Zone	14.0 Local Business Zone	As displayed in the Local Business Zone map for the draft LPS.
21.0 General Business Zone	15.0 General Business Zone	As displayed in the General Business Zone map of the draft LPS.
23.0 Commercial Zone	17.0 Commercial Zone	As displayed in the Commercial Zone of the map draft LPS.
24.0 Light Industrial Zone	18.0 Light Industrial Zone	As displayed in the Light Industrial Zone map of the draft LPS.
25.0 General Industrial Zone	19.0 General Industrial Zone	As displayed in the General Industrial Zone map of the draft LPS.
26.0 Rural Resource Zone	20.0 Rural Zone, or 21.0 Agriculture Zone, or 22.0 Landscape Conservation Zone, or 23.0 Environmental Management Zone	As displayed in the Rural, Agriculture, Landscape Conservation Zone map or Environmental Management Zone map of the draft LPS. See further sections 2.4.5.2 and 2.4.5.3 of the report.
27.0 Significant Agricultural Zone	20.0 Rural Zone, or 21.0 Agriculture Zone, or 22.0 Landscape Conservation Zone, or 23.0 Environmental Management Zone	As displayed in the maps for the Rural, Agriculture, Landscape Conservation or Environmental Management Zones of the draft LPS. See further sections 2.4.5.2 and 2.4.5.3 of the report.
14.0 Environmental Living Zone	22.0 Landscape Conservation Zone, or 11.0 Rural Living Zone	As displayed in the Landscape Conservation or Rural Living Zone maps of the draft LPS. See further sections 2.4.5.3 and 2.4.5.6 of the report.

29.0 Environmental Management Zone	23.0 Environmental Management Zone	As displayed in the Environmental Management Zone map of the draft LPS.
28.0 Utilities Zone	26.0 Utilities Zone	As displayed in the Utilities Zone map of the draft LPS.
17.0 Community Purpose Zone	27.0 Community Purpose Zone	As displayed in the Community Purpose Zone map of the draft LPS.
18.0 Recreation Zone	28.0 Recreation Zone	As displayed in the Recreation Zone map of the draft LPS.
19.0 Open Space Zone	29.0 Open Space Zone	As displayed in the Open Space Zone map of the draft LPS.
32.0 Particular Purpose Zone 1 – Urban Growth Zone	30.0 Future Urban Zone	As displayed in the Future Urban Zone map of the draft LPS.
33.0 Particular Purpose Zone 2 - Future Road Corridor	HUO-P1.0 Particular Purpose Zone - Future Road Corridor	As displayed in the Particular Purpose Zone - Future Road Corridor map of the draft LPS.
34.0 Particular Purpose Zone 3 - Southwood Integrated Timber Processing Site	HUO-P2.0 Particular Purpose Zone - Southwood Integrated Timber Processing Site	As displayed in the Particular Purpose Zone - Southwood Integrated Timber Processing Site Zone map of the draft LPS.
35.0 Particular Purpose Zone 4 - Franklin Marine and Tourism Precinct	HUO-P3.0 Particular Purpose Zone - Franklin Marine and Tourism Precinct	As displayed in the Particular Purpose Zone - Franklin Marine and Tourism Precinct map of the draft LPS.

Reasons for differences between the application of zones and codes

Some reasons for differences between the application of zones and codes under the Interim Planning Scheme and the draft LPS are set out in the table below.

Table 7: Reasons for differences between the application of zones and codes

	Draft LPS requirements and provisions	Comment on reasons for differences
1	Regulatory requirements	
	Application of the requirements of the LUPAA including Schedule 6, SPPs, Guideline No. 1, Practice Notes and draft Notice (<u>Appendix 64</u>) to the draft LPS.	<p>As the draft LPS and mapping are required to comply with these statutory requirements, and as the draft LPS zone and code provisions are not the same as the existing zone and code provisions, there are differences in how the draft LPS will apply to land in the municipal area.</p> <p>Some changes to the previous 2019 draft LPS have been made based on the <i>Post Lodgement Documentation</i>.</p> <p>These changes included changes to some draft LPS provisions, and to how some zone maps and code overlays have been applied to some properties based on reasons in the Post Lodgement</p>

		<p>Documentation and also reasons in the Supporting Report (refer also point 3 below).</p> <p>Changes have also been required based on the requirements of the draft Notice. (Appendix 64 and attachments)</p>
2	Local Area Objectives (LAOs)	
	<p>The draft LPS will include 2 LAOs. These are the Recreational Zone LAO (HUO-28.0) and the Open Space Zone LAO (HUO-29.0).</p>	<p>These 2 LAOs take into account recommendations in the <i>Huonville-Ranelagh Master Plan</i> and the nature of the Zone Purpose Statements that apply to zones under the SPPs.</p> <p>Further strategic planning work will be required to develop any further LAOs.</p>
3	Application of Zones	
	<p>Relevant considerations include:</p> <p>(a) The application of the Rural Zone, Agriculture Zone and Landscape Conservation Zone to land under the draft LPS in accordance with the <i>Zone Application Guidelines</i> (Guideline No. 1).</p> <p>(b) That the Environmental Living Zone is not included in the SPPs and therefore not able to be applied under the draft LPS.</p>	<p>Further analysis of land currently zoned Rural Resource and Significant Agriculture was undertaken for land to be rezoned either Rural, Agriculture, Landscape Conservation or Rural Living.</p> <p>In accordance with the <i>Zone Application Guidelines</i> (Guideline No. 1), the Landscape Conservation Zone has been applied to:</p> <ul style="list-style-type: none"> • most land currently zoned Environmental Living Zone under the Interim Planning Scheme; and • where appropriate, to some land previously zoned Rural Living, Rural Resource or Significant Agricultural under the Interim Planning Scheme and previous draft LPS. <p>Also, accordance with the <i>Zone Application Guidelines</i>, the application of these zones to some land has also required adjustments to some zones that are to apply, for example, to:</p> <p>(a) reduce potential 'spot zoned' areas;</p> <p>(b) incorporate the advice of Council's consultants as outlined in the Supporting Report, for example in:</p> <ul style="list-style-type: none"> • section 2.4.5.2 Application of the Rural Zone and the Agriculture Zone, and

		<ul style="list-style-type: none"> section 2.4.5.3 Application of the Landscape Conservation Zone. <p>(c) meet the justification requirements of Section 34(2) of the LUPAA in some cases; or</p> <p>(d) align further with other statutory requirements that apply.</p> <p>Changes have also been required based on the requirements of the draft Notice. (Appendix 64 and attachments)</p>
	Rural Living Zone	<p>The application of the Rural Living Zone requires mapped Rural Living areas to be designated Rural Living A, B, C or D zoned land in accordance with Guideline No. 1 and relevant Practice Notes.</p> <p>Some adjustments to the application of this zone were made to align further with Guideline No. 1 requirements.</p> <p>Changes have also been required based on the requirements of the draft Notice. (Appendix 64 and attachments)</p> <p>Therefore, in some cases the zoning of some properties under the draft LPS will not be a “like for like” change from the former zoning.</p>
	<p>Rezoning of land, Cygnet</p> <p>Part of 7368 Channel Highway (FR136624/1), Part of Lot 1 Channel Highway(FR 167891/1) and Part of 33 Esplanade Road (FR 167893/1), Cygnet</p> <p>See further Draft Notice (Appendix 64, Attachment A, paragraph 4.48).</p>	<p>Following a decision of the Commission in 2021 a change to the draft LPS was required to revise the zoning of land at Cygnet (parts of folios of the Register 136624/1, 167891/1 and 167893/1) that are zoned General Residential and Utilities as a result of approved amendment AP-HUO-PSA-2-2017 to the Interim Planning Scheme to General Residential and Utilities.</p> <p>See further Draft Notice (Appendix 64, Attachment A, paragraph 4.48).</p>
4	Application of Codes	
	C7.0 Natural Assets Code / Biodiversity Code	<p>The Biodiversity Code and associated <i>priority vegetation overlay</i> is now included in the draft LPS as it was approved by the Commission</p>

		separately as a planning scheme amendment to the Interim Planning Scheme in 2020 after the previous version of the draft LPS was endorsed in May 2019 by the Planning Authority.
	C8.0 Scenic Protection Code and overlays Application of the <i>scenic protection areas overlay</i> and <i>scenic road corridor overlays</i> .	<p>The draft LPS includes areas subject to the <i>scenic protection areas overlay</i> and <i>scenic road corridor overlay</i>.</p> <p>These overlays are consistent with the current <i>scenic landscape area overlay</i> and <i>landscape corridor overlay</i> that apply under the Interim Planning Scheme.</p> <p>Further strategic planning work will be required to be undertaken to support the application of these overlays to other areas in the municipal area that are suitable for the application of these overlays.</p> <p>Changes have also been required based on the requirements of the draft Notice. (Appendix 64 and attachments)</p>
	C13.0 Bushfire-Prone Areas Code	The draft LPS now includes this overlay that applies to the municipal area as it was approved by the Commission separately as a planning scheme amendment to the Interim Planning Scheme in 2020 after the previous version of the draft LPS was endorsed in May 2019 by the Planning Authority.

Section 32(4) of the LUPPA and overriding provisions

As the application of the SPPs and Guideline No. 1 result in some differences in the how the properties are to be zoned under the draft LPS in comparison to how they are currently zoned under the Interim Planning Scheme, this provides further reasons to justify, under Section 32(4), the inclusion of some specific *overriding provisions* in the draft LPS.

2.4.4 Local Area Objectives

The draft LPS includes the following Local Area Objectives (LAOs):

- HUO-28.0: Recreational Zone; and
- HUO-29.0: Open Space Zone

They have been included based on the advice and recommendations in the *Huonville-Ranelagh Master Plan* ([Appendix 51](#)) and in taking into account the nature of the *Zone Purpose Statements* that apply to each of the zones under the SPPs.

2.4.5 Application of Zones

2.4.5.1 Particular Purpose Zones

Guideline No.1 states:

A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones. It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site. (page 26)

The particular purpose zones in the Interim Planning Scheme that existed immediately before 17 December 2015 are proposed to transition to the draft LPS where they are subject to the transitional provisions in Schedule 6.

However, the existing *Particular Purpose Zone – Urban Growth Zone* is not subject to the transitional provisions as the SPPs provide for a *Future Urban Zone*. Therefore, the areas within the municipal area currently zoned *Particular Purpose Zone – Urban Growth Zone* will be zoned *Future Urban Zone* under the draft LPS.

The particular purpose zones included in the draft LPS comply with *Guideline No. 1 Local Provisions Schedule: zone and code application*, with the *Local Provisions Schedule Requirements* of the SPPs (LP1.4 of Appendix A of LP1.0) and with relevant Practice Notes.

Particular Purpose Zone not transitioning to the draft LPS

Interim Planning Scheme Provision	Reason for not transferring
32.0 Particular Purpose Zone 1 – Urban Growth Zone	The Particular Purpose Zone 1 – Urban Growth Zone is superseded by the SPP Future Urban Zone

Particular Purpose Zones transitioning to the draft LPS

Interim Planning Scheme Provision	Application under Draft LPS
33.0 Particular Purpose Zone – Future Road Corridor	HUO-P1.0 Particular Purpose Zone – Future Road Corridor
34.0 Particular Purpose Zone – Southwood Integrated Timber Processing Site	HUO-P2.0 Particular Purpose Zone – Southwood Integrated Timber Processing Site
35.0 Particular Purpose Zone 4 – Franklin Marine and Tourism Precinct	HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct Note: <u>Appendix 64</u> applies to HUO-P3.0 (Draft Notice under Section 35(5)(b) and Schedule 6, Clauses 8C(5)(a) and 8D(9)(a) of the LUPPA issued to the Planning Authority together with Attachment A and B to the draft Notice)

These transitioning PPZs have been modified to the extent necessary to ensure consistency with the prescribed SPP structure and format, drafting instructions and the LUPAA. Schedule 6 of LUPAA provides the Commission with discretion to determine whether alterations to transitioning PPZs, SAPs and SSQs are *permitted alterations*. Permitted alterations to PPZs, SAPs and SSQs must be for a purpose specified in Schedule 6, Clause 8C(3)(a), (b), (c)(i), (c)(ii) or (d) of the LUPAA.

The table below identifies how the alterations to the transitioning PPZs comply with the requirements of Schedule 6 in order to be classified as *permitted alterations* under that schedule.

Table 8: Permitted alterations and modifications to particular purpose zones

HUO-P1.0 Particular Purpose Zone – Future Road Corridor		
Clause No.	Clause Title	Permitted alteration description and purpose
HUO-P1.0	Particular Purpose Zone – Future Road Corridor clause numbering	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-P1.2	Local Area Objectives	This clause is not used in this particular purpose zone.
HUO-P1.4	Use Table	Altered the qualifications for the Permitted and Discretionary Use Classes to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-P1.5	Use Standards	This clause is not used in this particular purpose zone.
HUO-P1.6	Development Standards for Building and Works	Alterations to clause HUO-P1.6.1 Buildings and Works, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-P1.7	Development Standards for Subdivision	Alterations to clauses HUO-P1.7.1 Subdivision, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]

HUO-P2.0 Particular Purpose Zone – Southwood Integrated Timber Processing Site		
Clause No.	Clause Title	Permitted alteration description and purpose
HUO-P2.0	Particular Purpose Zone – Southwood Integrated Timber Processing Site clause numbering	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-P2.2	Local Area Objectives	This clause is not used in this particular purpose zone.
HUO-P2.4	Use Table	Altered the qualifications for the Permitted and Discretionary

		Use Classes to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-P2.5	Use Standards	Alterations to clauses HUO-P2.5.1 Discretionary Uses, HUO-P2.5.2 Location of Use, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-P2.6	Development Standards for Building and Works	Alterations to clause HUO-P2.6.1 Setback, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-P2.7	Development Standards for Subdivision	This clause is not used in this particular purpose zone.

HUO-P3.0 Particular Purpose Zone – Franklin Marine and Tourism Precinct

Changes have also been required based on the requirements of the draft Notice: [Appendix 64](#) including Attachments A and B.

Clause No.	Clause Title	Permitted alteration description and purpose
HUO-P3.0	Particular Purpose Zone – Franklin Marine and Tourism Precinct clause numbering	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-P3.2	Local Area Objectives	Alterations to clauses HUO-P3.2 Local Area Objectives to reflect the change in format and terminology used in the SPPs from the Local Area Objectives and Desired Future Character Statements in the Interim Planning Scheme. [Schedule 6, Clause 8C(3)(b)]
HUO-P3.4	Use Table	Altered the qualifications for the Permitted and Discretionary Use Classes to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)] Altered the qualifications for the Discretionary Use Classes of Hotel Industry and Visitor Accommodation to reflect the correct CT reference. [Schedule 6, Clause 8C(3)(b)]
HUO-P3.5	Use Standards	This clause is not used in this particular purpose zone.
HUO-P3.6	Development Standards for Building and Works	Alterations to clauses HUO-P3.6.1 Building Height, HUO-P3.6.2 Design, HUO-P3.6.3 No build areas, HUO-P3.6.4 Public access, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-P3.7	Development	Alterations to clauses HUO-P3.7.1 Maximum Number of New

	Standards for Subdivision	Lots off Main Street / Huon Highway, HUO-P3.7.2 Subdivision, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)b)]
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2.4.5.2 Application of the Rural Zone and the Agriculture Zone

Background

The State Government commissioned a State-wide [Agricultural Land Mapping Project](#) (Appendix 35) with the primary aim of identifying Tasmania’s existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their respective municipal areas.

Fact Sheets	https://planningreform.tas.gov.au/planning/information/tasmanian-planning-scheme
<u>Appendix 15</u>	<i>State Policy - Protection of Agricultural Land (PAL Policy)</i>
<u>Appendix 24</u>	<i>STRLUS - Background Report No. 7: Productive Resources</i>
<u>Appendix 35</u>	<i>Agricultural Land Mapping Project -Background Report</i>
<u>Appendix 39</u>	<i>Decision Tree and Guidelines - Agriculture & Rural Zones</i>
<u>Appendix 40</u>	<i>Guidelines for Identifying Areas of Interest</i>

Whilst the draft LPS includes the Agriculture Zone and Rural Zone, the application of the draft LPS provisions is not a ‘like for like’ translation of the current Significant Agricultural Zone provisions to the Agriculture Zone, or a ‘like for like’ translation of the current Rural Resource Zone provisions to the Rural Zone under the TPS, LPS. This was, in part, because of new zones being created to recalibrate the current Significant Agricultural Zone and Rural Resource Zone which were inconsistently used and applied in interim schemes across the State.

The project identified that the Significant Agricultural and Rural Resource zones were not fit for purpose. The Significant Agricultural Zone was considered too narrow in its scope in that it was limited to “land for higher productivity value agriculture dependent on soils as a growth medium”.

The Rural Resource Zone then had to apply to all other agricultural land that was not deemed as having ‘higher productivity value’. The new Agriculture Zone is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses.

The Rural Zone provides for the remaining rural land where there is limited or reduced potential for agriculture, consistent with the *State Policy on the Protection of Agricultural Land* and the Regional Strategy (STRLUS). The Rural Zone provides for all agricultural uses to occur in conjunction with a range of other rural based uses consistent with the zone purpose statements for the zone.

It should be noted that the *Agricultural Land Mapping Project* (Appendix 35) excluded certain land uses such as forestry in their analysis which was considered better suited to be undertaken within the Rural Zone.

Agricultural Land Mapping Project

The Project produced two mapping layers that are available on the LIST website:

1. *Potential Agricultural Land Initial Analysis*
2. *Land Potentially Suitable for Agriculture*

The *Land Potentially Suitable for Agriculture* layer includes a constraints analysis for land that is:

- Unconstrained agricultural land;
- Potentially Constrained agricultural land (Criteria 2A);
- Potentially Constrained agricultural land (Criteria 2B);
- Potentially Constrained (Criteria 3).

The constraints analysis is set out in the table below:

<i>Unconstrained</i>	<i>Potentially Constrained (Criteria 2A)</i>	<i>Potentially Constrained (Criteria 2B)</i>	<i>Potentially Constrained (Criteria 3)</i>
<ul style="list-style-type: none"> - an area greater than the Criteria 1 size thresholds; or - an area less than the Criteria 1 thresholds, but adjoining another title with an area greater than the Criteria 1 size thresholds and a capital value of less than \$50,000/ha. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of greater than \$50,000/ha; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha; - not adjoining a title with an area greater than the Criteria 1 size thresholds; and - not adjoining a residential zone. 	<ul style="list-style-type: none"> - an area less than the Criteria 1 size thresholds; - a capital value of less than \$50,000/ha, or not adjoining a title with an area greater than the Criteria 1 size thresholds; and - adjoining a residential zone.

Zone Application

As outlined above, by the application of Guideline No. 1 and other statutory requirements there are differences in how the provisions of the draft LPS will apply to the zoning of some properties in comparison to how existing planning scheme provisions currently apply to the zoning of other properties. However, there will also be similarities between the current zoning of some properties with their proposed zoning under the draft LPS.

This has meant that numerous properties that were zoned Rural Resource or Significant Agricultural under the Interim Planning Scheme, have been rezoned to the Rural, Agriculture, Landscape Conservation or Environmental Management Zones in accordance with the Guidelines.

The Guidelines required the application of the Agriculture Zone to be based on the land identified in the *Land Potentially Suitable for Agriculture* layer that also takes into account:

- Any recent or detailed relevant analysis or mapping;
- Better aligns with on-ground features; or
- Addresses any anomalies or inaccuracies in the layer.

Guideline No. 1 also provides for alternative zoning of land identified in the *Land Potentially Suitable for Agriculture* layer if further analysis is done and identifies the following:

- Strategically important naturally occurring resources;
- Protection of significant natural values, such as priority vegetation areas;
- Strategically important uses; and
- The land has limited or no potential for agricultural use.

Land capability classification

The following is a description of the *Tasmanian Land Capability Classification System* in the *Background Report No.7: Productive Resources*, 2011 of the STRLUS ([Appendix 24](#)):

Prime Agricultural Land is recognised within PAL as being land classified as Class 1, 2 or 3 under the Tasmanian Land Capability Classification System (TLCCS). It is capable of supporting a wide range of intensive cropping and grazing activities. However, all land identified as Class 1 to 5 under the TLCCS is considered suitable for a range of both cropping and/or grazing pursuits. Class 6 is considered marginally suitable for grazing but unsuitable for cultivation with Class 7 being considered unsuitable for agriculture. (page 1)

Further information about the *Land Capability Classification System* that has been considered is set out in the Appendices, on the [LIST](#) (thelist.tas.gov.au) and the DPIPWE website on this [link](#).

A summary of the land classification descriptions is set out below based on these sources.

Table 9: Relevant Land Capability Classification Descriptions, Tasmania

3	<i>Land suited to cropping and intensive grazing with moderate limitations to use</i>
4	<i>Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops</i>
4+5	<i>At least 60% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops, up to 40% land unsuited to cropping and with slight to moderate limitations to pastoral use</i>
5	<i>Land unsuited to cropping and with slight to moderate limitations to pastoral use</i>
5+6	<i>At least 60% Land unsuited to cropping and with slight to moderate limitations to pastoral use and up to 40% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops</i>
6	<i>Land marginally suited to grazing due to severe limitations</i>
6+7	<i>At least 60% Land marginally suited to grazing due to severe limitations up to 40% Land with very severe to extreme limitations that make it unsuitable for agricultural use</i>
7	<i>Land with very severe to extreme limitations that make it unsuitable for agricultural use</i>
7+6	<i>At least 60% Land with very severe to extreme limitations that make it unsuitable for agricultural use up to 40% Land marginally suited to grazing due to severe limitations</i>
E	<i>Land that is not private freehold or leased crown land and has therefore not been classified</i>
W	<i>Waterbody</i>

Tasmanian Land Use 2015 Data (source: [LIST](#)):

The Tasmanian Land Use 2015 spatial data set is produced at catchment scale which is undertaken through the Australian Collaborative Land Use and Management Program (ACLUMP) using standards set out in the 'Guidelines for land use mapping in Australia: principals, procedures and definitions, 4th edition 2011' and 'Addendum to the Guidelines for land use mapping in Australia: principles, procedures and definition, 4th Edition'.

Land use is classified by its prime use using a hierarchical structure, Australian Land Use and Management Classification (ALUMC) v8, which allows attribution as broad

classes to individual commodities.

This produces nationally consistent land use mapping to plan for and achieve productive agriculture and prosperous regional communities. Land use information shows how we use the landscape, whether that is for food production, forestry, nature conservation, water storage or urban development.

The data set has been derived through spatial analysis of ancillary data sets, interpretation from imagery (Google Earth, State Orthophoto and Landsat composite) and expert knowledge through stakeholder engagements. The development of a modelling process to create the data set allows a repeatable process for future iterations of land use mapping. The land use mapping coverage is available for mixed dates at a scale that varies according to the intensity of land use activities and landscape context.

This iteration of land use mapping is for improved biosecurity outcomes to improve biosecurity risk management and emergency disease preparedness through updated land use mapping of horticulture and intensive animal production. Land use mapping is completed to the secondary and tertiary level with commodity information for priority land use classes focusing on dairy grazing, sheds and yards, vineyards, stock aggregation points and nurseries.

Australian Land Use and Management Classification (ALUMC) v8 comprises of five primary classes, identified in order of increasing levels of intervention or potential impact on the natural landscape. Water is included separately as a sixth primary class. Primary and secondary levels relate to the principal land use. Tertiary classes may include additional information on commodity groups, specific commodities, land management practices or vegetation information.

The primary, secondary and tertiary codes work together to provide increasing levels of detail about the land use. Land may be subject to a number of concurrent land uses. For example, while the main management objective of a multiple-use production forest may be timber production, it may also provide conservation, recreation, grazing and water catchment land uses. In these cases, production forestry is commonly identified in the ALUM code as the prime land use. The Land Use 2015 layer from the LIST (thelist.tas.gov.au) assisted in determining the application of zones.

The primary classes of land use in the ALUM Classification are:

- 1. Conservation and natural environments - land used primarily for conservation purposes, based on maintaining the essentially natural ecosystems present.*
- 2. Production from relatively natural environments - land used mainly for primary production with limited change to the native vegetation.*
- 3. Production from dryland agriculture and plantations - land used mainly for primary production based on dryland farming systems.*
- 4. Production from irrigated agriculture and plantations - land used mostly for primary production based on irrigated farming.*
- 5. Intensive uses - land subject to extensive modification, generally in association with closer residential settlement, commercial or industrial uses.*
- 6. Water - water features (water is regarded as an essential aspect of the classification, even though it is primarily a land cover type, not a land use). (thelist.tas.gov.au)*

AK Consultants

As set out further below, AK Consultants provided advice to the Planning Authority that has been applied to assist in determining whether parcels of land in the municipal area should be zoned, in particular, either Agriculture or Rural under the draft LPS.

In addition to the advice provided, AK Consultants provided methodology to apply set out in the *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones* (Decision Tree: Appendix 39).

This methodology together with Guideline 1 requirements, have been applied, where necessary, as part of the process of rezoning land zoned Rural Resource and Significant Agricultural under the Interim Planning Scheme to an alternative zone under the draft LPS.

Criterion within the *Decision Tree* included, but is not limited to, the *Land Potentially Suitable for Agriculture* layer, the existing land use, (agriculture, forestry activities, extractive industries, resource processing), land capability, irrigation resources, surrounding zoning, surrounding land use, native vegetation, public reserves, and private reserves.

Report - Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones

The report sets out:

- A methodology to assist with the application of the zones to land to be considered for zoning land as Agriculture or Rural (Guideline No. 1– page 9); and
- Other methodologies to assist with the application of both zones to land by providing guidance on Enterprise Scale, Land Capability, Native Vegetation, Constraints Mapping, Irrigation Resources and Reserves (*Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones*; methodology – page 9, Appendix 3 and Table 5).

The methodology in the *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones* report has therefore been applied, as necessary, to assist in delineating between land suitable to be zoned Agriculture and land suitable to be zoned Rural under the draft LPS. The methodology sets out a process to consider land constraints, land capability and lot size, existing uses, connectivity, irrigation, the STRLUS and other relevant matters.

In its report, AK Consultants state:

The Southern Tasmanian Regional Land Use Strategy - Background Report No. 7: Productive Resources 2011, identified the main agricultural activities conducted across the Region as a whole.

These are livestock grazing (meat, dairy, wool), broad acre crops (crops for hay), horticultural crops (vegetables), orchard fruit berries and vines, nurseries & cut flowers and plantation forestry. For each of these activities the attributes to be able to conduct these enterprises have been broadly defined. (see Table 6 in Appendix 1)

...Appendix 3 provides the background rationale for the development of the Enterprise Scale Analysis Tool.

Discussion around enterprise 'viability' is for context but does not specifically relate to the Decision Tree/Guidelines process....

... Table 6 can be used to analyse existing and potential land use based on the characteristics described. There are many other factors (site specific and broader regional factors) which

determine the potential land use of any given parcel, however, Table 6 can be used as guide to establish the potential for the most intensive land use in any given area based on easily assessable and relatively permanent characteristics.

Once the potential land use has been established based on the characteristics in Table 6, the minimum separation distance between the most likely potential agricultural activity and residential land use can be considered.

The ALMP Land Potentially Suitable for Agriculture GIS Layer (discussed above) identifies titles that are potentially constrained based on title size, capital value and connectivity/fettering.

This provides a first pass of constrained titles. Current agricultural activities and potential future activities on these identified titles should consider the resource requirements as identified in Table 6. There are also six subsequent tables that list potential conflict issues for each identified enterprise with adjacent residential amenity (Tables 712). Table 13, in Appendix 1 provides a comprehensive list of potential conflict issues described by Learmonth et al 2006. This more detailed information provides the basis for considering the agricultural potential for titles at the local scale.

Areas of interest

AK Consultants also provided advice set out in a further report, *Guidelines for Identifying Areas of Interest* (2018) (Appendix 40). These guidelines have also been considered, as necessary, when assessing areas of interest in the municipal area. The report indicated that clearing of priority vegetation will be covered under the Forest Practices Code.

However, the Forest Practices Code does not consider vegetation clearing for non-agriculture use such as Visitor Accommodation. Accordingly, the Rural Zone has been applied to lots where it is necessary and appropriate for the *priority vegetation area overlay* to be applied. Its application has been undertaken in consultation with Council's NRM officer.

The decision to not enable the *priority vegetation area overlay* to be applied to the Agriculture Zone is particularly problematic for allocating the Agriculture Zone to land in the municipal area.

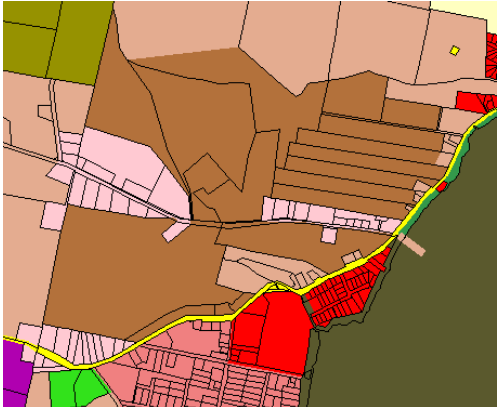
Therefore, the advice and methodology provided by AK Consultants has been applied together with other information and advice referred to in this report, as necessary, to assist in decisions to rezone land currently zoned Rural Resource or Significant Agricultural under the Interim Planning Scheme to the Agriculture or Rural zone in the draft LPS in accordance with the requirements of Guideline No. 1 and other requirements referred to in this report.

Application of methodology

The following are example of how the above methodology has been applied.

- (a) The *Post Lodgement Documentation* in section 1.1.4 of this report sets out in Attachment 2 of that documentation how the above methodology has been applied to land in the examples referred to in that attachment.
- (b) The following table, Table 10, includes details about a significant area of land that was rezoned from Rural Resource under the Interim Planning Scheme to the Agriculture Zone in the draft LPS and includes a summary of advice provided by AK Consultants.

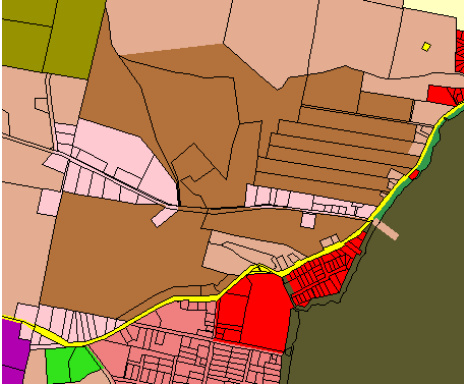
Table 10

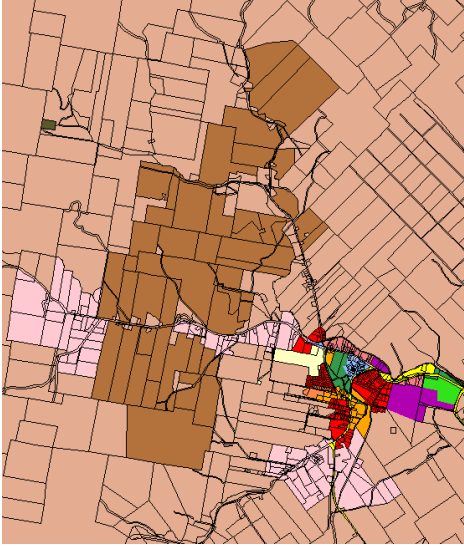
Area of Interest	Zoning & Titles (Folio/Plan)	Comments	Proposed zoning in the LPS
<p>Dover</p>	<p>Rural Resource under the Interim Planning Scheme.</p> <p>CT 212502/1, 104499/3, 104499/1, 104499/2, 83161/1, 123849/1, 21382/1, 19925/1, 123849/2, 123849/3, 53980/3, 53980/1, 40582/1, 212502/1, 100571/1</p>	 <p>Summary of text sent from HVC to AK Consultants on 17 May 2018</p> <p>Several lots currently:</p> <ul style="list-style-type: none"> • zoned Rural Resource; • used for agriculture (orchards); • identified as potentially constrained under the <i>Land Potentially Suitable for Agriculture</i> layer; • varying in size, with some under 10ha, but several of which are owned by the same landholder. <p><i>“Several lots (CT 123849/2, 123849/3, 19925/1) zoned Rural Resource under the Interim Planning Scheme have been identified to be rezoned Agriculture under the TPS, LPS... Adjacent lots have not been picked up for inclusion in the Agriculture zone, for a variety of reasons. However, we are considering overriding the decision tree in these instances such as:</i></p> <ul style="list-style-type: none"> • <i>CT 83161/1 is owned by the adjacent landholder, but is proposed to be zoned Rural because it has an industrial land use code as it contains a cool-store, however it also contains orchards, considered appropriate to zone Agriculture.</i> • <i>CT 104499/3 is owned by the adjacent landholder, but is zoned Rural because it contains a small amount of priority vegetation. However, it also contains orchards,</i> 	<p>Proposed to be zoned Agriculture CT 212502/1, 104499/1, 104499/2, 104499/3, 83161/1, 123849/1, 21382/1, 19925/1, 123849/2, 123849/3, 53980/1 53980/3, 40582/1</p> <p>Lots proposed to be split zoned CT 212502/1 and 100571/1.</p>


		<p><i>and is considered appropriate to zone Agriculture.</i></p> <ul style="list-style-type: none"> <i>CT 212502/1 is owned by the adjacent landholder, but is proposed to be zoned Rural because it contains priority vegetation, as this is a larger area of priority vegetation it is considered appropriate to split zone this site, the land capability in this part of the site is 6."</i> 	
		<p>AK Consultants response to HVC sent on 29 May 2018</p> <p>CT 83161/1 – “Agree” CT 104499/3 – “Agree” CT 212502/1 - “For the third point, this would be dependent on whether adjacent land to north is also going to be zoned Rural, which I’m assuming it is.</p> <p><i>CT 40582/1 should also be retained [sic] in the Ag Zone. This title is 9ha in area, has existing horticultural use and water resources. The 2015 Land Use Mapping shows the horticultural crop as residual vegetation, suggesting this is a fairly recent development.</i></p> <p><i>CT 123849/1, while mapped as constrained, is under same ownership as adjacent orchards and appears to have a small area of orchard located on it, should be retained [sic] in Ag Zone.</i></p> <p><i>Also appears to be a number of titles mapped unconstrained around edge that have been mapped as Rural, it would be interesting to see what the justification was for not zoning these Ag.”</i></p>	


Table 11

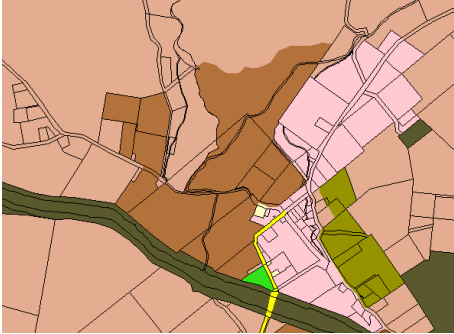
The table below summarises several of the significant areas of rezoning from the Rural Resource zone under the Interim Planning Scheme to the Agriculture zone in the LPS.

Location and CT	PID	Interim Planning Scheme Zone/s	Draft LPS Zone/s	Notes
<p>Dover</p> <p>CT</p> <p>40582/1, 104499/1, 104499/3, 104499/2, 83161/1, 212502/1, 53980/1, 53980/3, 123849/3, 123849/2, 100571/1, 19925/1, 21382/1, 123849/1</p>	<p>7570540, 1455904, 1455891, 5262333, 5262325, 5262114, 1884119, 1884119, 5265382, 5265382, 7497259, 2163794, 7142546, 5262106.</p>	<p>Rural Resource and 1 lot split zoned Village and Rural Resource.</p>	<p>Agriculture and 2 lots split zoned Agriculture and Rural.</p>	 <p>Dover</p> <p>The area comprises of 14 properties currently zoned Rural Resource, with one lot split zoned Village, under the Interim Planning Scheme.</p> <p>The lots are located on the western side of the Huon Highway in Dover. Several have direct frontage to the Huon Highway while others are accessed from Francistown Road. Some lots contain an established dwelling and/or associated improvements.</p> <p>The lots proposed for rezoning to Agriculture:</p> <ul style="list-style-type: none"> • are largely used for agriculture (orchards) including land identified on the LIST layer 'Land Use 2015' as 'irrigated perennial horticulture'; • have a land capability of 5; • are identified as 'potentially unconstrained', or 'Potentially Constrained 2A, or 3' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; • multiple lots owned by the same landholder with a total area over 10ha. <p>The proposed zone is consistent with Guideline No. 1 AZ1, AZ3, AZ4, AZ5.</p>

<p>Geeveston</p> <p>CT 84369/1, 165917/1, 45506/1, 232692/1, 104585/8, 245463/1, 223969/1, 23390/1, 245462/1, 250637/1, 26882/3, 45016/1, 221114/1, 229740/1, 213694/1, 120229/1, 114860/2, 114860/1, 143803/1, 252168/1, 143803/2, 120228/1, 37338/1, 69395/1, 69071/1, 139092/2, 139092/1, 149136/1, 14546/1, 103306/1, 40740/5, 159817/2, 220917/1, 128634/2, 228922/1, 129204/2, 114861/1, 114861/2.</p>		<p>Rural Resource</p>	<p>Agriculture</p>	 <p>Geeveston The area comprises 36 properties currently zoned Rural Resource under the Interim Planning Scheme, as well as an area of land to the south already zoned Significant Agricultural Zone under the Interim Planning Scheme.</p> <p>All lots, except for two, are located on the northern side of the Arve Road and Old Arve Road in Geeveston. Several have direct frontage to these roads while others are accessed from Wilsons Road, and Fourfoot Road. Some lots contain a dwelling and/or associated improvements.</p> <p>The lots proposed for rezoning to Agriculture:</p> <ul style="list-style-type: none"> • are largely used for agriculture including land identified on the LIST layer 'Land Use 2015' as 'Grazing modified pastures'; • have a land capability of 5, with some small areas of 4 and 6; • are largely identified as 'potentially unconstrained' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; • multiple lots owned by the same landholder with a total area over 10ha. <p>The proposed zone is consistent with Guideline No. 1 AZ1, AZ3, and AZ4.</p>
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<p>Franklin</p> <p>CT 143801/2, 166349/1, 166349/2, 166350/1.</p>	<p>2635317, 3258250, 3258242, 3258269.</p>	<p>Rural Resource</p>	<p>Agriculture</p>	 <p>Franklin The area is comprised of four properties currently zoned Rural Resource under the Interim Planning Scheme.</p> <p>The lots are located on the western side of the Huon Highway in Franklin. The lots within the smaller area to the north have frontage to Kay Street, Cracroft Street and Jacksons Road.</p> <p>Some lots contain an established dwelling and/or associated improvements.</p> <p>The lots in the smaller area to the north that are proposed for rezoning to Agriculture:</p> <ul style="list-style-type: none"> • are largely used for agriculture including land identified on the LIST layer 'Land Use 2015' as 'Irrigated perennial horticulture'; • have a land capability of 5, with some areas of 4 and 6; • are identified as 'potentially constrained 2A and 2B' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; and • are largely owned by the same landholder with a total area over 10ha. <p>The proposed zone is consistent with Guideline No. 1 AZ1, AZ3, and AZ4.</p>
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<p>Franklin</p> <p>CT 31016/4, 22099/3, 22099/2, 114811/28, 159196/1, 153611/3, 130029/3, 114811/18, 164715/4, 159201/1, 132098/1.</p>	<p>3602285, 3307374, 1929591, 5707443, 1846657.</p>	<p>Rural Resource</p>	<p>Agriculture</p>	 <p>Franklin</p> <p>The area is comprised of 12 properties currently zoned Rural Resource under the Interim Planning Scheme.</p> <p>The lots are located on the western side of the Huon Highway in Franklin. The lots within the larger area to the south are accessed from Chittys Road, Braeside Road, Flakemore Road and Fleurtys Road.</p> <p>The lots in the larger area to the south that are proposed for rezoning to Agriculture:</p> <ul style="list-style-type: none"> • are largely used for agriculture including land identified on the LIST layer 'Land Use 2015' as 'Irrigated perennial horticulture' and 'Grazing modified pastures'; • have a land capability of 5, with a small area along the boundary with a land capability of 6; • are identified as 'potentially unconstrained', and 'potentially constrained 2A and 2B' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; and • are largely owned by the same landholder with a total area over 10ha. <p>The proposed zone is consistent with Guideline No. 1 AZ1, AZ3, and AZ4.</p>
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<p>Judbury</p> <p>(Western area) 7709805, 3400798.</p> <p>(Eastern area) 55162/1, 6770/1, 247588/1, 216299/1.</p> <p>(Eastern area) 12913/1, 12913/2, 115014/1.</p>	<p>(Western area) 7709805, 3400798.</p> <p>(Eastern area) 55162/1, 6770/1, 247588/1, 216299/1.</p> <p>(Eastern area) 12913/1, 12913/2, 115014/1.</p>	<p>Rural Resource</p>	<p>Agriculture</p>	 <p>Judbury</p> <p>The area comprises of 7 properties currently zoned Rural Resource under the Interim Planning Scheme.</p> <p>The lots are located to the east of Judbury, on the northern side of the Lonnvale Road in Judbury. The lots in the area to the west that are proposed for rezoning to Agriculture:</p> <ul style="list-style-type: none"> • are identified on the LIST layer 'Land Use 2015' as 'Rural residential without agriculture'; • have a land capability of 5, • are identified as 'potentially unconstrained', and 'potentially constrained 2A, 2B' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; and • largely owned by the same landholder with a total area over 10ha. <p>The lots in the area to the east that are proposed for rezoning to Agriculture:</p> <ul style="list-style-type: none"> • are largely used for agriculture including land identified on the LIST layer 'Land Use 2015' as 'Grazing modified pastures'; • have a land capability of 5, • are identified as 'potentially constrained 2B and 3' under the States 'Land Potentially Suitable for Agriculture Zone' shown on the LIST; and • are largely owned by the same landholder with a total area over 10ha. <p>The proposed zone is consistent with Guideline No. 1 AZ1, AZ3, and AZ4.</p>
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2.4.5.3 Application of the Landscape Conservation Zone

Historically scenic values of vegetated hills and prominent ridgelines in certain areas have been prioritised, and development managed, to minimise the visual impact on the landscape, most recently through the application of the Environmental Living Zone or the Scenic Protection Code under the Interim Planning Scheme.

Under the Interim Planning Scheme, the Environmental Living Zone was used to provide for the management and protection of the natural and landscape values of these areas.

When the Interim Planning Scheme was being drafted, the Environmental Living Zone was the best translation for land that was located within the Hill Top Preservation Zone in the *Huon Planning Scheme 1979*. This resulted in the rezoning of the Cannells Hill area in Huonville to the Environmental Living Zone. Additional areas were zoned Environmental Living, instead of Rural Living in the transition to the Interim Planning Scheme because it was identified that there were significant landscape values in these areas.

The Environmental Living Zone has not been carried over to the SPPs. However, the most similar zone and therefore appropriate translation is, in most circumstances, the Landscape Conservation Zone.

A key difference between the current Environmental Living Zone and the Landscape Conservation Zone is that a single residential dwelling will go from a permitted use class to a discretionary use class. Other than this change in use class, most of the use and development/subdivision standards are similar with the same overall intent of minimising loss of natural and landscape values.

The Landscape Conservation Zone has been applied to most land currently zoned Environmental Living Zone in the Interim Planning Scheme and where appropriate some additional land previously zoned Rural Living, Rural Resources and Significant Agricultural under the Interim Planning Scheme, in accordance with the Zone Application Guidelines.

The following summary was provided by Council's NRM officer in the application of the Landscape Conservation Zone:

Section 8A Guidelines No 1 and the SPPs outline the LCZ purpose as follows:

- To provide for the protection, conservation and management of landscape values.*
- To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

The intended planning outcome of the application of the landscape conservation zone, coupled with the Natural Assets Code and Agriculture Zone, in the Huon Valley LPS is (a) to preserve the 'character' of the Huon Valley by preserving low land agriculture areas and the vegetated hills and mountains that frame it, (b) contribute to the conservation of flora, fauna and ecological communities found in the Valley, particularly those that are rare or threatened, and (c) where appropriate, allow for small scale low impact development that compliments the natural environment it is contained within.

The zone application guidelines focus primarily on conservation of scenic and natural values, with considerations on the extent of native vegetation, potential scenic values (LCZ 1), the reservation status of these landscape values (LCZ 2a), constraints to development from the presence of complimentary planning codes (LCZ 2b), and the

minimum lot size and priority use (LCZ 3 and LCZ 4). The Huon Valley Council's approach to the application of LCZ land in the draft LPS was to translate these guidelines into objective selection criteria. These criteria are detailed below and are directly attributed to the relevant LCZ guidelines.

Datasets, and programs used:

- *Spatial datasets used:*
- *TasVeg 4.0*
- *List Parcels Huon Valley*
- *Private Timber Reserves*
- *Future Potential Production Forests*
- *Draft LPS zones*

All spatial analysis was carried out in QGIS v3.16.2 between the 4th March 2021 and the 15th April 2021.

Selection criteria and process followed:

- *The first step was determining which properties were predominantly covered by native vegetation and formed part of a large area of native vegetation (LCZ 1). All natural vegetation features were extracted from the TasVeg 4.0 layer and intersected with the parcels layer to determine a percentage cover of native vegetation for each lot. 80% native vegetation cover was used as the minimum coverage for selection as potential LCZ properties.*
- *Properties which had 80% native vegetation cover but which were under Sustainable Timbers Tasmania ownership, were mapped as a Private Timber Reserve, or which were listed as Future Potential Production Forests were all removed from the layer to align with the State Planning Provisions and Local Provision Schedule Guidelines.*
- *All shared boundaries in the TasVeg 4.0 natural features layer were dissolved and the area calculated for the resultant polygons to assess which properties were part of native vegetation areas greater than 20 ha. Those located in areas of native vegetation less than 20 ha were removed.*
- *All state owned, formally reserved land, and proposed Environmental Management Zone properties were removed.*
- *The resultant layer was then intersected with the Natural Assets Code and Scenic Landscape Code. Any properties falling outside of these were inspected to determine compliance with the LCZ application guidelines.*
- *Properties with registered conservation covenants were included in the LCZ layer.*
- *The layer was then manually inspected to remove any processing artefacts and to re-confirm property alignment with LCZ application guidelines.*

Table 12

Zone Application Guidelines	Comments
<p>LCZ 1 <i>The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small-scale use or development may be appropriate.</i></p>	<p>The application of 80% native vegetation coverage coupled with the presence of either the Natural Assets or Scenic Landscape Code overlay as the first level of selection meets the intent of this guideline in that most of the property is constrained but there may be some potential for small scale use or development.</p> <p>A significant portion of the properties selected are located on the vegetated scenic hill slopes that characterise the Huon Valley. These areas have been spared from historical clearing due to being considered suboptimal for agriculture.</p> <p>The analysis of 'large areas of native vegetation' was attributed to a minimum native vegetation patch size of 20 ha. This links directly with the LCZ use standard 22.5.1 P1 minimum lot size of 20 ha.</p>
<p>LCZ 2 <i>The Landscape Conservation Zone may be applied to:</i></p> <ul style="list-style-type: none"> <i>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</i> <i>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</i> <i>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</i> 	<p>Addressed by ensuring properties contain the Natural Assets Code overlay. The Huon Valley Natural Assets code is based on the 'Regional Ecosystem Model' which selected priority vegetation patches based on a range of criteria including, threat status, threatened species habitat, relative reservation, local scale fragmentation, and relative rarity.</p> <p>It is important to note that modelling is based on best available data. Portions of the Huon Valley, especially those with limited road access or in remote areas, have had limited sampling and are somewhat data deficient.</p> <p>The Huon Valley is privileged to have a high diversity and abundance of threatened species, placing additional importance on protecting not only core habitat areas but natural ecological corridors between them that allow for species dispersion.</p>
<p>LCZ 3 <i>The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.</i></p>	<p>This was addressed by using the following selection criteria to select LCZ suitability:</p> <ul style="list-style-type: none"> • Three or more adjoining properties • Borders existing Environmental

	<p>Management or Environmental Living properties intended to transfer to LCZ.</p> <ul style="list-style-type: none"> • If less than three adjoining properties, the total area of these properties is at least 20 ha.
<p>LCZ 4 <i>The Landscape Conservation Zone should not be applied to:</i> <i>(a) land where the priority is for residential use and development (see Rural Living Zone); or</i> <i>(b) State-reserved land (see Environmental Management Zone).</i></p>	<p>Formally reserved state land was removed from the property selection.</p>

Endorsed Council documents

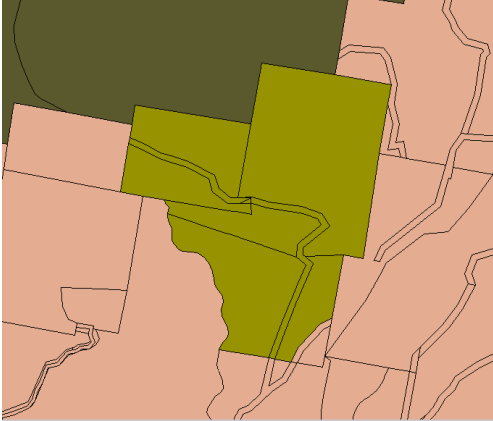
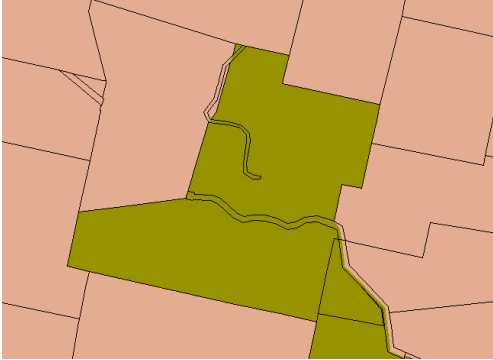
The following endorsed Council documents have been taken into account in relation to preparation of the draft LPS.

<u>Appendix 33</u>	2016	<i>Huon Valley NRM Strategy (17.058.16)</i>
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<u>Appendix 48</u>	2018	<i>Huon Valley Weed Management Strategy (2018-2023)</i>
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Table 13

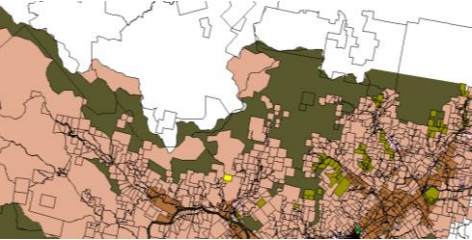
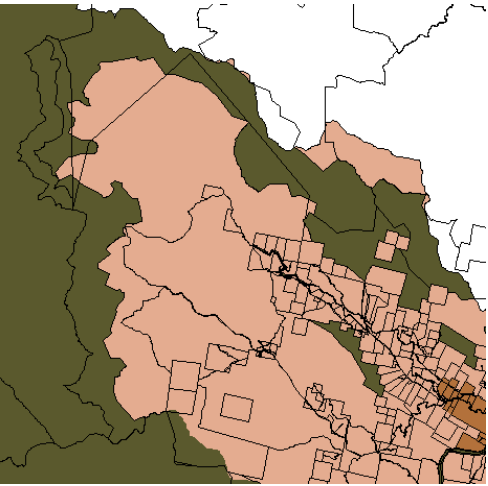
The table below provides examples of areas proposed for rezoning from the Rural Resource zone under the Interim Planning Scheme to the Landscape Conservation Zone in the LPS.

Location and CT	PID	Interim Planning Scheme Zone/s	Draft LPS Zone/s	Notes
125, 170, and 200 Liddells Rd Crabtree CT 138988/2, 220965/1, 138988/1.	2186048 5696844 2186021	Rural Resource Zone	Landscape Conservation Zone	 <p>These lots have a Conservation Covenant under the <i>Nature Conservation Act 2002</i> (NCA). Natural Assets Code overlays for priority vegetation and waterway and coastal protection areas. Threatened flora and fauna species mapped by the REM model. The proposed zone is consistent with Guideline No. 1 LCZ1 and/or LCZ2 (a) and (b). (See further Appendix 34)</p>
358, 361 Cloverside Rd, Lucaston. 139274/1, 139274/2	2196342, 2196350	Rural Resource Zone	Landscape Conservation Zone	 <p>Conservation Covenant under the <i>Nature Conservation Act</i> (NCA). Natural Assets Code overlays for priority vegetation and waterway and coastal protection areas. Threatened flora and fauna species and threatened native vegetation community mapped by Rod Knight’s model. The proposed zone is consistent with Guideline No. 1 LCZ1 and/or LCZ2 (a) and (b). (See further Appendix 34)</p>

2.4.5.4 Application of the Environmental Management Zone

The spatial application of the Environmental Management Zone has been undertaken in accordance with Guideline No. 1. The table below provides some examples of areas proposed for rezoning from the Rural Resource zone under the Interim Planning Scheme to the Environmental Management Zone in the draft LPS:

Table 14

Location and CT	PID	Interim Planning Scheme Zone/s	Draft LPS Zone/s	Notes
Russell Ridge Conservation Area. 136917/1, 210313/1, 120059/1.	5695550	Rural Resource Zone	Environmental Management Zone	 <p>Russell Ridge Conservation Area. Land managed by the Parks and Wildlife Service.</p> <p>The proposed zone is consistent with Guideline No. 1 EMZ1.</p>
Southwest National Park		Rural Resource Zone	Environmental Management Zone	 <p>Southwest National Park. Land managed by the Parks and Wildlife Service. The proposed zone is consistent with Guideline No. 1 EMZ1.</p>

2.4.5.5 Application of the Utilities Zone

The spatial application of the Utilities Zone has been undertaken in accordance with Guideline No. 1 including the use of the *State Road Casement layer* (available on The LIST).

2.4.5.6 Application of the Rural Living Zone

The spatial application of the Rural Living Zone has been undertaken in accordance with Guideline No. 1.

The draft LPS uses Rural Living Zone A, B, C and D with densities of 1ha, 2ha, 5ha and 10ha respectively. Land currently zoned Rural Living under the Interim Planning Scheme has been proposed for zoning to Rural Living to the closest equivalent density in the SPPs.

This classification is consistent with Guideline No. 1 in that the Rural Living classification reflects the existing pattern and density of development within the rural living area.

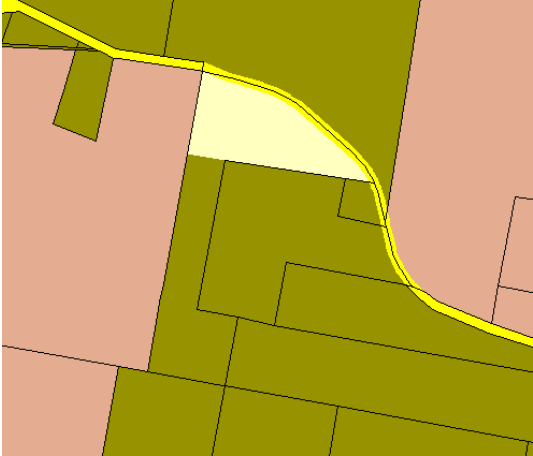
It is highlighted that the exception to this is the Rural Living Areas within proximity to Huonville.

It was considered that Huonville being a Rural Services Centre providing a range of goods and services to meet the daily and weekly needs of the Huon Valley community, could absorb Rural Living at a higher density (1 ha per dwelling) without undermining Huonville becoming a compact service centre. Accordingly, the Rural Living areas within proximity to Huonville and Ranelagh were classified as Rural Living A which is consistent with the STRLUS.

2.4.5.7 Application of the Community Purpose Zone

The spatial application of the Community Purpose Zone has been undertaken in accordance with Guideline No. 1. The table below provides an example of an area proposed for rezoning from the Environmental Living Zone to a split zone of Landscape Conservation and Landscape Conservation.

Table 15

Location and CT	PID	Interim Planning Scheme Zone/s	Draft LPS Zone/s	Notes
8606 Huon Highway, Southport 230839/1	5271280	Environmental Living Zone	Split zoned Community Purpose and Landscape Conservation Zone	 <p>This land contains a sportsground and community centre. The land is public land owned by Council and managed by the Southport Community Centre Management Committee.</p> <p>The land proposed as Community Purpose Zone is consistent with Guideline No. 1 CPZ1 (c) as it is intended to provide for a fire station, which is an emergency services facility.</p> <p>In addition, the Natural Assets Code, priority vegetation and Waterway and coastal protection code overlays have been applied to this land, including threatened fauna species habitat and a threatened vegetation community.</p> <p>The land proposed Landscape Conservation Zone is consistent with Guideline No. 1 LCZ1 and/or LCZ2. The size of this lot is approximately 9.76ha.</p>

2.4.6 Specific Area Plans

The draft LPS contains three (3) specific area plans (SAPs).

The SPPs outline the requirements for specific area plans for inclusion in the draft LPS. The specific area plans are required to comply with Schedule 6 of LUPPA, Local Provisions Schedule Requirements of the SPPs (LP1.5 of Appendix A of LP1.0) and with relevant Practice Notes. All transitioning specific area plans included in the draft LPS meet these requirements.

Proposed SAPs

In the former version of the draft LPS ([Appendix 59 and 60](#)) the following SAPs were proposed.

- *Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan;*
- *Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan.*

The draft Notice ([Appendix 64](#)) required the deletion of these proposed SAPs included with the version of the draft LPS considered by the Planning Authority in May 2021 to be deleted from the current draft LPS for the reasons set out in the draft Notice. This was required notwithstanding the intent of MRH 5.1 and MRH 5.2 of the Regional Strategy.

During the next stage of the LPS implementation process (exhibition period) consideration will be given for a representation be submitted for these proposed SAPs to be considered again for inclusion in the LPS.

HUO-S2.0 – Eggs and Bacon Bay Specific Area Plan

The draft Notice required *HUO-S2.0 – Eggs and Bacon Bay Specific Area Plan* to be amended. The changes required by the Commission are set out in [Appendix 64](#) including Attachments A and B.

Specific Area Plans not transitioning to the draft LPS

Interim Planning Scheme SAPs	Reason
F4.0 Wellington Park Specific Area Plan	This specific area plan is included in the draft LPS as a site-specific qualification which is consistent with application of this provision in the Hobart LPS and Glenorchy LPS.

Specific Area Plans transitioning to the draft LPS

	Interim Planning Scheme Provision	Application – transition under Schedule 6 of the LUPAA
2.4.6.1	F1.0 Franklin Heritage Specific Area Plan	HUO-S1.0 Franklin Heritage Specific Area Plan
2.4.6.2	F2.0 Eggs and Bacon Bay Specific Area Plan	HUO-S2.0 Eggs and Bacon Specific Area Plan
2.4.6.3	F3.0 Green Point Specific Area Plan	HUO-S3.0 Green Point Specific Area Plan

The transitioning specific area plans have been altered to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions and the LUPAA.

The LUPAA provides the Commission with the discretion to determine whether alterations to transitioning SAPs are *permitted alterations*.

Permitted alterations for SAPs must be for a purpose specified in Schedule 6, Clause 8C(3)(a), (b), (c)(i), (c)(ii) or (d) of the Act. The table below identifies how the alterations to the transitioning SAPs are *permitted alterations*.

Table 16: Specific Area Plans - Permitted alterations

HUO -S1.0 HUO-S1.0 Franklin Heritage Specific Area Plan		
Clause No.	Clause Title	Permitted alteration description and purpose
	Exemptions	The exemptions clause 'F1.3 Development Exempt from this Specific Area Plan', was removed as it was an unnecessary duplication of the SSP exemptions.
HUO-S1.0	Franklin Heritage Specific Area Plan clause numbering	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-S1.3	Local Area Objectives	This clause is not used in this specific area plan.
HUO-S1.5	Use Table	This clause is not used in this specific area plan.
HUO-S1.6	Use Standards	This clause is not used in this specific area plan.
HUO-S1.7	Development Standards for Building and Works	Alterations to clauses HUO-S1.7.1 Building Height, HUO-S1.7.2 Setback, HUO-S1.7.3 Design, HUO-S1.7.4 Landscaping, HUO-S1.7.5 Outdoor Storage Areas, HUO-S1.7.6 Fencing, HUO-S1.7.7 Outbuildings, HUO-S1.7.8 Siting of car parking, HUO-S1.7.9 Demolition, HUO-S1.7.10 Standards for Signs, HUO-S1.7.11 No build areas, and HUO-S1.7.12 Multiple Dwelling Density, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)b]
HUO-S1.8.1	Subdivision	Alterations to clauses HUO-S1.8.1 Maximum Number of New Lots off Main Street / Huon Highway, and HUO-S1.8.2 Subdivision applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)b]

HUO-S2.0 Eggs and Bacon Specific Area Plan		
Clause No.	Clause Title	Permitted alteration description and purpose
Changes have also been required based on the requirements of the draft Notice: Appendix 64 including Attachments A and B.		
HUO-S2.0	Eggs and Bacon Specific Area Plan clause numbering	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-S2.3	Local Area Objectives	This clause is not used in this specific area plan.
HUO-S2.5	Use Table	Altered the qualifications for the Permitted Use Classes of Residential and Utilities, and Discretionary Use

		<p>Classes of Visitor accommodation for the Low Density Residential Zone to reflect the correct CT reference.</p> <p>Altered the qualifications for the Permitted Use Classes of Utilities, and Discretionary Use Classes of Utilities for the Utilities Zone to reflect the correct CT reference. [Schedule 6, Clause 8C(3)(b)]</p> <p>Altered the use class for Visitor Accommodation from 'Discretionary - Except if located on CT 138460/11 and CT 138460/21' to 'Permitted', as required by the Planning Directive No. 6.</p>
HUO-S2.6	Use Standards	This clause is not used in this specific area plan.
HUO-S2.7	Development Standards for Building and Works	Alterations to clauses HUO-S2.7.1 Building Height, HUO-S2.7.2 Setback, HUO-S2.7.3 Maximum gross floor area per lot, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]
HUO-S2.8.1	Subdivision	Alterations to clauses HUO-S2.8.1 Subdivision applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]

HUO-S3.0 Green Point Specific Area Plan

Clause No.	Clause Title	Permitted alteration description and purpose
HUO-S3.0	Green Point Specific Area Plan clause numbering	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-S3.3	Local Area Objectives	This clause is not used in this specific area plan.
HUO-S3.5	Use Table	<p>Altered the qualifications for the Permitted Use Classes of Visitor accommodation to reflect the terminology used in the SPPs.[Schedule 6, Clause 8C(3)(b)]</p> <p>Altered the use class for Visitor Accommodation from 'Permitted - Only if for bed and breakfast establishment, holiday cabin, holiday unit or serviced apartment.' to 'Permitted', as required by the Planning Directive No. 6.</p>
HUO-S3.6	Use Standards	This clause is not used in this specific area plan.
HUO-S3.7	Development Standards for Building and Works	Alterations to Clause HUO-S3.7.1 Maximum number of buildings for residential and visitor accommodation use, applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, clause 8C(3)(b)]
HUO-S3.8.1	Subdivision	Alterations to Clause HUO-S3.8.1 Subdivision applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)(b)]

2.4.7 Site-Specific Qualifications

Some site-specific qualifications contained in the Interim Planning Scheme are able to be transitioned to the draft LPS under Schedule 6 of LUPAA as set out below. Also, changes have also been required based on the requirements of the draft Notice: [Appendix 64](#) including Attachments A and B.

Table 17 SSQs

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
HUO-10.1	3494 Huon Highway, Franklin	170363/2	Additional Discretionary Use Classes for this site are: (a) Resource Development with the following qualification: <i>'If for agriculture';</i> (b) <i>Tourist Operation;</i> and (c) <i>Vehicle Parking.</i>	Low Density Residential Zone – clause 10.2 Use Table
HUO-10.2	3300 Huon Highway, Franklin	169799/1	An additional Discretionary Use Class for this site is: Resource Processing with the following qualification: <i>'Only if for the treating, processing and packing of produce (plant resources) from the area, for a brewery, cidery, distillery, winery, or similar, located not less than 100m from the Huon Highway frontage.'</i>	Low Density Residential Zone – clause 10.2 Use Table
HUO-19.1	85 Whale Point Road, and Whale Point Road, Port Huon	Land at Whale Point Road, Port Huon contained Within 142071/4; and land, including any accretion to the sea, adjoining	An additional Discretionary Use Class for this site is: Resource Development with the following qualification: <i>'Only for aquaculture or a</i>	General Industrial Zone – clause 19.2 Use Table

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
		the Huon River identified as HUO-19.1 on the Site Specific Qualifications Map.	<i>marine farming shore facility</i> .	
HUO-22.1	1118 Nicholls Rivulet Road, Nicholls Rivulet	143492/1	An additional Discretionary Use Class for this site is: Education and occasional care with the following qualification: <i>'Only if for a childcare centre, kindergarten, primary school, and/or secondary school.'</i>	Landscape Conservation Zone – clause 22.2 Use Table
HUO-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ¹	Not applicable	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be undertaken in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i>	Environmental Management Zone – Clause 23.2

¹ Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

The transitioning SSQs have been modified to the extent necessary to ensure consistency with the prescribed SPP format and with drafting instructions and requirements of relevant Practice Notes.

The LUPAA provides the Commission with the discretion to determine whether alterations to transitioning SSQs are permitted alterations.

Permitted alterations for SSQs, must be for a purpose specified in Schedule 6, Clause 8C(3)(a), (b), (c)(i), (c)(ii) or (d) of the Act.

Table 18

The table below identifies how the alterations and modifications to the transitioning SSQs are permitted.

HUO-Site-specific Qualifications		
Changes have also been required based on the requirements of the draft Notice: Appendix 64 including Attachments A and B.		
Clause No.	Clause Title	Permitted alteration description and purpose
HUO-10.1, HUO-10.2, HUO-14.1, HUO-19.1, HUO-22.1.	Use Table	Altered clause numbering to conform with the requirements of the SPPs. [Schedule 6, Clause 8C(3)(a)]
HUO-23.1.	Clause 23.2	Drafting conventions in Practice Note 5 applied to reflect the terminology used in the SPPs. [Schedule 6, Clause 8C(3)b)]

Table 19

The table below lists SSQs from the Interim Planning Scheme that are not being transitioned due to the uses in the SSQ being made allowable in the Use Tables of the relevant zones in the SPPs. Alternatively, some SSQs are not transitioning because they do not meet the definition of a SSQ.

Interim Planning Scheme SSQ	PPU declaration and reason	Draft LPS SSQ
Low Density Residential Zone – Use Table. Business and Professional Services discretionary ‘ <i>Only if a consulting room or medical at 3494 Huon Highway, Franklin (folio of the Register volume 170363 folio 2).</i> ’	Declare that it is not subject to the transitional provisions under Schedule 6, Clause 8(1) of the LUPPA. Reason: The SSQ is provided for by the SPP Low Density Residential Zone which provides for Business and Professional Services use as discretionary ‘ <i>If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.</i> ’	Proceeding on the basis that as the property is proposed to be zoned Low Density Residential the SSQ will no longer be required. No SSQ, SAP or PPZ is proposed to replace this SSQ.
Rural Resource Zone – Use Table. Discretionary:	Declare that it is not subject to the transitional provisions under Schedule 6, Clause 8(1) of the LUPPA.	<i>Food Services is a Permitted use (If associated with Resource Development or Resource Processing) or a</i>

Interim Planning Scheme SSQ	PPU declaration and reason	Draft LPS SSQ
<ul style="list-style-type: none"> • Food Services • General Retail and Hire • Visitor Accommodation <p><i>‘Only at 859 Esperance Coast Road, Police Point (folio of the Register volume 52299 folio 1).’</i></p>	<p>Reason: The SSQ is provided for by the Rural Zone.</p>	<p><i>Discretionary</i> use (If not listed as <i>Permitted</i>) in the Rural Zone and Agriculture Zone under the TPS.</p> <p>Proceeding on the basis that as the property is proposed to be zoned Rural the SSQ will no longer be required.</p>
<p>Significant Agricultural Zone – Use Table</p> <p><i>Resource processing discretionary - ‘Only on land at 7 Crabtree Road, Grove (folio of the Register volume 205497 folio 1).’</i></p>	<p>Declare that it is not subject to the transitional provisions under Schedule 6, Clause 8(1) of the LUPPA.</p> <p>Reason: The SSQ is provided for by the Rural Zone.</p>	<p><i>Resource Processing</i> is a Discretionary use in the Agriculture Zone under the TPS.</p> <p>Proceeding on the basis that as the property is proposed to be zoned Agriculture the SSQ will no longer be required.</p>
<p>Significant Agricultural Zone – Use Table.</p> <p><i>Manufacturing and Processing</i> is discretionary – <i>‘Only if located at 37 Maxfields Road, Franklin (CT 131689/1; CT 131690/2; and adjoining reserved road regardless of tenure).’</i></p>	<p>Declare that it is not subject to the transitional provisions under Schedule 6, Clause 8(1) of the LUPPA.</p> <p>Reason: The SSQ is provided for by the Rural Zone.</p>	<p><i>Manufacturing and Processing</i> is a Permitted use in the Rural Zone <i>‘If for the processing of materials from Extractive Industry’</i>.</p> <p><i>Manufacturing and Processing</i> is a Discretionary use in the Rural Zone <i>‘If not listed as Permitted’</i>.</p> <p>Proceeding on the basis that as the property is proposed to be zoned Rural the SSQ is no longer required.</p>
<p>Utilities Zone – Use Table.</p> <p><i>General Retail and Hire</i> is discretionary – <i>‘Only if at Southbridge Waste Transfer Station (CT 134806/1).’</i></p>	<p>Declare that it is not subject to the transitional provisions under Schedule 6, Clause 8(1) of the LUPPA.</p> <p>Reason: The description for the Recycling and Waste Disposal use class in Table 6.2 of the SPPs includes the selling of used or scrap material.</p>	<p>Proceeding on the basis that the property is proposed to be zoned Utilities Zone.</p> <p><i>Recycling and Waste Disposal</i> is a permitted use class in the Utilities Zone and is defined as follows.</p> <p><i>Recycling and Waste Disposal - use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material.</i></p>

Interim Planning Scheme SSQ	PPU declaration and reason	Draft LPS SSQ
	Recycling and Waste Disposal is a permitted use in the Utilities Zone.	
<p>Rural Living – Table 13.1. Permitted minimum lot size of:</p> <ul style="list-style-type: none"> • Rural Living Zone Area A - 0.25ha if no additional lot created, 0.5ha otherwise • Rural Living Zone Area B – 0.5ha if no new lot created, 1.0ha otherwise. • Rural Living Zone Area C – 1.0ha if no new lot created, 2ha otherwise. • Rural Living Zone Area D – 1.0ha if no new lot created, 4ha otherwise. 	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPPA as the provision simply establishes minimum lot sizes for different areas.</p> <p>Does not meet the definition of a SAP under Schedule 6, Clause 1 of the LUPPA as the provision simply establishes minimum lot sizes for different areas.</p> <p><i>Note: The SPP Rural Living Zone provides for four minimum lot sizes of 1ha, 2ha, 5ha and 10ha.</i></p>	<p>No SSQ, SAP or PPZ is proposed to replace this SSQ.</p>
<p>Environmental Living Zone – 14.5.1 A1.</p> <p>Permitted minimum lot size 20ha if located within the Cannells Hill Area.</p>	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPPA as the provision does not clearly specify a particular area of land to which is applies.</p> <p>It applies generally to all land within the <i>Environmental Living Zone</i> in a nominated locality (i.e. there is no reference to specific lots or any spatial delineation, such as an overlay).</p>	<p>Proceeding on the basis that the property is proposed to be zoned Landscape Conservation.</p> <p>The Landscape Conservation Zone provides for a minimum lot size of 50ha under the acceptable solution, and 20ha under the performance criteria.</p>
<p>Village Zone – Use Table. Permitted:</p> <ul style="list-style-type: none"> • Business and Professional Services - <i>‘Only if fronting Main Road /Huon Highway, Franklin or not located within Franklin’.</i> • Food Services - <i>‘Only if fronting Main Road /Huon Highway,</i> 	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPPA as the provision does not specify a particular area of land to which it applies (only identifies a general class of land that abuts a particular road).</p> <p><i>Note: The provisions are</i></p>	<p>Proceeding on the basis <i>Business and Professional Services, Food Services, and General Retail and Hire</i> are all permitted uses in the Village Zone.</p>

Interim Planning Scheme SSQ	PPU declaration and reason	Draft LPS SSQ
<p><i>Franklin or not located within Franklin’.</i></p> <ul style="list-style-type: none"> • General Retail and Hire - ‘Only if fronting Main Road /Huon Highway, Franklin or not located within Franklin’. 	<p><i>inconsistent with the:</i></p> <ul style="list-style-type: none"> • Purpose of the Village Zone which is to provide for a mix of residential, community services and commercial activities; and • Village Zone use table as it down grades the status of the Business and Professional Services, Food Services and General Retail and Hire use classes in the zone. 	
<p>Village Zone – Use Table.</p> <p>Hotel Industry discretionary – ‘Only if located at Southport Tavern (CT 103811/10), Dover Hotel (CT 100571/1)’</p>	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPPA as the provision applies to multiple areas.</p> <p><i>Note: The provision is inconsistent with the SPP Village Zone use table as it down grades the status of the Hotel Industry use class in the zone.</i></p>	<p><i>Hotel Industry is a Discretionary use in the Village Zone under the TPS.</i></p> <p>The Southport Tavern (CT 103811/1) is proposed to be zoned Village.</p> <p>The Dover Hotel (CT 100571/1) site is proposed to be partly rezoned Rural Zone without an SSQ. Therefore, the property is proposed to be split zoned Rural / Agriculture.</p>
<p>Village Zone – 16.4.2 A1.</p> <p>Permitted building setback from frontage must be:</p> <ul style="list-style-type: none"> • parallel to the primary frontage; • no less than 6m if fronting the Huon Highway, Main Street in all localities or Mary Street, Cygnet; • no less than 3m in all other localities. 	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPAA as the provision does not specify a particular area of land to which it applies (only identifies a general class of land that abuts a particular road).</p>	<p>No SSQ is proposed as this property is to be zoned Village.</p>

Interim Planning Scheme SSQ	PPU declaration and reason	Draft LPS SSQ
<p>General Business Zone – 21.4.2 A1.</p> <p>Permitted building setback from frontage must be parallel to the frontage and must be no more than:</p> <ul style="list-style-type: none"> 0.5 m if fronting Main Street, Huonville’ 3m, otherwise. 	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPAA as the provision does not specify a particular area of land to which it applies (only identifies a general class of land that abuts a particular road).</p> <p><i>Note: The SPP General Business Zone includes a similar requirement for buildings to be built to the frontage at ground level or have a setback not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</i></p>	<p>No SSQ, SAP or PPZ is proposed to replace this SSQ.</p>
<p>Significant Agricultural Zone – Use Table.</p> <p><i>Resource Processing</i> is permitted – ‘<i>Only if located at</i></p> <p>20 Glen Road, Huonville (CT 113587/3; 113587/2)</p> <p>2364 Huon Highway, Huonville (CT 168022/2),</p> <p>68 North Glen Road, Huonville (CT 8797/1).</p>	<p>Does not meet the definition of a SSQ under Schedule 6, Clause 1 of the LUPAA as the provision applies to multiple areas.</p> <p><i>Note: Resource Processing is permitted in the SPP Rural Zone use table and discretionary in the SPP Agriculture Zone use table.</i></p>	<p><i>Resource processing</i> is a permitted use in the Rural Zone.</p> <p>Proceeding on the basis that 20 Glen Road, Huonville (CT 113587/3; 113587/2) is to be zoned Rural the SSQ is no longer required.</p> <p>Proceeding on the basis that as 2364 Huon Highway, Huonville (CT 168022/2) is to be zoned Rural the SSQ is no longer required.</p> <p>Proceeding on the basis that as 68 North Glen Road, Huonville (CT 8797/1) is to be zoned Rural the SSQ is no longer required.</p>

2.4.8 Application of Codes and Code Overlays

Codes, code overlays and code lists are required to be applied in accordance with the LUPPA, SPPs, Local Provisions Schedule Requirements of the SPPs (Appendix A of LP1.0), Guideline No. 1 and relevant Practice Notes, as applicable. Clause LP1.7 sets out code overlay mapping requirements. Clause LP1.8 sets out how code lists are to be set out in tables to apply the Road and Railway Assets Code, Local Historic Heritage Code, Scenic Protection Code and Coastal Inundation Hazard Code. The draft LPS complies with these requirements.

2.4.8.1 Application of the C1.0 Signs Code

Whilst the Signs Code will apply, this code is not required to be mapped.

2.4.8.2 Application of the C2.0 Parking and Sustainable Transport Code

Parking Precinct Plan

This Code allows for a parking precinct plan overlay which can be applied to land where the intention is to reduce the amount of parking. It can be applied to activity centres and activity sites. The draft LPS does not include any parking precinct plans, however as part of the transport study referred to in the *Huonville - Ranelagh Master Plan*, recommendations may be made regarding parking precinct plans.

Pedestrian Priority Street

A *pedestrian priority street overlay* may be applied to a road where pedestrian movement and activity are to take priority over siting of vehicle parking and vehicular access to facilitate active street frontages. These may apply to a specific area such as key streets within the main business or retail areas. The draft LPS does not include any pedestrian priority streets, noting that as part of the transport study referred to in the *Huonville - Ranelagh Master Plan*, recommendations could be made regarding the identification of pedestrian priority streets as part of that study. Similarly, the Planning Authority may, as an outcome of a future project, apply the use of parking precinct plans or pedestrian priority streets in other Activity Centres such as Franklin, Geeveston and Cygnet.

2.4.8.3 Application of the C3.0 Road and Railway Assets Code

Future road or railway

This Code allows for an overlay map to be provided over areas which are reserved for a future major road or a future railway. It is not proposed to include in the draft LPS any future major road or a future railway overlay notwithstanding the HUO-P1.0 Particular Purpose Zone – Future Road Corridor has been applied to an area east of Huonville.

Road and railway attenuation

Each LPS may contain an overlay map showing a road or railway attenuation area for the application of the Road and Railway Assets Code. The draft LPS does not include any future major road or a future railway attenuation area overlay.

2.4.8.4 Application of the C4.0 Electricity Transmission Infrastructure Protection Code

The Code provides for the protection of transmission infrastructure including transmission lines. The draft LPS includes a mapped overlay based on data supplied by TasNetworks as required by the *Guidelines for Applying Electricity Infrastructure Protection Code Overlays* (ETIPC 1). The specific areas provide a buffer area around transmission lines and substations and any use or development within that area must satisfy the Code requirements, where applicable.

2.4.8.5 Application of the C5.0 Telecommunications Code

Whilst the Telecommunications Code will apply, this code is not required to be mapped.

2.4.8.6 Application of the C6.0 Local Historic Heritage Code

The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.

Local heritage places

The Interim Planning Scheme has an existing list of twelve (12) Heritage Places which includes only locally listed places. It has been identified that Table E13.1 of Interim Planning Scheme can be transitioned in accordance with the *code-applying provisions* that are subject to Schedule 6, Clause 8D(2) of the LUPAA. The transitioning Local Heritage Places have been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions and relevant Practice Notes.

In order to complete the content required for Table C6.1, a *Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values* has been prepared for each of the twelve existing local heritage places.

The LUPAA provides the Commission with discretion to determine whether alterations to code-applying provisions are modifications under the Act. Modifications to *code-applying provisions* must be for a purpose specified in Schedule 6, Clause 8D(8)(a), (b) or (c) of the Act.

Changes have also been required based on the requirements of the draft Notice: [Appendix 64](#) including Attachments A and B. The tables below identify how the modifications to the transitioning Local Heritage Places, are modifications under the Act.

Table 20: Permitted alterations and modifications

HUO - Table C6.1 Local Heritage Places		
Changes have also been required based on the requirements of the draft Notice: Appendix 64 including Attachments A and B.		
Clause No.	Clause Title	Permitted alteration or modification description and purpose
HUO-Table C6.1	Local Heritage Places	Modified the format and drafting, consistent with Practice Notes 5 and 8 of all listed matters to ensure the effective operation of the provision. [Schedule 6, Clause 8D(8)(c)] Additional data provided to complete table in accordance with SPP requirements.

Additional heritage work

The *Local Heritage Review, Methodology for Statements of Significance*, 2018 prepared by Gray Planning has been used to assist the Planning Authority in preparing the Statements of

Significance for the *local heritage places* in the Local Historic Heritage Code ([Appendix 49](#)).

The methodology can also be applied to undertake a Local Historic Heritage Review Project in the Huon Valley municipal area, so that in turn there are more listed properties to provide greater protection for locally significant places, precincts and significant trees.

This work will be undertaken in consultation with the Huon Valley community. The heritage places identified in the *Franklin Heritage Study, 2003* ([Appendix 8](#)) will also be able to be considered further.

Once this review has occurred the use of local heritage precincts or the identification of areas that have archaeological potential may be required.

2.4.8.7 Application of the C7.0 Natural Assets Code

The Natural Assets Code is comprised of three mapped overlays:

- *waterway and coastal protection area overlay;*
- *future coastal refugia area overlay;* and
- *priority vegetation area overlay.*

The LPS requirements at Clause LP1.7.5 of the SPPs, specifies the requirements for the Natural Assets Code and each of the respective overlays. Changes have also been required based on the requirements of the draft Notice: [Appendix 64](#) including Attachments A and B. The draft LPS complies with these requirements.

An [Information Sheet](#) has also been issued: Clarification on Future Coastal Refugia Area Guidance Map. (PPU-January 2018)

Waterway and coastal protection area

The waterway and coastal protection overlay was applied to land identified in the 'Waterway and Coastal Protection Area Guidance Map' published on the LIST with minor modifications in accordance with Guideline NAC 3 which provide for:

- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

Future coastal refugia area

The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which have been identified as at risk from predicted sea level rise.

The '[Future Coastal Refugia Area Guidance Map](#)' has been prepared and published on the LIST provides guidance for preparing the future coastal refugia area overlay. The overlay was applied to land identified in the 'Future Coastal Refugia Area Guidance Map' published on the LIST with minor modifications made based on advice from Council's NRM officer and the removal of the overlay in zones identified by Guideline No. 1 that are incompatible.

The guidance map identifies potential future coastal saltmarsh and tidal wetland areas based on the Department of Premier and Cabinet (DPAC) predicted sea level rise and 1% AEP storm surge height mapping for 2100, including areas with and without LiDAR coverage.

Where the future coastal refugia area overlay has been applied or removed in terms of broad zoning application is outlined below.

Table 21

Zone Category & Associated Zones: (as categorised in the Guidelines)	Refugia included in LPS	Comment/Rationale
Compatible Zones: <ul style="list-style-type: none"> • Rural Resource Zone • Significant Agriculture Zone • Open Space Zone • Environmental Management Zone 	Yes	<p>The refugia identified on the <i>Future Refugia Guidance Map</i> has been included in circumstances where the land is zoned with one of the 'Compatible Zones'.</p> <p>These zones provide for less intensive development than alternative zones. The presence of future refugia on these typically large lots is unlikely to prevent the land from being used and developed in a way that is consistent with the identified zone purposes.</p>
Special Consideration Zones: <ul style="list-style-type: none"> • Rural Living Zone • Environmental Living Zone 	Yes	<p>The refugia identified on the <i>Future Refugia Guidance Map</i> has been included on land proposed to be zoned Rural Living and on land that is proposed to be zoned Landscape Conservation, that was zoned Environmental Living.</p> <p>The inclusion of the future refugia on the typically large lots found in these zones is unlikely to constrain the land from being used and developed at an intensity consistent with the zone purpose.</p>
Case by Case Consideration Zones <ul style="list-style-type: none"> • Utilities Zone • Major Tourism Zone • Community Purpose Zone • Recreation Zone • Particular Purpose Zone 	Yes	<p>The refugia identified on the <i>Future Refugia Guidance Map</i> has been applied to land along the foreshore, proposed to be zoned Recreation. Much of this land is used for walking trails and other recreation purposes. The mapped future refugia area will improve the ability of land managers to consider future impacts on recreational assets.</p> <p>The future refugia area has been applied to land within the Utilities Zone, including the Huon River foreshore area (adjacent to the Channel Highway), which is used for walking trails and other recreation purposes. The future refugia area has also been applied to land within the Community Purpose Zone.</p>
Incompatible Zones: <ul style="list-style-type: none"> • General Residential Zone • Inner Residential Zone • Low Density Residential Zone • Village Zone • Urban Mixed Use Zone 	No	<p>The refugia identified on the <i>Future Refugia Guidance Map</i> has not been included in circumstances where the land is zoned with one of the 'Incompatible Zones'.</p> <p>The inclusion of the future coastal refugia on land subject to these zones is likely to</p>

<ul style="list-style-type: none"> • Local Business Zone • General Business Zone • Central Business Zone • Commercial Zone • Light Industrial Zone • General Industrial Zone • Port and Marine Zone 		<p>constrain the land, preventing it from being used and developed consistently with respective zone purposes.</p>
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Priority vegetation areas

Guideline No. 1, NAC 7, 8, and 9, and Clause LP1.7.5(c) of the SPPs, LP1.0 Local Provisions Schedule Requirements, requires that each LPS must contain an overlay map showing priority vegetation areas that:

- include threatened native vegetation communities as identified on TASVEG Version 3 published by DPIPW; and
- be derived from threatened flora species data from the Natural Values Atlas published by DPIPW; and
- be derived from threatened fauna species data from the Natural Values Atlas for the identification of significant habitat for threatened fauna species, published by DPIPW.

Both *Guideline No. 1, NAC 11 and 12, and Clause LP1.7.5(d) of the SPPs LP1.0 Local Provisions Schedule Requirements*, allows a planning authority to modify the priority vegetation area derived from the above listed datasets, if field verification, analysis or mapping undertaken at a local or regional level by the planning authority, or a suitably qualified person on behalf of the planning authority:

- finds any anomalies or inaccuracies in the State data,
- provides more recent or detailed local assessment of the mapping and data; or
- identifies native vegetation or habitat of local importance.

Regional Ecosystem Model

Natural Resource Management Pty. Ltd has undertaken an analysis based on the *Regional Ecosystem Model* and prepared *priority vegetation areas* to be mapped for the municipal area.

A detailed explanation of the REM and how it relates to the *priority vegetation areas overlay* is set out in [Appendix 34](#).

The REM is a complex layering of biodiversity values that refines the focus on areas of importance. In summary, the model:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

It was recognised in the application of the *priority vegetation area overlay* that the modelling was based on best available data. Portions of the Huon Valley municipal area, especially those with limited road access or in remote areas, have had limited sampling and are therefore likely to be data deficient.

The Huon Valley is privileged to have a high diversity and abundance of threatened species, placing additional importance on protecting not only core habitat areas but natural ecological corridors between them that allow for species dispersion. Accordingly, some areas have had the *priority vegetation area* overlay applied where it was not triggered by the REM.

All priority vegetation is equally important under the SPPs framework. Therefore, it is not required to expressively prioritise or preference higher biodiversity values over others.

The REM however recognises that some biodiversity values are more important than others and assigns each issue a 'Level of concern' and a Biodiversity Management Priority. The more detailed information provided in the REM provides planning authorities the ability to create internal policies about how each type of biodiversity value should be managed.

Generally, the priority vegetation mapping generated through the REM has been accepted for use in the LPS, except for in the zones required by Guideline NAC 13, (the mapping will be altered once the zoning has been finalised).

The constraint of not being able to apply the priority vegetation area overlay to the Agriculture Zone has been somewhat problematic and has required prioritisation of protection of agricultural land over natural assets or vice versa, even where it may be possible for the two to co-exist.

The best available information has been used in decisions to split zone some land to allow the priority vegetation areas to exist where less intensive agricultural use may also be possible.

2.4.8.8 Application of the C8.0 Scenic Protection Code

The Scenic Protection Code aims to recognise and protect landscapes that are identified as important for their scenic values, by regulating development that may impact on their values, features and characteristics.

The Interim Planning Scheme has existing *scenic landscape areas overlay* and *scenic landscape corridors overlay*. The *scenic landscape areas overlay* and *scenic landscape corridors overlay* are subject to the transitional provisions under Schedule 6, Clause 8D(2) of the LUPAA, excluding any land that is not in a zone listed in clause C8.2.1 of the SPPs.

Schedule 6, Clause 8D of the LUPAA provides for *code-applying provisions* that applied under the Interim Planning Scheme immediately before the commencement day to be included in the draft LPS unless otherwise declared by the Minister.

In order to complete the content required for Table C8.1, the *Scenic Protection Area Name, Description, Scenic Value, and Management Objectives* have been prepared for the *scenic protection areas overlay*, and for Table C8.2, the *Scenic Road Corridor Description, Scenic Value, and Management Objectives* have been prepared for the *scenic landscape corridors overlay*.

The LUPAA provides the Commission with discretion to determine whether alterations to code-applying provisions are modifications under the Act. Modifications to *code-applying provisions* must be for a purpose specified in Schedule 6, Clause 8D(8)(a), (b) or (c) of the Act.

The transitioning *scenic protection areas overlay* and *scenic road corridors overlay* have been modified to the extent necessary to ensure consistency with the prescribed SPP format and Guideline No. 1. Changes have also been required based on the requirements of the draft Notice: [Appendix 64](#) including Attachments A and B.

The tables below identify how the modifications to the transitioning *scenic protection areas overlay* and *scenic road corridors overlay*, are modifications under the LUPPA.

Table 22

HUO -Table C8.1 Scenic Protection Areas		
Changes have also been required based on the requirements of the draft Notice: Appendix 64 including Attachments A and B.		
Clause No.	Clause Title	Permitted alteration or modification description and purpose
HUO-Table C8.1	Scenic Protection Areas	Modified the format and drafting, consistent with Practice Notes 5 and 8 of all listed matters to ensure the effective operation of the provision. [Schedule 6, Clause 8D(8)(c)] Additional data provided to complete table in accordance with SPP requirements.

HUO -Table C8.2 Scenic Road Corridors		
Changes have also been required based on the requirements of the draft Notice: Appendix 64 including Attachments A and B.		
Clause No.	Clause Title	Permitted alteration or modification description and purpose
HUO-Table C8.2	Scenic Road Corridors	Modified the format and drafting, consistent with Practice Notes 5 and 8 of all listed matters to ensure the effective operation of the provision. [Schedule 6, Clause 8D(8)(c)] Additional data provided to complete table in accordance with SPP requirements.

Scenic Protection Code - study example

During the development of the draft LPS, consultants, Scenic Spectrums Pty Ltd and Inspiring Place (Landscape Architects) provided the Planning Authority methodology that can be used for the application of the Scenic Protection Code.

The consultants prepared the *Guidelines for Scenic Values Assessment* ([Appendix 41](#)) to assist in the preparation of *Scenic Values* and *Management Objectives* for Table C8.1, and to use to identify new scenic areas and corridors, and/or reassess existing areas and corridors in accordance with the Scenic Protection Code as necessary.

Table 23

An example prepared by the consultants in the preparation of *Scenic Values and Management Objectives* for Table C8.1 is shown in the following table.

Reference Number	Scenic Corridor Road Description	Scenic Value	Management Objectives
EXAMPLE	<ul style="list-style-type: none"> • Provide a brief visual description of the key landscape features of the Scenic Protection Area. • Include a reference to the locations where the SPA is viewed from including the distances (e.g. foreground, middle-ground, background) • Include information as to the significance of the viewing locations for both the local and visitor market. • Include information as to the status of the land within the SPA (e.g. land tenure of national, state, regional or local significance) • Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen. 	<ul style="list-style-type: none"> • Provide a statement as to what are the dominant and distinctive scenic values of the SPA. This may refer to scale, extent, landscape character features, changing nature of the scenic views and diversity within the seen area. • Indicate the assessed visual significance (e.g. high, moderate, low). 	<p>The construction of buildings and works within the Scenic Protection Area will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> • avoiding locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; • using materials, colours and finishes that reduce the visual impact of the building and works including the avoidance of any reflectance external finishes; and • reducing the earthworks for cut and fill. <p>The destruction of</p>

			<p>vegetation within the Scenic Protection Area will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> • retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; and • retaining or establishing of vegetation to help screen the building and works.
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In their report the consultants stated:

“These [generic examples] have been written to best suit the statutory requirements of Local and State Government under the Scenic Protection Code as it is currently defined by the Tasmanian Planning Commission. These have been written simply with a minimum of specialist visual assessment terminology, providing a broad indication of the relative level of landscape alteration or visual dominance level desired or allowed, along with a summary description of the designated Scenic Protection Area or Scenic Road Corridor.”

Guidelines for Scenic Values Assessment – Southern Tasmania Councils, 3.5.4 Step 4, (page 48).

The above methodology can therefore be utilised to undertake further investigation and analysis of new *scenic protection areas* and *scenic road corridors* that are identified.

2.4.8.9 Application of the C9.0 Attenuation Code

The Attenuation Code provides for an *attenuation area overlay* to be applied around existing activities. Activities are listed in *Table 9.1 Attenuation Distances*.

The Interim Planning Scheme has an existing attenuation area overlay. The *attenuation area overlay* is subject to the transitional provisions under Schedule 6, Clause 8D(2) of the LUPAA for application through the draft LPS, as the *attenuation area overlay* for the SPPs Attenuation Code.

However, whilst the Attenuation Code will apply, it is not proposed the *attenuation area overlay* is intended to transition to the draft LPS. Accordingly, The Code will apply to activities through the application of the attenuation distances specified in the SPPs.

2.4.8.10 Application of the C10.0 Coastal Erosion Hazard Code

The draft LPS incorporates the C10.0 Coastal Erosion Hazard Code. The overlay mapping is based on the map produced by the Department of Premier and Cabinet, showing:

- (i) *coastal erosion hazard areas*; and
- (ii) *coastal erosion investigation areas*, for the application of the Coastal Erosion Hazard Code.

Guideline No. 1, CEHC 1 requires the *coastal erosion hazard area overlay* to include three coastal erosion hazard bands and the coastal erosion investigation area as depicted in the '*Coastal Erosion Hazard Area Bands 20161201*' layer published on the LIST.

The *coastal erosion hazard area overlay* in the draft LPS has not been modified from the layer published on the LIST.

2.4.8.11 Use of the C11.0 Coastal Inundation Hazard Code

The draft LPS incorporates the C11.0 Coastal Inundation Hazard Code. The overlay mapping is based on the map produced by the Department of Premier and Cabinet, showing:

- (i) *coastal inundation hazard areas*; and
- (ii) *coastal inundation investigation areas*, for the application of the Coastal Inundation Hazard Code.

Guideline No. 1, CIHC 1 requires the *coastal inundation hazard area overlay* to include three coastal inundation hazard bands and the coastal inundation investigation area as depicted in the '*Coastal Erosion Hazard Area Bands 20161201*' layer published on the LIST. Changes have also been required based on the requirements of the draft Notice: [Appendix 64](#) including Attachments A and B.

The *coastal inundation hazard area overlay* in the draft LPS has not been modified from the layer published on the LIST.

Guideline CIHC 2 requires the LPS to include the AHD levels for the coastal inundation hazard bands and the defined flood level for the relevant localities as a list for the Coastal Inundation Hazard Code in accordance with the AHD levels published on the DPAC website. The AHD levels have been included in the Coastal Inundation Hazard Bands AHD Levels Table in the draft LPS without modification.

2.4.8.12 Flood-Prone Hazard Code

The draft LPS incorporates the C12.0 Flood Prone Hazard Code. However, the draft Notice: [Appendix 64](#) including Attachment A required deletion of the Flood Prone Areas Overlay.

The following flood studies by Entura (Hydro Tasmania) are included in the Appendices:

Appendix 36	Huon Valley Flood Resilience 2017
Appendix 43	Kermandie River Flood Study 2018
Appendix 44	Mountain River Flood Study 2018
Appendix 46	Skinners Creek Flood Study 2018

A report was also completed by the Bureau of Meteorology in 2016: [Report on the Major flooding in Huonville](#), July 2016. ([Appendix 31](#))

2.4.8.13 Application of the C13.0 Bushfire-Prone Areas Code

The draft LPS incorporates a *bushfire-prone areas code overlay* for the municipal area provided by the Tasmanian Fire Service. The report from the Tas Fire Service (TFS) for the application of the overlay under the Bushfire-Prone Areas Code is [Appendix 38](#).

2.4.8.14 Application of the C14.0 Potentially Contaminated Land Code

Whilst the Potentially Contaminated Land Code will apply it does not include an overlay of contaminated sites in the municipal area.

2.4.8.15 Application of the C15.0 Landslip Hazard Code

The draft LPS incorporates a Landslip Hazard Code and includes an overlay map produced by the Department of Premier and Cabinet, showing landslip hazard areas for the application of the Code in the municipal area.

Guideline LHC 1 requires the landslip hazard area overlay to include four landslip hazard bands as depicted in the '[Landslide Planning Map – Hazard Bands 20131022](#)' layer published on the LIST, unless modified.

The landslip hazard area overlay in the draft LPS has not been modified from the layer published on the LIST. Further information: [Mineral Resources Tasmania](#).

2.5 LPS CRITERIA – SCHEDULE 1 OF THE LUPPA

2.5.1 Schedule 1 Objectives (Part 1)

Schedule 1 of the LUPAA prescribes the Objectives of the Resource Management and Planning System of Tasmania (Part 1) and the Objectives of the Planning Process (Part 2).

Together they emphasise ‘sustainable development’. The Schedule defines ‘sustainable development’ as:

managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

- (a) *Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

The LUPAA contains competing obligations in that a LPS is required to spatially apply the SPPs through the zoning of land and the application of codes, along with associated operative provisions, yet it must also demonstrate that it promotes sustainable use and development in accordance with the Schedule 1 Objectives. In some cases the PPZs, SAPs and SSQs of the draft LPS are required to ensure that the draft LPS meets these requirements.

As far as practicable, the draft LPS is consistent with the Objectives set out in Part 1 and Part 2 of Schedule 1 and therefore complies with Section 34(2) of the LUPPA.

Table 24: Schedule 1 Objectives - Part 1

The table below provides an analysis of the draft LPS against the Schedule 1 Objectives which includes further reasons in relation to Section 32(4) of the LUPPA in support of including the overriding provisions that are proposed to be included in the draft LPS referred to in this report.

The objectives of the Resource Management and Planning System of Tasmania are set out below.

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

Comment:

The methodology that has been developed to assist in preparing the mapping of agricultural and rural based land in the municipal area and takes priority vegetation into account where it has been identified on parcels of land. This approach is intended to facilitate sustainable outcomes.

The draft LPS includes a map overlay (priority vegetation overlay) that identifies the spatial location of potentially important vegetation, species, communities and habitat for protection. The priority vegetation area in the draft LPS is based on the Regional Ecosystem Model ([Appendix 34](#)) as well as analysis undertaken by Council’s NRM officer in some cases. The map overlay applies the Natural Assets Code provisions to areas.

The Natural Assets Code C7.2.1(c) prescribes zones over which a priority vegetation layer can apply. Importantly the provisions cannot be applied to the Agriculture Zone and represent a significant shift from the Interim Planning Scheme.

Ground-truthing the application of the map overlay for vegetation protection across the Huon Valley has been undertaken only to the extent possible or necessary together with desktop analysis undertaken where information has been available including TASVEG 4.0 and aerial imaging or other sources.

The SPPs exemption of agricultural land from assessment against the standards of the Natural Assets Code, priority vegetation area, has regard to other legislation within Tasmania. This includes the Forest Practices System, which applies to land clearing for agriculture, and the *Threatened Species Protection Act 1995* which applies to any threatened species. However, the operational effect of the SPPs will be that vegetation removal in the Agriculture Zone for visitor accommodation, dwellings or other buildings will be exempt from planning assessment regardless of any conservation value.

The draft LPS also provides protection to natural and physical resources by:

- protection of natural watercourses and wetlands;
- applying the Environmental Management Zone;
- applying the Landscape Conservation Zone;
- taking into account potential coastal refugia;
- using the best available data and method to prepare the priority vegetation area overlay through the Regional Ecosystem Model and localised desktop analysis; and
- containing settlements to existing settlement footprints.

For the above reasons the draft LPS furthers this Objective.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water.

Comment:

The draft LPS seeks to ensure that the implementation of the SPPs results in fair, orderly and sustainable outcomes for the municipality. To facilitate this objective some provisions will override SPPs. This approach is provided for in Section 32(4) of the LUPPA which enables overriding provisions to be included in a draft LPS, where necessary and adequately justified in accordance with that section.

Through the application of the SPPs and the provisions proposed to apply in the draft LPS, there will be differences in terms of allowable use and development under the TPS to the existing provisions that currently apply to properties under the Interim Planning Scheme.

This is because in rural areas, the Rural Zone, Agriculture Zone and Landscape Conservation Zone are essentially new zones. Use and development controls within each zone are established by the SPPs and the application of these zones has been undertaken in accordance with the Guidelines.

In addition to the Guidelines, the application of these zones is consistent with the key strategic documents including the STRLUS and the *Huon Valley Land Use and Development Strategy (2007)* (Appendix 11) thereby furthering this objective.

For the above reasons, the draft LPS furthers this Objective.

(c) To encourage public involvement in resources management and planning.

Comment:

The LUPPA provides for the involvement of the public in the implementation process for the draft LPS. The planning authority will publicly exhibit the draft LPS for 60 days following a direction from the Commission: Section 35B and 35C of the LUPPA.

The draft LPS will then be available for the community to view and for comments (representations) on the LPS to be submitted during the public exhibition period. A person may choose to prepare their own representation or engage a consultant to prepare a representation on their behalf.

The Commission will also hold a public hearing regarding the draft LPS as part of the process.

For the above reasons the draft LPS furthers this Objective.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).

Comment:

The application of the draft LPS zone mapping is strategic and is consistent with the Guidelines, STRLUS and local strategies. In this way the zones will facilitate a range of economic development opportunities consistent with the zone purpose of relevant zones, with the application of the codes largely ensuring the use and development is undertaken in a sustainable manner.

The SPPs and relevant overriding local provisions will provide for further economic development through use, development and subdivision of land and associated works, residential, recreation and tourism development, and significantly for the Huon Valley, by providing opportunities for further agricultural use, tourism and recreational development, resource development and processing and other uses and development consistent with the strategic planning outcomes of the Planning Authority.

Southwood Integrated Timber Processing Site

An example in the draft LPS that have planning controls designed to facilitate economic development include the PPZ for the Southwood Integrated Timber Processing Site, which is to be transitioned across from the Interim Planning Scheme to the draft LPS under the transitional provisions (Schedule 6, Clause 8(1)).

The zone purpose of the Southwood Integrated Timber Processing Site is:

- To recognise the regional economic importance of Southwood and its strategic location for timber, mineral and rural resources;
- To ensure the integration of infrastructure and use within the site; and
- To provide for the protection of water resources.

Franklin Marine and Tourism Precinct PPZ

Another example is the Franklin Marine and Tourism Precinct PPZ designed to facilitate economic development within the tourism sector. The purpose of the Franklin Marine and Tourism Precinct PPZ is:

- To provide for boat and ship building activities alongside education, recreation and tourism activities; and
- To retain and enhance access to the Huon River.

For the above reasons the draft LPS furthers this Objective.

(e) *To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

The implementation of the SPPs and draft LPS requires cooperative planning and sharing of responsibility between all stakeholders such as the Commission, State and Commonwealth agencies, TasWater, councils and the community with the planning authority.

Cooperative planning and sharing of responsibility may also in some cases be relevant to other assessment processes concerning development approved under the SPPs such as processes under the *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP) for sealing of plans regarding subdivisions or for sealing of strata scheme plans or under the *Building Act 2016* regarding building, plumbing and demolition works.

For the above reasons the draft LPS furthers this Objective.

2.5.2 Schedule 1 Objectives (Part 2)

Table 25: Schedule 1 Objectives - Part 2

The objectives of the planning process established by the LUPAA are in support of the objectives set out in Part 1 of this Schedule. The objectives of Part 2 are set out below.

(a) *To require sound strategic planning and co-ordinated action by State and local government; and*

The Resource Management and Planning System of Tasmania provides the framework and context for the application of the STRLUS, State Policies, the LUPAA and the other main elements of the RMPS for strategic planning and co-ordinated action by State and local government in Tasmania. It is within this context the strategic planning outcomes of the RMPS apply to the draft LPS. The State Policies are:

- *State Coastal Policy 1996;*
- *State Policy on Water Quality Management 1997; and*
- *State Policy on the Protection of Agricultural Land 2009.*

Also, the draft LPS takes into account a number of relevant specific strategic planning documents that set out plans, mapping, strategies or outcomes referred to in the Appendices to the report that apply to the municipal area. This includes documentation such as the *Huon Valley Land Use and Development Strategy (2007)*, *Huonville - Ranelagh Master Plan (2019)*, *Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones*, *Regional Ecosystem Model (2018)*, *Bushfire-Prone Areas*, *Huon Valley LGA Planning Report (TFS, 2019)*, *Cygnets Residential Demand and Supply Analysis report by SGS Economics and Planning (2020)* ([Appendix 57](#)) and township strategic plans.

Through the allocation of zones, development of code mapping and utilisation of local overriding provisions (PPZs, SAPs and SSQs) the draft LPS is consistent with this Objective and therefore represents sound strategic planning.

Some co-ordination of planning related issues associated with the requirements for an LPS that applies in the Southern region has occurred through the technical reference group (Southern TRG) to date as necessary such as in relation to technical planning related issues.

For the above reasons the draft LPS furthers this Objective.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>
Consistent with this Objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for use and development and protection of land by setting out consistent State-wide planning provisions that incorporate local <i>overriding provisions</i> through the draft LPS which are to be justified against the criterion of Section 32(4) of the LUPAA.
For the above reasons the draft LPS furthers this Objective.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>
The draft LPS enables consideration and assessment of environmental impacts in relation to the use and development of land within the municipal area including consideration of specific environmental issues that are required to be considered when an assessment is carried out of an application.
Importantly where the application of an overlay map could not be applied in some cases (such as the <i>priority vegetation area overlay</i>), specific site analysis work was undertaken by Council's NRM officer, where possible, that assisted in determining whether some land should be zoned within the Rural Zone, Agriculture Zone or Landscape Conservation Zone. Another example was the application of the <i>waterway and coastal protection area overlay</i> and its coverage being reduced within existing urban environments such as Huonville.
For the above reasons the draft LPS furthers this Objective.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>
The requirements of the LUPPA Act, SPPs and Guidelines provide for more consistent State-wide planning and thereby facilitate land use and development planning and policy to be more easily integrated with environmental, social, economic, conservation and resource management policies across all levels of government.
Accordingly, the draft LPS demonstrates consistency with State Policies, the policies of the STRLUS, and includes local <i>overriding provisions</i> where the need is justified under the criterion of Section 32(4).
For the above reasons the draft LPS furthers this Objective.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>
The LUPAA and Interim Planning Scheme set out the requirements for the assessment and approval of land use development applications, and this will continue to be the case under the draft LPS once implemented.
For the above reasons the draft LPS furthers this Objective.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>

The SPPs through the available zones, SAPs, PPZs, SSQs and codes has had regard to this Objective.

The draft LPS is considered to furthers this Objective in the municipal area through:

- Providing for use and development to be carried out suitably zoned land including for visitor accommodation use in the municipal area.
- Providing opportunities for commercial use in settlements and for industrial development through appropriate zoning.
- Providing for land zoned Recreation Zone and Open Space where appropriate including provisions to consider walkability in new subdivisions or developments.
- Applying appropriate zones such as the Community Purpose Zone, Utilities Zone and Recreation Zone;
- Identifying areas for the application of the Utilities Zone.
- Including Statements of Significance for the Local Historic Heritage Code.
- Applying the Natural Assets Code.
- Applying Scenic Protection Code provisions to significant scenic values by mapping scenic areas and scenic road corridors.
- Application of the Landscape Conservation Zone for landholdings that contain large areas of native vegetation.
- Application of the following codes overlays:
 - Coastal Erosion Hazard Bands Overlay;
 - Coastal Inundation Hazard Bands Overlay;
 - Bushfire Prone Areas Overlay;
 - Landslip Hazard Overlay.

For the above reasons the draft LPS furthers this Objective.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

Conservation of historic built heritage is managed through the Tasmanian Heritage Council (THC) and the TPS. Development associated with places listed on the Tasmanian Heritage Register (THR) has a statutory referral process for assessment by the THC.

The Local Historic Heritage Code provides protection for individual properties (places) and identified heritage precincts with local significance. This code will enable retention of all existing Local Heritage Places. Statements of Significance have been prepared for each Local Heritage Place proposed for inclusion in the draft LPS.

Additionally, the use of local *overriding provisions* in the draft LPS furthers this objective, most notably through the Franklin Heritage SAP. The methodology in the *Local Heritage Review, Methodology for Statements of Significance (Appendix 49)* has been used in the preparation of the Statements of Significance for the Local Heritage Places.

The above methodology can also be applied for further heritage work undertaken in the Huon Valley, so that in turn there are more listed properties to provide greater protection for locally significant places, precincts, potential archaeological sites and significant trees. Further heritage research needs to be undertaken in consultation with the community for new listings within the Huon Valley municipal area.

Aboriginal heritage is not considered in the SPPs. The *Aboriginal Heritage Act 1975* is administered through the Department of Primary Industries, Parks, Water and Environment. It is the primary legislation for the protection of Aboriginal cultural heritage in Tasmania.

For the above reasons the draft LPS furthers this Objective.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

Public infrastructure is protected through application of the Utilities, Open Space, Recreation and Community Purpose zones and the Road and Rail Assets Code and Electricity Transmission Infrastructure Protection Code under the draft LPS. The draft LPS includes a Future Road Corridor PPZ.

As there will not be a Stormwater Code under the TPS, Clause 6.11.2(g) of the SPPs may be able to be used to apply conditions to approved development for the management of stormwater as necessary. Other measures within the *Building Act 2016* will also need to be relied upon given there is no current consideration being given to a Stormwater Code being included in the TPS. See also: *Stormwater System Management Plan (Appendix 53)*.

For the above reasons the draft LPS furthers this Objective.

(i) to provide a planning framework which fully considers land capability.

Guideline No. 1 - Local Provisions Schedule Zone and Code Application requires that land to be included in the Agriculture Zone is to be based on the land identified in the *Land Potentially Suitable for Agriculture Zone* layer published on the LIST.

Further local analysis of the results of this mapping layer was undertaken for the draft LPS to determine the land that should be included in the Agriculture Zone. See further Application of the Rural Zone and the Agriculture Zone (section 2.4.5.2).

The methodology outlined in the report for the application of these requirements has provided a suitable framework for the consideration and assessment of land capability within the municipal area in order for appropriate zones to be allocated under the draft LPS. See further section 2.4.5.2 regarding Application of the Rural Zone and the Agriculture Zone and also documentation in the Appendices.

The draft LPS also incorporates a range of zones and codes (including hazard based codes) such as the Natural Asset Code, the Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Bushfire-Prone Areas Code and the Landslip Hazard Code. Where these codes apply they assist in establishing land suitability and capability.

For the above reasons the draft LPS furthers this Objective.

2.6 LPS CRITERIA - STATE POLICIES AND NEPMS

Section 34(2)(d) of the LUPAA requires that a LPS is consistent with each of the following State policies created under the *State Policies and Projects Act 1993* and with the National Environment Protection Measures (NEPMS):

- *State Coastal Policy 1996*;
- *State Policy on Water Quality Management 1997*; and
- *State Policy on the Protection of Agricultural Land 2009*.

The draft LPS is consistent with Section 34(2)(d) of the LUPAA for the following reasons.

2.6.1 State Coastal Policy 1996

The *State Coastal Policy* applies to land within 1km of the high-water mark (i.e. the 'Coastal Zone') within the municipal area.

The three main principles guide the State Coastal Policy:

- Natural and cultural values of the coast shall be protected.
- The coast shall be used and developed in a sustainable manner.
- Integrated management and protection of the coastal zone is a shared responsibility.

The Policy outlines Outcomes under the following four headings below:

- Protection of Natural and Cultural Values of the Coastal Zone
- Sustainable Development of Coastal Areas and Resources
- Shared Responsibility for Integrated Management of Coastal Areas and Resources
- Implementation, Evaluation and Review.

The SPPs provide for the protection of major ecosystems and natural processes through the following Zones and Codes:

- Environmental Management Zone
- Landscape and Conservation Zone
- Natural Asset Code
- Coastal Erosion Hazard Code
- Coastal Inundation Hazard Code.

The Environmental Management Zone has been applied to much of the coastline to the low water mark and in accordance with the Central Plan Register map for the Huon Valley municipal area thereby providing for the protection of important areas such as areas that have significant ecological value.

The Natural Asset Code recognises and protects important biodiversity values and applies to land within the following overlays:

- Waterway and coastal protection areas;
- Future coastal refugia areas; and
- Priority vegetation areas.

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which

have been identified as at risk from predicted sea level rise.

The *priority vegetation area overlay* is intended for native vegetation that:

- Forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
- Contains threatened flora species;
- Forms a significant habitat for a threatened fauna species;
- Has been identified as native vegetation of local importance.

The State Coastal Policy requires that areas subject to significant risk of coastal hazards be identified and managed to protect life and property. The Coastal Inundation Hazard Code deals with coastal inundation risk from current day through to 2100 taking into account anticipated sea level rise. The Coastal Erosion Hazard Code specifically deals with risk from and to the coast by erosion. Again, this code manages current day risk through to 2100 recognising increased erosion risk caused by sea level rise.

The Coastal Erosion Hazard Code, which recognises areas at risk of coastal erosion, has been applied in accordance with Guideline No. 1 and includes land within three coastal erosion hazard bands (low, medium, or high) and the coastal erosion investigation area. This overlay is available as a layer on the LIST and is titled 'Coastal Erosion Hazard Bands 20161201'.

The Coastal Inundation Hazard Code, which recognises areas at risk of Coastal Inundation, has been applied in accordance with Guideline No. 1 and includes land within the three coastal inundation hazard bands and the coastal inundation investigation area. This overlay is available as a layer on the LIST and is titled 'Coastal Inundation Hazard Bands 20161201'.

The Coastal Erosion Hazard Code and Coastal Inundation Hazard Code overlays were prepared by the Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management as part of the [Mitigating Natural Hazards through Land Use Planning Project](#).

The *State Coastal Policy* requires that areas of Aboriginal heritage significance be identified protected. Aboriginal heritage is specifically regulated under the *Aboriginal Heritage Act 1975* not under the LUPAA.

Aboriginal Heritage Tasmania is responsible for administering this regulation and for maintaining the Tasmanian Aboriginal Site Index. In some cases it will be necessary for developers to obtain a separate permit under the *Aboriginal Heritage Act 1975*, in addition to a permit.

For these reasons, the draft LPS is consistent with the *State Coastal Policy*.

2.6.2 State Policy on Water Quality Management 1997

The purpose of the *State Policy on Water Quality Management 1997* is:

“To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.” (Schedule 1 of the *State Policies and Projects Act 1993*).

“The objectives of this policy are to:

- a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
- b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
- c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
- d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and*
- e) apply the precautionary principle to Part 4 of this Policy.”*

A [‘Waterway and Coastal Protection Area Guidance Map’](#) has been prepared to provide guidance for preparing the *Waterway and Coastal Protection Area* overlay. The guidance map identifies the relevant buffer distances for the overlay based on the class of watercourse and the type of wetland. This overlay is available as a layer on the LIST.

The draft LPS applies the State mapped [waterway and coastal protection area overlay](#) through the Natural Assets Code. The prescribed buffer distances contained in the definition (and shown in the overlay map) draw from those of the Forest Practices System and trigger assessment of development that occurs within those mapped areas.

The SPPs assume compliance with this State Policy in applying the overlay map with associated assessment provisions.

Part 4 of the Policy specifies outcomes to achieve water quality objectives under the following divisions:

- Division 1 – Measures to Achieve Policy Objectives
- Division 2 – Management of Point Sources of Pollution
- Division 3 – Management of Diffuse Sources of Pollution.

Under the current Interim Planning Scheme, the Policy is implemented through the:

- The Stormwater Management Code which provides standards for discharges.
- The Acid Sulfate Soils Code which requires a performance based assessment in accordance with relevant DPIPWE Guidelines.
- The Dispersive Soils Code in relation to potential waterway contamination.

As there will not be a Stormwater Code under the TPS, Clause 6.11.2(g) of the SPPs may be able to be used to apply conditions to approved development for the management of stormwater as necessary. Other measures within the *Building Act 2016* will also need to be relied upon given there is no current consideration being given to a Stormwater Code being included in the TPS. See also: *Stormwater System Management Plan (Appendix 53)*.

Additionally, most zones incorporate provisions that require connection to reticulated services where they exist or require wastewater to be retained on-site.

For these reasons, the draft LPS is consistent with the *State Policy on Water Quality Management*.

2.6.3 State Policy on the Protection of Agricultural Land 2009

The purpose of the *State Policy on the Protection of Agricultural Land (PAL)* is:

“To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

The stated objectives are:

“To enable the sustainable development of agriculture by minimising:
(a) conflict with or interference from other land uses; and
(b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.”

The eleven principles that support the PAL Policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes.

The SPPs were examined against the principles of the PAL Policy in the development of the Rural and Agriculture Zone provisions. The requirement to apply the Rural and Agriculture Zones to land necessitates an analysis of land resources to determine which zone is most appropriate.

Guideline No.1 - Local Provisions Schedule Zone and Code Application requires that land to be included in the Agriculture Zone should be based on the land identified in the *Land Potentially Suitable for Agriculture Zone* layer published on the LIST.

The Guideline provides that in applying the Agriculture Zone, a planning authority may also have regard under AZ.1 to:

“(a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:
(i) incorporates more recent or detailed analysis or mapping;
(ii) better aligns with on-ground features; or
(iii) addresses any anomalies or inaccuracies in the ‘Land Potentially Suitable for Agriculture Zone’ layer, and...”

Further local analysis of the results of this mapping layer was undertaken for the draft LPS to determine the land that should be included in the Agriculture Zone. See further: section 2.4.5.2 regarding *Application of the Rural Zone and the Agriculture Zone* and also documentation in the Appendices (Appendices: 34, 35, 39, 40, and 45).

For these reasons, the draft LPS is consistent with the *State Policy on the Protection of Agricultural Land*.

2.6.4 National Environmental Protection Measures

The *State Policies and Projects Act 1993* provide for the application of National Environment Protection Measures (NEPMs) created under the *National Environment Protection Acts*, and which can apply to, for example:

- air quality;
- marine, estuarine, and freshwater quality;
- noise emissions;
- site contamination;
- hazardous wastes;
- re-use and recycling of used materials.

The current NEPM include the following:

- *National Environment Protection (Air Toxics) Measure*
- *National Environment Protection (Ambient Air Quality) Measure*
- *National Environment Protection (Assessment of Site Contamination) Measure*
- *National Environment Protection (Diesel Vehicle Emissions) Measure*
- *National Environment Protection (Movement of Controlled Waste between States and Territories) Measure*
- *National Environment Protection (National Pollutant Inventory) Measure*
- *National Environment Protection (Used Packaging Materials) Measure*

The SPPs are consistent with some of these measures such as those relating to water quality, noise emissions and site contamination.

2.7 LPS CRITERIA - TASMANIAN STATE POLICIES

The LUPAA enables Tasmanian Planning Policies to be created. However, there are no policies that yet apply to the draft LPS under Section 34(2)(da) and Section 34(2A) of the LUPAA.

2.8 LPS CRITERIA - SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY

2.8.1 Background

The STRLUS was declared in October 2011 and following commencement has been amended several times with the most recent amendment commencing on 19 February 2020.

2.8.2 Compliance Assessment - STRLUS

The draft LPS is, as far as practicable, consistent with relevant STRLUS policies, and therefore is in accordance with Section 34(2)(e) of the LUPAA for the reasons set out in the table below.

Table 26

5 Biodiversity and Geodiversity Policy		
Policy Reference	Policy	Comments
BNV 1	Maintain and manage the region’s biodiversity and ecosystems and their resilience to the impacts of climate change.	See sub-clauses below.
BNV 1.1	<p>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.</p> <p>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</p>	<p>Protection of land with the highest environmental values has occurred through the application of the Environmental Management Zone and the Landscape Conservation Zone.</p> <p>New urban zones to land outside of the established towns and settlements has not occurred.</p> <p>Additionally, a key consideration of the application of the Agriculture and Rural zone was the presence of native vegetation.</p>
BNV 1.2	<p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <p>a) specify the spatial area in which biodiversity values are to be recognised and protected; and</p> <p>b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</p>	<p>Biodiversity has been recognised and protected at a local level through the application of the Natural Assets Code and the following code overlays:</p> <ul style="list-style-type: none"> ● waterway and coastal protection area; ● future coastal refugia area; and ● priority vegetation area. <p>The priority vegetation area has been applied in accordance with the Regional Ecosystem Model (Appendix 34). Also Council’s NRM officer has undertaken a review of some areas that were not captured by this model but are significant had the <i>priority vegetation area overlay</i> applied. Examples of these areas include the top of Garden Island Creek and areas both within and in proximity to, the Russell Ridge Conservation area.</p> <p>In terms of an ‘avoid, minimise, mitigate hierarchy’, any impact on native vegetation within a priority vegetation area will generally require to be assessed against clause C7.6.2 of the SPP.</p>
BNV 1.3	Provide for the use of biodiversity offsets if, at the local level, it is	The Natural Assets Code provides for biodiversity offsets to be considered.

	<p>considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</p> <p>Biodiversity offsets:</p> <ol style="list-style-type: none"> a. are to be used only as a 'last resort'; b. should provide for a net conservation benefit and security of the offset in perpetuity; c. are to be based upon 'like for like' wherever possible. 	<p>(Strategic planning work is being currently undertaken on a proposed Planning Authority biodiversity offset policy).</p>
BNV 1.4	<p>Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.</p>	<p>There is potential for regional inconsistencies in how some aspects of the Natural Assets Code is applied in Southern Tasmania given the use of the REM methodology.</p> <p>Council's NRM officer has provided specific advice in relation to the draft LPS in relation to local variations in accordance with Guideline No. 1 (NAC 11 and NAC 12).</p>
BNV 1.5	<p>Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.</p>	<p>To facilitate these policy outcomes being achieved by minimising further loss of values and encouraging rehabilitation of native vegetation, Clause 6.11.2(g) of the SPPs may be able to be used to apply conditions to approved development for the management of stormwater as necessary. Other measures within the <i>Building Act 2016</i> will also need to be relied upon given there is no current consideration being given to a Stormwater Code being included in the TPS.</p> <p>See also: <i>Stormwater System Management Plan (Appendix 53)</i>.</p>
BNV 1.6	<p>Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data.</p>	<p>The draft LPS contains the future <i>coastal refugia area overlay</i> as published on the LIST, except where Guideline No. 1 requires its removal from incompatible zones and through specific advice by Council's NRM officer in accordance with NAC 4 – 6.</p>
BNV 2	<p>Protect threatened native vegetation communities, threatened flora and fauna</p>	<p>See sub-clauses below.</p>

	species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaptation to climate change for these.	
BNV 2.1	<p>Avoid the clearance of threatened native vegetation communities except:</p> <ul style="list-style-type: none"> a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and a. where the clearance will not significantly detract from the conservation of that threatened native vegetation community. 	<p>The priority vegetation area includes all areas of threatened native vegetation communities.</p> <p>Economic benefit issues may have some relevance when assessments are made of land <i>potentially suitable for agriculture</i> to the extent it is provided for as part of the methodology referred to in Appendix 39.</p> <p>The draft LPS is consistent with this policy to the extent required under the Guidelines.</p>
BNV 2.2	Minimise clearance of native vegetation communities that provide habitat for threatened species.	<p>The Regional Ecosystem Model used for preparing the <i>priority vegetation area overlay</i> of the Natural Assets Code incorporates:</p> <ul style="list-style-type: none"> ● threatened vegetation communities; ● threatened flora species; ● significant habitat for a threatened fauna species; ● potential threatened fauna habitat; ● remnant reservation; and ● relative rarity. <p>The draft LPS is consistent with this policy to the extent required under the Guidelines.</p>
BNV 2.3	Advise potential applicants of the requirements of the <i>Threatened Species Protection Act 1995</i> and their responsibilities under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> .	This is not a relevant consideration for the preparation of the draft LPS.
BNV 3	Protect the biodiversity and conservation values of the Reserve Estate.	The draft LPS contains the Reserve Estate in the Environmental Management Zone as required by Guideline No. 1 as well as the application of the <i>priority vegetation area overlay</i> .
BNV 4	Recognise the importance of non-land use planning based	This is not a relevant consideration for the preparation of the draft LPS.

	organisations and their strategies and policies in managing, protecting and enhancing natural values.	
BNV 4.1	Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.	This is not a relevant consideration for the preparation of the draft LPS.
BNV 5	Restrict the spread of declared weeds under the <i>Weed Management Act 1999</i> and assist in their removal.	Conditions can on approved development can include restrictions regarding the spread of weeds such as a requirement for wash down of vehicles entering a sensitive site.
BNV 5.1	Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds.	Clause 6.11.2(g) of the SPPs will be used to apply conditions to approved development regarding construction management and weed control during construction.
BNV 6	Geodiversity:	See sub-clauses below.
BNV 6.1	Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.	Karst areas within the municipality include: <ul style="list-style-type: none"> • Hastings • Duckhole Valley - Adamson • Lune Plains (North Lune, Mesa-Gleichenia) • Marble Hill - D'Entrecasteaux • South Cape Rivulet • Catamaran River • Roberts River (South Boomerang) • Vanishing Falls • Precipitous Bluff • Forest Hills • Lake Sydney • Cracroft • Picton River • Cook Creek (Abrotonella) • Lower Cracroft • Manuka Creek - Blakes Opening • Riveaux
BNV 6.2	Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).	The <i>Conservation of Freshwater Ecosystem Values (CFEV) Karst - Integrated Conservation Value</i> layer in <i>thelist</i> identifies several karst areas within the Huon Valley municipal area, the data

		<p>in this layer includes a classification, condition assessment and rankings of conservation value and conservation management priority from medium to very high.</p> <p>It is noted that the Natural Assets Code provides no protection for karst areas.</p> <p>Notwithstanding this is the case, the majority of the areas identified as karst in the municipal area are located within the Environmental Management zone which provides for limited development opportunity. Furthermore these sites are on land that is within a National Park and therefore are afforded additional protections through the relevant management plan such as the <i>Tasmanian Wilderness World Heritage Area Management Plan 2016</i>.</p> <p>There is one high conservation value area that is within the Hastings karst area and is zoned Rural. This area is on land owned by Forestry Tasmania; and it is understood that a Forest Practices Plan takes karst systems into consideration in this location.</p> <p>Whilst currently there is not adequate information available to apply a specific area plan that protects karst systems, the development potential and therefore risk of impacts is considered low given the ownership of the land, the limited development potential and other government agency approval requirements.</p> <p>As a project in the future the Planning Authority could work with the State government to better understand the karst values within the municipal area and apply a SAP if considered appropriate.</p>
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6 Water Resources		
WR 1	Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries.	Protecting environmental values of waterways is generally being undertaken through the application of the <i>waterway and coastal protection area overlay</i> and the Natural Assets Code. See also: <i>Stormwater System Management Plan (Appendix 53)</i>
WR 1.1	Use and development is to be undertaken in accordance with the <i>State Policy on Water Quality Management</i> .	See section 2.6 of this report for matters relating to State Policies.
WR 1.2 I	Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers.	<p>The Planning Authority needs to have an ability to apply conditions to approved development regarding erosion, stormwater volume and stormwater quality controls to minimise stormwater discharge.</p> <p>To facilitate these policy outcomes being achieved (water cycle management and water sensitive urban design principles), Clause 6.11.2(g) of the SPPs may be able to be used to apply conditions to approved development for the management of stormwater as necessary. Other measures within the <i>Building Act 2016</i> will also need to be relied upon given there is no current consideration being given to a Stormwater Code being included in the TPS.</p> <p>It is noted, the Local Government Association Tasmania and other stakeholders are in the process of preparing a <i>Tasmanian Stormwater Policy for New Developments (dated March 2021)</i>. The purpose of the policy is to provide a clear framework for stormwater conditions to be included on planning permits or approvals, and to inform development proponents of stormwater management design requirements prior to lodging a development application (DA).</p> <p>This framework is intended to provide a consistent state-wide approach to managing stormwater (under the Tasmanian Planning Scheme).</p>

		See also: <i>Stormwater System Management Plan (Appendix 53)</i> .
WR 1.3	Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.	<p>The draft LPS protects riparian areas by minimising loss of riparian native vegetation through application of the following zones and codes to relevant areas:</p> <ul style="list-style-type: none"> ● Environmental Management Zone ● Landscape Conservation Zone ● Open Space Zone ● Natural Assets Code ● Coastal Inundation Hazard Code ● Coastal Erosion Hazard Code. <p>The draft LPS is consistent with this policy to the extent required under the Guidelines.</p>
WR 1.4	Where development that includes vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.	<p>The Planning Authority needs to have an ability to apply conditions to approved development regarding vegetation clearance and/or soil disturbance.</p> <p>To facilitate these policy outcomes being achieved, Clause 6.11.2(g) of the SPPs may be able to be used to apply conditions to approved development for the management of stormwater as necessary. Other measures within the <i>Building Act 2016</i> will also need to be relied upon given there is no current consideration being given to a Stormwater Code being included in the TPS.</p> <p>It is noted, the Local Government Association Tasmania and other stakeholders are in the process of preparing a <i>Tasmanian Stormwater Policy for New Developments (dated March 2021)</i>. The purpose of the policy is to provide a clear framework for stormwater conditions to be included on planning permits or approvals, and to inform development proponents of stormwater management design requirements prior to lodging a development application (DA).</p> <p>This framework is intended to provide a consistent state-wide approach to managing stormwater (under the Tasmanian Planning Scheme).</p>

		See also: <i>Stormwater System Management Plan (Appendix 53)</i> .
WR 2	Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.	See sub-clauses below.
WR 2.1	Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes.	There are no Hydro Lakes in the Huon Valley municipal area.
WR 2.2	Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels.	Where possible, land adjacent to larger waterways is zoned to provide for tracks and trails through application of the: <ul style="list-style-type: none"> ● Environmental Management Zone ● Landscape Conservation Zone ● Open Space Zone. Passive Recreation in each of these zones is a no permit required use.
WR 2.3	Minimise clearance of native riparian vegetation.	Retention of vegetation in riparian areas is encouraged through application of the following zones and code overlays to relevant areas: <ul style="list-style-type: none"> ● Environmental Management Zone ● Landscape Conservation Zone ● Open Space Zone. ● Natural Assets Code (waterway and coastal protection area overlay) ● Coastal Inundation Hazard Code ● Coastal Erosion Hazard Code. The draft LPS is consistent with this policy to the extent required under the Guidelines.
WR 2.4	Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.	The SPPs generally allow for consideration of recreation and tourism development adjacent to waterways noting that majority of zones, including the Environmental Management and Landscape Conservation Zone allow for uses such as <i>food services, tourism operations, outdoor recreation facilities and visitor accommodation</i> . Impacts on the adjacent waterways, biodiversity and native vegetation will be managed through the application of the appropriate zones and codes.

WR 3	Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision.	See sub-clauses below.
WR 3.1	Reduce barriers in the planning system for the use of rainwater tanks in residential areas.	The SPPs provides some exemptions for rainwater tanks unless the Local Historic Heritage Code applies and requires a permit for the use or development.

7 The Coast		
C 1	Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.	See sub-clauses below.
C 1.1	Use and development is to avoid or minimise clearance of coastal native vegetation.	<p>Clearance of coastal native vegetation is minimised through application of the following zones and code overlays to relevant areas:</p> <ul style="list-style-type: none"> ● Environmental Management Zone ● Landscape Conservation Zone ● Open Space Zone. ● Natural Assets Code (future coastal refugia area, waterway and coastal protection area overlay) ● Coastal Inundation Hazard Code ● Coastal Erosion Hazard Code. <p>The draft LPS is consistent with this policy to the extent required under the Guidelines.</p>
C 1.2	Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.	<p>The draft LPS provides for compact urban settlements within existing settlement boundaries to minimise the encroachment of urban land into natural landscapes.</p> <p>The <i>Huon Valley Land Use and Development Strategy</i>, <i>Huonville-Ranelagh Structure Plan</i> (Appendix 21) and the <i>Huonville – Ranelagh Master Plan</i> have been taken into account in relation to the preparation of the draft LPS in this regard.</p> <p>Background strategies and plans taken into account that relate to this policy issue included:</p> <ul style="list-style-type: none"> ● <i>Town Structure Plans for Townships (TBA Planners & Others), 1997</i> (Appendix 4); ● <i>Franklin Township Plan - Inspiring Place, 2003</i> (Appendix 9); ● <i>Cygnets Township Plan, 2010 (Inspiring Place)</i> (Appendix 16); ● <i>Background Reports to the STRULS, 2010-2035</i> (Appendix 22); ● <i>Heritage Park Geeveston Site Development Plan</i> (Appendix 32); and ● <i>Climate Change Strategy</i> (Appendix 58).

C 1.3	Prevent development on coastal mudflats, unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996.	<p>The draft LPS prevents inappropriate development and use through the application of the following zones and code overlays to relevant areas:</p> <ul style="list-style-type: none"> ● Environmental Management Zone ● Landscape Conservation Zone ● Open Space Zone. ● Natural Assets Code <ul style="list-style-type: none"> - waterway and coastal protection area - future coastal refugia area - priority vegetation area ● Coastal Inundation Hazard Code ● Coastal Erosion Hazard Code. <p>The draft LPS is consistent with this policy to the extent required under the Guidelines.</p>
C 1.4	Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless: <p>a. The land is utilised for rural resource purposes; or</p> <p>b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.</p>	The following zones are proposed in the draft LPS for application to undeveloped land coastal areas within the municipal area: Environmental Management, Recreation, Open Space, Landscape Conservation, Rural or Agriculture Zone unless the land is within an existing settlement boundary.
C 2	Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession.	<p>See sub-clauses below.</p> <p>See also Council's <i>Climate Change Strategy, Appendix 58</i>.</p>
C 2.1	Include provisions in the planning scheme relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.	<p>The draft LPS is responsive to the effects of climate change through the inclusion of the:</p> <ul style="list-style-type: none"> ● Natural Assets Code <ul style="list-style-type: none"> - waterway and coastal protection area - future coastal refugia area - priority vegetation area. ● Coastal Inundation Hazard Code ● Coastal Erosion Hazard Code. <p>See also Council's <i>Climate Change Strategy, Appendix 58</i>.</p> <p>The draft LPS is consistent with this policy.</p>
C 2.2	Growth is to be located in areas that avoid exacerbating current	The draft LPS is responsive to the effects of coastal hazards through the inclusion of

	<p>risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.</p>	<p>codes which manage development within existing settlements including the:</p> <ul style="list-style-type: none"> ● Natural Assets Code; ● Coastal Inundation Hazard Code; and ● Coastal Erosion Hazard Code. <p>The municipal area is outside the Urban Growth Boundary for metropolitan area of Greater Hobart.</p>
C 2.3	<p>Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.</p>	<p>The <i>future coastal refugia area overlay</i> of the Natural Assets Code is used in the draft LPS to implement this policy.</p> <p>The draft LPS is consistent with this policy.</p>

8 Managing Risks And Hazards		
MRH 1	Minimise the risk of loss of life and property from bushfires.	See sub-clauses below.
MRH 1.1	Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	<p>The draft LPS recognises areas at potentially risk from bushfire through the Bushfire-Prone Areas Code.</p> <p>The draft LPS applies the <i>bushfire prone area overlay</i> prepared by the Tasmanian Fire Service (TFS) that identifies land at risk from bushfire.</p> <p>The draft LPS is consistent with this policy.</p> <p>See further: <i>Bushfire-prone Areas Mapping-Planning Report-Huon Valley LGA-TFS (Appendix 38)</i>.</p>
MRH 1.2	Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire hazard.	See MRH 1.1.
MRH 1.3	Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.	See MRH 1.1.
MRH 1.4	Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.	See MRH 1.1.
MRH 1.5	Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in	See MRH 1.1.

	accordance with the policies on biodiversity and native vegetation.	
MRH 1.6	Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.	This is not a relevant consideration for the preparation of the draft LPS.
MRH 2	Minimise the risk of loss of life and property from flooding.	See sub-clauses below.
MRH 2.1	Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.	<p>The draft LPS is consistent with this policy. The zoning of land at risk from coastal inundation hazards and coastal erosion hazards and rising sea levels will be avoided under the TFS.</p> <p>Assessment of development applications will, as currently the case, take into account areas that are potentially at risk from rising sea levels through the application of relevant Codes such as the Coastal Inundation Hazard and Coastal Erosion hazard Codes.</p> <p>Flood prone hazard assessment analysis undertaken by Entura, (Hydro Tasmania) for the Council/Planning Authority has been included in the following reports to increase awareness of potential flood impacts:</p> <ul style="list-style-type: none"> • Appendix 36: Huon Valley Flood Resilience 2017 • Appendix 43: Kermadie River Flood Study 2018 • Appendix 44: Mountain River Flood Study 2018 • Appendix 46: Skinners Creek Flood Study 2018 <p>A report was also completed by the Bureau of Meteorology in 2016: Report on the Major flooding in Huonville, July 2016. (Appendix 31)</p>
MRH 2.2	Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.	See comment in MRH 2.1.
MRH 3	Protect life and property from possible effects of land instability.	See sub-clauses below.
MRH 3.1	Prevent further development in declared landslip zones.	The draft LPS has taken into account areas at risk from land instability and regulates use and development

		accordingly through the application of the Landslip Hazard Code and overlay.
MRH 3.2	Require the design and layout of development to be responsive to the underlying risk of land instability.	The draft LPS adopts the landslip hazard area mapping provided on the LIST. The draft LPS is consistent with this policy.
MRH 3.3	Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.	See MRH 3.2. The draft LPS is consistent with this policy.
MRH 4	Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.	See sub-clauses below.
MRH 4.1	Include provisions in the planning scheme requiring the consideration of site contamination issues.	The draft LPS is consistent with this policy by applying the Potentially Contaminated Land Code provisions. The draft LPS does not include an overlay for this Code.
MRH 5	Respond to the risk of soil erosion and dispersive and acid sulfate soils.	See sub-clauses above and below.
MRH 5.1	Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.	<p>Conditions will be applied to approved development in areas subject to dispersive soils or acid sulphate soils in the municipal area.</p> <p>Proposed SAPs In the former version of the draft LPS (Appendix 59 and 60) the following SAPs were proposed.</p> <ul style="list-style-type: none"> • Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan; • Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan. <p>The draft Notice (Appendix 64) required the deletion of these proposed SAPs for the reasons set out in the draft Notice. During the next stage of the LPS implementation process (exhibition period) consideration will be given for a representation be submitted for these proposed SAPs to be considered again for inclusion in the LPS.</p> <p>Therefore, notwithstanding the intent of MRH 5.1 and 5.2, the draft Notice required the above 2 proposed SAPs included with the version of the draft LPS</p>

		considered by the Planning Authority in May 2021 to be deleted from the current draft LPS.
MRH 5.2	Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.	See MRH 5.1.

9 Cultural Values		
CV 1	Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	See sub-clauses below.
CV 1.1	Support the completion of the review of the <i>Aboriginal Relics Act 1975</i> including the assimilation of new Aboriginal heritage legislation with the RMPS.	Not a relevant consideration to the preparation of the LPS.
CV 1.2	Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.	Not a relevant consideration to the preparation of the LPS.
CV 1.3	Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	<p>Aboriginal heritage values are not considered in the TPS, SPPs or draft LPS. Rather, they are managed through the <i>Aboriginal Heritage Act 1975</i>.</p> <p>The <i>Aboriginal Heritage Act 1975</i> is administered by the Department of Primary Industries, Parks, Water and Environment. It is the primary legislation for the protection of Aboriginal cultural heritage in Tasmania.</p> <p>The draft LPS will not affect to operation of the <i>Aboriginal Heritage Act 1975</i>.</p>
CV 1.4	Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.	No modelling of Aboriginal heritage values has been undertaken for the TPS, SPP or draft LPS for the reasons in CV 1.3.
CV 2	Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	See sub-clauses below.

CV 2.1	Support the completion of the review of the <i>Historic Cultural Heritage Act 1995</i> .	Not a relevant consideration to the preparation of the draft LPS.
CV 2.2	<p>Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</p> <ol style="list-style-type: none"> a. places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council. b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council. c. places of national or international significance are listed through national mechanisms as determined by the Australian Government. 	<p>The draft LPS provides for places of local historic heritage significance through their inclusion in the draft LPS Local Heritage Places Table.</p> <p>Further strategic planning work to identify new local heritage place listings within the Huon Valley municipal area will be ongoing. The methodology set out in <u>Appendix 49, Local Heritage Review, Methodology for Statements of Significance</u> can be applied for this purpose to undertake further heritage reviews within the Huon Valley to identify locally significant heritage place places, precincts and significant trees.</p> <p>Planning scheme amendments to list locally significant places, precincts and significant trees will be proposed once the appropriate research has been undertaken.</p> <p>The draft LPS is consistent with this policy.</p>
CV 2.3	<p>Provide for a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance:</p> <ol style="list-style-type: none"> a. Heritage places of local significance: by the local Council acting as a Planning Authority. b. Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two. 	<p>Assessment of heritage places with local significance will continue to be undertaken by the Planning Authority under the draft LPS and completed LPS.</p>

CV 2.4	Recognise and list heritage precincts within the Local Historic Heritage Code and spatially define them by associated overlays.	<p>The draft LPS does not include any heritage precincts.</p> <p>The draft LPS provides for places of local historic heritage significance through their inclusion in the draft LPS Local Heritage Places Table.</p> <p>Further strategic planning work to identify new local heritage place listings within the Huon Valley municipal area will be ongoing. The methodology set out in <u>Appendix 49, Local Heritage Review, Methodology for Statements of Significance</u> can be applied for this purpose to undertake further heritage reviews within the Huon Valley to identify locally significant heritage place places, precincts and significant trees.</p> <p>Planning scheme amendments to list locally significant places, precincts and significant trees will be proposed once the appropriate research has been undertaken.</p> <p>The draft LPS is consistent with this policy.</p>
CV 2.5	Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning scheme drafted to be consistent with relevant principles therein.	<p>This is relevant to the SPPs which provide the criteria to evaluate works to heritage places. The proposed Local Historic Heritage Code retains all existing Local Heritage Places.</p> <p>Statements of Significance have been prepared for the existing Local Heritage Places in accordance with the <i>Local Heritage Review, Methodology for Statements of Significance</i>, and are proposed for inclusion in the draft LPS. This methodology is based upon the Burra Charter, and the HERCON Criteria (National Heritage Convention, 1998).</p> <p>See further: <u>Appendix 49</u>. The draft LPS is consistent with this policy.</p>

CV 2.6	<p>Standardise statutory heritage management.</p> <ol style="list-style-type: none"> a. Listings in the planning scheme should be based on a common inventory template, (recognising that not all listings will include all details due to knowledge gaps). b. The Local Historic Heritage Code provisions in the planning scheme should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control. 	<p>The proposed Local Historic Heritage Code retains all existing Local Heritage Places.</p> <p>Statements of Significance have been prepared for the existing Local Heritage Places in accordance with the <i>Local Heritage Review, Methodology for Statements of Significance</i>, and are proposed for inclusion in the draft LPS.</p> <p>See further: Appendix 49.</p>
CV 2.7	<p>Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.</p>	<p>Clause 7.4.1 of the SPPs provides for: <i>an application for a use of a site listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary</i>.</p>
CV 3	<p>Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.</p>	<p>Further strategic planning work to identify new local heritage place listings within the Huon Valley municipal area will be ongoing. The methodology set out in Appendix 49, Local Heritage Review, Methodology for Statements of Significance can be applied for this purpose to undertake further heritage reviews within the Huon Valley municipal area to identify locally significant heritage place places, precincts and significant trees.</p> <p>This methodology includes community consultation as part of the process.</p> <p>The heritage tables in the draft LPS transition from Interim Planning Scheme. Any future amendments will be open to public comment through the planning scheme amendment process.</p> <p>The draft LPS is consistent with this policy.</p>
CV 3.1	<p>Heritage Studies or Inventories should be open to public comment</p>	<p>Further strategic planning work to identify new local heritage place listings within the</p>

	and consultation prior to their finalisation.	<p>Huon Valley municipal area will be ongoing. The methodology set out in <u>Appendix 49, Local Heritage Review, Methodology for Statements of Significance</u> can be applied for this purpose to undertake further heritage reviews within the Huon Valley municipal area to identify locally significant heritage place places, precincts and significant trees.</p> <p>This methodology includes community consultation as part of the process.</p>
CV 4	Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values.	See sub-clauses below.
CV 4.1	State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.	<p>A methodology to adopt or use in relation to the preparation of a revised <i>scenic areas overlay</i> for the Scenic Protection Code is set out in <i>Guidelines for Scenic Values Assessment Methodology</i> (<u>Appendix 41</u>).</p> <p>These guidelines are available to use for preparing Scenic Values and Management Objectives for Table C8.1 of the draft LPS to identify and classify new scenic areas and scenic corridors in the municipal area. Also this methodology can be applied to reassess existing scenic areas and scenic corridors in accordance with the methodology provided in Appendix 41.</p> <p>The draft LPS is consistent with this policy.</p>
CV 4.2	The key values of regionally significant landscapes are not to be significantly compromised by new development through appropriate provisions within the planning scheme.	<p>Significant landscapes such as key skylines and ridgelines are protected by the application of the Environmental Management Zone, Landscape Conservation Zone, Scenic Protection Code and the application of the <i>scenic protection areas overlay</i> and <i>scenic road corridors overlay</i>.</p> <p>It is noted that the current <i>scenic landscapes overlay</i> and <i>scenic road corridors overlay</i> correlate to the draft LPS. Further strategic planning work to</p>

		<p>identify new areas requiring protection under the Scenic Protection Code will be ongoing which will require an amendment to the LPS for the inclusion of new areas after they are identified.</p> <p>The draft LPS is consistent with this policy.</p>
CV 4.3	Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in the planning scheme.	The Huon Valley municipal area is located outside of the Greater Hobart area.
CV 5	Recognise and manage archaeological values throughout the region to preserve their key values.	See sub-clauses above and below.
CV 5.1	Known sites of archaeological potential to be considered for listing as places of either local or state significance within the Local Historic Heritage Code or on the State Heritage Register respectively, as appropriate.	<p>The draft LPS does not list any places of archaeological potential.</p> <p>Any broader consideration of identifying places of archaeological potential would require expert advice to be provided to the Planning Authority for consideration which has not been sought as part of the preparation of the draft LPS. The methodology for the identification of sites with archaeological potential is included in <u>Appendix 49</u> (Gray Planning Methodology) and would be subject to further strategic planning work being undertaken.</p>
CV 5.2	Development that includes soil disturbance within an area of archaeological potential is to be undertaken in accordance with archaeological management plans to avoid values being lost, or provide for the values to be recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.	See response to CV 5.1.

10 Recreation and Open Space		
ROS 1	Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy.	See sub-clauses below.
ROS 1.1	Adopt an open space hierarchy consistent with the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> , as follows; a. Local b. District c. Sub-regional d. Regional e. State f. National	In 2018 the Planning Authority approved its <i>Huon Valley Health and Wellbeing Strategy</i> that includes provision for links between townships, supports shared amenity suitable for all users and considers community health and wellbeing (Appendix 42). Also relevant is the <i>Huon Valley Recreation Plan 2020</i> endorsed by Council on 26 August 2020 (Appendix 56). The draft LPS includes land zoned Recreation and Open Space to accommodate active sporting facilities and passive recreation respectively. Local Area Objectives for these zones are included in the draft LPS based on the recommendations in the <i>Huonville-Ranelagh Master Plan</i> (Appendix 51). The draft LPS is consistent with this policy.
ROS 1.2	Adopt an open space classification system consistent with the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> , as follows; a. Parks; b. Outdoor Sports Venues; c. Landscape and Amenity; d. Linear and Linkage; e. Foreshore and waterway; f. Conservation and Heritage; g. Utilities and Services; and h. Proposed Open Space.	See response to ROS 1.1 above.
ROS 1.3	Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy	This is a regional matter beyond the scope of the LPS.

	within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.4	Undertake local open space planning projects through processes consistent with those outlined in the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> (<u>Appendix 20</u>).	See response ROS 1.1 above.
ROS 1.5	Provide for residential areas, open spaces and other community destinations that are well connected with a network of high-quality walking and cycling routes	The draft LPS applies relevant standards in the SPPs for this policy outcome. Therefore, where for example, in the General Residential Zone, new subdivisions are proposed, the standards require new roads to be arranged and constructed within the subdivision such that appropriate levels of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists are provided. The draft LPS is therefore consistent with this policy.
ROS 1.6	Subdivision and development is to have regard to the principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.	See response to ROS 1.5.
ROS 2	Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.	This is a regional matter beyond the scope of the LPS.
ROS 2.1	Avoid unnecessary duplication of recreational facilities across the region.	This is a regional matter beyond the scope of the LPS.

11 Social Infrastructure		
SI 1	Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.	See sub-clauses below.
SI 1.1	Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions, its ongoing function and redevelopment in its current location.	Not applicable.
SI 1.2	Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.	Land for social infrastructure is zoned in accordance with demand and in accordance with strategic documents such as the <i>Huonville – Ranelagh Master Plan</i> .
SI 1.3	Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.	<p>Sporting facilities are zoned Recreation and schools, and other services are generally located in the Community Purpose Zone.</p> <p>In some instances, where the zone is appropriate for the nature and scale of the intended use, community facilities are zoned the same as the surrounding zone including in the General Business, Local Business and Village Zones.</p>
SI 1.4	Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.	<p>The draft LPS recognises and protects key sites for community facilities by applying the Community Purpose Zone.</p> <p>Within Huonville, State and Local Government services such as The LINC and Council Chambers are zoned Community Purpose, as are the Huonville Primary and High School. Noting that some social infrastructure, such as the childcare centre and medical centre are zoned Village, and other services zoned General Business. The use of the Village and General Business zone are not considered to affect the protection of those uses.</p> <p>The draft LPS is consistent with this policy.</p>
SI 1.5	Provide multi-purpose, flexible and adaptable social	This can be provided through the LPS zones in the appropriate areas, noting that

	infrastructure that can respond to changing and emerging community needs over time.	the use of zones such as the Village and General Business zones provide for greater flexibility in terms of use and meeting community needs.
SI 1.6	Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.	The draft LPS applies the Community Purpose Zone to provide a small hub which includes Council Chambers and Council offices, State Government services such as the DHHS Huon Valley Health and Community Centre, The LINC including the Library, Magistrates Court, Service Tasmania and Centrelink, and the Police Department.
SI 1.7	Provide flexibility in the planning scheme for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.	Aged care facilities are a residential use and can be considered in most zones. Huon Eldercare in Franklin is zoned Community Purpose in the draft LPS.
SI 1.8	Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning scheme.	The SPPs provide flexibility within the residential zones for a variety of housing types including ancillary dwellings, as well as the development of aged care and nursing homes. The draft LPS is consistent with this policy.
SI 1.9	Provide for the inclusion of Crime Prevention through Environmental Design principles in the planning scheme.	Crime prevention is provided for in the SPPs.
SI 1.10	Recognise the role of the building approvals processes in providing access for people with disabilities.	Not applicable.
SI 2	Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.	<p>The SPPs provides a framework that enables social and affordable housing to be provided.</p> <p>The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into areas without good public transport accessibility, or in proximity to employment, education and other community services.</p> <p>Similarly, the application of the Agriculture and Rural zone surrounding these settlements, together with the Rural Living zones are generally maintaining their</p>

		existing boundaries and existing density of development and will therefore further restrict urban expansion. Residential growth will be provided through a combination of subdivision of larger titles within existing urban growth boundaries and infill development.
SI 2.1	Provide flexibility in the planning scheme for a variety of housing types (including alternative housing models) in residential areas.	The SPPs provide flexibility for a range of housing types in residential zones including a permitted pathway for multiple dwellings, and assisted housing in the General Residential Zone.
SI 2.2	The planning scheme is not to prevent the establishment of social housing in residential areas.	See response to SI 2.1.

12 Physical Infrastructure		
PI 1	Maximise the efficiency of existing physical infrastructure.	See responses below.
PI 1.1	Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.	<p>The Huon Valley municipal area is located outside of Greater Hobart.</p> <p>The draft LPS provides for compact urban settlements to utilise areas with existing infrastructure. Urban growth will be provided through a combination of subdivision of larger titles and infill development within existing urban growth boundaries.</p> <p>The General Residential Zone in the (SPPs) provides for a range of housing solutions, as well as increased densification, within existing urban areas which are in proximity to the larger activity centres.</p>
PI 1.2	Provide for small residential scale energy generation facilities in the planning scheme.	Small scale solar and wind energy facilities are provided for in SPPs exemptions at Clause 4.0 – Table 4.5 (renewable energy exemptions).
PI 2	Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.	The policy outcome is achieved by the draft LPS recognising and protecting major utilities through the application of the Utilities Zone.
PI 2.1	Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.	<p>The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into areas without sufficient infrastructure, in proximity to the larger activity centres.</p> <p>The policy outcome is achieved through the draft LPS by urban and residential growth capacity provided through a combination of subdivision of larger titles and infill development within the existing urban growth boundaries.</p>
PI 2.2	Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.	Not applicable.

PI 2.3	Identify, protect and manage existing and future infrastructure corridors and sites.	<p>The draft LPS protects the function and safety of transport infrastructure through the application of the Road and Railway Assets Code.</p> <p>Land is identified and protected for future major roads from inappropriate or premature development by applying the Utilities Zone, Road and Railway Assets Code and Future Road Corridor PPZ. The Channel Highway is zoned Utilities in the draft LPS.</p> <p>It has been recommended in the <i>Huonville- Ranelagh Master Plan</i> that a transport management study be undertaken to investigate the existing transport network in Huonville and this study would include a review of the Future Road Corridor PPZ.</p>
PI 2.4	Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.	<p>The STRLUS data is based on 2006 Census data and in that respect is out of date. There have been significant changes socially and economically, in supply and demand for land in Southern Tasmania since 2006.</p> <p>The <i>Huonville – Ranelagh Master Plan</i> and <i>Cygnets Residential Demand and Supply Analysis (SGS)</i> (Appendix 57) considers more recent growth and recommends actions and advice in accordance with future demographic and other projections which has been considered in the preparation of the LPS.</p>
PI 2.5	Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy.	Not applicable.
PI 2.6	Recognise and protect electricity generation and major transmission assets within the planning scheme to provide for continued electricity supply.	The draft LPS includes provision for the protection of transmission infrastructure through the Utilities Zone and Electricity Transmission Infrastructure Protection Code.

13 Land Use and Transport Integration		
LUTI 1	Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.	See sub-clauses below.
LUTI 1.1	Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.	<p>The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into areas without sufficient infrastructure, in proximity to the larger activity centres.</p> <p>Urban and residential growth will be provided through a combination of subdivision of larger titles and infill development within the existing urban growth boundaries set out in the <i>Huon Valley Land Use and Development Strategy</i> and the <i>Huonville – Ranelagh Master Plan</i>.</p>
LUTI 1.2	Allow higher density residential and mixed use developments within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.	<p>The Huon Valley does not contain any integrated transit corridors.</p> <p>The draft LPS applies the Village zone within proximity to Huonville which is located on a regional transport corridor and is a Rural Services Centre according to the Activity Centre Network.</p>
LUTI 1.3	Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.	<p>The General Business Zone provides for residential above ground floor development with the Village zone allowing for Residential as a permitted use.</p> <p>The draft LPS applies the General Business Zone in Huonville which is a Rural Services Centre and the Village zone in multiple locations including Huonville, Cygnet, Franklin, Geeveston and Port Huon.</p>
LUTI 1.4	Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met	<p>The draft LPS provides for compact urban settlements in proximity to the larger activity centres.</p> <p>The General Residential and Village Zones allow for a higher dwelling density within the Rural Services Centre of</p>

		<p>Huonville, and other key settlements including Cygnet, Dover, Franklin, Geeveston, Port Huon and Ranelagh.</p> <p>Urban growth will be provided through a combination of subdivision of larger titles and infill development within the existing urban growth boundaries set out in the <i>Huon Valley Land Use and Development Strategy</i> and the <i>Huonville – Ranelagh Master Plan</i>.</p>
LUTI 1.5	Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.	The major trip generating activities occur within the General Business Zone which is concentrated around the Rural Services Centre of Huonville.
LUTI 1.6	Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.	<p>Provided for in SPPs.</p> <p>Future road connections are identified and protected from inappropriate or premature development, by applying the Utilities Zone, Road and Railway Assets Code and/or Future Road Corridor PPZ.</p>
LUTI 1.7	Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 & 4.	Major transport corridors are identified and protected by applying the Utilities Zone, Road and Railway Assets Code and/or Future Road Corridor PPZ in the draft LPS.
LUTI 1.8	Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.	<p>Buffer distances are provided for in the SPPs through the 50m attenuation area specified as an alternative to the Road and Railway Codes attenuation area overlay.</p> <p>A future major road overlay must be applied to land intended for such purposes. However, an overlay has not been applied to the land identified in the Future Road Corridor PPZ in Huonville, as it has been recommended in the <i>Huonville-Ranelagh Master Plan</i> that a transport management study be undertaken to investigate the existing transport network in Huonville and this study would include a review of the Future Road Corridor PPZ.</p>
LUTI 1.9	Car parking requirements in the planning scheme and provision of public car parking is to be	The General Business Zone provides for long term car parking, this potentially supports use of public transport for travel

	consistent with achieving increased usage of public transport.	from the Rural Services Centre of Huonville to the Primary Activity Centre of Hobart.
LUTI 1.10	Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.	Not applicable to the Huon Valley municipal area.
LUTI 1.11	Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.	This is addressed in the SPPs.
LUTI 1.12	Encourage end-of-trip facilities in employment generating developments that support active transport modes.	Not provided for in SPPs.

14 Tourism		
T 1	Provide for innovative and sustainable tourism for the region	See sub-clauses below.
T 1.1	Protect and enhance authentic and distinctive local features and landscapes throughout the region.	<p>The draft LPS retains existing scenic road corridors and scenic protection areas, as set out in the Interim Planning Scheme. The Description, Scenic Value, and Management Objectives have been provided as required.</p> <p>The current <i>scenic landscapes overlay</i> and <i>scenic road corridors overlay</i> correlate to the draft LPS. Further strategic planning work to identify new areas requiring protection under the Scenic Protection Code will be ongoing which will require an amendment to the LPS for the inclusion of new areas after they are identified. Therefore, additional listings may be proposed as planning scheme amendments in the future.</p> <p>The methodology in <u>Appendix 41</u> can be used to propose new scenic road corridors and scenic protection areas further Descriptions, Scenic Values, and Management Objectives.</p> <p>Local features and landscapes are also protected through application of the Landscape and Conservation, and Environmental Management Zones in the draft LPS.</p> <p>Existing Local Heritage Places are proposed for inclusion in the draft LPS Local Historic Heritage Code with Statements of Significance.</p> <p>The draft LPS is consistent with this policy.</p>
T 1.2	Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.	See response to T 1.1.
T 1.3	Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.	Provided for in the SPPs.

T 1.4	Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.	Provided for in the SPPs.
T 1.5	Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.	Provided for in the SPPs.
T 1.6	Recognise that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.	A SAP, PPZ or SSQ may be included via a planning scheme amendment, should this be required.
T 1.7	Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (Section 40T application).	Not applicable.

15 Strategic Economic Opportunities

SEO 1	Support and protect strategic economic opportunities for Southern Tasmania.	See sub-clauses below.
SEO 1.1	Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions: a. Hobart Port (including Macquarie and Princes Wharves); b. Macquarie Point rail yards; and c. Princes of Wales Bay marine industry precinct.	Not applicable.
SEO 1.2	Include place specific provisions for the Sullivans Cove area in the planning scheme.	Not applicable.

16 Productive Resources		
PR 1	Support agricultural production on land identified as significant for agricultural use by affording it the highest level of protection from fettering or conversion to non-agricultural uses.	See sub-clauses below.
PR 1.1	Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region.	The draft LPS applies the Agriculture Zone in accordance with Guideline No. 1.
PR 1.2	Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict.	Provided for in the SPPs Rural Living, Rural, Agriculture, Landscape Conservation, Environmental Management and Future Urban zones.
PR 1.3	Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.	Provided for in the SPPs.
PR 1.4	Prevent further land fragmentation in the Agriculture Zone by restricting subdivision unless necessary to facilitate the use of the land for agriculture.	Provided for in the SPPs.
PR 1.5	Minimise the use of prime agricultural land for plantation forestry.	<p>The SPPs provides a discretionary pathway for plantation forestry on prime agricultural land.</p> <p>There is only a small area of prime agricultural land (land capability 1, 2 or 3) identified on the LIST map layer 'Land Capability' in the Grove area of the Huon Valley municipal area. Most of this land is proposed to be zoned Agriculture.</p> <p>The Rural zone has been applied to existing forestry land.</p>
PR 2	Manage and protect the value of non-significant agricultural land in a manner that recognises the	See sub-clauses below.

	potential and characteristics of the land.	
PR 2.1	Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.	No rezoning of agricultural land to residential land is proposed in the draft LPS.
PR 2.2	Support opportunities for downstream processing of agricultural products in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.	Provided for in the SPPs. Resource processing is allowable in a number of zones including the Agriculture and Rural Zones.
PR 2.3	Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.	Provided for in the SPPs. Food services and Visitor accommodation is potentially allowable in several zones including the Agriculture and Rural Zones.
PR 2.4	The introduction of sensitive uses not related to agricultural use, such as dwellings, are only to be allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.	Provided for in the SPPs.
PR 3	Support and protect regionally significant extractive industries.	See sub-clauses below.
PR 3.1	Existing regionally significant extractive industry sites are to be appropriately zoned, such as the Rural Zone, and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.	The Rural Zone has been applied to existing mining leases. The SPPs provide for an Attenuation Area overlay as a variation to the generic attenuation distances. However, this overlay has not been applied to extractive industry sites in the draft LPS, so the standard attenuation distances in the Attenuation Code will apply.
PR 4	Support the aquaculture industry.	See sub-clauses below.
PR 4.1	Provide appropriately zoned land on the coast in strategic locations, and in accordance with The Coast Regional Polices, for shore based	The Rural Zone has been applied to existing land used for Resource Processing associated with aquaculture.

	aquaculture facilities necessary to support marine farming.	The draft LPS applies the Rural and General Industrial zones for land associated with aquaculture.
PR 4.2	Identify key marine farming areas to assist in reducing potential land use conflicts from an increasingly industrialised industry.	The draft LPS applies the Rural and General Industrial zones for land associated with aquaculture.
PR 5	Support the forest industry.	See sub-clauses below.
PR 5.1	Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone.	The draft LPS applies the Rural Zone to existing forestry land in accordance with <i>Guideline No. 1</i> .
PR 5.2	Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.	The Forest Practices System is triggered regardless of the content of the LPS. It is noted that the priority vegetation area overlay is included in the draft LPS and may duplicate parts of the Forest Practices System if it applies to that land.
PR 5.3	Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.	This is considered in the SPPs.

17 Industrial Activity		
IA 1	Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.	<p>The draft LPS applies the Light Industrial Zone to land located in Huonville, Cygnet, Dover and Geeveston, much of which is vacant.</p> <p>The draft LPS applies the General Industrial Zone over several sites with an existing industrial use.</p> <p>The application of the General Industrial and Light Industrial zone is consistent with the <i>Southern Tasmania Industrial Land Strategy 2013</i> in terms of both location and supply. See further Appendix 23 and 27.</p>
IA 1.1	Industrial land is to be relatively flat and enable easy access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications.	The draft LPS applies the Light Industrial Zone to land located in Huonville, Cygnet, Dover and Geeveston, much of which is relatively flat with potential for access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications.
IA 1.2	Locate new industrial areas away from sensitive land uses such as residentially zoned land.	<p>There are no new industrial areas proposed in the draft LPS.</p> <p>There is no new residentially zoned land proposed in proximity to existing industrial areas in the draft LPS.</p>
IA 1.3	Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	<p>The <i>Southern Tasmania Industrial Land Strategy 2013</i> identified a shortfall of industrial zoned land in Huonville. This was resolved with the rezoning of approximately 13 ha of land at 199 Glen Road, Huonville, to meet future needs.</p> <p>The <i>Huonville-Ranelagh Master Plan</i> estimated that there was at the time of the report 2,241 m² of fully serviced land, and 109,256 m² of partially serviced land zoned Light Industrial in Huonville. It is noted that not all of this land has been subdivided or may ultimately be subdivided.</p>
IA 1.4	Provide a 15-year supply of industrial land, zoned for industrial purposes within the planning scheme – in accordance with the	See response to IA 1.3.

	recommendations within the Southern Tasmania Industrial Land Strategy 2013.	
IA 1.5	Aim to provide a minimum 5-year supply of subdivided and fully serviced industrial land.	See response to IA 1.3.
IA 1.6	Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.	There is no back zoning of Light or General Industrial zoned land proposed in the draft LPS. The application of the General Industrial and Light Industrial zone is consistent with the <i>Southern Tasmania Industrial Land Strategy 2013</i> in terms of both location and supply.
IA 2	Protect and manage existing strategically located export orientated industries.	See sub-clauses below.
IA 2.1	Identify significant industrial sites through zoning and avoid other industrial uses not related to its existing function from diminishing its strategic importance.	A particular purpose zone has been used, for the Southwood Integrated Timber Processing Site, in order to avoid other industrial uses not related to Southwood's existing function from diminishing its strategic importance. Whale Point has been zoned General Industrial. However, it is noted that the SPPs potentially allows a variety of industrial uses within this zone. Accordingly, this site has an existing SSQ (modified by the draft Notice: Appendix 64) which is included in the draft LPS for <i>resource development</i> for aquaculture or a marine farming shore facility, a discretionary use class.
IA 3	Industrial development is to occur in a manner that minimises regional environmental impacts and protects environmental values.	See sub-clauses below.
IA 3.1	Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.	The draft LPS does not include any new industrial zones. Environmental values and the potential environmental impacts of future industrial use will be assessed through the SPPs.

18 Activity Centres		
AC 1	Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.	See sub-clauses below.
AC 1.1	Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.	<p>Huonville is identified as a Rural Services Centre in the STRLUS.</p> <p>A mix of appropriate zoning is applied in the draft LPS in order to achieve this policy.</p> <p>See further: <i>Background Reports to the STRULS, 2010-2035 (Appendix 22)</i></p>
AC 1.2	Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.	<p>The General Business Zone is applied to Huonville in the draft LPS.</p> <p>The draft LPS applies the Local Business Zone to townships (lower order Activity Centres) throughout the Huon Valley municipal area.</p>
AC 1.3	Discourage out-of-centre development by only providing for in-centre development within the planning scheme.	The draft LPS does not include out-of-centre commercial development, other than a range of goods and services to meet local daily and weekly needs.
AC 1.4	Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.	The draft LPS applies the Local Business Zone to townships including Cygnet, Dover, and Geeveston.
AC 1.5	Encourage high quality urban design and pedestrian amenity through the respective development standards.	The draft LPS provides for compact urban settlements to minimise urban sprawl. Compact settlements improve the demand, efficiency and viability of providing walking and cycling tracks within a settlement.

		The SPPs include design standards in the General Business Zone (cl 15.4.3) and the local Business Zone (cl 14.4.3).
AC 1.6	Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.	The draft LPS applies zones to encourage a mix of uses within the Rural Services Centre of Huonville including business, commercial, community purpose and residential uses. Similarly, the application of the Village and Local Business zones in lower order activity centres also encourages their multifunctionality.
AC 1.7	Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.	<p>The SPPs Parking and Sustainable Transport Code allows for 'parking precinct plans' and 'pedestrian priority streets' within the LPS. However, neither of these have been utilised in the draft LPS.</p> <p>The <i>Huonville - Ranelagh Master Plan</i> recommends that a transport management study be undertaken to investigate the existing transport network in Huonville which may recommend the inclusion of parking precinct plans and/or priority streets, at which stage a scheme amendment will be applied for.</p>
AC 1.8	Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.	<p>The SPPs provides a uniform approach to development standards.</p> <p>The draft LPS includes Local Area Objectives to establish the character of the activity centres.</p>
AC 1.9	Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.	This is provided for in the SPPs.
AC 1.10	Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.	The zones applied to activity centres in the draft LPS provides for the types of business that encourage local employment.
AC 1.11	Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman	Not applicable.

	Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.	
AC 1.12	Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.	<p>As identified in the <i>Huonville - Ranelagh Master Plan</i>, there is adequate land zoned General Business in the Huonville Rural Services Centre with some of the capacity being due to land being underutilised.</p> <p>In addition to the existing underutilised land, there is an area of vacant General Business zoned land that is flood prone.</p> <p>The <i>Huonville - Ranelagh Master Plan</i> recommends changes to zoning. These changes are subject to the outcome of another recommendation within the Master Plan, which is a transport management study to be undertaken to investigate the existing transport network in Huonville.</p> <p>The Village Zone is applied in the draft LPS to allow for commercial and higher density residential redevelopment within proximity to the Huonville town centre.</p>
AC 2	Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.	Not applicable, there is no Primary or Principal Activity Centre in the Huon Valley.
AC 2.1	Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.	Not applicable.
AC 2.2	Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.	Not applicable.
AC 2.3	Undertake master planning for the Primary and Principal Activity Centres taking into account this	Not applicable.

	Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.	
AC 2.4	Encourage structure and economic development planning for lower level Activity Centres by local planning authorities.	The zoning used in the Rural Services Centre of Huonville in the draft LPS is consistent with the zoning under the Interim Planning Scheme. Once the recommended studies identified in the <i>Huonville-Ranelagh Master Plan</i> (such as the transport management study) are prepared, if appropriate, a scheme amendment in the form of a change in zoning, will be able to be applied for.
AC 3	Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.	See sub-clauses below.
AC 3.1	Actively encourage people to walk, cycle and use public transport to access Activity Centres.	<p>The SPPs Parking and Sustainable Transport Code allows for 'parking precinct plans' and 'pedestrian priority streets' within the LPS. However, neither of these have been utilised in the draft LPS.</p> <p>The <i>Huonville-Ranelagh Master Plan</i> recommends a transport management study is undertaken for Huonville to investigate the best solutions for improved public, sustainable and active transport, noting that the outcomes of this study may recommend the use of parking precinct plans and/or the identification of pedestrian priority streets.</p> <p>Similarly, The Planning Authority may, as an outcome of a future project, apply the use of parking precinct plans or pedestrian priority streets in other Activity Centres such as Franklin, Geeveston and Cygnet.</p>
AC 3.2	Support high frequency public transport options into Principal and Primary Activity Centres.	Not applicable, there is no Primary or Principal Activity Centre in the Huon Valley.
AC 3.3	The minimum car parking requirements and associated	Not applicable.

	'discretion' in the planning scheme for use and development in the Principal and Primary Activity Centres are to encourage the use of alternative modes of transport other than private cars.	
AC 3.4	Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.	Not applicable.
AC 3.5	Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.	<p>Provided for in SPPs through a discretionary pathway or through the SPPs Parking and Sustainable Transport Code which allows for 'parking precinct plans' within the LPS. Noting that neither of these have been used in the draft LPS.</p> <p>The <i>Huonville - Ranelagh Master Plan</i> recommends that a transport management study be undertaken to investigate the existing transport network in Huonville as well as for improved public, sustainable and active transport, noting that the outcomes of this study may recommend the use of parking precinct plans and/or the identification of pedestrian priority streets.</p> <p>Similarly, The Planning Authority may, as an outcome of a future project, apply the use of parking precinct plans or pedestrian priority streets in other Activity Centres such as Franklin, Geeveston and Cygnet.</p>

19 Settlement and Residential Development		
SRD 1	Provide a sustainable and compact network of settlements with Greater Hobart at its core that is capable of meeting projected demand.	See sub-clauses below.
SRD 1.1	Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.	<p>Huonville is a Major District Centre with a high Growth Strategy and mixed Growth Scenario under the STRLUS. See further:</p> <ul style="list-style-type: none"> • <i>Huonville-Ranelagh Master Plan.</i> • Section 19.5 of the STRLUS which refers to the <i>Huon Valley Land Use Strategy (2007).</i> <p>Cygnnet is a Township with a moderate Growth Strategy and mixed Growth Scenario under the STRLUS. See further:</p> <ul style="list-style-type: none"> • <i>Cygnnet Residential Demand and Supply Analysis.</i> <p>Dover, Franklin and Geeveston are all Townships with a low Growth Strategy and a consolidation Growth Scenario under the STRLUS.</p> <p>Other settlements within the Huon Valley have a low Growth Strategy and a consolidation Growth Scenario under the STRLUS.</p>
SRD 1.2	<p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <ol style="list-style-type: none"> 1. Strategy (regional function & growth scenario); 2. Settlement Structure Plans (including identification of settlement boundaries); 3. Subdivision Permit; 4. Use and Development Permit. 	<p>The zoning proposed in the draft LPS is consistent with this policy, the <i>Huon Valley Land Use and Development Strategy</i> and the <i>Huonville – Ranelagh Master Plan.</i></p> <p>Land is identified and protected from premature development by applying the Future Urban Zone.</p>
SRD 1.3	<p>Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:</p> <ol style="list-style-type: none"> 1. to existing rural living communities; or 2. for the purposes of preparing a Local Provision Schedule, to land 	<p>The only expansion of the Rural Living Zone is a conversion from Environmental Living to rural living or a small title that is directly adjoining an existing rural living area that contains a dwelling. There are no “existing” rural living communities identified for rezoning.</p>

	<p>within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone. Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:</p> <p>a. Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural Living provided:</p> <p>(i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and</p> <p>(ii) only limited subdivision potential is created by rezoning.</p> <p>b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture with other land better suited for rural living purposes, in accordance with the following:</p> <p>(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;</p> <p>(ii) the land rezoned to rural living use is adjacent to an existing rural living community;</p> <p>(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;</p> <p>(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p>	<p>Moreover, the classification of Rural Living (A, B, C or D) is a reflection of the existing density of development as far as practicable except for Rural Living Areas in proximity to Huonville which have been classified as Rural Living A to provide for a density of 1ha lots which is consistent with the SRD 1.4 of the STRLUS.</p>
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	<p>c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <p>(i) the land must predominantly share common boundaries with:</p> <ul style="list-style-type: none"> • existing Rural Living zoned land; <p>or</p> <ul style="list-style-type: none"> • rural living communities which comply with SRD 1.3(a); <p>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</p> <p>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</p> <p>(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</p> <p>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;</p> <p>(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</p> <p>(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</p>	
SRD 1.4	<p>Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.</p>	<p>The draft LPS uses Rural Living Zone A, B, C and D with densities of 1ha, 2ha, 5ha and 10ha respectively. Land currently zoned Rural Living under the Interim Planning Scheme has been proposed for rezoning to Rural Living with the classification (A, B, C or D) reflecting the existing pattern and density of development within the rural living area; this is consistent with Guideline No. 1.</p> <p>Furthermore, these areas are relatively isolated with the nearest Activity Centre</p>

		<p>being a lower order activity centre such as a township, village or other small settlement. Therefore, providing for a 1 dwelling per hectare density on these sites will not contribute to a compact urban settlement and potentially fetter the existing and potential agriculture uses of the area.</p> <p>It is highlighted that the exception to this is for Rural Living Areas within proximity to Huonville. It was considered that Huonville being a Rural Services Centre providing a range of goods and services to meet the daily and weekly needs of the Huon Valley community, could absorb Rural Living at a higher density (1 ha per dwelling) without undermining Huonville becoming a compact service centre. Accordingly, the Rural Living areas within proximity to Huonville and Ranelagh were classified as Rural Living A.</p>
SRD 1.5	Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).	Provided for in the SPPs.
SRD 2	Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.	See sub-clauses below.
SRD 2.1	Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.	The Huon Valley is located outside of the Greater Hobart Urban Growth Boundary.
SRD 2.2	Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.	See SRD 2.1.
SRD 2.3	Provide greenfield land for residential purposes across the following Greenfield Development Precincts: <ul style="list-style-type: none"> • Bridgewater North • Brighton South • Droughty Point Corridor • Gagebrook/Old Beach 	These precincts are not located within the Huon Valley municipal area.

	<ul style="list-style-type: none"> • Granton (Upper Hilton Road up to and including Black Snake Village) • Midway Point North • Risdon Vale to Geilston Bay • Sorell Township East • Spring Farm/Huntingfield South 	
SRD 2.4	Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.	The Huon Valley is located outside of the Greater Hobart Urban Growth Boundary.
SRD 2.5	Implement a Residential Land Release Program that follows land release hierarchy planning processes as follows: <ol style="list-style-type: none"> 1. Strategy (greenfield targets within urban growth boundary); 2. Conceptual Sequencing Plan; 3. Precinct Structure Plans (for each Greenfield Development Precinct); 4. Subdivision Permit; and 5. Use and Development Permit. 	The draft LPS does not include any strategic residential rezoning that needs to follow this process.
SRD 2.6	<p>Increase densities to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.</p> <p>* It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.</p>	There are no Principal or Primary Activity Centres in the Huon Valley municipal area. However, the General Residential zone, which enables a higher dwelling density, (30 dwellings per hectare), is applied to areas near Huonville, which is identified as a Major District Centre, and townships including Cygnet, Dover and Geeveston in the draft LPS.

SRD 2.7	<p>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</p> <p>Glenorchy LGA 40% (5300 dwellings) Hobart LGA 25% (3312 dwellings) Clarence LGA 15% (1987 dwelling) Brighton LGA 15% (1987 dwellings) Kingborough LGA 5% (662 dwellings)</p>	Not applicable to the Huon Valley.
SRD 2.8	<p>Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.</p>	Not applicable to the Huon Valley.
SRD 2.9	<p>Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</p>	This has been incorporated into the SPPs.
SRD 2.10	<p>Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.</p>	Not applicable.
SRD 2.11	<p>Increase the supply of affordable housing.</p>	<p>There are a number of factors affecting housing affordability, some of which are affected by standards within the SPPs, others which are not. Some areas of the Huon Valley municipal area currently have an adequate supply of land suitably zoned for residential development and affordable housing such as land located within the General Residential Zone in Huonville.</p> <p>Huonville is considered the most appropriate location for affordable housing due to its proximity to community services, schools, health services and public transport.</p> <p>Refer also to the <i>Cygnets Residential Demand and Supply Analysis</i> report by <i>SGS Economics and Planning</i> (August 2020) prepared for the Planning Authority (Appendix 57)</p>

2.9 LPS CRITERIA – HUON VALLEY COUNCIL STRATEGIC PLAN

2.9.1 Council's Strategic Plan 2015-2025

The draft LPS is required to have regard to the Council's *Strategic Plan 2015-2025* ([Appendix 29](#))

Section 2.1 of the STRLUS states;

"It is important to recognise that this strategy addresses matters of regional importance only. Local and/or sub-regional planning strategies prepared at the local government level, consistent with this strategy (and the objectives of the RMPS and relevant State Policies), are necessary in order to take into account local issues and circumstances that need to be expressed in individual planning schemes. Where there is an inconsistency between local strategic planning and this regional strategy, the latter should prevail."

The draft LPS is generally consistent with the *Huon Valley Strategic Plan* as outlined below. Also, comments in sections 2.6 and 2.8 can be referred to for further information on the comments below on the Strategic Plan.

Vision

The vision of the Strategic Plan is:

"Working together for a prosperous, vibrant and caring Huon Valley community."

Strategic Objectives

- A great environment
- A prosperous resilient economy
- Capable and productive people and assets
- Community wellbeing and liveability

Table 26

Strategic Objective 1 - A Great Environment	
<i>Historically, the natural environment, climate and what was able to be produced was the basis for settlement in the Huon Valley. The environment provided the attributes for people to achieve their life goals. Today it remains a key advantage and motivates people to live, invest in business and visit the Huon Valley. Protection of this environment and appropriate use and development is a key strategic focus from both natural values and human perspectives.</i>	
Strategic Objective	Comment
We seek: <ul style="list-style-type: none"> • An environment that is acknowledged, appreciated and generates pride and a strong sense of place; 	The appropriate zones and codes available through the SPPs have been applied in the draft LPS to identify and protect the natural and built environment in accordance with Guideline No. 1 including the: <ul style="list-style-type: none"> • Landscape Conservation Zone; • Environmental Management Zone; • Natural Assets Code; • Local Historic Heritage Code; and • Scenic Protection Code.

	<p>Additional work to further identify and protect heritage values throughout the municipal area is considered necessary to protect the sense of place and tourism opportunities associated with these values. This includes both the building environment and scenic landscapes.</p> <p>The <i>Huonville - Ranelagh Master Plan</i> recommends development of Huonville as a 'River Town'. Change to zoning within proximity to the river are recommended in the plan to facilitate development of the riverfront as a recreational key attractor site for the region generating community pride and a sense of place. The zoning changes are also to protect a threatened vegetation community (<i>Eucalyptus ovata</i>) and provide space for future coastal refugia. Local Area Objectives have been included in the draft LPS based on the recommendations in the above plan - see further: section 2.4.4.</p>
<ul style="list-style-type: none"> • <i>A natural and developed environment that is managed for sustainability and beneficial use.</i> 	<p>See above.</p>
<p>Strategic Objective 2 - A Prosperous, Resilient Economy</p>	
<p><i>A level of economic and financial prosperity is central to the success of a place. The generation of individual and community wide income and wealth supports the ability for a community to provide opportunity and to deliver the range of services necessary to create a sustainable community.</i></p> <p><i>To achieve this we will pursue:</i></p>	
<ul style="list-style-type: none"> • <i>A contemporary market oriented and diverse economy characterised by creativity strong revenue and investment;</i> 	<p>The SPPs enable visitor accommodation use in a variety of zones, this supports opportunities for employment in the tourism industry throughout the municipal area.</p> <p>The Agriculture and Rural Zones have been applied to the draft LPS in accordance with Guideline No. 1 to limit the fettering of agricultural land use, which not only supports the agricultural sector, but also supports the expanding agri-tourism sector.</p> <p>The Rural Zone allows for downstream processing (Resource processing use) of agricultural produce (Resource development use).</p>

	<p>The Rural Zone has been applied to enable the continuation of established industries including aquaculture, forestry and mining (quarries) throughout the municipal area.</p> <p>The Commercial and Business Zones have been applied to the draft LPS to facilitate commercial opportunities and for employment within Huonville and other townships throughout the municipal area.</p>
<ul style="list-style-type: none"> • <i>Creation of the opportunity to participate in and pursue rewarding employment and careers.</i> 	See above.
<p>Strategic Objective 3 - Capable and Productive People and Assets</p>	
<p><i>A community is about people, their values, capabilities and the way they interact, develop and utilise available assets to achieve their goals. This mix of human, social and investment capital is central to young people aspiring to and achieving careers, families and businesses successfully establishing and older people being able to continue to actively engage in the community.</i></p> <p><i>Our goals are:</i></p>	
<ul style="list-style-type: none"> • <i>Knowledgeable, skilled people actively and constructively engaged in pursuing their goals and preferred pathways to the future;</i> 	<p>The Community Purpose Zone has been applied to land used by educational institutions in the draft LPS, throughout the municipal area.</p> <p>The <i>Huonville - Ranelagh Master Plan</i> recommends the development of an 'education hub'.</p> <p>The draft LPS applies the Community Purpose zone to land used by the Huonville Primary and High Schools and the Huon Valley Trade Training Centre which provides for this development of the ongoing development of this hub.</p>
<ul style="list-style-type: none"> • <i>Private assets that deliver sustainable returns on investment;</i> 	<p>The SPPs provide for the protection of private assets as they discourage development in areas that are prone to future hazards through codes including the Coastal Inundation Hazard Code, Coastal Erosion Hazard Code, Bushfire-Prone Areas Code and Landslip Hazard Code.</p> <p>Similarly, the Agriculture and Rural zones have been applied to limit the fettering of agricultural land therefore protecting the investment in this sector be it agriculture, aquaculture, resource processing or forestry.</p>

<ul style="list-style-type: none"> • <i>Public infrastructure and services that deliver optimal benefit for the cost to the community.</i> 	<p>The draft LPS applies the General Residential and Village Zones within established activity centres, with existing services and infrastructure, to enable opportunities for appropriately located residential development with connections to water, sewer, and stormwater mains.</p> <p>Noting that urban and residential growth is to be primarily through the subdivision of land or infill development within the existing established town boundaries.</p> <p>A range of zones and codes have been applied to the draft LPS to recognise, protect and facilitate cost effective infrastructure and services including the Utilities Zone, Particular Purpose Zones, Particular Purpose Zone (Future Road Corridor), Road and Railway Assets Code, Electricity Transmission Infrastructure Protection Code, and Telecommunications Code.</p>
<p>Strategic Objective 4 - Community Wellbeing and Liveability</p>	
<p><i>The characteristics of a place, as a means for attracting and retaining people, is based on a mix of what is here – the natural environment, its developed attributes and the “way the place works” in terms of individual, familial and social networks and support systems. There are many aspects of a place which attract and retain people in a community. The natural environment, the economic environment and the social environment are all factors.</i></p> <p><i>Our goal is to ensure:</i></p>	
<ul style="list-style-type: none"> • <i>People experience a sense of purpose, inclusion, recognition, value and wellbeing;</i> 	<p>The SPPs provide for a range of zones and uses that provide for business and education uses.</p> <p>The draft LPS applies the Community Purpose Zone to educational institutions throughout the municipal area to enable access to a variety of educational opportunities.</p>
<ul style="list-style-type: none"> • <i>Support and services are relevant and accessible when needed;</i> 	<p>The SPPs enable residential uses including: a communal residence, residential care facility, residential support service, respite centre, assisted housing and a retirement village, in a variety of zones, which provides opportunities for support services throughout the municipal area.</p> <p>The draft LPS applies residential zones within established town centres, with existing</p>

	<p>services and infrastructure, to enable opportunities for appropriately located residential development.</p> <p>The Community Purpose, Recreation and Open Space Zones have been applied to the draft LPS to recognise, protect and facilitate different types of social infrastructure and enable opportunities for social interaction and community support services provided by both government (State and Local) and non-government organisations.</p>
<ul style="list-style-type: none"> • <i>People feel safe;</i> 	<p>The SPPs consider Crime Prevention Through Environmental Design principles in commercial and business zones.</p> <p>The draft LPS applies the General Business, Local Business and Commercial Zones where appropriate.</p>
<ul style="list-style-type: none"> • <i>Diversity of values and ideas is encouraged, respected and used to achieve creative solutions;</i> 	<p>The draft LPS will be placed on public exhibition and the comments considered for the final LPS.</p>
<ul style="list-style-type: none"> • <i>People feel empowered and are encouraged to formally and informally provide leadership and effort to contribute to the community;</i> 	<p>See above.</p>
<ul style="list-style-type: none"> • <i>People work together, share knowledge and experience to achieve common outcomes.</i> 	<p>See above.</p>

2.9.2 Other Strategic planning documentation

The following documentation has been considered in the preparation of the draft LPS and provides further justification reasons relating to Section 32(4) of the LUPPA where relevant for provisions proposed to be included in the draft LPS.

2.9.2.1 Huon Valley Land Use and Development Strategy

The *Huon Valley Land Use and Development Strategy (HVLUS)*, prepared by GHD, was adopted by Council on the 2 October 2007. (Appendix 10 & 11). It is referred to in the STRLUS (section 19.5; page 85).

The HVLUS provided part of Council's strategic planning context for future land use and development in the Huon Valley municipal area subject to planning scheme requirements and relevant legislative provisions together with the STRLUS, *Huonville - Ranelagh Structure Plan (Appendix 21)*, and *Huonville-Ranelagh Master Plan*.

2.9.2.2 Huonville – Ranelagh Master Plan

The primary objective of the *Huonville - Ranelagh Master Plan* prepared for the Planning Authority by ERA Planning and SGS Economics and Planning is to provide a comprehensive integrated framework for future development and investment in Huonville and Ranelagh for a period of 15-20 years. The Master Plan includes Key Directions for the two towns and these include: *Supporting Directions, Land Use Directions, Interconnection Directions, Main Street Directions and Partnership Directions*.

The Land Use Directions in the *Huonville-Ranelagh Master Plan* include recommendations for rezoning subject to the outcomes of further studies including a transport management study and/or flood study.

2.9.2.3 Huonville - Ranelagh Structure Plan

The *Huonville - Ranelagh Structure Plan* informed the application of zones within Huonville and Ranelagh area under the Interim Planning Scheme and therefore was relevant to consider in relation to the draft LPS for those areas where it was otherwise consistent with the statutory requirements that are applicable to the draft LPS.

2.9.2.4 Other plans and strategies

The following documents, plans and strategies have also been considered in relation to the draft LPS.

5	1999	<i>HVC Minutes noting 1997 Land Use Town Strategies</i>
10	2007	<i>Council Minutes - Adoption of HVLUS (noting prior Township plans)</i>
16	2010	<i>Cygnets Township Plan - endorsed August 2010 (Inspiring Place)</i>
17	2010	<i>Geeveston Masterplan (Terrior Consultants) 20.015</i>
25	2012	<i>Franklin Heritage Area Assessment Study (G Corney)</i>
26	2013	<i>Huon Heritage Review (Stage 1)- Existing Items (P Davies)</i>
30	2015	<i>Huon Valley Economic Development Strategy-2015-2020</i>
52	2019	<i>Ranelagh Recreation Ground Master Plan (endorsed 27-5-2020)</i>
55	2020	<i>Huon Valley Community Plan 2020</i>
56	2020	<i>Huon Valley Recreation Plan 2020 (endorsed 8-2020)(c)</i>

2.10 LPS CRITERIA - ADJOINING MUNICIPAL AREAS

Section 34(2)(g) requires that the planning scheme:

“as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.”

The adjacent municipal areas adjoining the to the Huon Valley municipal area are the West Coast Council and Derwent Valley Council municipal areas to the north-west, and Kingborough Council and Glenorchy City Council municipal areas to the north-east. The Glenorchy City Council municipal area shares a municipal boundary on its boundary within the Wellington Range the Wellington Park boundary. This point also intersects with the municipal boundaries of Derwent Valley Council and Kingborough Council municipal areas.

As far as practicable, the draft LPS is consistent for the following reasons:

- All land located along municipal boundaries is zoned Rural, Agriculture, Landscape Conservation or Environmental Management, with the main arterial roads zoned Utilities;
- The respective LPSs for each of the adjoining municipal areas will be in accordance with Guideline No. 1 and in accordance with the LUPAA;
- Many of the codes rely on mapping produced by the same source, which include the State, TasNetworks and the Regional Ecosystem Model used for the Natural Assets Code information; and
- In code overlays, consistency will be delivered in mapped overlays for watercourse, coastal refugia, natural hazards, priority vegetation and electricity infrastructure due to common approaches to mapping those features.

2.11 LPS CRITERIA - GAS PIPELINES ACT 2000

This legislation is not applicable to the municipal area (Section 34(2)(h)).

3.0 APPLIED, ADOPTED OR INCORPORATED DOCUMENTS

No documents are adopted as applied, adopted or incorporated documents under the draft LPS.

4.0 AMENDMENTS TO THE INTERIM PLANNING SCHEME

4.1 Applications to Amend the Interim Planning Scheme

Lot 1 Channel Highway, Cygnet (part of land)	
PSA-2/2017; SUB-36/2017	<p>An application under former Section 43A of the LUPPA to amend the Interim Planning Scheme, and for the issue of a permit for subdivision of part of Lot 1, Channel Highway, Cygnet was approved by the Commission in October 2021.</p> <p>14 October 2021: Decision of the Commission (effective 28 October 2021)</p> <p>Following the decision, changes have been made to the draft LPS based on the requirements of the draft Notice, Appendix 64. (Attachment A, paragraph 4.48)</p>

Cygnets Treatment Plant, Cygnets	
PSA-1/2020	An application initiated under former Section 34 of the LUPPA to amend the Attenuation Area Overlay of the Interim Planning Scheme applicable to the Cygnets Treatment Plant, Cygnets was approved by the Commission in May 2021. 21 May 2021 - Decision of the Commission

Bowls Club land, 15 Louisa Street, Cygnets (part of land)	
PSA-2/2019	An application under former Section 33 of the LUPPA to amend the Interim Planning Scheme to rezone part of the property at 15 Louisa Street, Cygnets from <i>Recreation</i> to <i>General Residential</i> was considered by the Commission at a hearing in 2020. The hearing for this application held in 2020 is currently adjourned and therefore not completed.

5.0 OTHER AMENDMENTS

5.1 Amendment to the STRLUS (Regional Strategy)

At its meeting on 31 March 2021 the Planning Authority made a decision to request the Minister for Planning to make the following amendment to the STRLUS regarding the Cygnets township area for the reasons set out in its decision. The amendment is for the following additional wording to be included as a footnote to Table 3 of the STRLUS:

***For the Cygnets Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement boundaries if supported by residential land supply and demand data analysis from a suitably qualified person.*

From its commencement in 2011, under the *Settlement and Residential Development Policy* of the STRLUS the Cygnets township has a *moderate growth strategy* (10% - 20% increase in dwellings over 25 years) and *mixed growth scenario* (residential growth from both greenfield and infill development).

The application of the *moderate growth strategy* equated to 70 new dwellings being constructed in the Cygnets Township area over the 25 year period of the strategy based on the number of dwellings at the time the strategy commenced. However, in 2020 the number of new dwellings constructed in the township exceeded this projection.

Therefore, there is not sufficient land currently zoned *General Residential* use for residential development within the Cygnets Township area for the next 10-15 years. Further information and advice on these matters is set out in the in the *Cygnets Residential Demand and Supply Analysis Report, 2020* ([Appendix 57](#)). A copy of Council's decision is [Appendix 62](#).

5.2 Proposal for additional Specific Area Plans

The information in the 2001 *Land Capability Survey of Tasmania Report* ([Appendix 6](#)) and related land capability map ([Appendix 7](#)) refer in detail to the presence of acidic and dispersive soils in the Huon Valley and shows some of the historic context of these soils in the region.

6	2001	<i>Land Capability Survey of Tasmania Report (Derose)</i>
7	2001	<i>Land Capability Map (8311) – (Derose Report)</i>
12	2009	<i>Acid Sulfate Management Guidelines</i>
13	2009	<i>Dispersive Soils and Management Technical Reference Manual</i>
14	2009	<i>Dispersive Soils and their Management - Guidelines</i>
15	2009	<i>State Policy - Protection of Agricultural Land (PAL Policy)</i>
28	2014	<i>Huon Valley Council 2014 Information Sheet - Tunnel Erosion</i>

Under the Interim Planning Scheme the following codes apply:

- *Acid Sulfate Soils Code*; and
- *Dispersive Soils Code*.

These codes do not form part of the SPPs.

SAPs – former version of the draft LPS

In the former version of the draft LPS ([Appendix 59 and 60](#)) considered by the Planning Authority in May 2021 the following SAPs were proposed.

- *Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan*;
- *Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan*.

A purpose of these proposed SAPs was to address Regional Policy MRH 5.1 and MRH 5.2 of the Regional Strategy.

MRH 5.1	<i>Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.</i>
MRH 5.2	<i>Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.</i>

SPPs

The SPPs outline the requirements for specific area plans for inclusion in the draft LPS. The specific area plans are required to comply with Schedule 6 of LUPPA, Local Provisions Schedule Requirements of the SPPs (LP1.5 of Appendix A of LP1.0) and with relevant Practice Notes. All transitioning specific area plans included in the draft LPS meet these requirements. The draft Notice ([Appendix 64](#)) required the deletion of these proposed SAPs from the current draft LPS for the reasons set out in the draft Notice.

Proposed SAPs

During the next stage of the LPS implementation process (exhibition period) consideration will be given for a representation be submitted for these proposed SAPs to be considered again for inclusion in the LPS.

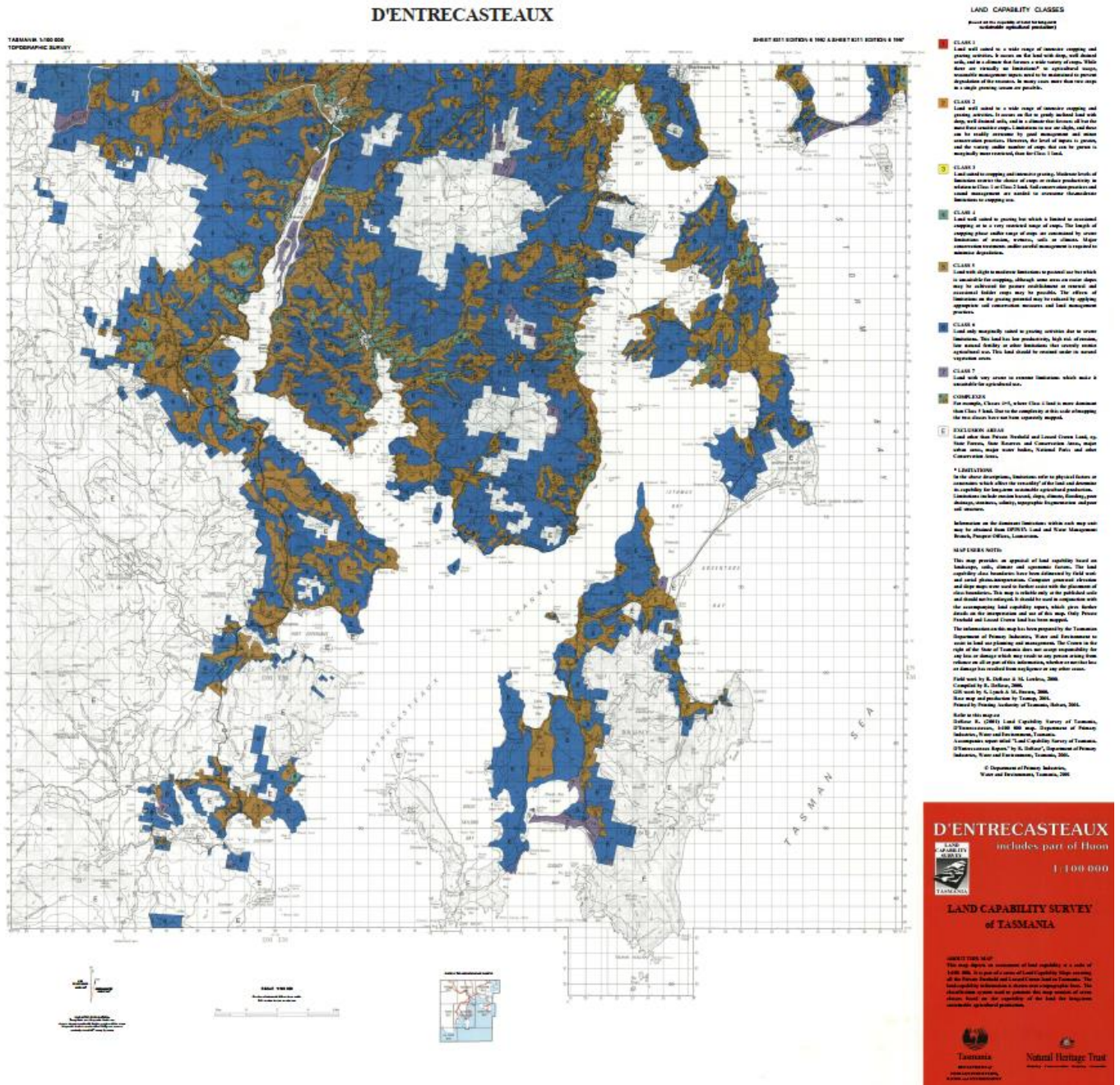


Figure 5: D'Entrecasteaux Land Capability map (Appendix 6)

Potential Acid Sulfate Soils SAP

If a Potential Acid Sulfate Soils SAP was included in the draft LPS, the SAP overlay would be applied to land subject of the current Potential Acid Sulfate Soils Code of the Interim Planning Scheme subject to any necessary mapping adjustments.

Land of this nature has particular structural and environmental qualities that are specific to this type of constraint, and should through the application of local planning provisions, provide for a risk management approach as a means for such information to be readily available, for example, displayed via an overlay on the List.

This approach facilitates soil-based information being available prior to a land purchase, or at other times, such as when investigation of land is being undertaken for engineering design

purposes or as part of a pre-purchase due diligence process (e.g., section 337 certificate inquiry process) by a prospective purchaser, or by a solicitor or conveyancer on behalf of a purchaser.

Therefore, it is considered necessary that for development in areas of the valley with this type of soil, there is a SAP applied to the relevant land as a way for land of this nature to be identified, where possible, for example, prior to a sale of property being completed, and prior to use and development occurring so that the engineering design for a proposed development and for works can take the presence of these soils into account.

It is very important that the presence of acid sulphate soils be addressed at the development application stage so development engineering requirements can be applied by the Planning Authority through planning conditions for management of these soils, and to enable these issues to be addressed further at the building and plumbing application stage of a development.

Further information on how this layer was prepared is available on the LIST and is included below.

Coastal areas of Tasmania with potential to contain Acid Sulfate Soils

A NHT (National Heritage Trust) funded project headed by the NRM Cradle Coast to delineate coastal areas with potential to contain Acid Sulfate Soils (ASS). The dataset forms part of the larger project pertaining to 'Tasmanian Acid Sulfate Soils Information' (TASSI) with the aim of providing better awareness to stake holders and planners in regards to the distribution of Acid Sulfate Soils in coastal environments of Tasmania. Coastal environment for the sake of the TASSI project was defined as the zone between 0 and 20m AHD.

The dataset comprises polygons mapped at a variety of scales in different parts of the state (mostly at 1:25,000 or 1:250,000) and geo-referenced to the GDA94 datum. Each polygon is attributed with a probability rating (high, low or extremely low) that indicate a polygons potential to contain ASS as well as a descriptor/code which describe the ASS landscape that a polygon represents. The descriptor/code pertains to the Atlas of Australian Acid Sulfate Soils (developed in part by CSIRO and used on the ASRIS website, <http://www.asris.csiro.au>). Ancillary dataset information that were used to model and derive the probability ratings and subsequent codes are embedded within the dataset attribute table.

Lineage Statement

1:25,000 MRT geology map sheets (as available at June 2008), 1:250,000 state wide MRT geology digital map; Detailed soils maps (Coal River Valley, Flinders Island, Foo Choo Flats, King Island, Montagu Swamp, Mowbray Swamp, NW Coast, Tomahawk, Waterhouse), 1:100,000 Reconnaissance soil maps, 1:500,000 Dominant soil order map of Tasmania; Multiresolution Index of Valley Bottom Flatness (derived from the Tasmania 25metre Digital Elevation Model); Tasmanian Quaternary Coastal Sediments Polygon Map; 1:25,000 TASVEG; 1:25,000 Hydrographic dataset.

Map units conducive to ASS were derived from the above ancillary datasets (notably geological and soils units as well as hydrographic units representing swamps and wet areas) and used to form a predictive cartographic model. Units were given likelihood ASS weightings which were then combined/overlayed with one another to give a total accumulated ASS probability score.

Where a high accumulation of map units were apparent; indicated an area more likely to have ASS potential. A lack of accumulated map units indicated an area less likely to have ASS potential.

The resulting accumulated areas were then classified in accord to the Atlas of Australian Acid Sulfate Soils using existing digital ancillary information and that garnered from field work reconnaissance. The model outputs were field checked over several months, where the model was recalibrated and re-run if inaccuracies were found.

The final output is considered to be an accurate representation of Coastal Acid Sulfate Soils using the best digital information at hand at the time as well as input from historic and current field work reconnaissance.

Position Accuracy:

Each polygon is attributed with the ancillary dataset(s) that was used to delineate an ASS area. The dataset(s) used to delineate an ASS area gives an indication of the scale that was modelled for that particular ASS area. However, it is generally accepted that the final dataset uses the line work of the 1:25,000 Hydrographic dataset and the 1:25,000/1:250,000 MRT geology datasets to delineate boundaries.

Thus, 1:25,000 spatial data: "Correct position to within +/- 25m in the final product". 1:250,000 spatial data. "Generalisations of rock units and fit to 1:250,000 digital topography base gives a final accuracy of up to +/- 250m". It must be noted that horizontal positional accuracy for well-defined features mapped in this dataset may vary widely owing to large differences in the scale of source mapping used in some areas (i.e. where 1:500,000 soil data and 1:25,000 data was used in combination to model ASS areas). Positional accuracy scales are embedded into the dataset attribute table.

Attribute Accuracy:

Attribution was generally carried out using existing ancillary datasets to assign probability values and in particular classification descriptors. The dataset is therefore dependent on the attribute accuracies of the ancillary datasets employed. Field validation was also carried out to ensure integrity was maintained throughout the final dataset and thus aided in validating the final classification process. Attribute accuracy is estimated to be 90%.

Logical Consistency:

All polygons, lines and point data labelled. All vertices are snapped and all polygons closed. All data is topologically related. There are no duplicates.

Completeness:

The dataset covers the entire Tasmania coastal region (except Macquarie Island) between elevations of 0 and 20m AHD. Hence, the data is complete according to the modelling process.

Potential Dispersive Soils SAP

Dispersive soils can cause tunnel erosion, which occurs when soil is worn away and can manifest as a loss of topsoil, formation of gullies or tunnel formation. Tunnel formation poses a significant risk to infrastructure as it forms underground and is not generally observed until significant soil movement has taken place. This soil movement can result in underground cavities and tunnels that can undermine roads and buildings and destabilise infrastructure associated with development.

A Dispersive Soils Specific Area Plan overlay would be applied to land subject of the current Potential Acid Sulfate Soils Code of the Interim Planning Scheme subject to any necessary mapping adjustments.

Land of this nature has particular structural and environmental qualities that are specific to this

type of constraint, and should through the application of local planning provisions, provide for a risk management approach as a means for such information to be readily available, for example, displayed via an overlay on the List.

This approach facilitates soil-based information being available prior to a land purchase, or at other times, such as when investigation of land is being undertaken for engineering design purposes or as part of a pre-purchase due diligence process (e.g., section 337 certificate inquiry process) by a prospective purchaser, or by a solicitor or conveyancer on behalf of a purchaser.

Therefore, it is considered necessary that for development in areas of the valley with this type of soil, there is a SAP applied to the relevant land as a way for land of this nature to be identified, where possible, for example, prior to a sale of property being completed, and prior to use and development occurring so that the engineering design for a proposed development and for works can take the presence of these soils into account.

It is very important that the presence of dispersive soils be addressed at the development application stage so development engineering requirements can be applied by the Planning Authority through planning conditions for management of these soils, and to enable these issues to be addressed further at the building and plumbing application stage of a development.

Mapping

The map of land known of tunnel erosion on land in Southern Tasmania (based on Grice 1995) is set out below and forms the basis of the mapping currently shown on the planning scheme maps. It is divided into areas of minor and more severe risk.

The location and extent of tunnel erosion in Tasmania has not been specifically mapped or investigated, however land system mapping indicates that approximately 103,000 ha of private freehold land has a tunnel erosion hazard (Grice 1995).

Figure 3 the 'Map of land systems containing areas of tunnel erosion on private freehold land in Southern Tasmania' has been generated from state-wide land systems mapping in which combinations of soil, geology and climate have been inferred to reveal areas which have an elevated likelihood that tunnel erosion may occur (Grice 1995).

Note: neither of these maps indicate the actual location or extent of dispersive soils or tunnel erosion.

Source: Dispersive Soils and their management, Technical Reference Manual, DPIPWE.

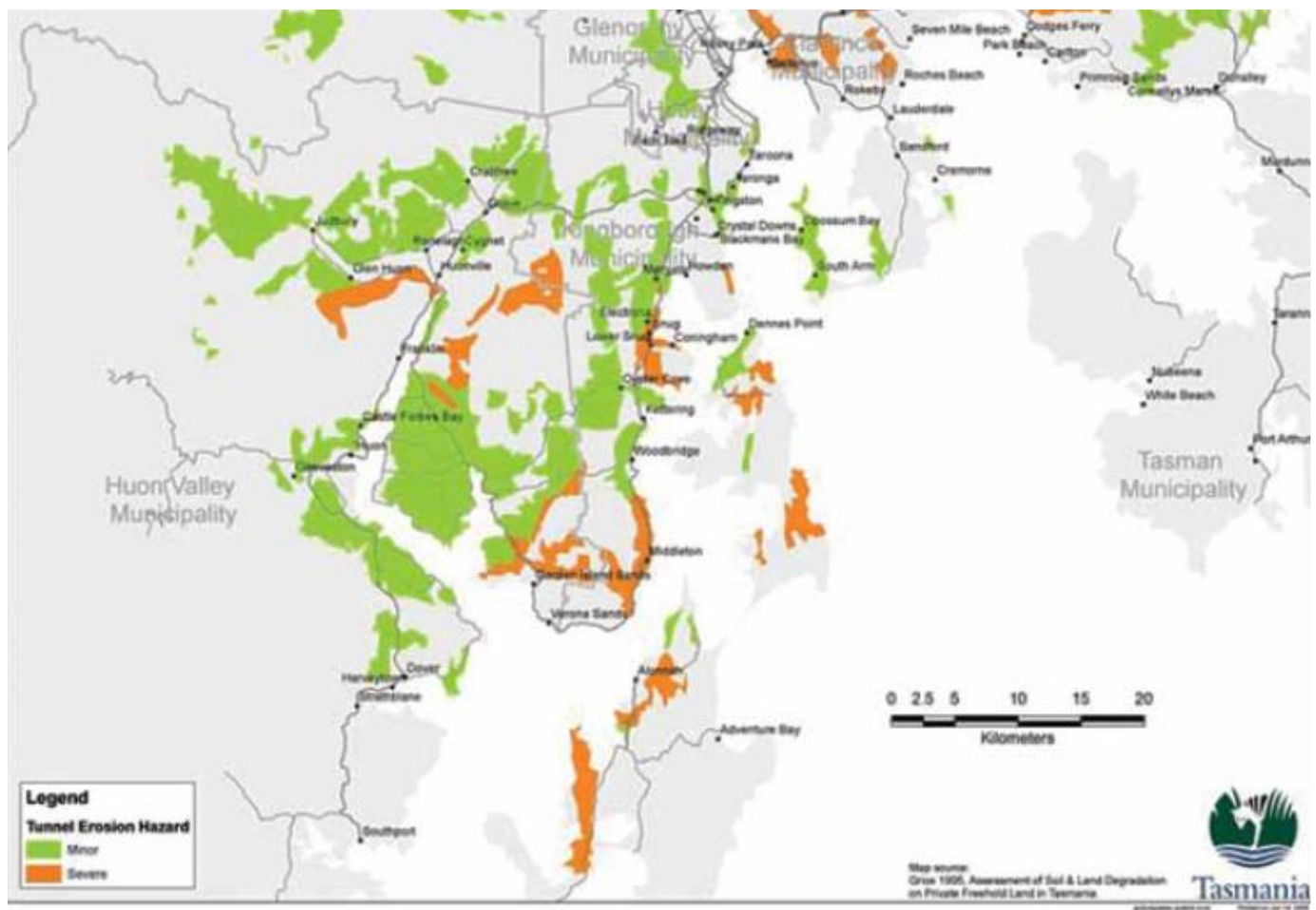


Figure 6: Map of land systems containing areas of tunnel erosion on private freehold land in Southern Tasmania (based on Grice 1995).

6.0 GLOSSARY OF TERMS

Interim Planning Scheme	Huon Valley Interim Planning Scheme 2015
Commission	Tasmanian Planning Commission
DPAC	Department of Premier and Cabinet
EMPCA	Environmental Management and Pollution Control Act 1994
LGBMP	Local Government Act (Building and Miscellaneous Provisions) Act 1993
LPS	Local Provisions Schedule
LUPAA	Land Use Planning and Approval Act 1993
NEPM	National Environment Protection Measures
PPU	Department of Justice Planning Policy Unit
PPZ	Particular Purpose Zone
SAP	Specific Area Plan
SSQ	Site-Specific Qualification
SPP	State Planning Provision
STRLUS	Southern Tasmanian Regional Land Use Strategy
TPS	Tasmanian Planning Scheme

7.0 APPENDICES

1	1992	Central Register Plan-Huon Valley Municipal Area (CPR-2469)
2	1996	State Coastal Policy
3	1997	State Water Quality Management Policy
4	1997	Town Structure Plans for Townships (TBA Planners & Others)
5	1999	HVC Minutes noting 1997 Land Use Town Strategies
6	2001	Land Capability (Map 8211) - Derose Report
7	2001	Land Capability Report - (Dispersive & Acidic soils)-Derose
8	2003	Franklin Heritage Study (James Puustinen).
9	2003	Franklin Township Plan - Inspiring Place
10	2007	Council Minutes - Adoption of HVLUS (noting prior Township plans)
11	2007	Huon Valley Land Use and Development Strategy (Exec Summary)(GHD)
12	2009	Acid Sulfate Management Guidelines
13	2009	Dispersive Soils and Management Technical Reference Manual
14	2009	Dispersive Soils and their Management -Guidelines
15	2009	State Policy - Protection of Agricultural Land (PAL Policy)
16	2010	Cygnets Township Plan - endorsed August 2010 (Inspiring Place)
17	2010	Geeveston Masterplan (Terrior Consultants) 20.015
18	2010	Tasmanian Coastal Works Manual
19	2010	Southern Tasmania Regional Land Use Strategy 2010-2035
20	2010	Tasmanian Open Space Policy and Planning Framework – Summary
21	2011	Huonville-Ranelagh Structure Plan (Urbis)
22	2011	Background STRLUS Reports - Project (No.1) & Land Hazards (No. 6)
23	2011	Southern Tasmania Industrial Land Study – Stage 1, Final Report (SGS)
24	2011	STRLUS - Background Report No. 7: Productive Resources
25	2012	Franklin Heritage Area Assessment Study (G Corney)
26	2013	Huon Heritage Review (Stage 1)- Existing Items (P Davies)

27	2013	<i>Southern Tas Industrial Land Strategy (Part 2)(SGS)-Final</i>
28	2014	<i>Huon Valley Council 2014 Information Sheet Tunnel Erosion</i>
29	2015	<i>Strategic-Plan-2015-2025-endorsed-20.07.2015</i>
30	2015	<i>Huon Valley Economic Development Strategy-2015-2020</i>
31	2016	<i>Flood Report-Huonville -Submission - BOM</i>
32	2016	<i>Heritage Park Geeveston Site Development Plan 15.006</i>
33	2016	<i>Huon Valley NRM Strategy (17.058.16)</i>
34	2016	<i>Summary of Regional Ecosystem Model-REM (Knight & Cullen)</i>
35	2017	<i>Agricultural Land Mapping Project -Background Report</i>
36	2017	<i>Huon River Flood Resilience Study Report - Entura 19.020</i>
37	2017	<i>Ministerial Statement - Transitional arrangements -PPU</i>
38	2018	<i>Bushfire-prone Areas Mapping-Planning Report-Huon Valley LGA-TFS</i>
39	2018	<i>Decision Tree and Guidelines - Agriculture & Rural Zones (AK Consultants)</i>
40	2018	<i>Guidelines for Identifying Areas of Interest (AK Consultants)</i>
41	2018	<i>Guidelines for Scenic Values Assessment Methodology</i>
42	2018	<i>Huon Valley Health and Wellbeing Strategy 2018</i>
43	2018	<i>Kermadie River Flood Study - Entura 19.020</i>
44	2018	<i>Mountain River Flood Study - Entura 19.020</i>
45	2018	<i>Priority Vegetation Area Overlay (LP1.7.5)(vsn10.5.18-R Knight)</i>
46	2018	<i>Skidders Creek Flood Study - Entura 19.020</i>
47	2018	<i>Huon Valley Arts and Culture Strategy 2018-2022 (amended)</i>
48	2018	<i>Huon Valley Weed Management Strategy (2018-2023)</i>
49	2018	<i>Local Heritage Review, Gray Planning</i>
50	2018	<i>Guideline No.1 - Local Provisions Schedule Zone and Code Application</i>
51	2019	<i>Huonville-Ranelagh Master Plan (Master Plan)(endorsed 17-4-2019)</i>
52	2019	<i>Ranelagh Recreation Ground Master Plan (endorsed 27-5-2020)</i>
53	2019	<i>Stormwater System Management Plan (endorsed 11-12-2019)</i>
54	2019	<i>Huon Valley Council Decision - draft 2019 version of LPS</i>
55	2020	<i>Huon Valley Community Plan 2020</i>
56	2020	<i>Huon Valley Recreation Plan 2020 (endorsed 8-2020)</i>
57	2020	<i>Cygnnet Residential Demand and Supply Analysis (SGS)</i>
58	2021	<i>Huon Valley Council Climate Change Strategy</i>
59	2021	<i>Draft Huon Valley LPS – version sent to the Commission on 24 May 2021</i>
60	2021	<i>Draft LPS Map Index, maps and overlays sent to Commission on 24 May 2021</i>
61	2021	<i>Draft Huon Valley LPS – List of properties (version: November 2021)</i>
62	2021	<i>Council Minutes – STRLUS amendment decision (31 March 2021)</i>
63	2021	<i>Post Lodgement Documentation (Attachments 1, 2, 3, *4 & 5) (*the former version of the draft LPS considered at Council’s meeting on 22 May 2021)</i>
64	2021	<i>Draft Notice under Section 35(5)(b) and Schedule 6, Clauses 8C(5)(a) and 8D(9)(a) of the LUPPA issued to the Planning Authority together with:</i> <ul style="list-style-type: none"> • Attachment A; and • Attachment B.
65	2021	<i>Draft Huon Valley LPS submitted to the Commission (version: November 2021)</i>
66	2021	<i>Draft LPS maps and overlays (version: November 2021)</i>



CYGNET RESIDENTIAL DEMAND AND SUPPLY ANALYSIS



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EXECUTIVE SUMMARY

SGS Economics and Planning was engaged to undertake a residential land demand and supply study for the town of Cygnet within the Huon Valley Council.

The town of Cygnet has been experiencing high demand for housing over recent years due to the popularity of the town for families and smaller households (including retirement). SGS Economics and Planning, in this report, analysed the demand for housing in Cygnet and the existing supply of residential land. This analysis was performed to understand the adequacy of existing vacant residential land in Cygnet within the Urban Centre and Locality (UCL) and the Urban Growth Boundary (UGB).

A range of factors are considered including government policy, affordability and household composition to draw conclusions on the suitability of expedited land release in Cygnet.

The report contains four chapters:

1. Documentation and results of housing demand modelling for Cygnet
2. Estimation of capacity for new housing in Cygnet (UCL and UGB) and gap analysis to determine the adequacy of current supply of residential land
3. Commentary on planning principles and land demand allowances
4. Findings and conclusion.

Demand for housing in Cygnet is strong. To 2036 it is estimated that there will be demand for another 524 dwellings in the Cygnet area from 2020. If it was assumed that about eighty per cent of demand would be accommodated on residential land (as opposed to lower density lifestyle area outside of the UGB), demand would be 419 dwellings.

The capacity analysis indicates that currently there is the capacity to provide another 92 to 165 new dwellings in the Cygnet urban growth boundary to 2036, and 91 to 163 new dwellings in the Cygnet urban centre locality depending on dwelling density and realisation rates. If HVC land in the George Street redevelopment area is developed, the high capacity scenario increases to 209 and 207 dwellings for the UGB and UCL respectively. The capacity analysis is based on an assessment by the planning department of Council on the number of lots that could be created on vacant lots; and on two realisation rates reflecting the extent to which these lots may actually be used to enable further development¹.

As it currently stands, there is an acute shortage to meet all demand. There is not sufficient land to meet demand for the next ten to fifteen years. As a rule of thumb, there should be approximately fifteen years of vacant supply in order to not adversely affect housing affordability and prevent land banking and/or speculative behaviour. Indeed, evidence shows that affordability is already decreasing and some household types (for instance on minimum wages) may already struggle to meet housing costs.

The insufficient supply means that potential residents cannot move to or remain in Cygnet due to insufficient choice and affordability pressures.

¹ Keeping in mind that many households may choose a large garden over a subdivision, or may want to reserve the option to subdivide to a later stage in life.

1. INTRODUCTION

SGS Economics and Planning was engaged to undertake a residential land demand and supply study for the town of Cygnet within the Huon Valley Council.

The town of Cygnet has been experiencing high demand for housing over recent years due to the popularity of the town for families and smaller households (including retirement). SGS Economics and Planning, in this report, analysed the demand for housing in Cygnet and the existing supply of residential land. This analysis was performed to understand the adequacy of existing vacant residential land in Cygnet within the Urban Centre and Locality (UCL) and the Urban Growth Boundary (UGB).

A range of factors are considered including government policy, affordability and household composition to draw conclusions on the suitability of expedited land release in Cygnet.

The report contains four chapters:

1. Documentation and results of housing demand modelling for Cygnet
2. Estimation of capacity for new housing in Cygnet (UCL and UGB) and gap analysis to determine the adequacy of current supply of residential land
3. Commentary on planning principles and land demand allowances
4. Findings and conclusion.

Housing demand

SGS has created an Excel-based housing demand model for Cygnet. The model includes the following aspects:

- Population forecasts by age
- Household formation preference
- Housing type preferences

Results include housing demand by type including separate, semi-detached and apartment types.

Housing capacity

SGS has reviewed vacant residential land supply and historic uptake data collected by HVC. For each parcel of land identified as vacant and suitable for housing, SGS used HVC's categorisation based on its likely timeframe to be development ready and available to the market.

Forecast demand is then compared to housing capacity by timeframe to understand housing market alignment and identify potential gaps/oversupply over time.

Commentary

SGS provides commentary on the adequacy and currency of planning guidances in light of overarching planning objectives of urban consolidation, prevention of urban sprawl and prevention of fragmentation of agricultural land. Further, SGS has used data from our award-winning Rental Affordability Index to comment on housing affordability.

Findings and recommendation

Conclusions and recommendations are drawn concerning the need for future planning around supply of land in Cygnet.

2. HOUSING DEMAND

2.1 Introduction and purpose

An assessment of population and demographic trends has been undertaken to develop an understanding of the underlying forces which are driving growth and demand for dwellings in the Huon Valley LGA and Cygnet. Beyond population and dwelling forecasts, this section also considers typology and housing choice.

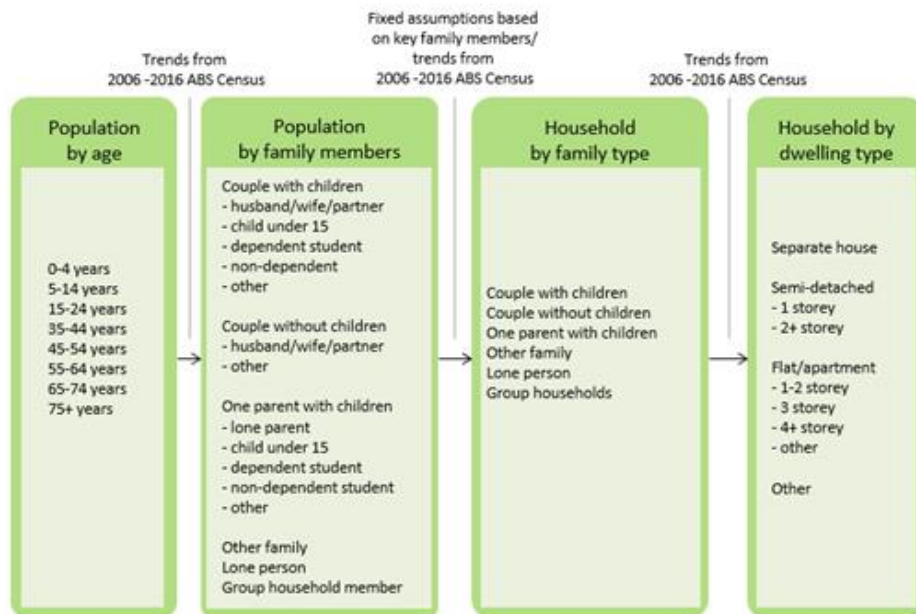
The purpose of the analysis is to forecast housing demand in Cygnet to the year 2036. Two scenarios are provided to illustrate the housing demand under high growth and moderate growth trends. Assumptions for the scenarios are drawn from analysis of historic housing growth in Cygnet and Huon Valley LGA.

2.2 Approach

The analysis in this section draws upon a range of datasets, mostly from ABS, including population growth, age, family, and household type. These core demographic components combine to help understand the drivers for housing demand in Cygnet presently and into the future.

SGS has applied its in-house and tested *Housing Demand Model* to forecast total demand and demand by dwelling type. The datasets are key inputs into the modelling process to help determine the change in the number of households requiring housing in Cygnet. An illustration of the model below shows the outputs as being housing demand by ‘separate house’, ‘semi-detached’ (referring to attached dwellings, terraces and townhouses) and ‘flat/apartment’.

FIGURE 1: SGS HOUSING DEMAND MODEL METHOD



Source: SGS Economics and Planning

Demand for different dwelling type shifts throughout an individual’s lifespan, due to income levels, the structure of the household they live in and preferences. To that end, changing demographics and the changing relationship between household types and dwelling types described will impact upon future housing choices. In regional areas, like the Huon Valley, housing type preferences are strongly skewed towards separate houses, but the ageing of the population will likely drive a slight increase in demand for units (referred to as flats/apartments).

The model’s base scenario is run off historically observed household and dwelling compositions in the LGA – generating a ‘business as usual’ forecast of the future if there are no major shifts in population/demographic trends or supply/capacity constraints.

The model is run at the LGA level as this is the level that population forecasts by age group from the Tasmanian Government are available. Using the outputs for the Huon Valley LGA, the housing demand for Cygnet was calculated with: trends adjusted to reflect the on-the-ground experience under the high scenario; and trends held constant to reflect a milder housing growth rate under the moderate scenario.

2.3 Population growth

The Tasmanian Department of Treasury and Finance has prepared population projections for Tasmania's Local Government Areas for 25 years (2017 to 2042)². Table 1 below shows population forecasts for the Cygnet SA2 based on the population at the 2016 census and the population growth rates for the Huon Valley LGA from the Treasury projections.

The Tasmanian Government’s projections have three series, based on different assumptions - high, medium, and low. The medium and high series are shown here (Table 1).

TABLE 1: POPULATION GROWTH COMPARISON OF DIFFERENT SERIES, CYGNET

Series	2016	2021	2026	2031	2036
High	4,266	4,561	4,843	5,111	5,347
Medium	4,266	4,522	4,728	4,903	5,040

Source: Tasmanian Government 2019

Table 2 shows the assumptions the Tasmanian Treasury used to estimate the population forecasts by scenario.

TABLE 2: ASSUMPTIONS FOR POPULATION GROWTH SERIES

Series	Fertility (total fertility rate)	Mortality (life expectancy at birth)	Net Interstate Migration	Net Overseas Migration	Average annual growth rate (AAGR)
High	Increasing from 1.96 babies per woman in 2017, to 2.10 babies per woman by 2028	To reach 86.0 years for males and 88.5 years for females by 2067.	Net gain of 1,200 persons per year to Tasmania (+0.3% to population in 2017)	Net gain of 2,100 persons per year to Tasmania (+0.4% to population in 2017)	0.74% to 2036 0.62% per annum to 2067
Medium	Constant rate of 1.96 babies per woman.	To reach 82.4 years for males and 85.2 years for females by 2067.	Zero net interstate migration.	Net gain of 1,800 persons per year to Tasmania. (+0.34% to the population in 2017)	0.38% to 2036 0.20% per annum to 2067

Source: Tasmanian Government 2019

² <https://www.treasury.tas.gov.au/economy/economic-data/2019-population-projections-for-tasmania-and-its-local-government-areas>

Table 3 below compares the recent experience in Cygnet to these scenarios. It shows that growth in Cygnet has been trending above the high growth scenario from the Treasury forecasts for the Huon Valley municipality.

TABLE 3: COMPARISON OF CYGNET POPULATION GROWTH TO POPULATION PROJECTIONS

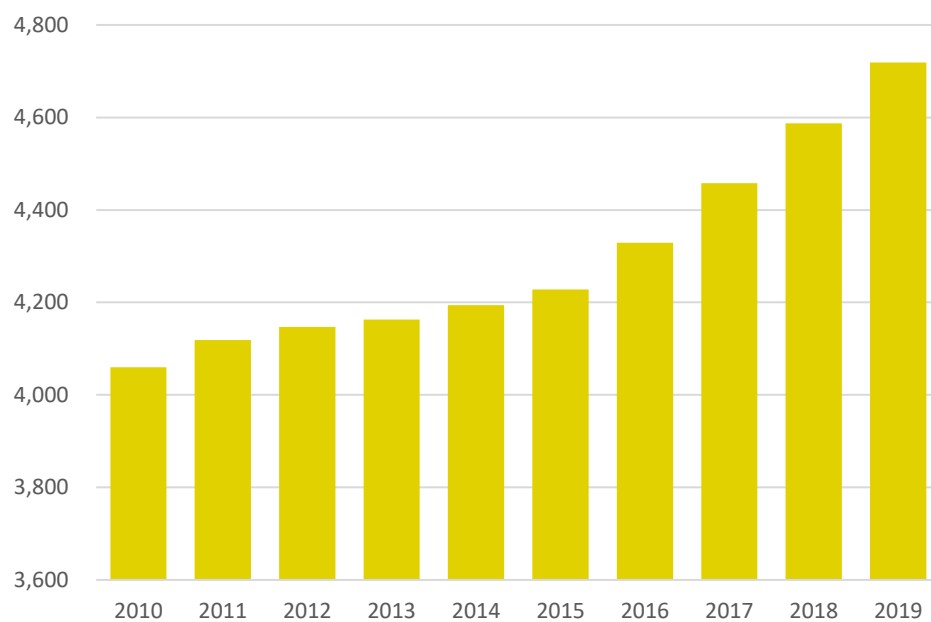
Series	Fertility (total fertility rate)	Mortality (life expectancy at birth)	Net Interstate Migration	Net Overseas Migration	Average annual growth rate (AAGR)
Actual in Cygnet 2017 to 2019	A natural increase in the population of 49 (124 births and 75 deaths) indicating a replacement rate above 2.0 (high scenario)	Not available	Net internal migration of +291 over three years (+2% per annum). This is well above the high series rate but does include intrastate movements	Net overseas migration of +50 over three years (+0.4% per annum). This is equivalent to the high series for Tasmania.	2.9% per annum from 2017 to 2019. This is well above the high series for Tasmania

Source: SGS Economics and Planning 2020 using ABS (2020) estimated residential population by components, SA2 level.

This can partially be explained by a key shortcoming of the Treasury projections: the projections do not take into account internal migration patterns within Tasmania. As stated in the Huon Valley Economic Development Strategy 2015-2020, the Huon Valley is influenced significantly by its relative proximity to Tasmania’s capital city Hobart and the neighbouring municipal area, Kingborough. The proximity to these two denser populated areas, coupled with lower average house prices, means that to first homeowners and other low-medium income earners, Cygnet offers considerable appeal.

Strong population growth has been evident in Cygnet over the past decade (Figure 2). Between 2010 and 2019 the average annual growth rate was 1.7 per cent per annum. This has increased to 2.4 per cent over the past five years, and 2.9 per cent in the past three. As a result, the figure below also reveals that the population forecast for Cygnet in 2021, using the Treasury growth rates for the Huon Valley (Table 1), has already been met by 2019, even under the high scenario.

FIGURE 2: ESTIMATED RESIDENT POPULATION IN CYGNET SA2



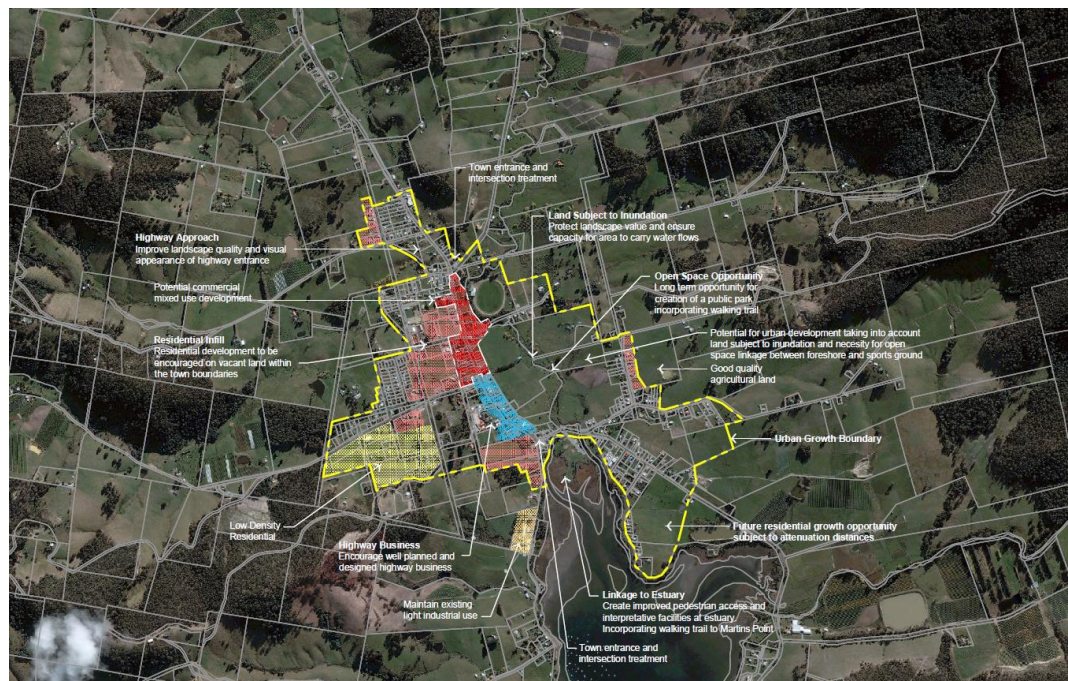
Source: ABS (2020) estimated residential population by components

Take-up of vacant residential land

The take-up of vacant residential land is another indicator of housing demand. The Southern Tasmanian Regional Land Use Strategy (STRLUS) assumed a moderate growth trajectory for Cygnet which corresponds to an annual average growth rate of 0.9 per cent per annum for Cygnet.

Table 4 shows the rateable properties for vacant residential land and non-vacant residential land within the Urban Centre Locality (UCL) area of Cygnet and also within the Urban Growth Zone for the years 2011, 2013, 2016 and 2019. The UCL is an ABS geography to capture data for individual towns. The UCL for Cygnet is slightly larger than the Urban Growth Centre boundary. The Urban Growth boundary for Cygnet (Figure 3) is referred to on the Cygnet Strategy map of the Huon Valley Land Use and Development Strategy and has been used by Council for planning purposes, in particular, prior to the commencement of the current planning scheme.

FIGURE 3: CYGNET URBAN GROWTH BOUNDARY



Source: GHD

The data shows that the number of non-vacant residential properties has increased by 83 since 2011 in the UCL, a compounded growth rate of 2.7 per cent per annum. The total growth rate for Cygnet is 2.4 per cent per annum.

TABLE 4: RESIDENTIAL LAND, CYGNET

RATED LAND (as at 1 July of each year)	Cygnet Urban Centre Locality (UCL)	2011	2013	2016	2019
	Vacant residential land	45	74	80	56
	Non-Vacant Residential land	347	366	399	430
RATED LAND (as at 1 July of each year)	Urban Growth Centre - Cygnet	2011	2013	2016	2019
	Vacant residential land	48	63	48	36
	Non-Vacant Residential land	358	376	394	419

Source: Huon Valley Council, received August 2020

Table 5 shows the applications for subdivisions lodged between 2007 and 2020, for subdivisions within the Cygnet Urban Centre and Locality (UCL); and Cygnet Urban Growth Boundary (UGB) areas that were completed such that Final Plans for these subdivisions were

able to be sealed to enable lots to be created (or for relevant stages of a subdivision). The period before 2011 saw applications for larger scale subdivisions ranging between 20 and 30 lots, which were mainly driven by the new estates located along Silver Hill Road (Devereaux Court and Dorgan Court) and Mary Street (Lourdes Rise). An application of 29 lots was lodged in 2011 on 27 Silver Hill Road, which is outside the boundary of the Cygnet UGB but within the Cygnet UCL. The period post 2011 saw a decrease in the size of subdivision applications. Applications during this period were characterised by infill development with subdivisions ranging between 1 to 3 lots.

TABLE 5: APPLICATIONS OF APPROVED SUBDIVISIONS TO FINAL PLAN STAGE, CYGNET UCL AND UGB

Application year	Subdivision	Address	Additional lots from approved subdivision	Final Plan sealed - 2011	Approval	Final Plan sealed
2007	SUB-4/2007	24 Silver Hill Road (Devereaux Crt)	19	Final Plan sealed - 2011	2011	FP sealed
2008	SUB-11/2008/A	Mary Street - Lourdes Rise	25	Final Plan sealed - 2011	2011	FP sealed
2012	SUB-81/2012	24 Dances Road	1		2013	FP sealed - 2013
2012	SUB-43/2012	11 Emma Street	1		2013	FP sealed- 2018
2012	SUB-47/2012	5 Smith Street	1		2013	FP sealed -2018
2011	SUB-7/2011	27 Silver Hill Road (Dorgan Crt)	9	Final Plan sealed for stage 1 (9 lots) - 2015	2015	FP sealed
2011	SUB-7/2011	27 Silver Hill Road (Dorgan Crt)	20	Final Plan sealed for stage 2 (20 lots) - 2016	2016	FP sealed
2017	SUB-18/2017	7406; 7404; 7402 Channel Highway	3		2019	FP sealed- 2019
2017	SUB-3/2017	8 Frederick Street	2		2017	FP sealed- 2020
2017	SUB-1/2017	5 Smith Street	1		2017	FP sealed- 2018
2017	SUB-37/2017	10 Charles Street	8	Plan sealed for stage 1 (8 lots) 2019; (Stage 2 TBC)	2019	FP sealed
2018	SUB-32/2018	32 Christina Street	2		2019	FP not sealed
2020	SUB-29/2020	14 George Street	1	Final Plan sealed - 2011	2019	FP Sealed

Source: Huon Valley Council, received August 2020

Other subdivision lot data for the period 2011-2019 for approved subdivisions in Cygnet are shown in Table 6³. It shows that over the past 9 years 110 lots have been created in Cygnet.

The three major releases in this time were Devereaux Court (19 lots in 2011), Lourdes Rise (27 lots in 2011) and Dorgan Court (29 lots across 2015 and 2016). Satellite imagery (Figure 4) reveals that the take-up rate of these sub-divisions has been high, with only a few vacant lots remaining in these three sub-divisions (at April 2019).

TABLE 6: APPROVED SUBDIVISIONS, CYGNET

Subdivisions (not including approved boundary adjustments as boundary adjustments do not create additional lots)	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Number of lots created	53 lots	4 lots	4 lots		8 lots (+1 x POS lot) Total: 8 lots Stage 1 - Dorgan Court comprised 8 lots plus 1 x Public Open Space lot	2 lots + 20 lots Total: 22 lots Stage 2 of Dorgan Court subdivision comprised 20 lots	10 lots	8 lots	1 lot + Balance	110 lots

Source: Huon Valley Council, received August 2020

FIGURE 4: DEVEREAUX COURT (TOP LEFT) AND DORGAN COURT (BOTTOM RIGHT) IN 2012



Source: Google Earth, accessed August 2020

³ This data does not include boundary adjustment approval information as no new lots are created by that process, and does not include data between 2011-2019 for approved subdivisions that were withdrawn after lodgement, or for approved subdivisions that subsequently lapsed

FIGURE 5: DEVEREAUX COURT (TOP LEFT) AND DORGAN COURT (BOTTOM RIGHT) IN 2019



Source: Google Earth, accessed August 2020

2.4 Housing demand scenarios

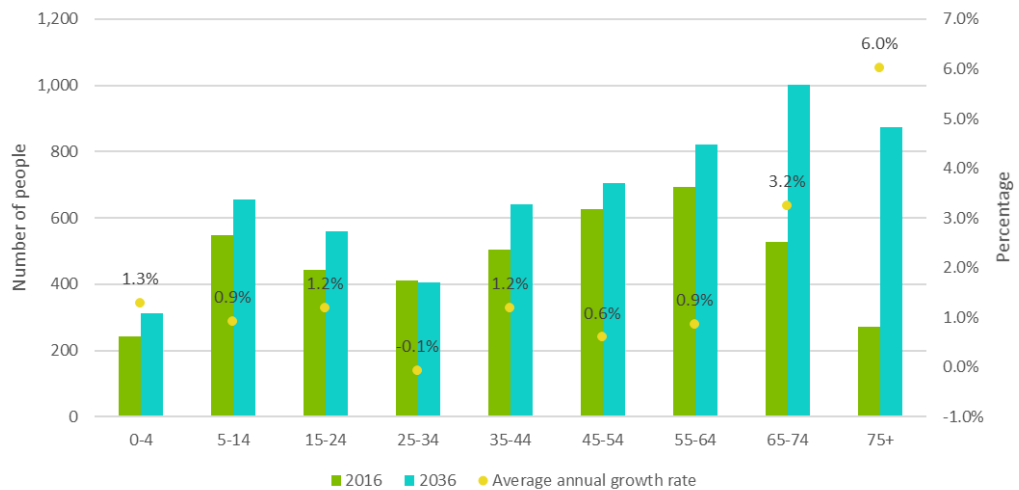
All the historic evidence above suggests that demand for residential lots is growing faster in Cygnet than predicted by official government population projections produced by Treasury, as well as what is assumed in the STRLUS.

SGS prepared two scenarios to establish a range in which housing demand in Cygnet might occur. Housing demand under a high growth scenario and a moderate growth scenario will be discussed in the next section. Under the high growth scenario, dwelling growth of 2 per cent per annum has been applied to forecast housing demand. For the moderate growth scenario, the dwelling demand rate is 1.5 per cent per annum.

Age distribution

The age profile of the population is also projected to change, impacting the types of dwellings demanded, with major growth in aged population cohorts. The current and projected age profile for residents in the Cygnet SA2 under the high and moderate growth scenarios are shown in Figure 6 and Figure 7. Trends of an aging population profile can be observed under both scenarios, as the dominant age groups are anticipated to shift from 45 to 64 in 2016 to 65 to 75 by 2036. This reflects that people are growing older and remaining healthy and independent for longer. It is expected most of the older people in Cygnet will remain living independently, particularly if housing options are provided to them. Similarly, an adequate supply of land for detached housing will allow young families to move into Cygnet.

FIGURE 6: POPULATION PROJECTION AND GROWTH RATE BY AGE (HIGH GROWTH), CYGNET SA2



Source: ABS Census; Tasmanian Government 2019; and SGS Economics and Planning

FIGURE 7: POPULATION PROJECTION AND GROWTH RATE BY AGE (MODERATE GROWTH), CYGNET SA2



Source: ABS Census; Tasmanian Government 2019; and SGS Economics and Planning

2.5 Housing demand model results

Forecast dwelling demand

Table 7 and Table 8 summarise the results of the housing demand modelling under the high and moderate growth scenarios. The results are derived from the *Housing Demand Model* using ABS Census data patterns in demographics and housing types from 2001 to 2016 and population growth forecasts to 2036 for the Cygnet SA2.

Under the high growth scenario, the model indicates that while the highest growth rate between 2020 and 2036 is likely to be for semi-detached dwellings (3.4 per cent per annum), the dwelling mix in Cygnet will still be dominated by detached (separate house) dwellings. Demand for separate houses is expected to grow 1.9 per cent per year between 2020 and 2036. The preference for separated houses in Cygnet will drive demand for 678 residential lots to 2036. The projected demand for semi-detached, unit and other dwellings types adds to demand by another 50 dwellings to 2036. The demand for semi-detached and units may or may not occur on strata-titled lots.

In total, the model shows that 729 new dwellings are to be demanded by 2036 in the Cygnet SA2 area, which translates to an increase of 2 per cent per annum.

TABLE 7: DWELLING DEMAND FORECAST 2020 TO 2036 (HIGH GROWTH), CYGNET SA2

Dwelling type	2020 ⁴	2021	2026	2031	2036	2020 to 2036 Growth	AAGR ⁵ 2020 to 2036
Separate house	1,874	1,920	2,135	2,349	2,553	678	1.9%
Semi Detached	26	27	33	38	44	18	3.4%
Flat, unit or apartment	27	28	32	36	40	12	2.3%
Other	41	42	48	54	60	20	2.5%
Total	1,968	2,017	2,247	2,477	2,697	729	2.0%

Source: SGS Housing Demand Model (2020)

Modelling results under the moderate scenario shows a lower housing demand growth rate of 1.5 per annum. This is driven by the assumption that the share of housing growth in the Huon Valley LGA allocated to Cygnet SA2 remains constant throughout the years. Separate houses remain the most dominant housing type, whereas semi-detached dwellings have the highest growth rate. A total of 525 new dwellings are projected to be the size of housing demand by 2036.

TABLE 8: DWELLING DEMAND FORECAST 2020 TO 2036 (MODERATE GROWTH), CYGNET SA2

Dwelling type	2020	2021	2026	2031	2036	2020 to 2036 Growth	AAGR 2020 to 2036
Separate house	1,842	1,878	2,039	2,191	2,328	486	1.5%
Semi Detached	25	27	31	36	41	15	2.9%
Flat, unit or apartment	27	27	30	33	36	9	1.9%
Other	40	41	46	51	55	15	2.0%
Total	1,934	1,973	2,146	2,311	2,459	525	1.5%

Source: SGS Housing Demand Model (2020)

The differences between the two scenarios are largely driven by the demand in separate houses. Among the 204 dwelling growth difference between the high and moderate scenarios, separate houses account for 94 per cent (192 dwellings) of the total difference.

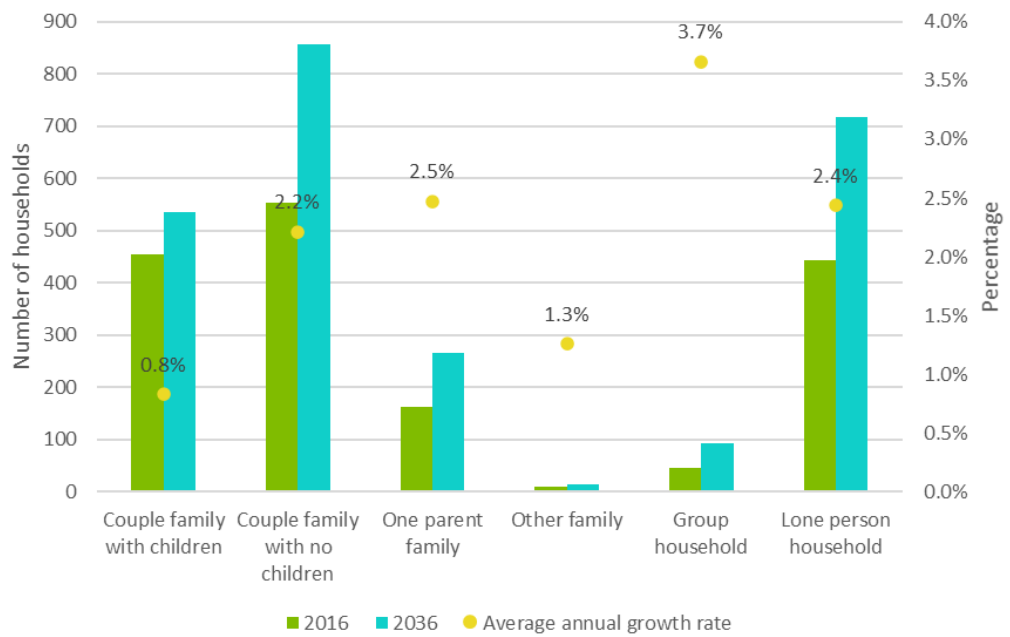
Forecast household composition

The age statistics are reflected in the projected growth of different household types in the LGA. Under the high growth scenario (Figure 8), while couple families with children are anticipated to grow by 18 per cent between 2016 and 2036, couple families with no children, one parent family, and lone person household types are expected to grow considerably, by 55, 63, and 62 per cent respectively.

⁴ The figure for 2020 is calculated by assuming that 80% of the growth between 2016 and 2021 (3 years' worth) has already been realised.

⁵ AAGR – Average Annual Growth Rate

FIGURE 8: HOUSEHOLDS BY COMPOSITION (HIGH GROWTH), CYGNET SA2

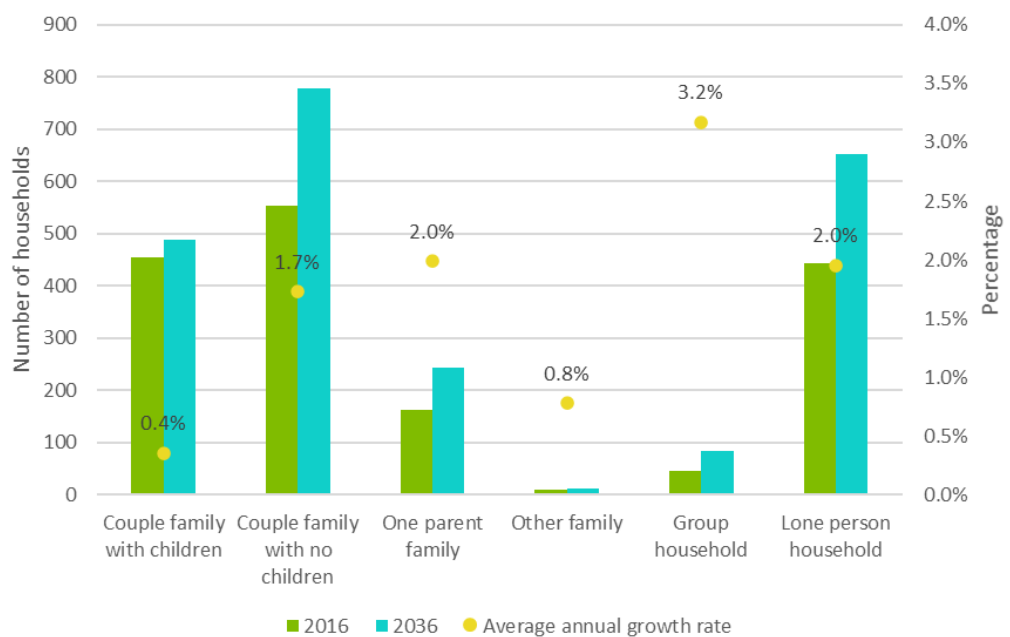


Source: Tasmanian Government 2019; SGS Housing Demand Model (2020)

Under the moderate growth scenario shown in Figure 9, couple families with children are only expected to grow by 7 per cent by 2036, while the biggest growths will also be seen in one parent families (48 per cent), lone person households (47 per cent), and couple families with no children (41 per cent).

Changes in household compositions in both scenarios are in line with trends seen across Tasmania and Australia, in that the average household size is to see a decrease overtime driven by ageing population. The ageing of the population in Tasmania is however more pronounced than Australia as a whole.

FIGURE 9: HOUSEHOLDS BY COMPOSITION (MODERATE GROWTH), CYGNET SA2



Source: Tasmanian Government 2019; SGS Housing Demand Model (2020)

3. HOUSING DEVELOPMENT CAPACITY

3.1 Introduction and purpose

This chapter identifies available vacant residential land in Cygnet ready for development in the immediate, medium and longer-term. HVC has supplied much of the data required for the supply analysis, with SGS tasked with analysing this information and estimating the available lots within the UCL and UGB boundaries.

The purpose of the analysis is to reveal the capacity for new housing in Cygnet to 2036 and compare to housing demand to ascertain whether new parcels of land should be released. Key to meeting population demand as forecast will be to ensure land supply is consistent and stable, properly located and readily developable.

3.2 Housing capacity

Method

To estimate the housing capacity of Cygnet (i.e. the likely number of dwellings that could be built in Cygnet to 2036), SGS relied upon the vacant land and lots analysis as identified by HVC. Each parcel was reviewed by SGS taking into account engineering advice provided by HVC to consider constraints to develop on each lot. This analysis included a lot of analysis conducted by Council compared to previous analysis completed by SGS on housing capacity in Cygnet.

Parcels of land were sorted into four different groups:

- Development ready lots (immediate supply)
- Land that is serviced with water and sewage, but not sub-divided (medium-term supply)
- Land that is serviceable but not sub-divided (medium to longer term supply)
- Land that is not sub-divided nor fully serviced (long term supply)
- Council-owned land (uncertain supply)

In addition, dwelling densities and realisation rates (what share of lots would realistically be developed) were allocated. The theoretical capacities of vacant residential land were estimated based on the following assumptions for two scenarios, low and high, with the higher scenario assuming greater densities⁶:

- Two different realisation rates are applied to development estimates. For the low capacity scenario, it is assumed that 50 per cent of the theoretical capacity will be realised. Many landowners will not sub-divide their land preferring to keep the whole parcel intact for their own use. There are also cost constraints if new access ways or infrastructure has to be provided and planning constraints such as the coastal overlay or other overlays on some sites. For the higher capacity scenario, it is assumed optimistically that 90 per cent of the capacity can be realised. This realisation rate was chosen given the accuracy and research behind the housing capacity data set supplied by HVC.
- Consideration has been given to dwelling densities in the General Residential zone in preparation of the vacant land and lots analysis as identified by HVC, with densities in

⁶ though compared to major cities the density in the high scenario remains low

that range of 9 dwellings per hectare (equivalent to 1,100 sqm per lot) to 15 dwellings per hectare (equivalent to 665 sqm per lot).

- For Huon Valley Council (HVC) owned land at 20 Golden Valley Road and 14 George Street, this land has been previously identified by Council for housing development as part of the George Street Site Development Strategy, and potentially therefore this land may be used, for example, as community housing and related services. As an indication for a use in the high scenario, it is assumed the capacity of 14 George St is 49 dwellings based on prior research by Terroir. For the low scenario, it is assumed that this land is not used for housing.

Housing development capacity in Cygnet urban growth area

Table 9 below shows the results of the above analysis for Cygnet within the urban growth boundary. It shows that in the low scenario, with a realisation rate of 50%, there is future capacity for 92 new dwellings in Cygnet.

With a higher realisation rate (90 per cent) and the use of council land for medium density housing (such as a retirement village), the capacity in Cygnet is for 209 new dwellings. These scenarios can be thought of as a range, with the likely capacity falling somewhere in between, and likely towards the bottom of the range.

TABLE 9: HOUSING CAPACITY IN CYGNET URBAN GROWTH BOUNDARY

Land Type	Dwelling capacity (Low)	Dwelling capacity (Higher)	Dwelling capacity (Higher) with council land
Development ready (Short term)	16	28	28
Fully serviced but not sub-divided (Medium term)	50	89	89
Serviceable but not sub divided (Medium to longer term)	21	37	37
Not sub-divided or fully serviced (Long term)	6	11	11
Council-owned land (Uncertain)	0	0	44
Total	92	165	209

Note: the 44 Council-owned lots refer to those 49 lots at 14 George St identified by Terroir, with a 90% realisation rate applied

Allocating the above capacity to five-year time blocks results in the dwelling capacities below in Table 10:

- In the short term (to 2021) there is an immediate capacity for 16 to 28 new dwellings, depending on the capacity scenario, on development-ready lots in Cygnet.
- In the medium term when fully serviced but not sub-divided land is likely available for development, there is a capacity for around 50 to 89 dwellings between 2022 to 2026.
- In the medium to longer term when serviceable but not sub-divided land is likely available for development, there is a capacity for around 21 to 37 dwellings between 2027 to 2031.
- In the longer-term, when more difficult land for development may be ready for release, there is a capacity for a further 6 to 11 dwellings.

If the Council land is included and developed over the medium term, the capacity increases to 111 dwellings for 2022-2026 and 59 dwellings in 2027-2031.

TABLE 10: DWELLING CAPACITY IN 5-YEAR INTERVALS, URBAN GROWTH BOUNDARY

	2020-2021*	2022-2026	2027-2031	2032-2036	Total
Dwelling capacity (Low)	16	50	21	6	92
Dwelling capacity (Higher)	28	89	37	11	165
Dwelling capacity (Higher) with council land	28	111	59	11	209

As a general rule of thumb, there needs to be approximately 15 years of vacant supply of land available to prevent speculative land behaviour and upward pressure on land and housing affordability.

Housing development capacity in Cygnet urban centre locality

Table 11 below shows the results of the above analysis for Cygnet within the urban centre locality. It shows that in the low scenario there is currently capacity for 91 new dwellings in Cygnet.

With a higher realisation rate (90 per cent) and the use of council land for medium density housing (such as a retirement village), the capacity in Cygnet is for 207 new dwellings. These scenarios can be thought of as a range, with the likely capacity falling somewhere in between, and likely towards the bottom of the range.

TABLE 11: HOUSING CAPACITY IN CYGNET URBAN CENTRE LOCALITY

Land Type	Dwelling capacity (Low)	Dwelling capacity (Higher)	Dwelling capacity (Higher) with council land
Development ready (Short term)	11	19	19
Fully serviced but not sub-divided (Medium term)	51	91	91
Serviceable but not sub divided (Medium to longer term)	24	42	42
Not sub-divided or fully serviced (Long term)	6	11	11
Council-owned land (Uncertain)	0	0	44
Total	91	163	207

Note: the 44 Council-owned lots refer to those 49 lots at 14 George St identified by Terroir, with a 90% realisation rate applied

Allocating the above capacity to five-year time blocks results in the dwelling capacities below in Table 12:

- In the short term (to 2021) there is an immediate capacity for 11 to 19 new dwellings, depending on the capacity scenario, on development-ready lots in Cygnet.
- In the medium term when fully serviced but not sub-divided land is likely available for development, there is a capacity for around 51 to 91 dwellings between 2022 and 2026.
- In the medium to longer term when serviceable but not sub-divided land is likely available for development, there is a capacity for around 24 to 42 dwellings between 2027 to 2031.
- In the longer-term, when more difficult land for development may be ready for release, there is a capacity for a further 6 to 11 dwellings.

If the Council land is included and developed over the medium term, the capacity increases to 113 dwellings for 2022-2026 and 64 dwellings in 2027-2031.

TABLE 12: DWELLING CAPACITY IN 5-YEAR INTERVALS, URBAN CENTRE LOCALITY

	2020-2021*	2022-2026	2027-2031	2032-2036	Total
Dwelling capacity (Low)	11	51	24	6	91
Dwelling capacity (Higher)	19	91	42	11	163
Dwelling capacity (Higher) with council land	19	113	64	11	207

As a general rule of thumb, there needs to be approximately 15 years of vacant supply of land available to prevent speculative land behaviour and upward pressure on land and housing affordability.

Comparison to housing demand

As revealed in Section 2, the demand for housing in the Cygnet area (SA2) has been high in recent years. This is forecast to continue. Table 13 and Table 15 show the dwelling demand in the Cygnet SA2 and within the Cygnet growth boundary. It is assumed by SGS that 80 per cent of growth in the Cygnet area should be captured within the growth boundary to improve town vibrancy and economic outcomes for Cygnet (as explored in chapter 4). Additional growth in agricultural areas and shack communities is discouraged by the Huon Valley Land Use and Development Strategy and the Southern Tasmania Regional Land Use Strategy. At present only around a third of dwelling growth in the Cygnet area is being captured within the growth boundary (see Table 17 later).

Housing capacity shortfall within the Cygnet UGB

Table 13 shows the gap between the future capacity scenarios. The results show that:

- In the low capacity scenario (the most likely scenario) there is insufficient capacity in Cygnet to cater for demand in the short, medium and long term.
- In the unlikely higher capacity scenario as well, demand is insufficient in the short, medium, and long term.
- When housing development on the HVC land is included there is still insufficient capacity over the next 16 years as well. There is a smaller deficit of supply in the medium term, which is not adequate for demand also due to the lack of choice and affordability this tight supply would create. This minor excess capacity in this scenario also relies on council foregoing broader community uses of prime council-owned land in the middle of Cygnet.

TABLE 13: DETACHED DWELLING DEMAND IN 5-YEAR INTERVALS COMPARED TO DWELLING CAPACITY, URBAN GROWTH BOUNDARY

	2020-2021*	2022-2026	2027-2031	2032-2036	Total
Demand in Cygnet SA2	39	173	164	148	524
Dwelling demand in growth boundary	31	139	131	118	419
Supply gap: Low capacity scenario	-15	-89	-111	-112	-328
Supply gap: Higher capacity scenario	-3	-50	-95	-107	-255
Supply gap: Higher scenario with Council land	-3	-28	-73	-107	-210

*Assumes 60% of the demand for 2016 to 2021 has already been realised

The analysis in Table 14 shows that in the short term, between 50 to 91% of dwelling demand in the Cygnet growth boundary can be catered for within the UGB, with 36 to 64% in the next 5 years, 16 to 28% between 2027 and 2031, and only 5 to 9% in 2032 to 2036. In total, only 22 to 39% of dwelling demand is accommodated within the UGB, not including council owned land, and if supply is not increased, this demand would likely go into rural land and/or elsewhere. Even with the high realisation rate of 90% there is still going to be a shortfall in supply.

TABLE 14: PROPORTION OF DETACHED DWELLING DEMAND IN CYGNET SA2 IN 5-YEAR INTERVALS COVERED BY DWELLING CAPACITY, URBAN GROWTH BOUNDARY

	2020-2021*	2022-2026	2027-2031	2032-2036	Total
Supply gap: Low capacity scenario	50%	36%	16%	5%	22%
Supply gap: Higher capacity scenario	91%	64%	28%	9%	39%
Supply gap: Higher scenario with Council land	91%	80%	45%	9%	50%

*Assumes 60% of the demand for 2016 to 2021 has already been realised

Housing capacity shortfall in the Cygnet UCL

A similar result is observed for the Cygnet urban centre locality, as shown in the gap analysis in Table 15. A larger deficit is shown in the next year when compared to the UGB, and a smaller deficit in supply in the medium term.

TABLE 15: DETACHED DWELLING DEMAND IN 5-YEAR INTERVALS COMPARED TO DWELLING CAPACITY, URBAN CENTRE LOCALITY

	2020-2021*	2022-2026	2027-2031	2032-2036	Total
Demand in Cygnet SA2	39	173	164	148	524
Dwelling demand in growth boundary	31	139	131	118	419
Supply gap: Low capacity scenario	-20	-88	-108	-112	-328
Supply gap: Higher capacity scenario	-12	-48	-89	-107	-256
Supply gap: Higher scenario with Council land	-12	-26	-67	-107	-212

*Assumes 60% of the demand for 2016 to 2021 has already been realised

The analysis in Table 16 shows that in the short term, only 34 to 61% of dwelling demand in the Cygnet growth boundary can be catered for within the UCL, with 36 to 66% in the next 5 years, 18 to 32% between 2027 and 2031, and only 5 to 10% in 2032 to 2036. In total, only 22 to 39% of dwelling demand is accommodated within the UCL, not including Council owned land, and if supply is not increased, this demand would likely go into rural land and/or elsewhere. Even with the high realisation rate of 90% there is still going to be a shortfall in supply.

TABLE 16: PROPORTION OF DETACHED DWELLING DEMAND IN CYGNET SA2 IN 5-YEAR INTERVALS COVERED BY DWELLING CAPACITY, URBAN CENTRE LOCALITY

	2020-2021*	2022-2026	2027-2031	2032-2036	Total
Supply gap: Low capacity scenario	34%	36%	18%	5%	22%
Supply gap: Higher capacity scenario	61%	66%	32%	10%	39%
Supply gap: Higher scenario with Council land	61%	81%	49%	10%	49%

*Assumes 60% of the demand for 2016 to 2021 has already been realised

3.3 Conclusions

The lack of supply of land ready for housing development presents challenges to new residents looking to move to Cygnet. These new residents may choose to not move to Cygnet or may move outside of the growth boundary. Demand will not be met under the existing supply.

SGS are aware of a property that is undergoing an application for a Section 43A rezoning and subdivision approval – this property is currently not residentially zoned. This property is within the UCL boundary and partly within the UGB boundary. If the rezoning and subdivision applications are successful there is potential for a further 61 lots available in the medium term.

The ageing of the population also requires careful consideration. The early release of new residential lots can help attract families to Cygnet reducing the ageing of the population while land in the centre of Cygnet may be dedicated to retirement living instead of detached housing.

In the current market, land values may become prohibitive for households to move into Cygnet. It is very likely that demand is currently diverted to areas outside the UGB, and into other parts of the Huon Valley or adjacent LGAs.

4. COMMENTARY

STRLUS and demand for housing since 2011

In STRLUS, Cygnet is defined as a township with a moderate growth strategy according to a mixed growth scenario from 2011 to 2035. A township is defined as residential settlement with prominent town centres providing a number of facilities, some local employment opportunities and convenience shopping. They tend to have a population of 500 to 1,500 residents, excluding the surrounding rural living areas.

The moderate growth strategy in STRLUS refers to an anticipated growth of 10 to 20 per cent of dwellings. A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone may be required dependent upon an assessment of the yield capacity and vacancy of existing zoned land.

In addition, the Strategy promotes consolidation of existing settlements and minimisation of urban sprawl and lower density development (p. 85).

The demand projections in STRLUS were primarily based on historic growth, primarily based on Census publications of which the most recent, published one would have been 2006. Since 2011, population growth and related dwelling demand has outpaced anticipated growth as detailed in STRLUS.

In addition, population growth has outpaced the population projections by Treasury by LGA. The issue with the Treasury projections is they do not account for intrastate migration between LGAs and/or growth patterns based on planning decisions. We therefore see in several LGAs, especially those with relative affordable house prices and within a (somewhat) commutable distance from Hobart, that population projections have been below actual growth rates.

In order to achieve the overarching strategic planning objectives of urban consolidation, prevention of sprawl and fragmentation of agricultural land, it is of the utmost importance to ensure sufficient and suitable vacant residential land is provided for in and around existing settlements (within their UGB).

There is an urgent need to update STRLUS to reflect updated projections and ensure the overarching strategic planning objectives are achieved. There is also a need to update the Treasury population projections to appropriately account of intrastate migration patterns.

Acute shortfall of supply within the township

The analysis shows there is an acute shortage of suitable, vacant residential land to accommodate future growth, while meeting the overarching planning objectives.

The following observations support the key finding of the analysis. At the time of writing this report there was no vacant residential land for sale in Cygnet. At the same time, we see that housing affordability has been decreasing (see paragraph below).

In addition, a significant share of residential demand has been accommodated outside of the UCL and UGB of Cygnet, as is illustrated in the table below. The table was compiled from ABS Census data. It shows that the majority of the dwelling stock increase was accommodated in the area outside of the UCL and the UGB⁷. This suggests limited availability of suitable and

⁷ It also shows that the majority of the existing dwelling stock is outside of the UGB and UCL, reflecting the rural historic character of the town.

affordable land within the township. Of course, many households in the area also choose to live in rural and environmental lifestyle settings. The dwelling growth rate within the UCL and UGB was 3.7% and 2.1% respectively, well above the growth rate for the SA2, reflecting a high demand for living in the town.

TABLE 17 NUMBER OF PRIVATE DWELLINGS, CYGNET

	2011	2016	Growth	AAGR	Share of growth	Share of stock (2016)
Cygnnet SA2	1,988	2,135	147	1.8%	100%	100%
Cygnnet UCL	323	373	50	3.7%	34%	17%
Cygnnet remainder (UCL)	1,665	1,762	97	1.4%	66%	83%
Cygnnet UGB	399	433	34	2.1%	23%	20%
Cygnnet remainder (UGB)	1,589	1,702	113	1.7%	77%	80%

Source: ABS Census, 2011 and 2016

Housing affordability and choice

High rents, relative to household incomes, has seen Greater Hobart become the least affordable metropolitan area in Australia for renting. Many homes have also been converted to short-term holiday rentals. Many households are looking to the Huon Valley for more affordable housing options. According to the rental affordability index⁸, Cygnnet has an acceptable level of affordability, but this will be impacted over time if there is a shortage of housing in comparison to demand as identified by SGS in the proceeding chapter. Rental affordability provides the best insight into the relation of residential demand and supply, as its affordability level is not distorted by property speculation and wealth creation considerations.

Already, rental affordability for the average income rental household has dropped markedly in Cygnnet from being 'very affordable' in the fourth quarter of 2013, to 'acceptable' by the second quarter in 2019. For some household types, rents have already become unaffordable, where households pay more than thirty per cent of their income in rent. This leaves them with insufficient funds to pay for other primary needs such as heating, medical needs, education and transport.

COVID-19 and public health restrictions

The impacts of the pandemic are still evolving and uncertain. However, it is clear there are substantial consequences in terms of economic growth, migration and tourism.

At the time of writing this report, Tasmania is successfully pursuing a strategy of elimination of COVID-19. Travel across State borders is restricted to essential travellers and people who accept to stay in hotel quarantine for two weeks. This has resulted a drop of visitors to the island. With uncertainty about the future availability of a vaccine, restrictions may stay in place for another year or more.

Economic modelling shows unemployment levels may not fall to pre-pandemic levels for another three to four years.

Both lower migration and high unemployment may undermine demand for residential land, although that is not visible in the market yet, partially due to housing investment subsidies.

All in all, the pandemic may delay residential demand by two to three years.

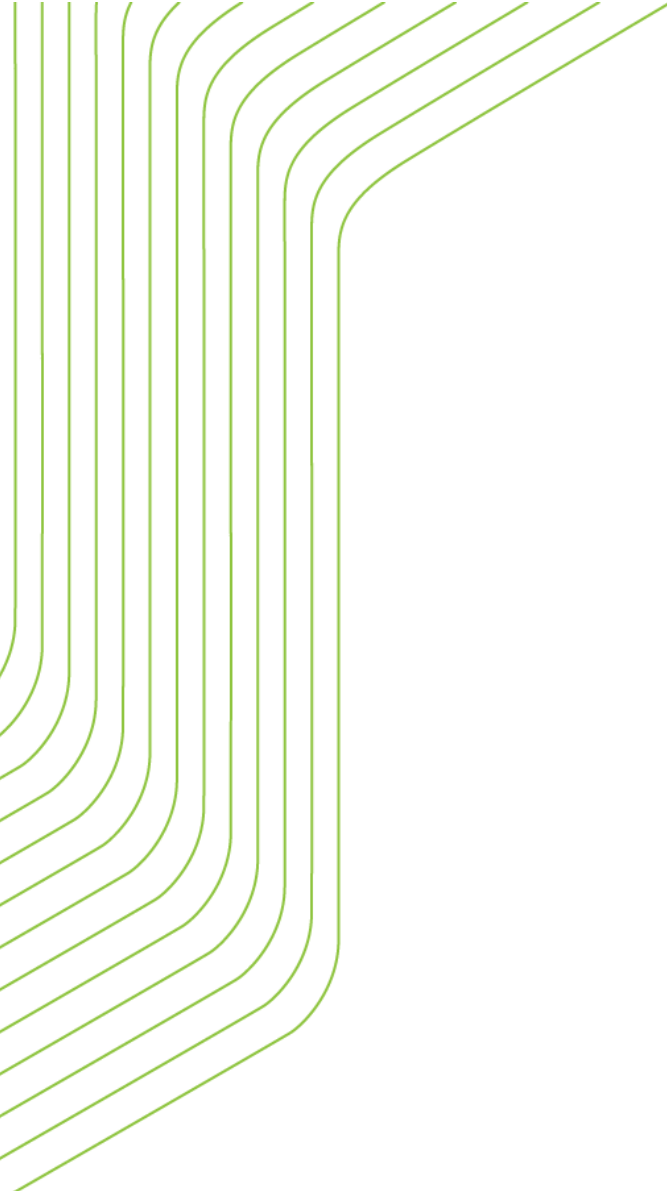
⁸ <https://www.sgsep.com.au/projects/rental-affordability-index>

5. FINDINGS AND RECOMMENDATION

The capacity analysis indicates that currently there is the capacity to provide another 92 to 165 new dwellings in the Cygnet urban growth boundary to 2036, and 91 to 163 new dwellings in the Cygnet urban centre locality depending on dwelling density and realisation rates. If HVC land in the George Street redevelopment area is developed, the high capacity scenario increases to 209 and 207 dwellings for the UGB and UCL respectively. The actual capacity likely lies somewhere towards to bottom of this range, with the higher scenario unlikely to be realised.

Demand for housing in Cygnet is strong. To 2036 it is estimated that there will be demand for another 524 dwellings in the Cygnet area from 2020. Assuming that 80 per cent of the dwellings should be located within the urban growth boundary to protect agricultural land from fragmentation and to develop greater economic and social vibrancy in the town, then 419 dwellings will be demanded within the growth boundary.

As it currently stands, there is insufficient land available to achieve a dwelling capacity that will meet the projected demand within the urban growth boundary. The insufficient supply means that potential new residents cannot move to Cygnet due to insufficient choice and affordability pressures.



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Huon Valley Priority Projects

March 2021



Activation of Huonville Commercial and Industrial Precincts

The Huon Valley Council seeks funding to activate two dynamic new economic hubs in the regional centre of Huonville. The project includes road upgrades and relocation of the Council's depot 3km north to activate a new light industrial precinct while opening up the vacated commercial land for significant development in town.

Opportunity

The town of Huonville is seeing significant housing development with up to 400 lots under development or proposed to be completed by 2028. This significant increase in population provides a demand and need for supporting services and commercial opportunities and supporting job creation for new residents. The opportunity for connectivity within the Huonville township to improve health and wellbeing and liveability is also an important consideration for new residents.

Huon Valley Council's depot currently occupies 2.4 hectares in the centre of Huonville. The site is long recognised as having fantastic potential, and relocation of this depot opens the land up for significant new commercial development, while creating jobs and economic growth in the region.

This move would also lead to the activation of a 30-lot light industrial precinct on the town's periphery at Glen Road. With Council as a foundational anchor tenant, the relocated depot

would provide the developers with the economic certainty to invest in the long-discussed site and be a catalyst for further development. This would also provide new business opportunities (e.g. a potential freight/logistics hub for the South) as well as opportunity for existing businesses (such as TasNetworks) to move and expand.

A new Council depot will also provide an intergenerational asset to the community for delivering services to a growing population, incorporating contemporary sustainable design standards to improve energy and water efficiency, and appropriate landscaping.

Removing these industries from the town centre will create space for the revitalisation of Huonville with a new commercial centre – with the private sector already interested in developing additional retail and commercial outlets – to service the current demonstrated and future predicted strong population growth in the region.

Redevelopment of the former depot land could also open up further Council land along the Huon River foreshore (between Sale Street and the Esplanade). An attractive multipurpose public open space area for passive recreation would improve liveability, provide some further commercial opportunities (such as a community market), as well as promote health and wellbeing outcomes through walking, cycling and waterfront activities.

Proposal outcomes:

- Activation of Glen Road light industrial land to create a dynamic light industrial hub
- Commercial development opportunities (such as a second supermarket, conference hotel, public open space, etc.) at vacated Council depot land
- Upgrade of the Glen Road/Huon Highway intersection
- Glen Road upgrade
- New efficient Council depot
- Improved town amenity, connectivity and service provision for locals and visitors alike
- Opening up of future recreation space with improved integration of the Huon River foreshore
- Employment creation

Project cost

\$7.5 million

Funding is sought for the relocation of the Council depot to light industrial land, including infrastructure upgrades. Council is advocating for financial support for specific road upgrades, for example, the Huon Highway/Glen Road intersection and sections of Glen Road.



Funding required

Funding is sought for the following aspects of the project:

(a) Infrastructure works:

- While the project will redirect some commercial vehicles from an increasingly busy town centre, it will also generate additional heavy vehicle use to the north, so the following upgrades will be required to ensure safety:
 - Upgrade of Glen Road/Huon Highway junction. This work will require State Government involvement and include:
 - *Provision of improved turning lanes for vehicles to access/exit the Huon Highway from Glen Road*
 - *Provision of public lighting*
 - Upgrade of Glen Road to connect light industrial land to the Huon Highway.
 - Internal road connection and services to facilitate new commercial precinct
- (b) Establishment of a new depot at Glen Road
- (c) Decommissioning of the existing depot and site rehabilitation works to create vacant commercial land

(d) Consultancy services for:

- Provision of design and specifications for the establishment of the new depot, decommissioning the existing depot and related infrastructure works
- Obtaining regulatory approvals for the works

Benefits

The light industrial park and the new commercial precinct are strategically important for the Huon Valley and wider region, to support and enable its continued economic and population growth.

SGS Economics and Planning were commissioned to undertake a cost-benefit analysis and economic impact assessment of the project (incorporating both sites). This calculated a benefit-cost ratio (BCR) of 5.98 at a net present value (NPV) of \$21.19 million, with initial total capital works and road upgrade costs totalling approx. \$4.258 million.

The economic impact assessment divided the economic stimulus (or direct impact) of the project into three stages. Using input-output (I-O) modelling, the following potential economic impacts were identified:

- Initial construction phase (construction of new depot and road linkages) costing \$4.9 million over a two-year period employing a total of direct and indirect 18.8 full-time equivalent jobs (FTEs).

- Subsequent construction (via induced development at retail and industrial precinct) will lead to private sector investment of \$27.65 million by 2038 to construct 1,045m² retail and 5,000m² industrial floor space. In addition, linkages to construction activity will generate flow-on effects in other industries.
- Ongoing new retail and industrial trade direct economic output was projected at 2023 to create \$1.91 million and 10.5 FTEs, growing by 2038 to a total direct economic output/income of \$8.87 million and 48.7 FTEs.

SGS concluded that the project and its future economic activity will lead to a net increase of 60–70 jobs (FTEs) by 2030 in the Huon Valley Council area. It is also worth considering the importance of the occupational nature of these jobs and the number of entry-level roles created in an area of traditionally high levels of youth unemployment and limited local job opportunities.

Activation of the light industrial park will provide an appropriately zoned area for light industry and commercial opportunities to develop without land use conflict making this area an attractive place for business to invest.

While improving town amenity and consumer choice for a growing population, the new commercial precinct will be appealing to new businesses and will also redirect expenditure 'leakage' outside the municipal area to increased local retail activity, flowing naturally on to increased employment. This was estimated at \$47.44 million in 2020 alone.

Project status

Huon Valley Council engaged SGS Economics and Planning to conduct a cost-benefit analysis and economic impact assessment on the depot relocation and activation of the light industrial park. Delivered in November 2019, the report explores development opportunities that the relocation would unlock for both sites, and how the new commercial and light industrial precinct would generate economic and community development in the Huon Valley.

In May 2020 the development application was lodged by the owners, Hazel Brothers, for the subdivision of a 30-lot light industrial park.

About the project

The project's relocation of the Council's depot and development of land for light industry is consistent with the:

- Huon Valley Council Strategic Plan 2015–2025
- Huon Valley Council Economic Development Strategy 2015–2025
- Huonville Ranelagh Master Plan 2019
- Huon Valley Recreation Plan 2020
- Huon Valley Land Use and Development Strategy
- Huon Valley Health and Wellbeing Strategy
- Southern Tasmania Regional Land Use Strategy



- Southern Tasmania Industrial Land Strategy (2011 SGS report and 2013 SGS report)

About the Huon Valley

The Huon Valley is a vibrant, semi-rural community located 30 minutes south of Tasmania's capital city, Hobart. It is Australia's southernmost local government area and one of the fastest-growing municipal areas in the state, due to migration, with an estimated population of 17,219 people, having increased from 16,563 people since 2016.

The Huon Valley has a median age of 45 and an average household size of 2.36. Making up 31.3% of total households, couples without children is the most common household type, while lone-person households are the fastest-growing household type. Aboriginal people make up about 9.2% of the population.

The majority of local workers are low-mid income earners, earning between \$500–\$999 per week (38.7%). A further 32.8% of local workers earn over \$1,000 per week, with the majority of those earning between \$1,000–\$1,249 per week. Major industries include agriculture, forestry and fishing/aquaculture, which together generated 1,575 local jobs in 2019/20, followed by manufacturing (487), health care and social assistance (457), retail trade (407), education and training (404), and accommodation and food services (334).

The Huon Valley has a SEIFA score of 962, placing it midway on the Index of Disadvantage for the state. Ranking higher than the SEIFA for Tasmania, the Huon Valley population experiences a lower level of disadvantage than the state as a whole.

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Cygnet Township Plan

The town of Cygnet has been experiencing high demand for housing over recent years due to the popularity of the town for families and smaller households (including retirement).

According to an SGS Economics and Planning Report commissioned by the Huon Valley Council in 2020, the *Cygnet Residential Demand and Supply Analysis*, it is estimated that there will be demand for another 524 dwellings in the Cygnet Area from 2020 to 2036.

The population of Cygnet is expected to increase from approximately 4,500 in 2021 to 5,350 in 2036.

The growth to date has had significant impact upon the function of Mary Street, Cygnet which is the only thoroughfare through the township, particularly impacting upon the business area of the town. With population growth there is also demand for connecting walking trails between residential areas, the town centre and recreational facilities as well as for the health and wellbeing of the community.

Mary Street is relatively narrow and traffic congestion within that area can be significant. There are limited parking opportunities and it is not safe for pedestrians to cross the busy street. Being the only thoroughfare through the town, there is an inability to hold township events, including the Cygnet Folk Festival which is held on an annual basis and attracts significant patronage. ANZAC Day marches cannot occur without significant disruption to traffic flow to and through the town.

Mary Street is considered to be at design capacity and, with the projected increase in population, will exceed its capacity in the very near future.

In 2010, following structured consultation with, and feedback from, the Cygnet community, the Council approved the *Cygnet Township Plan, September 2010* (the Town Plan).

The issue was identified within the Town Plan that:

- *“the Mary Street carriageway is reasonably narrow, particularly for heavy vehicles to pass one another, this is exacerbated by road side parking provisions;*

In response, the plan identifies realignment of the rear access road reserve on the eastern side of Mary Street with the view to having access adjacent to the BP service station. This includes recommendations for enhancement of the new road with landscaping, furniture

and public art, and opportunities to consider environmental design to support drainage.

In addition the Town Plan identifies opportunities for walking trails to provide connectivity throughout the town:

“...potential for the development of a shared trail within the road reserve and in the longer term a trail link to Agnes Rivulet and circuit along the rivulet (Council currently owns a section on the southern part of Agnes Rivulet);”

Council constructed the first part of the road and car park behind the Cygnet Town Hall in 2014 and has been seeking to secure land for the road corridor and continues that process. The projected population growth for Cygnet now makes this project urgent. These works would also facilitate the walking trail network proposed in the Town Plan.



Image: Paul County



Agnes Rivulet Walking Track and Riparian Reserve

Opportunity

Sympathetic design of the road will allow for appropriate landscaping, additional car parking and a walkway connection through the Town to Garthfield Avenue and the Recreation Area and through to Charlton Street, Burtons Reserve and beyond.

Construction of the road also provides development opportunities for the Cygnet town centre, allowing for the opening up of land zoned "Local Business" under the Huon Valley Interim Planning Scheme 2015 by providing road frontage to this zone.

This will allow for development to occur on both sides of the road, with infill development at the rear to the shops and businesses currently fronting Mary Street, and to the eastern side of the road in greenfield development opportunities.

The project also brings with it further opportunities associated with walkway connectivity throughout the town and for rehabilitation of the Agnes Creek riparian zone also identified within the Town Plan.

Project cost

\$5 million



Image: Paul County

Benefits

This project will allow for future expansion of the town centre and will provide opportunities for more retail outlets to expand into a new street. This will provide significant benefit to the town through job creation and opportunities for local residents.

This project will reduce congestion on the current State road that passes through the town of Cygnet and will cater for the increased population that will be moving into Cygnet.

Providing an alternative route through Cygnet will relieve congestion on a day-to-day basis and will also allow for the few opportunities to close Mary Street for special events. These include the Cygnet Folk Festival, which is a significant contributor to the economy of the town and can be undertaken in safety without through traffic, and special occasions such as the ANZAC Day march which is currently restricted due to the inability to close the road due to lack of alternative options.

Project status

This project has not yet started. There has been some preliminary work completed on this project where a town plan was completed in 2010. Design features will be considered through community engagement.

About the Huon Valley

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Redevelopment of the Esperance Multipurpose Health Centre including Dover Medical Centre

The Esperance Multipurpose Health Centre located in Dover consists of Huon Regional Care, which operates a residential aged care service, and the Dover Medical Centre.

The Dover Medical Centre and Huon Regional Care aged care service are the southernmost service providers of their kind in Australia and are the only services in the rural township.

Funding is required to expand the services provided at the Esperance Multipurpose Health Centre to address the current lack of space for the Medical Centre and the provision of additional aged care service to ensure the delivery of services that meet the needs of the local community.

Need for medical services in the Far South

Located within the Esperance Multipurpose Health Centre, the Dover Medical Centre is owned and operated by Council and sits adjacent to the Dover Retirement Village, an early learning and care centre, and other community buildings at 17 Chapman Avenue, Dover.

The proposed development will provide adequate and suitable space to secure essential General Practitioner (GP) and nursing services for Dover and surrounding areas while also providing space for additional GPs and allied health professionals to deliver an extended range of health services, health promotion, and preventative health activities required now and into the future.

The current limited amount of space reduces the centre's capacity to accommodate the numerous medical student and clinical placements that are available from the University of Tasmania. General Practice Training Tasmania is the regional training organisation in Tasmania for Australian General Practice Training (AGPT) and although the centre is accredited to supervise Registrars, unfortunately due to the lack of space the practice is limited to offering part-time placements only. At present, visiting providers share space or use rooms which are not set up for clinical use.

This development will complement the services already on offer in the local area and address the increasing local demand for a modern, fit-for-purpose medical facility that meets the needs of the area in the long term. It will also create an opportunity for the employment of more locals.

Additional aged care services

Huon Regional Care is proud to be able to provide quality care to the elderly people of the Huon Valley community. Providing a palliative care suite and 18 permanent care rooms, Huon Regional Care is committed to ensuring a high standard of accommodation to match its excellent reputation in providing care.

However, there have been no refurbishments to the aged care facility since 2002. While the facility is comfortable, with a homely ambience, it is tired and in need of a major facelift.

Consequently Huon Regional Care is currently applying for Commonwealth funding to undertake major renovations to meet community expectations and legislative standards. This will ensure that the aged care facility will meet contemporary requirements for the needs of current and future residents of the Huon Valley.

The proposed development consists of air conditioning for all existing aged care bedrooms, eight new bedrooms with ensuites, the construction of a new COVID-safe entrance and an isolation area if required, as well as multifunctional rooms for residential and community member's use.

Project cost

The total project cost is \$5,826,000

The project can be delivered in stages as follows.

- Dover Medical Centre redevelopment \$1,312,000
- Esperance Multipurpose Health Centre aged care redevelopment \$4,514,000



Funding required

Co-funding is required to deliver this project, which can be delivered as follows:

- Dover Medical Centre development – Huon Valley Council has allocated funding of \$150,000 to this project. Co-funding is sought of \$1,162,000.
- Esperance Multipurpose Health Centre aged care redevelopment – Huon Regional Care has allocated funding to the project of \$500,000. Co-funding is sought of \$4,014,000.

The project requires a total co-funding allocation of \$5,176,000 for the completion of this project.

Benefits

The existing lack of infrastructure is a barrier in the delivery and future expansion of essential primary health, aged care and allied health services, and negatively impacts the sustainability of such services for local community members in this rural area.

By increasing the space available, the renovated facility will assist in:

- Attracting allied health providers such as dietitians and exercise physiologists
- Retaining allied health providers such as psychology services, podiatry, and nurse-led foot care, as well as physiotherapy and diabetes educators
- Providing space for services offered by the South East Tasmanian

Aboriginal Corporation (SETAC)

- Provision of aged care that meets contemporary requirements for the needs of current and future residents of the Valley

The redevelopment will consist of:

- Consulting rooms for four general practitioners, registers, nurses, and allied health specialists
- Consulting space for medical student training
- A dedicated treatment room with ambulance bay
- Sufficient space for patients, staff, allied health and visiting specialists
- A new all-weather, spacious and welcoming entrance area separate from the Multi-Purpose Services (MPS) Program. This is essential to meet COVID-19 requirements and any other unexpected events requiring separation from the MPS.
- Upgrading of existing bedrooms to ensure they all have ensuites and individual heating and cooling
- Provision of a small unit of 4–8 bedrooms which have ensuites and which can be totally self-contained yet connected to the main facility. This will have the capacity to service the whole of the Huon Valley as an isolation unit if needed and provide security for all who live in the Huon Valley.
- Creation of small multifunctional rooms for family gatherings, hairdressing services and quiet reflective spaces
- Designated area for Lifestyle and Leisure office and Facility Manager

- Update of the IT Infrastructure to meet modern communication demands

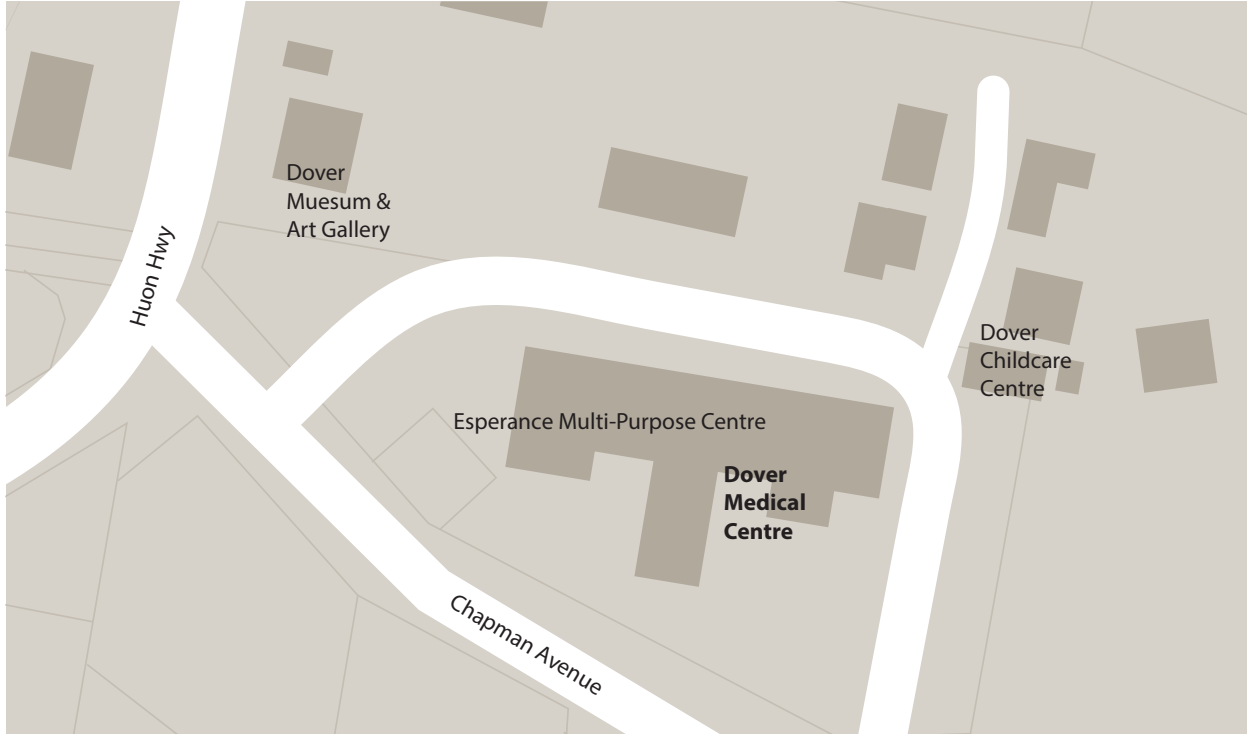
The Council's current GPs are experienced and have an interest in teaching students and supervising registrars, and can see the numerous benefits of a purpose-built facility to strengthen the viability of the practice while increasing teaching and training opportunities for health practitioners, including medical and allied health professionals; nurses; Aboriginal health practitioners; and trainee doctors as a result of the new infrastructure.

An expanded Dover Medical Centre will improve the health of the local community through:

- Retention and recruitment of additional GPs
- Provision of a dedicated space and expansion of practice nurse hours
- Expanding and attracting allied health professionals to the rural community
- Increasing the availability and range of local, privately insurable health services
- Enable and encourage the training of registrars and medical students

Project status

This project is being prepared for development approval to ensure it is shovel ready by the end of 2021. The project can be delivered in stages based on funding.



About the project

The Esperance Multipurpose Health Centre is home to 20 aged-care residents as well as two rural health beds, a palliative care unit and the Dover Medical Centre.

The practice owned by the Huon Valley Council averages 800 consultations per week, providing a 24-hour on call service as well as in-home health assessments. The centre currently attracts a number of allied health practitioners in the areas of mental health, child health, community nursing and podiatry.

Huon Regional Care is a long-term aged care provider committed to providing quality care to the rural residents of the Huon Valley and Nubeena. It understands the community it serves and is very much part of the community.

Huon Regional Care has a proud history of strong working relationships with the Huon Valley Council, including provision of care through the MPS Program and operation of residential aged care facilities.

The redevelopment of the Esperance Multipurpose Health Centre including Dover Medical Centre will enable the provision of modern fit-for-purpose services to the community, now and into the future.

About Dover

Dover is one of Tasmania's most southern towns, sitting at the head of Esperance Bay, one of the many bays off the D'Entrecasteaux Channel, and overlooking the small islands of Faith, Hope and Charity. It has attractive beaches and unspoilt scenery, while quaint cottages and English trees give the town an old-world charm. Dover is the entrance to the famous Tasmanian Wilderness World Heritage Area and other popular tourist attractions such as Hastings Caves and Thermal Springs, and Cockle Creek.

Dover has a population of more than 850 people with a median age of 54 and a total of 229 families. The local area includes a public school providing education from Kinder through to Year 12, a Child Care Centre as well as a bank, pharmacy, library, hardware store, supermarket and cafés. There are vibrant clubs in the area including football, bowls and sailing clubs as well as a book club, writers group, museum and more.

About the Huon Valley

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Huon River Regional Recreational Open Space & Commercial Development Master Plan

The Huon River is a significant asset to the Huon Valley, providing a spectacular natural setting, opportunity for recreation, and a unique sense of character and identity of the region.

The Huon Valley Council endorsed a *Huonville Ranelagh Master Plan (HRMP)* in 2019. A key focus of the master plan recommends improved connection with the Huon River, expanding the passive recreational opportunities and improving pedestrian connectivity to the river.

This project aims to prepare a Master Plan for the Council-owned land and Crown land located between the business area of Huonville and the Huon River to

identify in detail how it can be utilised as a key attractor to Huonville. The master plan will focus on developing the land as a regional open space and recreational destination with pedestrian connections to the business area of Main Street and appropriately scaled and compatible commercial activities.

Opportunity

The Huon Valley is an important primary production area for Southern Tasmania. Huonville is a key gateway for visitors to the Huon Valley and is the main activity centre for the region, providing

important services and functions to the local government area and beyond in a sub-regional function. Within commuter distance to the greater Hobart area, its location is one of the key drivers for population growth and additional economic activity.

The Council owns large tracts of land located between the Huon River and the town centre of Huonville, which provides an opportunity for the creation of a regional recreation destination. Subject to addressing the inundation constraint, this development could also include complementary commercial opportunities.





Image: Andrew Wilson

Project cost

\$2 million

Funding required

Funding will enable Council to develop a Master Plan for the Huon River regional open space area and progress the project to Development Application approval stage, making it shovel ready for future investment.

Design features of the Master Plan will be considered through community engagement.

Benefits

Developing the area between the Huonville central business district and the Huon River will help the local community and businesses to recover from the impacts of the devastating 2019 bushfires and the COVID-19 pandemic.

Before the bushfires, visitation in Huonville between 1 October and 21 December 2018 was 135,000. Visitation dropped to 122,000 for the period 1 January to 31 March 2019 (during the bushfires), lifting to 127,000 between 1 January and 21 March 2020 (prior to COVID-19) following recovery efforts.

Providing a regional recreation destination in Huonville that connects to the scenic riverfront will attract more visitors to the town and as a result provide a boost to the local economy, supporting the community to continue

to recover and build resilience against future emergencies.

Development of a master plan for the area will allow Council to fully explore and consider all opportunities and challenges associated with development of a Huon River regional open space area and properly scope any potential complementary commercial opportunities that may present as a direct result.

Project status

The *Huonville Ranelagh Master Plan* was endorsed by Council in April 2019.

About the project

There is now significant and somewhat unprecedented development pressure in the Huon Valley municipal area. It is one of the fastest-growing municipal areas in Tasmania with an increase in the projected population growth rate.

Preparation of a master plan for the Council-owned land (C.T. 130935/1) and Crown land located between the business area of Huonville and the Huon River will enable Council to identify in detail how the area can be utilised as a key attractor to Huonville. The master plan should focus on developing the land as a regional open space and recreational destination with pedestrian connections to the business area of Main Street and appropriately scaled and compatible commercial activities in accordance with SD1, SD2 and SD3 of the HRMP.

The HRMP recommends Council-owned land located between the business area of Huonville and the Huon River is to be utilised to create a key attractor to Huonville to facilitate economic activity beyond its role as a service centre. The attraction is not to be a contrived endeavour but is to build upon existing assets.

The identified area of Council-owned and Crown land adjacent to the Esplanade along the Huon River has the locational capacity to become a regional open space and recreation destination. The recreational facilities could include a cycling/mountain bike facility, water-based activities with complementary uses such as bike hire, food services, events and a market with regional produce. The contemporary nature playground and recreation facility should be of a scale and quality that attracts visitation from outside of the Huon Valley.

Local and strategic alignment

- Huon Valley Council Strategic Plan
- Huon Valley Township Walking Track Study
- Huon Valley Economic Development Strategy
- Huon Valley Health and Wellbeing Strategy
- Huon Valley Recreation Plan



Image: Paul County

State strategic alignment

- State Government Goal: A Healthy Tasmania
- Tasmanian Government – Jobs and Economic Plan (2016 update)
- T21 Tasmanian Visitor Economy Strategy
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- Destination Southern Tasmania – Destination Management Plan for Southern Tasmania (2014)
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Dover Community Hall – Expansion of the Old School Building

Funding is required for the redevelopment and expansion of the Dover Old School Building located at 6987 Huon Highway, Dover.

Situated in Huon Valley's far south at the head of Port Esperance, Dover is a beautiful fishing village. The town offers excellent views across the bay to the islands of Faith, Hope and Charity, with the imposing Adamsons Peak in the background.

The town has become an important fishing port and is home to some of the largest Atlantic salmon farms, which has also led to a significant growth in population and interest in new residents to the area. Major employment industries include aquaculture and fishing, tourism and forestry.

Dover is a key service centre supporting the communities in and around the Far South, as well as those visitors making the trek to the southernmost point, Cockle Creek. The town centre features a supermarket, petrol station, post office, pharmacy, hardware, bank, online access centre, restaurants and takeaway shops. Kent Beach is a popular beach destination for many locals and is linked by a foreshore trail and playground facilities.



Opportunity

The Dover Old School Building is currently home to the Dover Online Access Centre, Far South Bush Telegraph, and Dover Museum and Gallery.

Recent community engagement indicated the desire for a community hall or centre. Dover is a small coastal settlement with a population of 854, and a median age of 54.

According to 2016 ABS Census data, completion of Year 12 is the highest level of educational achievement for 10.8% of the Dover population, in comparison to the state average of 12%. A total of 229 families live in the Dover, and the median weekly household income is \$855.

In the year before the Census, 17.3% of community members did voluntary work through an organisation or a group.

The town does not have a community centre. There are small meeting places throughout the town that accommodate 20 to 25 people, but a facility for community meetings, celebrations and events with a commercial kitchen is required.

Project cost

The cost of this proposal is approximately \$2 million including car park improvements.



Image: Paul County

Proposal specifics

The proposal will consist of:

- Redevelopment and expansion of the current Old School Building to a larger community hall to service the Dover community
- Creating opportunities for functions, events and conferences
- Commercial kitchen
- Dedicated areas for the current tenants Dover Online Access Centre, Far South Bush Telegraph, and Dover Museum and Gallery
- Introduction of an information hub
- Creation of a large gallery space

Project outcomes

- A purpose-built facility to meet the needs of the Dover community and surrounds
- Generate employment through the creation of a community hub, community services and visitor experiences
- Providing an area that can be used for community events, celebrations, conferences and meetings
- Dedicated art gallery space for exhibitions

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Redevelopment of Huon Valley Children's Services, Huonville

Huon Valley Council proposes the redevelopment of Huon Valley Children's Services to create a purpose-built, modern and well-equipped outside school hours care (OSHC) facility to meet current and growing demand for long day care and OSHC programs due to population growth in the area.

Every week we provide:

75 families long day care

100+ children long day care

34 families after school care*

58 children after school care*

35 families vacation care**

50 children vacation care

**A weekday Pre-kinder*
program for 4–5 year olds**

14.8 hours

**average care each
child receives monthly**

* during school terms

** during school holidays

High need for OSHC

In 2007 Huon Valley Council purchased the land at 2 Heron Street, Huonville to:

- Enable the creation of one-way traffic flow from Main Street Huonville through to Heron Street
- Create staff parking and pickup/drop-off points for parents
- Utilise the existing shed for use as an archival storage in the short term
- In the long term provide additional floor space to meet the increasing demand for child care within the Huon Valley

Opportunity

The redevelopment of 2 Heron Street, Huonville into a purpose-built, modern and well-equipped facility will allow for the expansion of OSHC as well as the LDC program. It will also create individual programs to operate after hours, during closure periods such as:

- Parenting information sessions to build health, education and parenting skills to empower families in their parenting role
- Allied Health professionals
- Meeting and training rooms
- Community Playgroup sessions

The new building design will:

- Create an indoor learning environment for up to 70 children

- Create employment opportunities for qualified educators and support staff
- Create two open indoor spaces that are connected but divided by the exposed structural wall
- Capture and retain characteristics of the existing building
- Recognise and incorporate the historic use of the property as a mechanics workshop
- Redevelop the current long day care facility with the refurbishment of some bathrooms and expansion of the learning environments to provide additional child care places to the 0–5 years programs

Benefits

Continuation of the growth and viability of the OSHC centre is particularly important due to the high demand for this type of service and the low volume of service providers in the area.

The Huon Valley population is continually growing with the recent releases of new subdivisions in the Huonville area. Families require services close to home to cut commute times and let people live closer to schools and services. Communities where people are well-connected and serviced are terrific places to live.

Parents' work patterns are severely affected by the availability of long day care. There is clearly a need for OSHC in the Huon Valley community. The capacity to access OSHC is an important determinant of whether parents are able to sustain their working commitments



successfully. OSHC shortages can cause considerable concern for families in regards to job sustainability. Improving OSHC availability will provide significant benefits to workplaces, the community and families themselves.

The refurbishment of the LDC program known as The Cottage will ensure the service continues to provide high quality care.

Early learning services contribute to the healthy and successful lives of children. They provide recreational learning experiences that promote supportive environments where children can build independence and apply learning in social settings. These experiences encourage children to interact with friends, learn life skills, solve problems, practice social skills, try new experiences, and feel happy, safe and relaxed.

OSHC services provide care for children who are between the ages of 5 and 12 years. Services are encouraged to provide care to children with high support needs and disabilities. Services can operate before school, after school, on student-free days, and in vacation care periods. The expansion of OSHC will have a flow-on effect and enable the creation of 50 places of LDC.

A key objective of the *Huon Valley Council Strategic Plan 2015–2025* (formulated on extensive community engagement) is Community Wellbeing and Liveability. Some of the goals of this objective are to ensure that people experience a sense of purpose,

inclusion, recognition, value and wellbeing; and that support and services are relevant and accessible when needed.

A key Characteristic of the Strategic Plan is Utilities and Infrastructure that Facilitate People to Live, Visit and Invest in the Huon Valley, and characteristic and trend measures include that infrastructure serviceability reflects community needs.

Another key Characteristic of the Strategic Plan is to achieve a lifelong learning culture within the Huon Valley. Council has provided the catalyst for early learning and care. This has ensured young children get access to early education, preparing them for school and developing social skills. Critically, it also allows parents to participate in the economy and social networks.

SGS Economics and Planning were commissioned to undertake a cost-benefit analysis and economic impact assessment of the project.

The calculated benefit-cost ratio (BCR) of \$1.21 at net present value (NPR) of \$2,069,000, with initial capital works costs of \$1.6 million.

The economic impact assessment (EIA) identified the following potential economic impacts:

- Initial construction phase costing \$1.36 million over a two year period employing a total of direct and indirect 45 FTE, resulting in \$3.03 million regional income and \$540,000 in regional value add

- Ongoing operation was projected at 2040 to create \$7.368 million and 4.6 FTEs and with a total direct economic output/income of \$19.7 million

Project cost

\$1.6 million

Funding required

Council has committed \$300,000 to this project. Additional funding is required to complete the project which may be staged.

Project status

Applications for the construction approval have been lodged, with the project estimated to be shovel ready by June 2021.



About Huon Valley Children's Services

The Huon Valley Council provides long day care and outside school hours care, including before and after school care and vacation care in Dover, Geeveston and Huonville as a significant business activity.

The Council has committed to provide child care services across the Valley in Dover, Geeveston and Huonville to ensure provision of care due to the limited options available to meet the community's needs now and into the future. The services are not subsidised by the ratepayer, instead Huon Valley Children's Services operates as a standalone business of Council.

The Huonville site located at 91–93 Main Road, Huonville provides a range of care and early learning opportunities which include:

- Full-day care and half-day care
- Respite sessions
- Pre-kinder program
- Before school care
- After school care
- Vacation care

The programs cater for children and families with high support needs and disabilities, working with other services and support agencies to provide a coordinated level of care.

In addition to activities offered in the centre, regular excursions around the Huonville business district are held. The Vacation Care Program also offers children excursion opportunities throughout southern Tasmania.

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Huonville to Franklin Shared Pathway Project

The Huonville to Franklin Foreshore Shared Pathway was identified as a priority at the Huon Valley 2020 Future Search Conference conducted in December 2007 and it has been a project that Council has been working on for many years.

Council proposes to capitalise on the beauty of the Huon River and provide important public access for people to enjoy the spectacular water course. The Shared Pathway would commence at Coolstore Road in Huonville and follow the curve of the riverbank, covering a distance of 7.5km through to Franklin, entirely contained within the Crown Land Foreshore Reserve.

Council has undertaken feasibility studies to confirm the technical and engineering requirements of the pathway. A cost-benefit analysis has also been undertaken to verify the vast economic and health benefits that would result from the project. These detailed feasibility studies can be provided.

The Shared Pathway strongly aligns with the goals and strategies of both the Huon Valley Council and the Tasmanian Government, potentially providing numerous benefits including improved community liveability, public health and wellness, and appeal as a tourism destination.

Opportunity

The Huon Valley has experienced high rates of unemployment in recent years with the downturn of the forestry industry. Bushfires in January 2019 and the COVID-19 pandemic have also heavily impacted the area. This shortage of jobs presents a major challenge, with a need to create economic activity (and employment) to support and enhance the quality of life of our residents. The completed feasibility studies can demonstrate that the Shared Pathway will produce increased business opportunities and new jobs during the initial construction phase and beyond.

Once completed the Shared Pathway will accommodate walkers, cyclists and kayakers, with provisions for disability access on key sections of the route.

Project cost

\$400,000

Funding required

Significant investment would be required to construct the entire Huonville to Franklin Shared Pathway (\$24 million).

Alternatively, Section 1 of the Pathway, with a 1.3km length commencing in Huonville at the end of Coolstore Road, presents a more affordable option and a cost of \$400,000. These costs include relevant development application process approvals, studies and reports as well as all construction costs.

Benefits

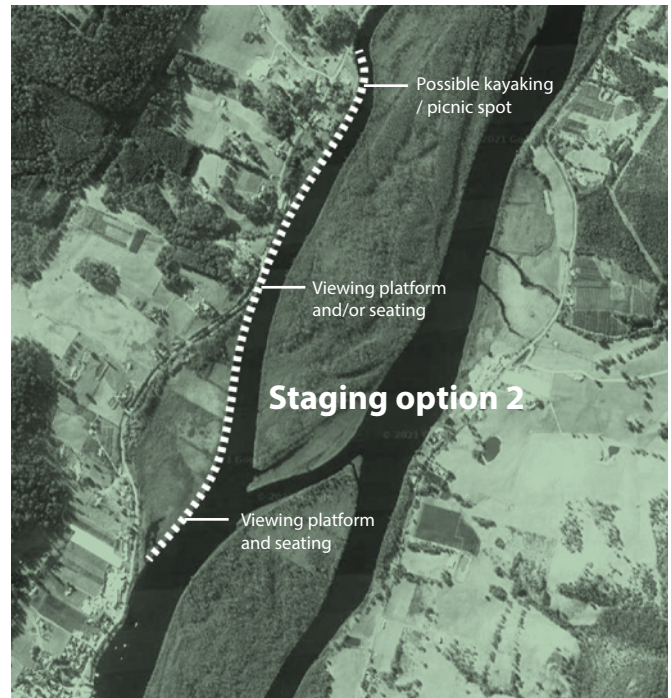
The Shared Pathway will contribute to the social wellbeing of the growing Huon Valley population, providing increased opportunity and access for all ages and abilities. Importantly, the cost-benefit analysis shows a benefit-to-cost ratio of 2.25 when the overall community costs are compared to the community benefits.

Section 1 will run behind the Coolstore Road subdivision containing 52 lots. The subdivision will attract families who will want access to recreational walking paths. The 1.3km section of pathway links onto Coolstore Road, across the bridge onto the Esplanade and from there onto the Skinners Creek Walking Track. These linkages would more than double the length of Section 1 alone.

In creating this first section of the Pathway, Council would improve access to the river and achieve a start on the overall project. If this section of Pathway proves to be popular and manageable, then further investment could be considered when funding permits.

Project status

Detailed feasibility studies have been completed, extensive community consultation has been undertaken, and Council has formally endorsed the project. Applications are being prepared for formal approval to construct.



About the project

The *Huon Valley Recreation Plan (February 2020)* provides Council with an important tool for guiding future recreational development, identifying clear community views.

The community have indicated the importance of having well-developed and well-connected recreational trails, including:

- Trails that provide circuits/ loops within towns
- Trails that provide safe connections between towns
- Trails that are designed to cater for a range of recreational activities such as walking, running, bike riding, exercising the dog, horse riding etc.

There exists within the community a strong view that trails improve the health and wellbeing of the local community and can attract visitors to local areas. The community are also concerned with the unsafe use of roads and road edges for trail use.

There is keen interest in improving access and enhancing the use of waterways and the Huon River for a range of recreational activities, including:

- A Huon River kayak trail
- Securing access to the river
- Developing pontoons
- Enhancing fishing
- Encouraging connectivity between places by water

Local and strategic alignment

- Huon Valley Council Strategic Plan
- Huon Valley Township Walking Track Study
- Huon Valley Economic Development Strategy
- Huon Valley Health and Wellbeing Strategy
- Huonville Ranelagh Master Plan
- Franklin Foreshore Master Plan
- Huon Valley Recreation Plan

State strategic alignment

- State Government Foal: A Healthy Tasmania
- Tasmanian Government – Jobs and Economic Plan (2016 update)
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Huonville Beautification Project

The Huonville Ranelagh Master Plan identifies Huonville as an important place in the provision of services to the resident population and businesses of the Huon Valley.

The Master Plan identifies a need for a high level of visitor interest and amenity for both residents of the Huon Valley and tourists. The plan details a key focus of developing actions that invite visitors into the town as they pass through, encouraging them to stop and experience the town.

The Plan identifies a lack of visual appeal of Huonville – including the run-down buildings, lack of landscaping and inconsistency of signage – which was raised during the community engagement process for the Plan. The plan recommends a focus on mitigating these impediments to Huonville's character to achieve a revitalised and reimagined town.

This project aims to improve the aesthetics of Huonville in general and make the area more attractive in accordance with the Plan.

Opportunity

Huonville is the gateway to the Huon Valley, providing an opportunity to present visitors to the area with a clear picture of the region and encourage a level of anticipation for further exploration.

A township plan for Huonville would include:

- A visual identity (including style guide) for the town which flows through all communications (signage, brochures, visitor information boards, website, public infrastructure and landscaping particularly for activity and gateway nodes), with the inclusion of Aboriginal and European heritage.
- Commonality in landscape materials, including paving, edges, walls, street furniture, lighting, tree and planting palettes, to be used through the town centre, gateway and activity nodes.
- An informational and wayfinding strategy supported by a new signage regime. This would include consideration of the relocation of entrance signage, new directional (wayfinding) signage through the town and gateway node signage. The signage regime should achieve a visually consistent and high-quality design with a recognisable hierarchy.
- Design and implementation of road and landscape improvements to key town entrances.
- Identification of landscaping, outdoor dining and street furniture opportunities to improve the visual appeal of the centre of town.

This project will enable the development of the township plan and the staged implementation of community priorities identified during the community engagement phase with both the local businesses and residents.

Project cost

\$2 million

Benefits

This project will deliver:

- A clear identity for Huonville
- An improved gateway to the Huon Valley
- An improved visual street scape
- Improved pedestrian safety

As a result, Huonville, as the key service centre for the Huon Valley, will not only become a place to do business, but a place to live, with the look and feel of the town substantially improved.

The town will also become a central place for social gatherings, supporting the health and wellbeing of the community and supporting businesses and services for the benefit of the whole Huon Valley.

Improving connectivity through the town from residential areas to the commercial centre, to recreation areas and education centres, and to the adjoining town of Ranelagh will improve accessibility and liveability.



Currently, about 52% of residents who live in the Huon Valley work in the Huon Valley. The Huonville Beautification Project will create more jobs locally and appeal to new businesses, helping to redirect expenditure 'leakage' outside the municipal area to increased local retail activity, flowing naturally on to increased employment. This was estimated at \$47.44 million in 2020 alone.

Importantly, these outcomes will help the local community and businesses to recover from the impacts of the devastating 2019 bushfires and the COVID-19 pandemic.

Before the bushfires, visitation in Huonville between 1 October and 21 December 2018 was 135,000. Visitation dropped to 122,000 for the period 1 January to 31 March 2019 (during the bushfires), lifting to 127,000 between 1 January and 21 March 2020 (prior to COVID-19) following recovery efforts.

Huonville is becoming a significant tourist destination, with further projects identified to increase its appeal, including the development of the Huon River Regional Recreational Open Space and the Activation of Huonville Commercial and Industrial Precincts. The Huonville Beautification Project will complement these projects to boost the local economy and support the community to continue to recover and build resilience against future emergencies.

Project status

A Town Teams project has commenced where engagement with the community will provide some insight on the preferred treatments.

About the Huon Valley

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Dover Mountain Bike Proposal Business Plan

The Huon Valley's predominantly natural environment and surrounding mountain and valley landscape is one of its greatest tourism assets. The geography and natural attractions provide an appealing destination as a foundation for the tourism industry. The Huon Valley already has a diverse and attractive tourism offer, including its pristine and accessible waterways and wilderness, rich heritage and historical presence, and world-renowned food, wine and beverage experiences.

With the construction of a high quality, extensive mountain biking trail network, the Huon Valley has the potential to become a mountain bike destination. The Huon Valley has the tourism infrastructure, the self-contained village atmospheres, enough separation from Hobart, and the terrain, scenery and topography to appeal to a national and international market.

The destination is close enough (30 minutes) to Hobart, a heavily populated area of Tasmania, that mountain bikers can use it for their weekly social and recreational rides. Successful mountain bike destinations are sustained by local weekly users, whilst also attracting visitors and events.

Upon the completion of the *Huon Valley Mountain Bike Feasibility Study*, a series of sites in Dover were identified as having the greatest potential for attracting mountain bike rider visitation in the valley. The trail networks would be of regional significance.

Opportunity

The *Huon Valley Mountain Bike Feasibility Study* was completed in March 2020, identifying a combination of sites in Dover as having the potential to develop up to 80km of mountain bike trail networks of regional significance. The sites would involve two large land parcels managed by Sustainable Timber Tasmania (STT) that are connected via the existing foreshore trail, as well as new tracks. STT have been consulted through this process and are willing to consider proposals.

The land parcels are suitable for International Mountain Bicycling Association (IMBA) 'Green' to 'Double Black Diamond' difficulty classification trails, offering a broad range of trail options to suit all riders' skills and abilities. The site has significant elevation and is suitable for gravity trails. The product would rely on locating suitable existing fire access roads to provide access to shuttle drop-off points. This mix of trail styles would encourage visitation by riders who like to ride cross country and enduro trails.

This opportunity seeks to build upon the work achieved through the feasibility study by engaging with a suitably qualified consultant to undertake further engagement with local stakeholders that may be affected and prepare a mountain bike trails concept plan.

The process will involve ground truthing the site, establishing a preferred alignment for the trail network, and detailing the range and types of trails as well as the following:

- Identifying the constraints and opportunities to construct a trail network, including cultural heritage and environmental considerations on the proposed sites.
- Identification of a suitably located trail head(s) together with a plan outlining the infrastructure required at the trail head(s).
- Identify a suitable trail network model based on the Australian Mountain Bike Trail Guidelines (AMBTG) criteria for general trail planning, design and construction principles.
- Develop a concept trail network plan with reference to the IMBA trail difficulty rating system that identifies trail alignment.
- Determining the range and type of trails and establishing an optimal mix to appeal to a regional market.
- Confirming the access and linkage options to the township and the potential shuttle routes.
- Potential trail naming and key features.
- Development of a detailed staged trail development plan and capital cost estimates.
- Development of a Market Implementation Plan.

With the construction of a high quality, extensive mountain biking trail network, the Huon Valley has the potential to become a mountain bike destination.

Capturing this information is integral for progressing the potential development of a regional mountain bike destination in the Huon Valley. It will ground truth the concept and give guidance for what the development may look like, and areas to consider. This is critical for entering into any form of agreement or partnership with the landowners of the areas identified, and for progressing conversation with potential park developers and attracting their investment in proceeding with the concept.

Project cost

The total estimated cost is \$125,000. This includes \$90,000 for the business case and implementation strategy, and a further \$35,000 for the concept master plan.

Funding required

The full amount of funding is being sought to develop the Business Case, Implementation Strategy and Concept Master Plan so that an independent, private operator can assess the viability of this project and progress.

Benefits

There will be economic benefits to the town of Dover and the Huon Valley in general. An economic impact assessment has been completed for this proposal which shows positive results.

As part of the feasibility study already conducted, an economic impact assessment was also completed.

During the construction phase of the project:

- A total of 24.6 FTE jobs (20.5 direct jobs and 4.1 indirect/induced jobs) would be generated. The direct jobs comprise 17.5 jobs in onsite construction and 3 jobs in materials/equipment supply.
- A total of \$3.6 million in regional income would be generated (\$3 million direct income and \$0.6 million indirect/induced).

During the operation of the site, the ongoing growth in user numbers will support an increasing number of jobs in the region.

The mountain bike trail development would generate combined benefits that are substantially above the full costs (construction, maintenance and depreciation) over a 10-year period.

- For a trail project, a 4% discount rate is appropriate, and the project yields a positive benefit-cost ratio (BCR) of 2.1 (1.9 for a 7% discount rate).
- The present value of total benefits (\$17.753 million) generated

by the investment exceeds the total costs of the project (\$8.5 million) over a 10-year period and is 2.1 times the total cost.

- The increase in regional income generated by mountain bike trail users spending over a 10-year period totals \$12.052 million (in constant \$2019 prices).
- This indirect health benefit is estimated at \$5.492 million over the 10-year period (in constant \$2019 prices) for local/regional users of the trail only.
- The consumer surplus value is estimated at \$3.662 million over the 10-year period (in constant \$2019 prices) for local/regional users of the trail only.

Project status

The *Huon Valley Mountain Bike Feasibility Study* was completed in March 2020. A Project Proposal for the development of the Business Plan, Implementation Strategy and Concept Master Plan is complete.

About the project

The Huon Valley Mountain Bike Concept Plan, Implementation Strategy and Business Case has key links with Council's *Strategic Plan 2015–2025*, the *Huon Valley Economic Development Strategy 2015–2020*, the *Huon Valley Health and Wellbeing Strategy*, and *Huon Valley Recreation Plan 2020*.



The development of a regional mountain bike facility in the Huon's far south has the potential to act as a key catalyst for progressing broader adventure tourism activities and opportunities.

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The development of a regional mountain bike facility in the Huon's far south has the potential to act as a key catalyst for progressing broader adventure tourism activities and opportunities.

Port Huon Sports & Aquatic Centre Redevelopment

The Port Huon Sports & Aquatic Centre is an important community asset that provides access to affordable recreational facilities for the Huon Valley community. The facility is fully owned and operated by the Huon Valley Council and is subsidised by the general rate. As the only indoor swimming pool in the Huon Valley, the Centre attracts patronage from the entire municipal area including local schools.

The facility is aging and needs improvements to better meet the needs of the rapidly growing community and maximise usage rates.

The Huon Valley is one of the fastest-growing municipal areas in Tasmania with an increase in the projected population growth rate. Approval has been given for several subdivision plans that will result in more than 500 new houses in Huonville and Ranelagh during the next 1–2 years.

The Huon Valley Council is under pressure to ensure it has appropriate infrastructure, including recreational opportunities, to meet the demands of our community well into the future.

Opportunity

The Port Huon Sports & Aquatic Centre provides the community with an avenue to participate in regular exercise with access to good facilities at an affordable entry fee. It also provides a means for newcomers in the area to assimilate into the community and forge new friendships.

The swimming pool provides an important avenue for children to learn to swim (an important life skill) through the school curriculum and through Council-run and private lessons.

Improved facilities will enable Council to continue to operate this valued facility and will help to increase participation and usage, boosting income and reducing the burden on the rate base.

Project cost

\$1.5 million

Works will include:

- Redevelopment of the swimming pool area including the pool surface, concourse and all-ability access
- Redevelopment of the change rooms and bathroom facilities to include all-ability access, privacy, heating and ventilation
- Installation of energy efficiency measures
- Redevelopment of the multicourt surface and stadium seating

- Redevelopment of gym facilities to include 24-hour access and upgraded equipment and security system
- Refurbishment of the building exterior and car park

Benefits

Upgrade of the Port Huon Sports & Aquatic Centre will allow Council to cater for the current and expected needs of the community well into the future by providing quality, affordable recreational opportunities that promote health and wellbeing as well as improve the liveability of the area.

Improving the facilities will enable Council to attract more usage of the Centre and in turn create opportunities for increased employment of staff, as activities increase.

The project will increase the accessibility of the Centre to patrons of all ages and abilities, and introduce a 24-hour gym.

Project status

This project is shovel ready.

About the project

The Port Huon Sports & Aquatic Centre is owned operated by the Huon Valley Council following its purchase in 1996 for the sum of \$300,000.



The Centre is open six days per week and provides a range of services to the local community as well as visitors. These include:

- Learn To Swim Program for children through to adults
- Water-based exercise programs
- Gym and weights programs
- Sauna
- Multicourt activities including basketball, badminton, futsal, netball, pickleball, squash
- After school activities
- Cardio classes
- Pilates and yoga

The centre has received the minimal investment during its life and requires a major upgrade to meet the community's needs and modern day expectations.

Local and strategic alignment

- Huon Valley Council Strategic Plan
- Huon Valley Economic Development Strategy
- Huon Valley Health and Wellbeing Strategy
- Huon Valley Recreation Plan

State strategic alignment

- State Government Goal: A Healthy Tasmania
- Tasmanian Government – Jobs and Economic Plan (2016 update)
- T21 Tasmanian Visitor Economy Strategy
- Tasmanian Visitor Engagement Strategy
- Destination Southern Tasmania – Destination Management Plan for Southern Tasmania (2014)

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HUON VALLEY COUNCIL

Ordinary Meeting of Council Wednesday 31 March 2021

DRAFT MINUTES

MINUTES OF THE ORDINARY MEETING OF THE HUON VALLEY COUNCIL
HELD ON WEDNESDAY 31 MARCH 2021 AT 6.00PM IN THE
COUNCIL CHAMBERS, HUONVILLE

Acting Mayor Doyle advised that the meeting was being live streamed via Council's YouTube channel.

Acting Mayor Doyle acknowledged the traditional custodians of this land and pays respects to them and their customs, and to their elders, past, present and emerging.

1. ATTENDANCE

Councillors:

Acting Mayor S Doyle, M Newell, P Gibson, C Campbell, M Wilson, R Prince J Lovell and M O'May

Council Officers:

General Manager E Reale, Director Legal and Governance Services M Grimsey, Acting Director Infrastructure Services S McCarter, Director Community Services R Stevenson, Director Corporate Services D Spinks, Director Environment and Development Services L Chiu, ICT Officer M Glazer and Executive Assistant S Rustell

2. NON-ATTENDANCE

2.1 Apologies Mayor Enders

2.2 Leave of Absence Nil

2.3 Absent Nil

3. DECLARATION OF INTEREST

Nil

4. CONFIRMATION OF MINUTES

4.003/21*

RESOLVED CR WILSON CR PRINCE

That the Minutes of the Ordinary Meeting of Council Wednesday 24 February 2021 as circulated be confirmed.

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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5. LEGISLATIVE ITEMS

General Manager tabled the Appointment of Acting Mayor Sally Doyle from the dates 26 March 2021 to 5 May 2021 inclusive.

6. URGENT MATTERS

Nil

7. ANNOUNCEMENTS

General Manager stated the following:

“Tonight, marks my last Council meeting as General Manager of the Huon Valley Council.

Four years ago, the HVC family made it easy for me to feel at home here. It's a workplace that is genuinely inclusive and that's what made it a difficult decision to leave.

I was appointed as General Manager in February 2017 by the then appointed Commissioner Adriana Taylor and my time here has certainly been interesting, fulfilling and at times challenging.

There have been a few tough times that we all worked through together and there is nothing like a disaster to bring people together. And just to name a few, we had the 2018 floods, the 2019 bushfires and the 2020 pandemic.

I know from the feedback we have received from the community that they have been happy with the way their Council has responded to these situations and the parts we played and led in the recovery process. This is not from good luck, this is from careful Emergency Management planning, and the expertise of some of the best Emergency Management Officers in the State.

I leave knowing that this Council is in much better shape than when I first arrived, and I would like to think that my legacy is bringing unity and stability to this Council following the 2016 Board of Enquiry, the bringing together of a new Council and restructuring the organisation to reflect the expectations of the community and establishing a new Executive Leadership Team.

We have come through stronger on the other side, and I can say with confidence that the Huon Valley Council is in an excellent position to continue to deliver quality services for the community and support the social and economic wellbeing of the local people.

I would like to take this opportunity to say that the resignation of the Director Infrastructure Services, Len Bester, is in no way related to my decision to leave Huon Valley Council. This was not sudden, Len was considering his options for some time and Len has allowed me to mention that he made his decision for a number of personal reasons, including the health of his partner who will need supported home care for some time and the fact that after a motorcycle accident Len is in need of a number of surgeries which will need some extended recovery time. Len decided that he would resign to focus on these matters. I can assure you that we have a very capable person relieving in that role now.

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It has been an honour to serve the Huon Valley Community as the General Manager of this Council. I have enjoyed and valued this time spent back in the Huon Valley, working in this beautiful part of the world.

The future of the Valley is bright, with so many positive initiatives, programs and collaborations happening locally to support ongoing economic growth and social connection.

I extend my thanks to the Council staff for your hard work, excellent efforts and ongoing dedication to the success of the Huon Valley Council. It is because of the staff that this Council is strong and successful. This Council truly does punch well above its weight because of the staff.

I especially would like to thank Sandy Rustell as my Executive Assistant for putting up with me all of this time and really running the show at times. Your service and judgement has been impeccable.

I also thank the Executive Leadership Team for your professional hard work, integrity and going that extra mile. I thank you for your belief in me, your support and your friendship.

None of us achieve in isolation and the successes we've enjoyed together have been the result of our mutual cooperation and collaboration. It's a pleasure and a privilege to have worked alongside colleagues who understand how to bring the best out in each other.

I also thank Councillors for their commitment to the community. It is not an easy role

to be a Councillor, representing the views of the community whilst trying to balance the statutory requirements of the Local Government and what can be delivered with the available resources we have. Being the tier of Government that is the closest to the people, and understanding what the community wants, it's a harder balance to achieve than what it looks.

I will miss my time at the Huon Valley as General Manager and will fondly look back at my time here and what we managed to achieve together as a team. Thank you”.

Councillors Wilson, O'May and Doyle all thanked General Manager Emilio Reale for his dedication and professionalism over the past four years and wished him well for his future endeavours.

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8. PUBLIC PARTICIPATION

8.1 Public Question Time

8.1.1 Answers to Previous Questions Taken on Notice

Question- Peter Dufferin

I am concerned and appalled that some Councillors have expressed doubt about anthropogenic climate change. My question is to them – given the overwhelming science and acceptance of the dire consequences of continuing global heating, as members of a government body, what will they say to their children and grandchildren when they ask why they did nothing?

Answer:

The Huon Valley Council has responded to the effects of Climate change and is pleased to be able to announce that on 24 February 2021 Council endorsed a Climate Change Strategy – Part A Carbon Footprint Reduction Plan. This plan is available on Council's website and provides a comprehensive list of actions that Council will complete to help mitigate the effects of climate change. Work on Part B, the Adaptation Plan is about to commence.

Question- Geoffrey Swan, Lonnavale

Please will you elaborate on the strategic directives on Page 2 with more detail as to “how our Council” will build health and wellbeing, improve transport, create diverse educational opportunities and develop prosperity in our Council. How can Council achieve these objectives?

Answer:

Huon Valley Council developed a Health and Wellbeing Strategy in 2018. The strategy which can be found on the Council website includes 10 Action Areas. These action areas link strongly to the Strategic Directions of the Huon Valley Council Strategic Plan and the Huon Valley Community Plan. Through working in partnership with the Community, Services and Groups Council can work towards achieving the directions.

A report is provided to Council on an annual basis outlining the work undertaken throughout the year and the priorities for the upcoming year. The most recent report was provided to Council in December 2020.

THREE PRIORITIES, 10 ACTION AREAS

Priority – Connecting People	
Action Areas	Our Aspirations
1. Inclusion and interaction	People of all ages have fulfilling and meaningful connections and a sense of belonging in their community
2. Conception to school	All Huon Valley children get the best start in life with the foundations for long-term health and wellness
3. Young healthy and well	Young people are resilient and optimistic, feel connected and valued, and can find the right support to meet their needs
Priority – Connecting to Place	
Action Areas	Our Aspirations
4. Getting Around	People move easily around, and out of, the Huon Valley to meet their health, social, educational, work and other needs
5. Affordable secure housing	People live in comfortable affordable innovative housing that promotes wellness
6. Fresh food for all	The best fresh food is available, affordable and accessible, people are skilled in growing, preparing and cooking it, and everyone eats well
7. Active outdoors	Our towns and hamlets are pedestrian-friendly, connected by a network of cycling tracks and walking trails, and have active recreation and exercise spaces that encourage participation and use
Priority – Connecting Knowledge and Know - How	
Action Areas	Our Aspirations
8. Free from harm	Individuals, families and communities are safe from the harmful use of alcohol and other drugs
9. Learning for life	People in the Huon Valley at whatever stage of life or level of learning value, engage with, and participate in, lifelong learning
10. Strengthening connections	Local knowledge and know-how is connected to need and increases the wellness of individuals, families and communities



8.1.2 Questions on Notice

Nil

8.1.3 Questions Without Notice

Question- Ray Metcalfe

Another crash at the Southbridge Waste Transfer Station intersection at about 14:30 on Friday 26 March, demonstrates that moving the give way line marking recently, in response to the fatality on 29 August 2020, was an inadequate measure to reduce the risk of a side-impact collision which at 80kph will probably prove fatal.

Obstacles that obscure the line of sight for vehicles exiting the station could be rectified at low cost.

What will Council do to prevent further loss of life?

Answer:

The Huon Highway is a State Highway managed under the jurisdiction of the Department of State Growth. However, Huon Valley Council requested a speed limit reduction speed limit along the Huon Highway in August 2019. This was in the vicinity of the waste transfer station junction. The main objective of the lower speed limit was to reduce the risk of crashes involving vehicles turning on or off the highway. The speed limit was reduced from 100 to 80 km/h.

Following the fatality on 29 August 2020, contact was made with State Growth regarding the safety of the intersection. An Audit was undertaken by their traffic engineers and the response from the Department of State Growth was as follows:

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There is safety barrier on the eastern side of the highway, to the north of the existing waste transfer station junction, to protect a steep drop-off at the edge of the highway.

For motorists looking north from the access, the safety barrier momentarily obscures the bottom right-hand quadrant of approaching cars when they are around 60 metres from the junction. However, the upper portion of approaching cars remains visible throughout. Even though this arrangement satisfies the requirements set out in the Australian road design standards and to make it easier for motorists to see past the safety barrier on the northern side of the access, arrangements were made for the Give Way markings to be moved forward by 1 metre.

An application has been submitted by Council to the Dept of State Growth Black Spot funding program in October 2020 to relocate the access to a safer location, we have yet to receive notification of the outcome of this application.

Question- Dr Liz Smith

Regarding 15.009/21 Settlement Planning

The motion passed at the AGM on March 10 requested a report on residential

demand and capacity for the settlements in the Huon Valley “in order to more accurately assess and provide for the essential infrastructure needed to meet the increasing demands of the rapidly growing population”, with the last point being also “reporting the number of new dwellings that reached occupancy in rural areas of the valley over the three years to 2020”.

In Para 35 of Agenda number 15.009/21 the response is “With respect to reporting new dwellings in rural areas, it is not clear how that relates to anything within the motion. Any town plan would need to consider the population area it serves to be effective. Any individual report on these matters serves no purpose to the Council in any decision making”.

Question 1: What have the actual population growth figures for the Huon Valley been in the past five years and are baseline studies for all settlements (such as the SGS Economics and Planning report on Cygnet) considered to be required **prior to** developing a new Vision, a new Community Plan and a Strategic Plan as proposed for the Huon Valley?

Answer:

Population growth statistics for the Huon Valley is publicly available from the Australian Bureau of Statistics (ABS) or through the State Growth Tasmania profile portal. For the Huon Valley for the 5 years to 2019:

- **2015 – 16,361**
- **2016 – 16,563**
- **2017 – 16,875**
- **2018 – 17,221**
- **2019 – 17,561**

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Baseline studies for all settlements may not be considered prior to developing a new vision and strategic plan. However a number of baseline statistics relating to each settlement will be identified and provided as part of the information available to the community in preparing for the community vision.

Question 2: How will the Council determine the increases in population in the rural areas that settlements serve so that appropriate infrastructure can be provided in those centres?

Answer:

By use of data available from the ABS and through the State Growth Tasmania profile portal.

Question 1 - Geoffrey Swan

Two weeks ago I wrote to all Councillors asking and urging Council to hold future Ordinary Meetings of Council in the Town Hall given the apparent success of the recent AGM. This move will allow the return of a gallery of ratepayers and members of our community.

Will the Acting Mayor please advise why there has been no response to this request, and will you please explain why this meeting is not being held in our Town Hall and what is preventing future meetings in our Town Hall?

Answer:

A response to this request was provided by the Mayor prior to the Annual General Meeting. In addition, a number of questions regarding the holding of ordinary meetings outside of the Chambers have already been asked and answered at previous Council meetings and I refer you to previous minutes for those answers. The holding of the AGM was a one-off event with extra cost involved that did not provide for the access currently available in the Council Chambers through live streaming.

Question 2

On page 4 of the HVC Annual Report, Mayor Enders states in her written statement "Out of respect for those in our community facing financial hardship, Councillors declined an annual increase for their 2020/21 allowance".

In the HVC Financial Reports, tabled at this evening's meeting, it clearly indicates that Mayor Enders along with Councillors Campbell, Newell, O'May, Prince and Wilson all accepted the annual allowance increase.

Why has our Mayor published this information in the Annual Report when the financial statements contradict this?

Answer:

As this is a matter for Mayor Enders to respond to it will be taken on notice and forwarded to her for her direct response.

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Question - Howard Wilcockson on behalf of The Cygnet Association (Inc). The report to Council on the motion put at the AGM by the Cygnet Association requesting that Council advance the New Street project to "shovel ready" status to make it more eligible for grant funding states that:

"The only key risk associated with the motion is that in making a commitment to the Cygnet project specifically, as a result of the motion, may be seen to be ad-hoc decision making which does not take into account the priorities and other projects of the Council."

Our response to this: This project was first proposed in 1997. It was a principal feature in the 2004 Cygnet Township Development Plan. More than a decade ago, in 2009, it was endorsed by Council and we have been told that it has been accorded priority status by the current Council.

The population of Cygnet has increased significantly in the meantime and a recent

Council commissioned report indicates that it is forecast to increase even more rapidly into the future making the already congested main street even more dangerous.

Question:

Given the history of this project and the fact that it was endorsed by Council more than a decade ago do you, as Councillors, really consider that it would be “ad hoc decision making” to decide to progress this project to shovel ready status?

Answer:

This has simply been raised as a potential risk as to how the motion “may be seen” if a decision was made simply in response to the motion, nothing more. The Report goes on to say that the motion is considered in the context of the priority projects discussed in the previous Report. The attachment to that report describes the project and states the strategic basis for it so the risk of it being seen as an ad-hoc decision is clearly addressed.

Question – Pat Synge on behalf of the Huon Valley Residents and Ratepayers Association

The Huon Valley Residents and Ratepayers Association notes that in Closed Council there is an item described as "General Managers Employment Matters".

Given the recent resignation of the General Manager it seems most probable that the appointment of a replacement will be one of the topics of discussion.

In the past the appointment of General Managers to the Huon Valley Council has been less than transparent. Many in the community have noted that the appointees have all had prior relationships with Councillors (or, in the case of the current GM, the Commissioner) despite the very many outside applicants.

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Question:

Will the appointment of the new HVC General Manager be conducted in an open and transparent manner with all relevant details being made available to the public (except, of course, those personal details that must remain confidential)?

Answer:

Recruitment of the General Manager is the most important appointment that a Council will undertake. This will be done in conjunction with a recruitment expert following industrially accepted recruitment processes where an element of confidentiality needs to be maintained.

Council understands the public interest in this matter and will be considering release of information from the Council’s consideration at tonight’s meeting.

Question – Bob Hawkins

A few years ago, when there were no councillors, and a commissioner was running the HVC, Question Time became a serious and valuable means of communication between councillors and staff on the one side and the public on the other. Those sessions often ran for 45 minutes, sometimes longer. Since council returned to its conventional form a couple of years ago, these question-answer sessions have been much curtailed.

Question:

Will the chair of the meeting in future allow more than the minimum public question time of 15 minutes so that, for example, on this occasion, residents and ratepayers can follow up on the council's responses (published in tonight's agenda) to the motions passed at the AGM on March 10?

Answer:

The Local Government (Meeting Procedures) Regulation 2015 states that at least 15 minutes of a meeting is made available for questions by members of the public.

At the discretion of the Chairperson more time may be allow if required. This may depend on the size of the agenda, the number of persons indicating they wish to ask a question and the whether the questions being asked have already been addressed in previous questions or reports.

8.2 Deputation/Addressors to Council

Nil

9. PETITIONS

Nil

10. GENERAL REPORTS

General Reports and Minutes are presented in relation to the following matters:

- General Manager's Operational Report*
 - Mayor Enders Activities Report*
 - Arts and Culture Committee Minutes 24 February 2021*
 - Youth Committee notes 26 February 2021*
 - Audit Panel Committee Minutes (open) 9 March 2021*
 - Community Social Recovery Network Meeting Notes 17 March 2021* ·
 - Connecting and Activating Huonville Town Teams Project Update* ·
- Councillor Sally Doyle tabled her activities

- Councillor Christine Campbell tabled her activities

10.003/21*

RESOLVED CR LOVELL CR WILSON

That the General Reports and Minutes for the period 1 to 28 February 2021 be received and noted.

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

11. COUNCIL WORKSHOPS

02 March 2021

Huonville Link Road Update

Manager Technical Services provided an update presentation on the Huonville Link Road and route options at Department of State Growth's request.

Priority projects

General Manager provided a number of projects for inclusion in the upcoming election strategy. These projects were discussed, feedback and direction from Councillors was sought.

Communication Strategy

Draft Huon Valley Communication Strategy was provided for discussion and feedback.

23 March 2021

Director Corporate Services provided a presentation and discussion regarding the upcoming rates and budget process and cash reserves.

12. COUNCILLOR QUESTIONS

12.1 Questions Taken on Notice

Nil

12.2 Questions Without Notice

Cr Prince

Since the installation of solar panels on the Council building at 40 Main Street, Huonville can the General Manager indicate cost savings as a result?

The General Manager advised that he did not have that information available. He recalls a 4-5 year payback expected and savings thereafter. The General manager undertook to provide this information to Councillors.

13. NOTICES OF MOTION

Nil

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Title HUON VALLEY PRIORITY PROJECTS

Agenda Number 14.002/21*

Strategic Plan Reference 5

File Reference 12/22

Author General Manager

Responsible Officer General Manager

Reporting Brief General Manager presenting a report on the Huon Valley Priority Projects 2021/2022

Attachments A. Huon Valley Priority Project Briefs 2021/22 **Background**

1. The Federal election is due in May 2022 and the Tasmanian State Election is due in April 2022.
2. In the post COVID-19 environment there is a likelihood that one, if not both elections are called at an earlier time to capitalise on COVID-19 popularity and to seek a mandate to progress post COVID-19 recovery actions.
3. It is therefore considered important that the Council is in a position to engage early with the new Governments.
4. The Council first adopted the presentation of Priority Projects for the purpose of presenting key projects to the Federal and State Governments and so they can also be used in Grant Application submissions.
5. The Priority Project document is beneficial to the Huon Valley Council in identifying key focus areas where the Commonwealth, State and local government can work together. The Priority Project document is designed to be forwarded to the major political parties and other key agencies prior to the 2021/22 elections.
6. A list of the Council selected projects has been prioritised and is included within Attachment A to this Report.
7. The purpose of this Report is to approve the Priority Projects for distribution to individual politicians, major parties, and other supporting and relevant agencies.

Council Policy

8. Whilst there is no formal Council Policy for the presentation of key Priority Projects, Council has previously provided a submission for the 2010, 2013, 2016 and 2019 Federal Election Campaigns and several State Elections.

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Legislative Requirements

9. There are no legislative requirements in developing the strategy and selecting the key projects.
10. However, there will be a downstream impact on ensuring Accounting Standards are complied with in terms of depreciating and maintaining new assets.

11. There is also a requirement to adhere to the Code and Procedures relating to Tenders and Contracts and Procurement processes in the planning and implementation phases.

Risk Implications

12. The Huon Valley would be disadvantaged if Priority Projects were not produced as there would be risk of being overlooked by election candidates for consideration of the projects that are to be raised as part of the campaign, in the absence of the Council raising them. Council may also miss the opportunity to apply for grants for these projects as they become available.
13. An additional risk is that Government may not consider major projects presented in the Priority Projects document if they are not shovel-ready due to choosing these projects as part of a speedy economic stimulus and recovery process. To mitigate this risk additional resources will be required in the form of a project officer dedicated to developing these concepts into detailed plans with permits and approvals.
14. It is important to note that in the event any of these projects are successfully funded, there will be additional ongoing costs that will need to be funded through future council budgets and may require commensurate rate increases. The projects increase community service levels, and so it is important increased services are funded. Additional costs will include operating and maintenance costs, as well as depreciation to fund future asset replacement.

Engagement

15. Engagement has been undertaken with Councillors in the preparation of the Report. Councillors were briefed at two Workshops and the Priority Projects priority order was discussed by Councillors via a workshop held on 2 March 2021. Discussion also took place at Council's AGM regarding the Priority Projects mostly relating to a specific one being the Cygnet New Road Project.
16. The Priority Projects document will be circulated to each political party and other relevant agencies once endorsed and to local and senate candidates when nominations are confirmed for each Federal and State election.
17. Engagement associated with the decision regarding the Priority Projects document will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre. Engagement will also be undertaken at the Inform level on the Council's Have Your Say webpage.

Human Resource and Financial Implications

18. To bring the Priority Projects to a 'shovel ready' status will require considerable input from Council staff in terms of resourcing and commitment.

19. Through the budget process a dedicated strategic projects officer is being proposed and a budget to fund necessary permits, designs, engineering, and other required information to bring these projects to a shovel ready stage. This is estimated to cost in the vicinity of \$200,000 as an ongoing operational budget cost and the rationale for this estimate is explained in the discussion section below.
20. Historically election strategy priority projects have not been included within the Council's forward new asset planning or budgets. This has resulted in disconnect between the identified projects and the Council's strategic documents. As a result, it will be recommended to include the identified priority projects within the Council's new asset plan and budget considerations particularly where co-contribution or supporting resources may be required.

Discussion

21. The Priority Projects document provides an overview of the projects which have been identified as key projects in which the Federal, State and local government could work together to achieve key priorities for the Huon Valley community.
22. The following Projects have been identified and a short précis of each is detailed within Attachment A:
 1. Activation of Huonville Commercial and Industrial Precincts
 2. Cygnet Township Plan
 3. Development of Esperance Multi-Purpose Health Centre (including Dover Medical Centre)
 4. Huon River Regional Recreational Open Space and Commercial Development Master Plan and Implementation
 5. Dover Community Hall Expansion of Old School Building
 6. Redevelopment of Huon Valley Children's Services
 7. Huonville to Franklin Shared Pathway
 8. Huonville Beautification Project
 9. Dover Mountain Bike Business Plan
 10. Port Huon Sports Centre Redevelopment
23. There is clear messaging that the Government would like to lead an economic recovery process through the construction of new and redeveloped infrastructure assets in an expedited manner. Therefore, through this process, Council is expecting that most major projects presented in the Priority Projects will need to be shovel ready so once a commitment is made by governments, works can commence immediately. On this basis Council is considering the appointment of a dedicated Project Officer role to devote their time to develop these concepts into detailed plans.
24. It is difficult to break down and know what the cost would be to prepare each of the projects listed in the Priority Projects document as they will require community engagement, officer time, consultant reports, engineering design, land acquisitions and many other factors. It is expected that the dedicated role would work across several

dedicated project officer is estimated to be in the vicinity of \$120,000 including oncosts.

25. There will also be a need for a budget to cover the costs of permits, reports, designs, and other associated information. This is estimated to be in the order of \$80,000. It will be recommended that this amount be included in the Council's 2021/22 financial years operational budget as an ongoing cost to support a Project Officer role for a contract period of five years and indexed accordingly per year. It is proposed that the position recruitment commence immediately if this recommendation is endorsed.

Conclusion and Recommendation

26. The Priority Projects are recommended for approval to allow for distribution.
27. It is also recommended that Council endorse the inclusion in the 2021/22 budget funding of a project officer role for a contract period of five years at an estimated cost of \$120,000 plus a budget amount of \$80,000 indexed accordingly per year, for necessary permits, reports, designs and other required supporting information.

14.002/21*

RECOMMENDATION

That:

- a) The report on the Huon Valley Council Federal and State Elections Priority Projects 2021/2022 be received and noted.**
- b) The Huon Valley Council Priority Projects 2021/2022 (the Priority Projects) included as Attachment A to this Report be approved for distribution to the major political parties and candidates contesting the Federal and State elections and other relevant agencies.**
- c) The projects identified in the Priority Projects be considered in the Council's Ten Year New Asset Plan and for funding within the 2021/22 and following Council budgets.**
- d) For the purpose of preparing the projects identified in the Priority Projects to "shovel ready" status, the Council approve the inclusion in the 2021/22 budget, funding of a strategic projects officer role for a contract period of five years at an estimated cost of \$120,000 per year plus a budget amount of \$80,000 indexed accordingly per year, for necessary permits, reports, designs and other required supporting information.**
- e) A copy of the Priority Projects be placed on the Council's website and made available for inspection at the Council's Customer Service Centre.**

14.002/21*

MOTION CR GIBSON CR CAMPBELL

- a) **The report on the Huon Valley Council Federal and State Elections Priority Projects 2021/2022 be received and noted.**
- b) **The Huon Valley Council Priority Projects 2021/2022 (the Priority Projects) included as Attachment A to this Report be approved for distribution to the major political parties and candidates contesting the Federal and State elections and other relevant agencies.**
- c) **The projects identified in the Priority Projects be considered in the Council's Ten Year New Asset Plan and for funding within the 2021/22 and following Council budgets.**
- d) **For the purpose of preparing the projects identified in the Priority Projects to "shovel ready" status, the Council approve the inclusion in the 2021/22 budget, funding of a strategic projects officer role for a contract period of five years at an estimated cost of \$120,000 per year plus a budget amount of \$80,000 indexed accordingly per year, for necessary permits, reports, designs and other required supporting information.**
- e) **A copy of the Priority Projects be placed on the Council's website and made available for inspection at the Council's Customer Service Centre. Council is to undertake community engagement at consult level to evaluate the support and or any concerns for each project.**
- f) **The projects identified in the Priority Projects are not a final list. Other projects may be added as the community input is compiled. Prior to commencing work and in the light of community input, the project officer will discuss the order of priority for the projects at a Council workshop and the order shall be confirmed at a Council meeting.**

Councillors Gibson and Campbell voted for the motion and Councillors Doyle, Newell, Wilson, Prince, Lovell and O'May voted against the motion.

THE MOTION WAS PUT AND LOST

14.002/21*

RESOLVED CR WILSON CR PRINCE That:

- a) The report on the Huon Valley Council Federal and State Elections Priority Projects 2021/2022 be received and noted.**
- b) The Huon Valley Council Priority Projects 2021/2022 (the Priority Projects) included as Attachment A to this Report be approved for distribution to the major**

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political parties and candidates contesting the Federal and State elections and other relevant agencies.

- c) The projects identified in the Priority Projects be considered in the Council's Ten Year New Asset Plan and for funding within the 2021/22 and following Council budgets.**
- d) For the purpose of preparing the projects identified in the Priority Projects to "shovel ready" status, the Council approve the inclusion in the 2021/22 budget, funding of a strategic projects officer role for a contract period of five years at an estimated cost of \$120,000 per year plus a budget amount of \$80,000 indexed accordingly per year, for necessary permits, reports, designs and other required supporting information.**
- e) A copy of the Priority Projects be placed on the Council's website and made available for inspection at the Council's Customer Service Centre.**

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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**Title MOTION CARRIED AT ANNUAL GENERAL MEETING 2020 HELD MARCH
2021 – NEW CYGNET STREET**

Agenda Number 14.003/21

Strategic Plan Reference 5

File Reference 19/39, 17/27

Author General Manager

Responsible Officer General Manager

Reporting Brief The General Manager presenting a report on a motion carried at the Council's Annual General Meeting 2020
Held March 2021 regarding a new Cygnet Street

Background

1. The Council's Annual General Meeting (AGM) was held on 10 March 2021 and the following Motion was carried:-

“That a report be prepared for Councillors detailing all the costs involved in advancing the “Cygnet New Street” project to “shovel ready” status and recommends that the sum needed to advance this Council endorsed community investment should be included in the 21-22 budget.”

2. The purpose of this Report is to consider the Motion.

Council Policy

3. Council does not have a policy with regard to the motion.

Legislative Requirements

4. Section 72B(6) of the *Local Government Act 1993* (the Act) provides that a motion passed at an AGM is to be considered at the next meeting of the Council. This Report meets those requirements.

Risk Implications

5. The only key risk associated with the motion is that in making a commitment to the Cygnet project specifically, as a result of the motion, may be seen to be *ad-hoc* decision making which does not take into account the priorities and other projects of the Council.
6. In this respect the motion coincides with the work undertaken in relation to the Council's priority projects for the upcoming Federal and State elections. This is discussed in the previous Report on this Agenda. As a result the motion is considered in the context of that Report.

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Engagement

7. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

8. Putting the motion into effect requires two actions:
- Allocation of resources toward concept designs, engagement and detailing the costs.
 - Council committing to include the project within the 21-22 budget.
9. With respect to allocation of resources, this is discussed within the Report for the priority projects and requires recruitment of a strategic projects officer to work those projects through to shovel ready stage.
10. With respect to the 2021/2022 budget allocation, this will need to be a consideration of

the Council as it works through budget development.

Discussion

11. The new Cygnet Street and associated walking trail linkages have been identified as a priority project for the Council and to that extent the motion as presented is wholly consistent with the direction of the Council.
12. The resourcing required for the priority projects is addressed in the previous Report and the focus is working through all priority projects (including the Cygnet Street) to shovel ready stage.
13. All priority projects are to be placed in the new capital works consideration list for the 2020/2021 budget as part of that report.

Conclusion and Recommendation

14. It will not be recommended for the Council to decide in the terms of the motion in treating the new Cygnet street on an individual basis as this is being considered through another process as determined by the Council.
15. It will however be recommended to note that the Council has identified the project as a priority for upcoming elections and that resources are proposed to support development of the project to shovel ready status.

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14.003/21

RESOLVED CR LOVELL CR CAMPBELL That:

- a) **The report on a motion carried at the Council's Annual General Meeting 2020 Held March 2021 regarding a new Cygnet Street be received and noted.**
- b) **No new action be taken on the motion carried at the Council's Annual General Meeting 2019/2020 regarding a new Cygnet Street as it is noted that the Council has identified the project as a Priority Project for the purposes of the upcoming Federal and State Elections, resourcing for those projects is being provided and that the projects will be considered by the Council in the new capital works list for the 2021/2022 budget.**

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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**Title MOTION CARRIED AT ANNUAL GENERAL MEETING 2020 (HELD MARCH 2021) –
SETTLEMENT PLANNING**

Agenda Number 15.009/21

Strategic Plan Reference 5

File Reference 12/72, 12/80, 25/12 & 17/35

Author Director Legal and Governance Services **Responsible Officer**

Director Legal and Governance Services

Reporting Brief The Director Legal and Governance Services presenting a report on a Motion carried at the Council's

Annual General Meeting 2020 held March 2021
regarding settlement planning

Background

1. The Council's 2019/2020 Annual General Meeting (AGM) was held on 10 March 2021 and the following Motion was carried:-

“That a report with content similar to the “Cygnet Residential Capacity and Demand Analysis”, prepared by SGS Economics and Planning in August 2020, be prepared for every other recognised settlement centre in the Huon Valley in order that the Council is able to more accurately assess and provide for the essential infrastructure needed to meet the increasing demands of the rapidly growing population by:

- *commissioning reports for Huonville/Ranelagh, Franklin, Geeveston and Dover that include an investigation of the limits to growth in townships, as soon as possible*
- *allocating funding for this in the 2021-2022 budget if funding is not immediately available as it was for the Cygnet report in 2020*
- *holding a public meeting with each relevant community as soon as its report becomes available so that the Council can discuss the outcomes with the community*
- *reporting the number of new dwellings that reached occupancy in rural areas of the valley over the three years to 2020.”*

2. The purpose of this Report is to consider the Motion.

Council Policy

3. Council does not have a policy or strategy specifically relating to the provision of the studies proposed within the motion however the same subject matter is being considered as part of two actions currently being undertaken within the Council's Annual Plan.

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4. Within the Governance area the following action is identified:

SP Ref	Action	Outcome	Measure
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5	Coordinate the preparation and review of the Council's Annual Plan and commence work on development of new community vision, strategic plan and supporting framework	Compliance with legislation. Structural Plan for Council and Staff Development of long term community vision to underpin Council's strategic framework	<ul style="list-style-type: none"> · Presentation of Annual Plan quarterly implementation reports to Council · Completed expression of interest and vision and plan development scoping documents · Secured budget funding in the 2021/2022 for engaging a consultant to develop the community vision, strategic plan and supporting framework
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5. Within the Economic Development area the following action is identified:

SP Ref	Action	Outcome	Measure
2, 3 & 4	Measure the quality of life and wellbeing in Huon Valley townships and communities as a Neighbourlytics 'Launch Cities' participant for 2020 and initiate the development of a Huon Valley Population Growth and Development Strategy	Gain better understanding of the region's projections and population growth and implement a plan for managing and monitoring sustained growth that enhances yet equally protects the Valley's values and appeals.	<ul style="list-style-type: none"> · Completion of Neighbourlytics 'Launch Cities' program. · Completion of the Huon Valley Population Growth and Development Strategy

6. These two actions will be discussed below in the context of the motion as presented.

Legislative Requirements

7. There are no legislative requirements in relation to settlement planning however settlement plans can be used to support land zoning and re-zoning through the process under the *Land Use Planning and Approvals Act 1993*.

8. In the broader context of the discussion in this Report, under Part 7 of the *Local Government Act 1993* the Council is required to have a number of strategies and plans as a strategic framework including a strategic plan for a period of not less than 10 years and this is supported by a suite of plans and strategies relating to financial and asset management.

9. Settlement planning is considered to be an important part of the strategic planning framework as documents that inform the strategies and plans.

Risk Implications

10. There are considered to be two key risks associated with the motion.
 - In making a commitment to undertake the work identified in the motion may be seen to be *ad-hoc* decision making which does not take into account a holistic approach to the Council's strategic framework.
 - There is no follow on or clear direction as to how the work is to be used once it is completed. There is a risk that the work would create an expectation that cannot or will not be fulfilled by the Council. It is considered that there is a need to consider these issues within a complete strategic framework.
11. Both risks are addressed in this Report through consideration of the motion in the context of an entire strategic framework.

Engagement

12. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

13. The specific proposal within the motion is not costed however, based upon the work undertaken to consider the Planning Scheme Amendment for Cygnet in 2020 is estimated to be \$30,000 per study (see paragraph 60(c)). This amount does not include the work required from planning officers over a number of weeks to collate the information necessary for the report.
14. This is a significant body of work that requires some dedication of resources for project management, gathering of data and engagement.
15. Considered in the context of a strategic framework for the Council it is likely that budget allocations will need to be provided over a multi-year period to undertake the required work.
16. A grant opportunity is also being pursued for this work through the Building Better Regions 5 funding stream.

Discussion

17. As outlined above, the motion is considered in the context of a Council strategic framework and in particular actions currently being undertaken in the 2020/2021 Annual Plan.
18. At the end of 2020 work commenced on scoping for a new Community Vision and

Strategic Plan. It quickly became apparent that the needs of the Council were much greater than this exercise.

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19. The drivers behind a new Community Vision and Strategic Plan included:
- Expiry of the 2020 Community Plan.
 - Whilst the Strategic Plan remains in effect, it is based upon the principles of the Community Plan and may not be current or appropriate for current and future circumstances.
 - The Huon Valley has faced significant population growth in recent years and this is projected to continue to grow. This requires specific planning.
20. The drivers are discussed below. In addition to these drivers, the impact of the 2019 Bushfires and COVID-19 has been significant upon the Huon Valley and this is likely to have changed how the community views the future.
21. It is also noted that the current Council being elected in 2018 following the Board of Inquiry is in the best position to ensure that strategic planning work for the future is undertaken.

2020 Community Plan

22. The Community Plan was developed in the 2008/2009 year and became the basis for subsequent strategic plans for the Council.
23. On review it is considered that the plan, whilst setting out some clear aspirations from the community, lacked a clear position or vision for the community in 2020 other than eight characteristics. For instance, the vision statement within the Plan was developed at the end of the process not the beginning. Effectively it was a plan to undertake actions and strategies without any clear destination that could be measured at 2020.
24. For the Huon Valley to progress it is considered that a clear long term measurable vision is required.

Strategic Plan

25. The current Strategic Plan was approved in 2015 and is for a 10 year period. It remains in effect however through development of a new community vision there is a significant opportunity for improvement:
- The Strategic Plan has connectivity to the eight characteristics of the Community Plan which are no longer applicable. Aligning the strategic plan with the community vision would ensure that the strategies are future focused.
 - A community vision provides for the opportunity for measurable outcomes. Through the strategic plan with alignment to the vision the Council would be able to report to the Huon Valley community on how the strategies undertaken achieved the desired outcomes in the community vision.
 - The strategic plan could have a long term focus consistent with the term of the community vision rather than simply prepare a plan for the minimum 10 year

period as required under the *Local Government Act 1993*.

26. It is considered that a strategic plan should be working toward something measurable at the end of the plan period. Essentially an ability to compare where the community wanted to be, to where the community is at the end of the period.

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Population Growth

27. This has been well discussed and since 2015 the Huon Valley has been the fourth fastest growing municipal area in Tasmania. This rate of growth is forecast to continue with an increase in population of approximately 17,500 now to 20,464 in 2042.
28. The population growth has, and is, bringing significant change to the community. Pressure for available land zoned for residential purposes and subdivisions, increased traffic on roads that are insufficient in capacity and design to support that purpose, and a need for supporting services and infrastructure such as schools, health and commercial retail.
29. As discussed under the Policy section the Economic Development area has scoped out work for a population growth strategy. It became apparent that the work is much broader than simply growth rather it is what is required to support the needs of the entire community into the future. This work cannot feasibly be commenced until the Council has knowledge of what the community wants the Huon Valley to look like in the future.

The Motion

30. The motion calls for settlement plans and supply and demand studies. This is supported in principle however not in isolation, rather it is supported as part of a holistic body of work. There needs to be some clear outcomes that can be achieved from this work and it needs to link not only to the population growth occurring now but also to cater for the future vision for the Huon Valley.
31. Investigations of the limits to growth in townships is also significant. There are obvious limitations such as existing planning zonings, infrastructure capacity such as roads, sewer, water and stormwater.
32. What is the community's aspiration for what is an optimal population for the Huon Valley that retains the character and history of the Huon Valley rather than turning towns into utilitarian suburbs? Does the community want this considered or is the community content for the population to continue to grow unabated?
33. These questions fundamentally go to the vision of what the community wants the Huon Valley to look like in the future.
34. Any engagement with the community would be undertaken in accordance with the Community Engagement Framework. A robust engagement plan will be developed considering how best to seek involvement from the community. The holding of a public

meeting may not be the best method to engage on this matter.

35. With respect to reporting of new dwellings in rural areas, it is not clear how that relates to anything within the motion. Any town plan would need to consider the population area it serves to be effective. Any individual report on these matters serves no purpose to the Council in any decision making.

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Strategic Framework

36. As a result of the work being undertaken to meet the Annual Plan action, the need is clear for a holistic Huon Valley community growth and development strategic planning framework to be progressed as a priority.
37. This has been based upon the following steps which meets the *Local Government Act 1993* requirements, but more important is designed to meet the needs of the community into the future.
38. The proposed strategic framework consists of the following:
- A 30 year Community Vision
 - A 30 year Strategic Plan
 - An Annual Plan including a four year projection and supporting management software
 - A Population Strategy
 - Structure Plans for the Cygnet, Dover, Geeveston and Franklin with a review of the Ranelagh/Huonville Structure Plan and Huonville Ranelagh Master Plans.

Community Vision

42. The development of a community vision is a different concept to the community plan. It does not include actions or strategies, it is the picture of what the community would like the Huon Valley to look like and to be in a future period.
43. It is proposed to project the vision to 2050 which is a significant period but ensures that there is long term planning involved.
44. Development of a community vision first requires identification of key indicators for which the community wishes to comment on. To undertake a current state of the Huon Valley against those indicators as a base line for the Vision. Through the vision process to set a measurable standard for the indicators that reflect the picture of the Huon Valley in 2050.
45. Through the development of the Community Vision the Council can understand what the community expects of the Council and is prepared to pay for those services. This informs the Council's strategic planning.
46. It is considered important that the vision has clear measurable indicators. Without this there will be no connectivity to the planning framework established below.

Strategic Plan

47. It is considered that to be effective the strategic plan must have direct “line of sight” to the indicators set out in the Vision.
48. To that end it is proposed to prepare a Strategic Plan for the period until 2050 which ensures that the strategies undertaken in the Plan can be measured against the indicators in the Vision for the entirety of the period.
49. The strategies will guide the actions to be undertaken to put into effect the vision.

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50. Whilst there may be some hesitancy in setting such a long period for a Strategic Plan when the minimum period prescribed under the Act is 10 years, it is also considered on the basis that the required four year review is a thorough review.
51. The review would not simply be a desktop exercise rather it would involve a report on the status of the indicators within the Vision. This provides both the Council and the community with a picture as to how the Council is going to achieve the vision and how effectively the strategies are working.
52. It is important to note that the review period also involves taking into account any significant changes such as impacts of natural disaster, pandemic, economic climate, the actual level of population growth and the like.
53. The review would also allow the Council to check in with the community to ensure that the vision remains relevant.
54. Adjustments can be made to the vision and strategies as a result and this will then dictate the actions set out in the Annual Plan.

Annual Plan

55. The annual plan is a requirement of the Act and needs to have that direct connection with the Actions proposed meeting the strategies within the Strategic Plan.
56. It is proposed to develop the new annual plan to be consistent with the Vision and the Strategic Plan and that actions be forecast over the following four year period.
57. The actions are reviewed annually as the name suggests as well as realigned if necessary to any changes in the Strategic Plan as a result of the four yearly reviews.
58. The proposal is to establish an Annual Plan framework that will last throughout the life of the Vision. Appropriate management software is considered necessary to reduce the time in manual preparation on the Plan each year and the quarterly reporting on implementation of the Plan to the Council. Such software will also allow real time reporting which is important to day to day planning and consideration of upcoming workload.

Population Strategy

59. A Population Strategy is recommended to plan and set a coordinated approach toward supporting of the Huon Valley Population throughout the period of the Vision. The key focus is liveability ensuring that the population can be appropriately supported and sustained throughout the period.

60. A Population Strategy will consider the following:

- a) Current and projected population profiles throughout the municipal area and in each Major Town and village;
- b) Limitations to population growth;
- c) Residential supply and demand for each major Township; (this is the specific subject of the Motion resolved at the AGM);
- d) Linkages to Federal and State Population Strategies;

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- e) Linkages to the Huon Valley Brand pillars, “Live”, “Invest”, “Produce”; f) Expected growth, consider contingency for unexpected growth or decline; g) Consider optimum population of the Huon Valley and/or growth targets; h) Consider the population profile through the period of the Strategy; i) Consider strategic land use planning requirements for the support of population growth (housing supply, commercial land supply, agricultural land supply etc);
- j) Employment and workforce planning;
- k) The broad range of services required to support the population include, government, health, education, child care, aged care, transport, trade, commercial etc;
- l) The infrastructure required to support the population such as transport networks and recreation opportunities.

Town Structure Plans

61. A structure plan is a broad land use strategic planning document for a specific Town or area which guides the Council’s decisions about future development opportunities on both private and public property to meet current and future needs.

62. In the instance of the proposed strategic framework, this will take into account the strategies and recommendations from the Population Strategy and convert these to opportunities through land use zoning to cater for housing and commercial land supply amongst others, creation or development of public land, recreation opportunities and transport networks and for community support services.

Land Use Zoning Strategy

63. On completion of Structure Plans work will be required to ensure that appropriate planning scheme zones are in place to support those communities. It is considered necessary to complete the project with a strategy to undertake planning scheme zone amendments consistent with the structure planning.

Financial Management Strategy and Plans, Asset Management Strategy and Plans –Other strategies

64. The Suite of Strategic Plans and structure plans will then inform asset management

strategies, financial management strategies and other strategies required to support the community such as health and wellbeing strategies and the like.

Budgets

65. The Strategic planning framework as proposed is a very significant body of work over a multi-year period which will require budget investment from the Council which for present purposes estimated as:

- 2021/2022 – BUDGET ALLOCATION -\$150,000
 - A 30 year Community Vision
 - A 30 year Strategic Plan
 - An Annual Plan including a 4 year projection and supporting management software

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- 2022/2023 – BUDGET ALLOCATION - \$100,000
 - A Population Strategy

- 2023/2024 BUDGET ALLOCATION \$160,000
 - Structure Plans for the Cygnet, Dover

- 2024/2025 BUDGET ALLOCATION \$160,000
 - Structure Plans for Geeveston and Franklin

- 2025/2026 – BUDGET ALLOCATION \$40,000
 - Structure Plan and Master Plan Review for Huonville/Ranelagh
 - Land Use Zoning Strategy

66. These figures are currently estimates and work is being undertaken to prepare project plans for the Community Vision, Strategic Plan and Annual Plan with a view to identifying particular cost components which may see a reduction in estimate.

67. These matters will need to be considered by the Council as part of the 2021/2022 and ongoing budgets but are considered to be long investments in the Huon Valley with the work not being required for another 30 years.

Conclusion and Recommendation

68. The holistic Strategic Framework is intended to set the basis for the Council direction for the community to 2050.

69. It is recognised that every four years a new Council is elected. The review of the Strategic Plan would be scheduled for the first year of an elected Council which allows the new Council to have understanding of, and to take ownership of the strategies to achieve the Community Vision for the whole Huon Valley.

70. The Framework is not intended to restrict future Councils in any way rather it is a foundational basis for those Councils to progress the Vision of the community.

15.009/21

RESOLVED CR CAMPBELL CR LOVELL That:

a) The report on a Motion carried at the Council's Annual General Meeting 2020 Held March 2021 regarding settlement planning be received and noted.

b) The motion carried at the Council's Annual General Meeting 2019/2020 regarding settlement planning be considered as part of a holistic Strategic Planning Framework including:

- A 2050 Community Vision**
- A Strategic Plan for the term of the Community Vision**
- A new Annual Plan Framework including 4 year projections and management software**
- A Population Strategy for the term of the Community Vision ·**
- Town Structure Plans for each major Town**

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- Land Use Zoning Strategy**

c) Funding for the Strategic Planning Framework set out in paragraph b) of this Resolution be considered for the 2021/2022 and following budgets until completion.

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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Title LAND STRATEGY IMPLEMENTATION Agenda Number

15.010/21

Strategic Plan Reference 5

File Reference 12/28, 5257390, 5250527, 7175970, 5267599, 7254265, 7254257,
5254368, 3147876, 7815560,
1853531, 9710591, 3004218, 5696166, 5701076,
3396119, 2208956, 7672344, 2036840, 7830242

Author Projects Officer

Responsible Officer Projects Officer

Reporting Brief The Director Legal and Governance Services presenting a report from the Projects Officer on the implementation of the Council's Strategy for Council owned land

Attachments Nil

Background

1. The Council owns approximately 931 hectares of land (excluding Roads) with a total land value of \$14,666,100 (excluding capital value) at commencement of the 2020/2021 financial year.
2. The Council's land asset consists of ordinary land, public land (within the meaning of the *Local Government Act 1993* (the Act)), Trust land and road/road-widening land (including footways).
3. Council at its ordinary meeting of 18 January 2012 adopted the Land Strategy, July 2011 (the original Strategy).
4. In adopting the original Strategy for implementation, the Council established a Land Strategy fund such that all monies from land sales were to be separately accounted for the purposes of covering costs associated with implementation of the Strategy and for purchase of land identified for strategic purposes.
5. A review of the Strategy was undertaken in 2017 and a new Strategy adopted by Council at its ordinary meeting of 27 September 2017. A public version of the Strategy (excluding commercial in confidence matters only) was adopted in May 2018.
6. Community concern led to implementation of the Land Strategy being put on hold. Subsequently a Projects Officer was recruited to work on progressing the Land Strategy and other strategic projects, including developing a land disposal policy.

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7. The year 2020 saw the enormous impact of the Covid-19 pandemic which not only impacted operational activities but also was a time of great uncertainty regarding the future and Council's strategic response. It is within this context there is a renewed focus on the financial implications of what is done with land. It is also important within this to consider what Council can do to support and invest in community networks and infrastructure that embodies and promotes community resilience in these unprecedented times.

8. A full assessment has been undertaken of Council owned land previously identified for sale or development with a view to maximising returns and opportunities to the Council and providing benefits to the community at the same time while considering financial, community and environmental outcomes.
9. The assessment was considered in Closed Council at its ordinary meeting of 24 February 2021.
10. The purpose of this Report is to provide information associated with that assessment and decision for public consideration excluding only any commercial related matters and land acquisitions.

Council Policy

11. Land management is covered by the following council policies:
 - *Huon Valley Council Asset Management Strategy*,
 - *Land Strategy 2017*, and
 - *Sale and Disposal of Council Land Policy GOV-CORP 18* (the Policy)
12. The Policy addresses community raised concerns through:
 - Systematic active asset management of Council's property portfolio in-line with Council strategic decisions to ensure Council and community receives some form of economic, community or environmental return;
 - Process and criteria for the consistent evaluation of Council owned Land to recommend future plans for land whether for disposal, lease, development or strategic purpose;
 - Framework for deciding disposal method and valuation;
 - Guideline for when Community Engagement is appropriate and integration into the Land disposal process;
 - Sales process that embeds competitive arms-length transactions, community notification, and documentation of decision-making;
 - Policy structure for internal management procedures to fulfil this; · Compliance with all statutory and legal requirements.
13. Where land is proposed to be disposed of in a manner by direct negotiation, exchange, donation or other transfer of land, the reason for the decision will be stated in a Report presented to open Council as provided within the Policy. This Report satisfies this requirement.
14. Six monthly implementation Reports are provided to the Council in accordance with the Annual Plan.

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Legislative Requirements

15. Council's legal obligations regarding ownership, lease, acquisition and disposal of Land are covered in more detail in Section 3.2 of the Land Strategy and are governed by the following Sections under the Act:

- 175 provides that a Council may purchase land for any purpose which it considers to be of benefit to the council or the community,
- 176 provides that a Council may acquire land for prescribed purposes in accordance with the *Land Acquisition Act 1993*,
- 177 provides that a Council may sell, lease, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section, · 178 provides that a Council may sell, exchange or otherwise dispose of public land owned by it in accordance with this section,
- 179 provides that a Council may lease public land and
- 181 provides that a Council may hold land on trust subject to any conditions on which it is to be so held.

Risk Implications

16. Risk associated with land is understood to be both in terms of asset management and the process for the disposal of land identified as surplus to Council strategies.
17. Failure to adequately address asset management issues results in a deterioration of Council's asset base to a level which is unacceptable to the community.
18. Failure by the Council to adequately manage its asset base could leave Council open to legal redress due to risk management issues that may arise.
19. With respect to the land asset it differs from other asset classes in that it exists in perpetuity. The mere fact of ownership does provide risk to the Council by way of occupiers liability, risk of nuisance caused as a result of the condition of the land as well as other costs and liabilities such as land tax, general maintenance and boundary fence contributions.
20. There is also an opportunity cost risk associated with Council retaining ownership of land that it does not require for any strategic purpose. In addition to incurring cost, continued ownership may result in a lack of funds to be otherwise available to purchase or develop strategically important land.
21. Risk is considered in the Strategy to a limited extent. The key factors impacting upon risk are considered to be that Council does not retain surplus land but also ensures that land that it does continue to own is managed appropriately in accordance with the relevant Council program.

The adoption of the Policy is to mitigate risks associated with the process of disposing of surplus land by providing a mechanism that ensures:

- The sale of Land has a clear and consistent approach;
- Council reviews proposals through the lens of acting in the wider community's best interest by evaluating strategic value; social, economic and environmental

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- outcomes; level of community engagement; and impact of ownership, disposal or development;
- Effective public communication explaining how and when sales will take place so

the community and businesses (during expression of interest for development) to provide for a fair process within a competitive free-market transaction;

- A regular review process so Council can act on current appropriate information and recommendations.

22. If the implementation of the Land Strategy remains on hold then:
- Land currently deemed surplus sits vacant (sometimes for many years) with associated risks regarding bushfire, illegal use (such as 'wood hooking'), vandalism, etc.
 - Costs associated with land tax, weed management, public liability insurance and maintenance continue on Land no longer required by Council; for example:
 - Total Council land tax liability for 2020/21 was \$113,799.50. Land discussed in this report accounted for \$30,406.68 of that amount (or over 26%);
 - Clearly defined management responsibility for some Land remains unresolved;
 - No funds are generated through Sales for future strategic purchases of Land for the benefit of the wider community;
 - Opportunities for strategic development of Land portfolio owned by Council remain on hold.

23. Specific risk is considered in relation to each individual property.

Engagement

24. Engagement associated with this decision will be undertaken at Inform Level by inclusion of the elected Councillors within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre. Engagement will also be undertaken at the Inform level on the Council's Have Your Say webpage.

Human Resource and Financial Implications

25. The Strategy relies upon use of funds from the Land Strategy fund established by Council in 2012 which is set aside as a general reserve for the purposes of:
- Receiving income from the sale of land;
 - Implementation of the Strategy; and
 - Future strategic purchases of land.
26. This fund relies upon disposal of land to progress any future land purchases and acquisitions. The fund does allow for some deficit funding predicated upon a future return from sale of land.
27. Other funding avenues within the Council's budget which may be associated with purchase or acquisition of land include:
- Public open space funds received under the *Local Government (Building and Miscellaneous Provision) Act 1993* which can be applied for the purpose of acquiring further public open space as public land.
 - Specific budget allocations that relate directly to a program area.

28. The Strategy also identifies further costs which occur in relation to land in general including:

- Land Tax. The Council's land tax cost for 2020-2021 year is \$113,799.50;
- Boundary fences - *Boundary Fences Act 1908* the Council is obliged to contribute towards boundary fencing land that it owns that is not otherwise open to the public;
- Maintenance, weed management, fire hazard reduction; and
- Management and oversight for illegal or unapproved uses.

29. In addition the proposed Bushfire Hazard Mitigation Measures Bill will impose significant responsibility on Council to manage bushfire hazard on Council owned land.
30. Other than land leased in accordance with the Council's *Lease Policy GOV-CORP 007*, land owned by Council does not generate rate income.
31. Fees relating to professional consultants (e.g. surveyors, real estate agents, etc.) to implement the Land Strategy regarding subdivisions, sales, master-planning, etc. are intended to be recouped in the future through the associated recommendation. However, the legal process is largely undertaken within the Legal and Governance Services Department.
32. Cost will be incurred associated with community engagement, advertising and officer time.

Discussion

33. A number of properties previously identified for sale or development has been assessed against the Policy. Council is moving forward with the following recommendations.
34. A number of properties have been identified for disposal. The following list of properties are notified at inform level.

Property	Current use	Decision
Cygnets Coast Road, Lymington (PID: 7254265 & 7254257)	Two blocks of vacant land for which Council has no future plans.	To sell on the open market
Liddells Road, Crabtree (PID: 9710591)	Large block of vacant land, originally purchased to protect water catchment. This has since been resolved through subdivision with TasWater ownership and management of the appropriate land.	To sell remaining land on the open market

Huon Highway, Geeveston (PID: 7175970)	This land contains the newly constructed Port Huon to Geeveston Walking Track. However, most of the land is vacant.	Subdivide track area and then sell balance of land on the open market.
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Fourfoot Road, Geeveston (PID: 5250527)	Unused land that is covered with high natural values and acts as a scenic backdrop to Geeveston.	Council's NRM unit is developing a proposal for its management. If, however, this does not progress then dispose of land in conjunction with adjoining land at 7175970.
27 Rocky Creek Road, Crabtree (PID: 5696166)	A disused fluoridation plant on a very small block of 133m ² with nominal value that has been enclosed in adjoining land (prior to that blocks sale to current owners).	Direct negotiation with adjoining landowner to dispose of land as there is no other realistic use.
187a Wilmot Road, Ranelagh (PID: 3396119)	Vacant land next to sewerage lagoons. Council has subdivided an area of public open space adjoining the foreshore.	Sell land on open market. Council may consider use of funds from the sale of the land to be made available for development of public land within Ranelagh including for walking track linkages.
61 Station Road, Dover (PID: 5267599)	Vacant land, after acquisition for widening the junction at Station Road and Kent Beach Road.	Explore offer of land swap for land in Huonville with greater strategic significance. If this does not progress, sell on open market.
11 Church Street, Geeveston (PID: 5254368)	This contains Geeveston Library.	Continue discussions with Education Department (the Crown) regarding future ownership. Otherwise, this could be placed on

		the market for sale with the lease in place.
Scenic Hill Road, Huonville (Title C/T: 83928/1 small part of the larger PID: 3147876)	A small block of land that was overlooked with land transfers to TasWater. Primary use is access. This is not the main former quarry or supporting site.	Dispose through offers to adjoining landowners.

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35. In the following properties, these would better serve the community if they were owned by a community organisation, rather than Council maintaining ownership. This would support and invest in social networks and infrastructure that will build resilience in the Huon Valley community.

Huon FM, 10 School Road, Geeveston (PID: 5257390)	This building has been home to Huon FM since 1992. It needs investment to fulfill Huon FM's future plans. The building during this time has been leased under a community lease for a nominal amount. By transferring the building Council is helping secure the community broadcaster's future.	Transfer freehold to Huon FM on a reversionary covenant (this means if Huon FM stops using the building then ownership can revert to Council).
Harwoods Common, Castle Forbes Bay Road, Castle Forbes Bay (PID: 1853531)	Crack willow, blackberry and weed infested area of former weir that Castle Forbes Bay Landcare Group have been tackling in recent years and opening up as a community space.	Transfer freehold to Castle Forbes Bay Landcare Group under a reversionary covenant.

36. The following will have further community engagement expected later in 2021, prior to progressing, to help decide the future outcomes for the land.

"Memorial Drive" 58 Kent Street, Geeveston (PID: 2208956)	Some of this land is used by Scrubby Hill Farm (GeCo) and Tasmanian Trails, the remainder being vacant. Possibility of securing tenure for Scrubby Hill Farm, a better site for Tasmanian Trails, while also developing private lots, housing affordability initiative, and public	Undertake community engagement at involve level to evaluate in principal support, or otherwise, to identify development proposals for the land. This will happen later in 2021.
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	open space.	
<p>“Old School Farm” 14 George Street, Cygnet</p> <p>8 George Street, Cygnet</p> <p>20 Golden Valley Road, Cygnet</p> <p>(PID: 7830242, 7672344 & 2036840)</p>	<p>Currently vacant land. Possibility, similar to above, of a flexible approach to developing the land to reflect community’s interest in the outcomes as shown in the Cygnet Association’s 2018 engagement on the land’s future.</p>	<p>Undertake community engagement at involve level to evaluate in principal support, or otherwise, to identify development proposals for the land. This will happen later in 2021.</p>

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<p>16 Frankcomb Street, Huonville (PID: 5701076)</p>	<p>Vacant open space lot as part of original subdivision. However, land is currently unused and unsuitable for public park. Ask residents opinions as subdivision could protect stormwater asset and create a house-site-sized block of unused vacant land that could be sold on the open market.</p>	<p>Classed as ‘public land’ and dedicated as public open space. A statutory process of public community engagement will be undertaken to understand if the land is used or should be sold.</p>
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37. Following completion of engagement at inform the Council will consider a marketing plan and properties identified for disposal will be listed for sale following that time. Notification of the intended sale will be placed on the property as provided within the Policy.

Conclusion and Recommendation

38. The Report has been provided for the purposes of information only and is recommended to be received and noted after having been previously approved in Closed Council.

15.010/21

RESOLVED CR GIBSON CR O’MAY

That the report on the implementation of the Council’s Strategy for Council owned land be received and noted.

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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Title FINANCIAL REPORT

Agenda Number 16.003/21*

Strategic Plan Reference 5

File Reference 10/06

Author Director Corporate Services

Responsible Officer Director Corporate Services

Reporting Brief Director Corporate Services presenting a report on the financial performance of the Council for the period 1 July 2020 to 28 February 2021

Attachments A. Financial performance reports of the Council for the period 1 July 2020 to 28 February 2021
B. Monthly investment summary
C. Executive credit card
D. Councillor allowance and expenditure table

Background

1. The Council, by resolution in June 2020, approved the 2020/2021 Council budget. The purpose of this report is to provide information on Council's year to date financial performance.

2. It is recommended the report be received and noted.

Council Policy

3. Executive Credit Card Policy (GOV-FIN 004), Investment of Funds Policy (GOV-FIN 001), and Councillor Allowances, Expenses, Conferences and Training Policy (GOV-CORP 006). The Council has no specific policy in regard to financial reporting.

Legislative Requirements

4. The *Local Government Act 1993* requires the Council to maintain and prepare financial records in accordance with the Act and to abide by the *Audit Act 2008*.

Risk Implications

5. This report provides the resources for the Council to ensure that it is providing the activities detailed in the Annual Plan and the finances associated with providing those activities. It also ensures that those activities will be provided within the approved budget.

6. Financial management is a key responsibility of the Council.

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Engagement

7. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

8. All human resource and financial implications in the compilation of this report are contained within the Finance budget.

Discussion

Operating Result

9. *Underlying operating result. The underlying operating result is a measure which focuses on the normal or usual financial performance and removes from the overall operating result (see below) items that are unusual or non-recurring and which can cause volatility. It is considered a better indicator than the overall operating result.*

In June, Council approved a budgeted underlying deficit for this financial year of \$431,685. The budgeted result was heavily driven by the effects of COVID-19 and included items such as centre closures, reduced services, a nil general rate increase, a

community recovery package, and the loss of TasWater dividends.

10. The updated projection is now for an underlying operating deficit of \$74,141. Major favourable items include TasWater paying councils an interim dividend when none was expected, additional operational grants, increased revisions in user charges such as development fees due to development activity, and medical services, and the exclusion of council's COVID recovery package costs from the underlying result based on auditor advice. Major unfavourable items include decreased investment revenue due to decreased interest rates, and the inclusion of council approved operating reserves brought forward from prior periods to be spent this year. Changes to Council's projected underlying result do not impact Council's ability to meet its current liabilities.

11. *Overall operating result (the operating result before the exclusion of unusual and non recurring items)*

Council approved an operating budget surplus for this financial year of \$233,001. The forecast is now \$2,048,051. This increase is also attributable to the reasons above, but primarily due to \$1,717,506 of additional capital grants to be received.

12. Management will continue to provide updates to the annual forecasts as the year evolves.

Capital Works Program

13. The capital works program is well underway with the year to date spend being \$4.858M or around 74% of the 2020/21 budget allocation with a number of carried forward projects at or nearing completion.

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Investments

14. Decreased interest rates has seen Council investments performing below budget expectations. Council remains in full compliance with its policy.

Accounts Receivable

15. Council's total accounts receivable balance has remained stable month on month. Overdue amounts have arrangements in place and continue to be monitored. Rates outstanding is consistent with prior year figures.

Borrowings

16. Council has one interest-free TasCorp loan under the state government Accelerated Local Government Capital Program drawn down in April 2019 to the value of \$1.41M. The remaining balance is \$1.010M with a maturity of April 2024.

Executive Credit Cards

17. All expenditure incurred has been in accordance with the 2020/2021 Estimates and

Annual Budget. All purchases are in accordance with the Council Code for Tenders and Contracts and Procedures for Tenders and Contracts, Purchasing and Payment Control Policies.

Councillor Allowances

18. All allowances and expenses incurred have been in accordance with Council policies and the *Local Government Act 1993*.

Conclusion and Recommendation

19. Council's year to date performance is favourable with the forecast underlying operating result being favourable to budget. Management will continue to provide ongoing updates to the forecasts.

20. It is recommended to receive and note the report.

16.003/21*

RESOLVED CR WILSON CR LOVELL

That the report on the financial performance of the Council for the period 1 July 2020 to 28 February 2021 be received and noted.

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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Title MOTION CARRIED AT ANNUAL GENERAL MEETING 2020 (HELD MARCH 2021) - FINANCIAL MANAGEMENT STRATEGY

Agenda Number 16.004/21

Strategic Plan Reference 5

File Reference

Author Director Corporate Services

Responsible Officer Director Corporate Services

Reporting Brief Director Corporate Services presenting a report on a Motion carried at the Council's Annual General Meeting 2020 Held March 2021 regarding Financial Management Strategy

Background

1. The Council's Annual General Meeting (AGM) was held on 10 March 2021 and the

following Motion was carried:-

“That if the review and update of the Financial Management Strategy has still not been completed, it be accorded the highest priority and that if the entire report cannot be finalised before FY21-22 budget decisions are made, we move that an interim report should be prepared that identifies how Council’s significant cash reserves, presumably still held in low interest Term Deposits and effectively losing value, might best be used for the long term benefit of the Huon Valley community and that this report be made public.”

2. The purpose of this Report is to consider the Motion.

Council Policy

3. The Council’s *Financial Management Strategy and Long Term Financial Plan 2017/2018 – 2026/2027* (the LTFP) was adopted by Council at a meeting held on 30 November 2016 and because they have a ten year timeline they continue to operate and guide Council.

Legislative Requirements

4. Section 72B(6) of the Local Government Act 1993 (the Act) provides that a motion passed at an AGM is to be considered at the next meeting of the Council. This Report meets those requirements.

5. Section 70 of the *Local Government Act 1993* (the Act) sets out the requirements of Councils to prepare a long term financial management plan for the municipal area. At least every 4 years, these plans are to be reviewed.

6. The review fell due in 2020 and has been underway, completion having been delayed due to disruption associated with COVID-19.

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Risk Implications

7. COVID-19 has been a disruptor to the LTFP and has changed circumstances and the bases for which budgets will need to be set moving forward. There is still some uncertainty following COVID-19 which will take some time to work through before Council is in a position to set a clear direction.

8. In addition the Council needs to understand what is needed to provide the services and infrastructure to the Huon Valley Community into the future as the population continues to grow and these impacts will be outlined in the Discussion section below.

9. Taking some time to consider these matters will ensure that the Council is in an informed position in relation to future financial management plans and strategies.

10. The use of cash reserves as proposed in the motion must be carefully considered to ensure there is appropriate return on investment in the community whilst maintaining a strong financial baseline.

Engagement

11. The motion from the Annual General Meeting raises the issue of the availability of Council's cash reserves. Last month, a financial strategy workshop was held with Councillors to consider a range of issues, and the possibility of the utilisation of some portion of Council's cash balances was flagged by management.
12. This work will continue through workshops with Councillors during budget consideration sessions and understanding the need for funding a wide range of services for the community in a climate of population growth predictions and commensurate infrastructure provision.
13. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

14. All human resource and financial implications are in accordance with existing resource allocations.

Discussion

15. The LTFP is used as a guiding document when developing Council's budgets. It is important the documents are reviewed and updated to ensure they reflect current Council strategy.
16. A review has been undertaken. The review has identified the need for further investigation into the council's revenue and cost structures to ensure there is appropriate alignment between the two. The organisation has grown over the years for a variety of reasons with the object of increasing and improving the level of service to the community. Council is however one of the lowest rating (ie: rate revenue)

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councils in Tasmania and so further work is needed to ensure council's cost structure is aligned with its revenue structure.

17. The review has also identified the need for a consolidation of council's various schedules and plans of potential new capital works projects into one consolidated source. Current schedules and plans include the current ten year new asset plan, the stormwater system management plan, various management and master plans, capital reserves, priority projects and grants. Those projects will then need to be reviewed, and updated (eg scope, costings) and prioritised so that a new ten year New Asset program can be developed. As noted at paragraph 11, the utilisation of council's cash balances may be considered to assist deliver the new program once determined.
18. In addition to these, Council's budgets and forward financial planning need to be considered in the light of recent events including floods, bushfires and COVID-19.

19. Further, this work needs to be considered at a strategic level, taking into account the community's views and Council's strategic focus. Council is considering development of a long term community vision and supporting strategic framework which will guide that strategic focus and provide a basis for how the Council manages its finances and budgets to achieve the vision.
20. Given the scope of work detailed above, it is recommended that the outcomes of the review be noted and that some minor amendments be made to the LTFP for the purposes of the 2021/2022 financial year. It will be recommended that a new Financial Management Strategy and Long Term Financial Plan be developed for presentation to Council for the 2022/2023 financial year. This will include consideration of cash balances and utilisation. For these reasons, any consideration of the utilisation of cash balances is premature and it is not appropriate at this time to prepare an additional report as requested by the AGM motion and the request should be considered as part of the new strategy and plan.

Conclusion and Recommendation

21. In conclusion, the review of the LTFP has been undertaken. As a result some minor changes to it may be recommended before the end of the 2021/2022 budget considerations.
22. The review has identified a range of matters for further consideration, including the possible utilisation of cash balances which is the matter requested by the AGM motion.
23. Any minor changes aside, it is recommended to undertake a fuller review for the reasons set out in this report with the intent to develop a new strategy and plan for the 2022/2023 financial year.
24. It will be recommended accordingly.

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Councillor Glbson left the meeting at 7.10pm

16.004/21

RESOLVED CR O'MAY CR NEWELL That:

- a) **The report on a motion carried at the Council's Annual General Meeting 2020 held March 2021 regarding Financial Management Strategy be received and noted.**
- b) **The outcomes of the review of the *Financial Management Strategy and Long Term Financial Plan 2017/2018 – 2026/2027* be noted and that a new strategy**

and plan be developed for presentation to Council for the 2022/2023 financial year.

- c) Any matters raised within the motion carried at the Council's Annual General Meeting 2019/2020 held March 2021 regarding Financial Management Strategy be considered as part of a new strategy and plan as identified in the review of the current Financial Management Strategy and Long Term Financial Plan 2017/2018 – 2026/2027.

Councillors Doyle, Newell, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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The Mayor advised that the Council is acting as a Planning Authority as at 7.11pm.

**Title CITY OF HOBART PROPOSED AMENDMENT TO SOUTHERN TASMANIA
REGIONAL LAND USE
STRATEGY 2010-2035**

Agenda Number 17.006/21*

Strategic Plan Reference 5

File Reference 17/29

Author Director Environment and Development Services Responsible Officer

Director Environment and Development Services

Reporting Brief The Director Environment and Development Services presenting a report on the City of Hobart proposed amendment to the Southern Tasmania Regional Land Use Strategy 2010-2035

Attachments A. City of Hobart Report – Amendment PSA-18-2 – Hobart Interim Planning Scheme 2015 – 66 Summerhill Road Rezoning
B. Information Sheet – Reviewing and Amending the Regional Land Use Strategies

Background

1. The City of Hobart has resolved to initiate an amendment to the *Hobart Interim Planning Scheme 2015* to rezone land at 66 Summerhill Road, West Hobart (CT 178330) from Environmental Management, Environmental Living and General Residential to Low Density Residential. At the same time the City of Hobart also resolved to seek an amendment to the *Southern Tasmanian Regional Land Use Strategy 2010-2035* (STRLUS) to include the rezoned area of land within the Urban Growth Boundary (Attachment A).
2. In accordance with State Government guidelines (Attachment B) the Minister for Planning has requested the City of Hobart seek endorsement of this amendment to the STRLUS from all of the Councils within the southern region, which is the purpose of this report.

Council Policy

3. Council does not have a specific policy relating to amending the STRLUS.

Legislative Requirements

4. The *Land Use Planning and Approvals Act 1993* provides for the preparation and declaration of regional land use strategies.

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Risk Implications

5. There is a risk that the proposed amendment is not appropriate to support, however as detailed in the City of Hobart report (Attachment A), and discussed below, valid justification is provided as to appropriateness of the proposed amendment.

Engagement

6. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the

Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

7. This Report does not raise any Human Resource or Financial Implications to the Huon Valley Council.

Discussion

8. The City of Hobart has proposed to rezone land at 66 Summerhill Road, West Hobart to Low Density Residential. The site is located on the fringe of existing residential development at the end of Summerhill Road in West Hobart, and adjoins the City of Hobart-owned Knocklofty Reserve.
9. In order for the rezoning to occur, the Urban Growth Boundary of the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) will need to be extended. The City of Hobart report (Attachment A) includes advice from ERA Planning and Environment dated 28 September 2020 in support of the amendment to the STRLUS.
10. Some key factors presented by the City of Hobart in support of the proposed rezoning and associated amendment of the STRLUS are that:
 - The land is not considered to be suitable for retention under the Environmental Management Zone given it does not contain high conservation value vegetation;
 - The Low Density Residential Zone provides for a transition in residential density between the adjacent General Residential Zone and neighbouring Council-owned Knocklofty Reserve;
 - The development potential following the rezoning is not significantly different in terms of number of permitted dwellings compared to the existing situation;
 - The rezoning is not considered to increase potential for land use conflicts considering surrounding land uses and the likely location and number of future dwellings.

It is also recommended (by City of Hobart) that the Biodiversity Protection Area Overlay should be extended across the entire rezoned area, in order to consider existing vegetation at the development stage and to protect a significantly old, large, hollow bearing white gum.

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11. This justification appears valid and it is recommended that Council support the proposed amendment to the STRLUS to extend the Urban Growth Boundary to include the area of 66 Summerhill Road that is proposed to be rezoned to low density residential.

Conclusion and Recommendation

12. For the reasons outlined within the report it is recommended that Council support the proposed amendment from the City of Hobart to the *Southern Tasmania Regional*

Land Use Strategy 2010-2035 to extend the Urban Growth Boundary to include the area of 66 Summerhill Road (CT 178330/1) that is proposed to be rezoned to Low Density Residential.

Councillor Gibson returned to the meeting at 7.12pm

17.006/21*

RESOLVED CR NEWELL CR WILSON That:

- a) **The report on the City of Hobart proposed amendment to the *Southern Tasmania Regional Land Use Strategy 2010-2035* be received and noted.**
- b) **Council endorses the proposed amendment from the City of Hobart to the *Southern Tasmania Regional Land Use Strategy 2010-2035* to extend the Urban Growth Boundary to include the area of 66 Summerhill Road (CT 178330/1) that is proposed to be rezoned to Low Density Residential.**

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for no Councillor voted against the motion.

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Title AMENDMENT TO THE SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY (2010-2035)

Agenda Number 17.007/21*

Strategic Plan Reference 5

File Reference 17/74

Author Manager Development Services

Responsible Officer Manager Development Services

Reporting Brief The Director Environment and Development Services presenting a report from the Manager Development Services an amendment to the *Southern Tasmanian Regional Land Use Strategy (2010-2035)*

Attachments A. *Southern Tasmanian Regional Land Use Strategy (2010-2035)*

B. *Information Sheet – Reviewing and Amending the Regional Land Use Strategies*

C. *Cygnet Residential Demand and Supply Analysis Report, 2020*

D. *Huon Valley Land and Development Strategy - Cygnet Strategy map*

E. *Letter to Huon Valley Council Mayor from the Minister of Planning and attachments (2020)*

E1: Roadmap Summary

E2: Roadmap Background Report

Background

1. The purpose of this report is to seek Council endorsement for an amendment to the *Southern Tasmanian Regional Land Use Strategy (2010-2035)* (Regional Strategy; STRLUS) that relates to the township of Cygnet. A description of the Cygnet Township area is set out below.
2. The [Regional Strategy](#) is a broad statutory based strategic planning policy that applies to Southern Tasmania under the *Land Use Planning and Approvals Act 1993* (Act) (Attachment A). The most recent revision of the strategy is the version dated 19 February 2020. The following is stated on page 1 of the strategy:

The Regional Strategy is intended to be a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years

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3. A summary of the strategic planning policy framework established by the Regional Strategy is set out in Attachment B. This Information Sheet issued by the Planning Policy Unit (Department of Justice) includes the following statement.

The Land Use Planning and Approvals Act 1993 (LUPAA) provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. Essentially, the regional land use strategies provide the linkage between the Schedule 1 objectives of LUPAA,

State Policies established under the State Policies and Projects Act 1993, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes. They provide the mechanism by which the strategic directions of the State and each region are implemented through the land use planning system.

4. Since the commencement of the Regional Strategy in October 2011, the strategy has applied a *moderate growth strategy* to the township of Cygnet. This growth strategy has not been amended since the Regional Strategy commenced.
5. When the Regional Strategy commenced in 2011, application of the *moderate growth strategy* equated to 70 new dwellings being constructed in the Cygnet Township over the 25 year period of the strategy that obtained an Occupancy Permit based on the number of dwellings at that time in the township. However, in 2020 the number of new dwellings constructed in the township exceeded this projection. Therefore, this meant the projected number of new buildings to be built in the township had been reached 15 years earlier than forecast.
6. In 2020 Council arranged for a supply and demand analysis of residential land within the township to be carried out by SGS Economics and Planning (Attachment C). This report includes planning and other advice regarding:
 - Current and future population projections for Cygnet;
 - Current supply capacity of the township for residential zoned land;
 - Projected demand for residential land in the township to 2036; and
 - The supply capacity of the township to meet that projected demand for residential land to 2036.
7. An amendment to the Regional Strategy is considered necessary based on the planning and other advice in the SGS Report, and in particular, its advice on the anticipated level of residential growth in the township over the next 15 years resulting from projected demand for new residential dwellings.
8. As set out below, the proposed amendment to the Regional Strategy is limited in its application as it is to relate only to growth strategy (*moderate growth strategy*) considerations under the strategy specific to Cygnet. That is, the amendment is not proposed to have broader application beyond Cygnet.

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9. In 2020 the Minister of Planning released a 'Roadmap' for review of the Regional Strategy which includes a range of short to long term land use planning projects (Attachment E). In the accompanying documentation forwarded to Council the following is stated:

...There is increasing concern in the southern region that the Southern Tasmanian Regional Land Use Strategy (STRLUS) is out of date and not necessarily reflective of current planning issues. There are also ongoing calls for adjustments to the Urban Growth Boundary set out in the STRLUS and a review of the settlement policies for

each of the designated regional towns and settlements...

The other key element in relation to the STRLUS is the broadly held view that the data upon which it is based is out of date, although there appears to be little disagreement with the fundamental strategic directions it proposes...

10. Whilst the Roadmap is a good initiative as it will be a further opportunity for a review of settlement policies for the townships in the Huon Valley, for the reasons set out in the report and the SGS Report it is considered very important that in the meantime that the proposed amendment to the Regional Strategy is made.

Council Policy

11. Council does not have a specific policy relating to amending the Regional Strategy.
12. The policy requirements of the Regional Strategy are taken into account by Council when making decisions as a planning authority when required.

Legislative Requirements

13. Section 5AA of the Act sets out legislative requirements for the regional strategies. A regional land use strategy for a regional area and amendments to a strategy can be declared by the Minister of Planning under the Act.
14. Section 30O of the of the Act (the former provisions that are still in place for Interim Planning Schemes) requires that planning scheme amendments must be, *as far as reasonably practicable, consistent* with the Regional Strategy.

Risk Implications

15. There is a risk that failing to make the proposed amendment to the Regional Strategy will result in out of date and inaccurate growth data for the township of Cygnet being utilised and relied upon for planning decisions. Subsequently this places risks of urban sprawl and fragmentation of agricultural land due to an inability to provide sufficient residential land within the township's urban growth boundaries: see further the SGS report – Attachment C.

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Engagement

16. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.
17. As set out in Attachment B, Council should obtain written endorsement for the proposed amendment from all other planning authorities in Southern Tasmania, and

also consult with relevant State Government agencies and State authorities on the proposal. Therefore, if Council decides to seek approval from the Minister for Planning for the amendment to be made, that as part of that process it is recommended Council obtains the support from other planning authorities for the amendment as part of the process.

18. Also as part of the process, under the Act the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service agencies (e.g. Department of State Growth) and State authorities (e.g. TasNetworks) on the amendment: Section 5A(4).

Human Resource and Financial Implications

19. This Report does not raise any Human Resource or Financial Implications for the Council beyond internal officer time that falls within existing budget allocations.

Discussion

20. The wording of the proposed amendment to the Regional Strategy is set out below, and is proposed to be added to Table 3 on page 89 as a further footnote to that table as follows:

***For the Cygnet Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement boundaries if supported by residential land supply and demand data and analysis from a suitably qualified person.*

21. The amendment is relevant to planning scheme applications for amendments to the *Huon Valley Interim Planning Scheme 2015* currently under consideration by the Council and the Tasmanian Planning Commission.

Cygnet Township area

22. Cygnet is classified as a 'Township' in Table 3 in the Regional Strategy (page 89). The characteristics of a Township are set out in Table 2 of the strategy (page 87). A Township area excludes any surrounding rural living areas.

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23. **Table 1: Extract from Table 2, Regional Strategy (page 87)**

TOWNSHIP	
Description	Townships are residential settlements with prominent town centres providing a number of facilities, some local employment opportunities and convenience shopping.
Population*	500 to 1500 (excluding any surrounding rural living areas)
Utility Connections	Electricity. May have reticulated water and sewerage if existing
Services	See Activity Centre Network: Town Centre

24. The *Huon Valley Land Use & Development Strategy* was endorsed by Council in 2007 includes the Cygnet Strategy map (Attachment D). The Cygnet Strategy map shows the Urban Growth Boundary (UGB) for Cygnet which is outlined in yellow on the map below.

25. The UGB area on the Cygnet Strategy map has been used for the residential supply and demand analysis and is referred to in the SGS Report.

OUTLINE DEVELOPMENT PLAN
Cygnet



Plan 1: Cygnet Strategy map - [Huon Valley Land Use and Development Strategy](#)

Cygnet Township area - Urban Centre and Locality (UCL) mapped area 26. For the purposes of Table 3 of the Regional Strategy, the UCL area as a mapped LISTmap layer, is considered to represent the Cygnet Township area. This is because the UCL area aligns more closely with the Cygnet residential Planning Scheme zones than the UGB mapped area.

27. The UCL area is shown on the following map (Image 1). The map also shows land within the UCL area that is zoned General Residential (red) and land that is subject to other zones.

28. The Cygnet UCL area on the Cygnet Strategy map has also been used for the residential supply and demand analysis and is referred to in the SGS Report.

Regional Strategy

29. In Section 19.5.2, the Regional Strategy states:

“The growth management strategies for the settlements across the region are divided into four categories as follows (the percentage growth is calculated as the percentage of the number of dwelling existing at the declaration date that can occur across the 25 year planning period)”...

30. The growth management strategy for the township of Cygnet is specified as: *Moderate Growth - 10% to 20% increase in no. of potential dwellings*. The growth management strategy is considered against the growth scenario. (Regional Strategy: page 86. Table 3)

31. The growth scenarios are categorised into *mixed* and *consolidation* scenarios. The Regional Strategy states:

A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone may be required dependent upon an assessment of the yield capacity and vacancy of existing zoned land...(page 86)

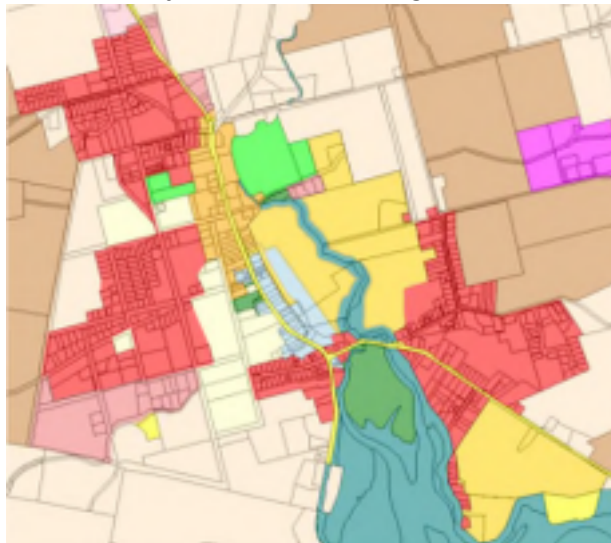
32. From its commencement in 2011, under the *Settlement and Residential Development Policy* (Section 19.5.2; page 86) and by Table 3, the Regional Strategy specified Cygnet as a Township with a *moderate growth strategy* (10% - 20% increase in dwellings over 25 years) and *mixed growth scenario* (residential growth from both greenfield and infill development).

33. Table 1: Summary of Growth Strategy and Growth Scenario – Cygnet

SETTLEMENT	GROWTH STRATEGY	GROWTH SCENARIO
<i>Cygnet Township</i>	<i>Moderate</i>	<i>Mixed</i>

Planning Scheme Zones - Cygnet Huon Valley Interim Planning Scheme 2015

- 10.0 General Residential
- 12.0 Low Density Residential
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 32.0 - 39.0 Particular Purpose



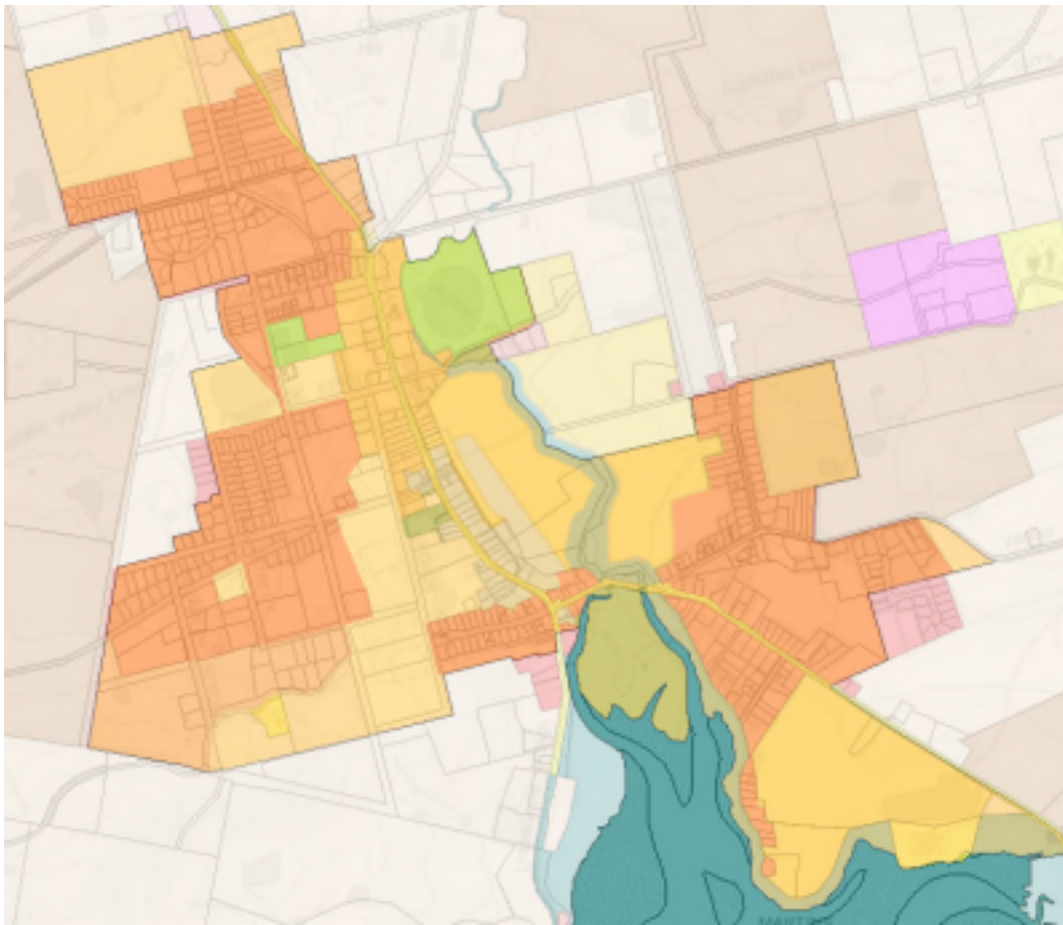


Image 1: Extent of Cygnet UCL area and Planning Scheme residential zones and other image extracts: LISTmap

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34. The summary in the following table for the UCL area for Cygnet shows the increase in the number of residential dwellings in the Cygnet UCL area between October 2011 and 30 January 2020 based on Council records. The Table below shows there were 352 residential buildings in the UCL area in October 2011 completed to building occupancy stage following the issue of an Occupancy Permit.

35. **Table 2:** Residential buildings and vacant land (UCL), Cygnet

October 2011 – January 2020

UCL-Land 17/10/2011	UCL-Land 30/1/2020
Residential buildings (Occupancy Permit issued for a dwelling; land then classified as <i>non-vacant-residential</i> land)	Residential buildings (Occupancy Permit issued for a dwelling; land then classified as <i>non-vacant-residential</i> land)
352	434
	+82 dwellings
Vacant residential land (land classified as <i>vacant-residential</i> land)	Vacant residential land (land classified as <i>vacant-residential</i> land)
66	59
	-7 vacant lots

Council data 2020

36. The application of the *moderate growth strategy* equated to a projection of 70 new dwellings being constructed in the Cygnet Township over the 25 year period of the strategy that obtained an Occupancy Permit based on the number of dwellings within the township in October 2011 when the strategy commenced. See further the SGS Report.

37. The SGS Report states in relation to the Regional Strategy:

The moderate growth strategy in the STRLUS refers to an anticipated growth of 10 to 20 per cent of dwellings. A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone maybe required dependent upon an assessment of the yield capacity and vacancy of existing zoned land.

In addition, the Strategy promotes consolidation of existing settlements and minimisation of urban sprawl and lower density development (p. 85).

The demand projections in STRLUS were primarily based on historic growth, primarily based on Census publications of which the most recent, published one would have been 2006. Since 2011, population growth and related dwelling demand has outpaced anticipated growth as detailed in STRLUS (page 21).

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The SGS Report also states:

- *Strong population growth has been evident in Cygnet over the past decade (Figure 2). Between 2010 and 2019 the average annual growth rate was 1.7 per cent per annum. This has increased to 2.4 per cent over the past five years, and 2.9 per cent in the past three. As a result, the figure also reveals that the population forecast for Cygnet in 2021, using the Treasury growth rates for the Huon Valley (Table 1), has already been met by 2019, even under the high scenario. (page 7)*
- *In order to achieve the overarching strategic planning objectives of urban consolidation, prevention of sprawl and fragmentation of agricultural land, it is of the utmost importance to ensure sufficient and suitable vacant residential land is provided for in and around existing settlements (within their UGB)..(page 21).*
- *There is an urgent need to update STRLUS to reflect updated projections and*

ensure the overarching strategic planning objectives are achieved. There is also a need to update the Treasury population projections to appropriately account of intrastate migration patterns.. (page 21)

- *Demand for housing in Cygnet is strong. To 2036 it is estimated that there will be demand for another 524 dwellings in the Cygnet area from 2020. Assuming that 80 per cent of the dwellings should be located within the urban growth boundary to protect agricultural land from fragmentation and to develop greater economic and social vibrancy in the town, then 419 dwellings will be demanded within the growth boundary. (page 23)*
- *...The analysis shows there is an acute shortage of suitable, vacant residential land to accommodate future growth, while meeting the overarching planning objectives.... (page 21).... As it currently stands, there is insufficient land available to achieve a dwelling capacity that will meet the projected demand within the urban growth boundary. (page 23).*

38. The SGS Report in section 4 of the report and in other sections of the report refers to some well-known current and future impacts that arise such as urban sprawl and fragmentation of agricultural land if there is not an adequate supply of residential land to meet or, substantially meet the projected residential demand forecasts. The report states:

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In order to achieve the overarching strategic planning objectives of urban consolidation, prevention of sprawl and fragmentation of agricultural land, it is of the utmost importance to ensure sufficient and suitable vacant residential land is provided for in and around existing settlements...(SGS Report, page 21)

39. The SGS Report clearly set out that there is not sufficient residential land capacity within the Cygnet Township area for the next 10-15 years. In particular, it is relevant that the number of dwellings that the *moderate growth strategy* relates to within the township have now been constructed.
40. The proposed amendment is consistent with the Objectives set out in Schedule 1 of the Act and with relevant State Policies under the *State Policies and Project Act 1993*.

Conclusion and Recommendation

41. For the reasons set out in the report and the SGS Report it is considered very important regarding the residential housing needs of Cygnet that the proposed amendment to

the Regional Strategy is made.

17.007/21*

MOTION CR GIBSON CR O'MAY That:

- a) The report on the amendment to the *Southern Tasmanian Regional Land Use Strategy (2011-2035)* be received and noted.
- b) Council requests the Minister for Planning to amend the *Southern Tasmania Regional Land Use Strategy (2010-2035)* by adding to Table 3 of the strategy as a footnote the following wording:

***For the Cygnet Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement boundaries if supported by residential land supply and demand data analysis from a suitably qualified person.*
- c) Council request other Southern Tasmanian councils whether they support the proposed amendment and advise the Minister of the response from the other councils.

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17.007/21

AMENDMENT CR CAMPBELL CR PRINCE That:

- a) The report on the amendment to the *Southern Tasmanian Regional Land Use Strategy (2011-2035)* be received and noted.
- b) Council requests the Minister for Planning to amend the *Southern Tasmanian Regional Land Use Strategy (2010-2035)* by adding to Table 3 of the strategy as a footnote the following wording:

*** For the Cygnet Township, the growth strategy does not preclude growth through rezoning of existing urban land within the established boundaries, excluding land zoned recreation, if supported by residential land supply and demand data analysis from a suitably qualified person.*
- c) Council request other Southern Tasmanian councils whether they support the proposed amendment and advise the Minister of the response from the other

councils.

AFTER DISCUSSION THIS AMENDED MOTION WAS WITHDRAWN WITH CONSENT OF THE MOVER AND SECONDER

THE MOTION WAS PUT AND CARRIED

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for no Councillor voted against the motion.

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The Mayor advised that the Council is no longer acting as a Planning Authority as at 7.29pm.

Title TARGA TASMANIA 2021

Agenda Number 18.002/21*

Strategic Plan Reference 1

File Reference 06/03

Author Acting Director Infrastructure Services **Responsible Officer**

Acting Director Infrastructure Services

Reporting Brief The Acting Director Infrastructure Services presenting a report on a request for approval for road closures associated with Targa Tasmania 2021

Attachments A. Letters from Targa

B. Certificate of Public Liability Insurance

C. Course maps

Background

1. Targa Tasmania is an annual event as part of the International Tarmac Rally. The organisers of Targa Tasmania have put forward a request to Council to close specific roads associated with their 2021 event. A copy of the correspondence received from Targa Tasmania organisers is included as Attachment A to this Report. The southern route of the event is scheduled to be held in the Huon Valley on Saturday 24 April 2021.
2. The purpose of this report is to consider the request.

Council Policy

3. Council does not have a specific policy in relation to this matter, however relies upon its legal jurisdiction in the issuing of an appropriate permit. Council has issued approvals for road closures associated with this event in previous years.

Legislative Requirements

4. Council has the authority to close roads under the *Local Government (Highways) Act 1982*.

Risk Implications

5. The event organisers are required to carry appropriate insurance and undertake the necessary risk assessments and safety precautions associated with the conduct of the event.

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Engagement

6. The organiser has indicated that a comprehensive community consultation will commence prior to the event via Australia Post and special deliveries to all residents that are directly affected by road closures. Consultation will include emergency processes as per the conditions of the Tasmania Police Motor Sports Permits Policy. High visibility road signage is proposed to be installed also in accordance with Tasmanian Police Special Events Policy. The use of the Huon Valley News and the Mercury will also be incorporated to provide advice of event details and road closures.
7. Engagement associated with this decision will be undertaken at Inform Level by inclusion within the Council meeting Minutes that will be available to the public on the Council's website and at the Customer Service Centre.

Human Resource and Financial Implications

8. The event may cause damage to Council's roads, the extent of which will be difficult to

quantify. Condition reports of the roads have been noted and will be inspected after the event and any damage occasioned is to be repaired at the organisers cost.

9. Condition assessments will be undertaken by the staff of the Council's Infrastructure Services Department as this is part of their routine duties. An agreement will be entered into regarding reimbursement of any costs occurred as a result of any damage incurred.

Discussion

10. The details of the requested road closures are contained within the attached correspondence received from Targa organisers. Details of the lengths of time associated with these closures are also contained in the correspondence with the total time being around 4.5 hours for each location.
11. Leg Six of the event will take place in:
 - Pelverata Road, between Reachfar Road and Lords Road
 - Woodbridge Hill Road, between Perrys Road and Channel Highway (west end) · Nicholls Rivulet Road, between Channel Highway (east end) and Cross Road · Wattle Grove Road, between Golden Valley Road and Cygnet Coast Road · Cygnet Coast Road, between Wattle Grove Road and Silver Hill Road · Silver Hill Road, between Cygnet Coast Road and Channel Highway
12. Whilst it is acknowledged that the associated road closures are an inconvenience to some members of the community, it is considered that the provision of a timely and effective communication program run by the organisers will minimise any negative impacts holding the event may have. Many residents of the Huon Valley support and enjoy motor sport events such as Targa. The Council has previously recognised the positive aspects the event has for the Huon Valley through increased tourism patronage.

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13. In light of the above it is considered appropriate that Council resolve to approve for the road closures, subject to the provision of an effectively run community consultation process to those in the community directly affected by the running of the event. It is recommended that the event organiser continue to liaise with Council's Infrastructure Services staff and provide details of site plans and traffic management plans to be agreed upon by both parties.

Conclusion and Recommendation

14. Council has the option of approving or refusing the road closures. As discussed previously, it is considered that providing measures are put in place to inform the local and broader community of the potential impact of the closures well in advance and the worldwide exposure this event receives, it is recommended Council approve the request.

18.002/21*

RESOLVED CR PRINCE CR LOVELL That:

- a) **The report on a request for approval for road closures associated with Targa Tasmania be received and noted.**
- b) **Approval is provided for road closures on 24 April 2021 associated with Targa Tasmania 2021, subject to the provision of further information and evidence of effective communication with the community regarding the impacts of the event to the satisfaction of the General Manager.**
- c) **The General Manager is authorised to negotiate an agreement and bond to cover costs associated with potential repair of damage incurred to the Council's road network as a direct result of the running of Targa Tasmania 2021.**

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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Title HUON VALLEY HEALTH AND WELLBEING COMMITTEE MEMBERSHIP

Agenda Number 19.003/21*

Strategic Plan Reference 3 and 4

File Reference 33/86

Author Manager Community Development **Responsible Officer**

Manager Community Development

Reporting Brief The Director Community Services presenting a report from the Manager Community Development on the Health and Wellbeing Committee Membership

Attachments A. Health and Wellbeing Committee Applicants – Interests

Background

1. Section 24 of the *Local Government Act 1993* provides that a Council may establish Special Committees of Council on such terms and for such purposes as it thinks fit.
2. The Council by resolution has appointed the Huon Valley Health and Wellbeing Committee to:
 - Assist in identifying emerging health and wellbeing priorities and trends for the Huon Valley community.
 - Support Council with advocacy on and promotion of health and wellbeing matters.
 - Act as a consultative and communicative link between the community and the Huon Valley Council.
 - Strengthen partnerships across member organisations and other relevant networks and organisations.
3. The Council's Ordinary meeting of 27 November 2019 saw the adoption of a revised Huon Valley Health and Wellbeing Committee Terms of Reference (19.025/19*). In accordance with the Committee's Terms of Reference, the Membership of the Committee will comprise of up to 12 persons appointed by Council.
4. Each representative is appointed for an initial two year term. At the end of the initial appointment period, any member may re nominate and be reappointed for subsequent terms.
5. The Committee had ten members that were appointed at the beginning of 2020. Council has recently received three resignations from the Committee, which leaves up to six vacant positions.

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6. Council advertised for these vacant positions and have received seven expressions of interest applications.
7. The purpose of this report is to appoint six members to the Health and Wellbeing Committee for the remainder of 2021.

Council Policy

8. The Huon Valley Health and Wellbeing Committee support the Council's Health and Wellbeing Strategy which is consistent with the Huon Valley Council Strategic Objective – Community Wellbeing and Livability.
9. The Health and wellbeing Committee Terms of Reference outlines the process to be followed for the appointment of members.

10. The Committee's Terms of Reference describes that membership will be up to 12 positions which support a diverse membership across the following areas:
- Children and families
 - Youth development
 - Positive Ageing
 - Disability access and inclusion
 - Health promotion and prevention
 - Supporting vulnerable communities
 - Lifelong learning
 - Social inclusion
 - Aboriginal health and wellbeing

Legislative Requirements

11. The Huon Valley Health and Wellbeing Committee has been established in accordance with Section 24 of the *Local Government Act 1993* and is to operate in accordance with approved Terms of Reference.

Risk Implications

12. The development of a Health and Wellbeing Strategy and the establishment of a Health and Wellbeing Committee enables Council to consider and address health and wellbeing risk in the Huon Valley.

Engagement

13. Expressions of Interest for committee positions were advertised to the public via posters, fliers, website, email to community contacts, social media and the Huon News.
14. Nominations were accepted over a three week period across February and March 2021.

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Human Resource and Financial Implications

15. The Health and Wellbeing Committee receives secretariat support from Council's Health and Wellbeing Officer and is chaired by a Councillor. Council funds are allocated to support the implementation of the Health and Wellbeing Strategy.

Discussion

16. Council received seven nominations for six vacant positions.
17. All applications were assessed against the selection process outlined in the Terms of

Reference. A summary of the nominations received is included in the Attachments to the Reports.

18. During the assessment process it was noted the application from Brayden Carver was submitted on the understanding that he would fill a position if there were vacancies. Brayden currently works alongside a current committee member at Maxima and noted on his application that he is content to stay informed through that member and attend meeting by invitation as an observer or proxy for Maxima.

Conclusion and Recommendation

19. It will be recommended to Council that the nominations received be accepted and appointed to the Committee up until 31 January 2022.

19.003/21*

RESOLVED CR LOVELL CR WILSON That:

- a) The report on the Huon Valley Health and Wellbeing Committee Membership be received and noted.**
- b) The resignation of Deirdre McGowan, Denae Cotter and Jo-Anne Bateman from their position on the Huon Valley Health and Wellbeing Committee be accepted.**
- c) The following persons be appointed to the Huon Valley Health and Wellbeing Committee from 1 April 2021, concluding on 31 January 2022:**
 - i. Donna Gallagher – Huon Community Health Centre**
 - ii. Karen van der Veen**
 - iii. Rural, Alive and Well (RAW)**
 - iv. Lucy Whitehead**
 - v. Harmonie Green**
 - vi. The Link Youth Health Service**

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- d) That the following person be appointed as a proxy for Maxima, when Alison Bligh in unable to attend from 1 April 2021 concluding on 31 January 2022: i. Brayden Carver - Maxima**

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

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ICT Officer, M Glazer left the meeting at 7.34pm

The Acting Mayor adjourned the meeting at 7.34pm for a short break.
The Acting Mayor reconvened the meeting at 7.42pm

ITEMS TO BE DEALT WITH IN CLOSED COUNCIL

20.015/21

RESOLVED CR WILSON CR CAMPBELL

That the meeting now be closed to the public as at 7.34pm pursuant to regulation 15 of the *Meeting Procedures Regulations* to discuss the following matters:

Matter	Local Government (General) Regulations 2015 Reference
<p>20.016/21* Confirmation of Minutes</p>	<p>Regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015. At the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as a true record by the council.</p>
<p>20.017/21* General Reports - Closed Council</p>	<p>Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015. Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.</p> <p>Regulation 15(2)(i) of the Local Government (Meeting Procedures) Regulations 2015. Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.</p>
<p>20.018/21* Insurance Claim Indemnity Dispute</p>	<p>Regulation 15(2)(i) of the Local Government (Meeting Procedures) Regulations 2015. Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.</p>
<p>20.019/21* Outstanding Debt Write Off</p>	<p>Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015. Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.</p> <p>Regulation 15(2)(j) of the Local Government (Meeting Procedures) Regulations 2015. The personal hardship of any person who is a resident, or is a ratepayer, the relevant municipal area.</p>

<p>20.020/21* Electricity Wayleave Easement</p>	<p>Regulations 15(2)(c) of the <i>Local Government (Meeting Procedures) Regulations 2015.</i> Commercial information of a confidential nature.</p> <p>Regulation 15(2)(f) of the <i>Local Government (Meeting Procedures) Regulations 2015.</i> Proposals for the council to acquire land or an interest in land or for the disposal of land.</p>
<p>20.021/21* 2021 Volunteer Service Awards</p>	<p>Regulation 15(2)(g) of the <i>Local Government (Meeting Procedures) Regulations 2015.</i> Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.</p>
<p>20.022/21* General Managers Employment Matters</p>	<p>Regulation 15(2)(a) of the <i>Local Government (Meeting Procedures) Regulations 2015.</i> Personnel matters, including complaints against an employee of the council and industrial relations matters.</p>

CARRIED BY AN ABSOLUTE MAJORITY

Councillors Doyle, Newell, Gibson, Campbell, Wilson, Prince, Lovell and O'May voted for the motion and no Councillors voted against the motion.

CLOSURE

The meeting closed at 9.45pm.

CONFIRMED

ACTING MAYOR DOYLE

Representation to Huon Valley Council in relation to title 111743/1, 55 Garthfield Avenue Cygnet, 7112

Objection to classification as Rural Zone, request classification as Future Urban Zone

Current Status of land parcel

Title 111743/1

Address: 55 Garthfield Avenue, Cygnet 7112,

Land area: 95615 m²

Interim Planning Scheme Zoning: Rural Resource

Land Potentially Suitable for Agriculture Zone: Potentially Constrained 2b.

Surrounding Zoning under Interim Planning Scheme:

North: Rural Resource

East: Rural Resource

South: Urban Growth Zone

West: Urban Growth Zone; Recreation

Status under Draft Local Provision Schedule

Draft LPS Zoning: Rural

Surrounding Zoning under Draft LPS:

North: Agricultural (is subject to a representation opposing the zoning by the owner)

East: Rural

South: Future Urban

West: Future Urban; Recreation

Opposition to Draft LPS relating to title 111743/1:

Title 111743/1 Zoning should be changed to Future Urban Zone

Facts and Reasons:

Requirement for residential land Cygnet

Southern Tasmania Regional Land Use Strategy 2010-2035 designates the township of Cygnet as a moderate growth area (10 to 20% increase in dwellings) and the growth scenario is mixed infill and greenfield development. Growth since 2010 has exceeded this projection.

The *Cygnet Residential Demand and Supply Analysis Report, 2020* notes that expansion of the residential zone may be required dependant on the yield capacity and vacancy of the existing urban growth zone. The report concludes that there is insufficient land available to achieve a dwelling capacity that will meet projected demand within the urban growth boundary (p23 *Cygnet Residential Demand and Supply Analysis Report, 2020*).

This conclusion is reflected in the Draft LPS Supporting Report, November 2021 (p137)

“The application of the moderate growth strategy equated to 70 new dwellings being constructed in the Cygnet Township area over the 25 year period of the strategy based on the number of dwellings at the time the strategy commenced. However, in 2020 the number of new dwellings constructed in the township exceeded this projection.

Therefore, there is not sufficient land currently zoned General Residential use for residential development within the Cygnet Township area for the next 10-15 years.”

According to *Huon Valley Council Priority Projects 2021*, Cygnet has a high demand for housing with an estimated 524 dwellings required between 2020 and 2036.

In addition, a large portion of land alongside Agnes Rivulet within the Future Urban zone is subject to inundation. Further modelling is required to incorporate the impact of realised and future climate change on the inundation hazard to residential development of land adjacent to the Agnes Rivulet Environmental Management zone. This is likely to restrict the suitability of land in this areas for residential housing.

Suitability of Title 111743/1 for Future Urban Zone

The land position is a natural extension of the Future Urban Zone (see map 1). It provides for consolidation of residential development within 300m of Mary Street and 600m of Loongana Park (centre of Cygnet Township).

Title 111743/1 adjoins the Future Urban Zone along the southern boundary and half of the western boundary (the remainder of this boundary adjoins Cygnet Recreational Ground).

Title 111743/1 is not within the scenic landscape area.

Title 111743/1 is not within the scenic road corridor area.

Reticulated water supply is available from Garthfield Avenue to the West and Guys Road to the North.

Sewerage infrastructure is available from Garthfield Avenue to the West.

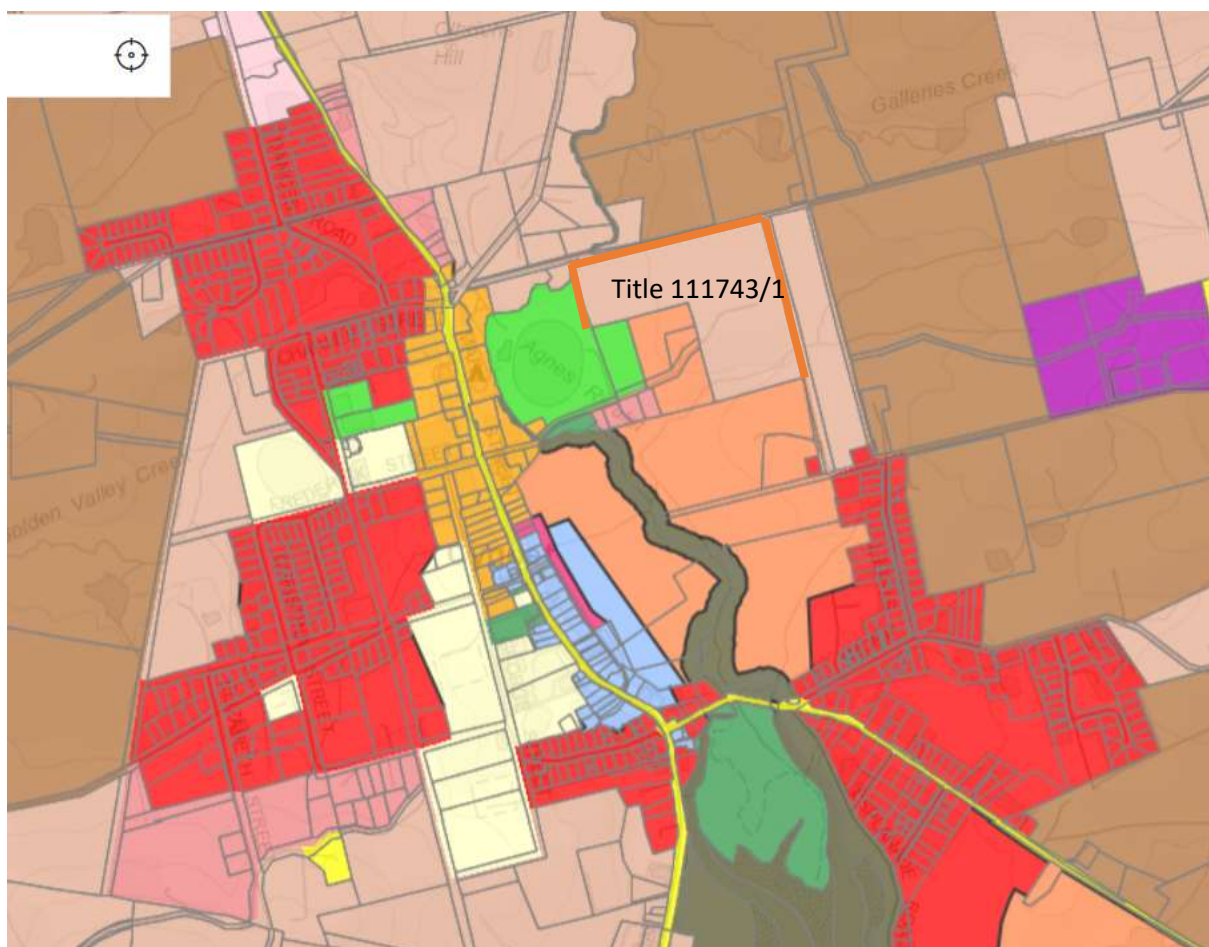
Future potential for sewerage connection along Guys Road to the Slab Road Pumping Station.

Title 111743/1 is a small parcel of land (9.6 Ha) below minimum size criteria for Rural Zoning.

Land potentially suitable for Agriculture indicates that title 111743/1 is constrained criteria 2B. In future the land will be further constrained by adjoining residential land after development within the current Future Urban Zone.

Inclusion in the Future Urban Zone with potential to be developed as low density residential zone will provide continuity with existing low density residential zone along Garthfield Avenue and provide buffer to adjoining Rural Resource and Agricultural zoning to North and East.

Map 1 Current LPS draft Zones with proposed extension to Future Urban Zone (orange line)



Compliance with relevant legislation and Land Use Strategy

Aligns with objectives of the Resource Management and Planning System of Tasmania, in particular objective (b) To provide for the fair, orderly and sustainable use and development of air, land and water.

Prevents further erosion of agricultural activity in Rural Zone surrounding Cygnet township by providing residential land opportunity within the township boundaries. Offers an alternative to dispersed residential housing in Rural Zone areas surrounding the Cygnet Township. Reduces the risk of urban sprawl and fragmentation of agricultural land due to an inability to provide sufficient residential land within the township's urban growth boundaries.

Compliance with Section 32(e) *Land Use Planning and Appeals Act 1993*

Avoids potential land use conflict with adjoining land.

Land adjoining to the South is within the Future Urban Zone.

Land adjoining to the West is Residential Zone and Low Density Residential Zone (land adjoining Garthfield Avenue) and Recreational Zone (Cygnet Recreational Ground adjoins Guys Road).

Land adjoining to the East is Rural Zone and is currently used as a residential property. The land is constrained 3 under the Land suitable for Agriculture layer.

Land to the North is separated by Guys Road. These land parcels are currently zoned Rural Resource and are a mixture of small parcels of land ranging from 1200 m² to 6600 m². These properties are used primarily as residential properties.

Some agricultural activity occurs at 59 Guys Road. Historically this was a small apple orchard, which no longer operates commercially. The land is primarily used for the grazing of beef cattle. Proposed zoning change to residential would not impact on agricultural activity to the north of Guys Road.

Compliance with Section 300, *Land Use Planning and Appeals Act 1993*

Consistent with the *Southern Tasmania Regional Land Use Strategy 2010-2035*.

In particular, at the Planning Authority meeting 31 March 2021, a decision was made to request the Minister for Planning make the following amendment to include a footnote to Table 3 of the *Southern Tasmania Regional Land Use Strategy 2010-2035* stating "For the Cygnet Township, the growth strategy does not preclude residential growth through rezoning of existing urban land within the established settlement

boundaries if supported by residential land supply and demand data analysis from a suitably qualified person.

This recommendation was endorsed by the Huon Valley Council (Council Minutes – STRLUS amendment decision (31 March 2021) p63).

According to *Huon Valley Council Priority Projects 2021*, Cygnet has a high demand for housing with an estimated 524 dwellings required between 2020 and 2036.

The *Cygnet Residential Demand and Supply Analysis Report, 2020* (p23) concludes that there is insufficient land available to achieve a dwelling capacity that will meet projected demand within the urban growth boundary.

Aligns with Strategic Direction 2 of the *Southern Tasmania Regional Land Use Strategy 2010-2035* Holistically Managing Residential Growth.

Provides for concentration of residential land within close proximity of the town centre. Minimal impact on environmental values – land is cleared, poor quality agriculture.

Assists in the prevention of urban sprawl and fragmentation of surrounding Agricultural land by providing residential land opportunity within the township boundary.

Aligns with Strategic Objective 3 – *Huon Valley Council Strategic Plan 2015-2025* Capable and Productive People and Assets Public infrastructure and services that deliver optimal benefit for the cost to the community.

Within the Draft LPS Supporting Report (p133) Strategic Objective 3 States that urban and residential growth is to be primarily through the subdivision of land or infill development within the existing established town boundaries.

The property is within 600m of Loongana Park (centre of Cygnet Township) and 300m of Mary Street, Cygnet. This is closer to the centre of the township than land included in the Urban Growth Zone to the east of the township and south of the Channel Highway which is nearly 1000m from Loongana Park.

Compliance with Section 32(f) *Land Use Planning and Appeals Act 1993*

Environmental impact to region

Minimal impact. Land is cleared, poor quality agricultural land and offers little in regard to biodiversity. Priority Vegetation is located in a small patch of the Southwest corner (Priority Vegetation Report 55 Garthfield Avenue). This is a small patch of *Acacia dealbata* forest and has been listed as priority vegetation without site visit.

The area in question is degraded with invasive species blackberry *Rubus fruticosus* agg and *Pinus radiata*.

This area can be preserved through an appropriate site plan during the planning and development phase.

Economic impact

Provides for future growth in population of the Cygnet township

Social impact

Consolidates residential land within close proximity to town centre. Decreases pressure on housing demand by increasing available residential land.

Walking links through Garthfield Avenue to the proposed Agnes Rivulet Walking Track and Riparian Reserve. Consolidating sense of community and proximity to expanded town centre (p7, *Huon Valley Council Priority Projects 2021*).

Compliance with Sections 20(2), (2A), (3),(4),(5),(6),(7),(8) and (9) Land Use Planning and Appeals Act 1993

Consistent with the requirements of the planning scheme. Does not require any alteration to existing planning scheme. Complies with Guidelines produced under section 8A *Land Use Planning and Appeals Act 1993*.

Proposed Zone complies with the Zone Application Guidelines provided in Section 8A Guideline No 1 – Local Provisions Schedule

Aligns with AZ6 which provides for alternative zoning of land identified in the Land Potentially Suitable for Agriculture if the land has limited or no potential for agricultural use.

Historically the land was partially used for the Cygnet Golf Course. It has very limited potential for agricultural use due to the poor condition of the soil and its proximity to residential and recreational areas.

Aligns with GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, Note: The Future Urban Zone may be used for future urban land for residential use and development

where the intention is to prepare detailed structure/precinct plans to guide future development.

Aligns with LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist: (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or (b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services;

Aligns with LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.

Compliance with *Southern Tasmania Regional Land Use Strategy 2010-2035* policies

LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.

Land is within 300 m of Mary Street (Channel Highway) Cygnet. This is the main public transport corridor through the township. Land is within walking/cycling distance of Cygnet township.

LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.

As above.

LUTI 1.2 Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.

As above.

LUTI 1.4 Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.

As above.

PR 2.3 Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.

Land parcel is ideal for transition to residential zoning as it adjoins the existing Future Urban Zone to the west and south. It is in an area of small land holdings (average 4500 m²) to the north and 1500m to the west. Land parcel is constrained 2b under the Land Potentially Suitable for Agriculture overlay. Land will be further constrained in future by residential development in Future Urban Zone.

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.

Complies with *Southern Tasmania Regional Land Use Strategy 2010-2035*.

Conclusion

There is a clear need for more residential land within the Cygnet Township Boundary.

Title 111743/1 provides an ideal location for future urban growth. It is located within close proximity to the township centre and recreational open space.

Title 111743/1 adjoins the current Future Urban Zone on two boundaries.

Inclusion of title 111743/1 in the Future Urban Zone complies with the *Southern Tasmania Regional Land Use Strategy 2010-2035*, the *Huon Valley Council Strategic Plan 2015-2025* and section 32 of the *Land Use Planning and Approvals Act 1993*.

Supporting Documents

Southern Tasmania Regional Land Use Strategy 2010-2035

Cygnet Residential Demand and Supply Analysis Report, 2020

Draft LPS Supporting Report, November 2021

Council Minutes – STRLUS amendment decision (31 March 2021)

Huon Valley Council Priority Projects 2021

Huon Valley Council Strategic Plan 2015-2025

Priority Vegetation Report 55 Garthfield Avenue