



ATTACHMENTS

ORDINARY COUNCIL MEETING

Kempton Municipal Offices
85 Main Street, Kempton
Wednesday 27th November 2024
10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 23 rd October 2024
Item 5.2.1	Community Shed Oatlands – AGM Minutes – 4 th Nov 2024 Campania Hall Management Committee Meeting – 5 th Nov 2024 Woodsdale Community Hall General Meeting – 10 th Nov 2024 Chauncy Vale Wildlife Sanctuary Committee Meeting – 18 th Nov 2024
Item 12.4.1	Southern Tasmania Land Use Strategy STRLUS (Draft) STRLUS State of Play Report

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 23rd October 2024
10.00 a.m.

Oatlands Municipal Offices
71 High Street, Oatlands

DRAFT

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 23rd OCTOBER 2024 AT THE OATLANDS MUNICIPAL OFFICES,
71 HIGH STREET, OATLANDS COMMENCING AT 10.0A.M.

1. PRAYERS

Deputy Mayor K Dudgeon recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Cllr D Blackwell, Cllr B Campbell, Cllr D Fish and Cllr F Miller.

Mr T Kirkwood (General Manager). Mr A Benson (Deputy General Manager), Mr G Finn (Manager Development and Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Mrs A Burbury (Finance Officer), Ms W Young (Manager Community & Corporate Development) and Mrs J Thomas (Executive Assistant).

4. APOLOGIES

Cllr A E Bisdee OAM

5. MINUTES

5.1 Ordinary Council Meeting

DECISION

Moved by Cllr D Fish, seconded by Cllr B Campbell

THAT the Minutes (Open Council Minutes) of the Council Meeting held 25th September 2024 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

DECISION

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the minutes of the above Special Committees of Council be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

Note: Deputy Mayor K Dudgeon made reference to the Minutes of the Woodsdale Community Memorial Hall Management Committee Annual General Meeting where it was acknowledged that Mrs Kaye Rowlands decline the nomination for the position of President, this being a position she has held for something like 40 years.

The Southern Midlands Council, on behalf of the broader community, to write and congratulate and sincerely thank Mrs Rowlands for this magnificent period of service.

5.2.2 Special Committees of Council - Endorsement of Recommendations

DECISION

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the recommendations contained within the minutes of the above Special Committees of Council be endorsed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

5.3 Joint Authorities (Established Under Division 4 Of The *Local Government Act 1993*)

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

5.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Cllr D Blackwell, seconded by Cllr D Fish

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions on notice. It states:

- (1) *A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.*
- (2) *An answer to a question on notice must be in writing.*

Nil.

7.2 Questions Without Notice

An opportunity is provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

Clr F Miller – advised that a Defibrillation Machine has recently been purchased and is available at the Campania Tavern. It was purchased by the local Social Committee. Could Council consider reimbursement to the Committee noting the benefits of this equipment being made available?

The General Manager indicated that there are numerous defib machines located throughout the community, which have been purchased by various Committees. Whilst Council has made contributions via the Community Small Grants Program, providing a contribution outside this Program would establish an unaffordable precedent. It also raises issues regarding responsibility for future servicing.

Clr B Campbell – Mount Seymour Hall – property continues to deteriorate. Should Council consider rating the property with the intention to go through the sale of property for non-payment of rates after a three-year period?

General Manager confirmed that this does provide a way forward in the absence of being able to confirm or identify the responsible Trustees/beneficiaries which would involve a considerable cost.

Clr B Campbell - Commented on the underutilisation of other Council owned properties, including the Parattah and Tunnack Recreation Grounds. The future of these properties need to be considered.

Clr B Campbell – commented on the process for disposal of lithium batteries.

General Manager advised that this could be referred to TasWaste South with a suggestion that they prepare education/awareness material that can be distributed within the community to encourage responsible disposal practices.

Clr B Campbell – questioned the amount payable to the Levendale Cricket Club to assist with mowing of the cricket ground? Has this been indexed in recent years?

General Manager confirmed that this was the amount paid and that it had not been indexed for an unknown period. This can be addressed through the budget process.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

1. Development Application (DA2200075) - Agenda Item 12.1.1 – Council Development Incentive
2. Local Government Association of Tasmania – General Meeting Motions (General Meeting to be held 21st November 2024)

RECOMMENDATION

THAT Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT Council resolve by absolute majority to deal with the above supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING
PROCEDURES) REGULATIONS 2015**

Nil.

12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

DECISION

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT, in accordance with the provisions of the Tasmanian Planning Scheme - Southern Midlands, the Southern Midlands Local Provisional Schedule, and section 57 of the Land Use Planning & Approvals Act 1993, Council APPROVE the Development Application (DA2200075) for 6x Bond Stores, a bottling plant, a cooperage, a storage shed and associated works submitted by ERA obo Lake Frederick Inn Pty Ltd and that a permit be issued with the following conditions:

General

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.

Amenity

- (3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Councils Manager Development & Environmental Services.

Approved Use

- (4) The buildings are to be used for the purposes detailed within the approved documents only: Resource Processing. The site must not be used for any other purpose or extended or intensified without further Council approval.
- (5) The use or development must only operate between the following hours unless otherwise approved by Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday and State-wide public holidays	8:00 a.m. to 5:00 p.m.

Bushfire Protection

- (6) The requirements of the approved Bushfire Hazard Management Plan (ERA Environment & Planning, 11 July 2024) must be in place prior to first use of the site and be maintained to the satisfaction of Councils Manager Development & Environmental Services.

Access to State Road

(7) Prior to the approval of engineering drawings the applicant must obtain a permit, or permits, provided by the Department of State Growth for any works affecting the State road reservation (Tunnack Road). Any conditions imposed by the Department of State Growth for works affecting the road reserve, including the discharge of stormwater, shall form part of this permit and must be adhered to.

No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.

Advice: For further information, please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings or contact permits@stategrowth.tas.gov.au

(8) Prior to any discharge of stormwater or drainage into the State road drainage system the developer must obtain the consent of the Minister under Section 17B of the Roads and Jetties Act 1935 to concentrate and discharge drainage to the State road reserve.

The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.

If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

For further information please contact Road Assets at roadassets.utilities@stategrowth.tas.gov.au

Services

(11). The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision or development. Any work required is to be specified or undertaken by the authority concerned.

(12) Services located under the proposed driveway are to be relocated or provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's Municipal Engineer.

Roadworks

(13). Prior to the use commencing the following road upgrades must be completed:

- (a) Hastings St/Tunnack Road intersection upgraded to include a sealed surface to accommodate the turning paths of the largest vehicle expected to access the proposed development;
- (b) Bentwick Street/Tunnack Road intersection to include a sealed surface to accommodate the turning paths of the largest vehicle expected to access the proposed development;
- (c) Hastings Street upgraded to include a sealed surface for a minimum distance of 20 metres from the Tunnack Road intersection;
- (d) Bentwick Street upgraded to include a sealed surface for a minimum distance of approximately 110 metres from Tunnack Road to the western boundary of 11 Bentwick Street; and
- (e) Filling of potholes east of the existing accesses to the development along both Bentwick Street and Hastings Street.

Parking and Access

- (14). New vehicular accesses from Bentwick Street and Hastings Street to the property boundary must include the following:
 - (a) The vehicular access must be designed and constructed in accordance with Council Standards and Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.
 - (b) The minimum width of the access should allow an 8.8 metre Medium Rigid Vehicle (MRV) and a 19 metre articulated vehicle (AV) to enter and exit the site whilst remaining within the road carriageway and constructed driveway.
 - (c) The new vehicular access from Bentwick Street must be sealed from the edge of road to property boundary.
 - (d) The access details (including turning paths) are to be included in the engineering and parking plans required by this permit.
- (15) At least thirteen (13) car parking spaces must be provided on site at all times for the use of the development. New car parking spaces must be completed prior to the proposed expanded use commencing.
- (16). At least one (1) loading bay must be provided to the proposed Bottling Plant building.
- (17). The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.
- (18). The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities Off-street commercial vehicle facilities.
- (19). All parking, access ways, manoeuvring and circulation spaces must be provided in accordance with the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6, or as otherwise required by this permit, and include all of the following:
 - (a) Constructed with a durable all weather pavement;
 - (b) Drained to the stormwater system;
 - (c) Have a minimum gravel surface that is designed, constructed and maintained to avoid dust or mud generation, erosion or sediment transfer on or off site;
 - (d) Have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - (e) Provide for all vehicles to enter and exit the site in a forward direction
 - (f) be delineated by line marking or other clear physical means.
- (20). Prior to the development commencing, or application for building or plumbing permits, the developer must submit to Council a parking plan including:
 - (a) pavement details,
 - (b) design surface levels and gradients,
 - (c) drainage,
 - (d) turning and travel paths (where required to demonstrate compliance with AS2890),
 - (e) dimensions (including clearances),

- (f) line marking,
 - (g) signage;
 - (h) lighting (where provided),
- (21) The parking plan is to be certified by an engineer and shall form part of the permit once accepted.
- (22). The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the proposed expanded use commencing.
- (23). All areas set-aside for parking and associated turning, and access must be completed before the proposed expanded use commencing and must continue to be maintained to the satisfaction of the Council's General Manager.

Access to Public Road

Advice:

No works on or affecting any Council road reservation is to be commenced until the Southern Midlands Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Southern Midlands Council prior to the proposed date of commencement of any works.

Stormwater

- (24) Stormwater from the proposed development must be retained on site or drain to the public stormwater system to the satisfaction of Council's General Manager and in accordance with the Building Act 2016.
- (a) The stormwater drainage system for the proposed development must be designed to comply with all of the following:
 - (b) Stormwater retention or detention must be provided such that peak flows from the site to the public stormwater system for up to a 2% AEP event are limited to pre-existing;
 - (c) The downstream public stormwater infrastructure must be upgraded as required to accommodate stormwater flows from the development.

Advice:

The public stormwater system downstream of the proposed development has insufficient capacity. The development will require detention to limit flows to pre development, the downstream system upgraded, or a combination of both.

- (25) Stormwater quality from the site must meet the following:
- (i) Standard Stormwater Treatment Requirements specified in Table 3 Water Quality Treatment Targets in DEP AND LGAT TASMANIAN STORMWATER POLICY GUIDANCE AND STANDARDS FOR DEVELOPMENT 2021 V1.
- (26). The development must incorporate overland flow paths through the site to accommodate a 1% AEP (plus climate change) rainfall event.
- (27). The stormwater system within the development must continue to be maintained to ensure the quality targets and flow rates discharging to the public stormwater system

are maintained as per the approved design and water is conveyed so as not to create any nuisance to adjacent properties.

- (28). The driveway must be drained to minimise surface runoff over adjoining land (including road reservation) in accordance with the requirements of the General Manager and the Building Act 2016.
- (29). Prior to the lodgement of building or plumbing applications the developer must submit an amended (for construction) Stormwater Management Report to Council's General Manager. The Stormwater Management Report must be prepared and certified by a suitably qualified person, in accordance with section 2.6.2 of DEP & LGAT (2021). Tasmanian Stormwater Policy Guidance and Standards for Development. Derwent Estuary Program and Local Government Association of Tasmania (Hobart, Australia) and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The report must clearly demonstrate that the requirements of this permit are met and that adjacent and downstream properties will not be adversely impacted by the stormwater system. Once approved the Stormwater Management Report will form part of this permit.

Engineering

- (30). Public works must be carried out and constructed in accordance with the:
- (a) Tasmanian Subdivision Guidelines
 - (b) Tasmanian Municipal Standard – Specifications
 - (c) Tasmanian Municipal Standard – Drawings
- as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager Engineer.
- (31). Engineering design drawings for all public works must be submitted to and approved by Council's General Manager before any works associated with development of the land commence.

Advice:

Public works include all works within, or affecting, the road reservation.

Any engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.

- (32). Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, and must show –
- (a) all existing and proposed services required by this permit;
 - (b) all existing and proposed roadwork required by this permit;
 - (c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - (d) measures to be taken to limit or control erosion and sedimentation;
 - (e) any other work required by this permit.
- (33). Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

- (34). The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of public works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the public works.
- (35) An engineering plan assessment and inspection fee of 1% of the value of the approved public engineering works (minimum of \$500.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.

Maintenance and Defects Liability Period

- (36). Public works provided as part of the development must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

Advice:

A bond is to be lodged with Council during the maintenance and defects liability period in accordance with Council Policy

- (37). Prior to placing works onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification, and the approved plans.

Erosion and Sediment Control

- (38). An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Programme and Tamar Estuary and Esk Rivers Program, must be approved by Council's Director Development Services before development of the land commences. The ESCP shall form part of this permit when approved.
- (39). Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's Director Development Services until the land is effectively rehabilitated and stabilised after completion of the development.

Construction Amenity

- (40). The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's General Manager.
- (41). The road frontage of the development site including road, and nature strip, should be:
- (a) Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
 - (b) Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.

In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's General Manager.

- (42). Works associated with the development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
- Monday to Friday 7:00 am to 6:00 pm
 - Saturday 8:00 am to 6:00 pm
 - Sunday and State-wide public holidays 10:00 am to 6:00 pm
- (43). All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
- (44). Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- (45). Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

The following advice applies to this permit:

Landscaping & Signage

Landscaping is to be undertaken in accordance with the previously granted Planning Approval DA2020-0113) and the landscape plan required the following:

- A. Prior to building approval being issued by Council, a Landscape Plan is to be submitted by a suitably qualified and experienced person. The focus of this Landscaping Plan is to provide suitable landscape screening and visual softening to all of the Bond Storage Sheds on the property. This landscape plan should also provide details of:
- *Plant numbers and species (common and botanical names) to be used;*
 - *Details of proposed mulching, staking and watering systems;*
 - *Details of proposed maintenance of landscaping to ensure its longevity and also appropriate replanting and replacement in the event of plants failing;*
 - *Timeframes for undertaking landscaping works in conjunction with the proposed development.*
- B. The landscaping and signage works must be completed in accordance with the endorsed Landscape Plan and to the satisfaction of the Manager of Development and Environmental Services within six (6) of the occupation of the proposed

development. All landscaping must continue to be maintained to the satisfaction of Council.

Legal:

- A. Pursuant to s 53(4) of the Land Use Planning and Approvals Act 1993 this Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- C. If you notify Council that you intend to commence the use or development before the date specified above, you forfeit your right of appeal in relation to this permit.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- E. Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection:

- F. The owner is required to repair any damage to any Council infrastructure caused during construction.
- G. No works on or affecting any Council road reservation is to be commenced until the Southern Midlands Council has issued a WORKS IN ROAD RESERVATION PERMIT.
- H. Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals:

- I. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

**[THIS CONCLUDES THE SESSION OF COUNCIL
ACTING AS A PLANNING AUTHORITY]**

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

Maintenance and improvement of the standard and safety of roads in the municipal area.

The first listed Supplementary Agenda was brought forward on the Agenda as it related to Agenda Item 12.1.1 (Development Application (DA2200075))

19.1 Development Application (DA22000075) – Agenda Item 12.1.1 – Council Development Incentive

The following introductory comments were provided by Deputy Mayor K Dudgeon.

“I have sought advice from the Manager I&W and the General Manager following contact by the proponent.

In regard to the Roadworks condition, the total estimated cost to construct the 130 metres of roadway, plus the two junction upgrades would be in the vicinity of \$54,625. This does not include the need to upgrade the drainage / stormwater systems which is probably an additional \$10K.

In recognition that SMC has already allocated \$20,000 in its 2024/25 Capital Works Program to upgrade and seal the Bentwick Street junction, I would to propose that Council allocate this Budget in the form of a development incentive (i.e. as a co-contribution).

This would either be paid to the developer at the time that the work is completed; or alternatively, if Council undertakes the road construction work, then this would be deducted from the total cost of the works required in the DA condition.”

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Cllr D Blackwell

THAT:

1. in recognition of the level of investment made by Lake Frederick Inn Pty Ltd (i.e. Callington Mill Distillery) in Oatlands and surrounding areas, and the employment opportunities that have been created and will be created as a result of this investment, then Council:
 - a) Subject to the approval of DA 2200075, Council agree to the provision of a development incentive (refer following) to assist with meeting the cost of the roadworks which are recommended as part of the report assessing the Development Application; and secondly
 - b) If it agreed to provide a development incentive, an incentive of \$20,000 be offered which is the amount that is included in the 2024/25 Capital Works Program to upgrade and seal the Bentwick Street junction which will no longer be required as this work will be undertaken as part of the conditions for the development.
2. The actual means and process for providing this incentive to be negotiated with the proponent by the Manager Infrastructure & Works.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

- Agenda Item 12.1.1 – Council Development Incentive

13.2 Bridges

Strategic Plan Reference 1.2

Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6

Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8

Maintenance and improvement of the provision of waste management services to the Community.

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr B Campbell – Campania Flour Mill Park Toilets – advised that guttering repairs are necessary on both the Community Hall side and the Education Department building side of the Toilets.

To be addressed.

Clr B Campbell - Guide Posts – questioned how many guide posts have recently been installed to replace broken and/or intentionally damaged guide posts.

Manager Infrastructure & Works commented that there is always a need to replace numerous guide posts for various reasons, including intentional damage.

Clr B Campbell - Rhyndaston Road (vicinity of Lake Tiberias Road) – bitumen patching required.

To be addressed.

Deputy Mayor K Dudgeon – need for signage to provide direction to Callington Park playground.

To be considered noting the concern regarding the potential for over-signage.

Deputy Mayor K Dudgeon – sought update on the timeframe for the sign at the front of the Oatlands Aquatic Centre.

Deputy General Manager indicated that it is approximately one week until delivery.

Mayor E Batt – Bagdad Shared Pathway – noted that this project is progressing.

Manager Infrastructure & Works commented that there has been some delays due to weather and other priorities which have arisen (e.g. Dysart WTS).

RECOMMENDATION

THAT the Infrastructure & Works Report be received and the information noted.

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

THAT the Infrastructure & Works Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
 - (a) *address questions on notice submitted by members of the public; and*
 - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
 - (a) *refuse to accept a question; or*
 - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

10.1 Permission to Address Council

10.30 a.m. - Mrs Jennifer Johnson – Oatlands Dog Park Proposal

Mrs Jennifer Johnson addressed Council and made reference to the initial Petition submitted relating to the need for a Dog Park at Oatlands, and the mostly positive comments on Facebook regarding the option of locating the Dog Park in the property adjoining Callington Park. This site is supported due to its location and available amenities.

Mayor E Batt thanked Mrs Johnson for her presentation.

Public Question Time

Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

Mrs Toni Cowle, presenting the Woodsdale Football Club Inc. and the newly established Woodsdale Recreational Community Centre Inc., circulated revised plans for the proposed development at the Woodsdale Recreation Ground. These plans now exclude the relocation of the Colebrook Ground amenities.

Mrs Cowle provided confirmation of the funding that has been allocated by the Tasmanian Government, and commented in relation to the need for an \$8K operational subsidy that is being sought should ownership of the property transfer. This would assist with insurance; general maintenance etc. of the property.

The question being asked was primarily focussed on whether Council would support the position taken by the Club in seeking the greater amount?

Mayor E Batt indicated that this issue will be addressed at the time that the relevant Agenda Item is considered later in the meeting.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the meeting be adjourned for morning tea at 11.00 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the meeting reconvene at 11.25 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

DECISION

Moved by Clr D Blackwell, seconded by Deputy Mayor K Dudgeon

THAT Agenda Item 16.2.2 be brought forward on the Agenda for consideration.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**16.2.2 Woodsdale Recreation Ground (PID 5839745 – C/T 10138/1) – 2578
Woodsdale Road, Woodsdale - Sale of Property**

DECISION

Moved by Cllr D Blackwell, seconded by Cllr F Miller

THAT:

- 1. the information be received;**
- 2. Council confirm the following offer to be submitted to the Woodsdale Football Club Inc. or the newly created Incorporated Entity (subject to finalising the public notification and sale of public land process):**
 - **Along with transferring ownership of the property to the Woodsdale Football Club Inc. (or the newly created Incorporated Entity), Council to provide a ‘one-off’ non-refundable grant amount of \$45,000 (less deductions referred to below).**
 - Council’s contribution will be contingent upon the Woodsdale Football Club Inc. (or the newly created Incorporated Entity) providing confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with its expectations and achieves compliance with the Building Code of Australia and other applicable legislation.**
 - **Transfer the property for a peppercorn amount (say \$1.00).**
 - **Stamp Duty to be paid by Council and deducted from the one-off grant (estimated value of \$1,222.50)**
 - **The property is to be sold on an ‘as is where is’ basis and from the date of transfer Council will cease to have any responsibility for future maintenance (e.g. mowing; building maintenance; waste removal); insurance or other costs associated with the property (e.g. electricity);**
 - **Each party to engage their own legal representative and meet the associated legal costs (excluding stamp duty payable on the sale transaction);**
 - **Following completion of the upgrade to be undertaken by the Woodsdale Football Club Inc. (or the newly created Incorporated Entity), and subject to the property being used as a recreation ground for the purpose of playing organised sport, Council will provide an annual operating grant of \$1,000 (to be indexed by the annual Hobart March CPI percentage to be applied for the following financial year);**
 - **The Club will be liable for annual service charges and levies only, with an entitlement to be exempt from the General Rate.**
 - **The Woodsdale Football Club Inc. (or the newly created Incorporated Entity) would be entitled to a part premium reimbursement for Public Liability Cover relating to the property under Council’s ‘Donations and Community Support Policy’. (50% of the policy premium capped at \$500.00)**

- **The Woodsdale Football Club Inc. (or the newly created Incorporated Entity) would still be entitled to make application for any financial assistance through Council’s Community Small Grants Program;**
 - **Should the ground cease being used by the Woodsdale Football Club Inc. (or the newly created Incorporated Entity), then the property is to be sold. As a ‘not-for-profit organisation’ it is likely that the Club’s constitution provides direction for its resources should the Association be ‘wound-up’. In this relation to this, Council would seek to have the net sale proceeds returned to the Southern Midlands Council for re-distribution within the local community.**
- 3. This offer must be accepted (or rejected) ‘in-principle’ by no later than 30th November 2024 or the offer is to be withdrawn and Council will then determine the preferred method of disposal at that time; and**
- 4. If the offer is accepted ‘in-principle’, then the transfer of ownership is to be finalised by the end of April 2025 (unless an extension of time is mutually agreed by the parties). This includes the requirement for the Woodsdale Football Club Inc. (or the newly created Incorporated Entity) to provide confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with the Football Club’s expectations and achieves compliance with the Building Code of Australia and other applicable legislation.**

AMENDMENT

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the offer (as recommended) be amended by including an exemption from both the Waste Management Levy and the Collection Charge (total combined cost for 2024/25 would be \$548).

The amendment was put and lost.

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt		✓
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell		✓
Clr B Campbell	✓	
Clr D Fish		✓
Clr F Miller		✓

AMENDMENT

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the offer (as recommended) be amended by increasing the amount of the annual operating grant to \$2,000 (as opposed to \$1,000).

The amendment was put and lost.

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt		✓
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell		✓
Clr B Campbell	✓	
Clr D Fish		✓
Clr F Miller		✓

AMENDMENT

Moved by Clr B Campbell,

THAT the offer (as recommended) be amended to provide for Council to pay the Stamp Duty on transfer of ownership of the property, however this amount is not to be deducted from the \$45,000 ‘one-off’ grant payable (grant payable subject to conditions).

The amendment lapsed due to the lack of a seconder.

The original Motion was put and CARRIED.

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell		✓
Clr D Fish	✓	
Clr F Miller	✓	

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

Increase the resident, rate-paying population in the municipality.

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

Increase the number of tourists visiting and spending money in the municipality.

Nil.

14.3 Business

Strategic Plan Reference 2.3

Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4

Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

14.4.1 Greater South East Irrigation Scheme

DECISION

Moved by Clr D Fish, seconded by Clr D Blackwell

THAT Council:

1. **Receive and note the report;**
2. **Supports the Tasmanian farming community in seeking \$150 million from the Federal Government to facilitate the construction of the Greater South East Irrigation Scheme. This contribution will complete the funding required for the project and allow its construction, providing water surety for farmers and an expected net economic benefit of \$291 million, as well as creating 225 construction jobs and 468 direct and indirect ongoing jobs; and**
3. **Write to Tasfarmers to inform that organisation of Council’s decision, and secondly, to encourage Tasfarmers to further consult with the State Government and property owners regarding the need to ether expand or ‘free-up’ existing water entitlements with the aim of future proofing the rural sector.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

- | | |
|-------|--|
| 3.1.1 | Maintenance and restoration of significant public heritage assets. |
| 3.1.2 | Act as an advocate for heritage and provide support to heritage property owners. |
| 3.1.3 | Investigate document, understand and promote the heritage values of the Southern Midlands. |

15.1.1 Heritage Project Program Report

DECISION

Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the Heritage Projects Program Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

15.2 Natural

Strategic Plan Reference – page 23/24

- | | |
|-------|---|
| 3.2.1 | Identify and protect areas that are of high conservation value. |
| 3.2.2 | Encourage the adoption of best practice land care techniques. |

15.2.1 NRM Unit – General Report

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

THAT the NRM Unit Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

15.3 Cultural

Strategic Plan Reference 3.3

Ensure that the cultural diversity of the Southern Midlands is maximised.

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

A regulatory environment that is supportive of and enables appropriate development.

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

Create an environment where animals are treated with respect and do not create a nuisance for the community

15.6.1 Animal Management Report

DECISION

Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the Animal Management Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

Implement strategies to address the issue of environmental sustainability in relation to its impact on Councils corporate functions and on the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

Support and improve the independence, health and wellbeing of the Community.

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

Provide a range of recreational activities and services that meet the reasonable needs of the community.

16.2.1 Oatlands Aquatic Centre – Coordinators Report

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

**THAT the information be received and noted.
CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

16.3 Access

Strategic Plan Reference 4.3

Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.

Nil.

16.8 Safety

Strategic Plan Reference 4.8

Increase the level of safety of the community and those visiting or passing through the municipality.

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

17.1.1 Public Open Space (POS) Policy

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT Council adopt the Public Open Space Policy

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.2 Sustainability

Strategic Plan Reference 5.2

Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

An opportunity is provided for elected members to brief fellow Councillors on issues not requiring a decision.

Deputy Mayor K Dudgeon – made reference to the selection of 13 year-old Mia Barwick in the Hobart Hurricanes Cricket Team. Mia Barwick was part of the team that won the T20 Spring Challenge.

17.2.3 Local Government Shared Services – Quarterly Update – Information Only

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.2.4 SMC External Grant Projects - Quarterly Update

DECISION

Moved by Clr B Campbell, seconded by Clr D Blackwell

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.3 Finances

Strategic Plan Reference 5.3

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 Monthly Financial Statement (Period ending 30 September 2024)

DECISION

Moved by Cllr D Blackwell, seconded by Deputy Mayor K Dudgeon

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

19.1 Local Government Association of Tasmania – General Meeting (To be held 21st November 2024)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 OCTOBER 2024

Enclosure(s):

Local Government Association of Tasmania – General Meeting Motions - Submission of Motion(s)

ISSUE

Council to consider Motions which have been submitted for consideration at the Local Government Association of Tasmania's General Meeting scheduled for 21st November 2024.

BACKGROUND

These Motions have been included on the Agenda to allow for discussion prior to the General Meeting and to provide voting direction for Mayor Batt as Council's delegate to the Association.

DETAIL

The Local Government Association of Tasmania (LGAT) has prepared two Motions, both relating to Development Assessment Panels, and member Councils have submitted six other motions to date for consideration.

Local Government Association of Tasmania – Development Assessment Panels

Motion 1

“That LGAT informs the State Government:

- **That local government supports the Government's Development Assessment Panels legislation, with some amendments as outlined in the Local Government Association of Tasmania's submission.**

Supported

If this motion is supported, then the second motion does not need to be put. If the motion is lost, then we will put the following motion:

Motion 2

That LGAT informs the State Government:

- **That local government rejects the Government's Development Assessment Panels legislation but remains open to a well-designed Development**

Assessment Panels proposal in concept as a potential tool to resolve specific assessment problems.

SMC Comments (Damian Mackey):

I am comfortable with the idea of DAPs in certain circumstances. One principle in favour of DAPs is that: where a proposal has substantial implications that extend outside a municipality, (whether negative or positive), it may not be appropriate for that Planning Authority to determine the application.

The wind farm proposals at Central Highlands are a good example. Renewable energy, striving to achieve carbon neutrality, etc. are goals at the state, national and even international levels. It is odd that these DAs could be potentially determined on small-scale local matters.

The idea of DAPs seems to be generally supported by many Councils, but the details of the government's proposed DAP process has attracted criticism by some Councils, and they have called for a better DAP process. I suspect any other DAP process would likely attract criticism once developed to the same level of detail, one way or another.

All these regulatory reforms are not perfect when first introduced. They need to get in place and be operated for a few years before the real problems can be identified. Then amendment legislation can be introduced to fine-tune the system.

1. King Island Council – Proposed Change to *Local Government (Meeting Procedures) Regulations 2015*: Video conference attendance at Council Meetings

Refer attached which provides the background comment provided by the King Island Council.

Motion:

“Request that the Tasmanian Government amend the *Local Government (Meeting Procedures) Regulations 2015* to allow councillors to attend Council Meetings via video conferencing in emergency and other special circumstances.”

SMC Comments:

The reasons for submitting this Motion have been detailed in the background comment. However it is noted that the motion only provides for ‘emergency and other special circumstances’. This ‘proviso’ then raises the question who determines those circumstances?

2. Central Highlands Council – Government Business Enterprises Rate Equivalent Payments

Refer attached which provides the background comment provided by the Central Highlands Council.

Motion:

“THAT the Local Government Association of Tasmania pursue with the State Government the following:

Funds received by the State Government from a Government Business Enterprise as Rate Equivalent payments be in the most part distributed to Local Government.”

SMC Comments:

Recommend support for the motion on the basis that any funds collected by the State Government which have been calculated as ‘local government rate equivalent’ payments under competitive neutrality reform principles should be distributed to local government.

3. Circular Head Council – Code of Conduct – Timeframe for Making a Complaint

Motion:

“THAT the Local Government Association of Tasmania actively engages with the Office of Local Government to seek a reduction in the current six-month timeframe prescribed in the Councillor Code of Conduct for complaints to be lodged.”

Rationale (as submitted by Circular Head Council):

The Councillor Code of Conduct currently allows potential complainants a six month period in which to lodge a complaint about an incident or perceived incident.

The threat of a Code of Conduct matter effectively being held over a councillor’s head is leading to a great deal of stress and uncertainty for elected representatives across the State.

Council asks for the sector’s support for LGAT to engage with the Office of Local Government to seek a reduction in the timeframe the next time the Local Government Act is amended.

The Circular Head Council believes that a two month period is more realistic.

SMC Comments:

Nil from an officer’s perspective.

4. Clarence City Council – Review of Cat Management Legislation

Refer attached which provides the background comment provided by the Clarence City Council.

Motion:

“THAT the Local Government Association of Tasmania establishes a review to determine whether or not to develop a sector wide position on cat management and that the determination of any such position be presented to the State Government addressing issues including, but not limited to:

- (i) **The recognition that cat management is a shared responsibility across all levels of government, business and the community;**
- (ii) **Avenues to increase community awareness, participation and commitment by pet cat owners to manage cats responsibly;**
- (iii) **Assessment of best practice techniques in relation to the planning, management and control of stray and feral cats;**
- (iv) **Improved knowledge about feral, stray and domestic cats to better inform management;**
- (v) **Minimising the impacts of cats in areas with important conservation values and agricultural assets;**
- (vi) **Undertake legislative change and the provision of resources to create an effective framework for managing cats, including resourcing for cat management facilities;**
- (vii) *Review the roles and responsibilities of local and state governments in relation to cat management and resource allocation”.*

SMC Comments:

There is no argument that cat management requires a state-wide approach that facilitates greater consistency across local government boundaries and agreed resourcing from all levels of government.

The Motion proposes that the LGAT seek to develop a sector wide position that can identify the key issues and provide input into the preparation of a ‘Cat Management Plan 2024-2029’ and this motion should be supported.

5. Huon Valley Council – Review of Statutory Rights of Carriageway over Crown Road Reserves

Refer attached which provides the background comment provided by the Huon Valley Council.

Motion:

“THAT the Local Government Association of Tasmania request the State Government to urgently amend the *Crown Lands Act 1976* to establish automatic statutory rights of access over Crown Reserved Road for all landowners to access their adjoining properties that have Reserved Roads accessing their properties as proposed in the *Crown Lands – Reserved Road, Position Paper, July 2009* to provide certainty of access to landowners generally and for the purposes of meeting access requirements under the Tasmanian Planning Scheme.”

SMC Comments:

In reference to the background comment provided by the Huon Valley Council, there are numerous examples within the Southern Midlands Council area where these circumstances are applicable.

An automatic right of access where a landowner relies upon a road reserve for access makes sense and is consistent with the outcome(s) of the review undertaken in 2009.

Recommend support for this Motion.

6. King Island Council – Proposed Amendment to *Local Government (Meeting Procedures) Regulations 2015*: Retrospective leave of absence for Council Meetings

Refer attached which provides the background comment provided by the King Island Council.

Motion:

‘THAT the *Local Government (Meeting Procedures) Regulations 2015* be amended to allow councillors to seek leave of absence retrospectively in emergency situations.’

SMC Comments:

Nil.

Human Resources & Financial Implications – Not applicable.

Community Consultation & Public Relations Implications – Issues to be considered.

Priority - Implementation Time Frame – LGAT General Meeting scheduled for 14th March 2024.

RECOMMENDATION

THAT Council consider its position in relation to each of the Motions submitted to the Local Government Association of Tasmania for consideration at its General Meeting to be held 14th March 2024.

DECISION

RESOLVED THAT:

- a) LGAT Motion Re: Development Assessment Panel – noting the comments provided by SMC officers, the Mayor to take into consideration the debate at the LGAT meeting and vote accordingly;
- b) King Island Council Re: Amendment to Meeting Procedures - the Mayor to take into consideration the debate at the LGAT meeting and the issue raised by Council regarding the nominated circumstances where this would apply (i.e. the proviso);
- c) All other Motions submitted be supported.



Title: Development Assessment Panels

Decisions sought

Motion 1

That LGAT informs the State Government:

- *That local government supports the Government's Development Assessment Panels legislation, with some amendments as outlined in the Local Government Association of Tasmania's submission.*

If this motion is supported, then the second motion does not need to be put. If the motion is lost, then we will put the following motion:

Motion 2

That LGAT informs the State Government:

- *That local government rejects the Government's Development Assessment Panels legislation but remains open to a well-designed Development Assessment Panels proposal in concept as a potential tool to resolve specific assessment problems.*

Background

These two motions are raised by LGAT to gauge members position to the Tasmanian Government's proposed format and design for development assessment panels, as described in the [draft Land Use Planning and Approvals Amendment \(Development Assessment Panels\) Bill 2024](#) (the draft Bill). Member responses to these motions will determine LGAT's advocacy actions and their intensity. LGAT is to looking to establish whether the majority of members:

1. Support DAPs as currently proposed; or
2. Are open to a proper exploration of the case for DAPs and potentially a well designed format that meets the needs of councils, communities and proponents;
or
3. Wholesale reject any case for DAPs in Tasmania.

LGAT has received two related motions from members, relating to the planning authority role. These are:

Title: ***“Council as a Planning Authority”***

Date: March 2021

Mover: Burnie City Council

Outcome: Lost

Decision Sought:

That LGAT investigate the level of support among Tasmanian councils and identify the relevant considerations and options to propose an amendment of the Land Use Planning and Approvals Act 1993 to -

- a) Delete the mandatory requirement for a council to act as a planning authority for purposes of determining an application for a permit to use or develop land within its municipal area; and*
- b) Provide as an alternative, the establishment of an independent development assessment panel to determine a permit application.*

Title: ***“LUPAA Amendment Conflicts of Interest”***

Date: December 2021

Mover: Clarence City Council

Outcome: Carried

Decision Sought:

That LGAT lobby the State Government to investigate amending the Land Use Planning and Approvals Act 1993 to provide alternative mechanisms for consideration of the development applications submitted by elected members as a means to removing any perception of bias or conflict of interest. The investigation shall provide the pros and cons of any (alternative) solutions”.

During the Future of Local Government Review (FoLGR), the Local Government Board raise the issue deconflicting councils’ role as both community elected representatives and planning authorities with a legal development control role. When this became

contentious for the Government, it announced that it would not deal with this matter within the FoLGR.

Soon after in mid 2023, it announced that it would pursue development assessment panels. In late 2023 it released a Development Assessment Panel (DAP) Framework Position Paper.

At that time, 23 of 29 councils made submissions (available on the [State Planning website](#)). LGAT analysed these submissions qualitatively and found that:

1. No councils supported the DAPs proposal as designed at that time.
2. Only once council outright rejected DAPs under any circumstances in Tasmania.
3. Fourteen councils were open to DAPs in some form, but not as proposed.
4. At least nine councils found that the Government had not sufficiently made the case for DAPs in the Position Paper.
5. At least fourteen councils advised using the plentiful existing DAPs-like assessment pathways, including planning scheme amendments¹, major projects², planning tribunal appeals³, major infrastructure projects⁴, and projects of state significance⁵.

The 2024 draft Bill closely resembles the format proposed in the 2023 Position Paper. None of the recommendations LGAT made in [its submission](#) have been adopted. Some small changes have been made that take the proposal further away from LGAT's recommendations.

¹ [Land Use Planning and Approvals Act 1993 \(LUPAA\), Part 3B, Division 4](#)

² [LUPAA, Part 4, Division 2A](#)

³ [LUPAA, Part 4, Division 3](#)

⁴ [Major Infrastructure Development Approvals Act 1999](#)

⁵ [State Policies and Projects Act 1993](#)



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included at General Meetings*

Name of Council : King Island Council

Contact person: Dr Catherine Dale, Acting General Manager

Phone: 03 6462 9000 Email: kicouncil@kingisland.tas.gov.au or cdale@kingisland.tas.gov.au

Date of General Meeting for Motion to be Included November

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- Addresses the objectives of the Association¹.
- Concerns a local government matter.
- Is a matter of common concern to councils and not a specific local issue.
- Is linked to LGAT's current Annual Plan, available [here](#)
- It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- Has not been considered at a General Meeting in the 12 months prior.
- Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

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- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.



Details of Motion

Motion Title: Proposed Change to Local Government (Meeting Procedures) Regulations 2015:
Video conference attendance at Council meetings.

Decision Sought:

Request that the Tasmanian Government amend the Local Government (Meeting Procedures) Regulations 2015 to allow councillors to attend Council Meetings via video conferencing in emergency and other special circumstances.

Background Comment

Regulation 37 (2) of the Local Government (Meeting Procedures) Regulations 2015 requires that “a council may not determine that a Councillor may attend a meeting in any manner that does not consist of the person attending the meeting in person.”

This Regulation precludes a Council enabling a Councillor to attend a meeting by remote means such as video conferencing.

King Island Council proposes that LGAT advocate for an amendment to the Regulations to enable Councillors to attend a Council meeting on occasions when attendance in person is not possible.

During the height of the COVID pandemic special provisions were implemented that allowed Councillors to attend meetings via video conferencing. This provision recognised that it was important to allow Councillors to attend remotely when circumstances did not allow them to attend in person. On King Island and throughout Tasmania, the decision-making processes and functions of council were maintained during the pandemic. Without the option to attend via video conferencing this would have been exceedingly difficult.

During that time, when video conferencing was allowed, there were not any instances when the good governance of the King Island Council was compromised due to the use of this technology. Unfortunately, this provision has been discontinued and all Tasmanian Councils have been forced to revert to the pre-pandemic conditions.

As mentioned, the conditions were put in place because of the difficulty for Councillors to attend in person. Ignoring the pandemic, Councillors are still presented with situations when attending in person is difficult, if not, impossible. Such circumstances include changing weather conditions where travel to or from a Council meeting is dangerous, personal illness situations where a Councillor may be precluded from attendance at the Council Chamber but is fit to attend remotely, situations where due to remoteness a Councillor is required to travel off the Island for medical or other appointments either for themselves or as a carer, and yet is able to access video conferencing facilities.

Other Australian states have recently amended regulations or codes of meeting practice to enable attendance at Council meetings by video conferencing:

- The Victorian Government’s Regulatory Legislation Amendment (Reform) Act 2022 (Reform Act) introduced into the Local Government Act 2020 (the Act) provisions relating to electronic attendance and participation in council meetings and delegated committees on a permanent basis. The new provisions took effect on 2 September 2022.
- The NSW Local Government Model Code of Meeting Practice 2021 provides that a Councillor may seek permission of the council to attend a meeting by video conferencing and provides guidance to Councils on appropriate procedures to be followed in such circumstances. (Clause 5.19 -5.30)
- WA Regulation 14C(2) stipulates that a member may attend a meeting via electronic means for a range of specified reasons or as authorised by the Mayor or Council.
- Section 245K of the Queensland Local Government Act provides that a person (including Councillors) may attend a Council or Committee meeting by audio visual link.

The proposed amendment is consistent with the LGAT Objective promoting an “efficient and effective system of local government in Tasmania”. The impact of the proposed amendment would be to enable Councillors who may otherwise not be able to attend a scheduled meeting in person to participate in local government decision making.

This motion is supported by Flinders Council and while the capacity to attend Council meetings by audio visual link is a matter of concern to both King Island Council and Flinders Council specifically, the introduction of such an option is a matter relevant to all Councils in Tasmania regardless of remoteness and would assist all Tasmanian Councillors to fulfil their responsibilities.



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included at General Meetings*

Name of Council :Central Highlands Council

Contact person (name, title) Stephen Mackey Acting General Manager

Phone:03 595503..... Email: smackey@centralhighlands.tas.gov.au

Date of General Meeting for Motion to be Included.....21st November 2024.....

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- Addresses the objectives of the Association¹.
- Concerns a local government matter.
- Is a matter of common concern to councils and not a specific local issue.
- Is linked to LGAT's current Annual Plan, available [here](#)
- It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- Has not been considered at a General Meeting in the 12 months prior.
- Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

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- (c) Provide services to Members, councillors and employees of Councils.



Details of Motion

Motion Title **Government Business Enterprises Rate Equivalent Payments**

Decision Sought

That the Local Government Association of Tasmania pursue with the Tasmanian Government the following:

Funds received by the State Government from Government Business Enterprise as Rate Equivalent payments be in the most part distributed to Local Government.

Background Comment

Background

Competitive neutrality reform

The competitive neutrality reform program was a commitment under clause 3 of the Competitive Principles Agreement. Under clause 7 of the Competitive Principles Agreement, states and territories committed to also apply this reform at local government level.

The Australian Government and the state and territory governments undertook to ensure that their publicly owned businesses did not enjoy any net competitive advantage simply because they are publicly owned. For significant government businesses, government undertook to adopt a corporatisation model where appropriate and to impose on the business full taxes or tax equivalents and debt guarantee fees to offset advantages from government guarantees, and to apply to the business regulations normally applying to private sector businesses.

In 1996, each government published a competitive neutrality policy statement, outlining its implementation program and mechanism for handling complaints that significant businesses were not appropriately applying competitive neutrality principles. Government also issued a policy statement that addressed the application of this principle to local governments.

Governments published annual National Competition Policy progress reports addressing implementation progress, including allegations of non-compliance, over the life of the National Competition Policy.

Each of the National Competition Council's annual progress assessments considered competitive neutrality implementation.

Related reform – electricity

Arising from the Competition Principles Agreement and the Agreement to Implement the National Competition Policy and Related Reforms, governments undertook to :

- Restructure their electricity sector, apply competitive neutrality and review electricity regulation that restricts competition (Competition Principles Agreement) and
- Introduce fully competitive National Electricity Market (NEM) in southern and eastern Australia, extend competition in supply so that all consumers could have choice of supplier and provide for specific bodies to have operational responsibility in the market (1994) intergovernmental electricity agreement).

Under the intergovernmental electricity agreements governments undertook, prior to joining the NEM, to structurally separate the monopoly electricity transmission function and competitive generation activities, and ring-fence retail and distribution businesses.

The major undertaking was the agreement to establish the National Electricity Market (NEM) in southern and eastern Australia. The NEM was to have been implemented from 1 July 1995, or on such other date agreed by the parties. In December 1996, the implementation date was changed to early 1998. The NEM commenced on 13 December 1998.

The NEM operates in New South Wales, Victoria, Queensland, South Australia, Tasmania and the Australian Capital Territory. Western Australia and the Northern Territory are not part of the NEM because of the distances between their local centres and the interconnected electricity network in the southern and eastern states, but both jurisdictions committed to apply all other electricity sector reforms.

The electricity agreements set the following objectives for the competitive electricity market.

- The ability for customers to choose the supplier, including generators, retailers and traders, with which they will trade (full contestability)
- Non-discriminatory access to the interconnected transmission and distribution network
- No discriminatory legislative or regulatory barriers to entry for new participants in generation or retail supply and
- No discriminatory legislative or regulatory barriers to interstate and/or intrastate trade.

There are now numerous councils in Tasmania separately dealing with options to receive income from these business with some success. But it would now be in Local Governments best interests to formalize a process of rating these developments or for councils to receive (PiLOR) payment in lieu of rates which is the case in Victoria.

Recently The West Coast Council again attempted to bring this matter to a head by commenting on the rate equivalent received by the state Government. At that point it was stated that Hydro Tasmania pays \$5.7 million as a rate equivalent over and above its normal dividend payment. Hydro Tasmania stated that these funds are paid to Local Government, yet a government spokesperson stated it went into consolidated revenue not to Local Government. Local Government Act 1993 states as follows under exemptions from rates.

Section 87 (1) c Land owned by the Hydro- Electric Corporation or land owned by a subsidiary within the meaning of the Government Business Enterprise Act 1995, of the Hydro-Electric Corporation on which assets or operations relating to electricity infrastructure, within the meaning of the Hydro-Electric Corporations Act 1995, other than wind-power developments are located.



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included at General Meetings*

Name of Council : Circular Head Council

Contact person (name, title) Vanessa Adams, General Manager

Phone: 03 6452 4815 Email: vadams@circularhead.tas.gov.au

Date of General Meeting for Motion to be Included: Thursday 21 November 2024

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- Concerns a local government matter¹.
- Is a matter of common concern to local government and not a specific local issue.
- Addresses the objectives of the Association².
- Is linked to LGAT's current Annual Plan, available [here](#)
- Is not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- Has not been considered at a General Meeting in the 12 months prior.
- Relates to existing, or sought, activities/policy of the Tasmanian Government that would benefit from members understanding the Tasmanian Government position prior to consideration. *LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.*

Please attach –

The proposed Motion that clearly articulates the action required of LGAT, or the policy position being sought from the sector.

The attachment should also include additional background comments, including matters listed above, to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

¹ Considering the functions outlined in the *Local Government Act 1993*, Section 20.

² The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.

Please contact the LGAT office on 6146 3740 for closing dates for Submission of Motions

Notice of Motion by Circular Head Council

Code of Conduct – Timeframe for Making a Complaint

Council moves that LGAT:

Actively engages with the Office of Local Government to seek a reduction in the current six month timeframe prescribed in the Councillor Code of Conduct for complaints to be lodged

Rationale

The Councillor Code of Conduct currently allows potential complainants a six month period in which to lodge a complaint about an incident or perceived incident.

The threat of a Code of Conduct matter effectively being held over a councillor's head is leading to a great deal of stress and uncertainty for elected representatives across the State.

This Council asks for the sector's support for LGAT to engage with the Office of Local Government to seek a reduction in the timeframe the next time the Local Government Act is amended.

This Council believes that a two month period is more realistic.



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included at General Meetings*

Name of Council : Clarence City Council
Contact person (name, title) Ian Nelson Chief Executive Officer
Phone: 62179501..... **Email:** inelson@ccc.tas.gov.au
Date of General Meeting for Motion to be Included 21 November 2024

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- Addresses the objectives of the Association¹.
- Concerns a local government matter.
- Is a matter of common concern to councils and not a specific local issue.
- Is linked to LGAT's current Annual Plan, available [here](#)
- Is not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- Has not been considered at a General Meeting in the 12 months prior.
- Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

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- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.



Details of Motion

MOTION TITLE REVIEW OF CAT MANAGEMENT LEGISLATION

Decision Sought

“That the Local Government Association of Tasmania establishes a review to determine whether or not to develop a sector wide position on cat management and that the determination of any such position be presented to the State Government addressing issues including, but not limited to:

- (i) The recognition that cat management is a shared responsibility across all levels of government, business and the community;
- (ii) Avenues to increase community awareness, participation and commitment by pet cat owners to manage cats responsibly;
- (iii) Assessment of best practice techniques in relation to the planning, management and control of stray and feral cats;
- (iv) Improved knowledge about feral, stray and domestic cats to better inform management;
- (v) Minimising the impacts of cats in areas with important conservation values and agricultural assets;
- (vi) Undertake legislative change and the provision of resources to create an effective framework for managing cats, including resourcing for cat management facilities;
- (vii) Review the roles and responsibilities of local and state governments in relation to cat management and resource allocation”.

Background Comment

The growth in cat management issues across Clarence (and Tasmania as a whole) has seen increasing pressure placed on Councils and the community in the absence of consistent legislative provisions or resourcing from the Tasmanian Government.

This shift has not been without controversy with many recent media articles highlighting the difficulties faced by local councils and the community to address cat management issues. Links to some recent articles as follows:

[80+ stray cats: Rescue operation underway after animals killed in Rokeby - Pulse Tasmania](#)

[Broken teeth, missing ear: rescue finds population boom in Rokeby after animals killed | The Mercury](#)

The proposed motion is entirely consistent with Clarence City Council’s “Cats in Clarence” consultation process and if adopted by LGAT, would provide an opportunity to utilise that information in any future submission put forward by Clarence City Council.

It is clear the response to cat management requires a state-wide approach that facilitates greater consistency across local government boundaries and agreed resourcing from all levels of government.

LGAT has provided a briefing note that provides background and an update in relation to Cat Management in Tasmania. With NRE currently developing a new cat management plan for 2024 – 2029, it is timely to raise key issues for consideration, via LGAT, to be discussed and included in any sector wide response to the new plan.



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included at General Meetings*

Name of Council :HUON VALLEY COUNCIL

Contact person (name, title) MATTHEW GRIMSEY, GENERAL COUNSEL

Phone: Matt Grimsey..... Email: mgrimsey@huonvalley.tas.gov.au

Date of General Meeting for Motion to be Included..... 21 NOVEMBER 2024.....

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- Addresses the objectives of the Association¹.
- Concerns a local government matter.
- Is a matter of common concern to councils and not a specific local issue.
- Is linked to LGAT's current Annual Plan, available [here](#)
- It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- Has not been considered at a General Meeting in the 12 months prior.
- Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

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- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.



Details of Motion

Motion Title Creation of Statutory Rights of Carriageway over Crown Road Reserves.....

Decision Sought

That the Local Government Association of Tasmania request the State Government to urgently amend the *Crown Lands Act 1976* to establish automatic statutory rights of access over Crown Reserved Road for all landowners to access their adjoining properties that have Reserved Roads accessing their properties as proposed in the *Crown Lands – Reserved Road, Position Paper, July 2009* to provide certainty of access to landowners generally and for the purposes of meeting access requirements under the Tasmanian Planning Scheme.

Background Comment

Not all land in Tasmania has a legal frontage to a public road, whether this is maintained by a Council or by the State Government. A significant amount of land relies upon Crown "Road Reserves" for access to and from a public road.

In accordance with the provisions of the *Crown Land Act 1976* the Crown undertakes a practice of issuing licences to use Crown Land to landowners that rely upon a Road Reserve for access. Increasingly the Crown have been agreeing to Right of Way Easements over Road Reserves as an alternative.

The process for obtaining a licence or an easement is time consuming and is at cost of each landowner including survey costs, valuation costs, the purchase price and associated legal costs. All this to guarantee an access to their land that the Crown has allowed to be created in the first place without any public road frontage.

To some extent the licence system has worked effectively however with the Tasmanian Planning Scheme (TPS) coming into force across most Council's there is a significant impact on the ability of a person to undertake development on a property that relies upon a licence.

Under the TPS, land that is within the Rural, Agricultural and Landscape Conservation zones (See Clauses 20.4.3, 21.4.3, 22.4.3) require new dwelling to be either located on lots that have frontage to a public road or, "must have legal access, by right of carriageway ..." to a public road.

Much of this land relies upon Road Reserves to provide for access so in any given application it will be necessary for the applicant to have applied to the Crown for a right of way easement in their favour before they can meet the planning scheme requirement for access. This will subsequently delay development and increase cost to the landowner who relies upon the Road Reserve. This is also considered to be an unnecessary administrative burden on the Crown that can be addressed by other means.

In 2009 the Government undertook a review of the Crown Lands Act. As a result of that review the proposal was to amend the Act to establish automatic statutory rights of access over reserved roads for those that need it to access their property.

The review considered that a right be provided over land that did not otherwise have frontage to a road however there are many historic circumstances where road reserves were used irrespective of public access. There is no reason why any statutory right should be limited.

The proposed amendment would define landowner responsibilities and dispute resolution for shared accesses.

No amendments were made to the Act at the time and the reason for this is not known. Given the changes made by the TPS there is now the opportunity to provide certainty to all landowners relying on a Reserved Road for access, to ensure easy compliance with the TPS and to reduce an unnecessary administrative burden for the Crown.

The proposal is to support amendments to the Act to address this issue.

See attached Issues Paper, Consultation Report and Position Paper as background.

Motions Requirements

- **Addresses the objectives of the Association³.**

Councils acting as Planning Authorities are responsible for administering the Tasmanian Planning Scheme (TPS). Access requirements and Crown Road Reserves relate directly to TPS administration.

Councils are also consulted by the Crown in relation to the granting of access licences and easements over Road Reserves.

Both (a) and (b) are addressed.

- **Concerns a local government matter.**

Councils acting as Planning Authorities are responsible for administering the Tasmanian Planning Scheme and dealing with applicants.

- **Is a matter of common concern to councils and not a specific local issue.**

All Councils in Tasmania are responsible for implementation of the TPS and will have properties that rely on Road Reserves for access.

- **Is linked to LGAT's current Annual Plan, available [here](#)**

This involves general legislative advocacy and supports Councils to implement the Tasmanian Planning System.

- **It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).**

It is not an existing resolution

- **Has not been considered at a General Meeting in the 12 months prior.**

It has not been considered in the previous 12 months.

- **Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering⁴.**

This relates to the implementation of the TPS and day to day activities of the Tasmanian Government in dealing with access licence and easement applications over Reserve Roads.

³ The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.



Call for Submission of Motions

*Councils are invited to submit motions for debate
to be included at General Meetings*

Name of Council : King Island Council

Contact person: Dr Catherine Dale, Acting General Manager

Phone: 03 6462 9000 Email: kicouncil@kingisland.tas.gov.au or cdale@kingisland.tas.gov.au

Date of General Meeting for Motion to be Included November

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- Addresses the objectives of the Association¹.
- Concerns a local government matter.
- Is a matter of common concern to councils and not a specific local issue.
- Is linked to LGAT's current Annual Plan, available [here](#)
- It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- Has not been considered at a General Meeting in the 12 months prior.
- Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

¹ The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.



Details of Motion

Motion Title: Proposed Amendment to Local Government (Meeting Procedures) Regulations 2015: retrospective leave of absence for Council meetings

Decision Sought:

That the Local Government (Meeting Procedure) Regulations 2015 be amended to allow councillors to seek leave of absence retrospectively in emergency situations.

Background Comment

Regulation 39 (1) of the Local Government (Meeting Procedures) Regulations 2015 requires that “If a councillor wishes to take a leave of absence in respect of one or more meetings, the councillor, or the chairperson on behalf of the councillor, may request that leave of absence.” Regulation 39 (3) states that “A leave of absence may not be granted retrospectively.”

King Island Council proposes that this Regulation be amended to enable retrospective leave of absence to be granted in circumstances where it is not possible for a Councillor to seek prospective approval for leave of absence.

The need to seek leave of absence in advance of a Council meeting requires that a Councillor knows in advance that he or she will not be able to attend a given meeting and has the means to communicate their request for leave of absence by the commencement of that meeting.

However, there may be circumstances where such a request is not possible in advance and the Councillor concerned will have their absence from the Council meeting recorded. The circumstances where this may occur include emergency situations where a Councillor is detained from a meeting due to weather conditions, personal emergency or mishap such as motor vehicle accident and is not able to seek leave or request that their request be conveyed on their behalf.

While this issue impacts on remote locations such as King Island where weather conditions and communications can be unstable, however many parts of Tasmania also suffer these conditions.

The proposed change will ensure that Councillors are not inadvertently found to have not complied with Regulations. Such a change would contribute to the efficient and effective system of local government in Tasmania.

RECOMMENDATION

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

DECISION

Moved by Clr B Campbell, seconded by Clr D Blackwell

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

Matter	Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)(g)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Property Matter – Campania</i>	15(2)(f)
<i>Contract – Annual Road Stabilisation Program</i>	15(2)(b)(ii)
<i>Heavy Plant Replacement Quotes</i>	15(2)(b)(ii)
<i>Property Matter – Bagdad</i>	15(2)(f)

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

RECOMMENDATION

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Cllr D Blackwell

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 Applications for Leave of Absence

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 Property Matter - Campania

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 Contract – Annual Road Stabilisation Program

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT Council accept the following quote:

- Road Reconstruction / Stabilisation Program (Contract 04/2024) – Quote submitted by Stabilised Pavements of Australia (SPA) for cement stabilisation for an amount of \$483,120.00 (GST excl.);**
- In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, Council authorises the release of this decision in respect to this item to the general public and for communication to relevant parties.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

20.5 Heavy Plant Replacement Quotes

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(b)(ii) of the Local Government (Meeting Procedures) Regulations 2015.

20.6 Property Matter - Bagdad Bagdad Community Club Incorporated - Property Ownership (1661 Midland Highway, Bagdad)

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Cllr D Blackwell, seconded by Cllr B Campbell

THAT Council move out of “Closed Session”.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 1.08 p.m.

AGM Minutes

Attachment 1
AGENDA ITEM 5.2.1



COMMUNITY SHED - OATLANDS MANAGEMENT COMMITTEE

Supported by
Community & Corporate Development

Attendance **TIME** **DATE** **LOCATION**
2.09 PM 4TH NOVEMBER, COUNCIL CHAMBERS,
2024 OATLANDS

MANAGEMENT COMMITTEE	Karen Dudgeon Mary-Ann Orchard Eleanor Bjorksten Penny Duggan Gillian Bailey	SMC Councillor Hobart City Mission –Community Member Rep – Oatlands Community Member Ladies Day Supervisor Ladies Day Supervisor
COMMITTEE OFFICERS	Wendy Young Jo Rowley	Manager – Community & Corporate Development Community & Corporate Development Officer
INVITED GUEST(S)		
APOLOGIES	Eleanor Bjorksten, Clr Don Fish	

Welcome - Chairman

Agenda Items

ITEM	Previous Minutes	Attached File	
DISCUSSION	That the previous minutes of the AGM held on 9 th October, 2023 be confirmed as true and accurate record of the meeting		
DECISION	Moved by: Mary-Ann Orchard Seconded by: Penny Duggan CARRIED		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Chairperson's Report	Attached File	
DISCUSSION	Clr Don Fish to provide report		
DECISION	No report to be tabled as Clr Don Fish was not in attendance.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

AGM Minutes

COMMUNITY SHED - OATLANDS MANAGEMENT COMMITTEE

Supported by
Community & Corporate Development

ITEM	Treasurer's Report	Attached File	
DISCUSSION	Financial Statement tabled		
DECISION	<p>That the Financial Statement be received</p> <p>Moved by: Gill Bailey Seconded by: Mary-Ann Orchard</p> <p>CARRIED</p>		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Election of Office Bearers	Attached File	
DISCUSSION	<p>Clr Karen Dudgeon declared all positions vacant.</p> <p>Vice-Chairperson: Nominations for this position called</p> <p>Gillian Bailey nominated by Mary-Ann Orchard and seconded by Penny Duggan</p> <p>Secretary/Treasurer: Nominations for this position called</p> <p>Penny Duggan nominated by Mary-Ann Orchard and seconded by Gill Bailey</p> <p>(4) other members</p> <p>Nomination for these positions called</p> <p>Eleanor Bjorksten – Community Member, RAW rep-Ashley Cusick/Ally Cornish, Tasmania Police rep, Mary-Ann Orchard – Community Member</p>		
DECISION	<p>That the above members are duly appointed</p> <p>Moved by: Penny Duggan Seconded by: Gill Bailey</p>		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

AGM Minutes

Attachment 1
AGENDA ITEM 5.2.1



COMMUNITY SHED - OATLANDS MANAGEMENT COMMITTEE

Supported by
Community & Corporate Development

ITEM	Public Liability Insurance	Attached File	
DISCUSSION	It is noted that the Community Shed is covered under Council's Policy. Members are to be signed up as volunteers.		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Mental Health First Aid	Attached File	
DISCUSSION	Mary-Ann suggested she could look into free providers as funding from Reclink is no longer available.		
DECISION	It was decided Geoff can find a provider and the Shed will pay for it.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Facebook page	Attached File	
DISCUSSION	Mary-Ann advised nothing has been sent through to her. Penny will send photos of work being done. Also would like to advertise items for sale on the page.		
DECISION	Need to check who some items belong to before advertising for sale. Mary-Ann will add Jo Rowley as an admin of the page too.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Check who owns what items	PD	ASAP	

ITEM	Men's welding container	Attached File	
DISCUSSION	Nothing has been done with the container to deck it out for welding.		

AGM Minutes

Attachment 1
AGENDA ITEM 5.2.1



COMMUNITY SHED - OATLANDS MANAGEMENT COMMITTEE

Supported by
Community & Corporate Development

DECISION	Ask men about progress	
ACTION ITEMS	RESPONSIBILITY	TIME LINE
Contact men about using the container for welding	WY	ASAP

ITEM		Attached File	
DISCUSSION			
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

NEXT MEETING: Next Annual General Meeting to be held in accordance with Appendix A (1) – that is, before September 30, 2025

Close: 2.20pm

Distribution of Agenda:

Members

Next general meeting; Monday 16 December 3.00pm

MINUTES

CAMPANIA HALLS MANAGEMENT COMMITTEE - CAMPANIA

Supported by
Community & Corporate Development

Attendance **TIME** **DATE** **LOCATION**
7.00 PM 5TH NOVEMBER,
2024 CAMPANIA HALL REEVE
STREET, CAMPANIA

MANAGEMENT COMMITTEE	Robin Howlett Rhonda Grice Gus Cavarretta Luisa Cavarretta Clr Donna Blackwell Simon Young	
COMMITTEE OFFICERS	Wendy Young	
INVITED GUEST(S)		
APOLOGIES	Clr Fraser Miller, Deidre Abel, Kate Bevan, Lee Sweet	

Welcome - Chairman

Agenda Items

ITEM	Previous Minutes	Attached File	
DISCUSSION	That the previous minutes of the AGM held on 12 th September 2023 be confirmed as true and accurate record of the meeting		
DECISION	Moved by: Luisa Cavarretta Seconded by: Simon Young		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Chairperson's Report	Attached File	
DISCUSSION	Chairperson's to provide report – Copy Attached		
DECISION	That the Chairman's Report be received Moved by: Simon Young Seconded by: Rhonda Grice		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

MINUTES

CAMPANIA HALLS MANAGEMENT COMMITTEE - CAMPANIA

Supported by
Community & Corporate Development

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ITEM	Treasurer's Report	Attached File	
DISCUSSION	Financial Statement tabled		
DECISION	That the Financial Statement be received Moved by: Luisa Cavarretta Seconded by: Gus Cavarretta		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Election of Office Bearers	Attached File	
DISCUSSION	Cllr Donna Blackwell declared all positions vacant. Nominations for the Chair were called President – Robin Howlett Moved by: Rhonda Grice Seconded by: Simon Young Vice-Chairperson: Nominations for this position called Rhonda Grice Moved by: Luisa Cavarretta Seconded by: Simon Young Treasurer: Nominations for this position called Simon Young Moved by: Rhonda Grice Seconded by: Robin Howlett Secretary:		

MINUTES

CAMPANIA HALLS MANAGEMENT COMMITTEE - CAMPANIA

Supported by
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	<p>Nominations for this position called</p> <p>Luisa Cavarretta</p> <p>Moved by: Simon Young Seconded by: Rhonda Grice</p> <p>Caretaker/Bookings:</p> <p>Nominations for this position called</p> <p>Rhonda Grice</p> <p>Moved by: Simon Young Seconded by: Luisa Cavarretta</p> <p>Cleaner:</p> <p>Nominations for this position called</p> <p>Lee Sweet</p> <p>Moved by: Simon Young Seconded by: Luisa Cavarretta</p> <p>Other Members:</p> <p>Deidre Abel Gus Cavarretta Cllr Donna Blackwell</p> <p>Moved by: Rhonda Grice Seconded by: Robin Howlett</p>	
DECISION	<p>That the above members are duly appointed</p> <p>Moved by: Simon Young Seconded by: Robin Howlett</p>	
ACTION ITEMS	RESPONSIBILITY	TIME LINE

MINUTES

CAMPANIA HALLS MANAGEMENT COMMITTEE - CAMPANIA

Supported by
Community & Corporate Development

ITEM	General Business – Review of Toilets	Attached File	
DISCUSSION	Simon advised that there will be grant opportunities from the State Government coming up soon for upgrading toilets to meet disability requirements		
DECISION	Wendy and Simon to work together to apply for the grant for upgrading the toilets inside the Hall.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Simon to advise Wendy when the grant is available	Simon Young		

ITEM	Market Signs	Attached File	
DISCUSSION	Requesting a couple of freestanding signs/A-Frame to promote market – Get a quote from Dynamic Signs.		
DECISION	Wendy advised that there is a couple of A-Frames available at Council, she will drop off. Would need to get some corflute signs printed.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
To drop off A-Frame signs to Rhonda's place	Wendy		

ITEM	Maintenance Issues	Attached File	
DISCUSSION	Rhonda raised a couple of maintenance issues:- The door into the Hall is sticking at the bottom as is hard to open The external door lock has become loose		
DECISION	Wendy to get these items repaired. It was noted if there is an issue raise it with Wendy at the time so we can get things fixed straight away		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Co-ordinate repairs	Wendy		

ITEM	Coal River Valley News	Attached File	
DISCUSSION	Jean Howlett's name is still being printed as the contact for the Hall. This has been raised previously		
DECISION	Luisa to write to Coal River Valley News to change the contact again		

MINUTES

CAMPANIA HALLS MANAGEMENT COMMITTEE - CAMPANIA

Supported by
Community & Corporate Development

ACTION ITEMS	RESPONSIBILITY	TIME LINE
Write to Coal River Valley News to change contact	Luisa Caverretta	

ITEM	Spraying of the Halls	Attached File	
DISCUSSION	This was not undertaken last year. Robin to arrange for this to be done		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Spraying of the Halls	Robin		

ITEM	Request By Bendigo Bank	Attached File	
DISCUSSION	Bendigo Bank has requested to put a sign on the fence or hall. Awaiting on the design so that Simon can apply for a planning application. Bendigo Bank has offered a contribution of \$400/\$500 per year for 5 year as well as access to additional grant funding		
DECISION	Once a design has been sent to Simon, he will apply for a planning application		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Apply for a planning application	Simon		

ITEM	Volunteers Required	Attached File	
DISCUSSION	Volunteers are required to help pack down after the market. Question was raised if volunteers were covered for public liability. Public Liability is covered under Council's umbrella.		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Post of Facebook	Luisa		
Check coverage of stallholders	Wendy		

MINUTES

CAMPANIA HALLS MANAGEMENT COMMITTEE - CAMPANIA

Supported by
Community & Corporate Development

ITEM	Market	Attached File	
DISCUSSION	It was noted that during the winter months (June, July, and August) the market may not be held.		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
Co-ordination of Markets	Luisa		

NEXT MEETING: Next Annual General Meeting to be held on

Close: 7.49

Distribution of Agenda:

Members

Woodsdale Community Memorial Hall

Est. 1905

General Committee Meeting

Sunday 10th November 2024

Woodsdale Hall

1. Welcome/Opening:

The President welcomes members and declares the meeting open at 15:05pm

2. Attendance:

Mrs Ann Scott, Mr Leon Scott, Ms Alyson Scott, Ms Andrea Jones, Mrs Kaye Rowlands, Mrs Ann Wiggins, and Ms Tamika Nailer.

3. Apologies: Mrs Marion Wiggins, Councillor Karen Dudgeon.

Moved: Mrs Kaye Rowlands

Seconded: Mr Leon Scott

Motion Carried

4. Confirmation of Minutes for the last meeting – 13rd October 2024

Moved: Mrs Ann Scott

Seconded: Mrs Kaye Rowland

Motion Carried

5. Business Arising from Previous Minutes – 13th October 2024

5.1 AGM/ General Meeting Amendments

- Kate Bourne emailed to state that she was not listed as an attendee for the meeting on the 23rd of September 2024. This is now amended.

5.2 Hydro name change

Andrea to call and discuss with Auroa.

5.3 Electrical Issues

Andrea contacted electrician from Langdale Electrical and they returned on Wednesday 6th of November to retest the building. The power point is fine. The issue is the hot cylinder on the wall and the bottom hot water cylinder is on the same circuit, and this is why it is tripping the switch board.

They can change the this by adding a new circuit or we can just turn one on. Everyone is in agreeance that we just tag out the wall hot water cylinder ern. There is only one 15-amp power point in the super room. Supper room requires more power points on back wall.

The bain-marie is broken and cannot be fixed. Andrea is going to see if we can claim a scrap metal for the bain-marie, otherwise take to the tip. The hall will keep the trays out of it.

Electrical works has been quoted by Langdale Electrical to add a 15-amp and a 4-point power point on the back wall in the supper room. This includes the replacement of existing circuit breakers. Total price for this is \$3321 plus GST to get the new power points. Please see attached quote to be approved by Southern Midlands Council. Everyone present for meeting is happy for this to happen.

5.4 Raffle prizes

- The prizes are not in order of worth and at this stage they are not.
- Prizes are currently not in order. We will keep this in mind for next time. Kaye Rowlands is donating a mystery prize. IGA Oatlands is assisting with the cost of the ham, Kaye will collect.
- Kate Bourne is also donating an additional prize.

5.5 Bingo/Liquor License

- Email to be sent to Jemma Thomas from Southern Midlands Council asking for a digital copy of the constitution for our Bingo Licence.
- Waiting on a reply email from Tim Kirkwood from Southern Midlands Council for a signed official letter head stating that the Woodsdale hall committee has use of the hall facilities for our liquor license.

5.6 Xmas Party

- Santa is no longer available, but another one is getting back to Mrs Ann Scott on Wednesday 13th of November 2024.
- Ask Sally's husband as additional option?
- Ann Scott to purchase 30 fruit boxes and 30 lolly bags. These will be a donation.
- Food – BBQ, Coles snags and hamburgers. IGA Oatlands hamburgers \$9kg snags, \$1.80 for the Angle Bay burgers (50). Andrea Jones to contact her work contact at PFD to get a price also.
- All committee members to do a salad please. Just whatever you make.
- All committee members to do a sweet. Slices would be the easiest.
- Face painter \$350 – asking if City Mission can donate towards this.
- Food served at 6.30pm, Santa arrives at 7.30pm.
- Alyson Scott's speaker and phone for music.
- Andrea Jones to contact the Woodsdale Football Club to get back to us about doing a bar.

Moved: Ms Tamika Nailer

Seconded: Mr Leon Scott

- Councillor Karen Dudgeon emailed to say she was going to be absent for meeting and could we discuss meeting time to return to a Monday night.
- Auroa sent their bill in
- Electrician emailed quote for electrical works.
- Marion sent a message to state she would be an apology for meeting and that she had booked the face painter.

Out

- Andrea sent previous meeting minutes to committee members and Southern Midlands Council on the 14th of October 2024.
- Andrea emailed Toni Cowle regarding the Woodsdale Football Club and its sale of the ground and what is happening with it.
- Andrea emailed Tim Kirkwood regarding the information needed for the bingo license.

Moved: Mrs Ann Wiggins

seconded: Ms Tamika Nailer

Motion Carried

9. General Business:

9.1 Changing of Committee meeting time

- Councillor Karen Dudgeon would like to see it go back to Monday evenings.
- Sunday hasn't been successful so far with attendees.
- Alyson would like to keep it on a Sunday due to work commitments and family commitments.
- Andrea Jones would like to keep it on a Sunday due to work commitments.
- Marion Wiggins is happy to have meeting when it suits everyone else.
- Lean Scott is happy for it to stay on a Sunday.
- Ann Scott is happy for it to be on a Sunday.
- Ann Wiggins has agreed Sunday meetings has not been as successful but is happy to see what happens for now.
- Kaye Rowlands is ok for it to be monitored and see how it goes for now also.
- As Karen Dudgeon is a very important member of the committee is there any chance for now that she emails correspondence to Andrea Jones to be discussed at meetings she cannot attend?

Moved: Mrs Ann Scott

seconded: Ms Tamkia Nailer

Motion Carried

9.2 Bingo nights/ days.

- If everything goes well and we receive our bingo license, the first night of Bingo will be November 23rd, 2024.
- \$20 for the book.
- If we have a liquor license, we will have bar.

Attachment 3
AGENDA ITEM 5.2.1

- Doors open 6pm for a 6.30pm game start.
- Hall committee members to do a plate for supper.
- Buy dotters to sell for \$2.50.
- - Kaye Rowlands – Egg and Bacon pies
- - Ann Scott – Egg sandwiches
- - Tamika Nailer – Slice
- - Ann Wiggins – Biscuits
- - Alyson Scott – Jelly Slice
- - Andrea Jones
- – Scones
-

Moved: Ms Tamika Nailer

seconded: Mrs Ann Wiggins

Motion Carried

10. Bookings:

- Nutrimerics demonstration – 30th November 9.30 am.

Meeting Closed at 4.48 p.m.

NEXT MEETING – Sunday 1st December 2024 at 3pm

Tamika Nailer Email address tnailer87@hotmail.com

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE

SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON MON 18TH NOVEMBER 2024

AT CHAUNCY VALE RESERVE

Present:

Donna Blackwell	Chair (Councillor)
Heather Chauncy	Chauncy Family
Ben Masterman	Chauncy Family
Tony Bantick	Community
Jamie Ward	Community
Victoria Needham	Community
Vicky Bird	Bagdad Field & Game (BF&G)
Elise Jeffery	TLC
Wendy Young	SMC
Jo Rowley	SMC

Absent:

Brian Campbell	PWS
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Apologies:

Graham Green	Community
Erin and Brody	Caretakers
Bob Campbell	Proxy Chair (Councillor)

Meeting opened 10.40am

1. Minutes

The minutes of the previous meeting held in August were accepted as a correct record:
Moved – Tony, seconded – Jamie, carried

2. Matters arising from the minutes

New toilets, have received letter confirming \$80,000 commitment from the Tasmanian Government & \$20,000 from Council- the grant deed be will be received in due course. Graham will do up a project plan & site plan, the toilets will be based on a design from

Parks and Wildlife. Wendy Young will check the grant application to see whether Council employees will build or if it is to go to tender.

Andrew Evans has started on two new sculptures.

Electronic donations, discussed the option of a square, donation link etc. Elise to share what Bruny Island use. Still to keep cash boxes but need to provide an electronic alternative.

Heather would like a flyer for promotion to go to all schools emphasizing the outdoor education aspect. Need to update flyer to include walking tracks. Wendy Young to organise.

Moved- Heather, seconded- Ben

3. Correspondence

- *Judith Ridge* – requested her contact information be passed on in relation to her thesis she is writing on Nan Chauncy's book Tangara.

4. Financial report

The account balance as at 8/11/24 was \$48,584.07. This amount reflects a new way of presenting the Chauncy Vale budget whereby wages for reserve management are included in the operating budget.

Financial report Moved – Jamie, seconded – Vicky carried

5. Reserve Management update

Mary Smyth from SMC will look after weed management and Wendy will ask her to prepare reports for meetings. Concerns were raised about trail maintenance and the road in. Brody (caretaker) will remove trees if necessary as will the works crew. Elise requested the reserve be added to Council's register so it is checked regularly. Will need to determine who will walk trails to check for damage on a quarterly basis.

Furniture from Caretakers Residence

- Furniture from the caretaker's house is currently being stored in the shed and Erin is worried vermin and water may be damaging them. Shed is not in good condition. Wendy to check what is being stored and the condition of it. Discussed purchasing a container to store the furniture as well as other items (tools etc) and where to place it- at cottage or in Council Depot. Vicky Bird has a container

for sale 20ft \$4,000. Another option is to build a new shed. Wendy to investigate options available.

Moved- Tony, Second- Jamie carried

Request by Caretakers

- Erin and Brody would like to lay pine bark down above the cottage to make a play area for their daughter. No objections to this.

Moved- Jamie, Second- Vicky carried

6. Tasmanian Land Conservancy Flat Rock Reserve update

Nothing to update. Will check for quoll pictures on cameras. Wendy to check with Graham if camera is still up as it had been vandalised.

7. Other business

Campers

Tony Bantick asked if the caretakers check on campers to see if they have paid? Could be a safety issue, discussed ways of monitoring- writing down registrations, envelope to put camping money in, note on windscreen. Wendy to check with caretakers.

Wikicamp

Wikicamp information on Chauncy Vale is incorrect , need to contact to update. Is a paid App

Damage to wattle trees

It has been observed that there are individuals who are cutting wattles to obtain the wattle grubs out of them. It was noted that the people are driving a - grey Falcon with mag tyres. It appears they are getting 2-3 wattles on each occasion. At this point in time, a registration plate number has not been obtained so please keep eye out. If information can be reported to Council so they can liaise with Tasmania Police.

Fire Pump

Fire pump needs to be checked before fire season. Refuel and possibly a way to extract exhaust from the shed. Tony, Wendy and Jo to checked after the meeting to determine required works. Works are then to be communicated to Paul Lang.

Mowing of Grass

Heather suggested keeping an eye on the grass so it doesn't get too long, with a mow after Christmas. Monitor this and get the Council crew to mow when required.

Anniversary of Proclamation of Chauncy Vale

In 2026 is the 80th Anniversary since the Sanctuary was proclaimed this year, Heather advised she has spoken with 40 Degree South magazine and they may possibly do an article. , To celebrate have guided walks and bush skills activities. It was suggested there be BYO picnic/ BBQ events with the possibility of a coffee van.

Activity Days

Heather advised that she would like to have regular activity days perhaps during spring, autumn and winter, around school holiday times to encourage parents and children to visit Chauncy Vale. The frequency of the activity days to be determined but at least annually.

Heather also mentioned there seemed to be a decline in Probus groups that come to Chauncy Vale as a result of COVID, they have just not come back. She would like the flyer to be sent to the various groups as well as school holiday providers such as Uniting, Discovery and Lady Gowrie with a follow after. SMC to organise.

8. Next meeting Monday 17 February 2025 10:30am

9. Meeting close 11.50am

Southern Tasmania Land Use Strategy STRLUS (DRAFT)

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Acknowledgement of Country

An unbroken and spiritual relationship between Country and Palawa breathes through the landscapes, waterways, seas and skies of Lutruwita/Tasmania.

Woven together from deep time, a shared knowledge grew a nourishing landscape where all life was respected and valued.

Invasion tore at this relationship and threatened to rip it apart forever.

But just as the strength of the string woven from the grasses of the country, the connection cannot and will not be broken.

We recognise the Palawa as rightsholders of Lutruwita and acknowledge the work we must do to understand and respect their cultural knowledge.

We pay our respects to all Elders, past and present, and celebrate the achievements of the Palawa Community and support their future aspirations.

We will listen deeply to the Elders and cultural knowledge holders and respect their cultural direction in planning for future growth and its impact on this Country.

We honour the knowledge, culture, art and stories of Palawa, and recognise their rights as the owners of these for all time and never-ending.

We commit to our role as learners and understand that trust is earned through actions, not words.

Palawa History



IMAGE: Pre-invasion nations, with dotted lines demonstrating previous landbridge connections.

Tasmanian Aborigines lived within a complex social system that allowed them to thrive for over two thousand generations. Living within nine nations across Lutruwita/Tasmania, comprising clans and family groups, Tasmanian Aborigines were the custodians and lawkeepers of their respective Country.

They respected cultural protocols and ceremonies and negotiated with each other for cultural items and resources. A critical element of the all-life reciprocal ecosystem in Lutruwita, Aborigines lived in partnership with all living things, including the land, waters, seas and skies.

Just over 11,000 years ago, sea levels rose, covering the land bridge to mainland Australia and isolating Tasmanian Aborigines. A deep and prosperous relationship between people and Country developed, unique to the landscapes and climate of Lutruwita.

Tasmanian Aborigines connected with other nations as they travelled across their country to care for and manage its resources. These gatherings started with ceremonies to remind each other of their cultural responsibilities, which are governed by the needs of Country and its seasons. The country informed its people when the appropriate times were to harvest food, and hunt and when to heal through cultural fire.

This governance system continues today, although with the added challenges of increasing and modernisation of development, impacts of climate change and the pollution and waste generated by humans today.

Aboriginal rangers have demonstrated the value of cultural caring for Country practices by successfully restoring returned lands such as Preminghana and Truwana. Healing Country takes time; years of watching, learning, and culturally appropriate management are the right ingredients for rehabilitation.

Palawa today

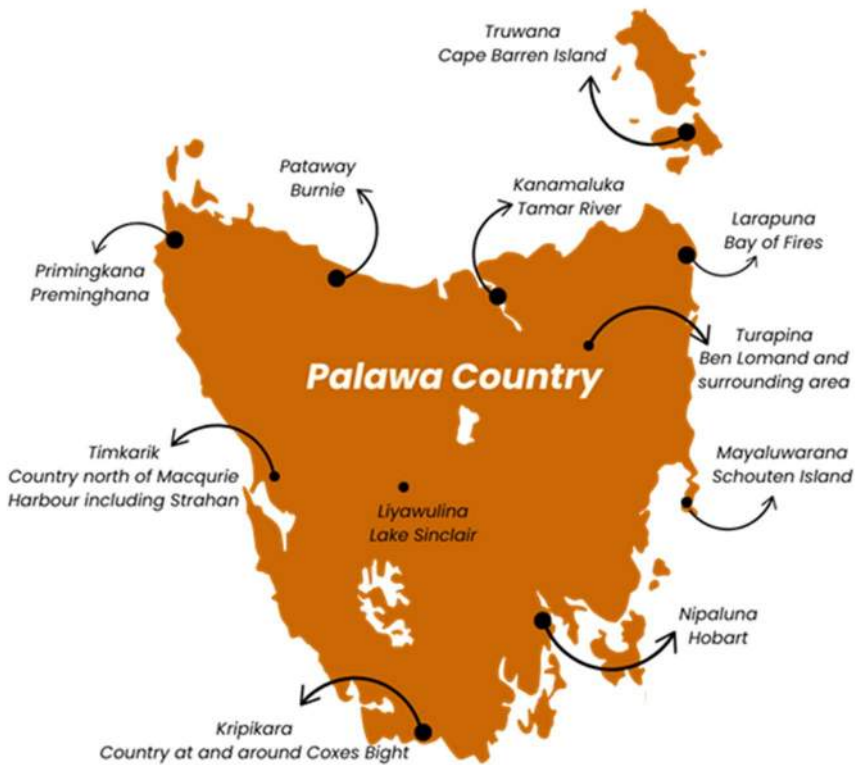


Image: Palawa Country, Lutruwita/Tasmania sharing some palawa kani place names (sourced from the Tasmanian Aboriginal Centre, palawa kani Language Program).

The only survivors of the invasion of Lutruwita/Tasmania were the people of the Northeast Nation. They were removed from their Country and dispossessed of their rights and status as lawkeepers and were forbidden to practice culture or speak in language.

As no other nations survived, today's Palawa Community carry the responsibility for all lands, waters, seas and skies of Lutruwita. This responsibility is carried with deep respect for all Tasmanian Aboriginal ancestors.

The depth of cultural knowledge and the ongoing connection to Country has strengthened Palawa to reclaim identity, culture and language, and aspire to have significant landscapes returned and be involved in the decisions that impact all of Country.

Protecting and preserving Aboriginal heritage is crucial for the Palawa people and their ongoing connection to ancestral knowledge. Sacred living sites reveal the stories and practices of pre-invasion, allowing younger generations to connect with their culture. These areas offer insights into the physical, spiritual, and cultural lives of Palawa ancestors.

Palawa relationships

Strong partnerships and collaboration are critical to creating a Tasmania that is valued, respected, and loved by all who live and visit here.

We must listen to what Palawa are asking of us, and collaborate within the government to understand how we can deliver. We must understand more how we can protect and preserve culturally significant landscapes and sacred Aboriginal heritage, support culturally appropriate healthy Country practices and also plan for our future growth.

Minsters Declaration

PLACEHOLDER

Implementation Statement

PLACEHOLDER – SPO please advise as per previous comments

Minister’s Foreword

PLACEHOLDER

Region’s Foreword

PLACEHOLDER

How to use the STRLUS

The STRLUS is intended to be used primarily to inform local land use planning decisions, with specific focus on issues, opportunities and challenges for the Region. It includes the following chapters and sections, and a separate Implementation Plan.

Table 1 How to use the STRLUS

Chapter	What	Read this to...
<u>1 Introduction</u>	<ul style="list-style-type: none"> States the purpose of Regional Land Use Strategies Describes the Tasmanian Planning System Defines the Southern Tasmania Region 	<ul style="list-style-type: none"> Understand the purpose and functions of Regional Land Use Strategies within the Tasmanian planning system Confirm the parts of Tasmania that make up the Southern Tasmania Region and that the STRLUS applies to
<u>2 The Vision and Outcomes for the Southern Tasmania Region</u>	<ul style="list-style-type: none"> States the Vision for Southern Tasmania Outlines the 7 Region Shapers and Outcomes that support the Vision and provide direction for the Regional Strategies Provides an overview of the current state of the Region and potential future growth and change 	<ul style="list-style-type: none"> Learn more about the Region, including the land use planning issues, opportunities and challenges addressed by the STRLUS Understand the intended outcomes for land use across Southern Tasmania for the next 25 years Understand the intent of the Regional Strategies in Chapter 3 Understand the basis for the actions and performance measures in the Implementation Plan
<u>3 Regional Strategies</u>	<ul style="list-style-type: none"> Details the Regional Strategies relating to the Tasmanian Planning Policies 	<ul style="list-style-type: none"> Understand how the STRLUS implements the Tasmanian Planning Policies for the Southern Tasmania Region Determine regional planning considerations that apply to local planning so that growth and change at the local level is consistent with the Vision and Outcomes for the Region
<u>4 Monitoring and Reviewing the STRLUS</u>	<ul style="list-style-type: none"> Explains governance arrangements and responsibilities for the Regional Strategies and other related actions of government, councils and the community Outlines the process, requirements and timeframes for reviewing, amending and updating the STRLUS and the Implementation Plan 	<ul style="list-style-type: none"> Understand how the Vision, Outcomes and Regional Strategies of the STRLUS will be delivered over the short to medium term Find out what role each organisation plays in implementing the STRLUS and contributing to achieving the Vision and Outcomes for Southern Tasmania Understand the process to review and update the STRLUS so that it remains relevant and appropriate to guide growth and change over the short, medium and long term.

Glossary

Term	Definition
Metropolitan Urban Boundary	
Mutlти-criteria analysis	
Acronyms	

1. Introduction

1.1. The Southern Tasmania Region

The Southern Tasmania Region is defined by the boundaries of the twelve council areas, shown on **Figure 1**. The councils that make up the Region are Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. The Region covers 23,377 square kilometres, which is more than a third of the area of Tasmania. Southern Tasmania is a *Regional Planning Unit* for the purposes of the LUPAA.



Figure 1 The Southern Tasmania Region

1.2. The Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three Regional Land Use Strategies in Tasmania. The STRLUS was first declared in 2011. This updated version of the STRLUS has been prepared through 2024-2025 and replaces the previous version of the STRLUS. It has been prepared through a collaborative process led by the Southern Tasmania Councils Authority with the 12 councils of the Southern Tasmanian Region and the Tasmanian Government.

The STRLUS allows for land use issues that cross multiple local government areas to be addressed in a coordinated way. The STRLUS sets out a Vision and Objectives for land use in the Southern Tasmania Region over the next 25 years. It includes Regional Strategies that apply the Tasmanian Planning Policies and aim to achieve the Vision and Objectives. An Implementation Plan has also been prepared with actions to achieve the Regional Strategies over the next ten years. Implementation of the STRLUS is a collective responsibility for State government, local councils, infrastructure and utilities authorities.

1.3. Purpose of the Regional Land Use Strategy

Regional Land Use Strategies (RLUS) are an important part of the Tasmanian Planning System. The RLUS set strategic land use and planning directions over the short, medium and longer-term (up to 25 years ahead) and set the direction for how land use change, growth and development in Tasmania's Regions will be managed. RLUS are critical in achieving a regional vision by influencing and guiding matters such as:

- Providing for the sustainable growth of our cities, towns, and villages so that we can enjoy a good quality of life.
- Protecting our natural environment so that we, and future generations, can continue to benefit from it.
- Planning for increased environmental hazard events and natural disasters arising from climate change, so our communities are more resilient to those events.
- Fostering sustainable economic development that allows our communities to prosper.
- Delivering the physical infrastructure and services we need cost-effectively and efficiently so our built environments remain healthy and liveable.
- Protecting our heritage so we can better appreciate the lessons of the past and create a stronger identity for our future.
- Empowering our communities so that they can develop sustainably in line with their goals and needs.

1.4. Relationship to the Tasmanian Planning System

Planning is about current land use decision-making and looking ahead in order to manage growth and change. The Tasmanian planning system is a framework for managing land use and development decisions ranging from individual development proposals through to broader strategic directions for the long-term use and development of land. The planning system works both to enable growth and change, and to protect the things that make Tasmania special; its liveable communities, unique natural environments and diverse economic opportunities. Through policies, strategies, and regulation, the Tasmanian planning system includes roles for all tiers of government, regulatory bodies and the community.¹

The LUPAA sets the framework for Tasmania's planning system. It forms part of the Tasmanian Resource Management and Planning System (RMPS, see **Error! Reference source not found.**), which comprises key legislation, policy, and regulations to manage the sustainable use of natural and physical resources and land across Tasmania. The objectives of the RMPS apply to all relevant legislation and policy.

The State Policies and the TPPs are policy tools that provide state-wide direction on specific resource management and planning matters. While the State Policies are also implemented outside the Tasmanian Planning System, they have a key role in so far as the TPPs, RLUS, and Tasmanian Planning Scheme (TPS) must be consistent with and implement them.

The TPPs are the highest level of land use planning policy. They inform the content and scope of the RLUSs and TPS, providing direction on:

- Growth management
- Environmental values
- Environmental hazards
- Sustainable economic growth
- Physical infrastructure
- Cultural heritage
- Planning processes

The RLUSs play a critical role in spatially applying the TPPs through mapping matters such as where growth for houses, business or industry may occur into the future or areas of natural value or agricultural land that need to be protected going forward. The Tasmanian Minister for Planning can declare Regional Land Use Strategies under the *Land Use Planning and Approvals Act 1993* (LUPAA). The LUPAA also sets out how RLUS should be prepared and amended. The Minister is required to consult with the Tasmanian Planning Commission, planning authorities and relevant State service agencies and authorities before declaring or amending a RLUS. The LUPAA also requires Local Provisions Schedules under the TPS to be consistent with the relevant RLUS.

The TPS is a regulatory tool. It contains planning controls that regulate how land may be used and where development can occur in each Council area. These controls, applied through zones and overlays in Local Provisions Schedules, must be consistent with the RLUS for the Region.

¹ Planning in Tasmania, State Planning Office, Tasmania Government <<https://www.stateplanning.tas.gov.au/>>.

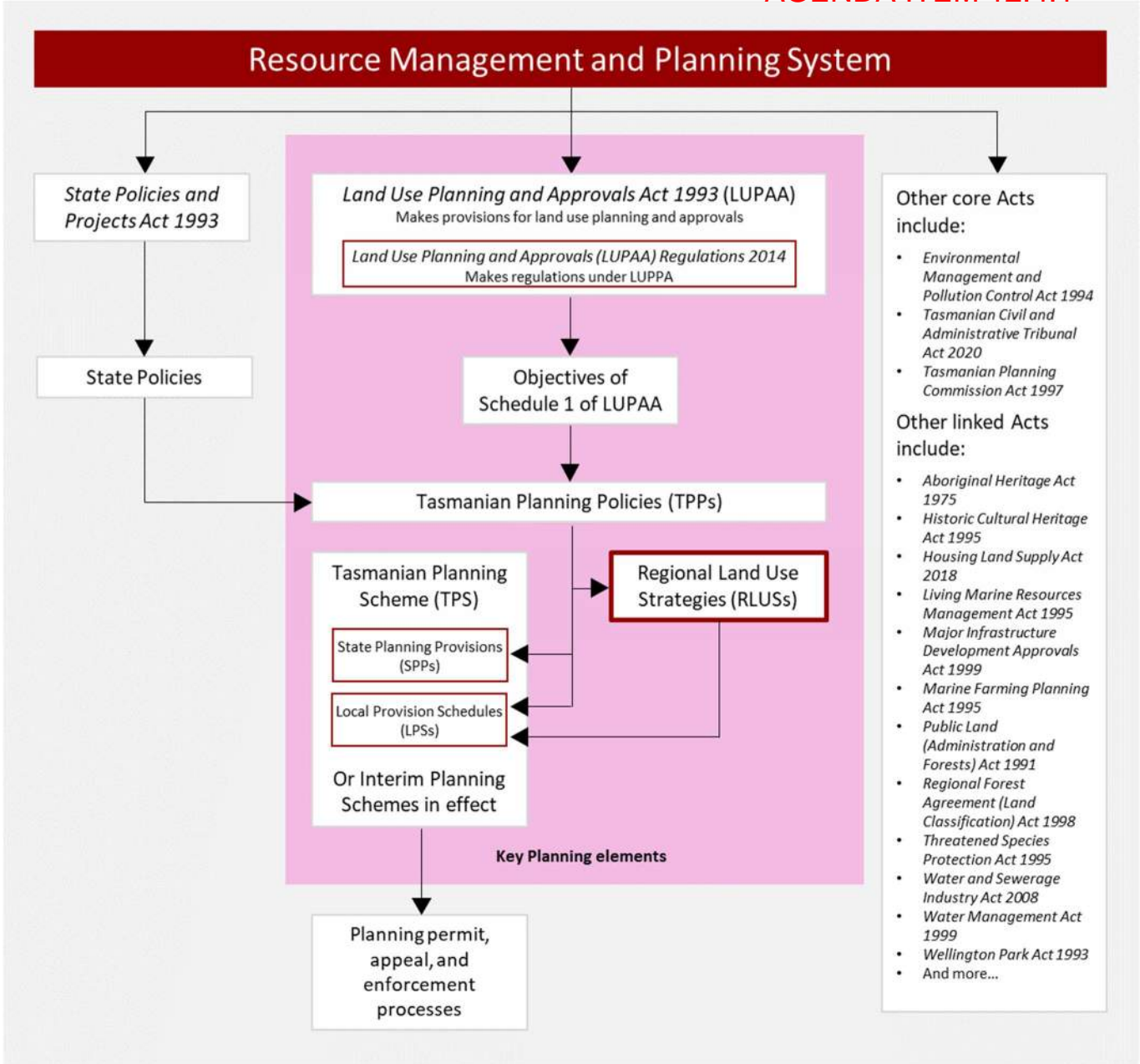


Figure 2 The Resource Management and Planning System

2.The Vision and Outcomes for Southern Tasmania

2.1. A Vision for Southern Tasmania

The Vision for the next 25 years for land use, growth and change in Southern Tasmania is:

Land use growth and change across Southern Tasmania will be grounded in respect for our cultural heritage and history with a deep connection to Country. The Region is committed to sustainably preserving its unique natural environment and ensuring communities are resilient to natural hazards and climate change.

Inclusive, equitable, and diverse communities will thrive, supported by robust social services and infrastructure. Efficient transport networks connect key employment and economic hubs to facilitate the movement of people and goods.

A strong economy leverages the competitive advantages of the Region and provides stable and diverse employment opportunities. The Region's reputation within Tasmania, across Australia and internationally as a unique destination for visitors, and a producer of unique goods, services and experiences is underpinned by its natural environment and respect for culture and community. Cultural respect, environmental stewardship, community resilience, inclusivity, support, connectivity, and economic vitality come together to create a sustainable and prosperous future.

The Vision is spatially represented in **Figure 4** and **Figure 5**.

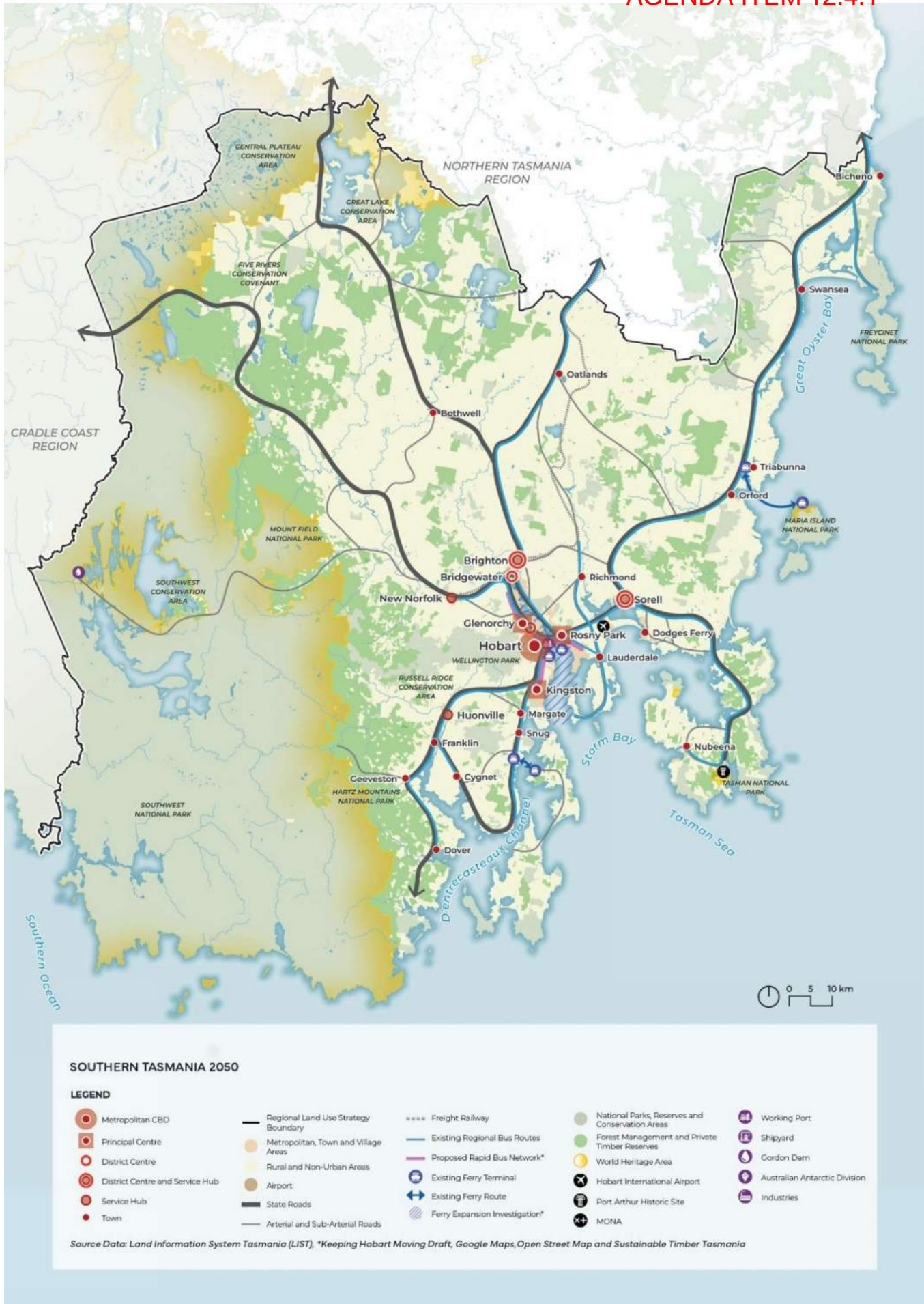


Figure 3 Southern Tasmania in 2050








Figure 4 Metropolitan Hobart in 2050

2.2. Region Shapers and Land Use Planning Outcomes

The STRLUS and the Implementation Plan include Regional Strategies and Actions that aim to deliver on the Region Shapers and Outcomes for the Southern Tasmania Region. The Vision, Region Shapers and Outcomes together provide a focus for implementation of the Tasmanian Planning Policies through the Southern Tasmania Regional Land Use Strategy.

Table 2 Region Shapers and Land Use Planning Outcomes

Region Shaper	Outcomes
 <p>1. CULTURALLY GROUNDED Planning for the Region is grounded in an understanding of, respect for, and connections to culture, history and Country</p>	<p>1.1 The significance of landscape in the identity and character of Southern Tasmania, its influence on growth and economic activity, and value to Southern Tasmania's people are reflected in regional planning.</p> <p>1.2 Pre- and post-colonisation history and cultural values of both Aboriginal and non-Aboriginal people are acknowledged.</p>
 <p>2. RESPECTFUL TO NATURE Land use and economic activity respect, protect and respond sustainably to the Region's unique natural environment</p>	<p>2.1 Development is well located and responsive to topography, natural systems and hazards.</p> <p>2.2 Housing for a growing and changing population is compatible with the landscape and natural assets of the Region.</p> <p>2.3 Growth and diversification of the Region's economy, including creating more jobs, emergence of different industries, technologies and products, supports the long term health of the natural environment while capitalising on the opportunities it creates.</p> <p>2.4 Patterns of land use growth and change consider climate change impacts on the environment and implement sustainability outcomes that reduce the impacts of land use.</p>

Region Shaper	Outcomes
 <p>3. RESILIENT Communities across Southern Tasmania are safe and resilient to natural hazards and climate change</p>	<p>3.1 Growth in cities, towns and villages considers and mitigates risks from natural hazards and climate change including bushfire, flooding and landslip.</p> <p>3.2 Growth in cities, towns and villages considers impacts of natural hazards on infrastructure, access to services and facilities, and the movement of goods and people around the Region.</p>
 <p>4. INCLUSIVE & EQUITABLE Communities in the Region are sustainable, connected and diverse</p>	<p>4.1 Housing is accessible, affordable and suitable for diverse and changing needs.</p> <p>4.2 There is capacity for housing in the cities, towns and villages across the Region to meet demand,</p> <p>4.3 Housing is suitable and affordable for key workers particularly in health care, education, emergency services, and in some parts of the Region tourism, hospitality, and agriculture.</p> <p>4.4 New housing is located to prioritise access to employment and services and to take advantage of active transport, green links, and public transport.</p> <p>4.5 Active and public transport are prioritised in locations where new housing is planned.</p> <p>4.6 Land use planning incorporates measures to promote community health and healthy living.</p>
 <p>5. SUPPORTED Social services and infrastructure are planned and delivered to support a growing and changing community</p>	<p>5.1 Planning for new or expanded social infrastructure and services is aligned with where population growth is strategically planned across the Region.</p> <p>5.2 Social services and infrastructure meet the changing needs of the community in particular different age profiles in different parts of the Region.</p> <p>5.3 Decisions on where new housing is located consider the costs of and ability to deliver infrastructure and services that residents need.</p>

Region Shaper	Outcomes
 <p>6. ACCESSIBLE AND CONNECTED</p> <p>Employment and economic clusters are accessible and transport networks support how, where and why people and goods move within, to and from the Region</p>	<p>6.1 Transport networks are integrated with where people live and work, and with the services and facilities that support their daily lives.</p> <p>6.2 Centres, towns and villages across the Region provide equitable and viable access to employment, shopping, entertainment, and social services.</p> <p>6.3 Freight movement networks provide access to key industry clusters, ports and distribution hubs.</p>
 <p>7. ECONOMICALLY STRONG</p> <p>The Region's economy leverages its unique strengths and provides a stable base for employment growth and diversification</p>	<p>7.1 Hobart's role as Tasmania's capital city, largest and most diverse economic and employment hub is reinforced.</p> <p>7.2 Growth and diversification of the Region's economy through tourism, agriculture and aquaculture uses natural assets sustainably.</p> <p>7.3 The Region's economy capitalises on education, research, innovation and collaboration in fields that are unique to or particular strengths of the Region.</p> <p>7.4 New ways of production and combinations of activities that add value are embraced.</p>

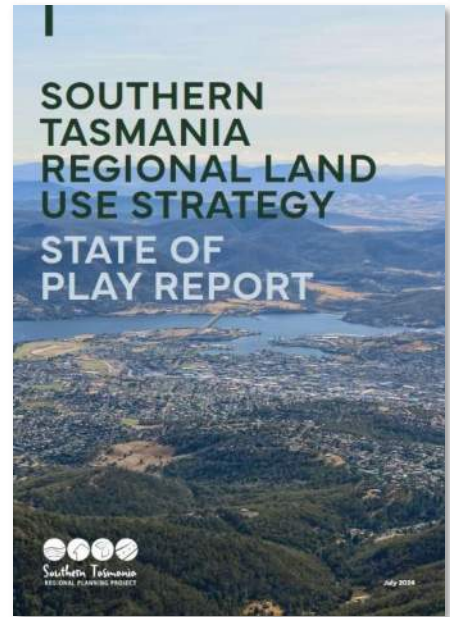
2.3. The Southern Tasmania Region

2.3.1. State of Play Report

As part of the research process to support the STRLUS, a State of Play Report was prepared to provide an evidence base for the final Regional Strategies. The State of Play summarises available data and information on a range of topics to understand the key issues and influences in the Region and the causes of growth and change. It addresses what has been learnt from past experience in the Region, what is currently happening, and (for some issues) projections of what may occur over the next 25-30 years.

Southern Tasmania is unique, complex, and diverse. Through a process of desktop analysis and stakeholder engagement, the State of Play Report documents the things that make parts of the Region unique, that the community values, and that are important to address for the benefit of people, the economy, and the climate and landscape that shapes the Region.

Three key themes emerged in the State of Play Report. The three themes have informed the STRLUS by identifying key land use planning issues for the Region.



Themes in the State of Play	Topics
Culture, Climate, Landscape and Environmental Values	<ul style="list-style-type: none"> Cultural Heritage and Values Natural Environment, Landscape Character and Climate Natural Hazards and Environmental Risks
Economic Activity and Infrastructure	<ul style="list-style-type: none"> Economic Activity and Productivity Movement and Connectivity Utilities
People, Communities and Growth	<ul style="list-style-type: none"> Population Growth and Change Housing, Placemaking and Growth Management Social Infrastructure

3.Regional Strategies

Table 3 Regional Strategies Summary

STRLUS Statement of Intent	Region Shaper Focus	Outcomes	Regional Strategies
<p>1. Growth Management Urban areas, towns and villages in Southern Tasmania have capacity to grow sustainably and efficiently</p>	<p>3. Resilient 4. Inclusive & Equitable 5. Supported 6. Accessible & Connected 7. Economically Strong</p>	1.2, 1.3	<p>1.1 Growth 1.2 Liveability 1.3 Social infrastructure 1.4 Settlement types 1.5 Housing 1.6 Design</p>
<p>2. Environmental Values Environmental values and character will be protected and enhanced with careful consideration for Southern Tasmania’s biodiversity, waterways, geodiversity, scenic character and coasts.</p>	<p>1. Culturally Grounded 2. Respectful To Nature 3. Resilient</p>		<p>2.1 Biodiversity 2.2 Waterways, Wetlands & Estuaries 2.3 Geodiversity 2.4 Landscape Values 2.5 Coasts</p>
<p>3. Environmental Hazards Land use planning in Southern Tasmania protects the community from the potential risks of bushfire, flooding, extreme weather events and changes to natural systems as a result of climate change and human activity.</p>	<p>3. Resilient 4. Inclusive & Equitable</p>		<p>3.1 Bushfire 3.2 Landslip 3.3 Flooding 3.4 Coastal Hazards 3.5 Contaminated Air</p>
<p>4. Sustainable Economic Growth Regional land use planning facilitates investment and supports a diverse, sustainable, and resilient economy underpinned by Southern Tasmania’s unique environment, a qualified and skilled workforce and infrastructure capacity.</p>	<p>4. Inclusive & Equitable 5. Supported 6. Accessible & Connected 7. Economically Strong</p>		<p>4.1 Agriculture 4.2 Timber Production 4.3 Extractive Industry 4.4 Tourism 4.5 Renewable Energy 4.6 Industry 4.7 Business and Commercial 4.8 Innovation and Research</p>
<p>5. Physical Infrastructure Southern Tasmania invests in and prioritises infrastructure in its existing settlements, while new infrastructure is delivered in a logical, sequential and equitable ways that supports communities to prosper economically and socially.</p>	<p>3. Resilient 4. Inclusive & equitable 5. Supported 6. Accessible & Connected 7. Economically Strong</p>		<p>5.1 Provision of Services 5.2 Energy and Infrastructure 5.3 Roads 5.4 Passenger Transport Modes 5.5 Ports and Strategic Transport Networks</p>
<p>6. Cultural Heritage Cultural heritage underpins the character of Southern Tasmania and connections between its people and the natural environment, particularly</p>	<p>1. Culturally Grounded 2. Respectful to Nature 3. Resilient 4. Inclusive & Equitable</p>		<p>6.1 Aboriginal Cultural Heritage 6.2 Historic Cultural Heritage</p>

STRLUS Statement of Intent

Region Shaper Focus

Outcomes Regional Strategies

for palawa. Recognising, protecting, celebrating and sharing cultural heritage values is central to maintaining the Region's environment, for thriving communities and the regional economy

3.1. Growth Management

Land use growth and change across Southern Tasmania contributes to a sustainable, equitable, diverse and productive Region

3.1.1. Overview

The Southern Tasmania Region is home to diverse communities ranging from the capital city of Hobart and the surrounding metropolitan area to regional centres such as Nubeena, Bicheno and New Norfolk with many smaller rural and coastal settlements. Supporting the sustainability of cities, towns and villages is critical to a prosperous and vibrant Region.

Population growth and the growth and diversification of Southern Tasmania's economy are inter-related. They are also highly variable with periods of higher population growth linked to strong economic performance. Population growth across the Region is largely influenced by migration from other Australian States and Territories, and overseas. Historically there has been strong growth in parts of the Region that have capacity for new homes. Some locations have experienced growth through migration to coastal or rural areas, or into metropolitan Hobart. In parts of the Region approximately 50% of housing is used as holiday and short stay accommodation, placing pressure on local housing markets. Metropolitan Hobart's strong influence on the Region is also changing, as urban areas expand and people commute from surrounding towns to the CBD and other employment hubs and to access health care, education and entertainment.

The population of Southern Tasmania is changing, and these changes influence demand for housing and the locations and types of homes that will meet peoples' needs. Over the next 25 years, the population is anticipated to get older, and household sizes are expected to get smaller. Some parts of the Region are likely to experience strong growth as people are attracted by work and education opportunities, or for lifestyle reasons. In some areas, the economic drivers that influence growth are changing as some industries decline and others strengthen.

The Region has typically seen an extended pattern of low-density residential development. This places significant pressure on the natural environment and the cost and provision of infrastructure and services. Dispersed development mixed with a growing population is causing congestion particularly on key roads in Metropolitan Hobart. Established patterns of land use across the Region can be reinforced to assist growth that is sustainable, efficient, affordable and contributes to quality of life and access to opportunities. Concentrating housing, industrial and commercial growth predominantly within existing urban areas and towns that have established infrastructure and services will more effectively address demand, make better use of existing infrastructure and reduce the costs of expanding or augmenting infrastructure and services.

Most houses across the Region are single dwellings, and most new homes built between 2012 and 2023 were single dwellings built in new subdivisions on the fringes of metropolitan Hobart. This pattern of growth means there are limited options for people who want to live closer to work, or in a smaller house, townhouse or apartment. It is expensive to continue expanding cities, towns, and villages outwards, and means that more people have to travel further to access schools, work, shops and other services. It is less cost effective to extend or improve public transport services, leading to more car use, poor access to and use of public transport, and less walking and cycling. Continued expansion also impacts on our natural environment.

Pressures on housing affordability are likely to continue, but can be addressed at least in part, by ensuring capacity for new homes is maintained and delivery of variety of housing types and sizes is enabled in locations where people can access work, education and social services. Using existing capacity in physical and social infrastructure and cost-effective integration of land use planning, infrastructure planning and delivery will also mean growth is managed more efficiently and ensure communities across Southern Tasmania have equitable access to urban and social services to enjoy a high quality of life.

Attachment 1 AGENDA ITEM 12.4.1

More compact and diverse land use within the Metropolitan Urban Boundary, towns and villages will support decisions to invest in transport infrastructure, social infrastructure and service improvements. Equally, the cost and feasibility of development is influenced by balancing outward expansion of urban areas, towns and villages with infill and urban consolidation. While geographic scales and the quantum of growth are different between Metropolitan Hobart and the towns and villages across other parts of the Region, the economic, social and environmental benefits of consolidating growth relative to low density outward expansion are common.

Metropolitan Hobart will continue to evolve, creating a bustling urban heart that benefits the whole Region and strengthens its profile. Growth within the Metropolitan Urban Boundary will occur through well-designed gentle density, with more diverse and consolidated housing in and around major centres, employment areas and high frequency transport corridors. Towns and villages outside the Metropolitan Urban Boundary will continue to contribute to what is uniquely Southern Tasmania, providing lifestyle options and critical services to residents and workers in rural and coastal areas and underpinning the Region's tourist industry.

While population growth across the Region may differ, all areas of the Region will need to consider changing demographics like an ageing population, smaller household sizes and lifestyle trends. Overall, a 'live local' ethos is encouraged, where people live close to where they work, schools are close to home, parks and nature are within easy reach, we can shop locally and other essential services are relatively close by.

The Growth Management Strategies include mechanisms to facilitate more compact urban form, better use of infrastructure and access to jobs, services, shopping, entertainment and recreation. Establishing boundaries for the Metropolitan Urban Area and for regionally significant towns across the region works to limit outward expansion, protecting the natural environment and agricultural land, and the need to extend infrastructure. Not all towns and villages have a boundary mapped by the STRLUS. Growth in places may still occur over the lifetime of the STRLUS and should be contained within the existing urban zoned land or be coordinated through Structure Plans that set a framework for growth that considers equity, accessibility, housing need, infrastructure availability and costs and strengthens the role of town centres.

FIGURE 24. HOUSING TYPOLOGY



Housing forecasts¹⁵ for Southern Tasmania indicate that:



Region Shapers:

- 1. Culturally grounded**
- 3. Resilient**
- 4. Inclusive & equitable**
- 5. Supported**
- 6. Accessible and connected**
- 7. Economically strong**

Growth Management Targets:

- The Metropolitan Urban Boundary has capacity for a minimum of 15 years projected demand for new dwellings.
- A minimum of 50% of new dwellings in the Metropolitan Urban Boundary are apartments, town houses, terraces or other multi-dwelling typologies.
- A maximum of 50% of new dwellings in the Metropolitan Urban Boundary are in greenfield growth areas.
- A maximum of 30% of new homes across the City of Hobart, Glenorchy, Clarence and Kingborough councils are on greenfield land.
- Priority Growth Areas and Greenfield Growth Areas are planned to ensure all new housing is within 400 metres of public open space.
- Structure Plans for towns and villages prioritise the location of new housing within walking distance (800m) of shops, schools, parks and community facilities.

3.1.2. Regional Strategies- Growth Management

Table 4 Growth Management Regional Strategies

Regional Strategies

Growth Management Strategy

- a. Urban growth in Metropolitan Hobart is contained within the *Metropolitan Urban Boundary* (see **Figure 5** and **Appendix X**).
- b. Urban renewal areas including higher density residential development are located within *priority growth areas* around District Centres, Principal Centres, Hobart CBD, Regional Employment Precincts and high frequency public transport corridors (see **Figure 7**).
- c. Zoning of additional residential land (ie land that is currently zoned rural, future urban or for other non-urban purposes) within the Metropolitan Urban Boundary is to demonstrate:
 - o the efficient use of land recognising it is a finite resource
 - o infrastructure costs and programming that maximise cost efficiencies and ensure equitable access
 - o housing diversity in relation to lot sizes, dwelling types and sizes
 - o access to education, health care and other essential social services
 - o capacity of transport networks to support the anticipated population including measures to encourage more public transport and active transport use
- d. Development activity and the capacity for growth within the *Metropolitan Urban Boundary* is to achieve the following:
 - o integration of the rezoning of new greenfield land with infrastructure delivery
 - o making use of existing infrastructure capacity through consolidation and renewal in priority growth areas and low scale infill development that respects heritage and existing urban character
 - o supply of land for residential development and capacity within planning controls meets demand
 - o contribute to achieving the housing diversity, location and suitability targets.
- e. Growth in towns and villages prioritises utilisation of existing residential, village, commercial, industrial or particular purpose zoned land.
- f. Cities, towns and villages are to encourage diverse housing and maximise the efficient use of land within established urban or town areas.
- g. Embed climate change in planning through hazard and risk assessments that factor in climate induced changes to natural systems to determine where there are constraints to land use growth or change.
- h. Avoid increased risks from natural disasters through growth management strategies that plan for population and economic growth in locations that are less prone to climate induced natural hazards.

Liveability & Social Infrastructure

- i. New housing is prioritised in locations that have access to existing social infrastructure and services including schools, community centres, and health care.
- j. Proposals to zone land to permit residential development are to demonstrate achievement of the targets relating to access to schools, shops, open space and employment
- k. Permit more dense and diverse housing within 200 metres of schools, shops and parks (with the exception of priority growth areas).
- l. All new residential development includes active transport infrastructure (walking paths on streets and/or green corridors, connections to cycle paths).
- m. Outside the Metropolitan Urban Boundary, residential growth is prioritised in towns and villages that have access to and/or capacity in existing schools and medical/emergency services.

Town and village roles and functions

- n. The role and function of towns and villages is defined in **Table 5**.
- o. Residential development to support population growth outside Metropolitan Hobart is to be prioritised in towns that have a nominated boundary in **Figure 6** and **Appendix X**.
- p. Planning for Commuter Satellite towns and villages is to primarily contain growth within the Town or Village Boundary. Where no boundary is nominated in this Strategy, growth is to be prioritised within land already zoned

Regional Strategies

for residential or village purposes, or Structure Plans may be used to establish a boundary that encourages compact and efficient growth.

- q. Residential growth outside a Town or Village Boundary is to be primarily limited to existing rural residential zoned land unless supported by a Structure Plan.
- r. Planning for growth in Tourist Destination towns and villages is to accommodate the required capacity to support permanent residents and visitor accommodation, primarily within town or village boundaries (if nominated in **Figure 6** and **Appendix X**) or within existing residential or village zoned land.
- s. Any proposal to increase the capacity for residential development is to consider:
 - o demand generated by local workforce requirements, particularly where new or growing industries underpin the local economy; and
 - o the need to provide housing for workers who are essential to the local economy or to supporting the needs of the local community (e.g. hospitality and visitor services, health or aged care, emergency services and education workers).

Structure plans

- t. Structure plans are to be prepared in the following areas and are to address the matters specified below:

Priority Growth Areas: Planning for *priority growth areas* shown on **Figure 7** is to demonstrate:

- u. Capacity to accommodate diverse housing types and/or sizes that meet the needs of projected households.
- v. Bulk, scale and form that contribute positively to the character of the locality while creating appropriate capacity for growth that reflects access to infrastructure and services.
- w. Consideration of existing heritage character and design responses to ensure new development contributes positively to established and desired future character.
- x. Open space within 400 metres of land that permits residential development
- y. Capacity of infrastructure including water, sewer, power and telecommunications, or the cost-effective augmentation of utilities.
- z. Measures to encourage more public and active transport use including maximum car parking rates for residential development and concentration of capacity for housing within 400 metres of high frequency public transport.

Greenfield Growth Areas: Planning for *greenfield growth areas* shown on **Figure 7** is to demonstrate:

- aa. Capacity for a mix of dwelling types and sizes that reflect projected demographics and household sizes and structures.
- bb. Adequate provision of public open space including all land in residential zones being within 400 metres of public open space.
- cc. Access to amenities including public and active transport networks, open space, local retail and social services, including concentration of more diverse and denser housing close to these amenities.
Capacity of infrastructure including water, sewer, power and telecommunications, or the cost-effective augmentation of utilities.

Towns and Villages: Planning for *towns and villages*, including expansion of towns and villages is to demonstrate:

- dd. Capacity for a mix of dwelling types and sizes that reflect projected demographics and household sizes and structures.
- ee. Efficient use of existing residential or village zoned land to increase the capacity, diversity and affordability of housing, support existing town centres or contributes to growth of retail and employment uses.
- ff. How growth will be contained primarily within existing urban zoned land, or the applicable Town or Village Boundary (Figure 6 and Appendix X).
- gg. For any proposal to rezone land outside a Town or Village Boundary or to convert non-residential zones to a residential or village zone, the need to increase the area of residential zoned land having regard to:
 - o Infrastructure availability and costs to provide utilities and services to the land.
 - o The land supporting appropriately diverse housing that meets the projected needs of smaller households and is affordable.

Regional Strategies

- Whether the existing capacity and development potential of zoned land is sufficient to meet demand, including through provision of more diverse housing.
- The current zoning and use of the land to be rezoned and any economic, social or environmental impacts of changing the zoning and the loss of those uses.
- The potential impacts on achievement of housing diversity outcomes from increasing the supply of land for housing.
- Impacts on the availability of and access to local services needed by the community including shops, education, health services and employment.
- The regional settlement hierarchy and regionally significant urban areas including industrial areas.

3.1.3. Town and village roles and functions

Table 5 summarises the role and function of the towns and villages across Southern Tasmania. Some considerations when reviewing the role and functions table:

- The classification of each town and village:
 - Has considered a range of functions that each place either currently serves or has capacity or potential to serve over the next 25 years.
 - Mainly relates to those places that are outside the Metropolitan Urban Boundary.
 - Has some exceptions where towns are within the Urban Boundary but also have functional roles that relate to surrounding areas outside Metropolitan Hobart.
- Centres within Metropolitan Hobart are classified in **Section 3.4.3** to reflect their roles and functions within the Metropolitan Urban Boundary.
- Many of the towns and villages across the Region serve multiple roles reflecting the complexity of inter-relationships between places in the Region.
- While some elements of role and function relate to the size of the town or village, others are not directly related to size.
- More detailed analysis including data sources that has informed the town and village roles and functions is included in **Appendix Y**.

Table 5 Town and village roles and functions

	Classification			Role and Function			
	Locality	Village	Town	Service hub	Commuting distance to Hobart	Tourist destination	Transforming
Adventure Bay		✓				✓	
Alonnah	✓					✓	
Bagdad		✓			✓		
Bicheno			✓			✓	
Bothwell			✓				
Brighton				✓	✓		
Buckland		✓			✓		
Campania		✓			✓		
Carlton Beach		✓			✓	✓	✓
Clifton		✓			✓		
Colebrook		✓				✓	
Coles Bay		✓				✓	
Collinsvale		✓					
Cremorne		✓			✓		
Cygnets			✓		✓	✓	✓
Dodges Ferry			✓		✓	✓	✓
Dover			✓			✓	
Dunalley		✓					
Eaglehawk Neck	✓					✓	
Electrona*	✓				✓		

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	Classification			Role and Function			
Ellendale Gretna	✓						
Fern Tree		✓			✓		
Franklin			✓		✓		
Geeveston			✓				
Grove*		✓					
Hamilton		✓					
Huonville				✓	✓		
Kempton		✓			✓	✓	
Kettering		✓			✓	✓	
Lauderdale			✓		✓		
Lewisham		✓			✓		
Margate			✓		✓		
Maydena	✓					✓	✓
Miena	✓					✓	
Murdunna	✓				✓		
New Norfolk				✓	✓		✓
Nubeena			✓			✓	✓
Oatlands			✓			✓	
Opossum Bay	✓				✓		
Orford			✓			✓	
Ouse		✓					
Pontville		✓			✓		
Port Arthur	✓					✓	
Port Huon*		✓					
Primrose Sands		✓				✓	✓
Ranelagh*		✓			✓	✓	
Richmond			✓		✓	✓	
Seven Mile Beach		✓			✓		
Snug			✓		✓		
Sorell				✓	✓		
South Arm		✓			✓		
Southport*	✓						
Swansea			✓			✓	
Taranna	✓					✓	
Tarraleah	✓						
Triabunna			✓			✓	

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Classification				Role and Function			
Westerway		✓					
White Beach*	✓					✓	
Woodbridge		✓			✓		

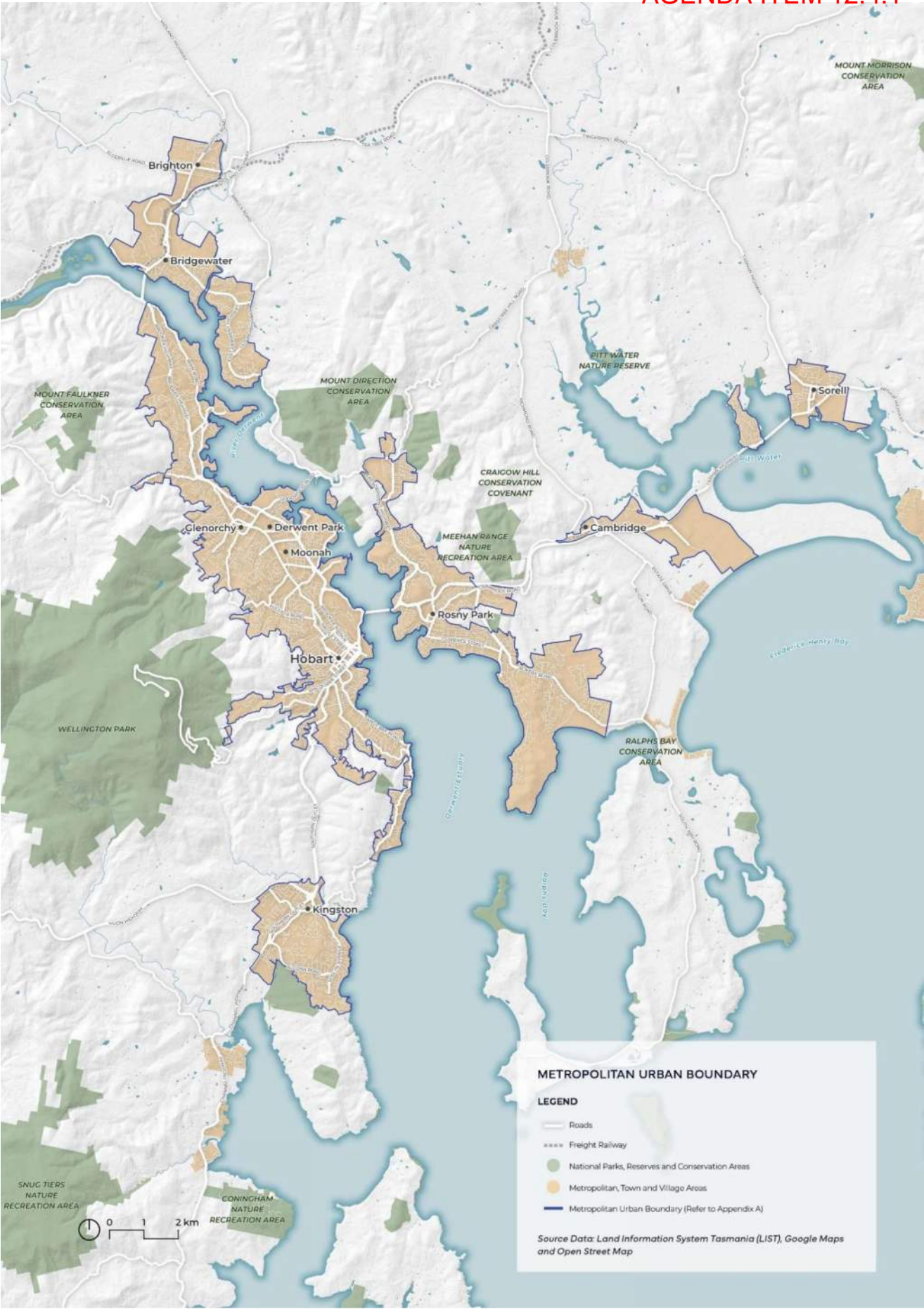


Figure 5 The Metropolitan Urban Boundary



Figure 6 Town and Village Boundaries

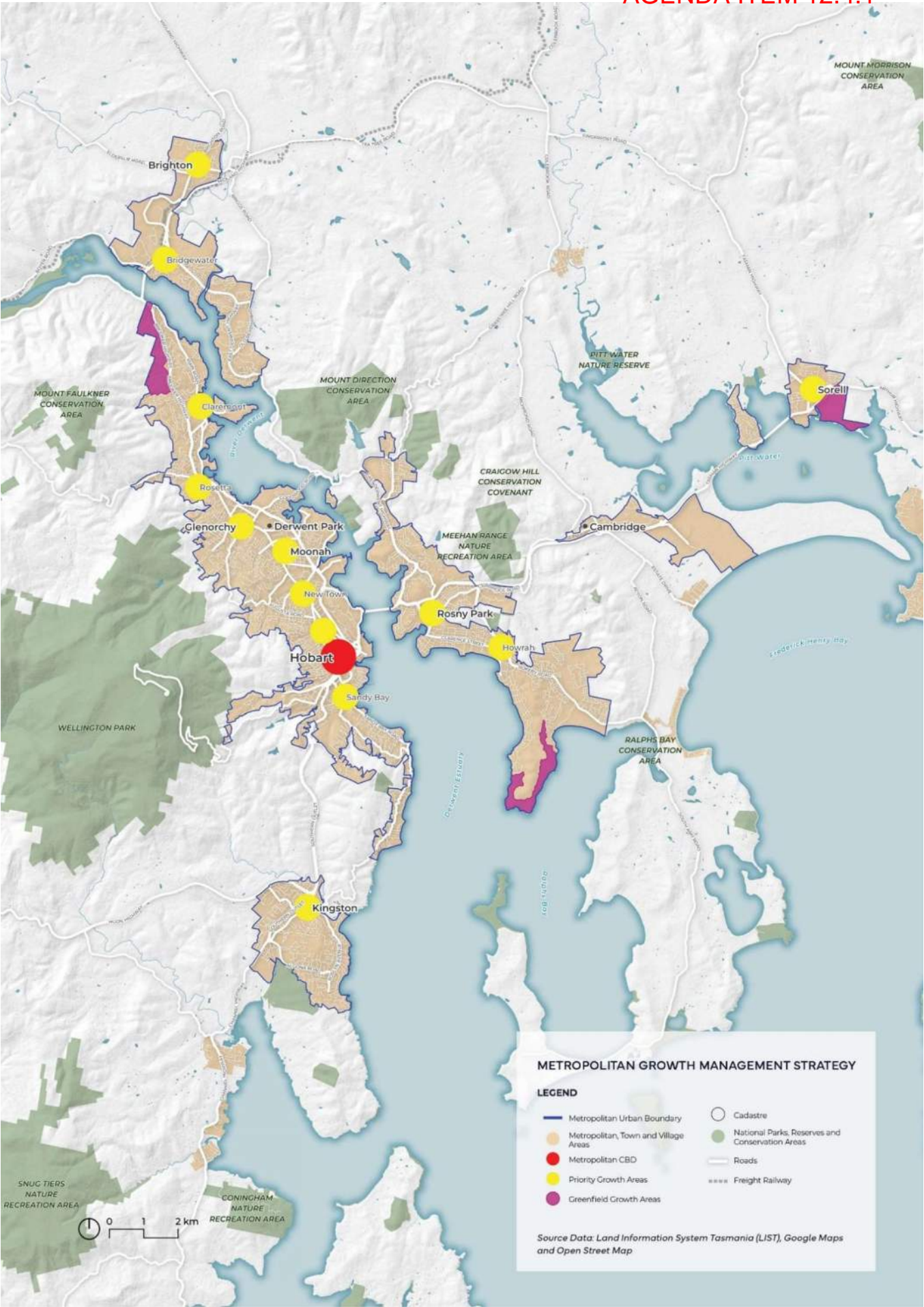


Figure 7 Growth Management Strategy

3.2. Environmental Values

Environmental values and character will be protected and enhanced with careful consideration for Southern Tasmania's biodiversity, waterways, geodiversity, scenic character and coasts.

3.2.1. Overview

Southern Tasmania's natural landscapes and rich biodiversity are central to the region's unique identity, appealing to residents and visitors. Large swathes of land are dedicated to National Parks and reserves such as the UNESCO-heritage listed Tasmanian Wilderness in the west of the Region, Bruny Island, and the Tasman, Freycinet, and Maria Island National Parks along the eastern coastline. These protected areas contribute to a significant portion of the Region's native vegetation cover and contribute to the Region's reputation as a place of outstanding natural values. Native vegetation, habitats and ecological communities outside these protected areas have historically been (and continue to be) impacted by human activity including agriculture, natural resource extraction, and urbanisation. Legacy impacts of contamination from heavy industry on land, water and air quality also need to be managed to protect environmental quality and avoid human health impacts.

Southern Tasmania's geodiversity and geo-heritage is defined by its mountains, caves, beaches, rivers, oceans and weather patterns. Human activity including land use change is a potential threat to natural systems and values including water quality, hydrology, soil stability and quality and local wind patterns. Ineffective management can lead to subsidence, groundwater contamination and subtle impacts on the Region's rich biodiversity and geodiversity. One of the ways to protect the area's geological heritage can be through identifying and safeguarding zones with high geodiversity.

The waterways and wetlands of Southern Tasmania play a crucial role in supporting biodiversity across terrestrial, estuarine, and marine environments, and are vital to the region's social and economic well-being. Southern Tasmania features 13 major water catchments, with three key river and estuarine systems - the Derwent, Gordon-Franklin, and Huon Rivers. Most rivers in the Region originate in the Central Highlands or the South-West wilderness. The River Derwent, the most significant river in Southern Tasmania, drains much of the Central Highlands before merging with the Derwent Estuary and flowing through metropolitan Hobart into the Southern Ocean.

Southern Tasmania's coast is vast and intricate, with 3,263 km of shoreline and numerous offshore islands. This coastal zone encompasses various shoreline types, ecological systems, and coastal processes. Although large sections of the coastline are protected or difficult to develop, the coastal zone contains the highest concentration of urbanised land in the Region and numerous culturally significant heritage sites. The coastal zone is also important habitat for native wildlife, including several listed threatened species. Coastal native vegetation plays a critical role in stabilising the coast from erosion, it provides a buffer against coastal hazards such as wind erosion, wave overtopping and tidal inundation. Maintaining coastal areas in a natural state helps to protect the natural environment and homes and properties.

The Derwent Estuary is surrounded by Metropolitan Hobart and supports activities including ports and marinas, water dependent industries, tourism and recreation on and off the water². The Estuary is also home to a number of iconic species including Little Penguin colonies and a captive breeding project for endangered spotted handfish.

² Derwent Estuary Program (DEP), 2020, [State of the Derwent estuary — 2020 update](#). An update and review of environmental data and activities, U. Taylor, S. Whitehead, I. Visby, A. Weller-Wong and B. Proemse, Derwent Estuary Program (Hobart, Australia)

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Biodiversity, waterways, geodiversity, landscape character and our coasts are extremely important to the economic and social prosperity of the Region. Nearly half of all tourists who visit Tasmania cite the natural environment as their primary reason for visiting³. Nature also underpins much of the success of the agriculture and aquaculture producers that contribute significantly to the Region's exports. Tourism, particularly nature-based attractions, can conflict with the needs of agriculture and industry. There are also opportunities for agriculture and tourism to co-exist and benefit each other particularly through value-added agricultural industries like wineries, distilleries and artisan production that rely on the Region's natural values for their reputation and market differentiation. Land use planning for the Region needs to reconcile both the competing and complementary aspects of the diverse economic activities that rely on the natural environment, while conserving natural areas, processes and systems for their intrinsic value.

Like many parts of Australia, the Region will continue to face environmental pressures. The 2024 State of the Environment report notes aspects of Tasmania's natural environment are in decline and the maintenance of ecological processes and genetic diversity are increasingly under pressure. While the protection of natural values is often outside the land use planning system, regional land use planning can contribute through:

- Effective prioritisation of environmental values
- Balancing population and economic growth with protecting the environment that supports much of the Region's economic activity
- Broadening community awareness and appreciation of natural systems.

Region Shapers:

3. Resilient

4. Inclusive & Equitable

5. Supported

6. Accessible & Connected

7. Economically Strong

Environmental Values Targets:

- Urban green cover is enhanced in the Metropolitan Urban Boundary and Towns.
- New urban development areas (greenfield and priority growth areas) include minimum urban green cover targets.
- No net loss of areas zoned Environmental Management, Recreation or Open Space

³ Tourism Industry Council Tasmania, Tasmania Government, 2023, [Tasmania's 2030 Visitor Economy, Key Directions Paper for Community Consultation](#), 2023

3.2.2. Regional Strategies – Environmental Values

Table 6 Environmental Values Regional Strategies

Regional Strategies

Biodiversity and Geodiversity

- a. Minimise impacts on biodiversity and the natural environment.
- b. Protect and enhance the biodiversity and ecological integrity of regional biodiversity values (see **Figure 8** Natural Environment and Landscape Values) to protect and support biodiversity conservation and habitat and ecosystem connectivity. Identify maintain and enhance the value and connectivity of regional biodiversity corridors including the identification of opportunities for regeneration and avoiding bushfire hazard mitigation within regional biodiversity corridors and areas of protected native vegetation, and land in the Environmental Management Zone.
- c. Where biodiversity impacts are not able to be avoided, minimised or mitigated, biodiversity offsets can be used to balance impacts and conservation outcomes where an offset policy or strategy is in place.
- d. Enhance urban biodiversity in metropolitan Hobart, towns, and villages by maintaining and rehabilitating existing greenways, increasing tree canopy cover, and integrating urban habitat through green corridors that protect, complete or connect regional biodiversity corridors, and along transit routes, pedestrian and cycle paths, and waterways.
- e. Consider climate-induced changes to habitats and ecological systems when undertaking land use planning, to ensure land use does not impact on the resilience of natural systems.

Waterways, Wetlands and Estuaries

- f. Ensure any land use intensification is sympathetic to lakes and waterways.
- g. Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers and the Derwent Estuary.
- h. Planning for greenfield growth areas and priority growth areas includes measures to protect existing native riparian vegetation, incorporate riparian buffers, water cycle management infrastructure and rehabilitation strategies to retain or re-create natural habitats, water balance and flow in watercourses and riparian areas.
- i. Maximise the efficient use of land for environmental infrastructure (particularly water cycle management), recreational uses, and nature conservation by designing green spaces and waterway corridors that integrate multiple complementary uses.

Landscape Values

- j. Integrate Aboriginal knowledge of Country and cultural significance into planning for growth areas and identification of areas with cultural and landscape value in planning schemes.
- k. Mitigation of urban heat island effects is to be integrated into Structure Plans for priority growth areas and greenfield growth areas through landscape and planting strategies for the public domain, retention and rehabilitation of green corridors that link natural areas and conservation areas and break up the urban environment, maintenance and rehabilitation of watercourses to retain or restore natural systems of water movement in the landscape.
- l. Identify and protect regionally significant scenic landscapes and vistas by avoiding land use and development that fragments land holdings, involves significant modification of native vegetation, or changes to landform.
- m. Improve the landscape character of cleared or under-vegetated land by integrating landscape buffers, revegetation zones and rehabilitation of natural watercourses and riparian zones in urban development areas (greenfield and priority growth areas).
- n. Protect regionally significant natural landscapes and landscape values and functions to provide social, environmental, cultural and economic benefits through sustainable land use planning and management. Enable complementary land uses including recreation and community use where they do not degrade scenic landscape values and facilitate peoples' appreciation of the Region's natural assets.
- o. Protect existing identified key skylines and ridgelines around Greater Hobart, including appropriate controls on land use within the identified landscape value areas and to assess the impacts of development within the Metropolitan Urban Area views of the key skylines and ridgelines.

Coasts

- p. Land use planning and development proposals avoid clearing native vegetation in areas that are subject to coastal processes including tides, wave action, mobile landforms and coastal estuaries (including areas subject to sea level rise, coastal erosion and coastal refugia areas impacted by climate change – see **Section 3.3**).
- q. Significant biodiversity, landscape, scenic and cultural values of the region's coast are recognised and protected.

Regional Strategies

- r. Limit growth in coastal areas within town or village boundaries and existing industrial zoned, residential zoned or village zoned land.
- s. Avoid zoning land for residential or other urban development on visually prominent coastal areas including cliffs and headlands, including appropriate setbacks and buffers to retain natural landform, vegetation and natural visual character.
- t. Residential, commercial, industrial and tourism related land uses are not to be located on land that is mapped as a Future Coastal Refugia Area on **Figure 8**, or in the Tasmanian Planning Scheme.

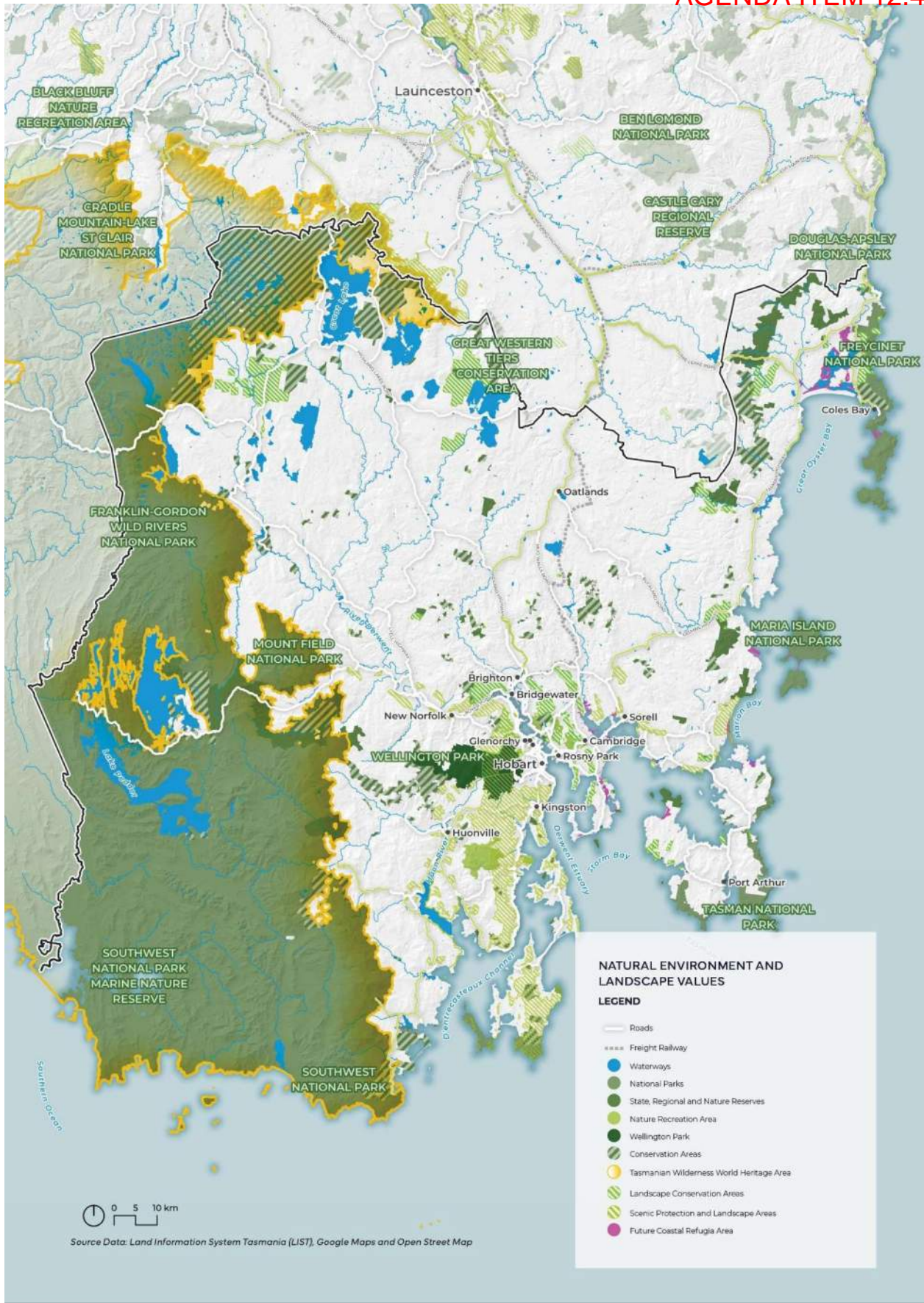


Figure 8 Natural Environment and Landscape Values

3.3. Environmental Hazards

Land use planning in Southern Tasmania protects the community from the potential risks of bushfire, flooding, extreme weather events and changes to natural systems as a result of climate change and human activity.

3.3.1. Overview

Land use planning contributes to managing the community's exposure to natural hazards such as bushfire, landslip, flooding, coastal processes, and contaminated air, land, and water, along with other local, state, and national strategies, policies, and legislation. Land use planning can avoid, mitigate or manage risks by locating new development in lower risk locations, separating potentially conflicting land uses, consolidating urbanisation and utilising existing infrastructure to slow the rate of land use change and minimise interfaces with areas of high natural hazards.

Available hazard mapping for the Region identifies existing environmental hazards and considers the potential for climate change which increases the frequency, severity or range of some natural hazards. The Region's towns and villages are highly interspersed with natural areas, steep topography, and the extensive coastline. This means that many existing communities are currently exposed to a range of natural hazards, and modelling anticipates that predicted climate change will increase the severity and frequency of the impacts of natural hazards on land use across the Region such as:

- The Region's comparatively dry climate is predicted to worsen, leading to prolonged and more intense droughts, impacting water security for agriculture, industry, hydro power generation and human consumption.
- Changes in rainfall are likely to result in more intense flood events.
- Increased runoff from changes in rainfall and evapotranspiration is likely to impact agricultural production including the suitability of some crops, soil structure and fertility.
- Historically, the Region has experienced the most extreme fire conditions in the state. Over time, outward expansion of urban areas, towns and villages has increasingly exposed communities to significant bushfire hazards. The prevalence of dangerous fire conditions is predicted to increase in the coming decades with increased risk for urban areas, towns, villages and agriculture.
- The Region's topography and geology mean that many areas are prone to landslip risks. More intense rainfall events will increase landslip risk in some locations.
- More severe storm surges and rising sea levels will increase land use risks from coastal inundation and erosion, impacting vulnerable coastal shorelines and some coastal towns and villages.
- Rising sea surface temperatures and ocean acidification off the east coast may lead to changes in the capacity to support some forms of aquaculture, and the fishing industry.

Natural hazards can and do have significant social, economic and environmental costs. Emergency intervention and recovery along with the costs of risk mitigation are an unfunded liability for governments. Natural hazards are an important consideration when planning for patterns of population growth and housing, and for land uses that contribute to the Region's economy. Because Regional Land Use Strategies take a long-term view of planning for growth and change, considering changes over decades to risk profiles from natural hazards is important to ensure people, communities and businesses are resilient to a changing climate now and into the future. Strategies to make more efficient use of land for development, protecting areas of natural value and maintaining natural processes and systems, and minimising interfaces and interactions between inappropriate land use and development and natural hazards will contribute to a more resilient Region and improved ability to manage and respond to the risks posed by a changing climate.

Region Shapers:

3. *Resilient*

4. Inclusive & Equitable

Environmental Hazards Targets:

3.3.2. Regional Strategies – Environmental Hazards

Table 7 Environmental Hazards Regional Strategies

Regional Strategies

Bushfire

- a. Ensure new urban areas are located to avoid unacceptable bushfire risk.
- b. Reduce the risk of loss of life and property from extreme bushfires by establishing buffers to high-risk bushfire zones as part of planning for greenfield growth areas, and growth in towns and villages. Ensure areas of high biodiversity value are not impacted by bushfire buffers.
- c. Support intensification of urban land uses that are vulnerable to bushfire only where bushfire risk is low or can be appropriately mitigated without adversely impacting on biodiversity.
- d. Ensure new urban areas provide for efficient emergency service access and egress for residents, workers and visitors including alternative egress routes.

Coastal Hazards

- e. Utilise the most up to date coastal erosion and coastal inundation mapping produced and maintained by the Tasmanian Government in the preparation of strategic plans, Structure Plans and when assessing proposals to rezone land for urban purposes.
- f. Minimise risks to life and property from sea level rise, storm surge inundation and shoreline recession by avoiding zoning areas for urban or other *Sensitive Uses* in mapped hazard areas (see **Figure 9** Environmental Hazards).
- g. Any proposed amendments to the Metropolitan Urban Boundary or to town or village boundaries, Structure Plans or amendments to zoning for *Sensitive Uses*, are to avoid areas of predicted sea level rise in 2100, as shown on **Figure 9**, or on other applicable mapping produced by the Tasmanian Government.
- h. Intensification of urban land use, towns and villages within existing urban, town or village boundaries or other urban land is to avoid areas of predicted sea level rise in 2100, as shown on **Figure 9** Environmental Hazards, or on other applicable mapping produced by the Tasmanian Government.
- i. Residential, commercial, industrial and tourism-related land uses are not to be located on land that is a high risk of coastal erosion as shown on **Figure 9**, or on other applicable mapping produced and maintained by the Tasmanian Government.
- j. Natural vegetation and coastal foredunes are to be retained on land that is mapped as a high risk of coastal erosion as shown on **Figure 9** Environmental Hazards, or on other applicable mapping produced by the Tasmanian Government, unless clearing is required for essential infrastructure (water, sewer, electricity or stormwater infrastructure).
- k. Zoning is to prevent land uses that are likely to cause disturbance of acid sulfate soils or dispersive soils.

Landslip

- l. Avoid further urban development or expansion of the Metropolitan Urban Boundary, Town or Village Boundaries in locations mapped as High risk, Moderate (Active) risk, or Moderate risk landslip areas on **Figure 9** Environmental Hazards.
- m. Zoning of land in High risk or Moderate (Active) risk landslip areas is to account for landslip risk.
- n. Include design responses and related provisions that account for the landslip risk categories applying to the land and enhance the protective function of landforms and vegetation associated with landslip hazards.

Flooding and Water Cycle Management

- o. Avoid locating sensitive land uses in flood prone areas. New urban development is to be located outside the 1% Climate Change flood extent mapped on **Figure 9** Environmental Hazards (or regional flood mapping as amended/updated from time to time). Where land within the Metropolitan Urban Boundary or existing zoned land for urban purposes is within the 1% AEP Climate Change, consider flood risk and apply planning controls to mitigate risks to life and property associated with land use change or intensification. Greenfield growth areas and priority growth areas (see **Figure 7**) are to integrate flood mitigation and water quality management infrastructure within multi-purpose green corridors, particularly along and adjacent to watercourses.

Contaminated Air and Land

- p. Amendments to the Metropolitan Urban Boundary and any proposed new or amended Town or Village Boundaries are to consider the potential for air pollution and the existence of land or groundwater contamination and the potential impacts to human health and the environment that could arise from changes to land use within impacted areas.
- q. Buffers to potential sources of air and land or groundwater pollution are to be considered in relation to any proposal to rezone land to permit potentially sensitive land uses including residential, community facilities, health facilities, educational uses, child care or aged care.

Regional Strategies

- r. Less sensitive land uses including industrial activities, transport and logistics are potentially appropriate urban uses for land that was formerly used for contaminating activities or land that is within buffers to land uses that may generate air pollution or land/groundwater contamination.
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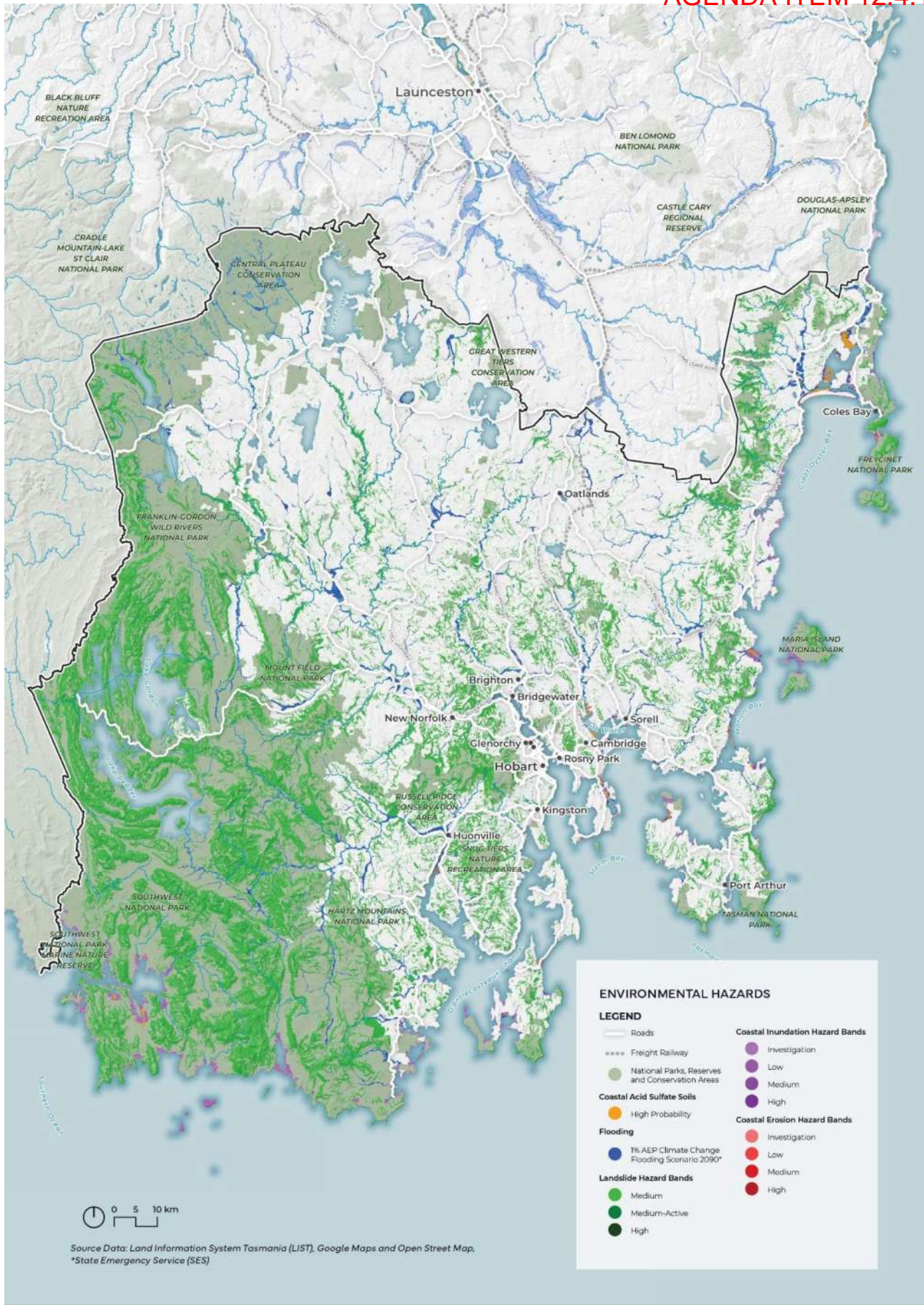


Figure 9 Environmental Hazards

3.4.Sustainable Economic Growth

Regional land use planning facilitates investment and supports a diverse, sustainable, and resilient economy underpinned by Southern Tasmania's unique environment, a qualified and skilled workforce and infrastructure capacity

3.4.1. Overview

Southern Tasmania's economy is diverse and closely linked to natural assets and the growth and wellbeing of its communities. Historically, the economy of much of the Region relied on agriculture and natural resources including forestry and mining. These resources were also the basis of a strong manufacturing sector that includes mineral processing, timber processing and paper products, and food processing (including from horticulture, viticulture, fishing and aquaculture). The regional economy has changed in recent years and will continue to change in response to global, national and societal shifts. New technologies such as Artificial Intelligence, electrification, demographic shifts and consumer preferences are some of the factors that will influence economic activity. A dynamic and diversified regional economy that builds on the Region's competitive advantages will help to maximise the benefits and minimise impacts of inevitable change, particularly for an island economy with structural disadvantages not felt by other Australian states.

People-centred economic activities in sectors like tourism and recreation, health, aged care, education, public administration and professional services, are some of the largest employers in Southern Tasmania. Metropolitan Hobart has the greatest concentrations of economic activity in these sectors, reflecting the relatively large population of Metropolitan Hobart, and its role as Tasmania's capital city.

Tourism is an important part of the Region's economy and is strongly linked to the unique and diverse natural environment and cultural assets. Tourism is also increasingly aligned with the rural economy, with farm gate and other agricultural value-add industries emerging across different areas. The dispersed spread of visitor attractions across the Region places pressure on housing supply and affordability, local infrastructure and transport networks.

Other sectors depend on the natural environment to sustain production and their position in the market. Fishing and marine farming are dependent on the Region's pristine waterways, estuaries and ocean, and land-based interfaces for processing and transport to markets.

The distribution of economic activity within Southern Tasmania has diverse spatial characteristics:

- **Activity centres**, both within metropolitan Hobart and other towns and villages, that have concentrations of retail, commercial offices, human and civic services, and entertainment. These can range in scales from Hobart CBD and urban centres, to main streets of the Region's towns.
- **Specialist clusters**, such as universities, government offices and research facilities like the Australian Antarctic Division, generally within metropolitan Hobart but not always within an Activity Centre.
- **Industrial land**, including manufacturing, local service industries, freight and logistics facilities including ports, airports and rail/road intermodal terminals. Regionally significant industrial areas are located at Brighton, Glenorchy, Cambridge and Hobart Airport. Industrial areas are clustered around the Derwent Estuary for historical reasons or for access to water for the transport of materials or as an input to processing, or at key nodes on the transport network like rail heads and Hobart International Airport.
- **Construction**, is a large employer and is concentrated where growth in housing, commercial or industrial development occurs, or where major infrastructure projects are being delivered. Over the last ten years construction has been a strong sector, driven by relatively high population growth that has generated demand for more housing. Activity has been largely directed towards greenfield growth areas on the fringes of Metropolitan Hobart.

Attachment 1 AGENDA ITEM 12.4.1

- **Agriculture**, including broad-acre farming and irrigation zones. These areas support a diversity of agricultural production from grazing to crops and horticulture which often come with on-site or cooperative processing facilities to add value to or ready products for market. Such facilities are mainly concentrated in the more fertile river valleys including the Derwent and Coal River Valleys, and the coastal hinterland.
- **Natural resources**, including forestry, mining and quarries, and hydro-electricity generators, which are dispersed throughout the Region, but often in more elevated and remote locations.
- **Aquaculture**, which is typically concentrated in the bays and estuaries along the Region's vast coastline, with associated land-based facilities including hatcheries and processing facilities in or near adjacent towns.
- **Tourism, arts and culture**, which occurs in different forms based on the Region's diverse attractions. These include large concentrations around Hobart CBD's historic attractions, the Museum of Old and New Art (MONA) at Glenorchy, key historic sites like Port Arthur, the many coastal villages and beaches, and the Region's vast national parks and wilderness areas.

Some types of economic activity benefit from co-location with other complementary uses. Clustering commercial offices, research and education, retail and entertainment and cultural facilities helps to make some areas more active and attractive for people and for investment. These uses benefit from people having a variety of experiences, and the different uses often collaborate or provide inputs for each other.

Other land uses that contribute to the economy of the Region require separation to manage impacts on communities or the environment. Heavy industries often require buffers to residential areas to avoid causing health or amenity impacts, although in some locations the city has grown around industrial areas bringing residents closer to long-established industrial uses. Buffers to mines and quarries are a consideration in planning for growth to ensure these uses can continue to operate without impacting their neighbours. In many towns, tourist accommodation is needed to support visitation and local jobs, but accommodation demand can take away from the capacity to house residents or has increased prices, making affordability a challenge for many workers in rural or coastal locations.

Transport networks are key to growing and sustaining the Region's economy, to enable people to access work and services, and for the movement of goods produced in or imported to the Region. Road-based transport dominates the movement of people and goods around the Region, and combined with challenges of topography and waterways, is a potential constraint to growth. Continued outward growth of metropolitan Hobart will place pressure on the delivery of infrastructure, and the need to maintain access to dispersed locations of economic activity requires transport infrastructure to connect the wider Region. The spread of tourist attractions across the Region also requires access to support visitation and inputs to local economies. Rail coverage is limited to freight rail connections from Boyer north to ports that access mainland Australia and internationally. Public transport is limited to bus services and some ferries crossing the Derwent Estuary. Ports provide critical access for productive industries including tourism (cruise ships and tours), fisheries and the Australian Antarctic Division which has its marine base in Hobart.

Region Shapers:

4. Inclusive & Equitable

5. Supported

6. Accessible & Connected

7. Economically Strong

Sustainable Economic Growth Targets:

3.4.2. Regional Strategies – Sustainable economic growth

Table 8 Sustainable Economic Growth Regional Strategies

Regional Strategies

Agriculture and aquaculture

- a. Prime and significant agricultural land is protected from encroachment and land use conflicts with urban areas, towns and villages through land use zoning that identifies productive agricultural land, buffers and transitional zoning.
- b. Value-adding industries, processing, commercial or retail and tourist related uses that are associated with primary agricultural production are enabled by planning controls where those uses contribute to the ongoing sustainability and growth of the agricultural economy of the Region.
- c. Avoid conversion of prime and significant agricultural land to uses that do not contribute to the ongoing sustainability and growth of the agricultural economy of the Region (see **Figure 10** Agriculture, Forestry and Marine Farming Areas).
- d. Provide opportunities for down-stream processing of agricultural products in appropriate locations where there is available supporting infrastructure and off-site impacts can be minimised or managed.
- e. Ensure appropriately zoned land on the coast is provided proximate to Marine Farming Zones (see **Figure 10** Agriculture, Forestry and Marine Farming Areas) for shore-based aquaculture facilities required to support marine farming.
- f. Recognise the industrialised nature of marine farming and balance the need for land based marine farming infrastructure in locations close to farming operations and potential impacts to landscapes.

Natural Resources

- g. Zone working forests, including State Forests and Private Timber Reserves (for commercial forestry) Rural.
- h. Consider interfaces between forestry operations, tourism, national parks and reserves and landscape conservation areas, while recognising that forestry in existing State Forests and Private Timber Reserves will alter landscape character and visual amenity.
- i. Recognise the status of renewable energy zones particularly existing hydro-electricity infrastructure and proposed new zones for wind or solar power when considering visual amenity and context of urban expansion or new tourist activities.
- j. Plan for the transition of local towns where forestry and other extractive industries are in decline, and zone land to enable new industries and economic activity, including tourism, to establish while supporting continued operation of natural resource activities.
- k. Land use planning identifies extractive industries and includes appropriate buffers to sensitive land uses (particularly residential areas) to avoid land use conflicts and facilitate the continued operation of existing extractive industries or the establishment of new extractive industry operations.
- l. Enable worker housing in appropriate locations that are accessible to places of work in natural resource industries while avoiding amenity and health impacts associated with living close to potentially impacting activities.

Tourism

- m. Maintain the status and conservation of cultural heritage and natural environment areas (World Heritage sites, significant historic heritage sites, Aboriginal cultural heritage areas, national parks, nature reserves etc) in recognition of their significant contribution to the Region's economy.
- n. Ensure that growth of towns and villages does not negatively impact the amenity, scenic, cultural values or setting of natural or cultural tourism attractions.
- o. Allow tourism uses in the rural and agriculture zones where it supports the use of the land for primary production.
- p. Planning for towns and villages that are identified as Tourist Destinations (see **Table 5**) provide sufficient capacity to accommodate projected demand for short stay tourist accommodation and for permanent residents and seasonal workforce requirements, particularly in locations without access to reticulated water and sewer (where larger tourist accommodation facilities may be constrained).
- q. Provide flexibility within village, commercial and business zones for mixed use developments incorporating tourism related use and development.

Renewable Energy

- r. Recognise that land within renewable energy zones (REZ) has been strategically identified for investment in renewable energy projects and balance the intent of REZs with the need to provide for other complementary uses. use
- s. Protect the network of hydro-electricity generation and transmission throughout the Region.
- t. Identify and protect transmission corridors and minimise the impacts of new transmission connections to renewable energy zones by utilising existing transmission corridors to the greatest practical extent.
- u. Account for temporary and ongoing workforce demand when planning for housing and accommodation in and near renewable energy zones and implement measures to enable transition of temporary worker accommodation to permanent uses (for example tourist accommodation, housing for other key workers, affordable housing or crisis accommodation), particularly in towns and villages outside metropolitan Hobart.

Industry, freight and logistics

- v. Protect the following key sites and areas (also shown on **Figure 11**) from use and development which would compromise their strategic economic potential:
 - o Hobart Port (including Sullivans Cove and Princes Wharves)
 - o Prince of Wales Bay marine industry precinct
 - o Store Point heavy industry precinct
 - o Brighton Industrial Hub
 - o Cambridge Park
 - o Hobart International Airport
 - o Boyer Road industrial area, New Norfolk
 - w. Ensure sufficient land is zoned for industry and light industry, where required for uses such as freight terminals to accommodate projected future demand.
 - x. Ensure the protection of rail-side and port-side land for those uses that have a specific need to locate near these facilities.
 - y. Provide for expansion of industrial, logistics and employment-generating land uses at Brighton, Boyer Road and Cambridge Park to cater for potential relocation and growth in key industry sectors and improved access to markets through the rail network, ports and airport.
 - z. Identify the competitive advantage of regionally significant industrial precincts and ensure an appropriate mix of lot sizes to meet the needs of industry.
 - aa. Ensure freight movement to and from key ports (marine and inland) is maintained to facilitate the movement of goods to and from the Region.
 - bb. Maintain freight rail and road access to ports in northern Tasmania particularly at Bell Bay and Devonport.
 - cc. Improve freight access between Cambridge and Brighton Regionally Significant Industrial Precincts.
 - dd. Industrial areas should be well serviced and connected to road and rail freight routes (see **Figure 11**).
 - ee. Leverage the competitive advantages of the Region including value-adding to natural resources, aquaculture and agricultural production, specialist manufacturing (e.g. ship building) including interstate and international connections to maintain access for raw materials and to access markets for products from the Region.
 - ff. Existing and future industrial uses should be protected from encroachment by incompatible land uses.
-

Activity Centres

- gg. Plan for growth, consolidation and change in Activity Centres based on the categorisation in **Table 5**.
- hh. Strengthen Hobart CBD's role as the capital city centre, main government administrative and commercial centre for the Region and for Tasmania.
- ii. Grow the role of Principal Centres as key employment hubs, and as locations for population-serving land uses by maintaining a commercial core (that may also permit residential or other accommodation related uses without detracting from the primary employment and service delivery functions of the centre).
- jj. Support the diversification and growth of District Centres to meet the needs of surrounding communities for shopping, employment, local services, entertainment and recreation.
- kk. Support increased densities within 400m of District Centres, and 800m of Principal Centres and the Metropolitan CBD (see **Table 9**) to support the provision of prioritised high frequency public transport and active transport corridors.
- ll. Structure Plans for priority growth areas that include District Centres or Principal Centres (see **Table 5**) are to define the role and function of the centre with reference to the activity centre categorisation (see **Table 9**) and the unique local character of each centre.
- mm. Planning for District Centres is to include an area of at least 400 metres beyond the centre, and focus on increasing the capacity for residents to live close to (or in) the centre, and benefit from access to retail, employment, services and high frequency public transport.
- nn. Active transport is to be prioritised within centres and the surrounding catchment (400m for District Centres and 800m for Principal Centres).
- oo. Planning for District Centres is to achieve activation through mixed uses including residential development, while ensuring sufficient commercial and retail capacity is maintained to meet demand.
- pp. Car parking requirements within activity centres are to balance the needs of access to retail and services with increased prioritisation of active transport and public transport.
- qq. Plan for the continued viability or strengthening of local centres by enabling more residential development within walking catchments (including mixed retail/commercial/community and residential developments) while preserving primary centre functions.
- rr. Structure Plans for Principal Centres and District Centres, and planning for local centres, is to include public domain plans that:

- Prioritise pedestrians and active transport over cars.
 - Specify active street frontages as the key focus for retail, commercial, food and beverage and entertainment-focused uses.
 - Nominate key vehicular routes including service and delivery vehicles and circulation routes to access parking.
 - Include landscaping and street furniture that provide amenity and emphasise centres as places for people to congregate.
-

Innovation and Research

- ss. Strengthen and support the role of Universities and vocational training institutions including co-location with related government and private sector land uses (particularly in Hobart CBD and specialist centres) to foster collaboration and integration of teaching, research and innovation between tertiary education institutions, government and the private sector.
- tt. Support and leverage the presence of the Australian Antarctic Division within the Region and interactions between it and tertiary education institutions.
- uu. Maintain working port functions that support the Australian Antarctic Division's primary access to the Antarctic through Hobart.
- vv. Enable innovation and evolution of industrial activities, natural resource industries, agricultural practices and value-add, and aquaculture through land use planning frameworks that facilitate new methods of production, compatible economic activities and a productive ecosystem that recognises synergies arising from collaboration and co-location.
- ww. Accommodate circular economy land uses within industrial areas, business parks and other employment precincts where they can benefit from research and investment partnerships and/or access to input materials and markets for their products. Co-location with heavy industry precincts, tertiary and research institutions, on key freight corridors and in regionally significant industrial precincts.
- xx. Support and facilitate cultural institutions that contribute to understanding of the Region's history and culture and that embed the arts and culture as key elements of the Region's vibrancy, its attraction to visitors, and for the amenity and enjoyment of its people.

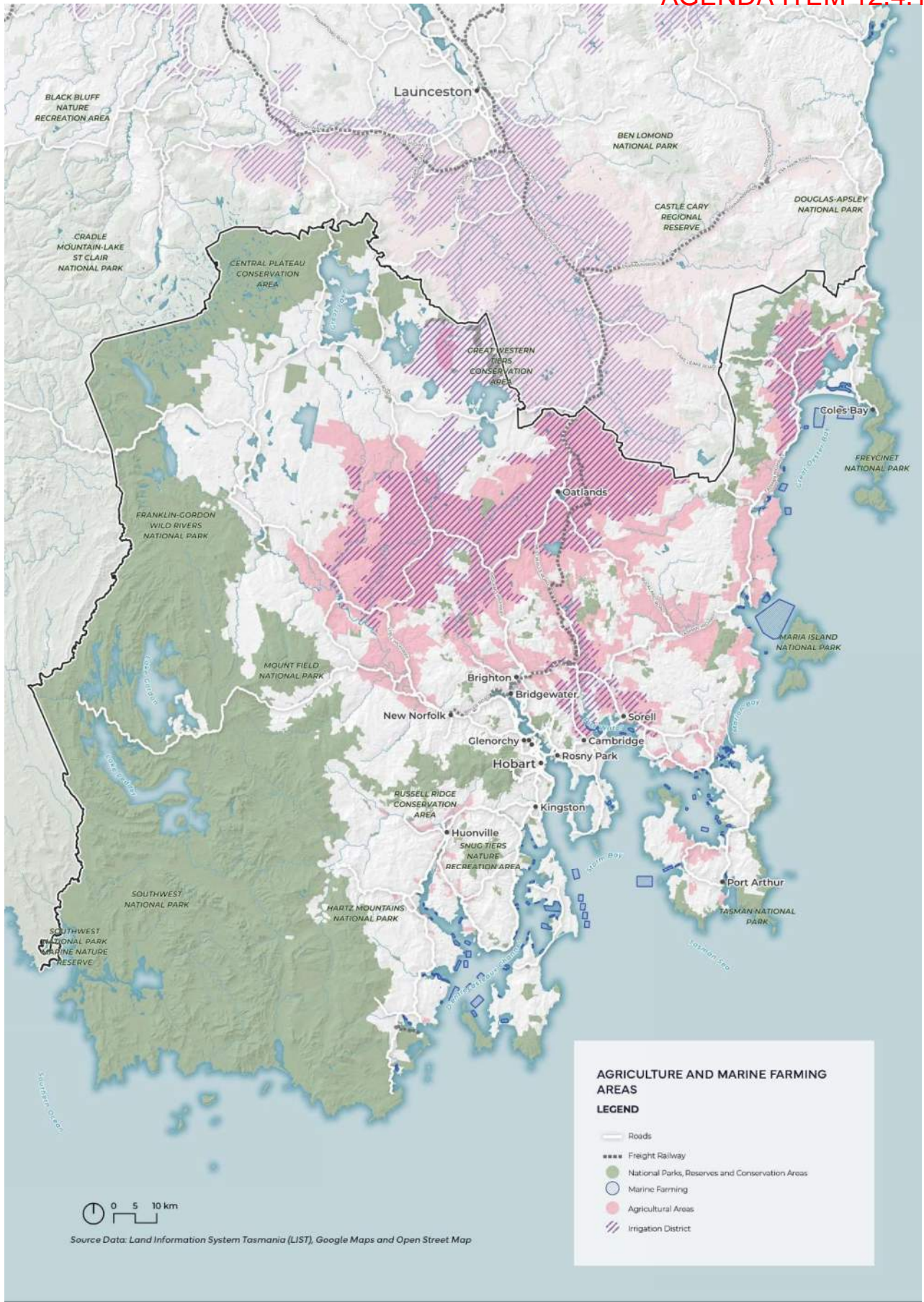


Figure 10 Agriculture, Forestry and Marine Farming Areas

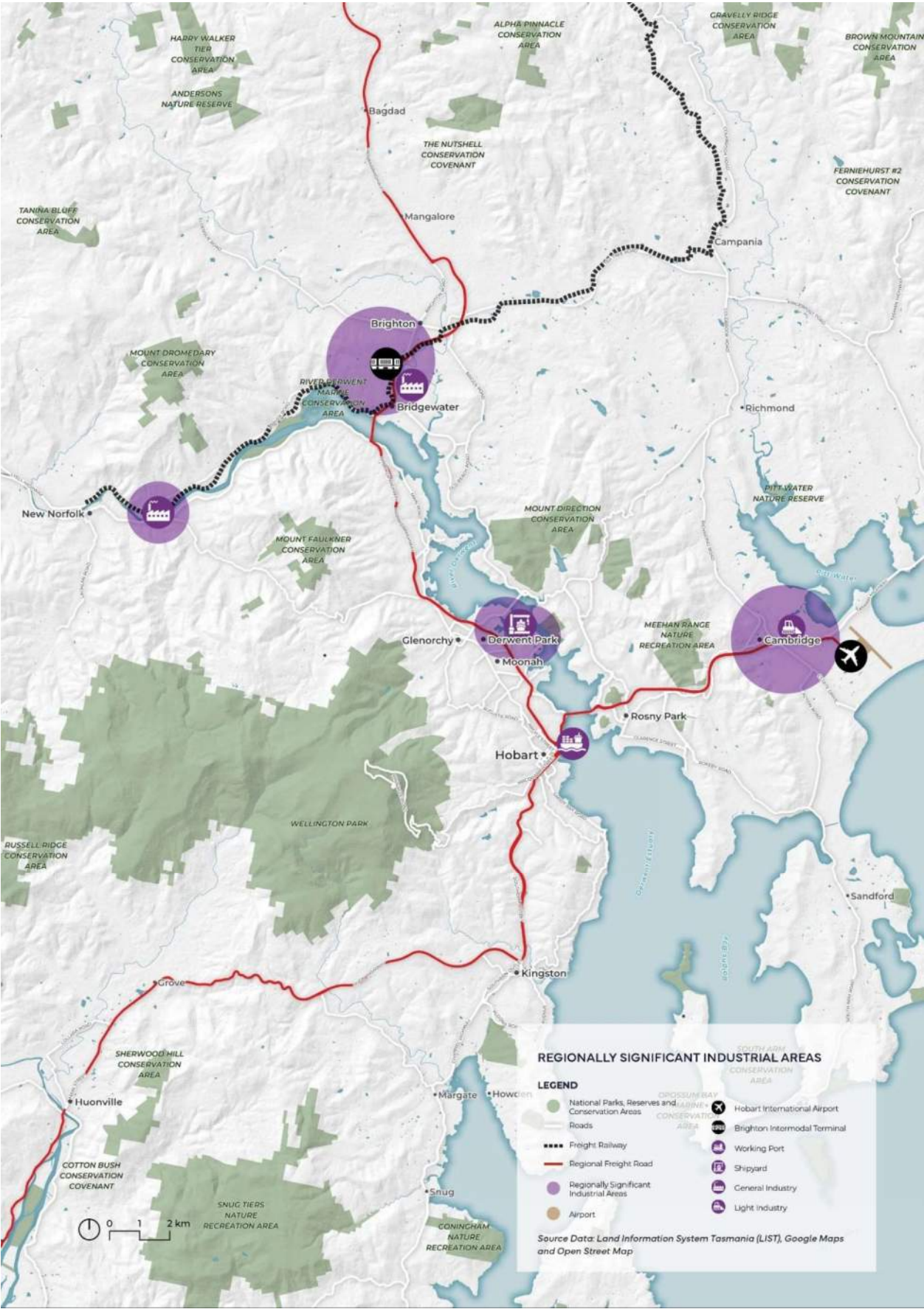


Figure 11 Regionally Significant Industrial Precincts

3.4.3. Activity Centre Categorisation

Activity Centres are diverse in relative size and function. The categorisation of Activity Centres is focused on Metropolitan Hobart (see **Figure 12**). The roles and functions of other towns, villages and service hubs outside the metropolitan area are covered in **Section 3.1.3**. As noted in **Section 3.1.3**, some Activity Centres within the metropolitan area also perform roles and functions related to surrounding rural and coastal areas. These centres are also included here, with a focus on their roles as part of the Metropolitan Hobart area.

The categorisation of Activity Centres relates to their size, the geographic range and size of populations they serve, and the diversity of functions they contain. Relationships to surrounding land uses, and opportunities and constraints to growth related to transport and other infrastructure are also considered.

Table 9 Activity Centre Categorisation

Characteristic	Description	Locations
Metropolitan CBD	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 employment opportunities within the Region are focussed in the CBD, particularly commercial office, government and public administration sectors. Providing high level of public amenity and high quality urban design.	
Employment	Major location for higher order employment including government administration, private sector office-based jobs, health care, tertiary education	Hobart CBD
Commercial and retail activity	Highest order commercial office space including A Grade accommodation for a range of office-based businesses and government administration.	
Social Services and Infrastructure	Highest order public and private health services, tertiary education campuses, libraries, museums, cultural facilities, government and non-government social services like employment/disability support, legal services and justice (courts)	
Residential	High density residential often mixed with commercial or retail uses. Historic housing forms including terraces, heritage cottages, shop-top housing	
Entertainment and Recreation	Major sports facilities, cinemas, concert halls/theatres, visitor accommodation, major tourist attractions, regional or State-level outdoor recreation and parks (eg. Botanic Gardens, Domain)	
Catchment and Access	All of Tasmania, and all of the Southern Region. Major destination for local, intra-state, interstate and international visitors. Primary concentration of public transport connections across the metropolitan area and extending across the broader Region.	
Principal Centre	Principal Centres offer a broad range of services and facilities including business and government offices, to serve the surrounding sub-region or Region with a focus on retail and commercial sectors. Usually a key destination for public transport with an interchange with frequent services linking to other major activity centres and surrounding residential areas, with express services connecting to the Metropolitan CBD.	
Employment	Major industries but complemented by a range of office and administration employment catering to small to medium enterprises.	<ul style="list-style-type: none"> ○ Glenorchy ○ Rosny Park ○ Kingston
Commercial and retail activity	Major supermarkets, department stores and a range of speciality shops. Local and larger scale commercial offices and some government services either with regional offices or head offices (where not located in the Metropolitan CBD).	
Social Services and Infrastructure	Primary location for local government services within relevant council, secondary location for State and Federal community infrastructure or services. Supports district facilities including but not limited to Service Tasmania, Centrelink Customer Service Centre, Medicare/Family Assistance Office), State Library branch, <i>Integrated</i> Health facilities including care centres and a range	

Characteristic	Description	Locations
	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.	
Residential	Pockets of shop top or stand-alone residential development within the centre or around the fringes complemented by infill and consolidation of surrounding residential area to achieve higher densities and more diverse housing. Residential consolidation and diversification leverages access to high frequency and express public transport, and active transport infrastructure within 400-800 metres of the centre and key transport stops.	
Entertainment and Recreation	A variety of dining, entertainment options, including nightlife activities and significant cultural and/or sporting venues for the Region.	
Catchment	Catchment of regional significance across at least two Local Government Areas	
District Centre	The District Centre will primarily offer convenience goods, services, and some community facilities to the surrounding districts. It should be well-connected by high-quality bus services and, if feasible, integrated with other public transport modes.	
Employment	Serves as an employment hub for the LGA, primarily in retail, supported by a variety of office-based jobs, mainly in professional and personal services	<ul style="list-style-type: none"> ○ Moonah ○ Bridgewater
Commercial and retail activity	Includes at least one major supermarket, a variety of specialty shops, and secondary retail outlets. It may also feature a small discount department store. Office spaces are limited to small-scale finance, banking, insurance, property, and professional services	<ul style="list-style-type: none"> ○ Brighton ○ Sorell
Social Services and Infrastructure	A Community Hall, Health Centres, some urban community space, and a Private Medical Centre are included, along with possible social services like Service Tasmania or Centrelink. Nearby educational facilities are highly desirable. This area should serve as the hub for Local Government services within the LGA if there is no primary or principal centre	
Residential	Shop-top housing and medium to high density and more diverse residential are facilitated within approximately 400 metres of the centre.	
Entertainment and Recreation	Includes some night-time activities, primarily centred around dining, but potentially more local or district scale performing arts venues.	
Catchment	Supports the Metropolitan CBD and Principal Centres. Generally, an LGA wide catchment, although may attract people from adjacent LGAs.	
Local Centre	The Local Centre will cater to the immediate community's daily needs and services. Ideally situated along a public transport corridor with strong bus connections, it should be easily accessible by cycling or walking to enhance local access.	
Employment	Mix of smaller retail, community, and health services (such as GPs), along with small-scale office-based jobs that serve the local area	Various, for example: <ul style="list-style-type: none"> ○ New Town
Commercial and retail activity	Should provide at least one supermarket, a variety of specialty shops, and secondary retail options. Offers both convenience and variety and may include a discount department store. In metro-fringe areas, often features tourism-related businesses.	<ul style="list-style-type: none"> ○ Sandy Bay ○ Blackmans Bay ○ Mornington ○ Bellerive
Social Services and Infrastructure	Local community services, including community health facilities, community centre, emergency services, sport facilities/infrastructure,	<ul style="list-style-type: none"> ○ Lindisfarne

Characteristic	Description	Locations
Residential	Focus for residential consolidation and diversification within 200-400 metres of main commercial centre and public transport routes, at a scale and bulk that is appropriate to local character.	<ul style="list-style-type: none"> ○ Howrah ○ Claremont
Entertainment and Recreation	Some night time activities primarily focussed on dining at a local restaurant or hotel. May include local scale or community based performing arts venues.	
Catchment	Serves a number of suburbs but may attract people from a wider LGA catchment on an occasional basis, particularly with a concentration of restaurants or entertainment venues.	
Specialist Centre	The Specialist Centre is focused on specific activities, as outlined in local area or structure plans. It is ideally situated along or adjacent to a public transport corridor and positioned between existing activity hubs.	
Employment	Dependent upon specialist characteristics.	<ul style="list-style-type: none"> ○ Cambridge Park
Commercial and retail activity	<p>Any retail should primarily reflect on the specialist purpose of the centre or defined character.</p> <p>Other broader retail (take-aways, cafes etc) should be limited to servicing employment clusters</p> <p>Office spaces should be concentrated around employment clusters affiliated with the centre's predefined purpose or character.</p>	<ul style="list-style-type: none"> ○ University of Tasmania (Sandy Bay)
Social Services and Infrastructure	None, unless predefined purpose or character details a specific need.	
Residential	Limited to specialised accommodation relating to centre's role and function (i.e. student accommodation or visitor accommodation, including for business travel)	
Entertainment and Recreation	None, unless related to the key function of the centre i.e. university campus event venues or activities to cater to worker needs.	
Catchment	Regional or Local, dependent upon specialisation.	

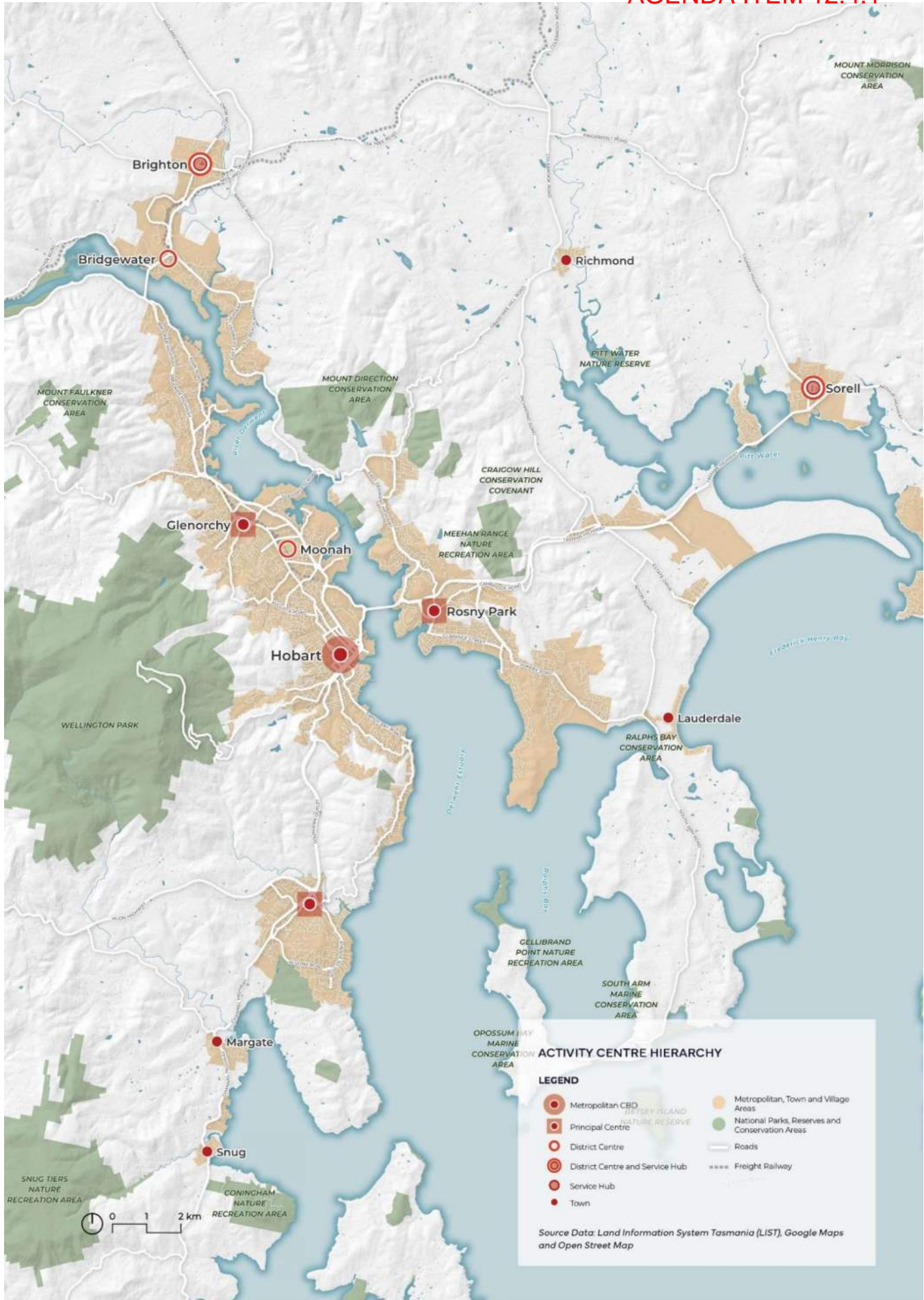


Figure 12 Activity Centre Categorisation

3.5. Physical Infrastructure

Southern Tasmania invests in and prioritises infrastructure in its existing settlements, while new infrastructure is delivered in a logical, sequential and equitable ways that supports communities to prosper economically and socially.

3.5.1. Overview

Physical Infrastructure includes roads and rail, stormwater, water, sewerage, energy and telecommunications networks. Physical infrastructure ensures our communities are supported with access to essential services to support a prosperous, resilient and liveable region. Physical infrastructure is also fundamental to a sustainable regional economy providing energy and resources for business, ensuring goods can be transported from where they are produced to markets and employees can access work.

Strategies for physical infrastructure planning are inextricably linked to Growth Management (**Section 0**) and Sustainable Economic Growth (**Section 3.4**). Coordinating land use and infrastructure assists with meeting the Region's housing, employment, community and industry needs, whilst ensuring we make the best use of existing infrastructure assets. The facilitation of a developer contributions scheme to service new land use and development would support equitable and timely delivery of infrastructure.

Increasing severity and frequency of environmental hazards and extreme weather events requires climate-resilient infrastructure networks and assets to maintain functionality under increased stress, including the capacity to endure and recover from natural hazards exacerbated by climate change. More compact and efficient urban areas, towns and villages will minimise the costs of infrastructure delivery, make the best use of existing infrastructure and minimise the exposure of infrastructure to natural hazards.

Energy

TasNetworks has a well-established network of transmission and distribution lines for the Region. 100% of Tasmania's energy comes from renewable sources, largely hydro-generation and wind farms. The Region is well placed to support further large-scale renewable energy projects supporting an affordable, reliable, and secure supply while contributing to emissions reduction⁴.

Water, Sewer and Waste

TasWater provides the Region with water and sewer services. Most urban areas have access to secure reticulated water; however outside of these areas many homes and business rely on tank water. The unpredictability of rainfall due to climate change has the potential to create challenges. Sewerage reticulation and treatment infrastructure is available in many urban areas however, many towns and villages and rural areas rely on on-site sewage treatment and disposal which is a constraint to growth, land use mix and more diverse and compact housing.

There is an irrigation network in the Region which supports the productivity of our agricultural lands and contributes to diversification of the Region's economy. The Tasmanian Waste and Recovery Strategy sets out a plan to reduce the generation of waste, boost recycling and resource recovery to support Tasmania's move to a circular economy⁵. TasWaste South, a joint authority established by the 12 Councils of Southern Tasmania, strategically coordinates waste management and resource recovery in the Region. The Climate Change office identifies the potential of the waste sector to support the maintenance of the State's net zero status⁶.

⁴ Department of Natural Resources and Environment Tasmania - Tasmanian Waste and Resource Recovery Board, 2023, [Tasmanian Waste and Resource Recovery Strategy 2023-2026](#)

⁵ Department of Natural Resources and Environment Tasmania - Tasmanian Waste and Resource Recovery Board, 2023, [Tasmanian Waste and Resource Recovery Strategy 2023-2026](#)

⁶ Renewables, Climate and Future Industries Tasmania Department of State Growth - Climate Change Office, November 2023, State of Play Report: Tasmania's waste sector

Transport

A key challenge for the Region's transport network is the dispersed population, combined with reliance on access to Hobart for jobs and services. Low population densities mean it is difficult to support public transport services and coverage of bus routes is limited. This has resulted in a heavy reliance on private vehicles with only 6% of work trips in the Region being undertaken by public transport⁷. While many in the Region will continue to rely on private vehicles, increased use of public transport and more active transport (walking and cycling) will reduce congestion and support public health, improved social outcomes, such as access to jobs, along with improved amenity.

Integrating land use and transport is essential for reducing reliance on private vehicles, especially as the Region grows and changes, making it increasingly important to concentrate housing and employment opportunities around key transport nodes and corridors, such as the Northern Suburbs Transit Corridor. Our regional centres will support self-containment and reduce travel demand through measures that support the delivery of local goods and services. While urban areas have more transport options than rural or remote towns, enhanced opportunities for walking and cycling within our communities combined with improved public transport can all help reduce the Region's reliance on private vehicles. Even a slight shift to public and active transport can result in large reductions in road congestion.

Opportunities to cost effectively expand the State Road network to cater for future growth are limited, considering geographic, environmental, and adjacent development constraints. The expansion of public transport services requires minimum economies of scale, that are primarily determined by population size and density.

Freight rail connects the Region to ports in Northern Tasmania (Bell Bay, Burnie and Devonport), which process 86% of imports to the Region. Within the Region freight rail services operate to the paper mill at New Norfolk and the intermodal terminal at Brighton. The Brooker Highway is the Region's most significant freight route, with the Midland Highway a significant inter-regional freight route. Ensuring the ongoing protection of these key routes supports the economic vitality of the Region.

Digital

The National Broadband Network (NBN) provides high-speed internet infrastructure to Southern Tasmania, allowing our communities to work from home, study, access telehealth, shop and run businesses. However, many parts of the Region do not enjoy the same access to digital services as Metropolitan Hobart.⁸ Capitalising on digital infrastructure will support the delivery of economic and social services to more remote communities and enhance local economies.

Region Shapers:

3. *Resilient*
4. *Inclusive & Equitable*
5. *Supported*
6. *Accessible & Connected*
7. *Economically Strong*

Physical Infrastructure Targets:

Working group any thoughts?

SPO have the SISWG provided you with anything they are working towards?

⁷ Department of Natural Resources and Environment Tasmania - Tasmanian Waste and Resource Recovery Board, 2023, [Tasmanian Waste and Resource Recovery Strategy 2023-2026](#)

⁸ Department of State Growth, [Regional Telecommunications Review 2021 – Tasmanian Government submission](#)

3.5.2.Regional Strategies – Physical Infrastructure

Regional Strategies

Physical infrastructure

- a. Maximise the efficient use of existing infrastructure by prioritising growth in underutilised areas through the regional town and village categorisations and Metropolitan Urban Boundary.
- b. Align and integrate strategic infrastructure across the Region to meet the needs of growing and evolving population while supporting a more productive economy.
- c. Identify and protect strategic infrastructure sites and corridors from unsuitable development to preserve the functionality of the services they deliver.
- d. Collaborate with infrastructure providers to plan for growth that is supported by appropriate infrastructure that manages cumulative impacts on the natural environment and ensures security of access to water, taking into account potential climate change impacts.

Water, wastewater and waste infrastructure

- e. Establish sufficient buffers around water and waste treatment plants and identify complementary activities within these areas that offer economic or community benefits
- f. Align water and wastewater planning and capacity (including the presence of, lack of or potential to install reticulated systems) in planning for the future growth of towns and villages.
- g. Facilitate resource recovery, recycling and waste management including opportunities for circular economies.

Energy Infrastructure

- h. Enable small-scale residential energy generation.
- i. Maintain operational requirements of hydro-electricity generators and transmission networks to ensure secure energy supply to support growth and industries.
- j. Prioritise renewable energy projects within Renewable Energy Zones to ensure sustainable growth in energy supply.

Roads

- k. Prioritise compact, mixed use and more dense urban renewal near existing and planned transport corridors, public transport and higher-order activity centres over development in satellite or dormitory suburbs.
- l. Optimise road connectivity by integrating new roads in subdivision design with existing and future road networks.
- m. Ensure that car parking requirements align with the goal of boosting public transport usage.

Passenger Transport Modes

- n. Develop strategic active transport networks with All Ages and Abilities (AAA) routes to better connect cities, towns, and activity centres while collaborating with councils to plan and implement local networks.
- o. Encourage active commuting to work by incorporating requirements in planning schemes for end-of-trip facilities, particularly in employment-generating land uses in the Metropolitan CBD, Specialist Centres and Primary Centres.
- p. Protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for future use, and promote increased density and activity around ferry stops, integrated with land-based active transport and public transport to enable connections to key destinations.
- q. Plan for densification and mixed-use precincts around priority public transport corridors and major stops through Structure Plans for priority growth areas

Ports and Strategic Transport Networks

- r. Safeguard key economic infrastructure, including airports, ports, and intermodal hubs, from encroachment by incompatible developments, and support growth and diversification of economic activity in these areas.
- s. Enhance freight opportunities for transporting goods to new and existing local, national, and international markets to maintain the Region's efficiency, productivity, and competitiveness.

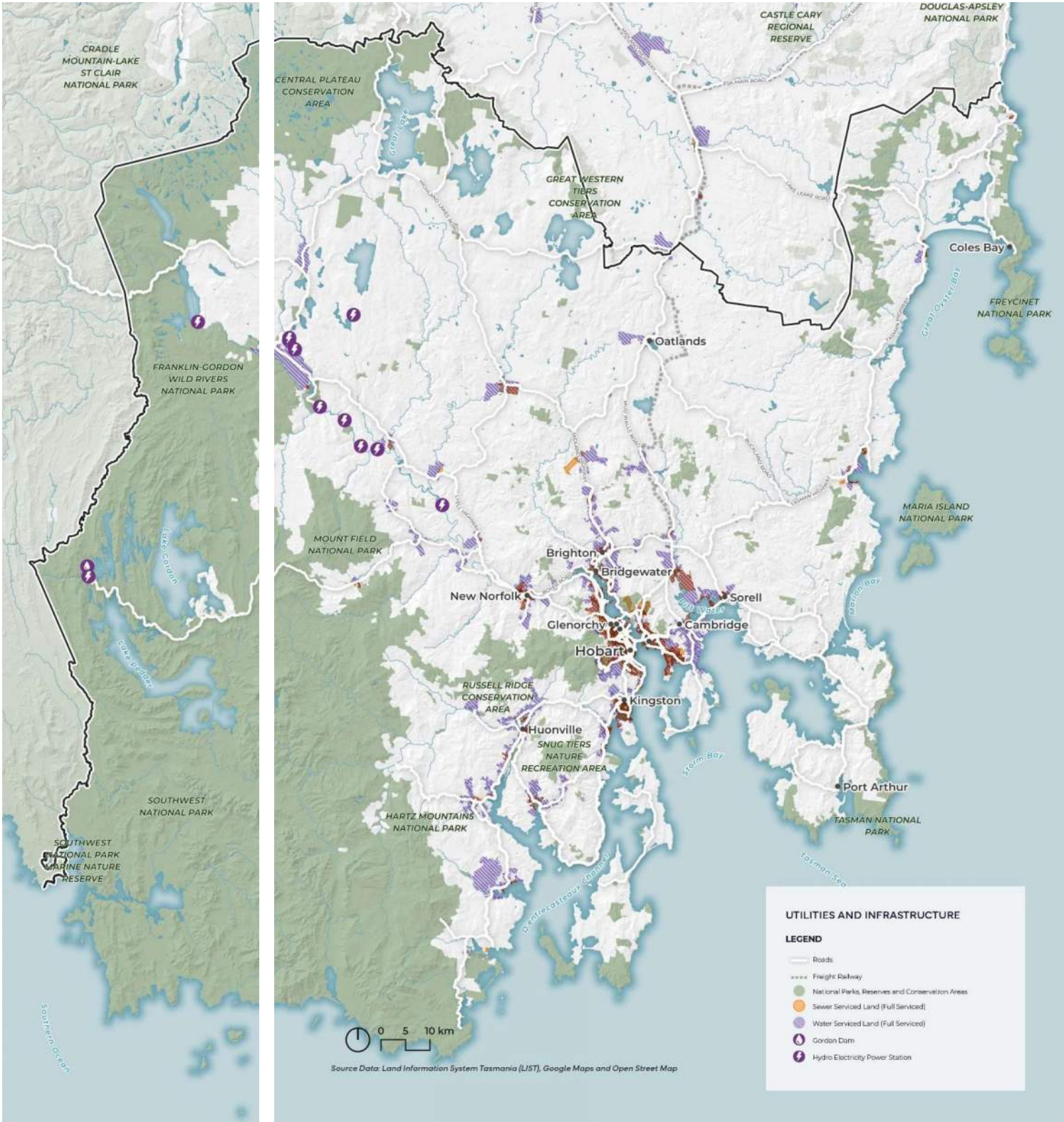


Figure 13 Utilities and Infrastructure

3.6. Cultural Heritage

Cultural heritage underpins the character of Southern Tasmania and connections between its people and the natural environment, particularly for palawa. Recognising, protecting, celebrating and sharing cultural heritage values is central to maintaining the Region's environment, and for thriving communities and the regional economy

3.6.1. Overview

The historic character of Southern Tasmania is an important part of the Region's identity, both in terms of Aboriginal and historic cultural heritage' assets. This strategy recognises the fundamental differences between how Aboriginal Cultural Heritage and historic cultural heritage are understood, managed and interpreted. The Region's cities and town centres are where historic heritage is most concentrated, and are the best locations for urban consolidation. Land use planning plays a vital role in balancing the need to develop and renew towns and cities with maintaining historic character and tangible links to the past. The RLUS guides urban renewal to respect heritage, cultural connections, and rehabilitate natural systems like watercourses and vegetation corridors.

Historic cultural heritage in Southern Tasmania ranges from whole islands, colonial farms, homes of significant historic people, gaols, whaling stations, racecourses and penal settlements. The Tasmanian Heritage Register, along with local heritage registers are a valuable and accessible bank of knowledge of the historic assets of the Region. Heritage registers are essential for informing strategic land use planning decisions to ensure the Region retains its character and identity.

Aboriginal Cultural Heritage can be anything that is considered a significant Aboriginal area, object or evidence of historical significance of Aboriginal occupation in the area but often requires being rediscovered to be formally recognised. Sensitivity to Aboriginal Cultural Heritage should be shown in land use planning whether or not native title exists and requires a duty of care to ensure activity does not harm that which has been identified. The approach to land management and caring for Country such as cultural burning to maintain the health of landscapes and protect against unplanned bushfires, and hunting to manage animal populations is also of great relevance to supporting a sustainable and resilient Region. Therefore, facilitating greater access and connection to Country should also be a consideration for future growth and development.

The quality and number of historic buildings across the Region are major draw cards to both visitors and people looking to relocate to Tasmania. Heritage contributes significantly to the Region's economy, with one in every four visitors to Tasmania including built heritage on their itinerary. Many visitors to Tasmania are drawn to the Region's world heritage attractions including Port Arthur Historic Site and the Tasmanian Wilderness World Heritage Area. A wide range of tourism-related businesses including tour companies, guides and accommodation rely on these attractions. Visitation generates demands on land use and infrastructure including accommodation and the need for high quality transport connections around the Region.

Maintenance and adaptive reuse of built heritage supports jobs in the construction industry while keeping historic building practices alive through specialist trades and artisans. Similarly, employment opportunities for Aboriginal communities and cultural knowledge holders will emerge as the community and development professionals continue to grow and share knowledge and understanding of Aboriginal cultural interpretation and develop stronger connection to Country practices in urban development and natural environment management. The STRLUS is well placed to facilitate integration of connection with Country practices into land use planning as it can capture the cultural significance of landscape at a scale that often extends beyond local boundaries.

Region Shapers:

1. *Culturally Grounded*
2. *Respectful to Nature*
3. *Resilient*
4. *Inclusive & Equitable*

Cultural Heritage Targets:

Working group any thoughts?

SPO have the SISWG provided you with anything they are working towards?

3.6.2. Regional Strategies – Cultural Heritage

Regional Strategies

Aboriginal Cultural Heritage

- a. Protect known Aboriginal cultural heritage sites from urban development, infrastructure and impacts from agriculture and extractive industries.
- b. Collaborate with Aboriginal people to understand Country, record the significance of landscape and mechanisms to protect Country from the impacts of development, and embed these findings in planning for growth.
- c. Mitigate reactive responses to protecting Aboriginal Cultural Heritage values late in the development process by proactively and more strategically identifying, recording and where culturally appropriate communicating those values in strategic plans at the local and regional scale.
- d. Identify significant cultural landscape elements within *priority growth* areas and *greenfield growth areas*, including watercourses, hilltops and ridgelines and integrate protection or rehabilitation of these into water management, recreation and active transport planning as part of Structure Plans.
- e. Enable land uses that facilitate Aboriginal people caring for Country, sharing knowledge of Country, and embedding cultural practices to care for the landscape and environment, including commercially viable land uses that support self sufficiency and self-determination for Aboriginal people.
- f. Engage with Aboriginal people to apply traditional knowledge and practices to avoiding natural hazards like bushfire, flooding and coastal erosion in planning for growth and land use change.
- g. Visual and physical connections to kunanyi/Mt Wellington, the Derwent Estuary and other highly significant landscape features are respected, retained or rehabilitated and enhanced when planning for growth and urban renewal.

Historic Cultural Heritage

- h. Map and protect items of heritage significance to the Region, including natural and built heritage sites, precincts and areas that reflect the unique cultural and natural heritage values of the Region, shown on **Figure 14**.
- i. Structure Plans for *priority growth areas* are to identify historic cultural heritage items, and include urban design responses that facilitate sensitively designed urban renewal that maintains the cultural heritage values of the area.
- j. The settings and landscape context of highly significant historic cultural heritage sites are to be respected and protected when planning for growth, particularly for World Heritage sites, and items listed on the National Heritage Register.
- k. Historic urban patterns including road networks, landmark buildings and other public places (like parks and gardens) are to be retained and interpreted when planning for urban renewal.
- l. Planning for growth and land use change in towns that contain significant historic cultural heritage features is to include appropriate design responses and identify land uses that support the retention, active or adaptive use of heritage items and reflect their value to local economies including as tourist attractions.
- m. Plan for predicted climate change impacts (including bushfire, sea level rise and coastal erosion) that may impact on historic cultural heritage sites and integrate mitigation measures into planning for protection of the heritage items and for surrounding areas.

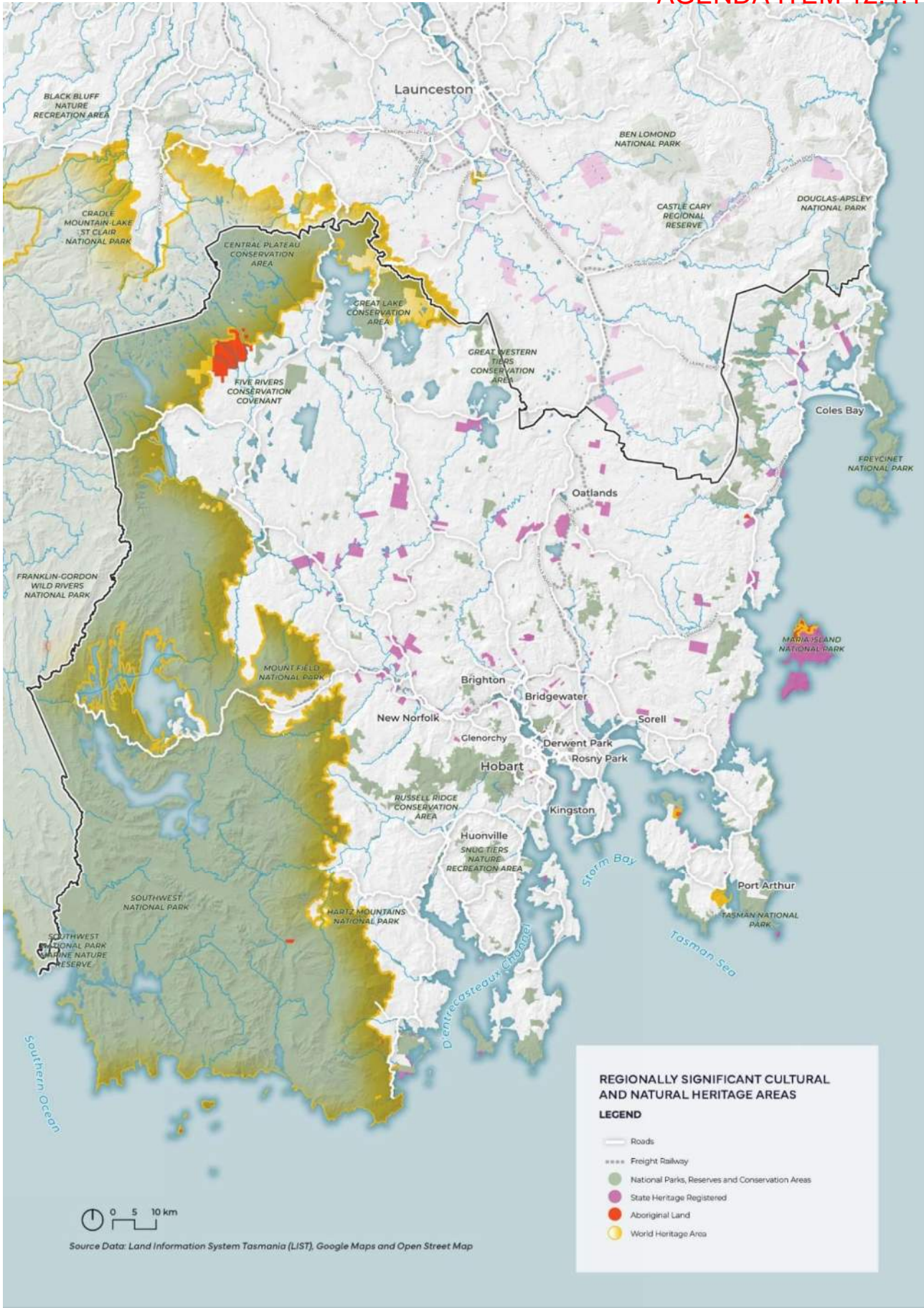


Figure 14 Regionally significant cultural and natural heritage areas

4. Implementing, Monitoring and Reviewing the STRLUS

4.1. Roles and Responsibilities

Land use planning at a regional scale is imperative to setting a coordinated direction for land use change, growth and development across the Region. Implementing the STRLUS will require sustained coordination of action by all levels of government, the private sector and the community.

The Australian Government is responsible for national level policy such as housing, infrastructure, environment, climate change and migration, all of which impact on urban spaces. It advises on and funds large scale infrastructure projects and provides programs to support urban change.

The Tasmanian Government sets policies, develops strategies and establishes a framework for decision-making. Planning provides a forum for our aspirations: what we want our society, our settlements, our infrastructure, our landscapes to look like, and how we want them to function.

The Tasmanian Government is also responsible for State infrastructure such as State roads, schools and hospitals. By providing direction in relation to land use growth and change across the Region, the STRLUS is one input to State-led planning for and delivery of infrastructure needed to support Southern Tasmania's communities and economic activity.

Local governments plan for their local area and assess applications for development against the Tasmanian Planning Scheme. They also deliver local infrastructure to support the area such as local roads, footpaths, parks and community centres. Planning by local councils for their local areas needs to consider the regional context of growth and change, and the STRLUS provides guidance so that local planning decisions account for regional issues.

Utility providers like TasWater, TasNetworks and NBNCo plan and deliver water, energy, waste and telecommunications networks. These networks support land use by delivering essential services to homes and businesses. Utility providers can refer to the STRLUS to understand where and what types of growth are planned across the Region when planning for upgrades or extensions to utilities networks.

Businesses invest in the growth of the Region through establishment or expansion of industries that provide jobs and produce goods or offer services within the Region or exported interstate or overseas. The development industry leads the delivery of our built environment by constructing homes, shops, offices, and often new infrastructure like local streets and parks. They play a vital role in creating high quality design, delivering diversity of housing and creating sustainable and liveable towns and cities. The STRLUS guides the development industry by setting expectations for where and what types of growth are anticipated, how communities are changing, and what types of housing, jobs and services are needed by communities across the Region. The STRLUS also provides regional scale guidance on environmental sustainability, natural hazards and other land use conflicts to assist businesses including the development industry to make sustainable investment decisions.

Community also plays a role in delivering the STRLUS through its choice to live and work in the Region, engaging with the Tasmanian Government on the strategy and its performance and advocating for their community both now and for future generations.



4.2. Implementation

The Tasmanian Government is primarily responsible for coordinating implementation of the STRLUS, including coordination of State government departments and utilities providers, liaison and integration with councils. Whole-of-government coordination will be critical to effectively implement many of the Regional Strategies, and engagement with communities, industries, employers and developers will assist with local planning decisions about their priorities.

4.2.1. Implementing the STRLUS Through Local Planning

The STRLUS has been designed to implement the Tasmanian Planning Policies at a regional scale, and in ways that are appropriate to the Southern Tasmania Region. The STRLUS will guide local strategic planning and the preparation of Local Provisions Schedules under the Tasmanian Planning Scheme. Local Provisions Schedules under the TPS must be consistent with the relevant Regional Land Use Strategy.

The councils across the Southern Tasmania Region are responsible for managing land use growth and change in their local areas with consideration of regional and State-wide implications. The Southern Tasmanian councils face diverse pressures and opportunities, often balancing the demand for growth with the need to preserve what makes their part of the Region unique, special and sensitive. The STRLUS enables local planning processes to address local issues in the context of the Region, so that decisions about how to plan for population growth and change, investment in the local economy, and protection of the natural environment balance local needs with regional perspectives.

The Tasmanian Planning Commission plays an important role in local planning, including considering and approving draft planning scheme amendments, reporting and advising on State Policies and the Tasmanian Planning Policies, and the assessment and approval of Local Provisions Schedules under the TPS. The Tasmanian Planning Commission will assess Local Provisions Schedules and amendments against the STRLUS, to determine whether local planning provisions have appropriately considered regional strategic planning issues.

4.2.2. The Implementation Plan

An Implementation Plan has been prepared to support the delivery of the Regional Strategies in Chapter 3 of the STRLUS. The Implementation Plan guides investment decisions and infrastructure delivery across the Region. It also provides a basis for monitoring performance of the STRLUS in achieving regional planning outcomes and applying the Tasmania Planning Policies.

The Implementation Plan specifies actions, performance measures and outcomes to deliver on the Regional Strategies in Chapter 3 of the STRLUS. It also nominates organisations with primary responsibility for actions, including councils, State departments and infrastructure providers.

The Implementation Plan nominates timeframes for actions to be started and completed. It focuses on actions over the first ten years following declaration of this updated STRLUS. Many actions will carry on beyond the ten year timeframe but are important to start on early to address issues and achieve outcomes that are critical for the Region.

Implementation oversight is primarily the responsibility of the Tasmanian Government however implementation actions may involve local government, external partners and the wider community. Where an implementation action requires involvement from more than one stakeholder, the Implementation Plan identifies partner organisations and their roles in contributing to or collaborating on actions. Implementation priorities will be updated by the State government as required,

The STRLUS does not direct actions of others and does not set budgets or works programs of the State Government or Councils. It specifies Regional Strategies to achieve land use outcomes for the Region, and the Implementation Plan outlines actions to deliver on the Regional Strategies. It is intended to guide and coordinate planning and funding decisions made by State Government departments and Councils in relation to land use matters that are important to the Region. Collaboration is critical to the successful implementation of the STRLUS.

4.3. Monitoring and Review

The monitoring of the performance of the STRLUS is the responsibility of the Tasmanian Government. The requirements for review are contained within LUPAA which requires the Minister to keep all Regional Land Use Strategies under regular and periodic review. In addition, the Minister must review all Regional Land Use Strategies as soon as practicable after making the TPPs, or an amendment of the TPPs, so as to determine whether the strategies are consistent with the TPPs, or the amendment, respectively.

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SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY STATE OF PLAY REPORT



Southern Tasmania
REGIONAL PLANNING PROJECT

ACKNOWLEDGEMENT

We acknowledge the palawa/Tasmanian Aboriginal people as the traditional owners of lutruwita (Tasmania) and their enduring custodianship of this island.

We pay our respects to their Elders, past and present and to all Aboriginal people who live and work in Southern Tasmania today.

We honour their stories, songs, art and culture and their aspirations for the future of their people and these lands.

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Image: Hobart aerial
Credit: Luke Tscharke

Attachment 2
AGENDA ITEM 12.4.1





Part 1

Introduction



1.1 Updating the Southern Tasmania Regional Land Use Strategy

Regional Land Use Strategies are an important part of the Tasmanian Planning System. They plan up to 25 years ahead and set the direction for how land use change, growth and development in Tasmania's Regions will be managed. The main purposes of the Regional Land Use Strategies are to:

- Implement the Tasmanian Planning Policies at a regional scale, and in ways that are appropriate to each of Tasmania's regions.
- Guide local strategic planning and the preparation of planning schemes in the councils that make up each region. Planning schemes must be consistent with the relevant Regional Land Use Strategy.

The Tasmanian Minister for Planning can declare Regional Land Use Strategies under the Tasmanian Land Use Planning and Approvals Act 1993 (LUPAA). The LUPAA also sets out how Regional Land Use Strategies should be prepared and amended, and requires periodic reviews and updates.

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three Regional Land Use Strategies in Tasmania. The STRLUS was first declared in 2011. Since 2011, Southern Tasmania has experienced population growth and the economic, social and environmental conditions have changed. There have also been changes to planning policy and legislation such as the introduction of the Tasmanian Planning Scheme and the Tasmanian Planning Policies.

The twelve local governments of Southern Tasmania in conjunction with the Tasmanian Government State Planning Office are working together to update the STRLUS.

1.2 The State of Play Report

This State of Play Report is the first step in updating the STRLUS. It summarises available data and information on a range of topics to understand the key issues and influences in the Region and the causes of growth and change. It addresses what has been learnt from past experience in the Region, what is currently happening, and (for some issues) projections of what may occur over the next 25-30 years.

Southern Tasmania is unique, complex, and diverse. The State of Play Report documents the things that make parts of the Region unique, that the community values, and that are important to address for the benefit of people, the economy, and the climate and landscape that shapes the region.

The findings from the State of Play Report will inform updates to the STRLUS by identifying key land use planning issues for the Region that the STRLUS needs to address. The State of Play Report is structured using key themes that cover related topics:

Themes	Topics
Culture, Climate, Landscape and Environmental Values	<ul style="list-style-type: none"> • Cultural Heritage and Values • Natural Environment, Landscape Character and Climate • Natural Hazards and Environmental Risks
Economic Activity and Infrastructure	<ul style="list-style-type: none"> • Economic Activity and Productivity • Movement and Connectivity • Utilities
People, Communities and Growth	<ul style="list-style-type: none"> • Population Growth and Change • Housing, Placemaking and Growth Management • Social Infrastructure

For each theme, the opportunities and challenges are summarised to show how the issues are linked and highlighting the importance of integrated planning for the Region.

The Tasmanian Planning Policies provide guidance and policy direction for land use planning across Tasmania, in particular for the Regional Land Use Strategies. The Tasmanian Planning Policies address:

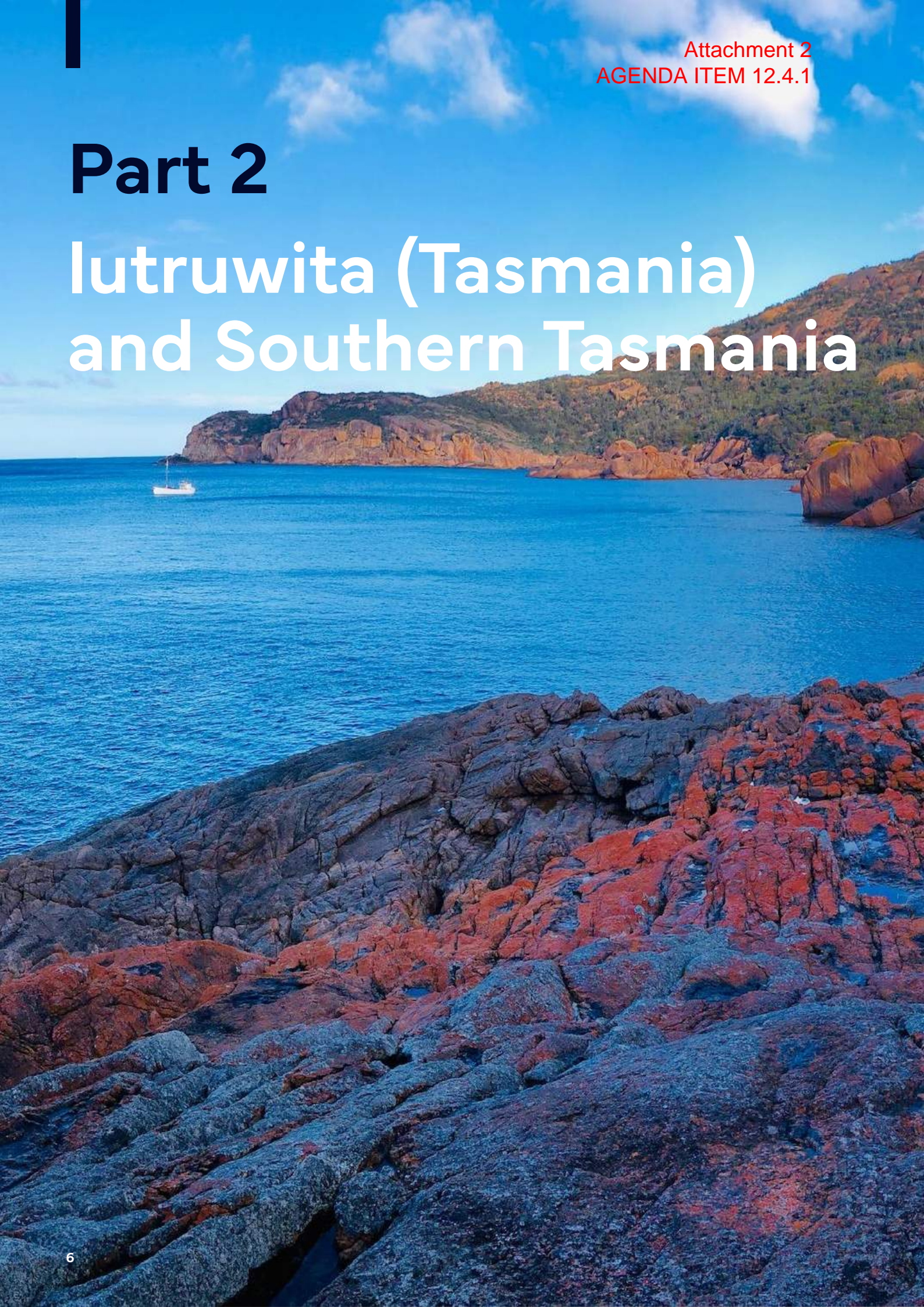
- Settlement, including liveability, and where and what types of housing and social infrastructure is required to support communities
- Environmental Values, like natural living systems, landscape values and the coasts and waterways
- Environmental Hazards such as bushfire, landslip, flooding, coastal hazards and contamination
- Sustainable Economic Development across sectors including agriculture, tourism, energy, natural resources, and business.
- Physical Infrastructure, to ensure that growth and existing communities are supported by essential services and are connected.
- Cultural Heritage, including both Aboriginal cultural significance and non-Aboriginal values
- Planning processes, guiding how land use planning should be done, including consultation with communities

FIGURE 1. THE PLANNING HIERARCHY



Part 2

Iutruwita (Tasmania) and Southern Tasmania



For the local Aboriginal nations, Tasmania has been and continues to be known as “lutruwita”. The Southern Tasmanian Land Use Strategy (STRLUS) will seek to embed the values, context and aspirations of the palawa/Tasmanian Aboriginal people, into a strategic forward plan for the region.

2.1 Southern Tasmania

Southern Tasmania is geographically, socially and economically diverse. The Region:

- **Includes 12 of Tasmania's 29 local councils**
- **Covers more than a third of Tasmania (23,377 square km)**
- **Is home to more than half of all Tasmanians (298,589 people)**
- **Contributes more than half of Tasmania's economic productivity**

Nature shapes the Region. Mountains, waterways and the coast define where people live, how they move around and many of the things they love about their place. Nature also supports economic activities including tourism and primary production. Regional land use planning can support and protect the natural environment and mitigate the impacts on communities from natural hazards.

Cycles of change influence Southern Tasmania. Periods of population growth and a stronger economy contrast with down-turns as industries change and people seek opportunities elsewhere. The weather also shapes people's lives. A cold temperate climate that is influenced by the sea and terrain means southern Tasmania experiences seasons like nowhere else in Australia. Climate change is impacting on natural patterns and will change the region over time. A dynamic place that is influenced by internal and external changes creates both opportunities and challenges for land use planning.

Southern Tasmania spans diverse communities ranging from the highly urban Hobart CBD to remote wilderness and rural areas. Some areas experience growth while others are undergoing transitions as jobs and industries change. The complexity of planning for a varied region means that region-wide planning priorities need to acknowledge and respect local differences. Regional land use planning for Southern Tasmania needs to provide direction and a framework for application at the local level.

Predictions of growth and change for the region over the next 25 years are based on assumptions, knowledge that is available now, and learning from past experience.

The COVID pandemic, and its impacts on Southern Tasmania's people and economy, are a reminder that planning for the long-term future of a dynamic and diverse region requires clear direction and a framework that can respond to change. While the Region's population is likely to grow, the pace of population increase may be slower or faster than predicted and this will in turn affect land use planning responses like how many new homes are needed and where those homes should be built.



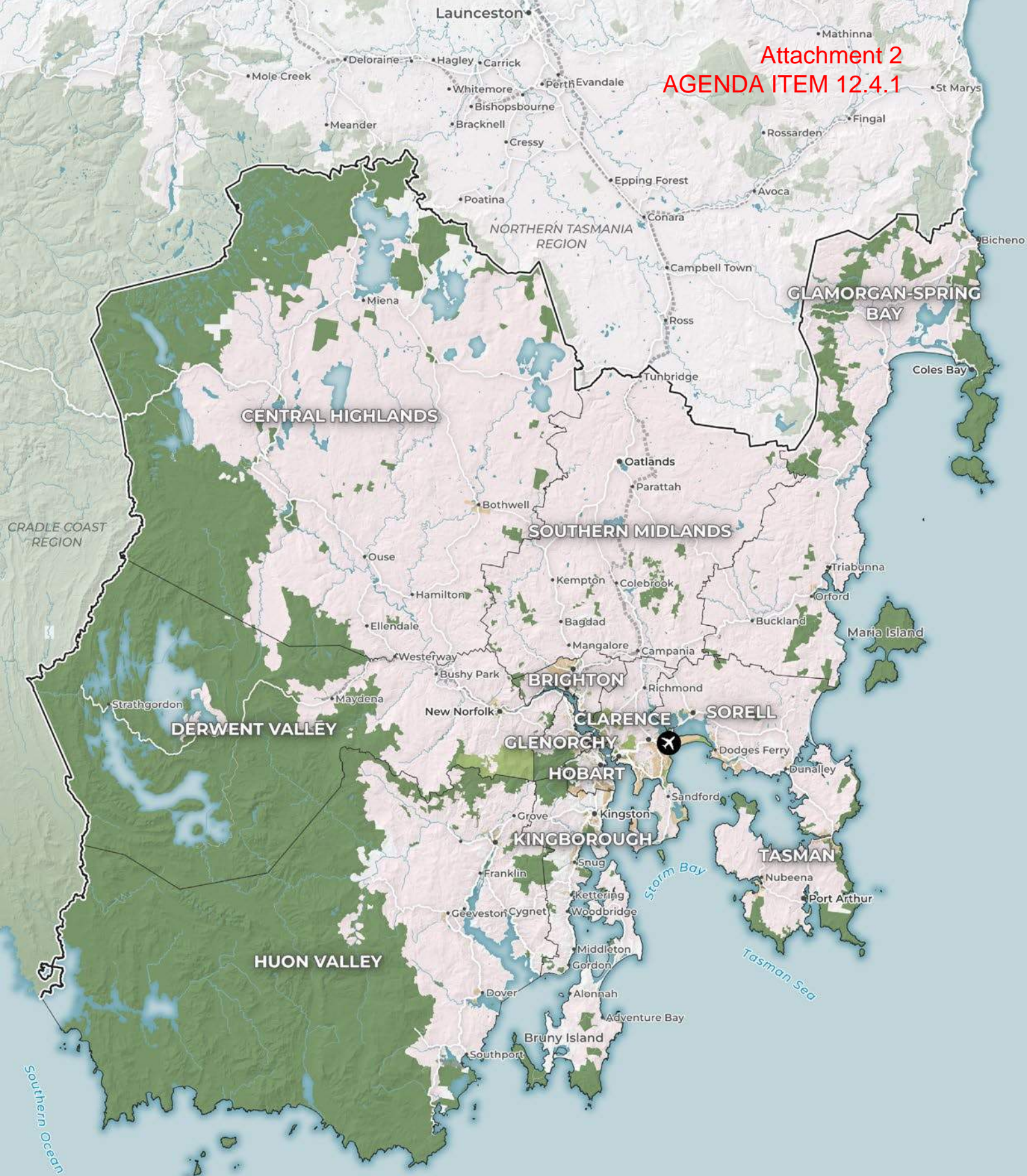


FIGURE 2. THE SOUTHERN TASMANIAN REGION

LEGEND

- LOCAL GOVERNMENT AREAS
- Regional Land Use Strategy Boundary
- Roads
- Railway
- ✈ Hobart International Airport
- Rural and Non-Urban Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

Southern Tasmania's People

Southern Tasmania

POPULATION

298,589



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Brighton

PRIMARY INDUSTRIES

Construction
Transport, Postal and Warehousing



20,025
POPULATION



Central Highlands

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



2,582
POPULATION



Clarence

PRIMARY INDUSTRIES

Construction



63,820
POPULATION



Derwent Valley

PRIMARY INDUSTRIES

Manufacturing
Agriculture and Food Manufacturing
Construction



11,320
POPULATION



Glamorgan - Spring Bay

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing
Construction



5,242
POPULATION



Glenorchy

PRIMARY INDUSTRIES

Manufacturing
Construction



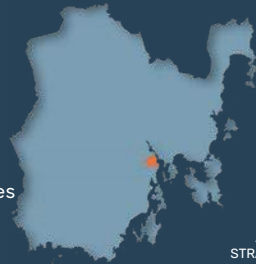
51,187
POPULATION



Hobart

PRIMARY INDUSTRIES

Public Administration and Safety
Electricity, Gas, Waste and Water Services
Healthcare and Social Assistance



56,250
POPULATION



Huon Valley

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



19,513
POPULATION



Source Data: Remplan Community, Remplan Forecast 2023

Kingborough

PRIMARY INDUSTRIES

Construction
 Agriculture and Food Manufacturing



41,274
 POPULATION



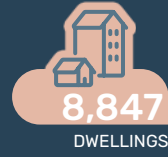
Sorell

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing
 Construction
 Rental, Hiring and Real Estate Services



17,725
 POPULATION



Southern Midlands

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



6,949
 POPULATION



Tasman

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing
 Construction
 Rental, Hiring and Real Estate Services



2,702
 POPULATION



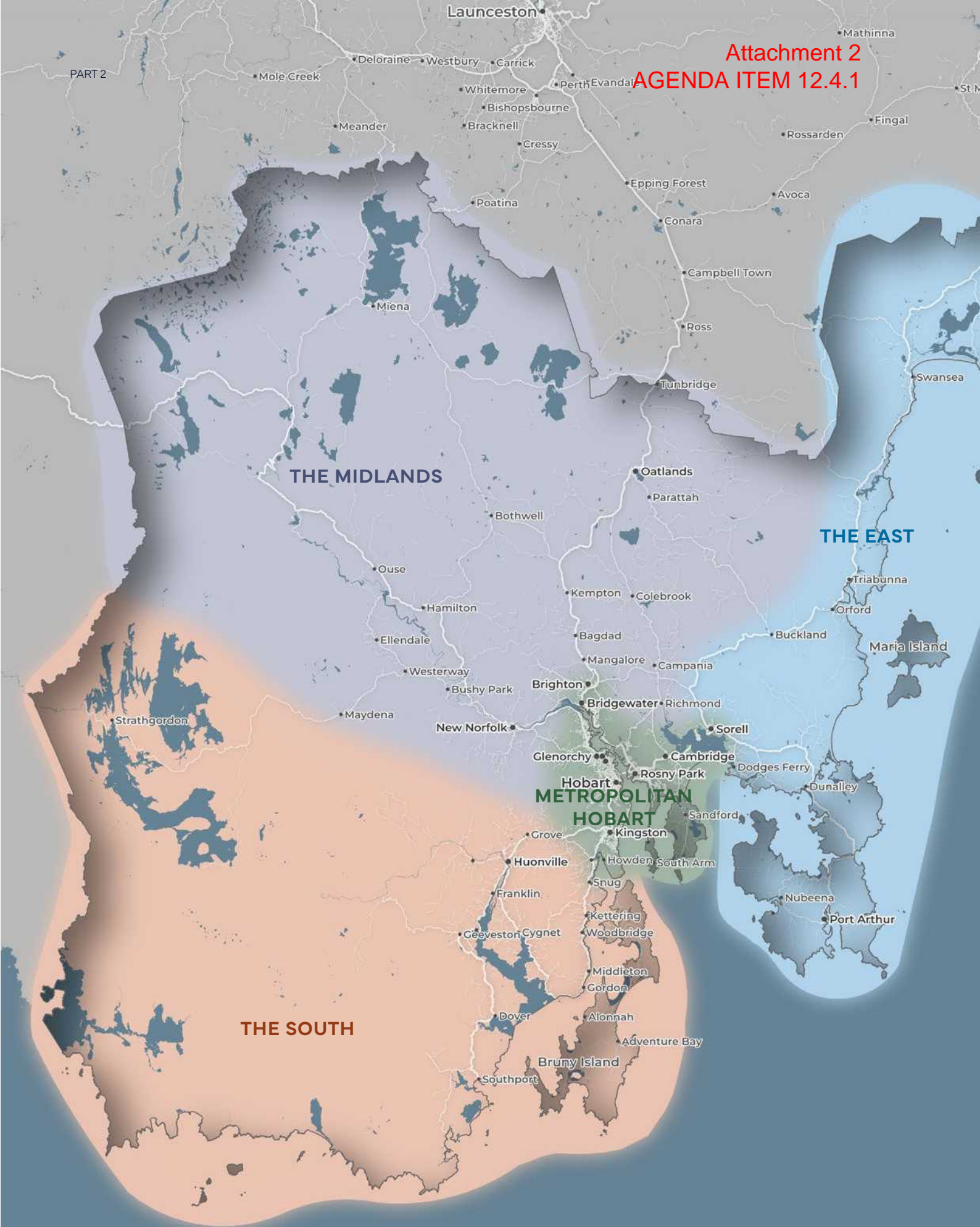


FIGURE 3. ZOOMING INTO A DIVERSE REGION

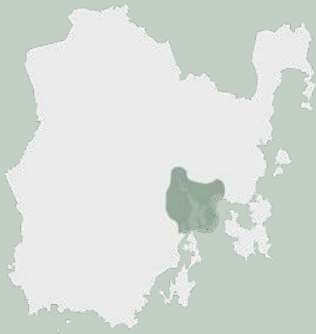
Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

2.2 Zooming in: A Diverse Region

The Southern Tasmania Region is large and very diverse. Zooming-in to different parts of the Region provides a more detailed look at the things that make the Region diverse and unique. The zoomed-in maps in this section of the State of Play Report have blurry boundaries not because they are intended to be clearly defined sub-regions or areas that will be used in the updated STRLUS. They are intended to show important features of different parts of the Region in more detail.

In some locations, the zoomed in maps overlap with each other. For example, some towns around the fringes of metropolitan Hobart are shown on both the metropolitan Hobart map and maps for other areas. This is because these towns are both part of metropolitan Hobart and important centres for communities in the more rural parts of the Region.





METROPOLITAN HOBBART

2.2.1 Metropolitan Hobart

Hobart is Tasmania's capital city and the main gateway to Tasmania. Hobart's metropolitan area includes Hobart city, Glenorchy and parts of the Kingborough, Clarence, Brighton and Sorell council areas. It includes most of the Region's people, jobs and economic activity. The Derwent Estuary and kunanyi/Mt Wellington have shaped metropolitan Hobart's urban areas, transport networks and identity.

The palawa have lived around the Derwent Estuary for thousands of years. Palawa culture and connections to the land, water and sky of the Region remain strong.

The British colony of Hobart is the second oldest in Australia, dating back to 1804 and the city has a rich urban history with buildings and a street network that span more than two centuries.

Metropolitan Hobart hugs the Derwent Estuary and is framed by mountains. Natural features and systems influence how people live, particularly how they move around the city and their recreational activities. The interplay between the natural environment, urbanisation and community is both an asset to Hobart and a challenge, particularly if the city continues to grow outwards. Bushfires, flooding and steep terrain are all important when deciding how and where the city grows.

Metropolitan Hobart is a series of towns that are functionally and physically connected. Many towns started as rural villages but as transport improved and the population grew, urban areas have expanded and joined up to be part of Hobart. Each of the places that make up metropolitan Hobart are unique, have their own character and identity, and play different roles within the broader Hobart area. Some centres that are part of metropolitan Hobart, like Brighton, Sorell and Kingston remain important for surrounding rural and coastal communities.

Hobart's Central Business District is the largest employment area and is home to government offices, businesses and service providers. Many residents from across the Region travel daily to central Hobart for work, education, health care and entertainment. Hobart contains the Region's only hospital, and the University of Tasmania has a strong presence in and around the city centre. Macquarie Point and Sullivan's Cove contain working ports, marinas, and ferry wharves. Hobart is one of only five cities globally that provides access for scientific research and tourism to Antarctica. The Australian Antarctic Division has its head offices in Kingston and utilises port facilities in Hobart.

Movement of people and freight around metropolitan Hobart is mostly by private vehicles. Transport networks are confined to the less steep land between the mountains and the Derwent Estuary. Three bridges cross the Derwent Estuary and concentrate traffic on key routes through the city. Movement of people on the Derwent Estuary is limited to a public ferry service between Hobart and Bellerive/Rosny Park, the private ferry from Hobart to MONA, and recreational boating. The port and a number of industrial uses rely on water access.

Many new residents have moved to new housing areas in the outer parts of metropolitan Hobart. Because jobs and services are concentrated in central Hobart and cross-regional connections pass through it, congestion is increasing on metropolitan Hobart's road network. Opportunities for through traffic (including trucks) to bypass urban areas are limited by topography and the Derwent Estuary. The need for new, expanded or upgraded transport infrastructure is closely linked to decisions about where population growth will occur across metropolitan Hobart, and the role of metropolitan Hobart's many centres and industrial precincts.

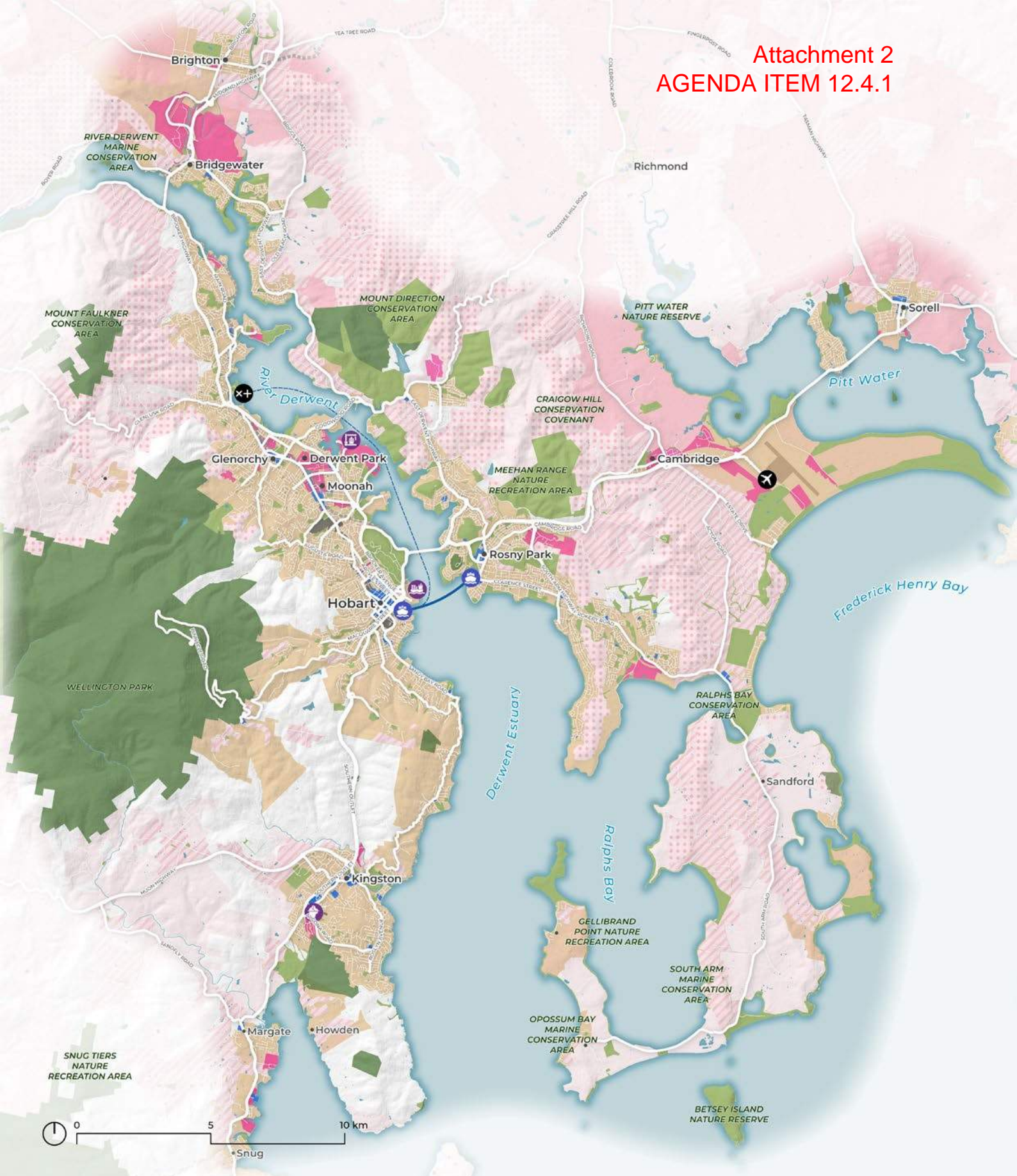
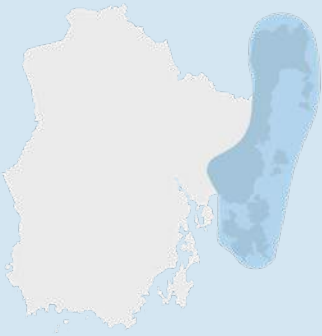


FIGURE 4. METROPOLITAN HOBART

LEGEND

- Roads
- ▬▬▬ Railway
- ⚓ Ferry
- Ferry Route
- ⋯ Ferry Route to MONA
- 🏭 Working Port
- 🚢 Shipyard
- 🇲🇵 Australian Antarctic Division
- ✈ Hobart International Airport
- ⊕ MONA
- 🌿 Rural Areas
- 🏡 Rural Living Areas
- 🌾 Agricultural Areas
- 🌳 Landscape Conservation Areas
- 🌲 National Parks, Reserves and Conservation Areas
- 🌳 Open Space & Recreation
- 🏙 Urban Mixed Use Land Zoning
- 🟦 Commercial Centres
- 🟪 Industrial Areas
- 🏘 Urban Areas
- ✈ Airport

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map



2.2.2 The East

The most populous and primary economic centre in the east of the Region is Sorell. Sorell is both a part of metropolitan Hobart and a service centre for more outlying rural communities on the Tasman Peninsula and north to Bicheno. Outside of Sorell, the population in the east of the Region is scattered across several smaller townships of Bicheno, Triabunna, Orford, Swansea, Coles Bay, Dunalley, and Dodges Ferry along the coastline. The Tasman Peninsula includes several small towns including Eaglehawk Neck, Port Arthur, Nubeena, and White Beach. Inland areas are mainly rural with small villages like Buckland and rural localities.

Many of the larger towns particularly on the coast have older communities with a high portion of retirees. The population of many coastal towns and villages swells over holiday periods, placing increased demands on services and creating seasonal fluctuations in access to jobs. Larger towns are generally serviced by utilities such as sewerage and town water. However, some coastal towns and villages have experienced significant growth (both through holiday visitors and permanent residents) but do not have access to town water or sewage treatment systems.

Tourism is an important contributor to the economy in the east of the Region. The World Heritage listed Port Arthur Historic Site and the Freycinet National Park are some of Tasmania's best known tourist attractions and draw visitors from within Tasmania, interstate and overseas. The rugged coastline from the Tasman Peninsula north to Maria Island is a distinctive landscape and includes the Tasman National Park, Maria Island National Park, and Cape Bernier Nature Reserve. More elevated areas inland are characterised by forest reserves and nature reserves.

Other economic activity is largely related to the area's natural assets and resources, in particular agricultural production, aquaculture and fishing. Wineries are well established in parts of the east, and irrigation is expanding the productive capacity of farmland by allowing diversification into crops along with grazing and dairying. The coastal waterways are also highly productive. Marion Bay, Dunalley and Boomer Bay are known for oyster farming, and aquaculture zones are located around Triabunna and in the bays around the western side of the Tasman Peninsula.

The distinctive natural landscape and waterways in the east of the Region are attractions but also create risks. Bushfire hazards and emergency access are key challenges, particularly for the Tasman Peninsula. Access to some areas can also be periodically disrupted by landslip where roads pass through steep and unstable areas. The ability to improve access, provide services and ensure residents can move around this part of the Region is constrained by topography.

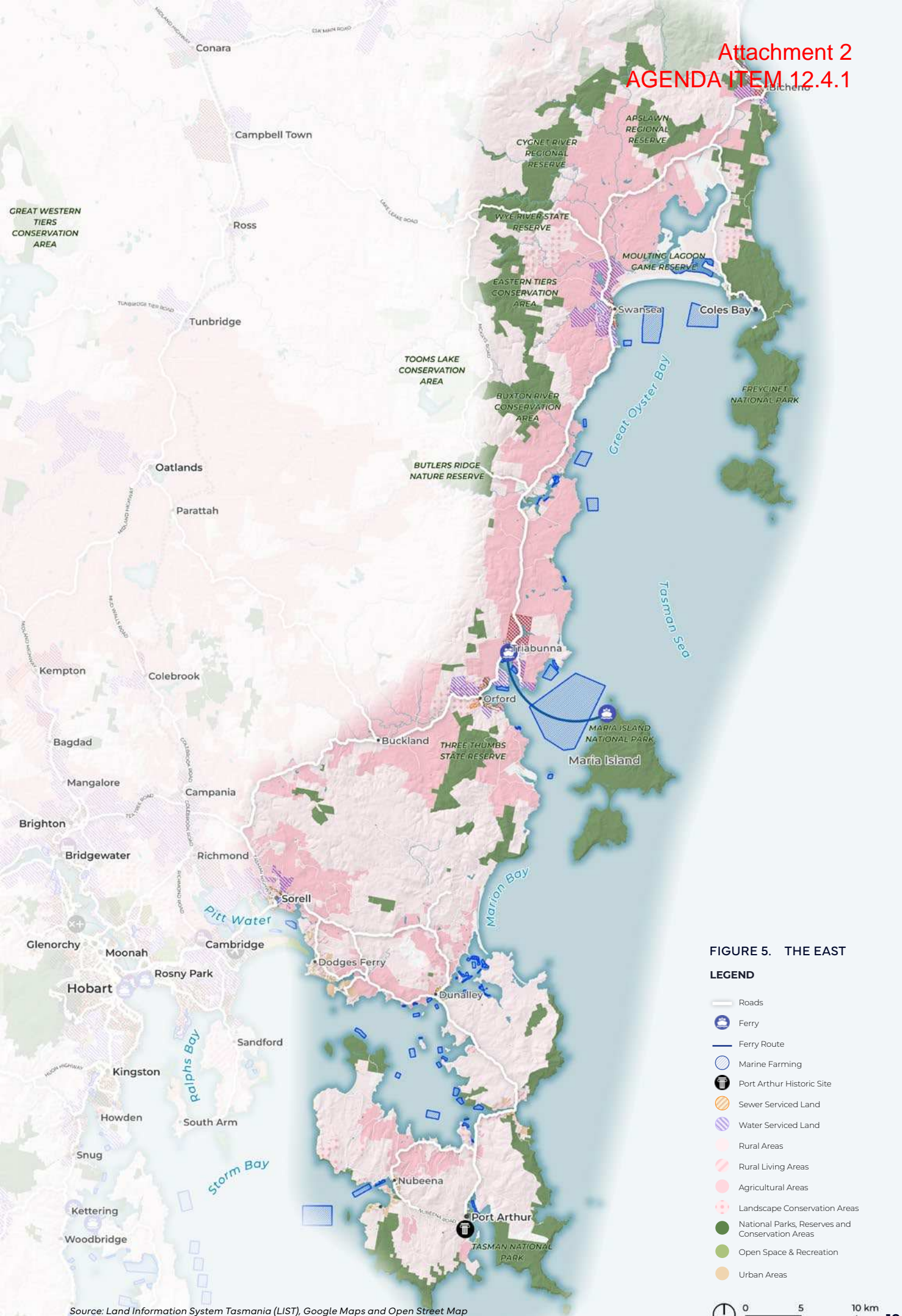


FIGURE 5. THE EAST

LEGEND

- Roads
- Ferry
- Ferry Route
- Marine Farming
- Port Arthur Historic Site
- Sewer Served Land
- Water Served Land
- Rural Areas
- Rural Living Areas
- Agricultural Areas
- Landscape Conservation Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source: Land Information System Tasmania (LIST), Google Maps and Open Street Map







2.2.3 The South

The largest town in the south of the Region is Huonville. It is the main centre for residents of the Huon Valley, and surrounding rural communities access Huonville regularly for shopping, school and work. The combination of accessibility to central Hobart, a rural lifestyle and more affordable housing means Huonville and Kingston are important centres for surrounding communities, while also (along with communities like Margate and Snug) being ‘commuter towns’ for people who work in Hobart. The Channel and Huon River are also defining features of this part of the Region. Towns and villages are mostly located in the valleys or along the Channel and include Kettering, Cygnet, Southport, Dover, Geeveston and Franklin. Bruny Island is accessed by ferry from Kettering.

The south of the Region is undulating and mountainous, particularly the foothills around Mt Wellington and the “Sleeping Beauty”. A large portion of this part of the Region is the Tasmanian Wilderness World Heritage Area (covering the South-West National Park and Hartz Mountains National Park) a rugged and remote landscape of high ecological value and exceptional natural and cultural values. Large areas of bushland create significant bushfire risks and communities within the area have experienced devastating bushfires in the past.

Tourism, agriculture, forestry and aquaculture are important to the economy in the south of the Region. The Huon Valley is highly productive agricultural land that supports orchards, cropping and grazing. Aquaculture and fishing are important contributors to the local economy as the area has a long coastline with several estuaries, and a reputation for clean waters. Bruny Island has built up a name for its artisanal food and wine producers, while Cygnet has become a hub for arts and culture. The Tasmanian Wilderness World Heritage Area contains popular visitor attractions, including the South East Cape, the Hasting Caves, and the Tahune Airwalk.

Attachment 2 AGENDA ITEM 12.4.1



Attachment 2
AGENDA ITEM 12.4.1

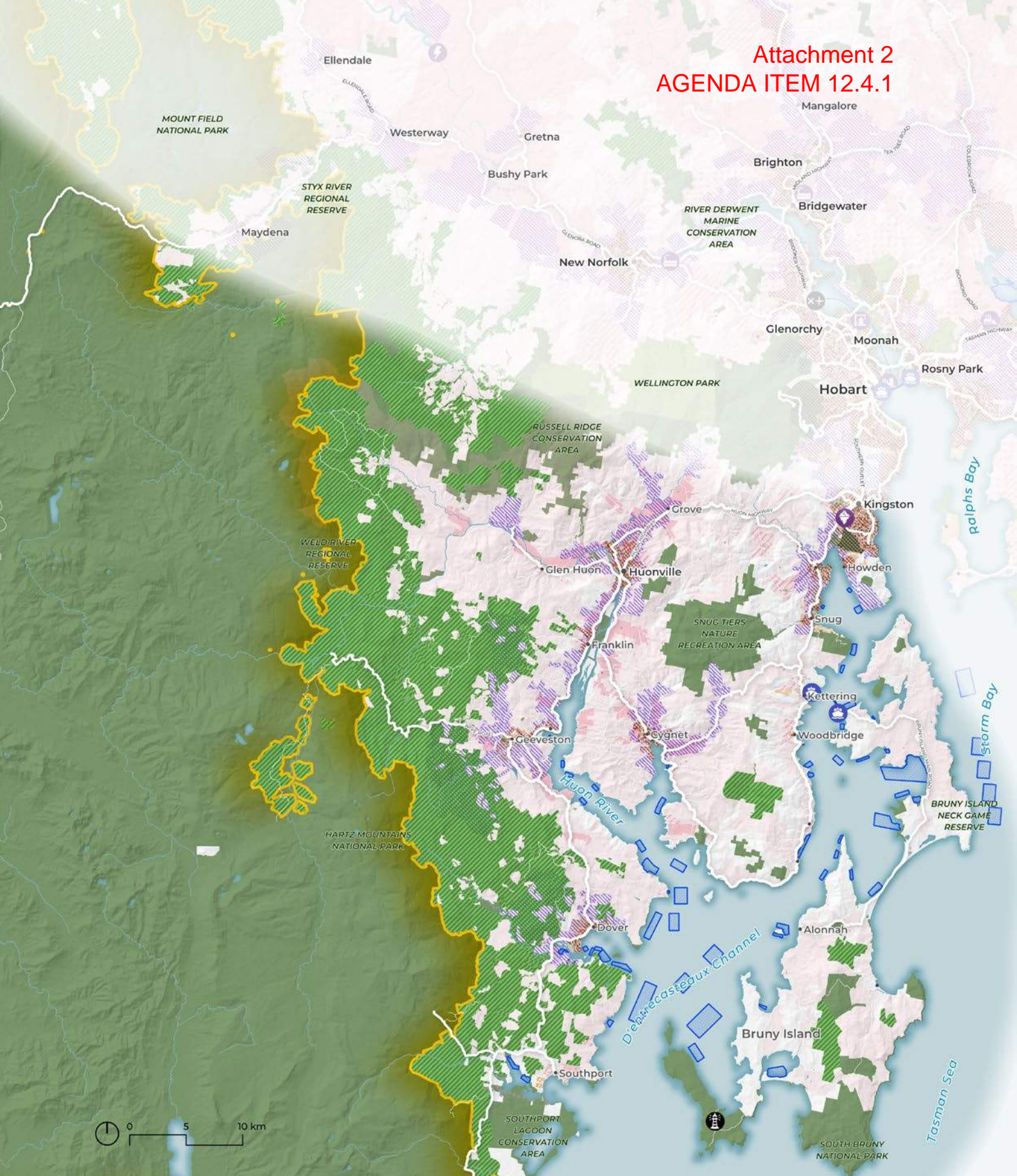


FIGURE 6. THE SOUTH

LEGEND

- Roads
- Ferry
- Ferry Route
- Marine Farming
- Australian Antarctic Division
- Gordon Dam
- Power Station
- Cape Bruny Lighthouse
- Forest Management
- World Heritage Area
- Sewer Served Land
- Water Served Land
- Rural Areas
- Rural Living Areas
- Agricultural Areas
- Landscape Conservation Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Industrial Areas
- Urban Areas

Source Data: Land Information System Tasmania (LIST), Google Maps, Open Street Map, Environment Australia and Sustainable Timber Tasmania







2.2.4 The Midlands

New Norfolk, Brighton and Oatlands are the three largest towns in this part of the Region. New Norfolk and Brighton are important centres for the surrounding rural communities, while also being linked to metropolitan Hobart. Many people live in and around these towns and commute to Hobart for work. Smaller rural towns include Richmond, Bothwell, Bushy Park, Westerway and Maydena, Miena, Mangalore and Bagdad.

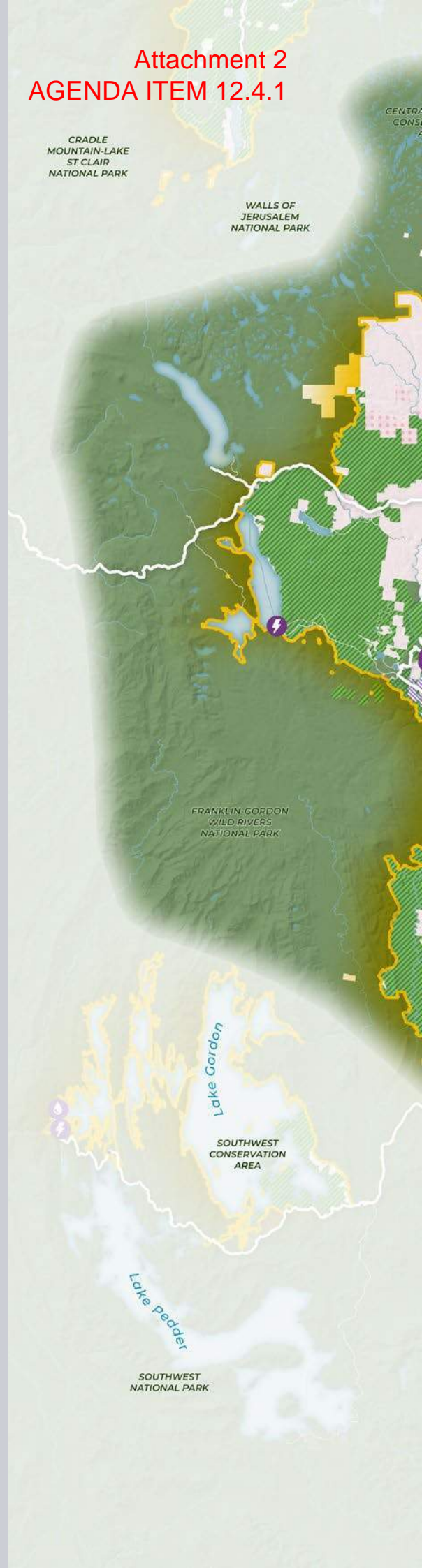
Large swathes in the north and west of this area are national parks and part of the World Heritage Wilderness Area. Nature based tourism is focused on these areas including Mt Field National Park, Lake St Clair and the many highland lakes. Maydena is historically a forestry community but also now supports a world-renowned mountain bike park, and is a hub for access into the South West National Park.

The local economy is shaped by agriculture, forestry and aquaculture. There are extensive areas of farmland predominantly used for dryland cropping and grazing, while irrigation around the River Derwent supports large scale stone fruit orchards, hops and berry farms. The area is home to large volume whisky producers. A large paper mill at New Norfolk processes timber from the surrounding forestry areas.

Brighton provides an important intermodal hub for movement of freight from across Tasmania. Oatlands and Richmond play important roles in the local tourist economy with Georgian architecture, convict history and food and beverage offerings as drawcards for visitors.

Hydro-electricity generation takes advantage of the many waterways and steep topography of this part of the Region. Opportunities to expand renewable electricity generation are being explored including wind power in the highlands.

Attachment 2 AGENDA ITEM 12.4.1



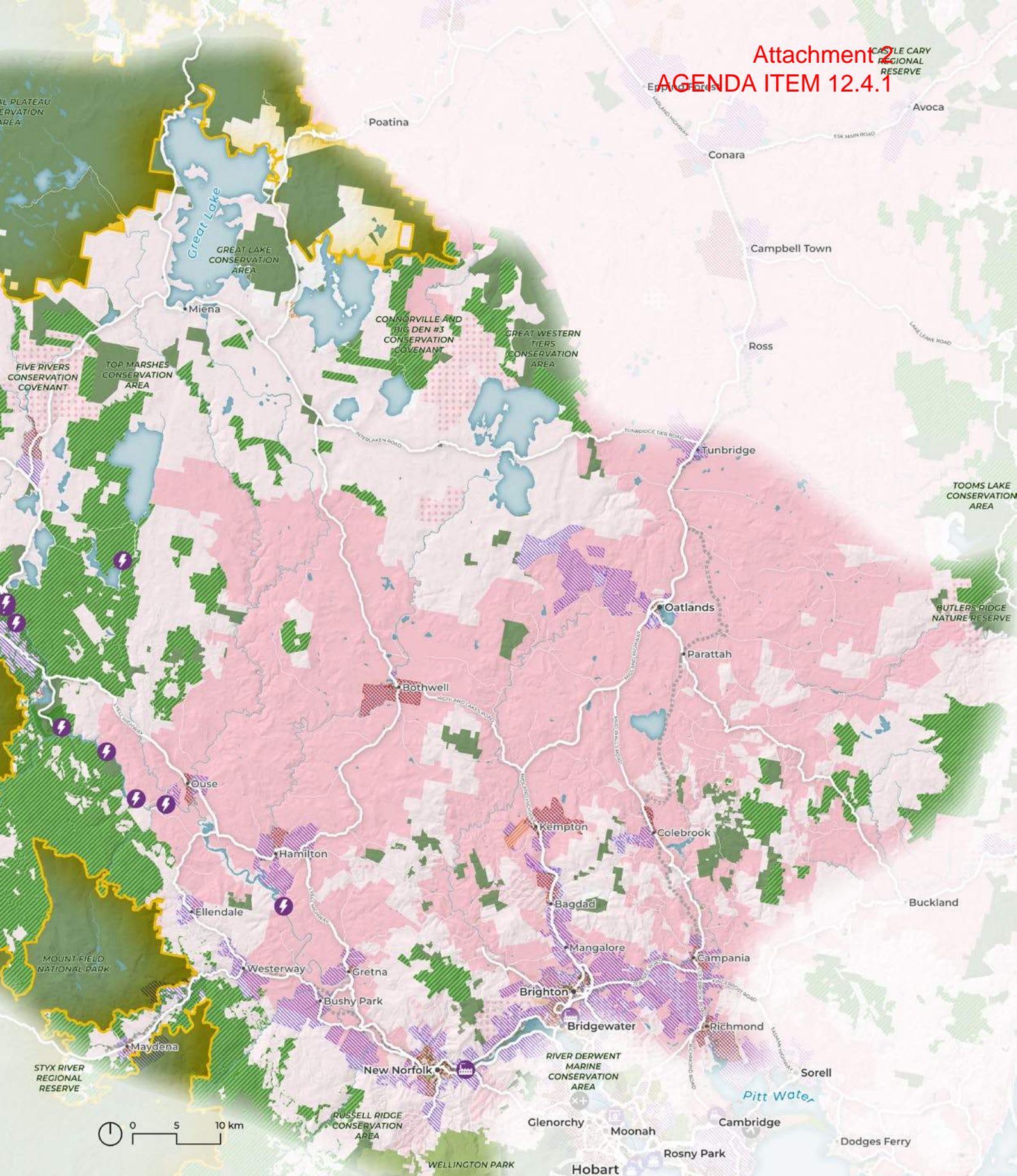


FIGURE 7. THE MIDLANDS

LEGEND

- Roads
- Railway
- Industries
- Power Station
- Forest Management
- World Heritage Area
- Sewer Served Land
- Water Served Land
- Rural Areas
- Rural Living Areas
- Agricultural Areas
- Landscape Conservation Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source Data: Land Information System Tasmania (LIST), Google Maps, Open Street Map, Environment Australia and Sustainable Timber Tasmania

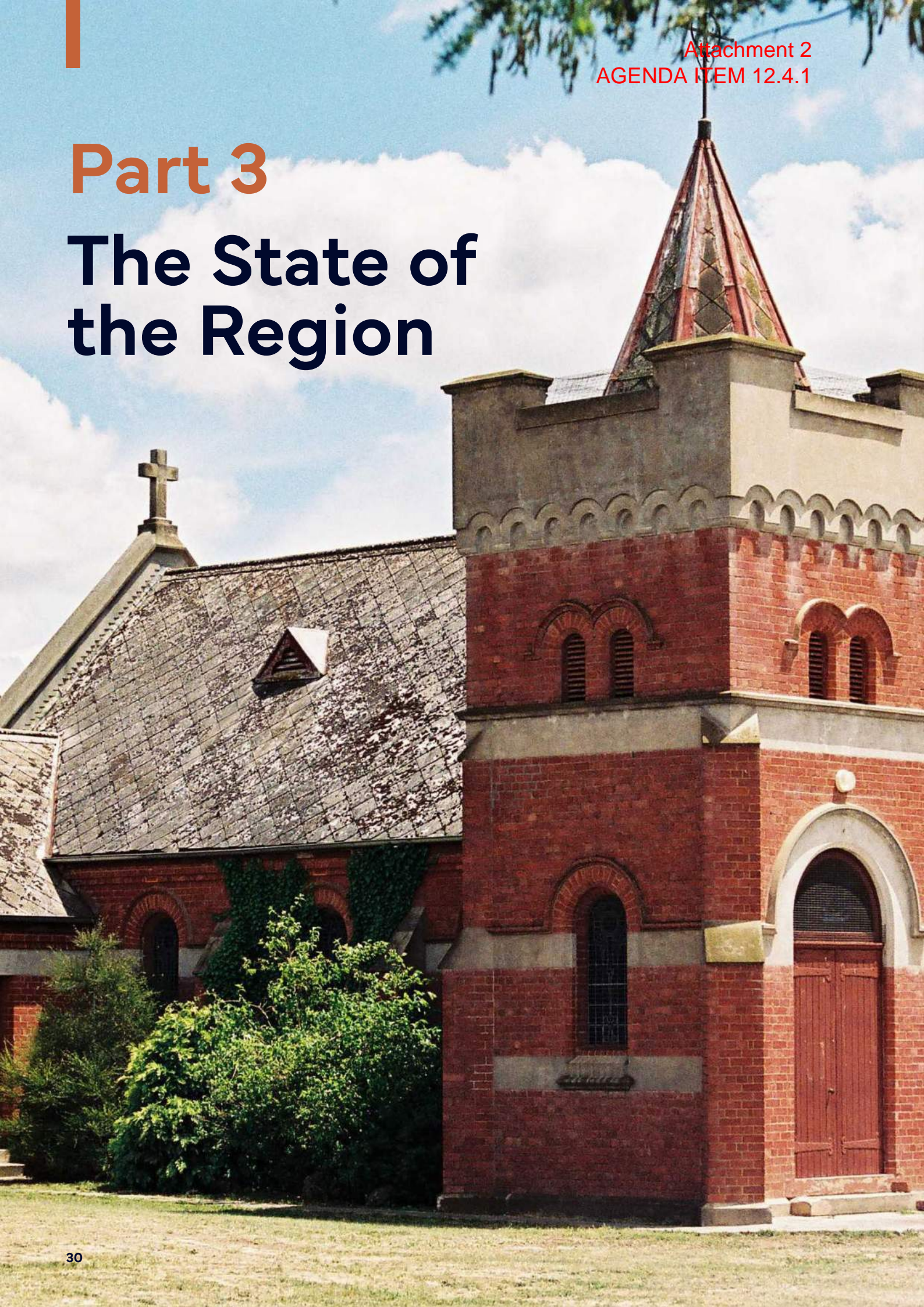
Image: Hop fields in the Derwent Valley
Credit: Tourism Tasmania and Rob Burnett





Part 3

The State of the Region



Part 3 includes three chapters that explore issues, opportunities and challenges across themes and topics that Regional Land Use Strategies are required to address. The themes, topics, opportunities and challenges have been informed by research and input from the Project Working Group that includes the 12 councils of the Southern Tasmania Region, and the State Planning Office.

Themes	Topics
Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks	<ul style="list-style-type: none"> • Cultural Heritage and Values • Natural Environment, Landscape Character And Climate • Natural Hazards and Environmental Risks
Economic Activity and Infrastructure	<ul style="list-style-type: none"> • Economic Activity and Productivity • Movement and Connectivity • Utilities
People, Communities and Growth	<ul style="list-style-type: none"> • Population Growth And Change • Housing, Placemaking and Growth Management • Social Infrastructure



Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks

3.1 Cultural Heritage and Values

Aboriginal cultural heritage

The palawa are part of the oldest continuous culture in the world. They are the traditional and original custodians of lutruwita and have cared for the land for thousands of years.

Southern Tasmania is a rich Aboriginal cultural landscape with thousands of Aboriginal heritage sites including stone artefact scatters, stone and ochre quarries, shell middens, culturally modified trees, rock markings, and occupied rockshelters. These records are evidence of Aboriginal occupation for over 30,000 years. There are also landscapes that bear witness to Aboriginal land management practices, including cultural burning. Aboriginal cultural connections to the land, water and sky are one of the reasons a large proportion of the Region is listed within the Tasmanian Wilderness World Heritage Area. There are other reserves and locations where Aboriginal heritage places and landscapes have survived modern developments. Key historic Aboriginal sites have also been returned to the Tasmanian Aboriginal community in recognition of their on-going connection to and struggle for Country, including piyura kitina (Risdon Cove) and putalina (Oyster Cove).

Planning for Country

Planning for Country explores how Southern Tasmania might start to embed palawa knowledge of Country and cultural practices into its planning system. Connecting with Country, or a Country-First approach to planning seeks to actively involve Aboriginal people by sharing knowledge of, and cultural connections, to land, water and sky and support Aboriginal Land Councils to achieve their aspirations for their land and strengthen self-determination.

Through ongoing engagement with palawa groups and individuals the STRLUS can look to support the interests and aspirations of the palawa to respond to and respect Country.

Historic cultural heritage

British colonists landed in Hobart in 1804, making it the second oldest British colony in Australia. The well-preserved historic places and heritage items of the Region help to tell important cultural stories, record the growth and change in the Region, and are significant drawcards for visitors.

Hobart is renowned for its pockets of intact colonial buildings such as Battery Point, Salamanca Place and Sullivans Cove. The Cascades Female Factory Historic Site is one of 11 Australian Convict Sites World Heritage properties. Established in 1823, the site is now a museum that tells an important story of forced migration and servitude.

The Port Arthur Historic Site is one of the best-known historic sites in Australia. This penal settlement located on the Tasman Peninsula was established in 1830 as a timber station and grew to be a place of great economic and social significance throughout the 1800s.

Throughout Southern Tasmania nearly all towns and villages have buildings or infrastructure that demonstrate how communities have grown and changed since colonisation.

Land use planning for the Region should strike an appropriate balance between enabling growth and change, and preserving significant reminders of the area's past. History and built heritage are not static, and land use strategies can establish planning frameworks that allow for historic places to contribute to contemporary life while being conserved. Consideration of heritage values is part of planning for how metropolitan Hobart, and the Region's towns and villages, can grow and evolve in ways that respect the Region's past.

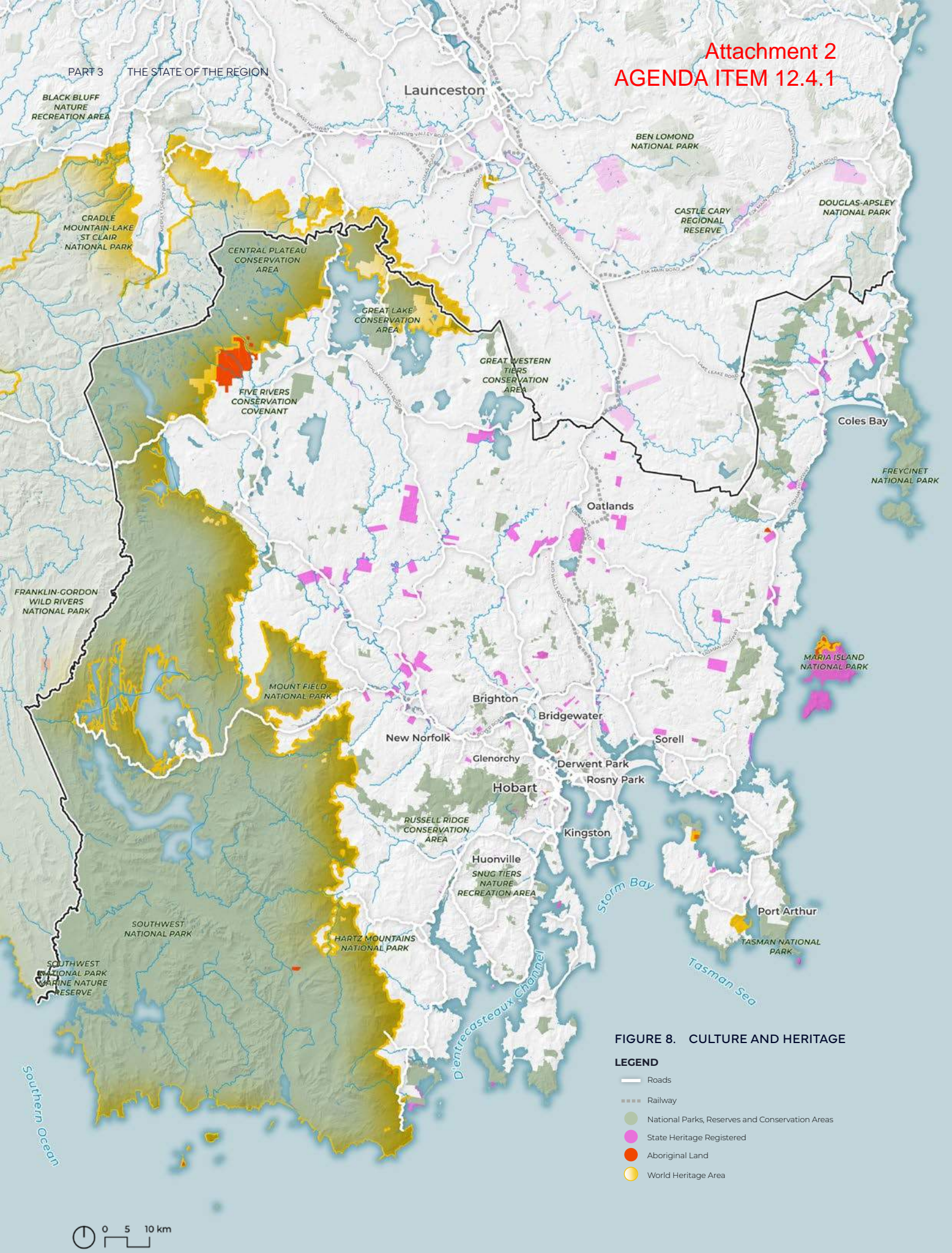


FIGURE 8. CULTURE AND HERITAGE

- LEGEND**
- Roads
 - - - Railway
 - National Parks, Reserves and Conservation Areas
 - State Heritage Registered
 - Aboriginal Land
 - World Heritage Area

0 5 10 km

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 1

3.2 Natural Environment, Landscape Character and Climate

3.2.1 Landscape Character

The Southern Tasmania Region is characterised by an expansive and unique natural environment. The UNESCO-heritage listed Tasmanian Wilderness covers almost a quarter of Tasmania (1.58 million hectares) and includes much of the western parts of the Southern Tasmania Region. Mountains frame the urban areas (particularly kunanyi/Mt Wellington) and are a prominent feature across much of the Region. Much of the coastline is rugged, and some areas are accessible only by boat or walking. National Parks and other conservation reserves are located throughout the Region.

The natural landscape of the Region shapes how people live and move around the Region, and is a drawcard for visitors and migrants. The Region's wilderness and wildlife are a significant driver for inter-state and international visitation. Nearly half of all tourists who visit Tasmania cite the natural environment as their primary reason for visiting the Region¹. Freycinet National Park and Tasman National Park saw record increases in visitation post-Covid.

The natural environment also underpins other aspects of the Region's economy, with many agriculture and aquaculture producers relying on the areas reputation as a pristine natural environment.

3.2.2 Natural Heritage

National Parks and nature reserves

Figure 9 illustrates the National Parks and Reserves of Southern Tasmania. The western part of the Region is almost entirely National Parks including the World Heritage listed Tasmanian Wilderness. Other National Parks and reserves tend to follow the more mountainous areas, and parts of the coastline including Bruny Island, the Tasman Peninsula, Freycinet, and Maria Island.

The size and variety of protected natural areas contributes to the Region's economy through ecological services, its reputation for nature-based tourism and the outdoor lifestyle that many people live in Tasmania for.

Scenic and Landscape Protection Areas

In addition to formal conservation reserves, the Tasmanian Planning Scheme includes a number of mechanisms to protect landscape and scenic values across the Region.

Different councils apply these controls to their area to reflect local conditions. Figure 9 also maps Scenic Areas and Landscape Conservation Zones from planning schemes.

kunanyi/Mount Wellington

kunanyi/Mount Wellington towers 1,270 metres above Hobart and supports forests, woodlands and alpine ecosystems with a diverse range of native plants and animals endemic to the Region. 'The Mountain' is significant for its natural values and its strong cultural significance for the palawa. It also has strong connections for many residents of Hobart and other parts of the Region. The North-West Bay River catchment is located on the south-east face of the mountain and provides a quarter of Hobart's drinking water.

Wellington Park is one of the state's largest reserved areas outside of the Tasmanian Wilderness World Heritage Area. It is a key visitor destination and is used extensively by locals and tourists for recreational activities including sight-seeing, hiking and cycling. A transmission tower is located at the peak of the mountain providing radio, television, digital radio, and commercial radio services for national and statewide broadcasters.

3.2.3 Waterways and Wetlands

The Southern Tasmania Region covers 17 river catchments² (out of 48 across the State). The Derwent Estuary - Bruny, Gordon-Franklin, and Huon catchments are the major river and estuarine systems across these catchments. The Derwent is the largest river system in the Region, with a catchment spanning more than 8,000 square kilometres.

The River Derwent starts at Lake St Clair and continues south-east over 200 km to Hobart, joining the Derwent Estuary and then into Storm Bay and the Tasman Sea³. The Derwent catchment is an important source of water for farming, drinking water and hydro-electricity generation. It is also an important influence on Hobart, shaping the city and contributing significantly to its character as a harbour city, providing transport and recreation.

Smaller watercourses pass through metropolitan Hobart and connect to the Derwent Estuary. These rivulets often create green spines through the urban area, but in some locations have been heavily modified or built over.

The South-East and Southern Ranges wetland bioregions sit within the Southern Tasmania Region. Within the bioregions, there are several wetlands and waterways protected under the Reserve Estate or listed under the Ramsar Convention on Wetlands.

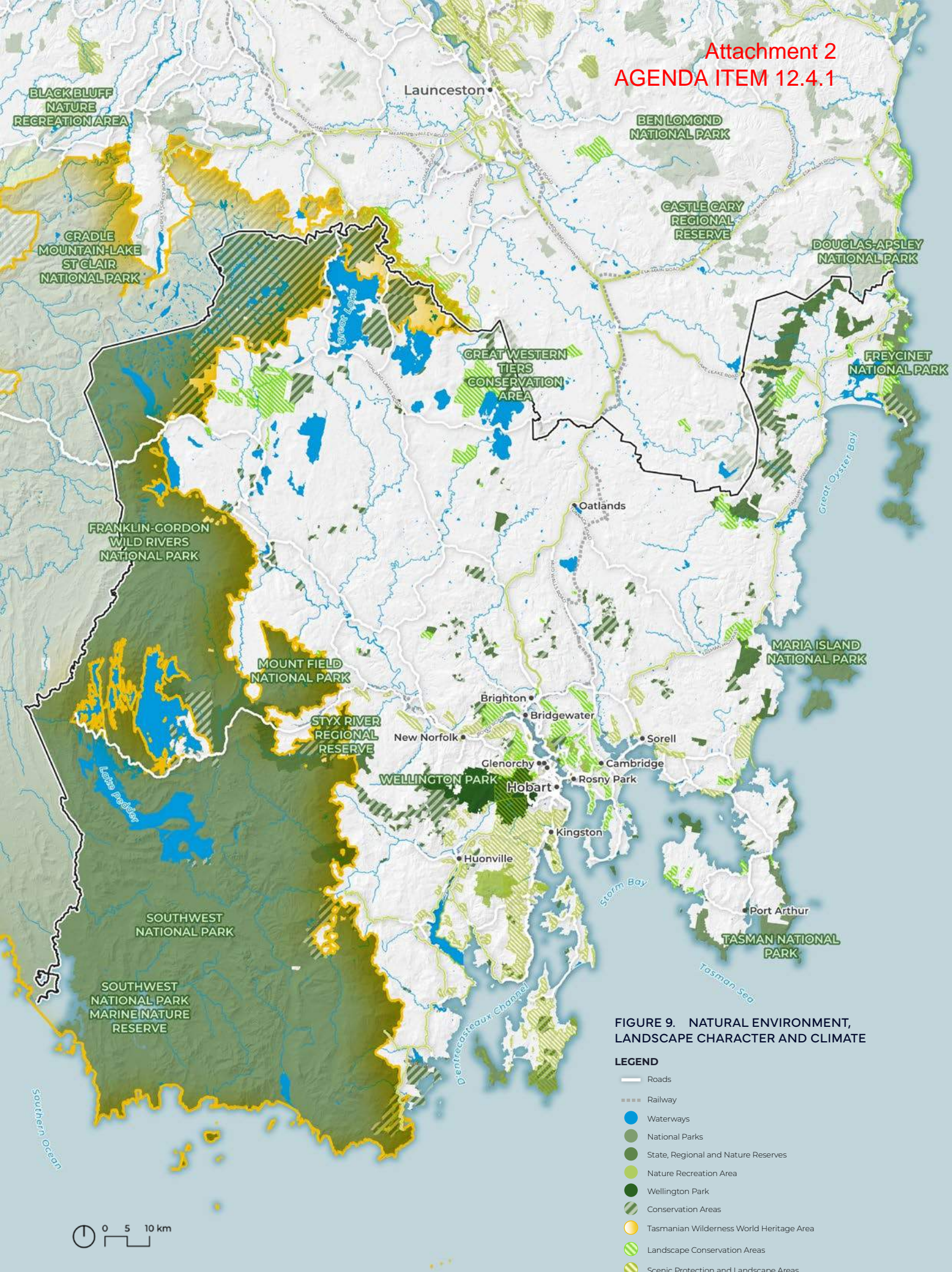


FIGURE 9. NATURAL ENVIRONMENT, LANDSCAPE CHARACTER AND CLIMATE

0 5 10 km

THEME 1

3.3 Natural Hazards and Environmental Risks

Natural hazards and environmental risks have implications for land use planning in Southern Tasmania, particularly given the Region's dispersed pattern of towns and urban areas, interfaces between natural and urban areas, and extensive coastline. The Region's strong agriculture and aquaculture sectors, nature based tourism, and history of mining and forestry benefit from the Region's natural environment, but can also present threats to natural systems and environmental quality. Some natural hazards and environmental risks can be addressed at least partly through land use planning, including:

- Identifying and mapping natural hazards and avoid locating incompatible development in risk areas.
- Consolidating settlements, making use of existing infrastructure, promoting energy efficient urban and building design.
- Improving access to public and active transport networks.
- Avoiding native habitat loss through development and promoting ecosystem connectivity.
- Building climate resilience by protecting water quality, aquatic ecosystems and flow regimes to benefit natural systems and maintain agriculture and aquaculture productivity.
- Protecting wetlands, riparian and foreshore areas from the impacts of development.

3.3.1 Natural hazards

Southern Tasmania has historically experienced the impacts of natural hazards. The Region is relatively dry, and droughts and bushfires are common. Flooding and landslip are also risks, particularly as infrequent periods of heavy rainfall can occur.

In recent years, Southern Tasmania has experienced an increase in extreme climate and weather activity. There have been two significant bushfire seasons (2015-16 and 2018-19), an unprecedented marine heatwave off the East Coast (2015-16) and prolonged droughts.

Below-average rainfall has been observed throughout the State, with Tasmania experiencing a 25% decrease in the area-averaged rainfall total for April (2024) compared to the 1961-1990 average.

By 2100 Tasmanians could experience the following environmental changes that may translate into increased risk of natural disasters⁴.

- Changes to bushfire frequency and intensity and risks to the natural environment and people.
- Increased inundation and erosion of vulnerable coastal shorelines from more severe storm surges and sea-level rises and effects on coastal settlement patterns.
- Increased sea surface temperature and ocean acidification off the East Coast could affect the productivity of Tasmania's aquaculture industries.
- Periods of prolonged low rainfall reducing the storage levels for hydro-electricity generation and potential energy security issues, along with increasing water demand from population growth and irrigation.
- Runoff is projected to increase in agricultural regions of the Derwent Valley and Midlands due to changes in rainfall and evapotranspiration.
- Increased risk of landslides as a result of extreme rainfall periods, and exacerbated by land-clearing.
- Increased extreme weather events including more frequent, intense storm and flood events, increased coastal erosion, longer fire seasons, drought, and river flooding in some catchments.
- 'Urban heat island' effects will continue to make developed areas of the Region warmer unless managed, increasing reliance on artificial cooling.

Attachment 2
AGENDA ITEM 12.4.1

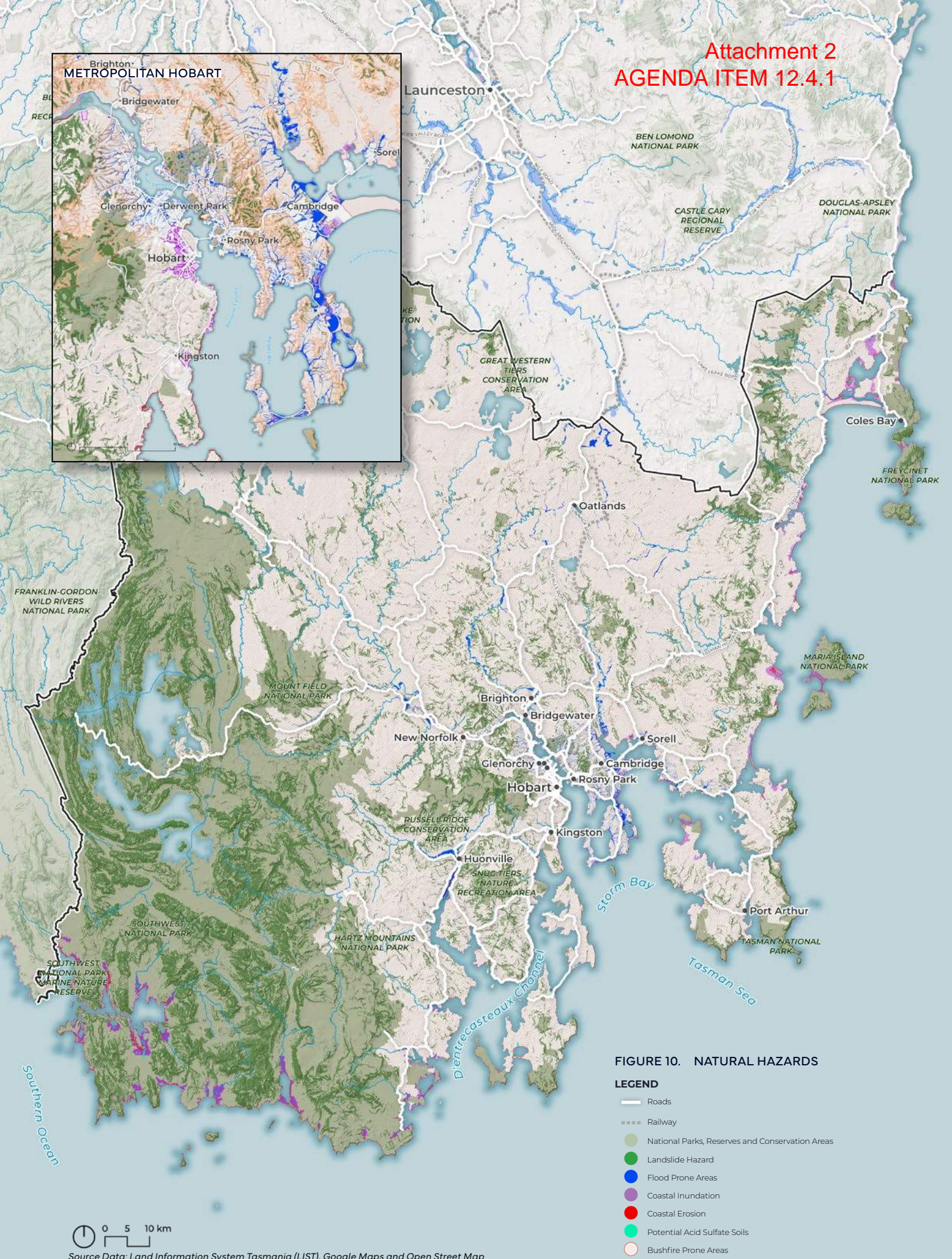
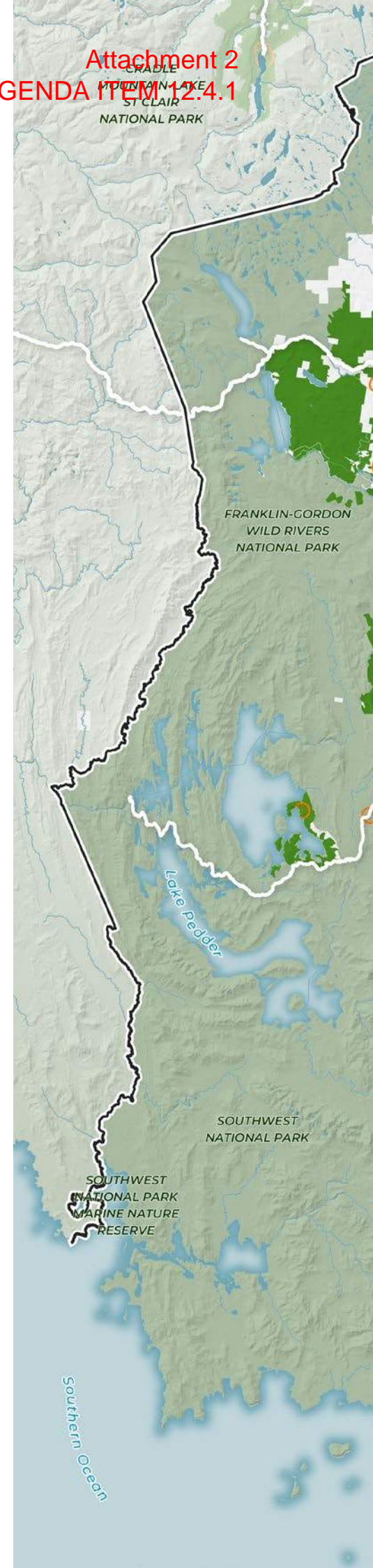


FIGURE 10. NATURAL HAZARDS

- LEGEND**
- Roads
 - Railway
 - National Parks, Reserves and Conservation Areas
 - Landslide Hazard
 - Flood Prone Areas
 - Coastal Inundation
 - Coastal Erosion
 - Potential Acid Sulfate Soils
 - Bushfire Prone Areas



3.3.2 Environmental risks

The following challenges arising from human impacts and interventions are likely to increase pressure on the natural systems of Southern Tasmania:

- Increased environmental pressure from the growing population, particularly expanding urban areas and increasing car use.
- Pressures from agriculture on the natural environment including changes to water balance and water quality, degradation of native vegetation and decline in biodiversity and soil structure.
- Legacy impacts of contamination from heavy industry including land and water pollution and ongoing air quality impacts.
- Land, water and air pollution from mining and heavy industry.
- Impacts on native forests, ecological diversity and connectivity from forestry operations.
- Impacts linked to the introduction and spread of invasive species.
- Impacts from intensive aquaculture on marine ecosystems and water quality.
- Changing sea-water temperatures creating conditions for invasive marine species and changing the growth and distribution of marine vegetation, with associated impacts on recreational and commercial fishing, and aquaculture.
- Marine heatwaves, threats to temperate montane rainforest, loss of alpine biodiversity.
- Loss of wildlife through vehicle strike, with potential increases due to population growth and more car use, and expansion of urban areas into natural areas.

Attachment 2
AGENDA ITEM 12.4.1

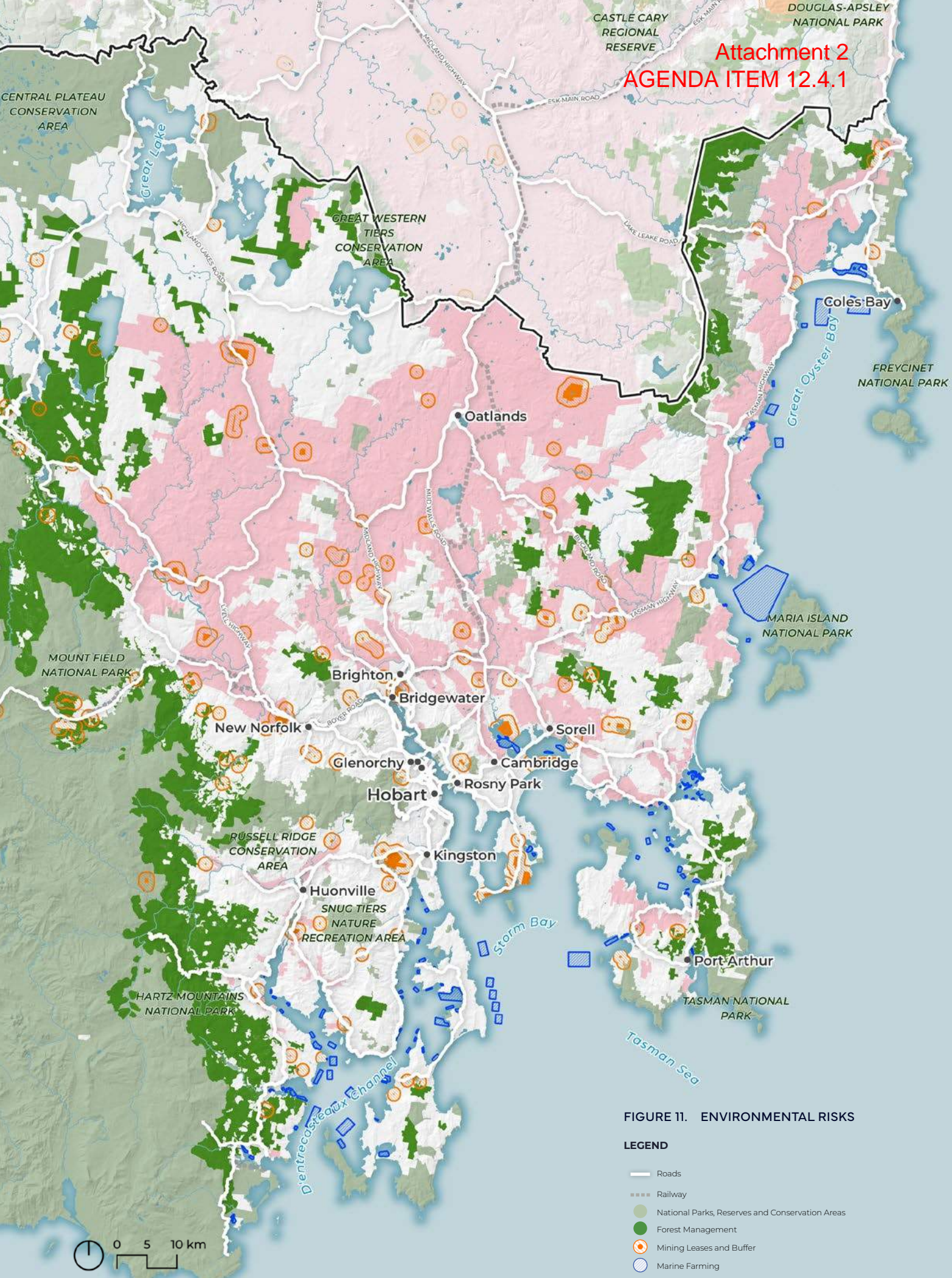
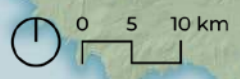


FIGURE 11. ENVIRONMENTAL RISKS

LEGEND

- Roads
- Railway
- National Parks, Reserves and Conservation Areas
- Forest Management
- Mining Leases and Buffer
- Marine Farming
- Agricultural Areas



Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 1

3.3.3 State government strategies

The Tasmanian Government has prepared the following plans related to environmental sustainability outcomes that include relevant actions and directions for regional land use planning. The State of Environment Report provides an overview of how the State is performing in terms of resource management and the impacts of climate and human pressures on the environment. The Tasmanian Planning Commission is currently preparing a new State of the Environment Report.

 <p>Climate Change Office Tasmania's Climate Change Action Plan 2023-25 2023-2025</p>	<p>Climate Change Action Plan 2023-25</p> <p>Aims to help maintain net zero greenhouse gas emissions or lower from 2030.</p> <p>The Action Plan seeks to:</p> <ul style="list-style-type: none"> • Significantly reduce food waste specifically the diversion of organic waste. • Increase Tasmania's renewable electricity production and maintain low regulated electricity market prices. • Become a major producer of renewable hydrogen energy. • Retention of high valued conservation natural, cultural, and historic values in the Tasmanian Wilderness World Heritage Area. <p>Part of the Plan focuses on Adaption and Resilience and outlines targeted actions to explore opportunities to build community, environmental, industry and infrastructure resilience to climate change.</p> <p><i>'Embedding climate change in planning'</i>⁵ is a key action and outlines a two-pronged approach that considers climate change in the State's planning regulations whilst integrating scientific climate modelling into state and local land use strategies. It emphasises that climate modelling should inform all land release and the location of future housing with the aim to mitigate the impacts on future residents and housing developments.</p>
 <p>TASMANIAN RENEWABLE ENERGY ACTION PLAN</p>	<p>Tasmanian Renewable Energy Action Plan 2022</p> <p>Tasmania is one of the first jurisdictions in the world to achieve a 100% self-sufficiency in renewable energy. This plan promotes growth of State's renewable energy sector over the next 20 years and sets an ambitious target to increase the State's renewable energy output to 200% by 2040, doubling the current output. A key priority is to transform Tasmania into a global renewable energy powerhouse, with a commitment to develop the framework for coordinated large-scale renewable energy projects⁶.</p> <p>The Action Plan proposes Renewable Energy Zones as one mechanism to coordinate future investment in the generation, transmission and storage of renewable energy in suitable locations. Preliminary options analysis⁷ for the state has identified one potential zone in the Central Highlands which has potential to support the Southern Tasmania Region.</p>
 <p>Tasmanian Waste and Resource Recovery Strategy 2023-2026</p>	<p>Tasmanian Waste and Resource Recovery Strategy 2023-2026⁸</p> <p>The Strategy sets out a framework to reduce the generation of waste, boost recycling and resource recovery, and to position Tasmania to move towards a circular economy. It also provides guidance to the Waste and Resource Recovery Board and the Tasmanian Government on how the new landfill levy should be reinvested.</p> <p>TasWaste South (formerly the Southern Tasmanian Regional Waste Authority) was established in 2023 by the 12 councils of the Southern Tasmania Region to strategically coordinate waste management and resource recovery in the region. The TasWaste South is committed to organisational development, sector engagement, and resource recovery initiatives supported by Board funding and aligned with the Strategy.</p> <p>Key issues related to the management of waste and resource recovery across the Southern Tasmania Region include:</p> <ul style="list-style-type: none"> • Susceptibility of waste collection sites to the impact of climate change such as coastal erosion and wastewater treatment plants. • Expansion of resource recovery to include recycling of renewable technologies (solar panels, wind turbine blades and lithium-ion batteries). • Lack of resource recovery infrastructure within communities to facilitate community driven repair, reuse, and recycling of materials. • Smaller economies of scale for maintaining the viability of commercial resource recovery operations. • The recent introduction of regulatory mechanisms to disincentivise businesses and industry sending food and general waste to landfill.

THEME 1

3.4 Opportunities and Challenges for Cultural Values, Climate, Landscape, Natural Hazards and Risks

Opportunities	Challenges
<ul style="list-style-type: none"> • Embedding a Caring for Country approach to planning for the Region. • Implementing the Climate Action Plan through land use planning approaches that reduce the impacts of urbanisation and growth on climate change and embed resilience to climate change impacts in land use planning. • Celebrating the natural assets of the Region through innovative nature-based industries and tourism opportunities. • Continuing to promote and support healthy, outdoors lifestyles that attract and retain young people to the Region. • Exploring the use of the Derwent Estuary for tourism opportunities. • Continuing to build on Tasmania's reputation for being a leader in Australia's green energy sector by adopting land use strategies that prioritise emissions and waste reduction and reduce land and water contamination. • Maintaining the Region's reputation for high quality natural environment that supports agriculture and aquaculture, and a strong nature-focused tourism industry. • Conserving the Region's rich history where it contributes to character, identity and the Region's visitor economy. 	<ul style="list-style-type: none"> • Ensuring the appropriate voices are invited to speak for Country and that Australian Indigenous Cultural Intellectual Property (ICIP) is recognised through land use planning. • Responding to increased risks from climate change related natural hazards including bushfire, flooding and sea-level rise through regional land use planning. • Ensuring growth of urban areas, towns and villages does not impact negatively on the Region's highly valued natural environment and extensive historic heritage. • Ensuring a balance between conservation of the Region's natural assets and the viability and sustainability of industry, agriculture, aquaculture, and tourism. • Considering the impacts of natural hazards and environmental risk on residential, industrial and agricultural land, and the Region's natural reserves and wilderness areas. • Preserving the significant historic heritage and character of towns and villages, and their natural settings. • Preserving recognised historic heritage places that draw visitors to the Region from interstate and overseas.



Economic Activity and Infrastructure

4.1 Economic Activity and Productivity

4.1.1 The Region's Economy

Southern Tasmania's blend of metropolitan, semi-rural and rural areas make it a regionally diverse economy, with strong variance in economic activities and employment. This ranges from the high concentration of administrative and population-serving activities in Hobart, employment lands in Glenorchy, Clarence and Brighton, and the dominance of rich agricultural industries in the more rural areas.

Southern Tasmania's economic performance is strongly influenced by its population. Periods of economic growth match periods of population growth and growth in spending capacity. Tourism is also growing and diversifying, with visitors attracted to the Region's unique nature, adventure sports, gastronomy, marine activities, arts and culture.

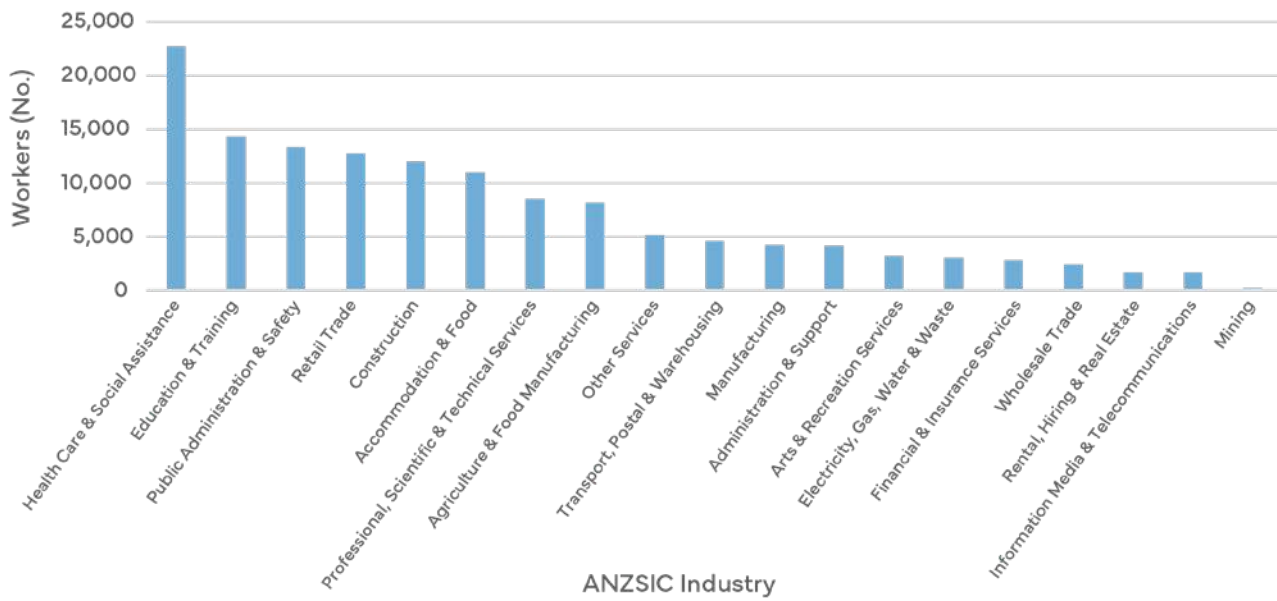
In recent years, Tasmania's economy has performed well, underpinned by a major population and tourism 'boom'. However, economic performance has begun to decline, reflecting the cyclical and volatile nature of Southern Tasmania's economy overall. This recent decline has in part been driven by a number of factors including slowing population growth and a decline in economic productivity as young workers move to the Mainland for more employment and education opportunities.

The loss of a productive and skilled workforce is a key economic challenge for Southern Tasmania in maintaining long term economic sustainability and supporting high value and innovative industries in the future.

Southern Tasmania's main employment opportunities are related to the Region's population:

- Health care, education, public administration and retail are all directly linked to serving the needs of the Region's community.
- As the Region's population continues to get older, demand for workers in these sectors is likely to continue to grow.
- Construction is also a major employer and reflects strong continued activity particularly in housing construction over the last 10 years.
- Tourist related jobs in accommodation and food services also employ a lot of people and are spread across different parts of the Region.
- Agriculture and food processing also demonstrate the continued importance of primary production and the potential to add value to agricultural produce, and the strength and diversity of aquaculture across coastal parts of the Region.
- There are synergies with agritourism, and this relates to agricultural value add through industries such as wineries, distilleries, fishing, and oyster farming.

FIGURE 12. SOUTHERN TASMANIA INDUSTRY OF EMPLOYMENT (PLACE OF WORK) 2021



Source Data: Remplan Economy, based on ABS 2021 Census Place of Work Employment, ABS 2020/21 National Input Output Tables, ABS June 2023 Gross State Product)

- 43.07 billion**
GROSS OUTPUT
- 135,652**
LABOUR FORCE
- OVER 25%**
OF JOBS IN HEALTH & EDUCATION

Source Data: Remplan Economy, based on ABS 2021 Census Place of Work Employment, ABS 2020/21 National Input Output Tables, ABS June 2023 Gross State Product)

THEME 2

4.1.2 Commercial Centres

Commercial centres across the Region range in size and function. Larger towns around the Region support local populations with a range of commercial, retail, social services, education and entertainment. Centres like Sorell, Brighton, and Kingston are part of metropolitan Hobart but also provide employment opportunities and local businesses that support people from the more rural parts of the Region. Within metropolitan Hobart, the key commercial centres are generally the historic centres of towns that have over time become part of the metropolitan area. These centres provide a mix of local commercial uses, retail, entertainment, restaurants and cafes. Some, like Kingston and Rosny Park, have also emerged as key locations for government offices and services. Commercial and larger format retail uses are also establishing around Cambridge Park.

Hobart CBD is the key commercial centre in Southern Tasmania, supporting the Region's highest concentration of professional services and administrative jobs across nearly 360,000 square metres of commercial office floorspace. Office vacancy rates in Hobart are relatively low at 2.8% compared to other major commercial office CBDs which are mostly at more than 10% vacancy. Hobart has maintained the lowest CBD office vacancy rate in Australia for the past 4 years. A trend not seen in many CBD markets across Australia due to the slow return to the office post COVID-19. This reflects the strong demand for commercial floorspace in Hobart.

However, demand for commercial office floorspace is not translating into an increase in supply. In recent years, there has been limited supply additions to Hobart CBD, and with no new supply under construction currently, there is a premium for commercial floorspace in a tightening market. Hobart's market is dominated by government agencies and is aligned with the strong composition of public administration and health and education jobs in the Region.

The limited availability and lack of new supply in the market will have implications for business and jobs growth potential in Hobart and Southern Tasmania overall, where new or expanding entrants into the market are unable to acquire appropriate floorspace. Without new space, both private and public sector growth in Southern Tasmania will be challenged.

4.1.3 Industrial land

Key locations of industrial and employment focused activity are located throughout the Region. There are strong concentrations of employment land historically around the Derwent Estuary, with major manufacturing industries in Glenorchy and port operations concentrated around Macquarie Point.

The Brighton Hub is a purpose-built road-rail hub located on the Burnie to Hobart freight corridor. It has played a key role in opening up large areas of industrial land, close to Hobart, with direct access to high-standard road and rail networks. Cambridge Park and the Hobart Airport Precinct also provide a significant supply of employment and industrial land.

Other smaller or specialised employment and industry clusters such as Mornington are scattered throughout the Region, some with links to specific industries like forestry and paper production (in Derwent Valley), aquaculture (Huon Valley and Triabunna), and agricultural production (Richmond, Oatlands and in the Derwent Valley).

**Attachment 2
AGENDA ITEM 12.4.1**

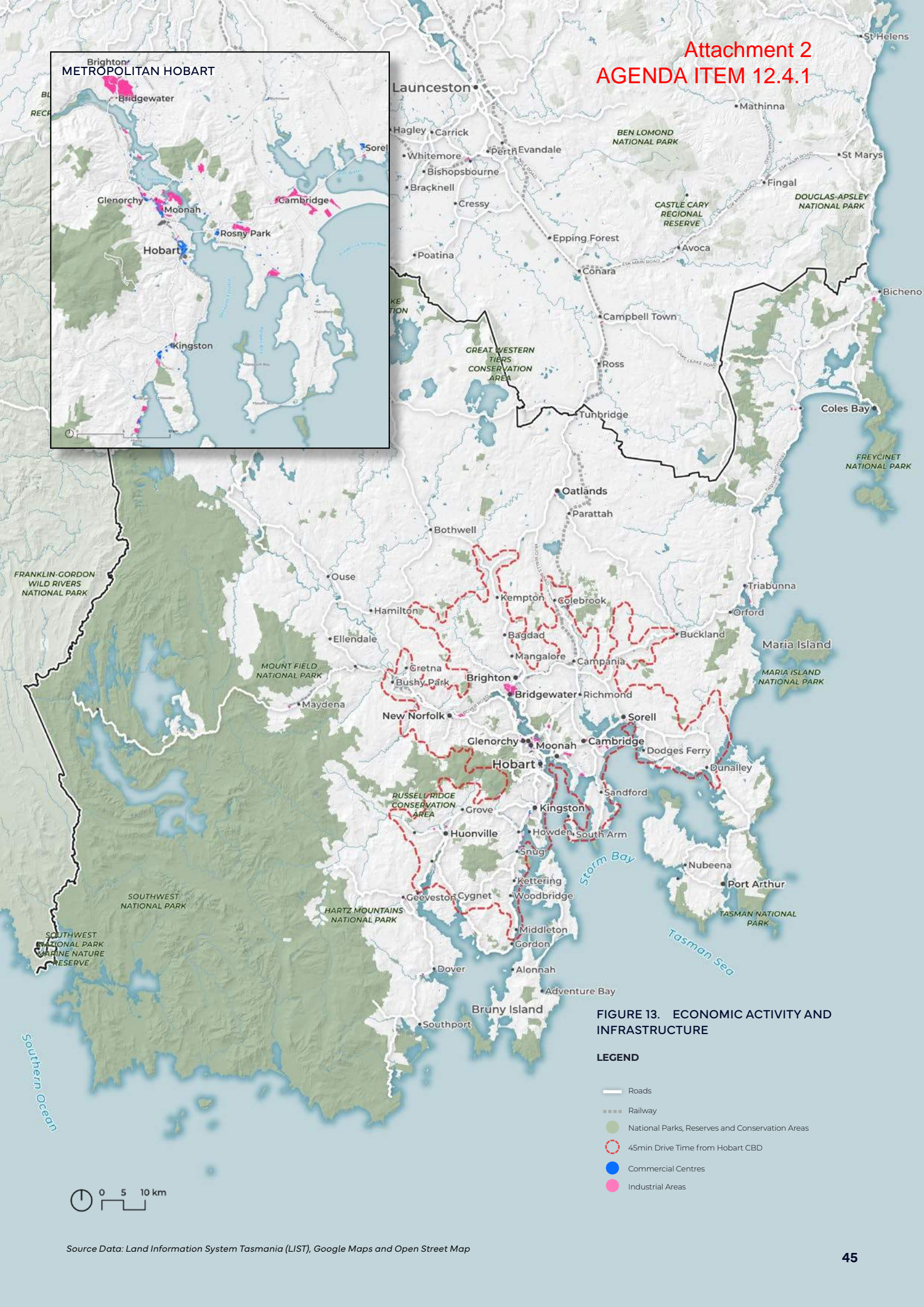
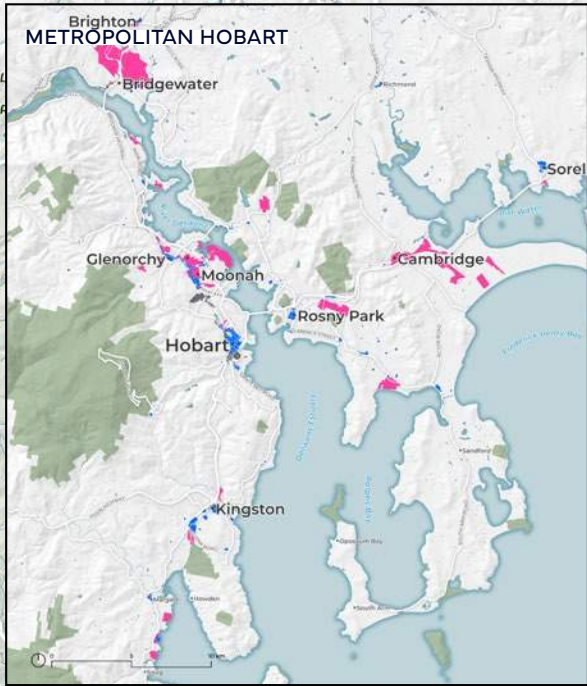
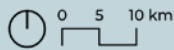


FIGURE 13. ECONOMIC ACTIVITY AND INFRASTRUCTURE

LEGEND

- Roads
- Railway
- National Parks, Reserves and Conservation Areas
- 45min Drive Time from Hobart CBD
- Commercial Centres
- Industrial Areas



Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 2

4.1.4 Agriculture, Mining, Forestry and Aquaculture

Primary production has historically been important to the Region’s economy and has provided employment opportunities across the rural and coastal areas of the Southern Tasmania Region. Some of these historically important industries are declining or transitioning to different methods of production, for example plantation forestry and aquaculture. Irrigation is a strong driver of agricultural production and the growth of fruit crops like cherries in the Derwent Valley and Coal River Valley which is dependent on irrigation and large scale production for efficiency. Wineries and vegetable production have expanded into more eastern parts of the Region again linked to expansion of irrigation zones. Agricultural value-add, and links to tourism, are diversifying rural economies in some locations and combining traditionally separate industry sectors.

Aquaculture is also a growing and diversifying sector. Oyster leases, fish farming, and kelp farming all operate across different parts of the Region, in some cases in inland areas (for example salmon hatcheries in the Derwent Valley).

4.1.5 Tourism

Tourism is a significant contributor to the Region’s economy. Tourism activity is diverse, and linked to the Region’s natural environment, history and culture. Tourism activity in Southern Tasmania has increased significantly in the past decade, with major attractors like Salamanca, the Museum of Old and New Art (MONA), the UNESCO World Heritage listed Port Arthur Historic Site, Freycinet National Park and Bruny and Maria Islands drawing visitors to the Region from interstate and overseas. A growing cruise ship market is resulting in increased visitation to Hobart.

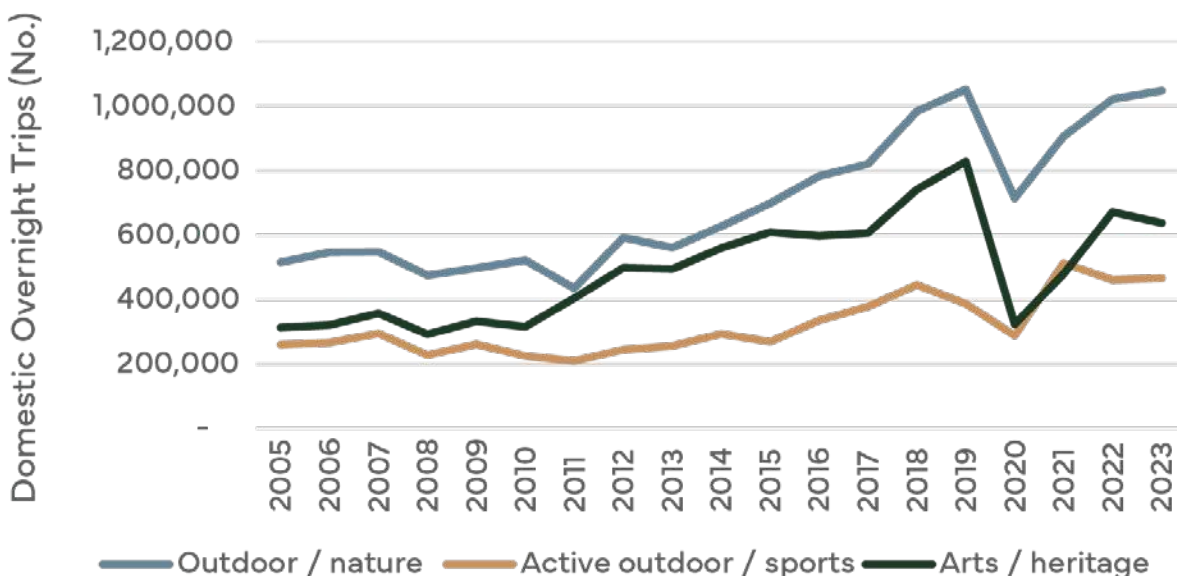
The Region has seen growth in nature-based tourism, for example, activities like mountain-biking, trout fishing and wilderness tourism.

Some parts of the Region are also important holiday destinations for Tasmania’s residents. Coastal locations like Bicheno, the Tasman Peninsula, Southern Beaches and Coles Bay all experience significant short term growth in visitation particularly over summer holiday periods.

The growth of short stay accommodation is a response to strong domestic and international tourism demand, but is also impacting significantly on housing availability and affordability in some parts of the Region. While these accommodation options increase the capacity of local areas to meet tourist demand and provide more accommodation choice, the availability of housing for key workers (including those in the tourist industry) needs to be balanced with catering for tourist demand.

FIGURE 14. SOUTHERN TASMANIA DOMESTIC OVERNIGHT TRIPS BY ACTIVITIES UNDERTAKEN

Source Data: Tourism Research Australia Online



**Attachment 2
AGENDA ITEM 12.4.1**

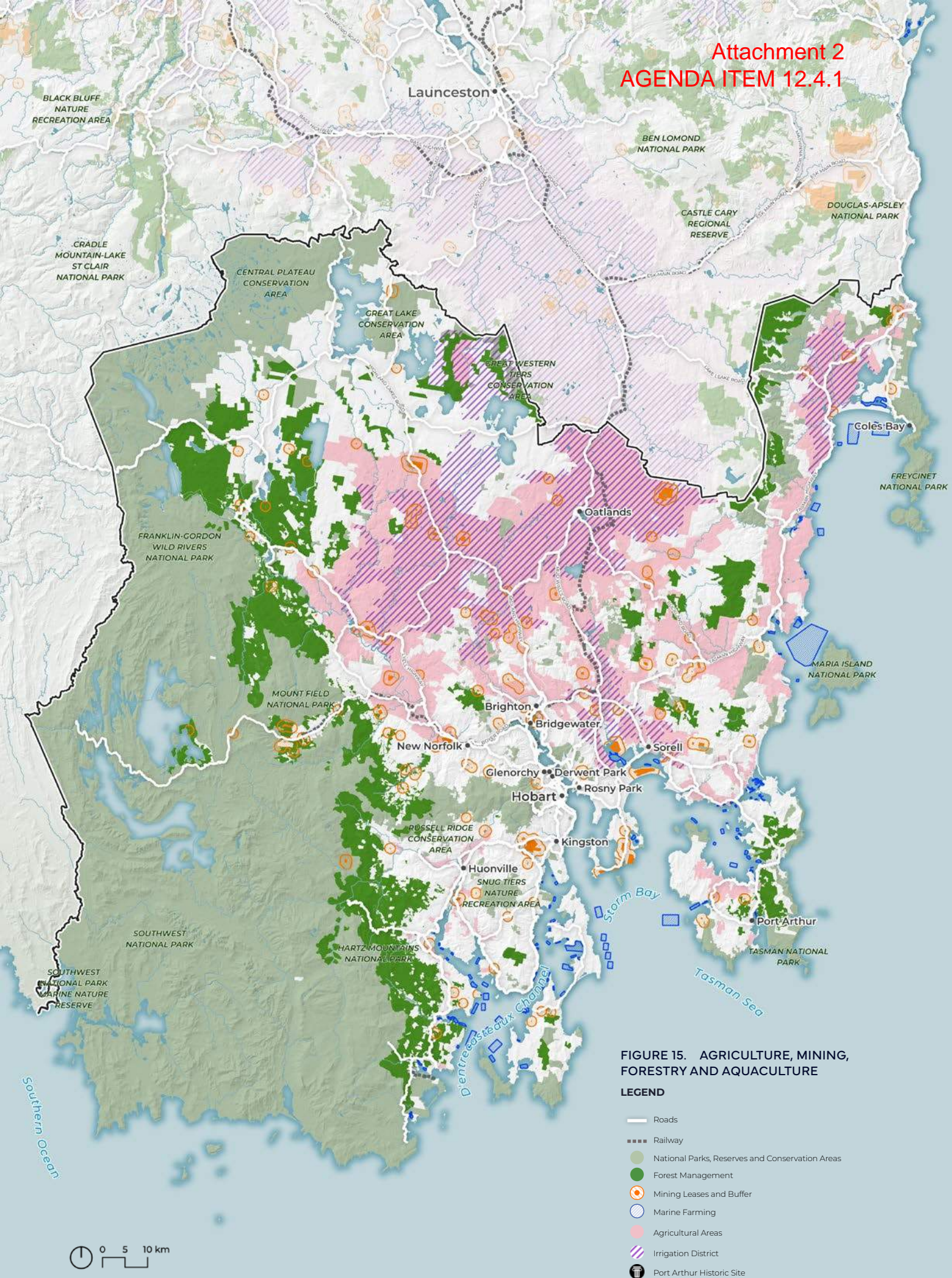


FIGURE 15. AGRICULTURE, MINING, FORESTRY AND AQUACULTURE

LEGEND

- Roads
- Railway
- National Parks, Reserves and Conservation Areas
- Forest Management
- Mining Leases and Buffer
- Marine Farming
- Agricultural Areas
- Irrigation District
- Port Arthur Historic Site

0 5 10 km

Data sourced from Land Information System Tasmania (LIST), Google Maps, Open Street Map and Sustainable Timber Tasmania

THEME 2

4.2 Movement and Connectivity

The Region's transport system includes the National network, State roads, major arterial roads and associated infrastructure which move people around the Region, to and from metropolitan Hobart to other parts of Tasmania.

Freight rail connects the Region to ports in Northern Tasmania (Bell Bay, Burnie and Devonport), which process 86% of imports to the Region. Within the Region freight rail services operate to the paper mill at New Norfolk and the intermodal terminal at Brighton. The Brooker Highway is the Region's most significant freight route, with the Midland Highway a significant inter-regional freight route.

There are four key points in which commuters cross the River Derwent or significant bodies of water interlinking surrounding communities and providing access to the north and eastern parts of the Region. This includes:

- The Tasman Bridge linking Hobart to Rosny Hill, the eastern shore and airport
- Bowen Bridge linking Glenorchy to Risdon Vale and Richmond
- The new Bridgewater Bridge replacing the Midlands Highway Bridge linking Granton and New Norfolk to Bridgewater and Brighton. The new bridge is currently being constructed downstream of the existing causeway making travel safer and more efficient, improving connectivity to surrounding local communities.
- Tasman Highway causeway between Cambridge Park, Midway Point and Sorell.

Most people are reliant on cars for most of their travel within the Region. Only 6% of trips to work across the Region are by public transport⁹. Maintaining a functional commuter zone within metropolitan Hobart, connections to surrounding towns and villages, and ensuring freight transport can move efficiently around the Region and connect to other parts of Tasmania are important considerations. Potential conflicts between freight vehicles, tourists and local resident and business travel are an issue on some of the main roads in the Region, some of which pass through challenging terrain meaning alignments and road conditions are difficult and expensive to improve.

Planning for a sustainable cost-effective transport network for the Region requires integration of land use, transport and utilities planning.

Moving towards a higher proportion of travel by public transport, walking and cycling will require investment in new and improved transport infrastructure, including roads, public transport and active transport aligned with planning for where and what types of growth in housing and jobs occurs across the Region.

Attachment 2
AGENDA ITEM 12.4.1

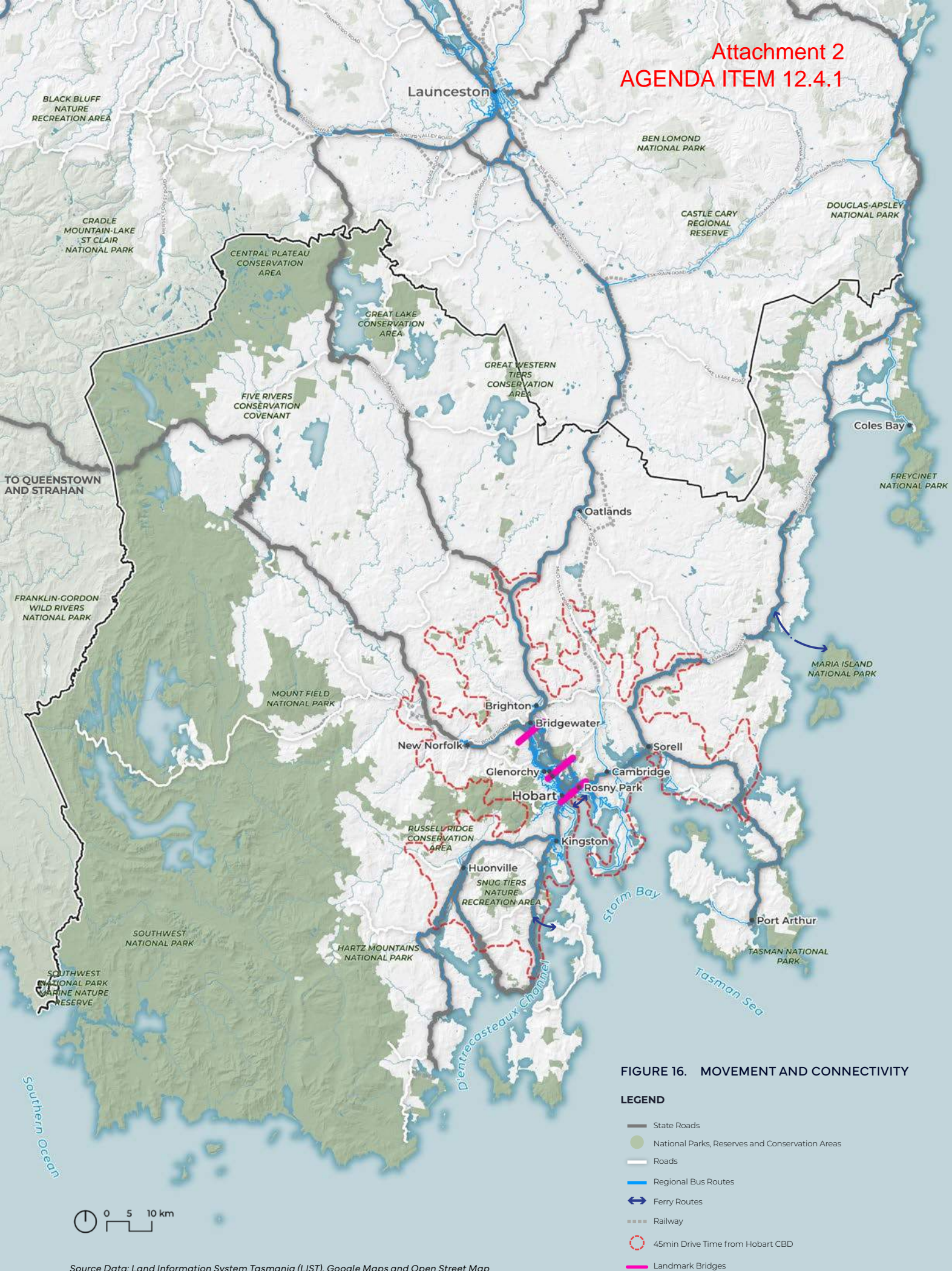
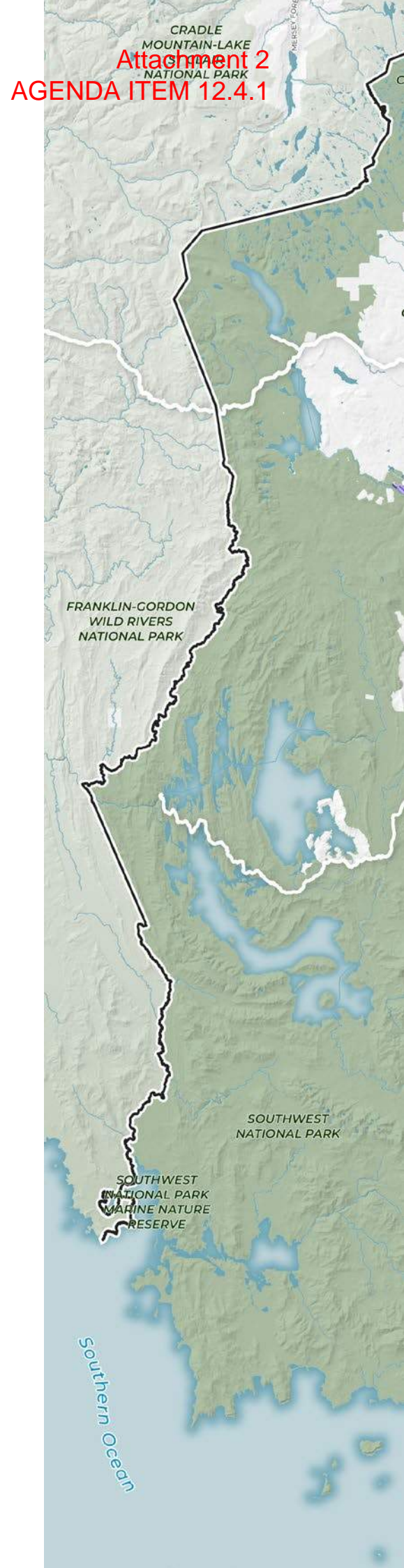


FIGURE 16. MOVEMENT AND CONNECTIVITY



THEME 2

4.3 Utilities

Growth of residential areas through expansion of Greater Hobart's urban area, and more people moving to or holidaying in towns and villages across the Region, places pressure on existing infrastructure and creates demand to expand or upgrade networks.

The provision of essential utility services including water, sewer, telecommunications and electricity is largely dictated by these patterns of growth and change in factors like how many people live in each dwelling, where major industries and employment areas are located. Some industries like large scale manufacturing often use large volumes of water or power. Access to these can be important determinants of where these businesses can locate, and their ability to relocate or expand operations.

Key issues related to the provision of utilities infrastructure and services across the Southern Tasmania Region include:

- New or expanded utilities infrastructure tends to follow growth within Greater Hobart, and decisions about where growth can and should occur need to be informed by the costs and benefits of providing the necessary utilities, particularly when these costs are often borne by government.
- Fringe areas (environmental living, coastal towns and villages) are experiencing growth pressure but don't have access to trunk utilities. The south-eastern coastline (Dodges Ferry, Primrose Sands, Carlton) and some towns on the east coast are examples of growth that does not have access to all trunk utilities.
- Older infrastructure in established areas needs upgrading, but investment in new infrastructure has been largely focused on expanding the urban area. Essential infrastructure in established areas may have capacity to accommodate growth but, in many cases, needs maintenance or upgrading, or may not meet contemporary standards in relation to environmental impacts.
- Infrastructure contributions are too fragmented and outdated to support effective infrastructure delivery.

Attachment 2
AGENDA ITEM 12.4.1

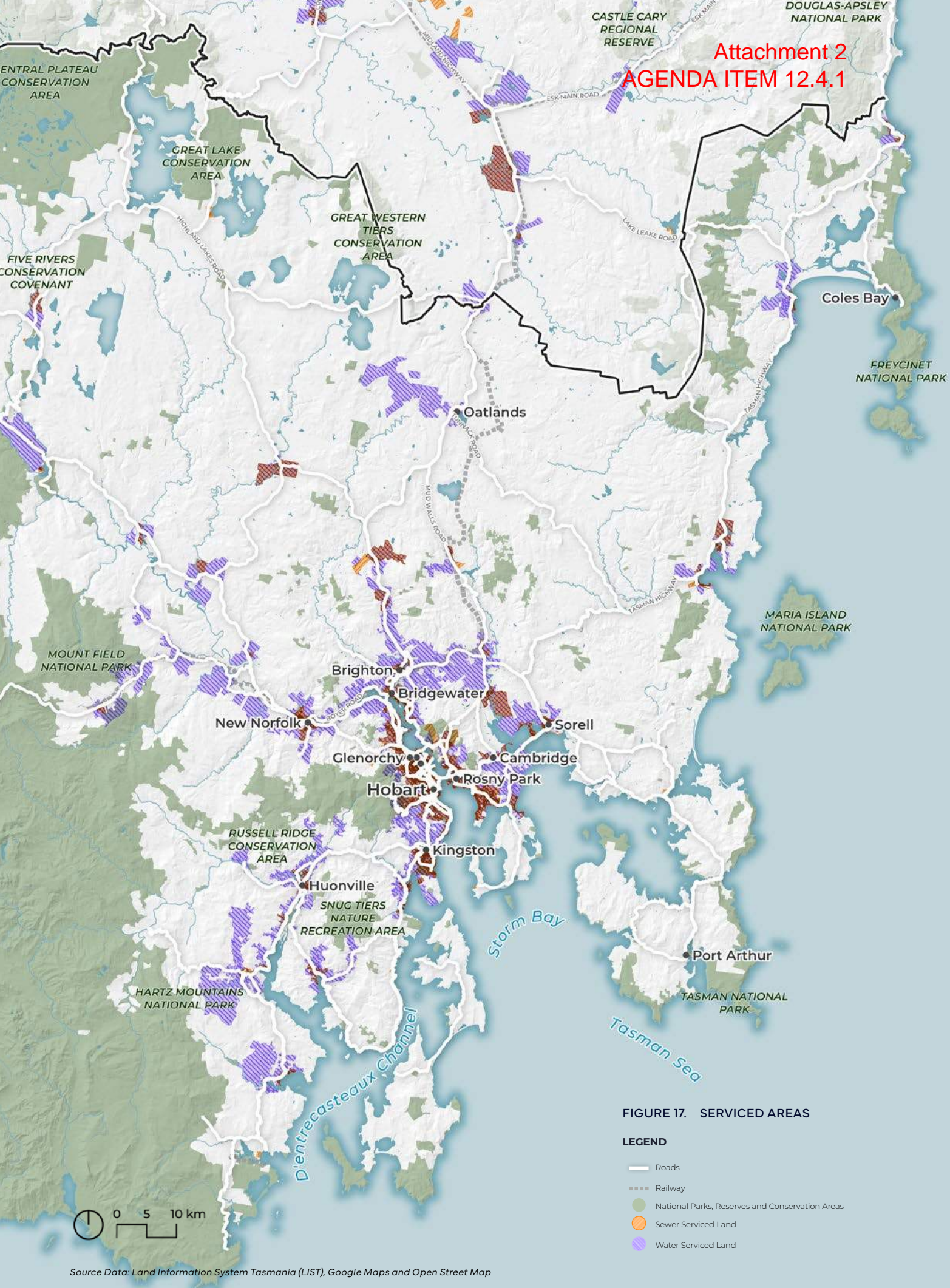


FIGURE 17. SERVICED AREAS

- LEGEND**
- Roads
 - - - Railway
 - National Parks, Reserves and Conservation Areas
 - Sewer Serviced Land
 - Water Serviced Land

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 2

4.4 Opportunities and Challenges for Economic Activity and Infrastructure

Opportunities	Challenges
<ul style="list-style-type: none"> • Continuing to grow the diverse range of employment opportunities in smaller towns and villages to provide more local locations for employment and create a more diversified and less cyclical economy that is resilient to global trends and stable throughout the year. • Continuing to strengthen and expand Hobart's national and international role as a gateway to the Antarctic, by both sea and air. • Strengthening the north-south spine in metropolitan Hobart through active transport and public transport corridors. • Investigating the provision of new or expanded transport modes like ferries and rapid bus to provide attractive alternatives to private car and free-up road space for essential services and freight. • Protecting the Region's irrigation systems which enhance rich agricultural soils, increase production and provide rural employment opportunities. • Leveraging the Region's reputation for environmental quality as a foundation for economic activity including tourism and primary production, ensuring land use planning facilitates partnerships and innovation by enabling appropriate land use mixes and co-location. • Exploring infrastructure funding options to support strategically funded provision of utilities, transport infrastructure, parks and community facilities for new, growing or changing communities. • Collaborating with utility providers and stakeholders (energy, gas, and water) to coordinate land use and infrastructure planning to support growing and changing community needs. 	<ul style="list-style-type: none"> • Prioritising and protecting high-value, productive agricultural land as farmers and landowners look to diversify into alternative sectors such as tourism and non-agricultural industries. • The current lack of revenue streams to fund utilities infrastructure when services need upgrading and expanding for new developments. • The environmental constraints of topography on improved east-west transport connections. • Balancing growth in greenfield areas, towns and villages with the capacity of transport networks to maintain travel times and make cost-effective infrastructure investment decisions. • Introducing public transport alternatives to private cars to that are financially viable and attractive to users. • Addressing the tensions between different economic sectors that rely on the same resources such as forestry and tourism. • The competing use of major roads for freight transport, tourism traffic, and residential travel creates safety issues and pressure to upgrade infrastructure often through challenging terrain.





THEME 3

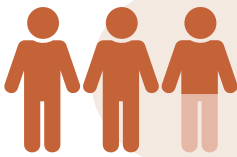
People, Communities and Growth

5.1 Population Growth and Change

5.1.1 The Region's Population Now

There were 298,589 people living in Southern Tasmania in 2023. Southern Tasmania has experienced one of its largest population 'booms', growing by more than 51,000 people between 2011 and 2023 - a more than 20% increase over 12 years¹⁰.

In summary Southern Tasmania's population has:



2.5
PEOPLE PER HOUSEHOLD

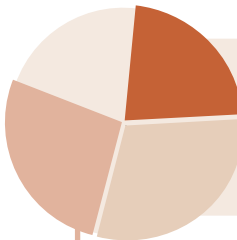
Which has slightly reduced since 2011.

Kingborough, Clarence and Brighton have larger households.

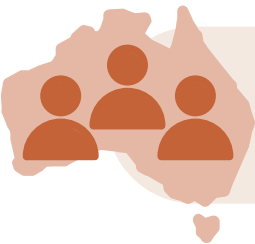


40 YEARS OLD
MEDIAN AGE

Slightly higher than the nation's median of 38.



20%
OF HOUSEHOLDS ARE
PEOPLE LIVING ALONE



5%
ABORIGINAL RESIDENTS

Compared to the nation's overall 3.2%.

31.5%

Are couples with no children, compared to the national average of 26.6%.

Just over a quarter

of households are families with children

Source: Remplan/ABS Census of Population and Housing 2021

5.1.2 Forecast Population Growth and Change

Population forecasts for Southern Tasmania estimate a total increase of 43,447 people in the 23 years from 2023 to 2046, a slower rate than the growth over the past 12 years¹². The forecasts also estimate the population will get significantly older. Around 58% of all population growth is forecast to be people aged 65 and older.

Southern Tasmania’s ageing population is largely related to a combination of low and declining birth rates and young adults leaving to other Australian states¹². Reasons for younger people leaving Southern Tasmania include a lack of secure, full-time and well paid jobs, a real and perceived lack of education, competition for housing and declining affordability, access to health services, and lifestyle choices¹³. Implications of an ageing population for Southern Tasmania include shifts in the type and location of housing, demand for social services like health care, and lower economic productivity (per person) due to lower workforce participation and less productive industry sectors.

Southern Tasmania’s changing population will have implications for housing requirements throughout the Region, particularly reducing household sizes which are partly caused by the population getting older.

Housing forecasts¹⁵ for Southern Tasmania indicate that:



AVERAGE HOUSEHOLD SIZE
2.3 PEOPLE
Decreased from 2.5 by 2042.



27,665
MORE DWELLINGS
Needed between 2023 and 2046.

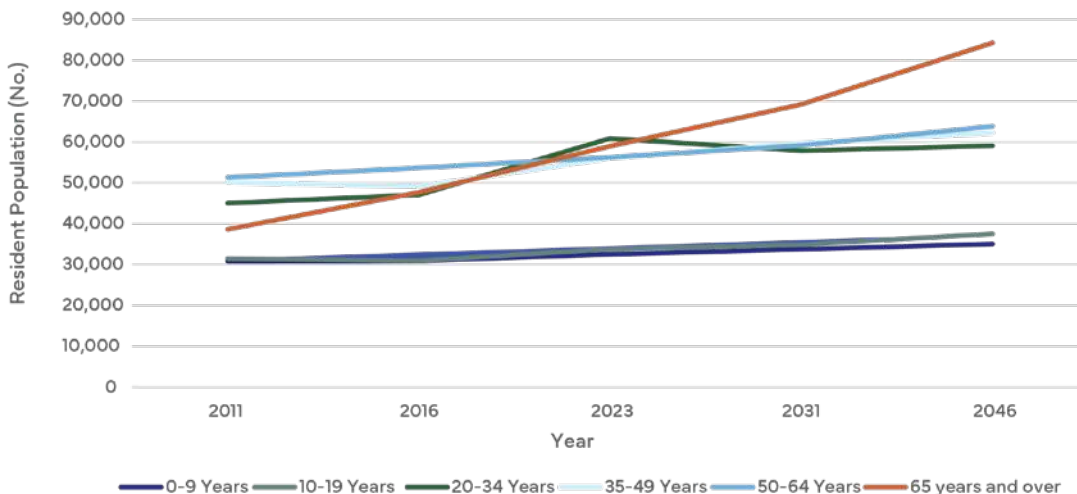


39%
ADDITIONAL HOUSEHOLDS
Will be occupied by lone persons.

Source: Remplan/ABS Census of Population and Housing 2021

FIGURE 18. SOUTHERN TASMANIA POPULATION PROJECTIONS 2011 – 2046

Source Data: Remplan Forecast



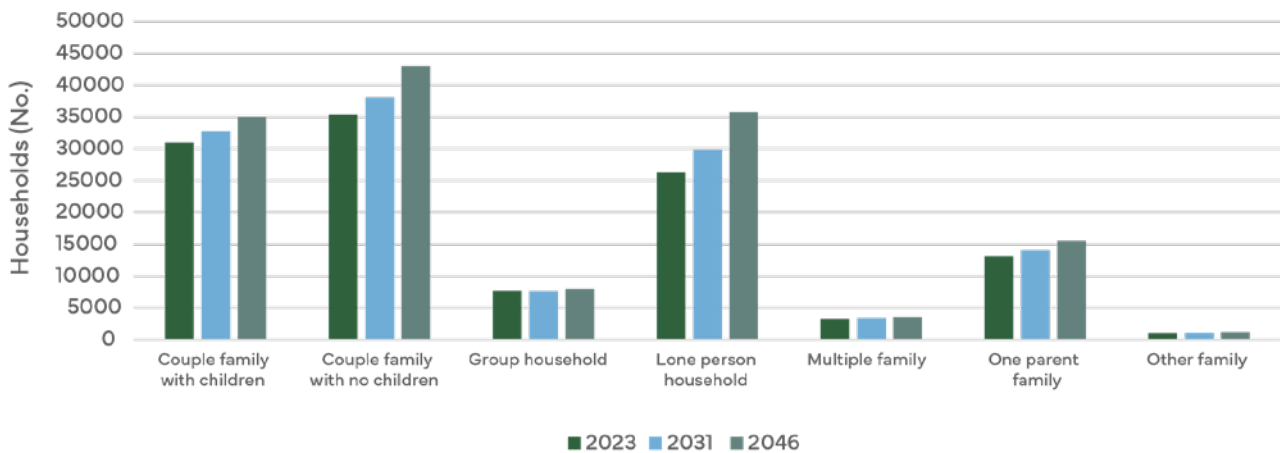
The Department of Treasury and Finance released new population projections for Tasmania in May 2024. Anticipated birth rates, life expectancy and migration to and from Tasmania inform a range of projection scenarios. There are large differences in the total population and the rate of population growth between the projection scenarios. The differences are mainly because of different assumptions about how many people will move to or from Tasmania from overseas or interstate.

Population projections are one input to Regional Land Use Strategies. The different forecast scenarios illustrate the uncertainty around how much the population

will grow, particularly over the longer-term planning timeframe for the Southern Tasmania Regional Land Use Strategies. The influence of both interstate and overseas migration has been significant for the Southern Tasmania Region particularly over the last 10 years. Changes to migration patterns will probably occur over the next 25 years. The high variability and unpredictability of population growth highlights the challenges of planning for growth in the Region, and the need for the STRLUS to be adaptable to changing circumstances. The population projections are a starting point for considering how much growth needs to be accommodated, and where population growth and change will occur across the Region.

FIGURE 19. SOUTHERN TASMANIA HOUSEHOLD COMPOSITION PROJECTIONS 2023-2046

Source Data: Remplan Forecast



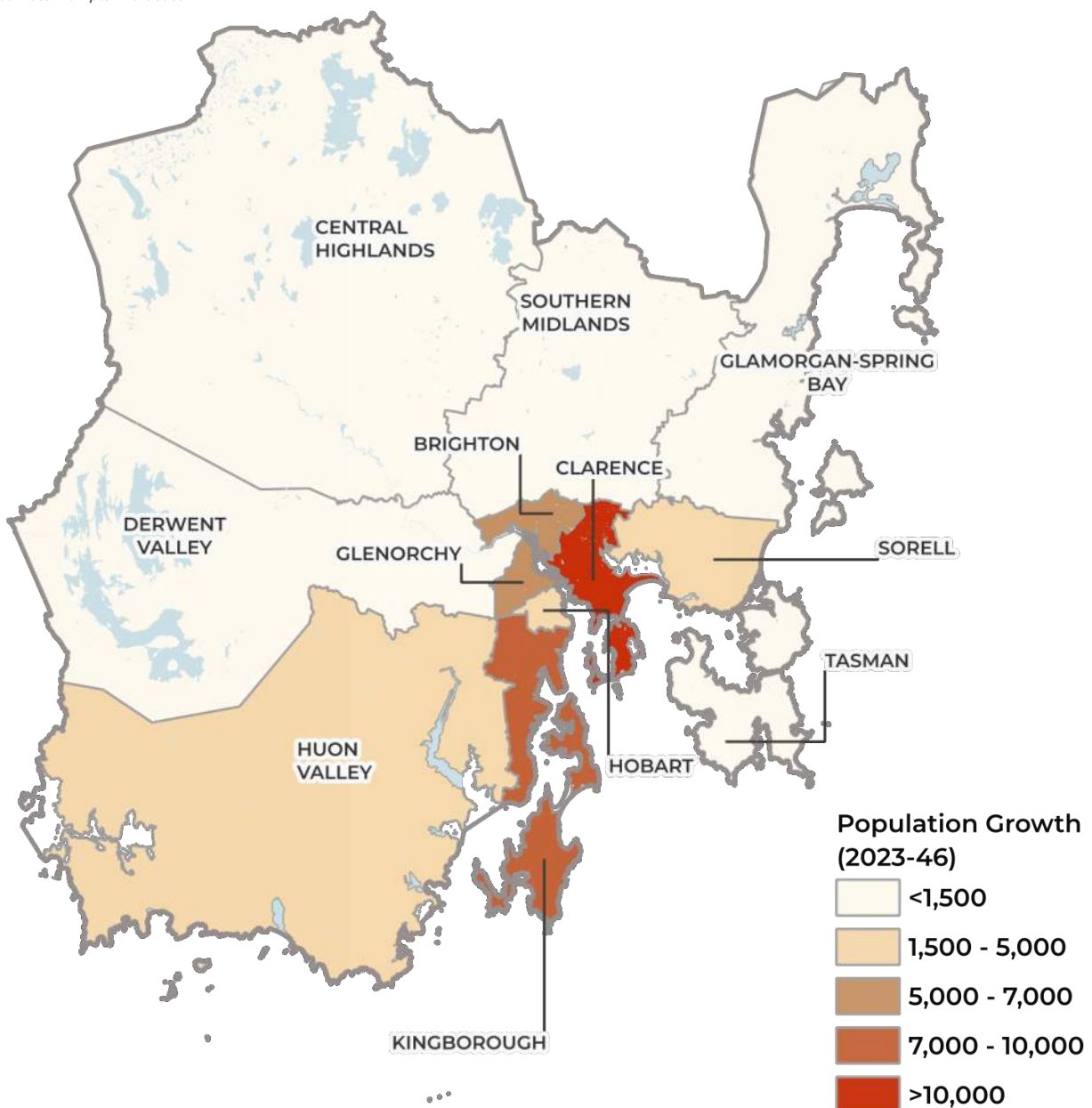
5.1.3 Forecast Population Growth and Distribution

The largest growth in Southern Tasmania is forecast in council areas on the fringes of metropolitan Hobart, including Clarence, Sorell, Brighton and Kingborough. These are the fastest growing councils historically, and forecasts are based on continuation of these past trends.

The population is anticipated to change, and housing needs will also change over the next 25 years. Implementation of housing policies and strategies through the STRLUS has the potential to change how population growth is distributed across the Region compared to the current forecast distribution shown on the map below.

FIGURE 20. SOUTHERN TASMANIA LGAS - POPULATION PROJECTIONS (2023-2046)

Source Data: Remplan Forecast



THEME 3

5.1.4 Social Wellbeing

There are differences across Southern Tasmania in levels of wellbeing, income and access to opportunities. The Socio-Economic Index of Advantage and Disadvantage is produced by the ABS and uses a range of social indicators to show areas across Australia that are more or less disadvantaged.

Figure 21 shows the SEIFA index for the Southern Tasmania Region based on the 2021 census. Disadvantage generally increases with distance from Hobart and the coast because of lower incomes, less access to services and facilities, lower educational attainment, and lower skills base. Some inner parts of metropolitan Hobart are relatively advantaged, with higher levels of education and income. There are also pockets of disadvantage within urban areas and these are often closely linked to high unemployment rates and lower education and health outcomes.

Educational attainment and participation are key social challenges in Southern Tasmania. Communities with higher levels of skills and qualifications that are suited to local jobs and industries is a critical part of sustaining economic activity and ensuring services like education and health care meet community needs.

The impacts of education standards on employment and industry growth is complex. In Southern Tasmania, many younger people move interstate for further education or to find work in sectors they are qualified in. The resultant lack of appropriately qualified workers is a constraint to new or growing businesses, which in turn means there are limited opportunities to attract or retain workers.

Rates of high school completion in Southern Tasmania are lower than for the rest of Australia. This means that many residents do not have the qualifications required to enter into high value industries and jobs that generate wage growth and economic activity. Low school completion rates hinder or directly contribute to lower quality of life, particularly in relation to social factors such as income, unemployment, and health.

Rates of post-school qualifications (TAFE or University) in the Region have increased significantly since 2016, and are similar to the rate for all of Australia. This may be due to high rates of migration during this period, with new residents coming to the Region having already obtained a qualification.

While unemployment rates in the Region are only slightly higher than the national rate, more people in Southern Tasmania are in lower paying jobs and productivity per person is also lower.

Some of the indicators of wellbeing in Southern Tasmania include:

INCOME:



\$39,119

PER ANNUM

is the median individual income for Southern Tasmania.



\$41,940

PER ANNUM

is the median individual income for Australia.

UNEMPLOYMENT:



3.66%

UNEMPLOYMENT

across Southern Tasmania.



3.11%

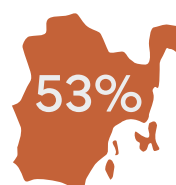
UNEMPLOYMENT

across Australia.

EDUCATION:



53% OF SOUTHERN TASMANIAN RESIDENTS have completed Year 12, compared to 57% across the nation.

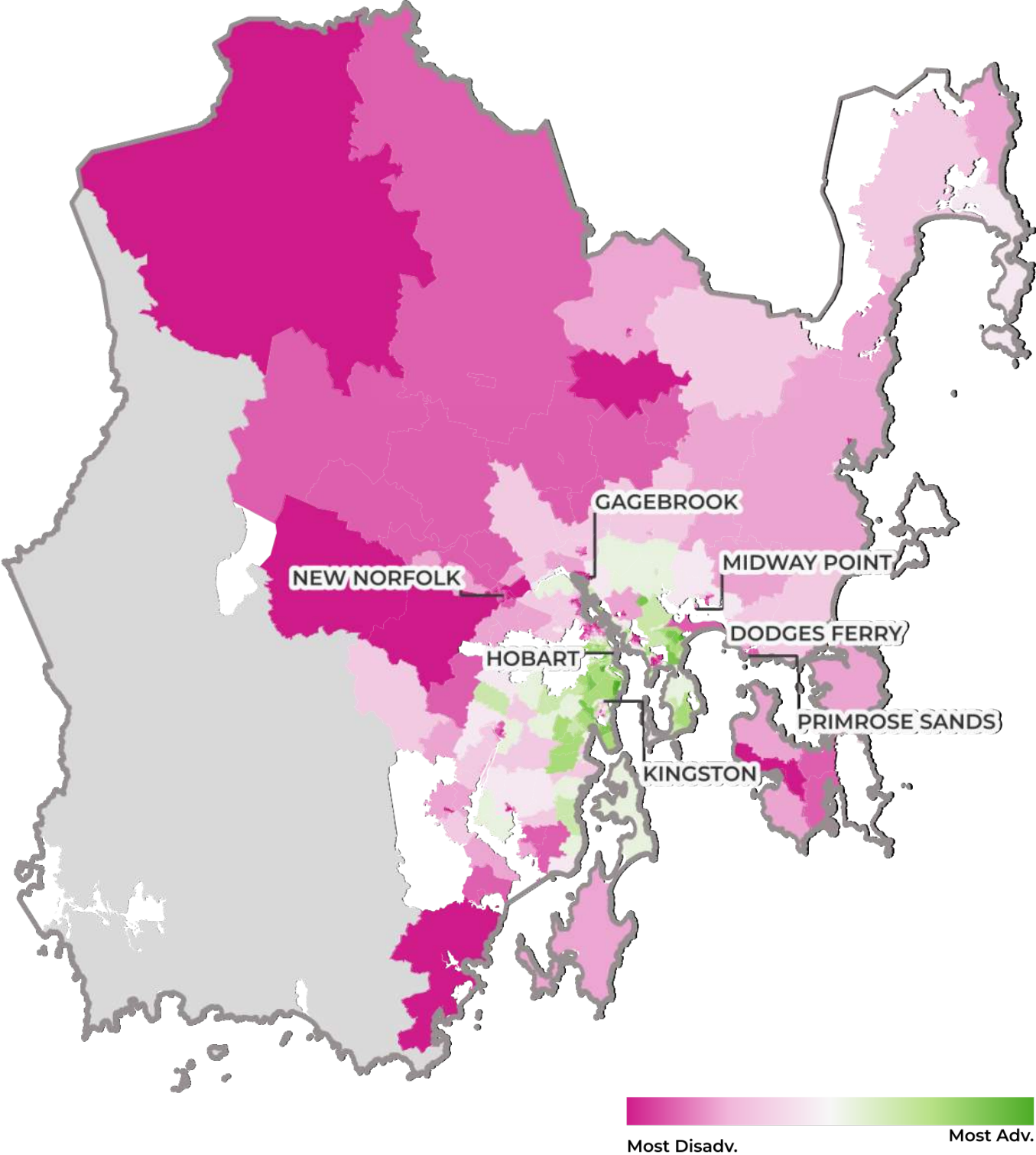


53% OF SOUTHERN TASMANIAN RESIDENTS 15 AND OVER have post-school qualifications, compared to 52% throughout Australia. This includes vocational training and higher education.

Source: Remplan based on ABS Census of Population and Housing 2021

FIGURE 21. SOUTHERN TASMANIA SOCIO-ECONOMIC INDEX OF ADVANTAGE AND DISADVANTAGE 2021

Source Data: ABS Census of Population and Housing 2021



THEME 3

5.2 Housing, Placemaking, and Growth Management

The number, type, and location of new homes is linked to placemaking and the 'liveability' of urban areas. Higher concentrations of people, more diverse communities and a mix of land uses mean residents have better access to jobs, entertainment, recreation and social services and better quality of life. When communities are able to access these amenities, businesses are more viable and government services and infrastructure are more cost effective. The costs to households are also often lower as people spend less time travelling, transport costs less, and the costs of delivering new development (and therefore the costs of housing) benefit from more efficient infrastructure delivery. Decisions about how many houses, what types of houses and where new housing is located are an important part of managing growth in metropolitan areas like Hobart.

5.2.1 Housing

Housing is a basic requirement and access to housing is a fundamental right for all people. There needs to be enough housing to meet need, and housing should be suitable, affordable and in the right locations. Both the Tasmanian Housing Strategy and the Tasmanian Planning Policies emphasise the need to deliver homes that are close to social and physical infrastructure, local services and employment opportunities.

The Tasmanian Housing Strategy 2023 – 2043 prioritises:

- Delivering more quality homes, faster.
- Supporting people in need.
- Improving private market affordability and stability.
- Enabling local prosperity.

For Southern Tasmania these priorities translate into ensuring enough homes are built to meet need, that housing is built where it is needed, housing types are more diverse to meet changing needs, and housing contributes to sustainable populations that have access to employment, education and services.

Housing location

The majority of new housing in the Region has historically been delivered in greenfield areas. This means the urban footprint of metropolitan Hobart is expanding, particularly to the north (in Brighton), but also south (in Kingborough) and east (in parts of Clarence and Sorell).

Over the last 10 years¹⁵:

- A quarter of new dwelling approvals in the Region were in Clarence.
- Kingborough, Brighton and Sorell together made up more than a third of new dwelling approvals.
- The inner city areas (Hobart City and Glenorchy) accommodated only one in five new homes built in the Region.

Newer suburbs are attractive to younger couples and families because that is where most homes are being built and housing is more affordable or perceived as better value.

The more established parts of Hobart are often attractive for migrants to Tasmania, but large numbers of people also move out of inner-city areas, potentially to new homes in outer suburbs. The different needs of these communities for social infrastructure and employment opportunities have significant implications for managing growth and ensuring communities have access to the services and facilities they need.

The mix of greenfield and infill housing in councils covered by the Greater Hobart Plan has been approximately two-thirds infill and one-third greenfield over the last 10 years¹⁶. These councils (Hobart City, Glenorchy, Clarence and Kingborough) have a higher proportion of established urban areas and less capacity for greenfield growth than other councils in metropolitan Hobart.

TABLE 22. NEW DWELLING APPROVALS IN SOUTHERN TASMANIA FROM 2012 TO 2023

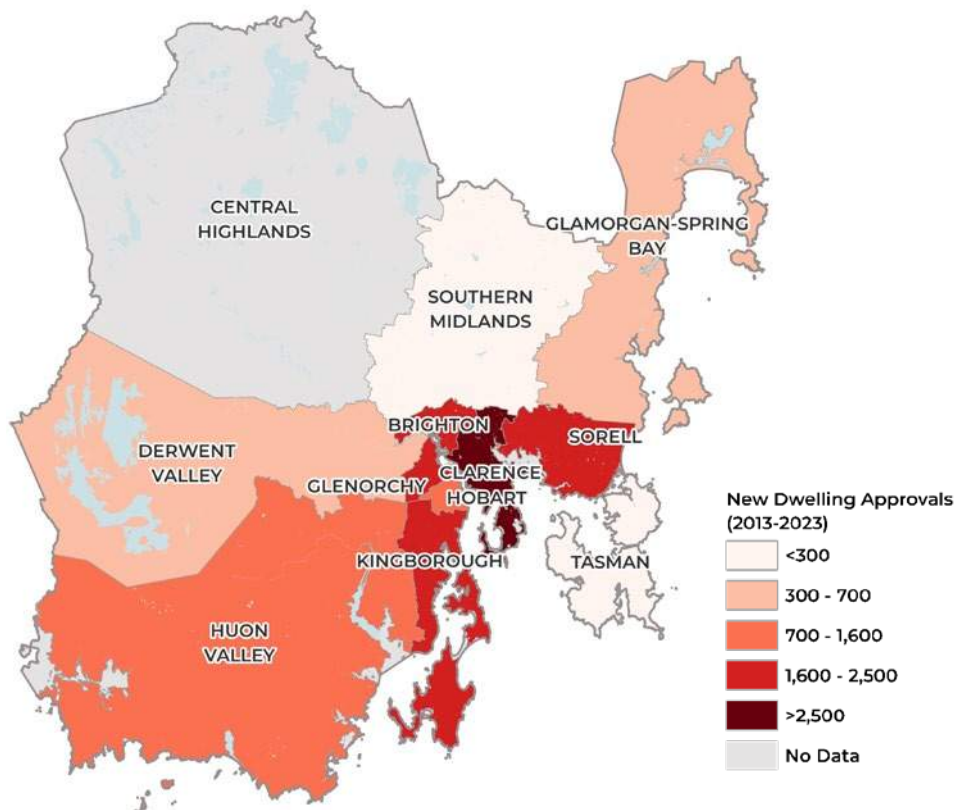
Region	LGA share of approvals in Southern Tasmania (%)
Clarence	24.5%
Kingborough	14.2%
Brighton	11.2%
Glenorchy	11.1%
Sorell	10.6%
Hobart	9.0%
Huon Valley	8.1%
Glamorgan/Spring Bay	4.3%
Derwent Valley	3.0%
Southern Midlands	1.8%
Tasman	1.6%
Central Highlands	0.6%
Southern Tasmania total	100.0%

Source: Remplan/ABS Census of Population and Housing 2021

The challenge of coordinating infrastructure and service delivery with population growth and change is common to many metropolitan regions, and is particularly acute where patterns of growth disperse the population over a larger area. While the proportion of infill housing is higher in established parts of metropolitan Hobart, overall the majority of new housing continues to be in greenfield areas.

This pattern of suburbanisation has led to increased demand to extend or upgrade roads, increasing congestion on Hobart’s main roads, the need to continue to expand reticulated water, sewer and other utility networks, and made the operation and expansion of public transport services less efficient, reinforcing car dependence to access jobs, schools and services.

FIGURE 23. SOUTHERN TASMANIA COUNCILS – NEW DWELLING APPROVALS (2013-2023)



Region	Houses	Other Types of Residential	Total Dwellings
Clarence	3,682	327	4,009
Kingborough	2,017	324	2,341
Brighton	1,651	219	1,870
Glenorchy	1,458	395	1,853
Sorell	1,675	73	1,748
Hobart	944	555	1,499
Huon Valley	1,287	30	1,317
Glamorgan/Spring Bay	663	34	697
Derwent Valley	469	32	501
Southern Midlands	286	4	290
Tasman	251	5	256
Central Highlands	No data	No data	No data

Source Data: Remplan Property, ABS New Dwelling Approvals

THEME 3

Types and sizes of housing

Nearly 9 out of 10 homes in Southern Tasmania are separate houses. Less than 1 in 50 homes are apartments. The other homes are medium density housing like multi-dwelling housing.

Overall in Southern Tasmania there has been little change in the mix of housing types built in recent years and there is limited variety of dwelling types and sizes suitable to a range of housing needs. Around 87% of all new homes approved in the last 10 years were single dwellings¹⁷. There are differences in the types of housing that are built across different parts of the Region:

- In Hobart City and Glenorchy, around 30% of new dwellings approved between 2012 and 2022 were other dwelling types such as apartments, townhouses, or terrace housing¹⁸.
- In areas with the highest growth on the fringes of Hobart's urban area, around 10% of new dwellings approved were apartments and townhouses.

Houses in Southern Tasmania are generally larger than required for the number of occupants. Around half of all households have only one or two people living in them. The average size of houses varies across the Region but is generally around 3 bedrooms per dwelling. Average household sizes are around 2.3 people per dwelling. This means there is 'spare' capacity in many dwellings for more people. New housing construction is predominantly in urban fringe areas and is typically larger dwellings, meaning that the supply of new homes doesn't match the types and sizes of housing that many residents need.

Combined with forecasted aging of the population, anticipated changes in household composition are likely to increase demand for smaller and more diverse housing, close to employment, services, and amenities.

Regional Planning Policy SRD2 in the 2011 STRLUS aims to match the supply of new homes with the needs of residents:

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.

FIGURE 24. HOUSING TYPOLOGY



Housing affordability

Housing supply and affordability is a major social and economic challenge in Southern Tasmania. Strong population growth over the last 10-12 years through migration has contributed to increased demand, direct price increases through increased financial capacity of new residents, and increased competition for housing.

Because incomes are comparatively low in Southern Tasmania, housing affordability is a significant challenge for many households. This is particularly true in the face of strong dwelling price growth in the past 10 years, with price growth of over +95% in Greater Hobart for both houses and units¹⁹. Much of this growth was attributed to high demand following Southern Tasmania’s population boom in 2017 and during COVID-19.

Accordingly, Tasmanians are increasingly having to compete for affordable housing, and rates of home ownership are declining. Southern Tasmania’s housing challenges are being exacerbated by the cost-of-living crisis, driven by inflationary pressures, slow wage growth and recent interest rate rises. The result is declining borrowing capacity for first home buyers and rising rates of both rental and mortgage stress. In the current economic climate, rising inflation and interest rates will add further pressure on household finances.

Housing stress is defined as more than 30% of household income spent on mortgage or rental payments. In Southern Tasmania 44% of renter households and over 12% of households with a mortgage are in housing stress²⁰.

FIGURE 25. SOUTHERN TASMANIA – RATES OF HOUSING STRESS

Source Data: Remplan Property, Corelogic RP Data

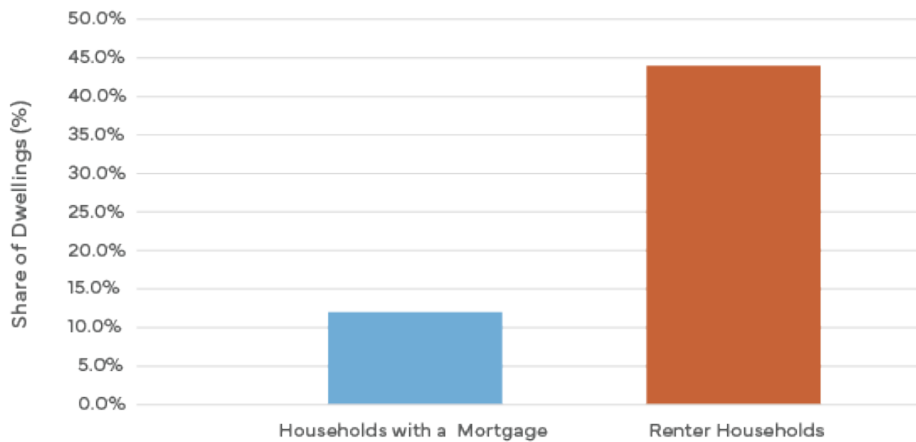
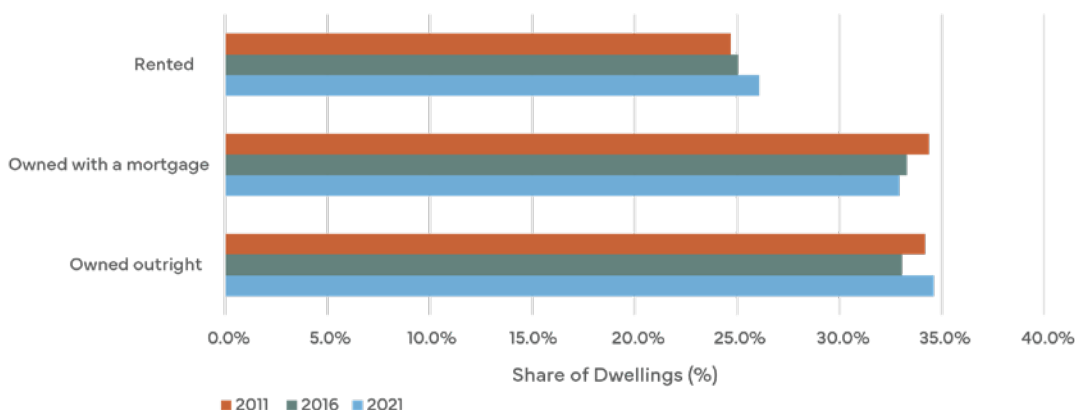


FIGURE 26. SOUTHERN TASMANIA - HOUSING TENURE CHANGE FROM 2011 TO 2021

Source Data: Remplan Community based on ABS 2021 Census of Population and Housing



THEME 3

5.2.2 Placemaking and Approaches to Growth Management

Placemaking for Southern Tasmania

'Placemaking' is a collaborative process that strengthens the connection between people and the places they share. It shapes the public realm in order to promote community identity and maximise shared values and aspirations. Placemaking is related to decisions about how growth will be managed across Southern Tasmania. Different approaches to how metropolitan Hobart grows, and how towns and villages might contribute to accommodating growth, will impact on the potential to create and sustain places that are vibrant, attractive and prosperous.

Southern Tasmania has numerous vibrant hubs throughout the Region, with certain areas (particularly in Hobart) being the centre for a year-round calendar of events, activations and civic activity. Different places around the Region have unique attractors related to economic or employment opportunities, the natural environment, history and heritage, or cultural and entertainment attractions. For residents, decisions about where to live are often driven first by housing affordability and availability, and this can lead to trade-offs against the need to travel for work, education or to access social services and entertainment.

Growth in Greater Hobart

The 2011 STRLUS adopts an urban growth boundary for metropolitan Hobart that was intended to have capacity for 20 years of growth. The STRLUS also sets a target of 50% infill housing and 50% greenfield for Greater Hobart (within the Urban Growth Boundary), along with density targets for infill areas with good transport access (25 dwellings per hectare) and for greenfield areas (15 dwellings per hectare). The STRLUS also includes criteria for consideration of extensions to the urban growth boundary, and over time various amendments have been made to bring new areas into the boundary. The Greater Hobart Plan (which applies to the metropolitan areas of Hobart City, Glenorchy, Clarence and Kingborough government areas) sets a 70% infill housing target, reflecting the more established urban character of much of these council areas.

While more new homes in Greater Hobart have been in established areas than greenfield, overall residential growth across the Urban Growth Boundary since 2012 has predominantly been single dwellings.

The intended outcomes of the STRLUS and Greater Hobart Plan to increase the proportion of housing in infill areas remain relevant. Focusing on implementation of policies aimed at increasing the proportion of infill housing, providing more diverse housing types and sizes, and locating new homes close to services and infrastructure will assist with progress towards achieving the targets.

Analysis undertaken for the State of Play Report indicates there is sufficient capacity within the Urban Growth Boundary to accommodate the new homes that will be required over the next 25 years. The suitability of the boundary will be considered in the update to the STRLUS. Increasing the supply of infill residential development will reduce pressure for continued outward growth, and may assist with prioritising and coordinating use of existing infrastructure capacity and investment in new or upgraded infrastructure.

Growth in Towns and Villages

The STRLUS includes settlement strategies for towns, villages and hamlets in the Region. There are 110 towns, villages and hamlets across the Southern Tasmania Region²¹. Many of these towns and villages have historic value and ties to early and ongoing agriculture and other resources like fishing and forestry, and in some parts hydro-electricity. Some towns and villages play an important role now in the tourism economy, providing a base for economic activity, accommodation for visitors and workers, and in some cases contain attractions in themselves. Recent shifts in the tourism industry have seen many dwellings in some towns and villages transition from long term housing to short stay tourist accommodation.

Some towns and villages, particularly in tourist destinations like along the southern coast, around Coles Bay and the Tasman Peninsula, have grown from small scale villages with small permanent populations to having a larger resident population and more intense tourist visitation through short stay holiday rentals. Some growth, particularly in coastal locations, has been largely driven by retirees moving to Tasmania or out of the main centres and relocating in areas with high natural amenity. However, an influx of older people into communities that may not have the range and level of services to support them (like aged care and health services) is creating inequity and challenges for government and other providers in meeting the needs of communities across the Region. Many of these towns and villages also lack essential services like reticulated water supply and sewer.

While on-site wastewater systems are provided for individual properties, continued growth in some communities may start to put pressure on environmental values like water quality and the water table, unless other infrastructure solutions are provided.

Many rural towns and villages are dependent on changing economic activity for their ongoing sustainability. As the nature of economic activity has changed in different parts of the Region, some towns are growing or changing. In these areas, changes in economic activity (for example, a transition from forestry to tourism, or changing agricultural production due to irrigation schemes), have resulted in changes to the make-up of the community as people move in to take up different jobs.

Other rural towns and villages are experiencing aging populations and declines in productivity as global influences change the viability of farming and a younger workforce seeks opportunities in the larger cities or interstate. Some rural communities are facing static or declining populations. Maintaining populations that are sufficient to support the delivery of services that all residents rely on is a challenge in these areas

Some towns are important locations for services, facilities and meeting the basic needs of residents in surrounding areas. New Norfolk, Sorell, Brighton, Kingston and Huonville are examples of centres that have functional connections with more remote parts of the Region. Many of these locations are connected to Hobart through employment opportunities, with residents moving in for lifestyle and amenity reasons while commuting into Hobart for work.



THEME 3

5.3 Social Infrastructure

Social infrastructure includes places and spaces that allow people to come together, support community life and celebrate and experience culture. Social infrastructure is a term that can cover many aspects of social life that support social connection. This includes access to schools, TAFE and universities, hospitals, community health centres and medical centres, outdoor and indoor sport and recreation facilities like aquatic centres, sports courts and sports fields, parks and playgrounds, community centres, libraries, community arts and creative centres, museums, galleries and performing arts centres.

Population growth in different parts of the Region may require planning and delivery of new social infrastructure and services, where growth occurs through expansion of urban areas. There are also opportunities to make better use of existing social infrastructure (particularly schools) in some established areas that are experiencing population changes. More cost-efficient growth management outcomes will be achieved if there is capacity for new housing in locations that have good access to under-utilised social infrastructure and services. In comparison, continuing to expand urban areas outwards with minimal infill development is likely to create demand for governments to deliver new social infrastructure while existing facilities operate below capacity or can not be sustained.

The following summaries highlight access to social infrastructure across the different parts of the Region. Figure 27 maps the distribution of different types of social infrastructure, with larger circles indicating more social services.

Metropolitan Hobart

- Good provision of regional social infrastructure like universities and hospitals in Hobart CBD and inner city suburbs.
- There is a higher concentration of cultural, sport and recreation facilities in Hobart and Glenorchy. This includes regional cultural facilities that attract cultural tourism like the MONA, Tasmanian Museum and Art Gallery (TMAG), Playhouse Theatre and Maritime Museum. Bellerive also has the Blundstone Arena in the east.
- Metropolitan Hobart has a range of community facility space for hire, mostly in the form of large town halls (such as the City Hall and Hobart Town Hall) and smaller scout halls, meeting spaces and citizens centres.
- Some councils have identified the need for more youth spaces, creative infrastructure and local cultural spaces, and more general practitioners.

The South

- Sport and recreation facilities, health and community facilities mostly provided in Kingston, Huonville, Cygnet, Port Huon and Dover.
- Significant portion of open space at the west of the Region is the Hartz Mountains National Park.

The Midlands

- Social infrastructure mostly located in New Norfolk and Oatlands.
- Schools located in towns along the main highways (like Ouse, Hamilton, Bagdad, Kempton, Bothwell).
- Lower provision of sport and recreation facilities compared with other parts of the Region.
- Cultural facilities located in rural communities including four museums and one gallery. Cultural facilities are distributed across the Region, rather than clustered around population centres.

The East

- Sorell is a key centre for smaller communities on the East Coast for access to social services, retail and education.
- Some health and community facilities also located in Sorell.
- Nubeena, Triabunna and Swansea have clusters of social infrastructure including schools, emergency services and community centres.

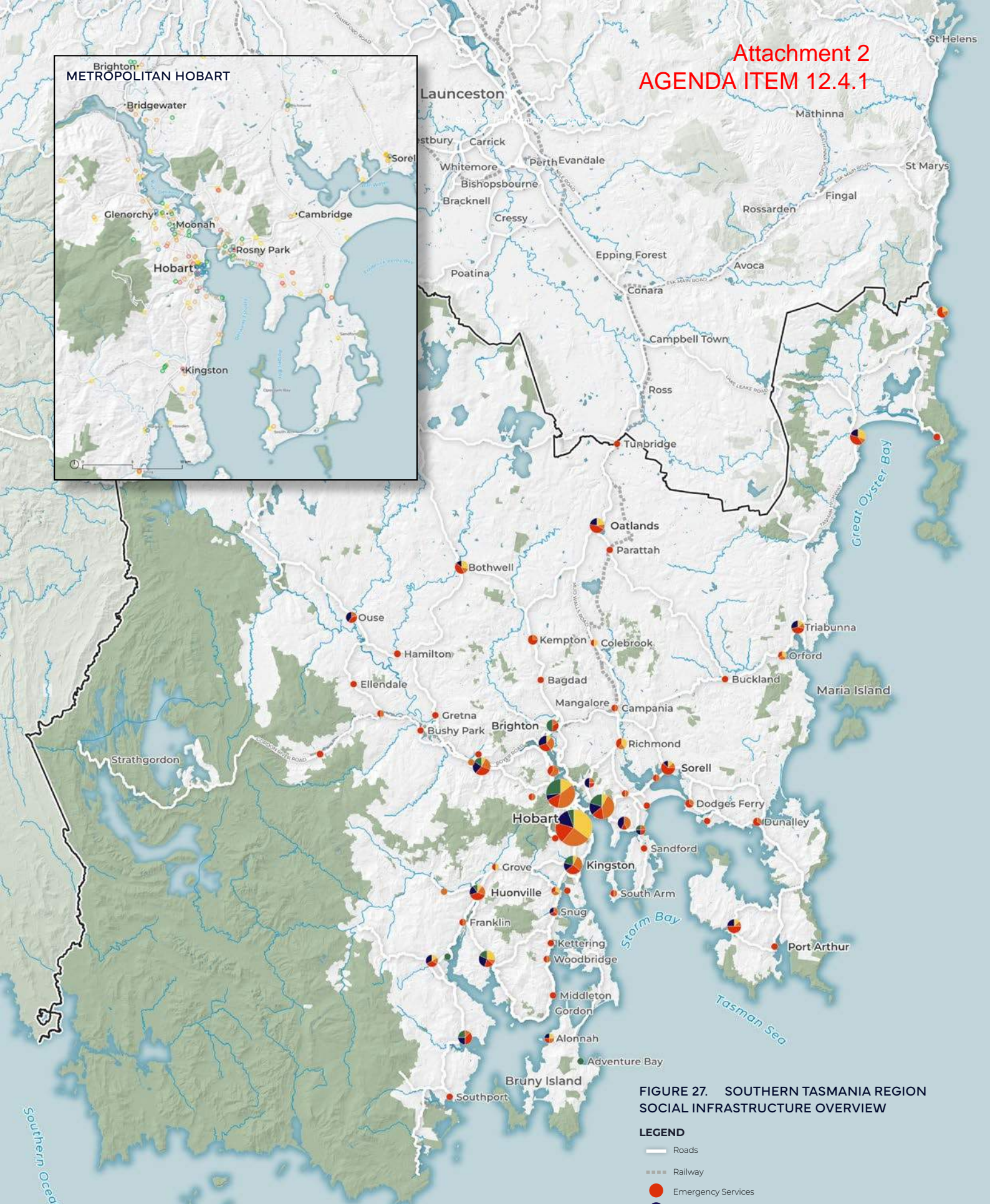
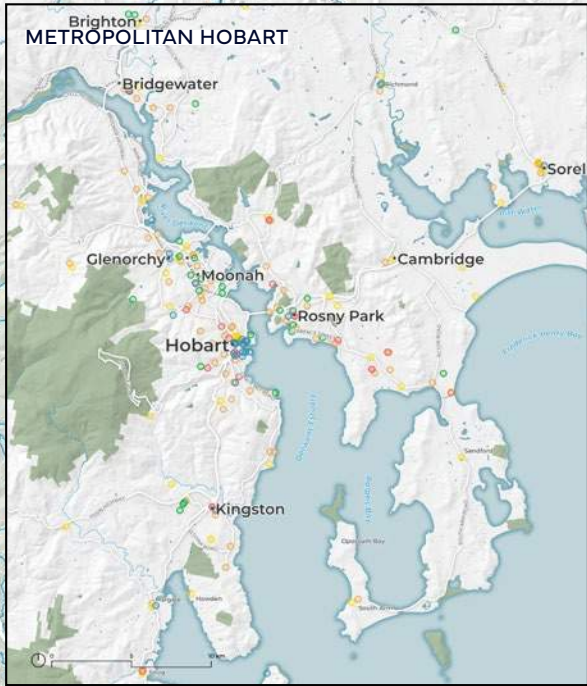
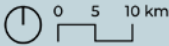


FIGURE 27. SOUTHERN TASMANIA REGION SOCIAL INFRASTRUCTURE OVERVIEW

- LEGEND**
- Roads
 - Railway
 - Emergency Services
 - Medical Services
 - Culture and Community
 - Education
 - Sports and Recreation



Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

5.4 Opportunities and Challenges for People, Communities and Growth

Opportunities	Challenges
<ul style="list-style-type: none"> • Monitoring population growth and change to inform adaptable and responsive growth strategies for the Region. • Implementing policies and actions that attract and retain a younger working population. • Investigating diverse housing typologies such as townhouses, apartments and multiple dwellings to cater to the needs of a more diverse community and people at different life stages. • A more compact, efficient and sustainable urban area for metropolitan Hobart with more suitable housing options and improved access to employment, amenities and services. • Encouraging compact, efficient and more diverse housing development within Southern Tasmania’s existing towns and villages to contribute to more vibrant centres, improved amenity and less dependence on cars. • Using existing cultural and community buildings and spaces to stimulate creative, knowledge and innovative economies and create hubs for urban renewal and placemaking. 	<ul style="list-style-type: none"> • External broader political and economic factors outside of the State and local government control such as federal policy levers, the cost of finance and construction materials which could hinder progress in housing delivery and therefore good growth in Southern Tasmania. • Appropriately responding to the demographic trends of an ageing population due to the departure of working age professionals. • Ongoing sustainability of some towns and villages due to highly variable and uncertain rates of population growth and ensuring the capacity for housing across the Region keeps pace with anticipated demand. • Balancing the housing, social service, and infrastructure requirements of an older population with opportunities to attract and retain a younger and working population. • Balancing the supply of new housing in established urban areas that are close to jobs, services, and where there is capacity in schools and utilities infrastructure, with outward expansion of Hobart's urban area that requires new or expanded transport, utilities and social infrastructure. • The planning system enabling and incentivising more diverse and compact housing so that new housing is appropriate to the needs of an older population and smaller households.



PART 4

OPPORTUNITIES AND CHALLENGES FOR THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY



The opportunities and challenges identified in this report have been reviewed to understand where there are overlaps and inter-relationships. These are presented as possible 'Region Shapers' to provide preliminary direction for the STRLUS and implementation of the Tasmanian Planning Policies in the Southern Tasmania Region.

The Region Shapers capture and respond to the diversity of the Region, particularly the unique challenges and opportunities across different geographic areas.



6.1 Key Findings



REGION SHAPER #1

Planning for the Region is grounded in an understanding of, respect for, and connections to culture, history and Country

- Involve the palawa, Southern Tasmania's Aboriginal people in devising the approach to embedding Country-first practices in regional planning for Southern Tasmania.
- The significance of landscape in the identity and character of Southern Tasmania, its influence on growth and economic activity, and value to Southern Tasmania's people are reflected in regional planning.
- Pre- and post-colonisation history and cultural values of both Aboriginal and non-Aboriginal people are acknowledged.



REGION SHAPER #2

Land use and economic activity respect, protect and respond sustainably to the Region's unique natural environment

- New housing is well located and responsive to topography, natural systems and hazards.
- Housing for a growing and changing population is compatible with the landscape and natural assets of the Region.
- Growth and diversification of the Region's economy, including creating more jobs, emergence of different industries, technologies and products, supports the long term health of the natural environment while capitalising on the opportunities it creates.
- Patterns of land use growth and change consider climate change impacts on the environment and implement sustainability outcomes that reduce the impacts of land use.



REGION SHAPER #3

Communities across Southern Tasmania are safe and resilient to natural hazards and climate change

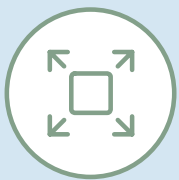
- The boundaries of Greater Hobart's urban area and growth in towns and villages considers and mitigates risks from natural hazards including bushfire, flooding and landslip.
- Potential changes in the Region's climate including temperatures, rainfall patterns and sea level rise inform decisions on where and what types of growth occur, and risks to existing communities.
- Growth in urban areas, towns and villages considers impacts of natural hazards on infrastructure and access to services and facilities, and the movement of goods and people around the Region are addressed.



REGION SHAPER #4

Communities in the Region are sustainable, connected and diverse

- Housing is accessible, affordable and suitable for diverse and changing needs.
- Housing is the right type and size to suit the needs of an aging community as well as the growing number of one and two people households.
- There is capacity for housing in the towns and villages across the Region to meet demand, and decisions on where new housing is located consider the costs of and ability to deliver infrastructure and services that residents need.
- New housing is located to prioritise access to employment and services and to take advantage of active transport, green links and public transport.
- Active and public transport improvements are prioritised in locations where new housing is planned.
- Land use planning incorporates measures to promote community health and healthy living.



REGION SHAPER #5

Social services and infrastructure are planned and delivered to support a growing and changing community

- Planning for new or expanded social infrastructure and services is aligned with where population growth is strategically planned across the Region.
- Social services and infrastructure meet the changing needs of the community in particular different age profiles in different parts of the Region.
- Housing is suitable and affordable to key workers particularly in health care, education, emergency services, and in some parts of the Region tourism, hospitality, and agriculture.



REGION SHAPER #6

Employment and economic clusters are accessible and transport networks support how, where and why people and goods move within, to and from the Region

- Transport networks are integrated with where people live and work, and with the services and facilities that support their daily lives.
- Centres, towns and villages across the Region provide equitable and viable access to employment, shopping, entertainment, and social services.
- Freight movement networks provide access to key industry clusters, ports and distribution hubs.



REGION SHAPER #7

The Region's economy leverages its unique strengths and provides a stable base for employment growth and diversification

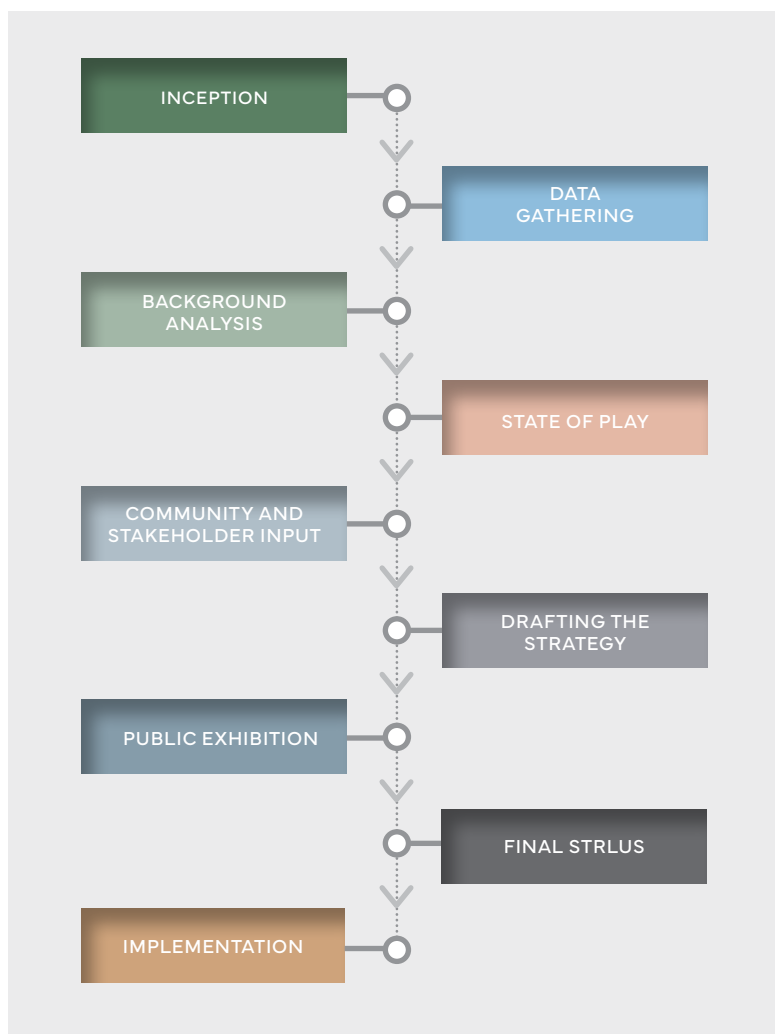
- Economic growth and diversification are tied to and build upon:
- Hobart's role as Tasmania's capital city.
 - Sustainable use of natural assets through tourism, agriculture, aquaculture.
 - Capitalising on education, research, innovation and collaboration in fields that are unique to or particular strengths of the Region.
 - Embracing new ways of production and combinations of activities that add value.

Next Steps for the STRLUS

7.1 Preparing the updated STRLUS

The following diagram summarises the STRLUS drafting process. Community engagement will play an important role in building on and refining the findings of this report to inform the updated STRLUS.

FIGURE 28. STRLUS UPDATE: PROCESS AND TIMING





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