

COUNCIL MEETING AGENDA

Monday 17 October 2022
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
10 October 2022

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NOTICE OF MEETING

Notice is hereby given that the next meeting of the Break O'Day Council will be held at the St Helens Council Chambers on Monday 17 October 2022 commencing at 10.00am.

CERTIFICATION

Pursuant to the provisions of Section 65 of the *Local Government Act 1993*, I hereby certify that the advice, information and recommendations contained within this Agenda have been given by a person who has the qualifications and / or experience necessary to give such advice, information and recommendations or such advice was obtained and taken into account in providing the general advice contained within the Agenda.



JOHN BROWN

GENERAL MANAGER

Date: 10 October 2022

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

As determined by Break O'Day Council in March 2019 all Ordinary, Special and Annual General Meetings of Council are to be audio recorded and a link will be available on the Break O'Day Council website where the public can listen to audio recordings of previous Council Meetings.

In accordance with the Local Government Act 1993 and Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015, these audio files will be retained by Council for at least six (6) months and made available for listening online within seven (7) days of the scheduled meeting. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting and a transcript of the recording will not be prepared.

OPENING

The Mayor to welcome Councillors and staff and declare the meeting open at [time].

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we work and live, the Palawa people of this land Tasmania, and recognise their continuing connection to the lands, skies and waters. We pay respects to the Elders Past, present and future.

10/22.1.0 ATTENDANCE

10/22.1.1 Present

Mayor Mick Tucker
Deputy Mayor John McGiveron
Councillor Kristi Chapple
Councillor Janet Drummond
Councillor Barry LeFevre
Councillor Glenn McGuinness
Councillor Margaret Osborne OAM
Councillor Lesa Whittaker
Councillor Kylie Wright

10/22.1.2 Apologies

Nil

10/22.1.3 Leave of Absence

10/22.1.4 Staff in Attendance

General Manager, John Brown
Executive Assistant, Angela Matthews

10/22.2.0 PUBLIC QUESTION TIME

10/22.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 48 or 55 of the Local Government Act 1993 requires that a Councillor or Officer who has an interest in any matter to be discussed at a Council Meeting that will be attended by the Councillor or Officer must disclose the nature of the interest in a written notice given to the General Manager before the meeting; or at the meeting before the matter is discussed.

A Councillor or Officer who makes a disclosure under Section 48 or 55 must not preside at the part of the meeting relating to the matter; or participate in; or be present during any discussion or decision making procedure relating to the matter, unless allowed by the Council.

10/22.4.0 CONFIRMATION OF MINUTES

10/22.4.1 Confirmation of Minutes – Council Meeting 19 September 2022

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 19 September 2022 be confirmed.

10/22.5.0 COUNCIL WORKSHOPS HELD SINCE 19 SEPTEMBER 2022 COUNCIL MEETING

There was a Workshop held on Monday 3 October 2022 and the following items were listed for discussion.

- 2023 – 2024 State Budget Consultation
- Public Request for Improvements to Drain in Aulichs Lane, St Marys
- Signage for Town Hall Car Park, St Marys
- Pending Development Application Updates
- Break O’Day Draft Local Provisions Schedule (LPS) Hearing – Update
- Amendment to Sealed Plan Ansons Bay – Overview of Hearing and Draft Report
- Draft Tasmanian Planning Policies for Comment
- Tasmanian Housing Strategy Discussion Paper Response
- Fingal Housing Project – 29 Talbot Street, Fingal
- St Helens Dog Area – Cllr K Chapple
- East Coast Tasmania Tourism (ECTT) – Cllr B LeFevre

10/22.6.0 PLANNING AUTHORITY

Pursuant to Section 25 of the Local Government (Meeting Procedures) Regulations 2015 the Mayor informed the Council that it was now acting as a Planning Authority under the Land Use Planning and Approvals Act 1993.

The Mayor advised the Council that it had now concluded its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations 2015.

10/22.7.0

COUNCIL MEETING ACTIONS

10/22.7.1

Outstanding Matters



COUNCIL RESOLUTIONS - MEETINGS - PUBLIC

10/10/2022



COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS SEPTEMBER 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
0%	19/09/2022	30/09/2022	09/22.13.4.189 - Request for Rate Remission - 14 Mangana Road, Fingal	That in accordance with the provisions of s.129 of the Local Government Act 1993, Council approve a remission as requested for the property known as 14 Mangana Road, Fingal identified as PID 6413332.		Manager Corporate Services
0%	19/09/2022	31/10/2022	09/22.14.3.192 - Street Furniture Sponsorship	That Council update Council's Street Furniture Sponsorship pack to include the price of a bench seat with back at \$800.		Manager Corporate Services
100%	19/09/2022	31/10/2022	09/22.14.4.193 - Proposed Naming of Waterfall - Walkers Falls	That Council supports the proposed naming of an unnamed waterfall off Mathinna Plains Road on Walkers Creek as Walkers Falls.	Council supported the proposed naming of the unnamed waterfall off Mathinna Plains Road on Walkers Creek as Walkers Falls at the September 2022 Council meeting. A copy of Council's decision has been provided to the proponent for his submission to the Place Names Advisory Panel (Tasmania).	Manager Infrastructure and Development Services
100%	19/09/2022	30/09/2022	09/22.15.2.195 - Request for Sponsorship - Bridie Crossingham	That Council support Bridie Crossingham who has been selected to join the Elite Development Squad Pathway Program Emerging Talent by providing a \$200 sponsorship to assist her in attending training and other associated costs.	No further action is required. Advised Bridie Crossingham that Council supports the request for sponsorship and that Council will provide \$200 to assist her with her costs.	Manager Community Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	19/09/2022	30/09/2022	09/22.15.3.196 - Mower Provided to the St Marys Sports Complex	<p>1. That Council loan the Toro Groundmaster 360 4WD mower to the St Marys Sports Complex to replace an existing mower that is no longer satisfactory for purpose; and</p> <p>2. When the St Marys Sports Complex no longer have use for the Toro Groundmaster 360 4WD, it will be returned to Council to dispose of as per Council's Asset Disposal Policy.</p>	Advised the St Marys Community Centre of Council's decision to provide a mower on loan for a period of time whilst they are able to use same. Council staff will communicate with committee members to facilitate transfer of mower to the association.	Manager Community Services
20%	19/09/2022	31/12/2022	09/22.17.2.200 - Housing Supply	That Break O'Day Council partner with Centacare Evolve Housing in the provision of community housing within the municipality.	Discussions with CentaCare Evolve are ongoing in relation to potential projects	Economic Development Officer
10%	19/09/2022	31/12/2022	09/22.17.3.201 - Northern Tasmania Development Corporation (NTDC) - Governance	Agree to initiate/support an amendment of the Northern Tasmanian Development Corporation (NTDC) Constitution to incorporate a Representatives Group.	Progress with this will depend on activities with NTDC Board and other Councils	General Manager
0%	19/09/2022	31/12/2022	09/22.17.3.201 - Northern Tasmania Development Corporation (NTDC) - Governance	Request the NTDC Board to draft the recommended constitutional changes in collaboration with the Member Council General Managers/Chief Executive Officer for the further consideration of the member Councils.	Progress with this will depend on activities with NTDC Board and other Councils	General Manager

COUNCIL RESOLUTIONS - AUGUST 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
0%	15/08/2022	30/11/2022	08/22.9.1.160 - Notice of Motion - Upgrade Cricket Pitch Surface and Relocation of Cricket Practice Nets - St Helens Sports Complex - Cllr M Osborne	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council allocate \$30,000 from the St Helens Public Open Space Reserve towards the upgrading of the cricket pitch surfacing and the relocation and upgrading the cricket practice nets at the cricket ground of the St Helens Sports Complex.</p>		Manager Corporate Services
0%	15/08/2022	30/09/2022	08/22.9.2.161 - Notice of Motion - Housing Crisis Action - Cllr J Drummond	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That the Mayor as the representative of Council write to those property owners with a secondary residence, or holiday home, in our municipality asking for consideration to be given to placing that secondary home/ holiday home into the local rental market, to address the lack of available rental properties in our community right now.</p>		Manager Corporate Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
80%	15/08/2022	31/10/2022	08/22.15.4.171 - Christmas Signs - Town Welcome Signs	<p>1. That Council engage St Helens District High School and St Marys District High School to work with the students to develop welcome-to-town Christmas signs to be installed at eight (8) townships within our municipality.</p> <p>2. That Council cover the cost of the printing of the signs on corflute and installation of same.</p>	Contacted both Schools to inform them of the Council's decision that Council would fund the project, currently waiting on both schools to come back to Council around process and timeframes.	Community Services Officer

COUNCIL RESOLUTIONS JULY 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
95%	18/07/2022	30/09/2022	07/22.14.3.144 - Falmouth Township - Request for Speed Limit Change	That Council seek Transport Commissioner authorisation for a 60km/hr speed limit on Falmouth Road (between the Tasman Highway and the Falmouth Township) in accordance with the recommendation made by Traffic & Civil Services.	Signs on order and to be installed on receipt - expected October 2022.	Manager Infrastructure and Development Services
95%	18/07/2022	30/09/2022	07/22.14.3.144 - Falmouth Township - Request for Speed Limit Change	That Council seek Transport Commissioner authorisation for a 40km/hr Area speed limit for Falmouth in accordance with the recommendation made by Traffic & Civil Services.	Signs on order and to be installed on receipt - expected October 2022.	Manager Infrastructure and Development Services
95%	18/07/2022	30/09/2022	07/22.14.3.144 - Falmouth Township - Request for Speed Limit Change	That Council install Pedestrian warning signs W6-1A with Florescent yellow-green background sheeting on Grant Street and Hammond Street approaches to Grant Street boat ramp and beach access area.	Signs to be installed with other regulatory speed zone signs upon receipt - October 2022.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS JUNE 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	27/06/2022	31/10/2022	06/22.15.3.123 - Outdoor Exercise Equipment - Scamander	That Council seek external funding to cover the cost of this project.	Received quotes on the requested gym equipment, external funding will need to be sought awaiting feedback on what sort of equipment may be removed as quotes are in the vicinity of \$60,000.	Manager Community Services

COUNCIL RESOLUTIONS MAY 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
80%	16/05/2022	31/07/2022	05/22.9.1.87 - Notice of Motion - Provision of Crossing in Main Street, St Marys - Cllr J Drummond	<i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation;</i>	A workshop report was prepared for Council for information and discussion - July 2022 Workshop. Subject to traffic management matters being successfully resolved with Stater Growth an updated concept plan will be prepared for further discussion with Council and subsequent community consultation. State government funding would be sought under the Vulnerable Road User program - Jan/Feb 2023.	Manager Infrastructure and Development Services
				That Council re-consider the provision of pedestrian cross over points and/or traffic islands in the Main Street of St Marys.		
95%	16/05/2022	31/07/2022	05/22.9.2.88 - Notice of Motion - Signage for Town Hall Car Park, St Marys - Cllr J Drummond	<i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation;</i>	Item workshopped with Councilors at Oct 3rd, 2022 workshop. Agenda report prepared for consideration at the October 2022 Council meeting.	Manager Infrastructure and Development Services
				That Council invest in better signage for the Town Hall Car Park in St Marys. This signing to include the entry points to town so that visitors, as well as locals, know of, and are encouraged to use the parking at the Town Hall car park.		

COUNCIL RESOLUTIONS APRIL 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
70%	20/04/2022	30/09/2022	04/22.17.2.80 - Break O'Day Recreational Trails Strategy	That Councillors receive the Break O'Day Recreational Trails Strategy – Draft for Consultation Report and that community feedback be sought.	A second round of community conversations have taken place on the draft Recreational Trails Strategy with the feedback period open until the end of August, 2022. An online forum was held with approximately 15 participants where they were given the opportunity to work through the document and ask any questions during the forum.	Manager Community Services

COUNCIL RESOLUTIONS FEBRUARY 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	21/02/2022	03/10/2022	02/22.16.2.33 - DA265-2021 - Petition to Amend Sealed Plan - Ansons Bay	That in accordance with Section 10.4 (1) (b) of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council advise that the hearing will commence as soon as practicable after Council meeting dated 21 February 2022 and continue on consecutive days for as long as necessary to hear any petitioner and those persons who have asked to be heard.	On Tuesday, 14 June, 2022 the hearing, in relation to the amendment of sealed plan 137662, was conducted at the Council Chambers, 32-34 Georges Bay Esplanade, St Helens. At this time Part 1 Introductions and Part 2 Deputations were concluded. Part 3 Compensation was not heard on 14/06/2022 and it was decided to adjourn the hearing in order to allow objectors who are affected parties and are part of the scheduled hearing, to further consider the issue of compensation. At this point the hearing is likely to resume at the end of September - date to be confirmed.	Senior Town Planner
75%	21/02/2022	17/10/2022	02/22.16.2.33 - DA265-2021 - Petition to Amend Sealed Plan - Ansons Bay	Following any hearing, the Senior Planner is to prepare a report, including recommendations for decision by the appointed hearing panel, including supporting evidence and matters considered, for the consideration of Council at the next scheduled council meeting.	The Hearing for the Amendment of Sealed Plan for Ansons Bay will be resumed to hear Part 3 Compensation, on 26 September, 2022. After which a report will be prepared for the 17 October Council meeting at which it will be decided.	Senior Town Planner
55%	21/02/2022	31/03/2022	02/22.16.5.39 - Management of Freshwater Resources and Water Quality	Council show leadership on freshwater management arrangements and seek input and advice from state water managers and independent experts on freshwater management arrangements and development initiatives in Tasmania, and their adequacy for ensuring the ecologically sustainable use and development of freshwater systems and resources in Break O'Day.	Opportunities for information and advice to Break O'Day are being monitored. Natural Resource Management Committee is following developments after announcement by the Tasmanian Government of its responses to criticism of freshwater and river management by government agencies and bodies and interest groups can play to inform Council and the community about implications for Break O'Day. Input provided to state project updating climate change impact projections on water resources on Council's relevant water information needs. Council's	NRM Facilitator

COUNCIL RESOLUTIONS 2021

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
10%	15/02/2021	31/08/2021	02/21.16.4.50 - Draft Policy LG55 – Use of Conferencing Technology to Attend Council Meetings and Workshops Policy	That Council note the draft Policy LG55 – Use of Conferencing Technology to Attend Council Meetings and Workshops Policy and await the outcome of the Local Government Act review.	On hold until the Local Government Act Review is completed.	Executive Assistant
95%	19/04/2021	30/06/2021	04/21.14.3.88 - St Marys Recreation Ground Lighting	That Council consider the logistics and validity of relocating the St Helens lights with particular attention paid to the ongoing cost of maintaining and running the lights.	The existing recreational ground lights at the St Helens Rec Ground (electrical and structural components) are to be inspected when removed from service, for suitability for use at St Marys. A report to be provided to Council at that time which will include considerations of user need (currently very low) a condition report of the St Helens Rec Ground lights and a cost benefit analysis for installation including electrical support system upgrades. The lights are still in service and have yet to be removed at the time that new lighting is installed at St Helens.	Manager Infrastructure and Development Services
60%	19/04/2021	30/06/2021	04/21.14.3.88 - St Marys Recreation Ground Lighting	That Council continues to work with Hub4Health in relation to potential upgrades to the gym building and surrounding areas.	Designs of a new facility are currently out for comment (second round) in relation to a multi purpose facility to be located at the St Marys Recreation Ground. This will provide for a new community gym and other rooms can be used for other events - for example an emergency service facility when there is a need. This facility will be located on the current footprint of the old football club rooms.	Manager Community Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	17/05/2021	31/08/2021	05/21.9.2.103 - Notice of Motion - Investigations into a Swimming Pool and Hydra-therapy Pool - Cllr M Tucker	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>Council to start undertaking another look into an indoor swimming pool and hydra-therapy pool at the sports complex whilst updating our St Helens Sports Complex Master Plan.</p> <p>Council Officers/Managers go to Circular Head Council and look at the new swimming pool complex they have built and work with their Council on understanding the costs of running the complex now it has been running for a while.</p>	Initial report on investigations provided to Council for consideration at the June Council workshop. Consideration now occurring in relation to the approach to conducting a Feasibility Study and engagement with the community. Provision made within the 2022-23 Budget to engage a Consultant to undertake this work. Consultants Brief to be prepared when resourcing and time permits within current high activity levels.	General Manager
73%	16/08/2021	30/09/2021	08/21.13.4.178 - Electric Vehicle Charging Station Proposal for Fingal	That management be authorised to enter into a joint funding agreement for the installation and operation of such a charging station.	No further updates from EVT at this time.	Manager Corporate Services
25%	20/09/2021	30/09/2022	09/21.16.5.208 - Intention to Make a New By-Law - Keeping of Roosters and Other Animals	In accordance with section 156 of the <i>Local Government Act 1993</i> , Council resolves to make a by-law for the regulation of keeping roosters and other animals.	Initial project scoping and research has commenced.	Development Services Coordinator
94%	15/11/2021	31/01/2022	11/21.14.5.249 - Terrys Hill Road, Goshen	Council pursue DPIPW to fulfil their maintenance responsibilities on Terry Hills Road and that Council approach the State Government with the view of potentially providing the State a road maintenance service paid for by the State Government.	Councils Manager Infrastructure & Development Services wrote to the Parks and Wildlife Service - Regional Manager North with the objective of being able to provide an initial and timely response to the Council. In response, the Regional Manager advised that such a request has the potential to be a rather large budget commitment to government and outside the authority of the regional manager. Council may consider discussing with the Secretary of Natural Resources and Environment Tasmania (NRET). The matter has not been progressed further given that the activity proposed is inconsistent with normal government procurement processes and noting that the road was upgraded by tender process in the latter part of 2021.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2019

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
60%	18/11/2019	29/02/2020	11/19.8.1.266 - Notice of Motion - Bike / Pedestrian Track, Swimcart to Binalong Bay Road - Cllr G McGuinness	A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation: That Council investigates the best route for a dual access, (bike/pedestrian), dual direction track between Swimcart Beach and the "yet to be built" dual access Binalong Bay Rd. track.	This project is currently on hold whilst Council undertakes the development of the Recreational Trails Strategy as this walk was included in the project brief.	Manager Community Services
50%	18/11/2019	31/12/2021	11/19.8.1.266 - Notice of Motion - Bike / Pedestrian Track, Swimcart to Binalong Bay Road - Cllr G McGuinness	That Council seeks funding to enable this track to be built as soon as practical.	This project is currently on hold whilst Council undertakes the development of the Recreational Trails Strategy as this walk was included in the project brief.	Manager Community Services

10/22.8.0 PETITIONS

Nil.

10/22.9.0 NOTICES OF MOTION

Nil.

10/22.10.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil.

10/22.11.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2005 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question.

The Chairperson must not permit any debate of a Question without Notice or its answer.

10/22.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

10/22.12.1 Mayor's Communications for Period Ending 17 October 2022

27.09.2022	St Helens	– Volunteer Strategy Launch
30.09.2022	St Helens Via web	– Australian Local Government Association (ALGA) – Board Meeting
03.10.2022	St Helens	– Council Workshop
04.10.2022	St Helens	– Meeting with Representatives from Parks and Wildlife Services and Aboriginal Heritage Tasmania – Burns Bay Car Park
04.10.2022	Launceston	– Local Government Board Consultation Session – Future of Local Government Review
17.10.2022	St Helens	– Council Meeting

This is for Councillors to provide a report for any Committees they are Council Representatives on and will be given at the Council Meeting.

- St Helens and Districts Chamber of Commerce and Tourism –Clr Margaret Osborne OAM
- NRM Special Committee – Clr Janet Drummond
- East Coast Tasmania Tourism (ECTT) – Clr Barry LeFevre
- Mental Health Action Group – Clr Barry LeFevre
- Disability Access Committee – Clr Janet Drummond
- Bay of Fires Master Plan Steering Committee – Clr Glenn McGuinness

10/22.13.0 BUSINESS AND CORPORATE SERVICES

10/22.13.1 Corporate Services Department Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with information relating to the functions of Corporate Service Department since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Overview

During the reporting period, departmental staff have delivered a number of key functions in order for Council to meet its statutory compliance requirements.

Tasmanian Audit Office (TAO)

The TAO annual audit of Council financials for the 2021/2022 FY was due to occur on the 19 – 21 September. The TAO notified Council that this has now been delayed and is rescheduled to take place on the 10 – 11 October.

Investments

A number of term deposits matured in the reporting period and have been reinvested. The interest rates now on offer will see an increase in the return on investment of these funds.

\$1,001,479.45	2.20%	Maturing 04/10/2022
\$1,001,504.11	2.67%	Maturing 04/10/2022
\$2,003,205.48	2.74%	Maturing 13/10/2022
\$2,000,000.00	3.60%	Maturing 18/01/2023
\$1,003,825.52	3.6%	Maturing 9/3/2023
\$1,003,964.11	3.94%	Maturing 19/6/2023
\$2,008,166.58	3.84%	Maturing 14/6/2023

Right to Information (RTI) Requests

Nil.

132 and 337 Certificates

	132	337
September 2022	59	28
August 2022	42	27
September 2021	92	28

Debtors/Creditors

DEBTORS INFORMATION as at 3 October 2022

Invoices Raised - Current

Month	Mth Value	YTD 22/23
55	\$ 83,516.30	261

Previous Year

Month	Mth Value	YTD 21/22
81	\$ 77,900.35	278

CREDITORS INFORMATION as at 3 October 2022

Payments Made - Current

Month	Mth Value	YTD 22/23
151	\$ 471,626.83	665

Previous Year

Month	Mth Value	YTD 21/22
359	\$ 899,180.65	1132

Work Health & Safety Coordinator

During the period of **10 September to 30 September 2022**, the following vandalism was reported to the Work Health and Safety Coordinator:

21 September 2022 - Kings Park BBQ Shelter

Mod-Wood timber planks surrounding the BBQ were smashed in and required replacement. The shelter was damaged and repaired less than a month ago in late August. Labour and material costs amount to \$300.00.

Between 21 and 25 September 2022 - Pyengana Waste Transfer Station

The WTS was broken into by destroying the window of the site office. Labour and material costs amount to \$50.00.

Rates

A summary table is provided below.

Rates Summary - 30 September				
		2022/2023		2021/2022
	%	\$	%	\$
Rates Brought Forward				
Outstanding Rate Debtors		470,736.59		390,871.07
Less Rates in Credit		-280,014.02		-227,512.36
Net Rates Outstanding at 30 June	1.73	190,722.57	1.56	163,358.71
Rates and Charges Levied	97.99	10,796,985.93	97.79	10,227,801.83
Interest and Penalty Charged	0.28	30,545.45	0.65	67,769.46
Total Rates and Charges Demanded	100.00	10,827,531.38	100.00	10,295,571.29
Less Rates and Charges Collected	58.58	6,454,251.72	59.77	6,251,354.05
Remissions and Discount	5.04	555,563.39	5.19	543,323.53
Unpaid Rates and Charges 30 September	34.65	3,817,716.27	33.47	3,500,893.71
Remissions and Discounts				
		2022/2023		2021/2022
Early Payment Discount		103,580.95		104,312.15
Pensioner Rebates		451,982.44		439,011.38
Total		555,563.39		543,323.53
Number Rateable Properties		9563		
Number Unpaid Rateable Properties		3588		
% Not fully paid		37.52		

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Services – To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

- Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
- Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Manager Corporate Services, Bob Hoogland
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 30 September 2022 be received:

1. Profit and Loss - Summary
2. Balance Sheet
3. Cash Flow
4. Capital Works
5. Profit and Loss – Detail
6. Profit and Loss – By Department

INTRODUCTION:

Presented to Council are the monthly financial statements.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

The financial statements as shown below show the financial position of Council as at 30 September 2022.

Profit and Loss

Break O'Day Council

For the 3 months ended 30 September 2022

Account	Actual YTD	Budget YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income					
Rates	10,863,994	10,840,244	0%	10,840,244	
User Fees	381,673	349,929	9%	1,399,726	
Operating Grants	427,195	208,281	105%	2,423,090	1
Interest & Investment Income	188,754	140,844	34%	563,369	
Contributions	12,400	5,001	148%	20,000	
Other Revenue	36,164	8,001	352%	32,000	
Total Trading Income	11,910,180	11,552,300	3%	15,278,429	
Gross Profit	11,910,180	11,552,300	3%	15,278,429	
Capital Grants					
Grants - Commonwealth Capital	1,042,019	748,595	39%	2,894,381	2
Grants - Roads to Recovery	8,885	0	0%	647,000	
Grants - State Capital	111,424	125,001	-11%	500,000	
Total Capital Grants	1,162,308	873,596	33%	4,141,381	
Other Non Operating Income					
Net Gain/Loss on Disposal of Assets	(608)	30,000	-102%	120,000	
Total Other Non Operating Income	(608)	30,000	-102%	120,000	
Total Non Operating Revenue	1,161,699	903,596	29%	4,261,381	
Operating Expenses					
Employee Costs	1,231,485	1,365,010	-10%	5,839,111	3
Materials & Services	1,875,080	1,867,716	0%	6,399,689	
Depreciation	1,110,241	979,659	13%	3,918,626	4
Other Expenses	60,793	85,394	-29%	246,584	
Total Operating Expenses	4,277,579	4,297,779	0%	16,404,010	
Operating Net Profit	7,632,601	7,254,521	5%	(1,125,581)	
Net Profit (Including Non Operating Revenue)	8,794,301	8,158,117	8%	3,135,800	
Work in Progress					
Capital Work in Progress	722,015	0	0%	0	
Total Work in Progress	722,015	0	0%	0	

Notes

- Operating grant revenue is up \$219k (105%) on budget YTD, primarily due to unspent grant funds carried forward from the prior year of \$142k. Council's Financial Assistance Grants allocation for 22/23 has increased by \$198k for the year and will be spread over the 4 instalments.
- Commonwealth capital grant revenue is up \$293k (39%) on budget YTD, primarily due to the carried forward unspent grant funds from the prior year of \$1.042m and the timing of receipt of grant funds in relation to the completion of project milestones.
- Employee costs are down \$134k (10%) on budget YTD, this is being investigated.
- Depreciation is up \$131k (13%) on budget YTD due to the revaluation of assets and the recognition of new assets at 30 June 2022.

Balance Sheet

Break O'Day Council

As at 30 September 2022

Account	30 Sep 2022	30 Jun 2022
Assets		
Current Assets		
Cash & Cash Equivalents	15,426,847	11,805,348
Trade & Other Receivables	4,140,579	657,289
Inventory	326,883	325,193
Total Current Assets	19,894,310	12,787,830
Non-current Assets		
Property, Plant & Equipment	180,582,606	181,797,368
Right of Use Asset	17,734	17,734
Intangible Assets	65,070	71,377
Investment in Water Corporation	32,937,531	32,937,531
Other Investments	30,000	30,000
Total Non-current Assets	213,632,940	214,854,029
Total Assets	233,527,250	227,641,860
Liabilities		
Current Liabilities		
Trade & Other Payables	285,374	1,040,390
Contract Liabilities	41,260	1,331,332
Lease Liability	11,800	11,800
Interest Bearing Loans & Borrowings	336,229	389,024
Provisions	873,394	873,394
Trust Funds and Deposits	695,099	676,031
Historical Adjustment	(8,088)	(8,088)
Total Current Liabilities	2,235,068	4,313,882
Non-current Liabilities		
Lease Liabilities	17,734	17,734
Interest Bearing Loans & Borrowings	5,866,821	5,866,821
Provisions	478,885	478,885
Total Non-current Liabilities	6,363,441	6,363,441
Total Liabilities	8,598,508	10,677,323
Net Assets	224,928,742	216,964,537
Equity		
Accumulated Surplus	49,187,662	41,080,855
Reserves	175,741,080	175,883,682
Total Equity	224,928,742	216,964,537

Statement of Cash Flows

Break O'Day Council

For the 3 months ended 30 September 2022

Account	YTD	2021
Operating Activities		
Receipts from customers	381,906	1,352,000
Receipts from rates	7,019,461	10,203,000
Receipts from Operational Grants	429,496	4,316,000
Interest received	60,173	118,000
Dividends received	128,581	466,000
Payments to employees	(1,413,280)	(5,354,000)
Payments to suppliers	(2,383,271)	(7,465,000)
Cash receipts from other operating activities	258,863	(303,000)
Cash payments from other operating activities	4,125	827,000
Net Cash Flows from Operating Activities	4,486,054	4,160,000
Investing Activities		
Proceeds from sale of property, plant and equipment	1,500,509	(4,742,000)
Payment for property, plant and equipment	(2,202,128)	3,500,000
Proceeds from sale of property, plant and equipment	0	217,000
Capital Grants received	(5,130)	0
Other cash items from investing activities	23,064	0
Net Cash Flows from Investing Activities	(683,685)	(1,025,000)
Financing Activities		
Proceeds of trust funds and deposits	20,092	24,000
Repayment of loans	(52,795)	(1,882,000)
Repayment of lease liabilities	0	(12,000)
Other cash items from financing activities	(148,167)	0
Net Cash Flows from Financing Activities	(180,870)	(1,870,000)
Net Cash Flows	3,621,500	1,265,000
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	11,805,348	10,549,436
Net change in cash for period	3,621,500	1,265,000
Cash and cash equivalents at end of period	15,426,847	11,813,436

Break O'Day Council
Capital Works 2022-2023
For the period ending 30 September 2022

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
Plant & Equipment	-			
Vehicle Management Tracking System	-	30,000	30,000	
Airport Self Starting Generator	-	16,000	16,000	Subject to regional airport grant funding of \$12k
1336 Building Services Coordinator	-	45,000	45,000	
H66ZW - DS Pool Car	-	40,000	40,000	
1339 General Manager	-	55,000	55,000	
1369 Manager Community Services	34,282	36,000	1,718	
Manager Infrastructure & Development Services	34,172	36,000	1,828	
Turf Mower Replacement	-	80,000	80,000	2nd hand Mower - Contingent of co-funding from St Helens Football Club 50:50
1321 Fuso Fighter	-	130,000	130,000	Truck with HYAB (on-board crane)
1219 Street Sweeper	-	150,000	150,000	
Mower Trailer	-	20,000	20,000	
1084 - Box Trailer	-	3,000	3,000	
1252 Box Trailer	-	3,000	3,000	
1080 Box Trailer	-	3,000	3,000	
1097 - Pavement Roller (self propelled)	-	30,000	30,000	
Mobile Porta-loo	-	4,000	4,000	Additional unit
Small Plant - VARIOUS	15,584	40,000	24,416	
Total Plant & Equipment	84,038	721,000	636,962	
Furniture & IT				
Additional sit down/stand up desks	-	1,500	1,500	
IT - Exchange Upgrade 2022/23	-	20,000	20,000	
Spatial Upgrade	-	10,000	10,000	
IT - SANS Server	3,265	30,000	26,735	
Desktop replacements 2022/23	12,202	15,000	2,798	
Tablet/Laptop Replacement - Councillors	-	20,000	20,000	
Planning & Reporting Software	-	15,000	15,000	
Street furniture & signage	-	20,000	20,000	
Total Furniture & IT	15,467	131,500	116,033	
Buildings				
Marine Rescue Building - Additions	-	24,000	24,000	To be a contributed asset. Project run by St Helens Marine Rescue. Additions plus gantry.
Fingal Community Shed (Old Tas Hotel)	175	378,497	378,322	BSBR Grant
Managana Communications Cell	-	115,119	115,119	BSBR Grant
St Marys Indoor Recreation Facility	489	1,146,727	1,146,238	BSBR Grant
Portland Hall Upgrades	-	6,000	6,000	Audio visual equipment to be purchased and installed.
Scamander Sports Complex	-	50,000	50,000	Solar Panel & Kitchen upgrades - Contribution from Scamander Sports Complex \$20k
St Marys Hall Upgrades	-	50,000	50,000	Solar Panel = \$35K + \$15K for Heating - Refer Council Motion

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
St Helens Croquet proposal	-	20,000	20,000	
St Marys Skate Park Toilet	16,855	-	(16,855)	C/fwd project
Small projects - bus shelters and misc improvements	1,980	30,000	28,020	Bus Shelters/Small projects and improvements that cannot be considered maintenance
Aerodrome Hanger	325	-	(325)	
Police Station & Health - 1 Annie St	6,050	-	(6,050)	
Police Station Acquisition	2,550	-	(2,550)	
Council Chambers additions and improvements	199	40,000	39,801	New Indoor/Outdoor Kitchen/Lunch Room Extension.Painting outside.
Total Buildings	28,623	1,860,343	1,831,720	
Parks, Reserves & Other				
Special Project - Marine Strategy	10,715	30,000	19,285	
Special Project - St Helens Wharf Foreshore Master Plan	-	50,000	50,000	
Special Project - Feasibility Study Aquatic Centre & Hydrotherapy Pool	-	40,000	40,000	
Fingal Youth Playground/recreation hub	-	345,767	345,767	BSBR Grant
Pump Track/s	-	500,000	500,000	State Gov't Grant
St Helens Sports Complex - Athletics building	-	48,000	48,000	
St Helens Cricket Facilities - upgrade	-	10,000	10,000	\$80k community led project, \$10k Council contribution - subject to successful grant application.
Playground equipment replacement program - Cornwall	-	60,000	60,000	
Playground equipment replacement program	-	50,000	50,000	
Dog exercise area St Helens improvements	-	10,000	10,000	
Wrinklers Lagoon Redevelopment Design & Planning - Amenities Building	-	30,000	30,000	Transfer \$30,600 from CE110
Parnella/Foreshore Walkway	206,760	246,010	39,250	Existing grant prior year (State). Erosion barrier repair.
St Marys Dog Park	3,447	10,000	6,554	
Cornwall Soldiers Park - Track upgrade and SW works	-	60,000	60,000	
St Marys Cemetery Master Plan - Columbarium Wall & garden	-	55,000	55,000	
St Helens Cemetery Master Plan improvements	-	50,000	50,000	
St Helens Football Grounds Fencing	-	50,000	50,000	
Kirwins Beach Jetty	701	-	(701)	C/fwd project
St Helens Sports Complex New Lighting Towers	-	15,000	15,000	09/21.16.3 Contributed Asset - Council contribution, part of larger grant funded project (total value \$235k)
Totals Parks, Reserves & Other	221,622	1,659,777	1,438,155	
Roads - Streetscapes				
LRCI Round 3 - Cecilia St St Helens	-	320,000	320,000	Bayside section - Circassian St down, and intersection with Esplanade
Quail St Parking Bay	-	50,000	50,000	
Total Streetscapes	-	370,000	370,000	
Roads - Footpaths				

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
Annual replacement of damaged footpaths	3,005	25,000	21,995	
Akaroa - Akaroa Ave	21,744	25,000	3,256	Replace 100m of path
Maori Place	-	10,000	10,000	Replace 40m of path
Penquin St	-	5,000	5,000	Replace 95m of path
Irishtown Rd	-	15,000	15,000	Relace 285m of path
Akaroa - Carnnell Place	-	23,000	23,000	
Main St Mathinna (Wilson St to Community Hall)	-	85,000	85,000	
Esk Main Rd, St Marys - Pathway	1,260	-	(1,260)	C/fwd project
Young St - St Helens	-	110,000	110,000	
Jason St St Helens	-	25,000	25,000	
Medea Cove Footpath	3,103	-	(3,103)	
Parkside Foreshore Footpath	127,190	400,000	272,810	
St Helens Lawry Heights 580m	3,328	104,000	100,672	
Total Footpaths	159,631	827,000	667,369	
Roads - Kerb & Channel				
Byatt Court, Scamander	-	20,000	20,000	SW system assessment and new design
Falmouth St St Helens	-	140,000	140,000	Penelope to Halcyon
Penelope St St Helens	-	40,000	40,000	100 lm on new K&C required to address local flooding issue and includes bus pull over area pavement treatment
Replacements TBA	9,727	50,000	40,273	
Total Kerb & Channel	9,727	250,000	240,273	
Roads - Resheeting				
1214 - Roses Tier Rd	30,899	60,000	29,101	
1215 - Roses Tier Rd	-	60,000	60,000	
Eddystone Rd	-	50,000	50,000	
Policemans Point Road	-	30,000	30,000	
St Mary's Area	-	100,000	100,000	
Upper Scamander Road, Scamander	21,029	70,000	48,971	
41 - Anchor Rd	-	37,000	37,000	
85 - Forest Lodge Rd	-	50,000	50,000	
Total Resheeting	51,928	457,000	405,072	
Roads - Reseals				
St Marys - Story Street Esk Main Road to Groom Street	-	55,000	55,000	Subject to State Growth resealing Story St
70 - St Columba Falls Rd	-	42,874	42,874	
166 - Mathinna Rd	-	25,901	25,901	
251 - Upper Esk Rd	-	16,096	16,096	
252 - Upper Esk Rd	-	57,245	57,245	
274 - Rossarden Rd	-	18,852	18,852	
275 - Rossarden Rd	-	27,882	27,882	
324 - Cornwall Rd	-	21,268	21,268	
341 - Posiedon St	-	15,638	15,638	
342 - Posiedon St	-	801	801	
343 - Perseus St	-	11,308	11,308	
352 - Lawry Heights	-	1,776	1,776	
378 - Kings Park	-	2,971	2,971	
383 - Cobrooga Dve	-	4,784	4,784	
436 - Circassian St	-	8,234	8,234	
491 - Beaulieu St	-	13,280	13,280	
492 - History Room C/P	-	6,735	6,735	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
529 - Targett St	-	12,995	12,995	
530 - George St	-	18,144	18,144	
694 - St Helens Point Rd	-	10,420	10,420	
759 - Hilltop Dr	-	6,092	6,092	
768 - Highcrest Ave	-	8,806	8,806	
789 - Coffey Ct	-	9,867	9,867	
891 - Nicks Cl	-	4,186	4,186	
913 - Ansons Bay Rd (Priory Rd)	-	5,233	5,233	
1001 - Champ St Fingal	-	8,244	8,244	
1089 - Seymour St	-	4,196	4,196	
1090 - Seymour St	-	17,657	17,657	
1155 - North Ansons Bay Rd	-	79,115	79,115	
Totals Reseals	-	515,600	515,600	
Roads - Construction, Digouts & Other				
Mathinna Road	-	150,000	150,000	
St Helens Pt Rd - Parkside	-	200,000	200,000	
Digouts to be allocated	20,861	50,000	29,139	
Road Intersection Upgrade Works	-	50,000	50,000	
Sealed Roads - Condition Assessments	-	33,000	33,000	
Road Network - Sign Replacement	-	25,000	25,000	
218 - Mathina Plains Road	-	185,000	185,000	Sealing - Stage 3 works
Projects determined for 22/23 amount to be carried forward. Projects to be fully funded under the AG Local Roads & Community Infrastructure Program.				
LRCI Phase 3 Projects allocated to 22/23	-	76,000	76,000	
LRCI Phase 3 North Ansons Bay Sealing	-	539,000	539,000	
LRCI Phase 3 Mount Paris Dam Sealing	-	50,000	50,000	
Roundabout Medea/Quail Sts	123,064	-	(123,064)	C/fwd project
Subject only to successful Black Spot Funding				
Medeas St/Circassian St intersection upgrade	805	200,000	199,195	to Council 50:50 funding
Atlas Drive - Retaining Wall anchor	1,238	-	(1,238)	C/fwd project
Totals - Roads Construction, Digouts & Other	145,967	1,558,000	1,412,033	
Totals Roads & Footpaths	367,252	3,977,600	3,610,348	
Bridges				
B1605 - St Columba Falls Rd	-	215,571	215,571	Replace timber bridge with concrete structure to SM1600
B2293 - Cecilia St	-	224,000	224,000	Replace bridge with concrete structure to SM1600
B63 Gardiners Creek Road	-	47,000	47,000	renew timber deck and runners
B7027 - Mathinna Plains Road	-	30,000	30,000	Extend Culvert Length
B160 - Newman Street Footbridge	-	10,000	10,000	Replace timber deck with FRP
Total Bridges	-	526,571	526,571	
Stormwater				
Minor stormwater Jobs	516	50,000	49,484	
Treloggens Track Stormwater	2,588	-	0	
Osprey Drive	-	10,000	10,000	Design only
Stormwater Main - frontage of caravan park				
Penelope Dr	-	120,000	120,000	275 lm
Falmouth St, St Helens	-	10,000	10,000	Design only
Total Stormwater	3,104	190,000	189,484	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Budget Variance	Comments
Waste Management				
Rehabilitation of former Binalong Bay Tip	-	5,000	5,000	Contingency sum only - no immediate requirement to undertake works
Scamander WTS - Inert Landfill	1,909	50,000	48,091	Design
Scamander WTS retaining wall replacement	-	52,000	52,000	Contingency for potential replacement - condition monitoring in place for existing asset
Total Waste Management	1,909	107,000	105,091	
Total Capital	722,015	9,173,791	8,454,364	

Profit and Loss

Break O'Day Council

For the 3 months ended 30 September 2022

Account	Sep 2022	Actual YTD	Budget YTD	2023 Annual Budget	% Annual Budget Consumed
Trading Income					
Rates					
Rates - Fire Levy	0	382,385	374,853	374,853	102%
Rates - Waste Management	0	1,494,612	1,487,984	1,487,984	100%
Rates - General	0	8,014,870	8,010,311	8,010,311	100%
Rates - Waste Collection	60	972,127	967,096	967,096	101%
Total Rates	60	10,863,994	10,840,244	10,840,244	100%
User Fees					
B.C.I Training Levy	7,549	19,999	11,397	45,593	44%
Building Fees	4,600	12,755	11,367	45,471	28%
Building Inspections	4,709	14,464	13,704	54,810	26%
Building Levy	3,775	10,000	5,700	22,797	44%
Building Surveying Assessment Fees	4,909	12,355	12,375	49,504	25%
Caravan Fees and Fines	438	66,015	17,499	70,000	94%
Cemetery Fees	169	6,601	6,351	25,402	26%
Commission	0	505	4,920	19,683	3%
Development Application Fees	10,248	33,912	29,664	118,660	29%
Dog Infringements	234	86	624	2,500	3%
Dog Registration Fees	1,233	7,922	12,625	51,300	15%
Donations and Other Contributions	24,780	24,279	15,000	60,000	40%
Engineering Fees	220	1,742	2,976	11,903	15%
Environment Fees - Other	450	1,800	1,500	6,000	30%
Equipment Hire	0	64	0	0	0%
Facilities Hire	5,081	12,813	10,314	41,253	31%
Facilities Leases	11,139	17,766	18,750	75,000	24%
Fire Abatement Charges	0	0	501	2,000	0%
Health Licence Fees and Fines	230	421	3,501	14,000	3%
Immunisations	0	0	249	1,000	0%
Infringements	0	0	2,499	10,000	0%
Permit Administration	2,720	8,000	10,542	42,165	19%
Planning - Advertising Fee	6,600	15,800	21,210	84,843	19%
Plumbing Fees	4,440	13,510	9,999	40,000	34%
Private Works	227	3,471	16,251	65,000	5%
Property Certificates	6,486	28,982	35,991	143,966	20%
Sales	3,829	13,488	16,908	67,633	20%
Subdivision Fees	0	800	2,154	8,617	9%
Waste Charges - User Fees	15,537	54,125	55,158	220,626	25%
Total User Fees	119,602	381,673	349,929	1,399,726	27%
Operating Grants					
Grants - Financial Assistance	0	262,212	195,780	2,373,090	11%
Grants - Operational State	0	164,983	12,501	50,000	330%
Total Operating Grants	0	427,195	208,281	2,423,090	18%
Interest & Investment Income					
Interest & Penalties on Overdue Rates	27,711	30,277	20,001	80,000	38%
Interest Income	2,215	29,896	4,593	18,369	163%
TasWater - Tax Equiv & Dividends	97,000	128,581	116,250	465,000	28%
Total Interest & Investment Income	126,926	188,754	140,844	563,369	34%
Contributions					
Public Open Space	10,000	12,400	5,001	20,000	62%
Total Contributions	10,000	12,400	5,001	20,000	62%
Other Revenue					
Fuel Credit	0	0	7,500	30,000	0%
Insurance Recoveries	0	0	501	2,000	0%
Other Revenue	2,954	7,386	0	0	0%
Reimbursements	4,549	28,779	0	0	0%
Total Other Revenue	7,504	36,164	8,001	32,000	113%
Total Trading Income	264,092	11,910,180	11,552,300	15,278,429	78%
Gross Profit	264,092	11,910,180	11,552,300	15,278,429	78%

Capital Grants

Grants - Commonwealth Capital	0	1,042,019	748,595	2,994,381	35%
Grants - Roads to Recovery	0	8,865	0	647,000	1%
Grants - State Capital	0	111,424	125,001	500,000	22%
Total Capital Grants	0	1,162,308	873,596	4,141,381	28%

Other Non Operating Income

Net Gain/Loss on Disposal of Assets	0	(608)	30,000	120,000	-1%
Total Other Non Operating Income	0	(608)	30,000	120,000	-1%

Total Non Operating Revenue	0	1,161,699	903,596	4,261,381	27%
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Operating Expenses

Employee Costs	440,379	1,231,465	1,365,010	5,839,111	21%
Materials & Services					
Advertising	156	7,603	13,500	54,000	14%
Amortisation on Municipal Revaluation	2,102	6,307	6,249	25,000	25%
Bank Charges	5,420	13,382	8,049	32,200	42%
BCI Training Levy	0	12,644	11,397	45,593	28%
Building Permit Levy	0	4,879	5,700	22,797	21%
Catering	1,250	5,142	3,849	15,400	33%
Cleaning	13,959	49,061	62,760	251,039	20%
Community Grants & Contributions	11,206	27,212	45,651	182,600	15%
Consulting Services	3,983	105,764	126,156	504,518	21%
Contractor Services	87,536	660,999	543,900	2,175,591	30%
Contributions in-kind	0	200	363	1,457	14%
Debt Recovery Fees	0	1,106	3,999	16,000	7%
Fire Service Levy	0	0	93,157	372,628	0%
Fuel & Oil	17,304	60,478	98,466	393,862	15%
Gravel Material - Internal Recharge	0	17,056	0	0	0%
Gravel Recovered	0	(17,056)	0	0	0%
Insurance	0	200,228	174,722	174,722	115%
Interest Expense	0	0	67,836	271,341	0%
Internal Audit Fees	0	0	1,749	6,996	0%
IT Expenses	7,290	29,590	55,800	223,200	13%
Land Tax	1,153	3,460	14,202	56,813	6%
Leases	3,951	14,659	22,125	88,500	17%
Legal Expenses	3,395	4,927	16,251	65,000	8%
Licence Fees	3,231	31,816	34,821	139,278	23%
Materials	21,055	75,999	101,820	407,282	19%
Pensioner Rate Remissions	2,670	42,772	0	0	0%
Plant Hire - External	273	8,393	1,374	5,500	153%
Plant Hire - Internal Recharge	46,726	141,908	140,712	562,842	25%
Plant Hire Clearing - Recovered	(48,811)	(147,421)	(186,300)	(745,200)	20%
Postage & Freight	2,808	10,129	4,302	17,208	59%
Printing & Stationery	962	5,570	6,264	25,057	22%
Rates Remissions	0	67,782	74,234	74,234	91%
Refunds & Reimbursements	0	818	0	0	0%
Registration & MAIB - (Vehicle & Plant)	0	0	11,889	47,554	0%
Repairs & Maintenance	259	6,960	2,637	10,550	66%
Repairs & Maintenance - (Vehicle & Plant)	48,438	116,503	57,450	229,797	51%
Royalties and Production Licenses	0	19,972	1,251	5,000	399%
Settlement Discount - Rates Payments	39,916	103,403	108,103	108,103	96%
Stock Purchases for Resale	617	6,210	7,500	30,000	21%
Subscriptions/Publications/Memberships	60,662	129,159	40,305	161,223	80%
Supplementary Revaluations	0	0	6,999	28,000	0%
Telephone & Internet	2,187	8,058	12,039	48,160	17%
Travel Expenses	0	1,177	180	724	163%
Utility Costs (Gas, Electricity & Water)	6,716	31,906	65,943	263,770	12%
Venue Hire	0	1,500	312	1,250	120%
Total Materials & Services	346,416	1,870,256	1,867,716	6,399,689	29%
Depreciation					
Depreciation - Bridges	37,022	111,066	115,521	462,082	24%
Depreciation - Building	37,481	114,943	108,045	432,176	27%
Depreciation - Furniture & Fittings	0	0	34,521	138,087	0%
Depreciation - Land Improvements	4,794	14,702	51,543	206,169	7%
Depreciation - Plant & Equipment	38,517	118,422	103,104	412,411	29%
Depreciation - Recreation	30,984	95,020	0	0	0%
Depreciation - Roads	173,170	519,510	473,430	1,893,716	27%
Depreciation - Stormwater Infrastructure	31,658	94,974	93,495	373,985	25%
Depreciation - Waste Infrastructure	2,291	7,084	0	0	0%
Total Depreciation	355,917	1,075,720	979,659	3,518,626	27%

Other Expenses					
Councillor Allowances	15,194	45,164	43,395	173,584	26%
Councillor Expenses	0	459	6,999	28,000	2%
External Audit Fees	5,670	15,170	35,000	45,000	34%
Total Other Expenses	20,864	60,793	85,394	246,584	25%
Waste Levy	4,824	4,824	0	0	0%
Total Operating Expenses	1,168,400	4,243,058	4,297,779	16,404,010	26%

Operating Net Profit	(904,308)	7,667,122	7,254,521	(1,125,581)	-681%
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Net Profit (Including Non Operating Revenue)	(904,308)	8,828,822	8,158,117	3,135,800	282%
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Work in Progress

WIP Current - Contractors & Consultants	134,460	381,136	0	0	0%
WIP Current - Employee Oncosts	5,098	26,719	0	0	0%
WIP Current - Internal Plant Hire	2,005	5,388	0	0	0%
WIP Current - Materials & Services	52,033	153,914	0	0	0%
WIP Current - Plant/Equipment Purchases	36,553	101,492	0	0	0%
WIP Current - Salary & Wages	10,196	53,366	0	0	0%
Total Work in Progress	240,345	722,015	0	0	0%

Profit and Loss - Corporate Services

Break O'Day Council

For the 3 months ended 30 September 2022

Includes: Corporate Services, Employee Oncosts, History Room, Visitor Information Centre.

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
Rates	8,397,155	8,385,164	11,991	0%	8,385,164	
User Fees	11,785	15,153	(3,368)	-22%	60,610	
Operating Grants	129,735	133,763	(4,029)	-3%	1,070,100	
Interest & Investment Income	188,754	24,594	164,160	667%	563,369	1
Other Revenue	31,274	0	31,274	0%	0	
Total Trading Income	8,758,702	8,558,674	200,028	2%	10,079,243	
Gross Profit	8,758,702	8,558,674	200,028	2%	10,079,243	
Total Non Operating Revenue	0	0	0	0%	0	
Operating Expenses						
Employee Costs	160,250	227,815	(67,565)	-30%	911,251	2
Materials & Services	499,141	551,907	(52,766)	-10%	1,328,953	3
Depreciation	13,210	35,427	(22,217)	-63%	141,707	
Other Expenses	15,170	1,251	13,919	1113%	5,000	
Total Operating Expenses	687,770	816,400	(128,630)	-16%	2,386,911	
Operating Net Profit	8,070,932	7,742,274	328,658	4%	7,692,332	
Net Profit (Including Non Operating Revenue)	8,070,932	7,742,274	328,658	4%	7,692,332	

Notes

1. Interest & Investment Income is up \$164k on budget YTD, primarily due to the early receipt of TasWater dividends and higher interest earned on investments.
2. Employee Costs are down \$68k (30%) on budget YTD, this is being investigated.
3. Materials & Services are currently down \$53k (10%) on budget YTD, this is primarily due to timing and receipt of invoices for the year to date.

Profit and Loss - Works & Infrastructure

Break O'Day Council

For the 3 months ended 30 September 2022

Includes: is Aerodromes, Bridges & Culverts, Buildings & Facilities, Parks & Recreation, Plant, Private Works, Quarries, Roads & Footpaths, Stormwater & Drainage, Town Maintenance, Waste Management.

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
Rates	2,466,839	2,455,078	11,761	0%	2,455,078	
User Fees	122,555	127,197	(4,542)	-4%	508,804	
Operating Grants	132,477	107,497	24,980	23%	1,302,991	
Other Revenue	2,341	8,001	(5,660)	-71%	32,000	
Total Trading Income	2,724,313	2,697,773	26,540	1%	4,298,873	
Gross Profit	2,724,313	2,697,773	26,540	1%	4,298,873	
Capital Grants						
Grants - Commonwealth Capital	1,042,019	748,596	293,423	39%	2,994,381	1
Grants - Roads to Recovery	8,865	0	8,865	0%	647,000	
Grants - State Capital	111,424	125,001	(13,577)	-11%	500,000	
Total Capital Grants	1,162,308	873,597	288,711	33%	4,141,381	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	(608)	30,000	(30,608)	-102%	120,000	
Total Other Non Operating Income	(608)	30,000	(30,608)	-102%	120,000	
Total Non Operating Revenue	1,161,699	903,597	258,102	29%	4,261,381	
Operating Expenses						
Employee Costs	639,586	795,810	(156,224)	-20%	3,183,236	2
Materials & Services	1,077,911	1,046,566	31,345	3%	4,026,160	
Depreciation	1,058,507	932,100	126,407	14%	3,728,388	3
Total Operating Expenses	2,776,003	2,774,476	1,527	0%	10,937,784	
Operating Net Profit	(51,690)	(76,703)	25,013	-33%	(6,638,911)	
Net Profit (including Non Operating Revenue)	1,110,009	826,894	283,115	34%	(2,377,530)	

Notes

1. Commonwealth Capital Grant revenue is up \$293k (39%) on budget YTD primarily due to the carried forward of unspent grant funds from the prior year and the timing of grant payments in relation to the completion of project milestones.
2. Employee costs are down \$156k (20%) on budget YTD, this is being investigated.
3. Depreciation is up \$126k (14%) on budget due to the revaluation of assets and recognition of new assets at 30 June 2022.

Profit and Loss - Community Development

Break O'Day Council

For the 3 months ended 30 September 2022

Includes: Community Development, Emergency Management, Tourism.

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
User Fees	64	3,750	(3,686)	-98%	15,000	
Operating Grants	114,983	12,501	102,482	820%	50,000	1
Other Revenue	2,549	0	2,549	0%	0	
Total Trading Income	117,596	16,251	101,345	624%	65,000	
Gross Profit	117,596	16,251	101,345	624%	65,000	
Total Non Operating Revenue	0	0	0	0%	0	
Operating Expenses						
Employee Costs	73,623	75,864	(2,241)	-3%	303,454	
Materials & Services	120,743	76,074	44,669	59%	304,276	
Depreciation	3,827	4,845	(1,018)	-21%	19,380	
Total Operating Expenses	198,194	156,783	41,411	26%	627,110	
Operating Net Profit	(80,598)	(140,532)	59,934	-43%	(562,110)	
Net Profit (including Non Operating Revenue)	(80,598)	(140,532)	59,934	-43%	(562,110)	

Notes

1. Operating grants are up \$102k on budget YTD, primarily due to unspent grant funds from the prior year carried forward.

Profit and Loss - Development Services

Break O'Day Council

For the 3 months ended 30 September 2022

Includes: Animal Control, Building Surveying Services, Development Services, NRM.

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
User Fees	247,169	203,046	44,123	22%	812,197	
Contributions	12,400	5,001	7,399	148%	20,000	
Other Revenue	0	780	(780)	-100%	3,112	
Total Trading Income	259,569	208,827	50,742	24%	835,309	
Gross Profit	259,569	208,827	50,742	24%	835,309	
Total Non Operating Revenue	0	0	0	0%	0	
Operating Expenses						
Employee Costs	205,032	234,555	(29,523)	-13%	938,208	
Materials & Services	91,768	130,539	(38,771)	-30%	522,135	
Depreciation	176	3,375	(3,199)	-95%	13,502	
Total Operating Expenses	296,977	368,469	(71,492)	-19%	1,473,845	
Operating Net Profit	(37,408)	(159,642)	122,234	-77%	(638,536)	
Net Profit (including Non Operating Revenue)	(37,408)	(159,642)	122,234	-77%	(638,536)	

Profit and Loss - Governance

Break O'Day Council

For the 3 months ended 30 September 2022

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
Operating Grants	50,000	0	50,000	0%	0	
Total Trading Income	50,000	0	50,000	0%	0	
Gross Profit	50,000	0	50,000	0%	0	
Total Non Operating Revenue	0	0	0	0%	0	
Operating Expenses						
Employee Costs	152,973	123,237	29,736	24%	492,955	
Materials & Services	85,517	104,793	(19,276)	-18%	221,168	
Depreciation	0	3,912	(3,912)	-100%	15,648	
Other Expenses	45,623	60,393	(14,770)	-24%	241,584	
Total Operating Expenses	284,114	292,335	(8,221)	-3%	971,355	
Operating Net Profit	(234,114)	(292,335)	58,221	-20%	(971,355)	
Net Profit (Including Non Operating Revenue)	(234,114)	(292,335)	58,221	-20%	(971,355)	

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Manager Corporate Services
FILE REFERENCE	040\028\002\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update on the activities undertaken by the Visitor Information Centre during the reporting period.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**Staff Movements:**

Staffing is normal for this time of year.

Visitor Information Centre Report:

VIC staff noted:

- Numbers for September were quite high compared to previous years. Main visitors were from Victoria, New South Wales and Queensland, had a lot of families through being mainland school holidays and also a few people from New Zealand as flights are direct to Hobart now.
- Starting to get daily calls from people wanting to know chances of getting camping spots over Christmas and if there is a booking system for our free camping.
- Had a few phone calls from locals and also travellers that came into the centre when we had our rain to get advice on the safest way to travel and also to get updated information on road closures.
- Just a couple of nice reviews below that we received via email and on google this month

Myself, and my husband recently travelled to St Helens on our trip around Tasmania. We weren't sure there would be much to do there until we met with the very knowledgeable and enthusiastic lady at the tourist information centre. She was amazing. We ended up rushing

about trying to squeeze in all the things she had suggested. We didn't get them all done so I guess we will have to come back again. Thank you for providing such a great service. My family and I were staying in St Helens for a few nights, and we went to Visitor Centre to find out more about places of interests suitable for kids or family. We were kindly greeted by Helen, and she has been a great help to not only help me with my itinerary in St Helens, but also helped me with the rest of my stay in Tasmania. I thoroughly enjoy talking to her with her casual and easy going demeanour, and I am grateful for her kind assistance. We also visited the museum in the visitor centre and get to know interesting history and artifacts. The Visitor Centre also sells a good range of souvenirs. Helen has indeed provided a very good customer service, and make a difference in enjoying my holiday in Tasmania.

The History Room Curator Report:

- **Remarkable Australians and their boats:** Still on display until October 2022.
- **Weldborough Cemetery:** A working bee will be organised through the Friends' of St Helens History Room group to do the finishing touches to this renovation. Chinese characters need to be reattached to the Memorial and will be done in due course.
- **'The Chinese Experience':** This is not operational at present due to projector being removed for replacement. Flagged return of projector to JB HiFi in Launceston in person in September with associated paperwork which was OK with them. Just have to compile leads and remotes to accompany the item's return for refund to occur. Two (2) options are currently under consideration on this replacement. One is with 808 (Adrian Barrett) and the other is through the Contact Group.
- **National Cultural Policy, Arts Tasmania:** A submission was lodged through the St Helens History Room to contribute to the review of this policy via Arts Tasmania.
- **Book Launch 'German Settlement in the Fingal Valley' by Michael Watts:** This event is scheduled for Saturday 22 October 2022 from 1 pm – 4 pm. Good number of RSVP's coming in for that.
- **Foyer Cabinet display:** This was to commemorate the death of Queen Elizabeth II – a great array of original pieces from her Royal Tour as a young Queen and her own coronation.
- **St Helens District High School visit:** Had two (2) x grade 1 classes visit the museum in late September 2022.
- **Personal Leave:** Curator took two (2) weeks personal leave from 20 September 2022-28 September 2022 so many thanks to all the staff at the centre for keeping the wheels ticking over whilst I was away. Great team.
- **Voluntary hours:** Total hours for the month was 105 hours averaging out to 21 hours per week. A very consistent effort by the volunteers in the Backroom.
- **Next Volunteer Meeting Friday 7 October 2022:** Decided to have these on a quarterly basis for a general catch up of all things happening in the Backroom whereas previously we had monthly meetings. Attendance was falling off so this is the first of those quarterly meetings.

Statistics:
Door Counts:

Month/Year	Visitor Numbers	Daily Average	History Room
September 2012	1,417	47.23	77
September 2013	1,598	53.27	72
September 2014	1,570	52.33	71
September 2015	2,148	71.60	63
September 2016	1,720	57.33	82
September 2017	1,689	56.30	78
September 2018	1,508	50.27	76
September 2019	1,479	49.30	89
September 2020	866	28.87	27
September 2021	1,014	33.80	77
September 2022	1,568	52.26	79

Revenue 2021/2022:

Month	VIC Sales	HR Entry	HR Donations
July	2,534.48	200.00	72.95
August	1,820.81	Nil	138.50
September	2,460.63	267.00	96.20
October	2,596.31	237.00	114.55
November	3,035.09	209.00	171.30
December	2,783.25	181.00	42.50
January	4,909.95	426.00	86.65
February	6,123.46	427.00	151.66
March	8,054.27	502.00	170.40
April	4,690.85	407.20	126.05
May	4,377.35	290.00	165.80
June	2,972.74	142.00	147.05

Revenue 2022/2023

Month	VIC Sales	HR Entry	HR Donations
July	2,838.51	188.00	80.90
August	2,518.86	0	197.35
September	4,865.29	331.00	58.50

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategies

Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	014\002\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:


This is a monthly summary update of the works undertaken through the Works and Infrastructure Department for the previous month and a summary of the works proposed for the coming month, and information on other items relating to Council's infrastructure assets and capital works programs.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**OFFICER'S REPORT:**

Asset Maintenance	
Facilities	<ul style="list-style-type: none"> Preventative Maintenance Inspections (PMI) of Council owned buildings and playgrounds. Maintenance identified during inspection and managed via TRIM record.
Town & Parks	<ul style="list-style-type: none"> Mowing/ground maintenance – all areas. Garden/tree maintenance and weeding where required. Footpath maintenance and repairs where required. Boat Ramp – monthly inspections and cleaning undertaken. Planting out of the main street "boat" flowerbeds in St Helens is underway.
Roads	<ul style="list-style-type: none"> Sealed road patching – all areas. Tree maintenance pruning. Stormwater system pit cleaning and pipe unblocking. Maintenance grading on Mathinna Plains Road underway. Roads in the Pyengana area and St Helens have been graded, drain clearing has been completed. Guide post replacement undertaken on several roads.
MTB	<ul style="list-style-type: none"> Routine track maintenance.

Weed Management for September 2022	
Anson's Bay WTS	<ul style="list-style-type: none"> • broom, butterfly bush, thistles, caper spurge
Priory Granite Pit	<ul style="list-style-type: none"> • various
Reid's Rd	<ul style="list-style-type: none"> • Spanish heath, pampas grass
Halfway Hill	<ul style="list-style-type: none"> • Spanish heath, broom, butterfly bush, thistles
St Marys	<ul style="list-style-type: none"> • Gorse, broom, blackberry, Spanish heath, pampas grass and various
Diana's Basin	<ul style="list-style-type: none"> • serrated tussock
 <p>Photo by Abu Shawka via Tamar Valley Weed Strategy https://www.weeds.asn.au/tasmanian-weeds/view-by-common-name/blue-butterfly-bush-psoralea-pinnata/</p>	<p>Blue Butterfly-bush (<i>Psoralea pinnata</i>): An environmental weed, it spreads by water, garden waste, contaminated soil, machinery, birds, ants and mammals. This weed forms dense thickets that shade out understorey species, potentially impeding regeneration of overstorey species. The seedbank can persist in the soil for more than 8 years. It also fixes nitrogen, which changes the soil fertility and therefore the suitability for native species. Control methods include hand pulling or digging out seedlings. Cut and paint mature plants with glyphosate and spray foliage of any re-sprouting material with diluted glyphosate. Monitor site for germinating seedlings for at least 8 years.</p>

Waste Management – General Information

General Waste to Copping Landfill													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	Total
2022/23 (T)	194	TBA	TBA										194
2021/22 (T)	237	238	249	269	250	290	317	224	272	245	211	216	3,018
Difference	-43												-43

Kerbside Recyclables Collection – JJ's Waste service													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	Total
2022/23 (T)	53	56	TBA										109
2021/22 (T)	48	53	52	53	52	70	73	60	53	60	55	68	687
Difference	5	3											8

St Helens Inert Landfill

Clean Fill Material													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	YTD
Received (T)	105	136	65										306
Stockpiled (T)	105	136	65										306
Recovered (T)	0	0	0										0
Landfilled (T)	0	0	0										0

Other Building & Demolition Material – <i>porcelain, other ceramics, plaster sheeting, cement sheeting.</i>													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	YTD
Received (T)	13	14	6										33
Stockpiled (T)	13	14	6										33
Recovered (T)	0	0	0										0
Landfilled (T)	0	0	27										27

CAPITAL WORKS

Activity	Update
Atlas Drive retaining wall – drainage improvement.	Engineering design completed. On-site works to commence subject to NRE access approval being granted.
Bridge 1605 replacement – St Columba Falls Road	Tender stage – specification preparation.
Erosion barrier maintenance works – Parnella Foreshore	Completed
Foreshore Shared Way – Possum Tom (Parkside)	Civil works completed. Directional signage plan under development.
Kerb replacement - St Marys Main Street	Completed
Road pavement dig-outs Alexander Street Cornwall	In-progress
Road Re-sheeting - Mathinna area	Completed
Road Re-sheeting - Upper Scamander Road	In-progress
Road Re-sheeting - St Marys area	Scheduled – Spring 2022
Road resealing program 2021/2022	Road resealing activity completed – contractor completing line marking July/August.
Road resealing program 2022/2023	Tender stage – Tender report prepared for decision to award contract at November Council meeting.
Roundabout – Quail St/ Medeas St Intersection	Completed

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy

- Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.
- Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.
- Develop and maintain infrastructure assets in line with affordable long-term strategies.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

10/22.14.2 Signage for Town Hall Car Park, St Marys

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	032\005\014\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council submit an application to the Department of State Growth for the placement of guidance signage at St Marys as follows:

- A "Parking Ahead 150m on LEFT" at a location 150m to the west of the Town Hall entrance driveway on Main Street between Clive and Cameron Streets.
- A "Parking Ahead 150m RIGHT" on Main Street at the Bakery.

INTRODUCTION:

The purpose of this report is to enable informed discussion around existing parking signs at the entrance to the St Marys Town Hall car park and additional parking ahead signs that may be considered favourably by the Department of State Growth.

PREVIOUS COUNCIL CONSIDERATION:

05/22.9.2 Notice of Motion – Signage for Town Hall Car Park, St Marys – Clr J Drummond

MOTION:

A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:

That Council invest in better signage for the Town Hall Car Park in St Marys. This signing to include the entry points to town so that visitors, as well as locals, know of, and are encouraged to use the parking at the Town Hall car park.

SUBMISSION IN SUPPORT OF MOTION:

This matter has been raised previously but no action has resulted.

DISCUSSION:

- Clr Drummond suggested that maybe something at the entry point to towns with a board to show where parking is ahead e.g. railway station as you come into St Marys.
- Clr Wright agreed with the motion as it leads on well from the previous motion if we lose parking on the Main Street it will direct people to other areas.

COUNCIL DECISION:

05/22.9.2.88 Moved: Clr J Drummond / Seconded: Clr K Chapple

A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:

That Council invest in better signage for the Town Hall Car Park in St Marys. This signing to include the entry points to town so that visitors, as well as locals, know of, and are encouraged to use the parking at the Town Hall car park.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Service signage being Parking Signage with disabled parking insert were placed at the entrances to the St Marys Town Hall car park in 2015. The existing signage is highly visible from Main Street (in both directions). The existing signage complies with the Tasmanian Roadside Signage Manual and does not require alteration.

There are a range of road side signs on both the eastern and western approach to St Marys and placement of additional parking ahead signs needs to be carefully considered in context of other signs and their purpose and against the required separation distances of road side signage specified in the manual.

The distance from the railway station to the car park entrance is just under 500m. Placement of a "Parking Ahead 500m on LEFT" sign needs to be considered in terms of its effectiveness given that between this location and the car park are the Clive and Cameron Street intersections and the opportunity this sign creates to create confusion for drivers and the conflict with the guidance signs to the St Marys Hospital.

Council may consider making an application to the Department of State Growth for the placement of the following additional signs, which are more consistent with guidance standards and are less likely to create confusion to motorists.

- a "Parking Ahead 150m on LEFT" at a location of 150m to the west of the Town Hall entrance driveway on Main Street between Clive and Cameron Streets.
- a "Parking Ahead 150m on RIGHT" on Main Street at the Bakery.

Placement of additional signs does not guarantee increased use of the Town Hall car park, but may enable motorists the option of choosing to use available off-road parking.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027 – Revised March 2022

Goal

Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy

Develop and maintain infrastructure assets in line with affordable long-term strategies.

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

10/22.15.0 COMMUNITY DEVELOPMENT

10/22.15.1 Community Services Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\034\006\
ASSOCIATED REPORT AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the Community Services Department.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

2022 - 2023 Programs and Initiatives

Community Services	
Community Grants	30,000
Youth Services	8,000
Misc Donations & Events	7,500
School Prizes	1,000
Council Sponsorship	
Funding for BEC Directory	2,000
St Helens Marine Rescue	3,000
Business Enterprise Centre	28,000
Emergency Services Operational Costs	
SES Operations	17,000
Emergency Planning/Management	6,000

Community Event Funding	
Seniors Day	3,000
Australia Day Event	5,000
Swimcart	1,000
St Helens Athletic Carnival	2,500
Carols by Candlelight	1,600
Mountains to the Sea Trail Fest (including Woodchopping)	15,000
Community Event Funding Cont ...	
Fingal Valley Coal Festival	2,000
Pyengana Endurance Ride -	500
St Helens Game Fishing Comp	2,000
St Marys Memorial Service funding	500
Marketing Valley Tourism	2,500
Volunteer Week	2,500
Bay of Fires Winter Arts Festival & market	14,000
St Marys Community Car & Bike Show	2,000
East Coast Masters Golf Tournament	2,500
World Supermodel	1,000
Mental Health Week	500
Break O'Day Community Triathlon	3,000
Suicide Prevention	1,000
Pyengana Easter Carnival	1,000

Updates on current projects being managed by Community Services:

Recreational Trail Strategy

Council staff are currently working through the submissions that have been received from the recent round of community engagement. Once the comments have been collated, it will come before Council for adoption and then once that happens, consultation and document will be made public.

Pump Track Project

After Council approved the Pumptrack community engagement plan, we have been seeking members to join both working groups.

The working group for the Flagstaff project will be made up of MTB industry professionals from Break O'Day community as this pumptrack will focus on MTB. Currently we have six people on thus committee.

The second committee will develop the brief and site for the St Helens based pumptrack which aims to be suitable for a range of disciplines from scooters, skateboards, bikes etc.

Recruitment for this committee has been slow – we currently have two people who would like to join this committee.

The pumptrack EOI was publicised in the Council Newsletter, Council website and Facebook page. We will now start approaching community members we think will add value to the project. The EOI process closed on 7 October.

Community Events

Community Services staff have been working closely with event organisers to help them develop their COVID safe events and hold successful events.

Council staff have also been working with community groups to assist them in a covid friendly manner to return to their food fundraising stalls.

October

- 6 – Well-being Festival – Bendigo Bank Community Stadium
- 14 – RAW – Hoedowns for Country Towns – Portland Hall
- 17 – St Helens Senior Citizens Club – Portland Hall
- 19 – Seniors play group – FVNHH – St Marys Hall
- 20 – Seniors week Bus Trip – Woolmers Estate
- 22-23 – Repurposing and upcycling event – St Marys Hall
- 26 – Van Diemen’s Band – Portland Hall

November

- 4-6 – Tasmanian Off Road Car Club – Bendigo Bank Community Stadium
- 11 – Remembrance Day – Portland Hall
- 11- Remembrance Day – St Marys Hall
- 26 – North East Dance Company – Portland Hall
- 19-20 - Repurposing and upcycling event – St Marys Hall

Volunteer Strategy

The Volunteer Strategy has now been completed and the launch to the community was held on the 27 September 2022 at 12.30 at 5 Portland Court, St Helens, the Hub4Health Building. Community members attended the launch with a few new members of our community putting their name down to volunteer with some community organisations.

Bay of Fires - Art works

Council now has a signed document with the Bay of Fires Arts Association Inc in relation to the ownership of the winning entries of the Bay of Fires Arts Prize. Negotiations between Council and the Bay of Fires Arts Association Inc were undertaken and the following terms were agreed upon, to preserve the winning entries.

The agreement sets out of the following terms:

1. The Bay of Fires Association Inc remain the owner of the winning entries of the Bay of Fires Arts Prizes (“the art work”) whilst there is a committee performing the functions and activities as set out in the Bay of Fires Arts Association Inc Constitution.
2. If a committee of the Association is not formed at an Annual General Meeting or during the term of a committee there is disagreement between members and the committee disbands, possession of the art work falls to the Council in caretaker mode until another committee of the Bay of Fires Arts Association is formed.
3. During this time the art work will be on display at Panorama Resort (or such other appropriate places the committee determines), with an agreement in place outlining ownership of the paintings and if Panorama Resort is sold, then the paintings are returned to either the committee if in existence or Break O’Day Council.
4. That an inventory of the paintings is undertaken if not already on file and copies provided to all parties detailing where the art works are located.
5. That Bay of Fires Arts Association Inc take out and keep current an insurance policy at the Association’s expense covering the art work as listed in the inventory.

Learner Driver Mentor Program

Increase in hours again this month. Two new mentors have successfully entered into the program and are loving the experience. One learner successfully obtained their provisional license this month. Congratulation to this learner and mentor, great effort!

On Road Hours:	34 Hours
Learners in the car:	6
Learners on waiting list:	6
Mentors:	4

Community Wellbeing Project

No report.

Youth Report

No report.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

- Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.
- Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

10/22.16.0 DEVELOPMENT SERVICES

10/22.16.1 Development Services Report

ACTION	INFORMATION
PROPONENT	Department
OFFICER	Development Services
FILE REFERENCE	031\013\003\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which have been dealt with by the Development Services Department since the previous Council meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS

1. The Tasmanian Planning Commission have completed the required hearings. The commission has requested further information from participants and Council. Council staff are attending to requests and developing a response to the commission.
2. Preparation of Break O'Day Council Submission State Planning Provisions Review Scoping Paper (included separately in Council agenda).
3. Finalising Community Feedback and Draft Georges Bay Activation Strategy to be presented to Council at future meeting.
4. Development of Design Briefs for St Marys Indoor Recreation Complex and Final Community Shed.

PLANNING REPORT

The following table provides data on the number of applications approved for the month including statistical information on the average days to approve and the type of approval that was issued under the *Land Use Planning and Approvals Act 1993*:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2021 / 2022
NPR	5	3	2										10	
Permitted	1	1	6										8	
Discretionary	17	22	5										44	
Amendment	3	1	3										7	
Strata	1												1	
Final Plan	1	6											7	
Adhesion														
Petition to Amend Sealed Plan			1										1	
Boundary Rectification														
Exemption														
Total applications	28	33	17										78	326

Ave Days to Approve Nett *	43.6 7	33.66	21.41										32.81
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* Calculated as Monthly Combined Nett Days to Approve/Total Applications

The following table provides specific detail in relation to the planning approvals issued for the month:

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
155-2022	Falmouth	Dwelling Additions (Deck & Storeroom)	S57	74	35
181-2022	Scamander	Petition to Amend Sealed Plan	Petition to Amend	43	37
220-2002 AMEND 2	St Helens	Amend Setbacks to Side & Rear Site Boundaries	S56	24	24
218-2022	Scamander	Dwelling Additions & Alterations, Deck, Spa & Carport	NPR	3	3
117-2021 AMEND	Akaroa	Extension to roofline to cover deck 1 & 3 located towards the front of the proposed dwelling	S56	38	38
193-2022	Binalong Bay	Subdivision (No Additional Lots)	S57	28	27
210-2022	Stieglitz	5 x Visitor Accommodation Units	S58	24	24
160-2022	Akaroa	Additional Use Visitor Accommodation	S58	73	9
219-2022	St Helens	Additional Use Visitor Accommodation	S58	3	2
221-2022	Ansons Bay	Farm Shed	NPR	7	6
231-2022	Stieglitz	Additional Use Visitor Accommodation	S58	8	8
208-2022	St Helens	Dwelling & Shed	S57	41	41
098-2020 AMEND	St Helens	Amendment to deck associated with Visitor Accommodation Pod to change location and reduce height	S56	7	7
108-2022	Beaumaris	Roof Over Existing Deck	S58	26	25
196-2022	Scamander	Studio & Pergola	S57	52	40
209-2022	Scamander	Dwelling & Legalisation of Carport	S57	36	36
227-2022	Stieglitz	Additional Use Visitor Accommodation	S58	2	2

TOTAL 17

BUILDING PROJECTS REPORT

Projects Completed in the 2021/2022 financial year

Description	Location	Updates
Community Services Storage Shed	St Helens Works Depot	Completed August 2021
Lions Park Renovations	Lions Park	Completed November 2021
New Shade Structure	Scamander Reserve	Completed November 2021
Relocation of Community Garden Site Office & Infrastructure	St Helens Sports Complex – Community Garden Site	Completed January 2021
New Amenities building	Wrinklers lagoon carpark	Completed March 2022.
New Accessible/Family Toileting Facility	St Marys Community Space	<ul style="list-style-type: none">Completed and Opened to public 4 October 2022;Minor landscaping works to be completed once the area has dried.

Projects ongoing – Capital Works Program (Includes carried over projects previous financial years)

Description	Location	Updates
Marine Rescue Additions	St Helens Foreshore	<ul style="list-style-type: none">Nearing Completion.
Re-Roof and Weatherproofing of athletics building	St Helens Sports Complex	<ul style="list-style-type: none">Works Commenced;Next phase of works pending outcomes of St Helens Sports Complex Masterplan consultation.
Building Improvements	St Helens Council Chambers	<ul style="list-style-type: none">Works substantially completed;Minor fit out works to be completed.

Approved Capital Works Program – Current Financial Year - not yet started

Description	Location	Updates
Building upgrades	St Marys Railway Station	<ul style="list-style-type: none">Works scoping and scheduling of works to be confirmed.
Old Tasmanian Hotel Site – New Community Shed	20 Talbot Street, Fingal	<ul style="list-style-type: none">Successful funding application through Black Summer Bushfire Recovery Grants Program;Consultation and Conceptual Design phase completed;Quotations currently being sourced for Construction Documentation Package.

Description	Location	Updates
St Marys Indoor Recreation Facility	St Marys Sports Complex	<ul style="list-style-type: none"> • Successful funding application through Black Summer Bushfire Recovery Grants Program; • Consultation and Conceptual Design phase completed; • Quotations currently being sourced for Construction Documentation Package.
New Solar Panels & Heating Improvements	St Marys Community Hall	<ul style="list-style-type: none"> • New project - Approved in 2021/2022 Capital Works Program • Scoping and works and quotations currently being sourced.
St Marys Waste Transfer Station Additions	St Marys Waste Transfer Station	<ul style="list-style-type: none"> • New project - Approved in 2021/2022 Capital Works Program • Work scope currently being reconsidered.
New Lighting Towers	St Helens Sports Complex – Football Oval	<ul style="list-style-type: none"> • The lights are due to be delivered on 14/10/22 and the light towers to site on 28/10/22; cable and conduit ready for site; underground works and footings now commenced.

The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.


No.	BA No.	Town	Development	Value
1	2022 / 00008	Binalong Bay	New Dwelling	\$324,000.00
2	2022 / 00101	St Helens	New Shed	\$32,000.00
3	2022 / 00214	Binalong Bay	New Solar Panels (10KW)	\$7,500.00
4	2022 / 00192	Stieglitz	New Shed with amenities	\$40,000.00
5	2022 / 00112	Stieglitz	Alterations and Additions to Dwelling	\$32,000.00
6	2022 / 00136	Binalong Bay	New Dwelling	\$454,990.00
7	2022 / 00165	St Helens	New Shed & Deck	\$50,000.00
8	2022 / 00143	St Helens	New Awnings x 2 & carport	\$49,590.00
9	2020 / 00194	Falmouth	New Studio & Carport	\$21,000.00
10	2021 / 00047	Goshen	New Dwelling (incorporating deck, veranda & carport) and Shed	\$472,000.00
11	2006 / 00220 - STAGE 2	St Helens	New Storage Units	\$300,000.00
12	2022 / 00083	Stieglitz	New Aircraft hangar	\$55,000.00
13	2021 / 00183	St Helens	New Telecommunications Tower	\$250,000.00
14	2022 / 00098	Scamander	New Dwelling (incorporating pool, garage, alfresco and retaining walls)	\$769,000.00
15	2022 / 00155	Falmouth	Alteration/Addition Storeroom & Timber Deck	\$55,000.00
16	2021 / 00131	Akaroa	New Dwelling and Deck	\$527,000.00
17	2022 / 00199	St Helens	Internal Alterations Bowls Club	\$60,000.00
18	2020 / 00132	Falmouth	Alterations & Additions to Dwelling	\$48,000.00
19	2022 / 00218 - STAGE 1	Scamander	New Swimming Pool	\$4,800.00
20	2021 / 00300	St Helens	New Telecommunications Tower	\$285,000.00
21	2022 / 00236	Scamander	New Solar Panels	\$8,600.00

ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2021/2022	2022/2023
	\$7,601,920.00	\$8,721,046.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2022	2023
	September	\$3,602,000.00	\$3,845,480.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2021/2022	2022/2023
	September	47	58

ENVIRONMENTAL REPORT

Description	Updates
NRM Committee	The NRM Committee met on 13 September and for the first time with Aunty Jen Wilson representing the Aboriginal community. Some of the topics addressed include Local Government Reform, NRM North Association representatives for Break O'Day, dog management and off-road vehicle use on St Helens Point.
Serrated tussock project	<p>Control of serrated tussock and surveys, using a specially trained detection dog were completed on and around the two infestation sites in Break O'Day. 3000 plants were found and removed with help from Fonzie the detection dog to prevent seed production this season. Fonzie also helped confirm paddocks and bush around the sites are free of serrated tussock.</p> <p>The work is part of the Break O'Day Serrated Tussock Eradication project, funded through the Tasmanian Government's Weed Action Fund. The project continues in 2023 and aims to help affected landholders achieve the final stages of eradication of this serious agricultural weed from Break O'Day.</p> 
Cat Management	12 Break O'Day cats and their owners are benefiting from Council's cat microchipping and de-sexing subsidy, including three stray, roaming or semi-owned cats taken in to homes as owned pets. The subsidy offer will be withdrawn in consultation with the local vet to minimise the seasonal risk of pregnant cats coming for desexing.

PUBLIC HEALTH REPORT

Recreational Water Quality

The *Public Health Act 1997* requires that Councils to monitor recreational waters (including public pools and spars) using the Tasmanian Recreational Water Quality Guidelines. Monitoring is conducted monthly during the warmer months to test faecal contamination.

The 2022-23 monitoring season is scheduled to begin in December. Results for water samples last season indicated conditions at the ten waters monitored were safe for swimming according to the Tasmanian Recreational Water Quality Guidelines.

All natural waters may be subject to local poorer water quality from time to time due to weather or other conditions.

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table provides details of the rate of immunisations provided by Council through its school immunisation program.

MONTH	2022/2023		2021/2022	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	43	45
January - June	0	0	155	156
TOTAL	0	0	198	201

Note: Increase is due to MEN ACWY now on the NIP for Grade 10 Students

Sharps Container Exchange Program as at 3 October 2022

Current Year	Previous Year
2022/2023	2021/2022
17	12

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Environment – To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

- Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
- Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.

LEGISLATION & POLICIES:

Not applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
OFFICER	Deb Szekely, Senior Town Planner
FILE REFERENCE	TRIM 22/4434
ASSOCIATED REPORTS AND DOCUMENTS	Draft Tasmanian Planning Policies (TPP) Draft TPP – Supporting Report for Consultation

OFFICER'S RECOMMENDATION:

The following submission be forwarded to the State Planning Office on behalf of the Break O'Day Council, including any modifications as directed by Council at their meeting on 17 October 2022

INTRODUCTION:

The Minister for Planning has approved a suite of draft Tasmanian Planning Policies (TPPs) for consultation in accordance with section 12C (2) of the *Land Use Planning and Approvals Act 1993*. The Break O'Day Council has been invited to provide comment on the same by close of business on Tuesday 1 November 2022. The following submission has been prepared in order for Council to consider at their Meeting on 17 October and participate in the consultation period.

PREVIOUS COUNCIL CONSIDERATION:

The Break O'Day Council participated in consultation regarding the intention to prepare a draft of the TPPs by responding to a Scoping Paper for draft TPPs. This consultation period was designed to identify the range of issues and topics that the TPPs should address. The Break O'Day Council submission expressed its opinion that the TPPs should as a priority, address topics such as Housing, Liveable Communities and Infrastructure. Importantly they should be outcome focussed and direct state projects to ensure data is available for informing Regional Plans. Specifically for example:

1. Housing Demand, Supply and Diversity – Benchmarks within the TPP to ensure data is continually collected to inform the regional plans with respect to housing demand and supply available within the regions; current and projected demographic, economic and social profiling within local government areas; ability to inform the Regional Plans to ensure appropriate and responsive zoning, mix of lot sizes and dwelling types and assisted living requirements etc.
2. State Infrastructure Plan – development of a state infrastructure plan that recognises land use planning and infrastructure planning are related and dependent on each other. There are challenges in delivering infrastructure in regional Tasmania. There needs to be improved coordination of land use and infrastructure decision making to ensure benefits are maximised and shared.

The Break O'Day Council reiterated that the development and implementation of the Tasmanian Planning Policy should be expedited with a level of urgency to ensure the review of the Regional Plans is appropriately informed and progresses soon after, efficiently and deliberately.

OFFICER'S REPORT:

INTRODUCTION

The Draft TPPs are now available for comment and the following forms the draft Break O'Day Council submission regarding the same for the consideration of Council. The modified structure of the policies is depicted below. Comment has been provided for each Title and is mainly related to the Policy application level and below i.e. Objective, Strategies and Implementation Guidelines.

Modified Structure of TPPs and function of policy elements

TPP Structure	Function
Title	Identifies the TPP topic.
Principles and Policy Context	<p>Outlines any overarching principles relating to the TPP topic and provides the policy context to support greater understanding of the planning and regulatory provisions that flow from the particular TPP. It also provides an overview of State endorsed policies relevant to the TPP topic.</p> <p><u>Climate Change Statement</u></p> <p>Within the 'Principles and Policy Context' section there is a subheading called 'Climate Change Statement' that identifies the likely impacts that climate change will have on the TPP topic and describes how the responses to climate change issues are addressed and integrated within the policy content of the TPP.</p>
Policy application	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.
Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue (as identified in Attachment I).
Strategies	<p>Specifies how the TPP is to achieve the objective.</p> <p>It is anticipated that the many of the strategies will be derived in response to the specific issues³ as identified in Attachment I.</p>
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

It should be noted that not all policies have detailed Implementation Guidelines. The policy intent is effectively delivered through the 'Objective' and 'Strategies'. The 'Objective' establishes what the policy is attempting to achieve (aims expressed through the objective). The 'Strategies' outline how the Objective is intended to be achieved.

POLICY REVIEW

TOPIC - 1.0 SETTLEMENT TPP

Five separate policy areas aimed at providing for liveable settlements, directing growth, housing diversity, built environment and public spaces.

Sub-heading 1.1 Growth

The application of the policy excludes rural residential settlements. How this relates to Rural Areas (as opposed to Urban Growth Areas) defined in the Northern Tasmania Regional Land Use Strategy needs to be communicated to better understand application.

This policy provides the strategic intent to plan for settlement growth that importantly allocates land to meet the future needs of the community.

The rural residential land option or lifestyle lot is an important part of the BOD residential options mix and is highly sought after and valued as a residential choice. The transition to the Tasmanian Planning Scheme and the requirement to develop a draft LPS has caused the BOD local government area to lose one of the zones that provides for a residential option, namely the Environmental Living Zone. This message has been repeated to delegates of the Tasmanian Planning Commission during recent Hearings into the BOD Draft LPS. The SPP provides for the Landscape Conservation Zone, which identifies a residential use class as discretionary and as such is not within the residential suite of zones. This has had a significant impact on the BOD local government area due to the substantial amount of land currently zoned ELZ within our local government boundaries. More to the point, the BOD has lost considerable residential land during that process that is a residential option that is sought after within our locality.

The application of policy 1.1 Growth, excludes rural residential settlements. Due to demand, the nature of our community, demand for lifestyle opportunities and how rural residential land assists the BOD community to grow, the exclusion of this residential land suite within the 'Growth' policy, has potential to impact the Break O'Day community.

The Northern Tasmania Regional Land Use Strategy identifies Urban Growth Areas within Regional Framework Plan Maps D.1, D.2 and D.3. Importantly however the Regional Plan allows urban growth areas to be identified with settlements in Table E.1 and identified in a local strategy. The Regional Plan identifies Rural Areas including Rural Residential Areas and typically includes the Rural Living Zone and Environmental Living Zone. The Land Use and Development Strategy 2015, adopted by the Break O'Day Council, identifies Future Urban Growth / Settlement Boundaries, which importantly contains land within the Rural Living and Environmental Living Zones albeit limited. However it needs to be recognised that the Break O'Day municipality has considerable land area in close proximity to the Urban Growth Boundary and Satellite Settlements such as St Helens (including Stieglitz and Akaroa) and Scamander (Rural Town) that have a high demand for lifestyle lots seeking proximity to Bike Trails, Coastal Zone and leisure/adventure opportunities.

Consideration and further explanation should be given surrounding the terminology 'Rural Residential Settlements' and its intention and relationship to zones. Recognition that Satellite Settlements, Rural Towns can experience growth through availability of lifestyle lots for residential use. How the exclusion of rural residential settlements affects regional localities aspirational growth, needs to be carefully considered along with how this translates to the Regional Plan. The supporting report states that the TPPs do not provide a policy setting for every planning matter than may arise and they are intent of providing broad land use planning direction and high level policy guidance for the planning system. Consideration should be given to removing the prescriptive element of not applying to rural residential settlements and providing a broad guidance on 'Growth'. The Break O'Day Planning Authority understands the intent and relationship to the Regional Plan and identification of settlements and the importance of consolidation, however post pandemic, the demand for rural residential / lifestyle lots should be recognised and particularly how it can assist regional settlements meet the future needs of their communities in terms of growth.

The Strategies in relation to planning for growth follow accepted and historic land use principles of prioritising infill, consolidation etc. The Break O'Day local government area is examining the supply of vacant land within the urban growth boundary and attempting to determine the issues surrounding the time taken to develop existing vacant residential lots. This does not however relate to the demand for lifestyle lots. The point being is that the strategies relate to and respond to the supply of land. They do not take into account issues relating to demand and offer strategies of meeting this demand. When considering demand, the plan for growth may direct the planning authority towards unserviced lots typical of demand for lifestyle lots. As the policy for Growth excludes rural residential settlements, the strategies associated with planning for growth are also missing. The strategies supporting planning for growth needs to address issues of supply but also importantly, demand and should be considered in the lens of more regional settlements (Rural Areas as defined by the Norther Tasmania Regional Land Use Strategy NTRLUS) as well as Urban Growth Areas identified in Regional Plans. This will assist when reviewing the Regional Planning Policies contained within the NTRLUS.

Implementing the strategies to achieve the objective within the 'Growth' sub heading will be dependent on sound strategic planning utilising reliable land supply and demand data that is purposefully collected. A statewide approach to a growth and development-monitoring program is required and direction may be gained from reviewing the Qld Growth Monitoring Program.

Sub-heading 1.2 Liveability

The application of the policy excludes rural residential settlements.

Once again recognition is being sought that within the Break O'Day local government area, rural residential settlements are within close proximity to the District Service Centre of St Helens but just outside identified Future Urban Growth / Settlement Boundary (Land Use and Development Strategy, 2015).

In relation to 1.2.3 Strategies, consideration should be given to how District Service Centres like St Helens can contribute in the field of education, particularly tertiary education and vocational training that will in turn not just improve liveability of settlements but also activate growth. Settlements such as St Helens, St Marys and Fingal have an untapped ability to play a role in the education sector, particularly in relation to Agriculture / Aquaculture, Industry, Health and Tourism. Recognising this role may assist in establishing regional opportunities within the education sector to host practical application of learning in terms of work placement and smaller scale focussed and practical education delivery. St Helens being the largest settlement on the North East Coast is well placed to develop this sector further and the strategies contained within Liveability policy may be able to assist in recognising the role of the regions. Improving the education sector within District Service Centres will assist in attracting and maintaining younger age groups within the region as well as addressing access to future employees who wish to remain within the region and attracting business / industry. A recognition of expansion of roles within District Service Centres, Rural Towns and Rural Villages and localities, within the Strategies in relation to education, infrastructure, community facilities will further the Liveability objective.

Sub-heading 1.4 Settlement Types

The strategies listed include clause 6 that states – “Avoid allocating additional land for the purpose of rural residential use and development unless agricultural land, cultural heritage values, **landscape values**, environmental values and land subject to natural hazards are avoided”. This once again highlights a loss of residential land to be experienced within the Break O’Day area due to the large land area allocated to the Environmental Living Zone and likely to transition to the Landscape Conservation Zone and places a residential use largely as discretionary. How this strategy informs the regional plan and the Tasmanian Planning Scheme when in full affect within our local government area, is one which needs to be fully explored as it has implications for growth and place making within our area. Landscape values are intrinsically tied to the Northern Regional Plan and the State Planning Provisions (SPP), particularly as they relate to the Landscape Conservation Zone (Guideline No. 1). However, they are not defined anywhere, other than as an element of coastal values within the SPP. By default, land zoned Landscape Conservation Zone is assumed to possess “landscape values”. By highlighting these connections and the unique amount of land identified by landscape values within our local government area, the strategy has implications for us going forward.

TOPIC - 2.0 ENVIRONMENTAL VALUES TPP

This policy contain five categories of environmental values in which objectives and strategies are developed. It is important that as this policy informs the regional planning and local government planning instruments, it be based on sound scientific data. The state of Tasmania having a relatively small and discrete land mass should be able to achieve a statewide approach to mapping of the values, planned program of ground truthing and update of data sets and overlays. This statewide approach could be coordinated by state government with commensurate contributions from local government annually, to ensure a reliable and up to date data set and overlay mapping tool is able to purposefully inform land use planning.

Sub-heading 2.2 Waterways, Wetlands and Estuaries

In attempting to implement the objective and strategies of this Policy, within regional plans and eventually local planning instruments, further consideration should be given to including storm water management within the Tasmanian Planning Scheme that adequately addresses stormwater quality and quantity.

Sub-heading 2.4 Landscape Values

As mentioned previously, the Break O'Day local government would like Landscape Values better defined within the planning instruments. Additionally, a practice note or guideline should be developed to help local governments further identify and map the extent of landscape values in their jurisdiction. In all likelihood this identification and mapping is best achieved in collaboration with adjoining local government areas and perhaps a state-wide approach is required, or at a regional planning level. Without doing studies, it is likely any Landscape areas identified and mapped within the Break O'Day area are largely going to be contained within the coastal zone of the east coast (not limited to) and so a joint approach with Glamorgan Spring Bay Council would seem logical. How this relates to regional planning would need to be considered.

TOPIC – 3.0 ENVIRONMENTAL HAZARDS

In relation to 3.4 Coastal Hazards 3.4.3 Strategies Clause 5, it would be beneficial for a statewide discussion on strategic responses for existing settlements that are at risk of being impacted by coastal erosion or coastal inundation. A state wide discussion exploring options and responses will assist smaller regional councils to form a position on appropriate responses that is guided by an analysis of past experiences and approaches nation / state wide, learned experience and best practice. This will enable Council's to develop a meaningful and relevant response drawing on best available current knowledge.

TOPIC – 4.0 SUSTAINABLE ECONOMIC DEVELOPMENT

Sustainable economic development for the Break O'Day local government area will be furthered by a planning system that recognises the potential of regional settlements in contributing to economic development not just for their area but the wider state. The Break O'Day area is rich in natural resources which contributes to our economic sustainability, however a planning system that encourages the smaller Activity Centres such as St Helens, St Marys and Fingal to participate in and provide services within the Education Sector can secure long term future for employment within the younger demographic and growth within settlements. St Helens and surrounds would be well placed to offer strands within the **education sector** that contributed to industry placement and specialised training and learning, particularly in the following:

- Agriculture
- Aquaculture
- Tourism
 - Agritourism
 - Adventure Tourism
- Hospitality and Events Management
- Natural Resources Management
- Specialised Medical

The relationship between an active education sector albeit on a smaller scale and providing distinct and discrete services (secondary, TAFE and tertiary) in a community and providing the right environment for industry to establish itself needs to be further investigated by the Break O'Day area but needs to be supported through the planning instruments.

Sub-heading 4.1 Agriculture

A statewide response to ensuring land capability assessments and corresponding mapping is continuously and scientifically revised through a comprehensive program, will assist within all levels of planning instruments. It will also enable local planning instruments to further consider complimentary uses on rural land without fragmenting land best able to achieve an agricultural use.

The Break O'Day Council is particularly supportive of Strategy 9 within 4.1 Agriculture that supports Residential use where it is part of or supports an agricultural use e.g. workers accommodation. This should be extended to those resource processing uses that are related to Agricultural Uses e.g. Abattoirs, Wineries/Vineyards that would be able to then provide worker accommodation (long term accommodation) that would in turn address the housing shortage and housing cost for workers associated with the industry. Support for the same at the State planning policy level will facilitate change through to the Tasmanian Planning Scheme. Being able to adequately staff these agricultural processing industries is an impediment to developing the same within the region and this is directly related to accommodation difficulties. Accepting resource processing land uses may require a residential component may get these industries happening sooner and contribute to sustainable economic development in the Agriculture sector.

Sub-heading 4.3 Tourism

The Break O'Day local government area is heavily reliant on Tourism in contributing to our economic health and is a valued sector within our business community. Its relationship to infrastructure provision e.g. sealed roads to tourist destinations is critical in sustaining and growing the industry. How the state planning policies influence infrastructure planning and delivery is related to achieving the objective for Tourism through the strategies. As already provided within our response to the scoping exercise, development of a state infrastructure plan that recognises land use planning and infrastructure planning are related and dependent on each other is key to economic development. There are challenges in delivering infrastructure in regional Tasmania. There needs to be improved coordination of land use and infrastructure decision making to ensure benefits are maximised and shared. If this can be achieved, there will be real benefits to the Tourism sector and economic diversity within regions. The same can be said about provision of affordable long-term housing to ensure the hospitality and tourism sector is able to source employees.

TOPIC 5 PHYSICAL INFRASTRUCTURE

The Break O'Day Council would like to see the development of a State Infrastructure Plan that informed the Tasmanian Regional Plans and assisted strategic planning at the local level. Integration of entities such as Department State Growth, TasNetworks and TasWater into the statewide planning system as statutory referral agencies with a vested interest in the Tasmanian Planning Policies, Regional Plans and Tasmanian Planning Scheme may help in moving forward cohesively. Their role in contributing to the development of structure plans could then be formalised, as would their role in regional planning forums.

The Tasmanian Planning Policies need to set the requirement for a comprehensive framework of infrastructure delivery and infrastructure contributions to ensure delivery through regional and local planning instruments. As this is a developing area of conversation and consideration, this planning policy needs to be broad enough to support any future changes in this area.

TOPIC 7 PLANNING PROCESSES

In terms of strategic planning processes the following address the Break O’Day position in this regard:

- In what way can the TPPs better integrate Regional Development Australia – Tasmania into the planning system and planning outcomes;
- Further investigation into coordinated state wide planning data collection, reporting framework and accessibility;
- How do the TPPs ensure Infrastructure entities such as DSG, TasNetworks and TasWater are better integrated into strategic planning and development assessment (statutory referral agencies);

CONCLUSION

Council may require further matters to be included in the Break O’Day response to the Tasmanian Planning Office. To this end, the table below will enable Councillor contribution to be included during the meeting.

TASMANIAN PLANNING POLICIES	COMMENTS
1.0 SETTLEMENT	
1.1 Growth	
1.2 Liveability	
1.3 Social Infrastructure	
1.4 Settlement Type	
1.5 Housing	

1.6 Design	
2.0 ENVIRONMENTAL VALUES	
2.1 Biodiversity	
2.2 Waterways, wetlands and estuaries	
2.3 Geodiversity	
2.4 Landscape Values	
2.5 Coasts	

3.0 ENVIRONMENTAL HAZARDS	
3.1 Bushfire	
3.2 Landslip	
3.3 Flooding	
3.4 Coastal Hazards	
3.5 Contaminated Air and Land	
4.0 SUSTAINABLE ECONOMIC DEVELOPMENT	

4.1 Agriculture	
4.2 Extractive Industry	
4.3 Tourism	
4.4 Renewable Energy	
4.5 Industry	
4.6 Business and Commercial	
4.7 Innovation and Research	

5.0 TASMANIAN PLANNING POLICY: PHYSICAL INFRASTRUCTURE	
5.1 Provision of Services	
5.2 Energy Infrastructure	
5.3 Roads	
5.4 Transport Modes	
5.5 Ports and Strategic Transport Networks	
6.0 TASMANIAN PLANNING POLICY: CULTURAL HERITAGE	

6.1 Aboriginal Cultural Heritage	
6.2 Non-Indigenous Cultural Heritage	
7.0 PLANNING PROCESSES	
7.1 Consultation	
7.2 Strategic Planning	
7.3 Regulation	

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Environment – To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.

Key Focus Area

Appropriate Development - Encourage sensible and sustainable development through sound land use planning, building and design.

LEGISLATION & POLICIES:

Land Use Planning and Approvals Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil

VOTING REQUIREMENTS:

Simple Majority.

Tasmanian Planning Policies

Draft for Consultation in accordance with section
12C(2) of the *Land Use Planning and Approvals Act 1993*

Foreword

Land use planning seeks to balance the competing demands on land to support the community's environmental, social and economic interests. To achieve this, it applies foresight, strategic thinking and prioritized action to spatially arrange land use and development to avoid conflict and, from a temporal perspective, it applies this approach in the consideration, protection and allocation of land to accommodate the needs of future generations.

The Tasmanian Planning Policies (TPPs) are a planning instrument made under Part 2A of the *Land Use Planning and Approvals Act 1993* (the Act) that provide consistent, high-level planning policy direction that will guide planning outcomes delivered through Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS). The Act also requires consideration of the TPPs during the declaration and assessment of major projects.

Section 12B of the Act sets out the broad range of matters that a TPP may relate, including:

- the sustainable use, development, protection or conservation of land;
- environmental protection;
- liveability, health and wellbeing of the community; and
- any other matter that may be included in a planning scheme or regional land use strategy.

The policy content is delivered through seven TPPs that address broad land use planning topics including: Settlement, Environmental Values, Environmental Hazards, Sustainable Economic Development, Physical Infrastructure, Cultural Heritage and Planning Processes.

The Foreword and Implementation, Table of Contents, headings, footnote and the Principles and Policy Context section of each TPP are not intended to have statutory application. They have been included to assist users' understanding of the TPPs, their relationship to the Act and how they are intended to be implemented to guide both the planning system and planning outcomes. They are a guide only and should be read in conjunction with the Act.

Implementation

There is no order or hierarchy associated with the application of the TPPs. It is intended that, where the Act requires consideration of the TPPs, the TPPs should be considered in their entirety with all relevant strategies applying equally.

Section 12B (3) of the Act allows that the TPPs may specify the manner in which they are to be implemented into the State Planning Provisions (SPPs), Local Provisions Schedules (LPSs) and RLUSs.

The TPPs provide a section to include implementation guidelines. Where none are specified, the section is retained to allow future provisions to be included if required.

Implementation guidelines that are provided in the TPPs form part of the TPPs, and therefore there is a statutory requirement for the policy content to be implemented in the manner specified. Implementation guidelines are provided only where it is considered necessary to specify how particular strategies are to be implemented to achieve the desired policy outcome.

Those strategies that do not have implementation guidelines are considered to contain enough detail in the strategy to guide how it is intended to be applied. These strategies can be implemented in multiple ways, allowing different local and regional circumstances to be considered in the context of competing social, environmental and economic interests.

The effectiveness of the TPPs will be monitored, and to ensure the policy outcomes are responsive to changing circumstances, reviews will be undertaken every five years in accordance with section 121 of the Act.

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1.0 Settlement

1.0.1 Principles and Policy context

In Tasmania and around the world, the majority of people live in settlements. The quality of our settlements contributes to our quality of life. Settlements that contain diverse uses, are well planned, serviced, accessible and environmentally attractive stimulates economic growth and community resilience and wellbeing.

Land use planning shapes the existing and future form and function of our settlements. It considers the competing demands on land and aims to balance these demands to spatially arrange land use and development to avoid conflict. Urban environments are highly susceptible to land use conflict due to the interaction of environmental, social and economic forces that create complex spatial relations. Land use planning considers these spatial relations, and in doing so promotes the allocation, co-ordination and efficient use of land to provide for the needs of the existing and future generations.

With the guidance of the TPPs, the planning system will determine how and where growth will occur. The Settlement TPP requires that sufficient land is allocated to meet the community's needs for housing, including social and affordable housing, commerce, recreation, open space and community facilities and is appropriately serviced by social and physical infrastructure. It also supports the planning system to deliver future development in a coordinated, cost effective and environmentally responsible way.

Settlement patterns have a direct impact on infrastructure and service requirements and outcomes. Where possible, use and development should align with and maximise the use of existing infrastructure and services.

The policy prioritises a settlement pattern that locates people where they have access to employment, social infrastructure and transport networks to improve connectivity and liveability of settlements. It emphasises the delivery of social and affordable housing and recognises that these types of housing are essential to improve social and economic resilience. The Settlement TPP acknowledges that designing functional, sustainable and engaging spaces contribute to social inclusion and strengthen connections with place and our cultural identity. The combination of these factors supports healthy communities, attracting more people to live, visit and invest in our settlements.

To achieve these planning outcomes, the Settlement TPP is split into 5 separate policy areas that provide for liveable settlements, mechanisms for directing growth, policies relating to specific settlement types, housing diversity and availability and providing for well- designed built environment and public spaces.

1.0.2 Climate Change Statement

Because settlements concentrate populations and economic activities, they are also drivers of energy and resource consumption and contribute to climate change. Under a changing climate, Tasmania's terrestrial environments are projected to experience a rise in annual average temperatures, significant changes in seasonal and regional rainfall patterns and an increase in rainfall intensity.

In practice this means some of our settlements may experience increased likelihood of:

- localised flooding;
- inundation in coastal areas;
- potential for land slips;
- storm damage to property and infrastructure;
- bushfires in bushland near to settlements;
- social and economic disruption from extreme events;
- hot days and greater runs of hot days; and
- urban heat island effect in highly built-up areas.

Land use planning cannot prevent these events, however it can support measures that help address the causes and impacts of climate change.

While some of these matters are more specifically dealt with under other TPPs, from a settlement perspective many of the strategies to address these impacts also offer other benefits to the community and the environment. For example, strategies that promote networks of green spaces also increases rain-absorbing surfaces, allowing cities to better manage flooding from intense storms. Encouraging urban vegetation that provides shade allows urban environments to better tolerate extreme heat events and contributes to carbon storage in the urban landscape. Both these actions help to reduce the impact of climate change and, in doing so, create a more liveable environment.

Similarly, measures to consolidate settlements, make use of existing infrastructure, promote energy efficient design and improve access to public and active transport networks, while providing for efficient settlement patterns also reduces resource consumption and lowers emissions.

The impact of these predicted changes will not be felt evenly throughout the community. The more vulnerable in our community are likely to experience greater impacts, especially people that are older, have some pre-existing medical conditions, have lower levels of literacy and those on lower incomes or in housing stress.

While the planning system cannot solve these problems, there are strategies within the Settlement TPP that facilitates greater access to health, education and social and affordable housing that will support the vulnerable and build climate change resilience within the community.

1.1 Growth

1.1.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.1.2 Objective

To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.

1.1.3 Strategies

1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
2. Plan for growth that will:
 - a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;
 - b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;
 - c) avoid the development of land that is not well serviced by existing or planned physical and social infrastructure, or that are difficult or costly to service;
 - d) avoid the development of land at risk of natural hazards, that has high environmental or landscape value or are, or could have the potential to be used for, viable agricultural or extractive industry uses; and
 - e) integrate with existing transport systems.
3. Identify regional settlement hierarchies based on:
 - a) population projections and forecast demographic change;
 - b) the functional characteristics of the settlement and any specific role it plays in the State or Region;
 - c) the social, environmental and economic characteristics of the settlement;
 - d) the availability of goods and services, including social infrastructure, to support the needs of the community;
 - e) access to employment and training opportunities;
 - f) efficient and accessible transport systems; and
 - g) capacity and cost-efficient upgrading of physical infrastructure.

4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.
5. Actively address impediments to infill development, particularly in the major urban centres.
6. Require the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:
 - a) the identified values, physical constraints and the strategic context of the location;
 - b) urban or settlement growth boundary;
 - c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;
 - d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to avoid land use conflict;
 - e) any staging or sequencing of development of land;
 - f) the use of existing infrastructure and services and the logical and efficient provision of additional infrastructure; and
 - g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, water and sewerage.
7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of a sufficient land to meet projected growth.
8. Proposed growth located outside an urban or settlement growth boundary must be strategically justified, based on:
 - a) projected population growth;
 - b) land supply and demand analysis (including infill and greenfield);
 - c) existing infrastructure networks and services;
 - d) supporting the regional settlement hierarchy; and
 - e) preventing the distortion of growth strategies in other settlements.
9. Identify the role and function of activity centres within settlements and provide for use and development that compliments and supports that role and function.
10. Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.
11. Prioritise the sustainable expansion, consolidation, redevelopment and intensification of existing activity centres prior to the development of new activity

centres, unless the existing activity centres are at capacity and growth is constrained.

12. Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure.

1.1.4 Implementation Guidelines

Based on the regional settlement hierarchy, RLUSs are to identify settlements that require at least a 15 year supply of land to accommodate growth.

For identified settlements, the RLUS should provide a 20 year supply of land to maintain the 15 year minimum supply required by strategy 1 of section 1.1.3 of the TPPs. The 5 yearly review cycle of the RLUS should assist in maintaining the 15 year supply minimum.

Urban or settlement growth boundaries are to define the spatial extent of the 20 year land supply, considering infill, intensification and consolidation strategies, allocated to accommodate settlement growth that must be identified on a map within the RLUS.

1.2 Liveability

1.2.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.2.2 Objective

To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.

1.2.3 Strategies

1. Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.
2. Facilitate access to, and a diverse range of, employment opportunities in settlements by:
 - a) the provision of, and access to, safe and efficient public transport;
 - b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and
 - c) enabling businesses that promote local characteristics, resources and produce.

3. Provide for tertiary education and vocational training institutions in close proximity to, or highly accessible by, residential areas to support growth in the skilled workforce and increase opportunities for innovation, technology and research to support established and emerging industries.
4. Provide for a network of accessible and inviting open and green spaces close to and within residential areas and activity centres to encourage active lifestyles, connection with nature and social interaction.
5. Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible and accessible infrastructure dedicated to active transport modes, including end of trip facilities.
6. Provide integrated transport networks that allow people to move safely and efficiently between and within settlements utilising different transport modes, including public transport, cycling and walking, to reduce car dependency.
7. Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.
8. Improve neighbourhood amenity by managing incompatible use and development.
9. Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.
10. Protect and enhance those settlements, or part of settlements, that contain unique or distinctive local characteristics that contribute, or have the potential to contribute to, the community's identity and sense of place.
11. Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

1.2.4 Implementation Guidelines

None specified.

1.3 Social Infrastructure

1.3.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.3.2 Objective

To support the provision of adequate and accessible social infrastructure to promote the health, education, safety and wellbeing of the community.

1.3.3 Strategies

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.
2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including associate airspace) from land use conflict by avoiding the encroachment or intensification of surrounding incompatible use and development.
8. Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.

1.3.4 Implementation Guidelines

None specified.

1.4 Settlement Types

1.4.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

1.4.2 Objective

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

1.4.3 Strategies

1. Identify and strategically manage the peri-urban interface to protect environmental, landscape and agricultural values from urban encroachment and to protect life and property from the threat of natural hazards.

2. Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.
3. Establish urban or settlement growth boundaries around coastal settlement to ensure that growth in coastal areas is directed to existing settlements areas and prevents linear development along the coast.
4. Facilitate the provision of social and physical infrastructure to support the seasonal fluctuations in populations experienced by coastal or other settlements that are characterised by holiday homes.
5. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.
6. Avoid allocating additional land for the purpose of rural residential use and development, unless:
 - a) the amount of land to be allocated is minimal and does not constitute a significant increase, or the existing pattern of development reflects rural residential type settlement;
 - b) the land is not within an urban growth boundary or settlement growth boundary;
 - c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential type settlement;
 - d) the land is not strategically identified, or has the potential to be identified in the future, for development at urban densities;
 - e) growth opportunities maximise the efficiency of existing services and infrastructure;
 - f) agricultural land, cultural heritage values, landscape values, environmental values and land subject to natural hazards are avoided;
 - g) the potential for land use conflict with surrounding incompatible activities, such as extractive industries and agricultural production, is avoided; and
 - h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

1.4.4 Implementation Guidelines

None specified.

1.5. Housing

1.5.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

1.5.2 Objective

To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.

1.5.3 Strategies

1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including infrastructure provision, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.
2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
3. Facilitate social and affordable housing to meet the needs of the community that is located close to services and public transport networks.
4. Plan and provide for a diverse range of quality housing types that meet the needs of the community by:
 - a) responding to demographic trends including changing household size and composition;
 - b) supporting the provision of well-designed social and affordable housing;
 - c) catering for the aging population, including facilitating aging in place and catering for different levels of dependency and transitioning between them;
 - d) catering for people requiring crisis accommodation;
 - e) considering the needs of people with disabilities, including the level of support and care required for different levels of dependent and independent living options; and
 - f) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in locations that:
 - a) have been identified for urban consolidation;
 - b) are within close proximity to an activity centre;

- c) have good access to employment, services, open space and active and public transport networks;
- d) the potential impacts associated with increased residential density and land use conflict can be managed; and
- e) does not impact environmental values and is not constrained by topography and environmental hazards.

1.5.4 Implementation Guidelines

None specified.

1.6 Design

1.6.1 Application

Statewide

1.6.2 Objective

To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.

1.6.3 Strategies

1. Encourage the design and siting of buildings to positively contribute to:
 - a) the site and surrounds;
 - b) the wellbeing of the occupants;
 - c) the public realm;
 - d) neighbourhood amenity and safety;
 - e) incorporate energy efficient measures; and
 - f) safe access and egress for pedestrian, cyclists and vehicles.
2. Provide public places that are designed to connect with, and respond to, their natural and built environments, enhancing and integrating environmental values that contribute to a sense of place and cultural identity.
3. Encourage public places that are designed to promote:
 - a) equal access and opportunity and to cater for the various needs and abilities of the community; and
 - b) safety, social interaction and cultural activities, enabling a sense of wellbeing and belonging.

4. Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by supporting development that considers the existing and desired future character of the place.
5. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
6. Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:
 - a) reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably native species where appropriate;
 - b) implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;
 - c) promote consolidation of urban development;
 - d) integrate land use and transport; and
 - e) encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.
7. Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.
8. Promote subdivision design that provides a functional lot layout that:
 - a) supports the intended future use and development of the lot;
 - b) uses urban land efficiently;
 - c) promotes climatically responsive orientation of buildings;
 - d) allows passive surveillance of public spaces promoting community safety;
 - e) provides a convenient, efficient and safe road network;
 - f) supports efficient and effective public transport access;
 - g) provides safe active transport;
 - h) is responsive to topography, site constraints and environmental values and hazards; and
 - i) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community.

1.6.4 Implementation Guidelines

None specified

2.0 Environmental Values

2.0.1 Principles and Policy Context

Tasmania's natural environment is diverse, rich and unique. It provides the backdrop to our settlements, it is where we choose to engage in recreational pursuits and our connection with nature contributes to our quality of life, general wellbeing and how we identify as Tasmanians.

Land use planning seeks to recognise the functional, aesthetic and intrinsic value of the natural environment. It also acknowledges that by protecting these values it can support those sectors that rely on healthy ecosystems and intact landscapes to produce goods and services that stimulates our economy.

A significant proportion of Tasmania's environmental values are protected by mechanisms outside the planning system. Land use planning can play a strategic role in identifying and prioritising other environmental values and apply measures to protect them. In doing so, it can help address the broad scale, cumulative effects associated with land use and its impacts on environmental values.

The Environmental Values TPP seeks to protect environmental values by adopting, where relevant to the specific environmental value, the following principles:

1. identify environmental values and determine their significance;
2. avoid designating land, that contains significant environmental values, for land use and development that will detrimentally impact those values;
3. minimise the impact of land use and development on environmental values where avoidance is not possible or impracticable; and
4. where possible, apply offset where the impacts cannot be minimised.

These principles have been broadly applied to five categories of environmental values being:

- Biodiversity;
- Waterways, wetlands and estuaries;
- Geodiversity;
- Landscape values; and
- Coasts

While the primary outcome of the Environmental Values TPP is to establish the strategies by which the planning system can play its role in protecting and conserving Tasmania's environmental values, it also contributes to broadening the community's understanding and appreciation of natural systems which in turn promotes their health and resilience.

2.0.2 Climate change statement

Projected changes to Tasmania's future climate will have a variety of impacts on our environmental values. These include:

- significant changes in the amount of rainfall, including seasonal variation and spatial distribution;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures; and
- sea level rise

Future climatic conditions will impact the five categories within the Environmental Values TPP differently. These changes are unlikely to be linear and predictable, and the interactions between effects may introduce additional uncertainty.

Coastal environments are projected to experience sea level rise, ocean warming, increased frequency and intensity of marine heatwaves and storm events. The latter will accelerate coastal erosion in vulnerable areas, potentially threatening coastal habitats.

Waterways and wetlands may experience times of flooding or reduced flow rates. This may impact aquatic habitats and present issues for water security. Periods of either excessive high or low soil moisture may stress native flora and fauna.

Ecosystems may also be exposed to climatic conditions that they are not adapted, potentially disrupting ecological processes. Changed environmental conditions may also favour and potentially increase the spread of invasive plant and animal species. More frequent fires will also impact damage habitat, and while many of our native flora and fauna have adapted to fire, a significantly altered fire regime may also effect the abundance and distribution of species and the relationship between them.

Because there are many unknowns regarding climate change, the planning system needs to plan for both predicted scenarios and remain responsive to unforeseen circumstances. The Environmental Values TPP seeks to address this by:

- supporting early action against native habitat loss;
- promoting connectivity between vegetation to support viable ecological processes and build climate change resilience;
- considering the vulnerabilities of ecosystems and natural processes to the projected future climate and spatially applying parameters to identify, protect and prioritise communities at high risk; and
- enabling retreat pathways for ecosystems.

Land use planning can also support measures to reduce emissions. The Environmental Values TPP supports this by promoting the protection of biodiversity values and ecological services that maximise opportunities for carbon storage.

2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

To contribute to the protection and conservation of Tasmania's biodiversity.

2.1.3 Strategies

1. Identify biodiversity values, appropriately rank the significance of those values and map their location.
2. Avoid designating land for purposes that will require substantial land clearance in areas identified as having high biodiversity values.
3. Prior to designating land for a particular purpose:
 - a) consider the biodiversity values of that land and the potential impacts of the range of future use and development will have on those values; and
 - b) determine if they are compatible and can be managed to avoid or minimise the impact on biodiversity values, especially high biodiversity values.
4. Provide for a level of restriction and regulation of use and development that will reflect its potential impact on, and be relative to, the biodiversity value.
5. Promote use and development to be located, designed and sited to avoid impacts on biodiversity values, and where avoidance cannot be achieved, or is not practicable, the impacts to biodiversity values will be minimised, or offset.
6. Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.
7. Land use planning is to minimise the spread and impact of environmental weeds.
8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of native habitat as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development that will increase the ability of species, ecological communities and ecosystems to adapt to climate changes.
11. Identify ecological communities that are most vulnerable to climate change and develop strategies that consider improving resilience, mitigating impacts, planning retreat and facilitating adaptation to support their long-term survival.
12. Identify and enable retreat pathways for endangered ecosystems in coastal zones.

13. Support land managers or regulators of land within the Tasmanian Reserve Estate to manage that land in accordance with approved management plans and specific reserve objectives.

2.1.4 Implementation Guidelines

None specified.

2.2 Waterways, Wetlands and Estuaries

2.2.1 Application

Statewide

2.2.2 Objective

To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.

2.2.3 Strategies

1. Identify and protect areas that support natural systems within waterways, wetlands and estuaries, including their terrestrial verges and groundwater recharge areas.
2. Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution and would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:
 - a) relies specifically on being located within close proximity to aquatic environments;
 - b) is for flood mitigation measures; or
 - c) has considerable social, economic and environmental benefits; and can demonstrate that the risk of environmental harm can be managed.
3. Protect and conserve waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.
4. Use and development located on land in, or around, waterways, wetlands and estuaries will:
 - a) minimise the clearance of native vegetation;
 - b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;

- c) protect the natural form and process of the landform assemblage, including aquatic areas;
 - d) avoid land disturbance, soil erosion and changes in sediment loads within the water;
 - e) not significantly increase the rate and quantity of stormwater or pollutants entering the water; and
 - f) be designed and sited to maintain or enhance significant views and landscape values.
- 5. Support the collaboration and coordination of catchment management across the State and implement integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.
 - 6. Protect and manage the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to point source pollution, diffuse land use impacts or chemical reactions such as acidification.
 - 7. Provide for the availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.
 - 8. Promote and encourage the efficient and effective use of water resources.

2.2.4 Implementation Guidelines

None specified.

2.3 Geodiversity

2.3.1 Application

Statewide.

2.3.2 Objective

To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions.

2.3.3 Strategies

- 1. Identify and map land containing high conservation value geodiversity and avoid designating land for use and development that will impact those values, including through the modification of natural processes and functions that prevents geological, geomorphological or soil features from evolving naturally.

2. Promote the protection of high conservation value geodiversity by avoiding, or if not practicable minimising, the impacts of land use and development on the feature and the natural processes and functions that support the feature's evolution.
3. Encourage integrated management of geodiversity and biodiversity to enhance efficient function of ecological processes.
4. Protect places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Protect geological features, such as peat, that provide opportunities for carbon storage.

2.3.4 Implementation Guidelines

None specified.

2.4 Landscape Values

2.4.1 Application

Statewide.

2.4.2 Objective

To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.

2.4.3 Strategies

1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.
2. Protect significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to ensure that use and development respects, and is sensitive to, the character and quality of those scenic values.
3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:
 - a) relies specifically on being located within significant landscape;
 - b) has considerable social, economic and environmental benefits; and
 - c) includes specific measure to minimise the impact on significant landscapes.
4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant

landscape, scenic area or scenic corridor; where vegetation cover is an element of the scenic quality.

2.4.4 Implementation Guidelines

None specified.

2.5 Coasts

2.5.1 Application

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

2.5.2 Objective

To promote the protection, conservation and management of coastal values.

2.5.3 Strategies

1. Protect natural coastal processes and coastal landforms from use and development that will prevent natural processes to continue to occur; including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise, unless engineering or remediation works are required to protect land, property, infrastructure and human life.
2. Strengthen the resilience of coastal processes to climate change by reducing threats and protecting the natural coastal environment, such as wetlands, estuaries, marine-protected areas, sand dunes, cliff tops, beaches, native vegetation, and other important habitats.
3. Identify coastal areas that can support the sustainable use and development of recreation, tourism, boating infrastructure (jetty wharfs), marine industries, ports and other land use that explicitly rely on a coastal location while minimising the impacts on coastal values.
4. Support the location of use and development on the coast that:
 - a) promotes the maintenance of biodiversity, ecological functions, natural coastal processes and coastal resources; and
 - b) complements or enhances the coastal environment in terms of its landscape, amenity and cultural values.

2.5.4 Implementation Guidelines

None specified.

3.0 Environmental Hazards

3.0.1 Principles and Policy Context

Environmental hazards are a natural part of the Tasmanian landscape. Significant environmental hazard events, or natural disasters, have the potential to impact people, property, infrastructure, the economy and the natural environment.

Traditionally governments have focussed attention on emergency response and recovery from natural disasters and typically overlooked mitigation strategies. As a result of enquiries into natural disasters in recent decades, governments are focussing more attention on building community resilience and capacity to prepare for environmental hazards and include regulatory measures to reduce their associated impact. Environmental hazard management and policy is now delivered through a range of institutions at a range of scales, from international to local.

Land use planning is one of the tools available to government to help reduce the impact of environmental hazards. From a strategic perspective, land use planning can identify land that is subject to hazards and avoid zoning that land for incompatible purposes thereby directing inappropriate development away from high-risk areas. Regulation through statutory planning provisions can ensure specific developments incorporate hazard protection or mitigation measures, such as adequate water supply for firefighting in a bushfire-prone area, to reduce the risk of harm caused by environmental hazards. It can also support the necessary emergency responses and community recovery from events by facilitating the provision of emergency and community infrastructure.

While the planning system has a role to play, it is also limited in what it can achieve. It cannot apply retrospectively to address planning decisions that were made under former planning regimes but it can provide for current and future land use planning decisions to respond to risks.

Planning is one component of an integrated system that operates in conjunction with others to reduce the risks arising from natural disasters from occurring and reduce the risk of harm caused by these events. For example, The *Mineral Resources Development Act 1995* regulates the management of landslip hazards and controls are imposed under the *Building Act 2016*, *Building Regulations 2016* and associated Determinations issued by the Director of Building Control. The *Land Use Planning and Approvals Act 1993* provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. Also, the *Environmental Management and Pollution Control Act 1994* include provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

The Environmental Hazards TPP seeks to consider hazards early in the planning system which will assist in protecting life and property, reducing the financial and emotional cost to the community and decreasing the burden for emergency management caused by environmental hazards. To achieve this, the TPPs apply the following set of principles to drive the planning policy response to environmental hazards:

- prioritise the protection of human life;
- support disaster resilience of communities;
- identify and map the environmental hazard;
- avoid designating land for incompatible use or development in hazard prone areas;
- use and development, including intensification of existing use and development, does not increase the risk of environmental hazards or the harm caused by environmental hazards;
- hazard mitigation measures are to be applied to use and development exposed to unacceptable levels of hazard risk to reduce that risk to a tolerable level;
- hazard mitigation measures must consider the impacts on other identified values; and
- regulation of use and development in areas subject to environmental hazards will reflect the level of exposure to the risk of harm caused by the environmental hazard.

3.0.2 Climate change statement

Significant changes in seasonal and regional rainfall patterns, an increase in rainfall intensity and associated flooding, higher average and more extreme temperatures, and longer, more intense fire seasons will impact the frequency and intensity of hazard events.

Tasmania's coastal zone is projected to be impacted by rising sea levels and an increase in the frequency and intensity of storm events. This will exacerbate the impacts from coastal hazards such as coastal erosion and inundation.

The Tasmanian Government has developed sea level rise planning allowances for all coastal municipalities, and statewide mapping of natural hazards including, coastal erosion and inundation, and bushfire risk.

These measures demonstrate how land use planning can contribute to climate resilience, enable adaptation to the risks from a changing climate, minimise risks from natural hazards to settlements and built form, and support the health and safety of communities in the long-term.

By managing the risks from a changing climate and building a climate-resilient economy, the economic and ecological impacts from extreme weather events can be reduced, and impacted communities can recover faster.

With advancements in GIS and greater access to evidence-based data relating to future climate change scenarios, land use planning, through the guidance of the Environmental Hazards TTP, can:

- identify and map risks from natural hazards and avoid locating incompatible use and development in areas subject to risk;
- strategically consider how risks are best managed;

- apply climate change adaptation responses through statutory provisions; and
- consider protective works.

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.

3.1.3 Strategies

1. Identify and map land that is exposed to bushfire hazards.
2. The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.
3. Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks.
4. Where it is not practical to avoid bushfire hazards, use and development is to:
 - a) identify the risk of harm to human life, property and infrastructure caused by bushfire;
 - b) incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and
 - c) provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.
5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation.
6. Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, respond and recover from bushfire events.
7. Avoid future use and development that will increase the exposure to bushfire risks for existing use and development, especially uses deemed to be particularly vulnerable or hazardous.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:
 - a) consider the impacts of implementing future bushfire protection measures on environmental values and the cost to the community associated with defending properties from bushfire; and

- b) avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.
- 9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.
- 10. Identify and plan for the potential impacts of future bushfire conditions as a result of climate change based on the best available scientific evidence.

3.1.4 Implementation Guidelines

None specified.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk to people, property and the environment from the adverse impacts of landslip hazards.

3.2.3 Strategies

- 1. Identify and map susceptibility to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.
- 2. Use and development on land at risk of landslip, including the provision of utilities, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip.
- 3. Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.
- 4. Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.
- 5. Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.

6. Ensure the risk to human life and property resulting from use and development on land that is more susceptible to landslip hazards is identified and addressed through hazard reduction or protection measures that reduce the level to a tolerable risk.

3.2.4 Implementation Guidelines

None specified.

3.3 Flooding

3.3.1 Application

Statewide.

3.3.2 Objective

To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.

3.3.3 Strategies

1. Identify and map land that is subject to flooding based, as a minimum, on land inundated by the 1% Annual Exceedance Probability (AEP), or an alternative as determined by the State Government in response to climate change.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards that cannot achieve and maintain a level of tolerable risk from flood.
3. Consider and plan for the cumulative impacts of use and development on flooding behaviour.
4. Maintain a level of tolerable risk from flood by avoiding locating, or intensifying, incompatible use and development on land subject to flood hazards.
5. Avoid locating use and development on land subject to flood hazards, where a level of tolerable risk cannot be achieved and maintained, that involves:
 - a) the storage of hazardous materials that if impacted by flooding may result in the release of materials, increasing the risk to public health and the environment caused by the flood hazards;
 - b) activities where vulnerable people are gathered, who may not be able to respond, evacuate or protect themselves in the event of a flood; and
 - c) public infrastructure that is required to be functional to assist in the delivery of emergency responses during and in the recovery phase of a flood event.

6. Where incompatible use and development cannot avoid being located on land subject to flood hazards, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a tolerable risk level.
7. Consider and support use and development that will assist in managing emergency responses and recovery to flood events including the provision of, and safe and efficient access to, evacuation centres, emergency accommodation and medical centres.
8. Support the development of flood mitigation infrastructure that has the capacity to lower the risk of flood hazards and provide greater protection to human life, property and infrastructure, if:
 - a) the flood hazard is not diverted to an area that will expose people, property and infrastructure to an increased risk of harm where a level of tolerable risk cannot be achieved and maintained;
 - b) the impact on environmental values are considered and minimised;
 - c) the cost to the community is considered and minimised; and
 - d) careful consideration is given to the appropriateness of intensifying the use and development of the area being protected to avoid exposing additional people, property and infrastructure to flood hazards, especially considering the unpredictability of climate change induced flood events.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

3.3.4 Implementation Guidelines

None specified.

3.4 Coastal Hazards

3.4.1 Application

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

3.4.2 Objective

To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning.

3.4.3 Strategies

1. Identify and map land that is subject to coastal erosion and coastal inundation, based on a projected sea level rise of not less than 0.8 metres by 2100 or the latest adopted State Government sea level rise measurements, that considers the effects of coastal processes, geology, topography, storm surges and tides on the rate and extent of coastal erosion and coastal inundation.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to coastal hazards that cannot achieve and maintain a level of tolerable risk from coastal erosion or coastal inundation.
3. Avoid incompatible use and development of land subject to coastal erosion or coastal inundation where a level of tolerable risk cannot be achieved and maintained, or that is not feasible or desirable to be located elsewhere, unless the use and development is:
 - a) dependent on a coastal location;
 - b) temporary, readily locatable or able to be abandoned;
 - c) essential public infrastructure; or
 - d) minor redevelopment or intensification of an existing use involving a building or structure that cannot be relocated or abandoned.
4. Where incompatible use and development cannot avoid being located on land subject to coastal erosion or coastal inundation, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the siting, design, construction and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a level of tolerable risk.
5. Promote strategic responses for existing settlements that are at risk of being impacted by coastal erosion or coastal inundation by considering the effectiveness and the social, environmental and economic viability of one, or a combination, of the following strategic responses:
 - a) adaptation to changing conditions over time;
 - b) planned retreat; and
 - c) protective works.
6. Avoid use and development that will;
 - a) increase the rate of coastal erosion or coastal inundation; or
 - b) increase the risk of exposing existing people, property or infrastructure to coastal erosion or coastal inundation, especially vulnerable and hazardous uses.
7. Encourage coastal defences that work with natural processes to protect assets or mitigate coastal erosion and coastal inundation risks where possible.

8. Facilitate the provision of engineered coastal defences to protect community assets from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

3.4.4 Implementation Guidelines

None specified.

3.5 Contaminated Air and Land

3.5.1 Application

Statewide.

3.5.2 Objective

To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.

3.5.3 Strategies

1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities.
2. Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.
3. Avoid land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use.

3.5.4 Implementation Guidelines

None specified.

4.0 Sustainable Economic Development

4.0.1 Principles and Policy Context

The Sustainable Economic Development TPP focuses on identifying and supporting our economic advantages, to deliver economic growth in a socially and environmentally responsible way.

Tasmania's natural resources underpin our economic prosperity. Our fertile soils, mild climate and reliable rainfall provide opportunities in the agricultural sector while our pristine air quality unique landscapes and ecological diversity attract visitors from around the world. Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities. Our world-class wind, deep hydro storages and 100% renewable-energy status provide opportunities to attract industry looking for clean energy and have been identified as a key economic and emissions reduction driver both for Tasmania and Australia.

While our geographic location has advantages, it also presents some economic challenges. Being the only island state of an island nation, Tasmania's isolation from mainland Australia and the rest of the world puts us at an economic disadvantage in an era of globalisation and globalised economies. Our physical distance from the northern hemisphere and Asian markets adds to complexities for maintaining competitive in trading commodities and accessing markets. In addition, our ageing population is likely to present future economic challenges through a decline in the skilled workforce.

While the planning system alone cannot drive the State's sustainable economic growth, it still has an important role to play. We will remain geographically isolated but we can plan for and support the provision of digital infrastructure, to ensure our businesses have access to online global markets. Planning for ports and strategic transport networks can improve efficiency in physically accessing global markets. It can also facilitate infrastructure development in areas best aligned with environmental, social and economic values, provide for strategic co-location of new infrastructure with existing infrastructure and promote circular economies.

Similarly, planning cannot prevent the declining workforce. However, it can support the creation of liveable cities that encourage migration and the retention of our young adults. It can also support the establishment of higher education institutions that are easily accessible, which also helps increase the skilled workforce.

The Sustainable Economic Development TPP supports economic activity through the planning system by embedding the following principles:

- allocating sufficient land in appropriate locations to support various economic activities;
- protecting allocated land from incompatible use and development;

- supporting the efficient use of infrastructure and coordinated delivery of new infrastructure, including digital infrastructure;
- identifying and supporting emerging and innovative industries;
- promoting diversification to strengthen the resilience of the economy; and
- protecting the resources and values that are relied on for sustainable economic development.

The Sustainable Economic Development TPP provides initiatives to guide economic growth in our agriculture, tourism, renewable energy, industry, extractive industries, business and commercial and research and innovation industries. It provides for flexibility in responding to new opportunities and changing economic conditions, supporting a diverse and more resilient economy.

4.0.2 Climate change statement

Tasmania's economy is likely to face challenges as a result of the predicted effects of climate change however, we also have some significant advantages. Our greenhouse gas emissions profile is unique among Australian jurisdictions, due to a high proportion of renewable energy generation and high levels of carbon sequestration from the State's managed forest estate

Each economic sector in the Sustainable Economic Development TPP will be impacted differently by climate change and will need to respond to issues as they emerge. For example, the agricultural sector will need to reconsider traditional crops and favour those that respond better to warmer conditions. Areas that may have been ideal for low chill varieties of fruit may need to consider trials and progressive replacement of orchards. Primary production is also at risk from increased storm damage, unpredictable rainfall and more extreme high temperature events.

While it is difficult to predict the range and extent of the potential impact climate change will have across all economic sectors, land use planning can play a strategic role in facilitating economic resilience and help to address the impacts and causes of climate change.

The Sustainable Economic Development TPP addresses these issues by:

- protecting agricultural resources and promoting diversification within the industry which will help the industry respond to changing climatic and economic conditions;
- promoting efficient use and consolidation of land, infrastructure and transport networks to reduce emissions;
- supporting innovation and research opportunities to diversify and contribute to a more resilient economy; and
- supporting opportunities for greater economic self-sufficiency and circular economies to help reduce the impact of unexpected, external forces on the economy.

4.1 Agriculture

4.1.1 Application

Statewide.

4.1.2 Objective

To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.

4.1.3 Strategies

1. Identify agricultural land, and potential agricultural land, and apply contemporary land capability classification mapping systems, that includes access to irrigation water as a criteria of land capability, that identifies and maps the capability of land to sustain long term agricultural uses as a criteria, including under forecast climate change scenarios.
2. Protect land with agricultural capabilities by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss or conversion of the land's agricultural potential.
3. Allow compatible land uses to operate on agricultural land, where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land.
4. Protect land with significant agricultural capabilities, and agricultural land within irrigation districts, by affording them the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses.
5. Prevent fettering of agricultural land by considering the impacts of agricultural uses on surrounding future use and development to prevent land use conflict and protect the productivity and viability of agricultural uses.
6. Protect the viability of agricultural uses by preventing the fragmentation of agricultural land.
7. Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:
 - a) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site;
 - b) the conversion contributes to the viability of the agricultural use on the site; and
 - c) the proposed use will not cause land use conflict, fetter or impact the viability of the surrounding agricultural uses.

8. Support diversification and value-adding of the primary industries sector by supporting effective agricultural production and processing, innovation in rural industries and farm-related retailing and agritourism that is ancillary to the principal use, to enable sustainable growth of the sector and strengthen its ability to adapt to climate change, natural disasters and market challenges.
9. Allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses.
10. Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local produce to farm gate market, agrifood economy and tourism.
11. Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.
12. Protect the viability of upstream dam infrastructure when strategically planning land use and development.

4.1.4 Implementation Guidelines

None Specified.

4.2 Extractive Industry

4.2.1 Application

Statewide.

4.2.2 Objective

To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.

4.2.3 Strategies

1. Identify and protect key resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Protect existing extractive industries from encroachment by residential and other incompatible use.
3. Support the long-term viability of existing operations and access to future mineral resources.
4. Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.

5. Support future mineral extraction on land available for mineral exploration by, prior to designating the land for a purpose that removes the ability of that land to be used and developed for mineral extraction, consideration of the following:
 - a) the nature and scale of the mineral resource;
 - b) the viability of extracting the mineral resource; and
 - c) the social, economic and environmental benefits of the mineral resource compared to that of the alternative land use.
6. Plan for and encourage the use of suitable mineral resources that can provide for a viable resource supply to be extracted consistent with relevant planning policies, considering:
 - a) the benefits to the community;
 - b) the provision of energy and infrastructure;
 - c) access to a skilled workforce;
 - d) risks to public health and safety are managed to within acceptable levels; and
 - e) environmental impacts are minimal.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

4.2.4 Implementation Guidelines

None specified

4.3 Tourism

4.3.1 Application

Statewide.

4.3.2 Objective

To promote the sustainable development of the State's tourism industry.

4.3.3 Strategies

1. Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:
 - a) visitor demand and forecast trends of visitation across the State;
 - b) existing supply of tourism product, services and infrastructure;

- c) appropriateness of the scale and nature of the tourism use;
 - d) the impact on the environmental, landscape, intrinsic and local character values of the place;
 - e) the use and development being displaced;
 - f) alignment with and promotion of the Tasmanian brand;
 - g) alignment with regional destination plans supporting the visitor economy;
 - h) the contribution to the local, regional and State economy; and
 - i) integration with the local community.
2. Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.
 3. Ensure visitor accommodation does not significantly impact the supply of housing for the local community.
 4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.
 5. Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.
 6. Identify and protect attributes that attract and enhance tourism experience.
 7. Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.
 8. Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.
 9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

4.3.4 Implementation Guidelines

None specified.

4.4 Renewable Energy

4.4.1 Application

Statewide.

4.4.2 Objective

To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.

4.4.3 Strategies

1. Identify renewable resource areas to prioritise the location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:
 - a) the quality of the energy resource;
 - b) economic and social value;
 - c) investor interest; and
 - d) environmental, cultural heritage and land-use constraints.
2. Identify and plan for supporting transmission infrastructure required to connect renewable resource areas to the existing network, taking into consideration the ancillary infrastructure that may be required to provide for a reliable and secure network.
3. Recognise the quality and diversity of Tasmania's renewable energy resources and the role it can play in limiting greenhouse gas emissions and supporting the transition to national low carbon economy through existing and future interconnection to Tasmania.
4. Facilitate local, neighbourhood and specific site renewable energy generation, including the potential use of green hydrogen, to help diversify the local economy, improve sustainability outcomes and build resilience and diversification around energy supply.
5. Support infrastructure enabling distributed energy resources.
6. Facilitate the provision of housing, including temporary housing, required to accommodate workers, particularly during the construction phase, to support the development of renewable generation sources within regional areas.

4.4.4 Implementation Guidelines

None specified.

4.5 Industry

4.5.1 Application

Statewide.

4.5.2 Objective

To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.

4.5.3 Strategies

1. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:
 - a) analysis of industrial activities and land supply at a regional or metropolitan level, including existing available land, potential for growth within, or adjacent to, existing centres, and the nature of current and future industrial activities;
 - b) topography and physical site constraints;
 - c) compatibility of surrounding land use;
 - d) provision of adequate buffer areas to separate incompatible uses;
 - e) access to workforce;
 - f) supply chain relationships, including freight patterns, and proximity to existing freight networks, including high productivity and key local freight roads;
 - g) the ability to and cost of, servicing with physical infrastructure; and
 - h) avoidance of environmental hazards and environmental values.
2. Provide for at least a 15 year supply of industrial land, that is located within urban growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
3. Enable industrial use and development, outside urban growth boundaries, where:
 - a) the use is resource dependent, including, but not limited to, abattoir, onshore marine farm or sawmill, and required to be located with the resource to provide for more sustainable outcomes;
 - b) high impact industrial use warrants separation from settlements;
 - c) the land has formerly been developed and is no longer being used to its full capacity, such as a brownfield site, and is proposed to be re-purposed for industrial use and development; or

- d) the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance; and
 - e) environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
- 4. Protect existing and future industrial land from encroachment by incompatible use and development.
- 5. Where appropriate, protect land surrounding industrial estates by designating it for a compatible land use that does not prejudice the future availability of that land for industrial use and development.
- 6. Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.

4.5.4 Implementation Guidelines

None specified.

4.6 Business and Commercial

4.6.1 Application

Statewide.

4.6.2 Objective

To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.

4.6.3 Strategies

- 1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:
 - a) the nature and scale of the catchment being serviced;
 - b) consumer demand and demographic forecast;
 - c) efficient use of existing infrastructure;
 - d) accessibility to existing transport networks and services;
 - e) access to employees;
 - f) activity centre hierarchy; and
 - g) regional settlement hierarchy.

2. Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.
3. Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and avoid unnecessary competition between activity centres.
4. Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.
5. Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is a natural progression of the existing activity centre and is highly accessible to its catchment of users.
6. Avoid locating activity centres outside urban or settlement growth boundaries.
7. Support home-based businesses where the impact does not cause an unreasonable loss of residential amenity to the surrounding area.
8. Provide for small scale commercial or business opportunities in residential and industrial areas that meets the needs of local residents or workers, is conveniently located and, in the case of residential land, does not cause an unreasonable loss of residential amenity.
9. Support mixed use, including residential uses, in activity centres that are highly accessible and where the potential for land use conflict can be managed.

4.5.4 Implementation Guidelines

None specified

4.7 Innovation and Research

4.7.1 Application

Statewide.

4.7.2 Objective

To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.

4.7.3 Strategies

1. Support the provision and expansion of logistics and digital infrastructure to promote the information and communications technologies (ICT) industry that

provides opportunities to drive learning, productivity, innovation and access to online global markets.

2. Support accessible and well-connected tertiary education and training institutions that fosters innovation and career diversity while supporting the existing and emerging needs of the State's employment sectors.
3. Promote existing and emerging innovation and research opportunities, especially those that promote Tasmania's assets, facilitates diversification of our economy, makes use of our geographical location and furthers our brand values, by providing planning mechanisms that are adaptive and flexible to respond competitively to opportunities as they arise.
4. Provide for precinct planning that allows for collaborations between industry, science, research and education institutions to be co-located to facilitate and promote learning, on the job training, collaboration and shared access to resources.
5. Support opportunities for greater economic self-sufficiency, diversification and circular economies to help reduce the impacts of external forces on the State economy.

4.7.4 Implementation Guidelines

None specified.

5.0 Physical Infrastructure

5.0.1 Principles and Policy Context

Tasmania has extensive physical infrastructure networks, across transport, water and sewerage, energy and telecommunications. These networks underpin a wide range of social, environmental and economic outcomes for the State, including population growth, sanitation, job creation, productivity improvements, efficient market access and community connectivity.

Physical infrastructure assets have a long-life span and are expensive to provide and maintain. Maximising the outcomes of these assets requires long-term planning and a sound evidence base. Physical infrastructure planning must consider the many factors influencing why, where and when infrastructure is provided, for example, demographics, economics, climate, and technological change and how the infrastructure is currently or likely to be used.

Land use planning has a direct impact on infrastructure efficiency, safety and performance. It is important that use and development aligns with the function and capacity of existing infrastructure, protects key assets from encroachment by incompatible use and protects current and future infrastructure corridors.

Economies of scale are critical to infrastructure delivery. Where possible, land use planning frameworks should facilitate the consolidation of use and development in locations close to key and existing infrastructure and services.

Land use planning should be flexible in responding to changes in community preferences, technology and demand affecting the type of infrastructure required and how it is used.

5.0.2 Climate change statement

The projected changes to the State's climate can affect the lifespan and viability of infrastructure networks and assets.

Older infrastructure was typically designed before climate change was accepted and understood. Greater extremes and longer periods of higher temperatures, and more violent weather events, will impact the capacity of these older systems. Combined with wear and tear over time and changes in technology, many forms of infrastructure will need to be adapted, or replaced.

Climate-resilient infrastructure refers to how well infrastructure networks and assets continue to function while under greater stress, including the ability to withstand, and recover from, natural hazards made worse by climate change. The TPPs can promote climate-resilient infrastructure by:

- minimising the need for future adaptation by considering the best available climate science to inform decision-making early in the planning process;
- identifying and mapping current and projected areas subject to hazards, such as coastal erosion and inundation, flooding and bushfire;

- strengthening the framework for identifying appropriate location of land use and development; and
- inclusion of risk mitigation measures.

The Physical Infrastructure TPP supports the provision of well-planned and well-designed infrastructure that can reduce emissions and take advantage of emerging opportunities in a low-emissions future by:

- enabling the sustainable development of existing and emerging low-emissions technologies (for example: renewable energy generation and renewable hydrogen), and ensuring development is planned for in an appropriate manner;
- protecting the efficiency and functioning of freight routes and strategic transport networks;
- Supporting integration of infrastructure providers' strategic planning into land use planning strategy and decision making;
- supporting the uptake of low and zero emissions vehicles¹ by enabling the siting of charging and refuelling infrastructure in developments and the public domain; and
- better sharing of road space to support increased uptake of more sustainable transport modes.

5.1 Provision of Services

5.1.1 Application

Statewide.

5.1.2 Objective

To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.

5.1.3 Strategies

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

¹ Low emissions vehicles include plug-in hybrid electric vehicles, battery electric vehicles, and hydrogen fuel cell electric vehicles.

2. Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity.
3. Where there is no infrastructure, available infrastructure capacity or non-infrastructure solution, promote the most logical and cost-effective solution to deliver services to growth areas.
4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community.
5. Facilitate developer contributions to service new use and development to be transparent, fair and reasonable, providing for equity between users.
6. Provide an integrated approach to the planning and engineering design of new subdivision and subsequent use and development, promoting the coordinated and efficient provision of infrastructure.
7. Provide for reticulated sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
8. Provide for reticulated electricity supply at the time of subdivision or ensure lots created by the subdivision are capable of accommodating an alternative source of power adequate for the future use and development of the land.
9. Protect significant existing and future water, gas, electricity, sewerage, drainage and telecommunications infrastructure assets and waste disposal and resource recovery facilities, sites and infrastructure corridors from sensitive and incompatible use and development encroaching those assets, facilities, sites or corridors.
10. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.
11. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
12. Support the provision of contemporary telecommunications and information technology that are widely accessible and meet the needs of business, industry, public infrastructure and domestic users.
13. Where appropriate, support the co-location of infrastructure to service use and development.

5.1.4 Implementation Guidelines

None specified.

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.

5.2.3 Strategies

1. Protect existing energy infrastructure corridors and ancillary facilities from conflicting and incompatible land use and development.
2. Plan for and facilitate energy-related use and development (including ancillary facilities) in appropriate locations.
3. Support infrastructure required for distributed energy resources including rooftop solar, battery storage, at home electric vehicle chargers.
4. Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.

5.2.4 Implementation Guidelines

None specified.

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.

5.3.3 Strategies

1. Identify and protect the following key road corridors from encroachment by incompatible land use and development:

- a) Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;
 - b) Key urban passenger transport corridors; and
 - c) Last mile urban freight routes.
2. Identify and protect future road corridors.
3. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.
4. Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.
5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for electricity infrastructure, public transport, walking and cycling modes.
6. Provide for land use planning frameworks and decisions to support, and be informed by, road investment programs.
7. Support the targeted expansion and improvement of the urban road network based on future use, safety, and in response to strategic urban growth corridors.
8. Provide for road networks to be protected from incompatible use and development.
9. Minimise the environmental, heritage and social impacts associated with new and upgraded transport infrastructure and services.

5.3.4 Implementation Guidelines

None specified.

5.4 Transport Modes

5.4.1 Application

Generally applied statewide, with a focus on urban areas.

5.4.2 Objective

To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.

5.4.3 Strategies

1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment, essential services and community participation.
2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.
3. Integrate land use with existing and planned passenger transport infrastructure and services.
4. Identify and protect key sites required to support the expansion of public transport services and modes.
5. Provide an active transport network within key urban areas that is integrated across State and local government networks, and which includes dedicated infrastructure, appropriate signage, and end of trip facilities.
6. Encourage public transport corridors to be supported by active transport networks and bus stops that are safe, accessible and provide for better passenger amenity.
7. Provide for subdivision design that:
 - a) supports efficient and effective public transport access;
 - b) encourages walking and cycling, with the provision of appropriate and direct site-through links; and
 - c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.
8. Locate developments that attract high numbers of people within existing activity centres, in areas adjacent to major urban public transport corridors or in areas that support the logical extension of existing public transport services.
9. Support the targeted expansion and improvement of public transport services, and supporting infrastructure, based on travel demand, including latent demand, and in support of strategic urban growth corridors.
10. Encourage land use planning frameworks that can support and adapt to changing passenger transport needs, modal options, and technologies.
11. Recognise carparking as a key travel demand management measure, and appropriately manage carparking provision to support a modal shift.
12. Provide infrastructure to support the use of electric vehicles, including a public network of high-quality EV charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.

5.4.4 Implementation Guidelines

None specified.

5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

To recognise and protect Tasmania's strategic freight system, including key freight networks, ports, intermodal hubs and industrial estates.

5.5.3 Strategies

1. Identify and protect existing and future freight infrastructure, industrial and distribution centres.
2. Promote use and development at and adjacent to the Burnie, Devonport, Launceston and Hobart ports, and the Brighton Transport Hub, that is compatible with proximity to a major port and reinforces the role of these ports as freight and logistics hubs.
3. Recognise the regional ports at Grassy, Lady Barron and Cape Barren as critical links in the freight supply chains of the Bass Strait Islands.
4. Protect key freight corridors and assets from encroachment by inappropriate land use and development.
5. Protect major airports by applying appropriate buffers that prevent the encroachment of incompatible use and development.
6. Support major airports by designating adjacent land to accommodate complementary use and development.
7. Locate industrial, freight and intermodal developments in areas with good access to existing, high-volume freight networks.
8. Protect the Burnie to Hobart freight corridor as Tasmania's premier land transport network for both road and rail.
9. Encourage land use planning frameworks that can support and adapt to a changing freight system, including changes to freight volumes and demand, and emerging technologies.
10. Provide appropriate zoning for major freight generating activities to support on-site operational efficiency.
11. Identify and safeguard locations along key freight corridors for heavy vehicle rest areas.
12. Recognise the strategic value of non-operational rail corridors.

5.5.4 Implementation Guidelines

None specified.

6.0 Cultural Heritage

6.0.1 Principles and Policy Context

Tasmania's cultural heritage is diverse and unique. It provides valuable insight into the lives of past generations and contributes to our identity and connection with place.

The Cultural Heritage TPP addresses Aboriginal Cultural Heritage values and non-Indigenous cultural heritage values. The land use planning response to Aboriginal and non-Indigenous cultural heritage differs to reflect the different ways these values are found in the landscape, recorded and managed. It also acknowledges the distinctive relationship and understanding Aboriginal people have of their heritage and aspirations for its conservation.

A core practical difference remains that non-Indigenous cultural heritage tends to be visible and known, and thus easily identifiable pre-emptively for protection, whereas much Aboriginal Cultural Heritage is often not formally identified until rediscovered, commonly in the course of development preparation.

Land use planning should acknowledge and respect the Tasmanian Aboriginal people as being the custodians of their living and enduring cultural heritage, seeking to improve its protection and where possible supporting ongoing Aboriginal Cultural Heritage practices. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage at the development stage. The Cultural Heritage TPP seeks to rectify this by encouraging Aboriginal Cultural Heritage to be considered more strategically when land is being designated for particular use and development.

Tasmania also has a rich source of non-Indigenous cultural heritage which is represented in certain buildings, parts of buildings, places, precincts and landscapes. Often the best-preserved historical suburbs and towns are the places that attract us to visit, work and live.

The non-Indigenous component of the Cultural Heritage TPP addresses only local non-Indigenous cultural heritage values, as sites with State heritage significance are listed on the Tasmanian Heritage Register and are protected under the *Historic Cultural Heritage Act 1995*.

The underlying principle of the Cultural Heritage TPP is to promote early consideration of cultural heritage values in land use planning to manage and protect these values more efficiently and effectively.

6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State. Like other aspects of our natural and built environments, they will be impacted by climate change.

Climate change will impact environmental processes which may affect the cultural heritage values of a site. For example, archaeological sites may be compromised because of changes in

soil chemistry. Changes in the water table can affect older buildings and structures, and new pest species may threaten structures constructed with organic material.

This is in addition to the better understood threats of flooding, fire and heatwave. Increased thermal stress can accelerate the deterioration process, and increased periods under water threaten structural integrity. Some sites may be permanently lost due to sea level rise.

The management of cultural heritage sites requires consideration and response to the projected changes to Tasmania's environments. Management responses require site-specific approaches and a good understanding of the projected risks from natural hazards for a given location. Other components of the TPPs support this, particularly the Environmental Hazards TPP.

While it is premature to accurately predict what, and how, cultural heritage sites might be impacted by climate change and therefore propose specific strategies to protect them, land use planning in general has a role to play by:

- providing spatial identification of cultural sites, and projected risks from natural hazards;
- ensuring the projected impacts of climate change on cultural heritage sites and practises is considered early in the planning process; and
- supporting processes to protect significant cultural heritage sites and practises.

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage including places, objects and practices.

6.1.3 Strategies

- I. Land use planning is to:
 - a) recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;
 - b) acknowledge that Aboriginal Cultural Heritage is living and enduring;
 - c) promote the protection of Aboriginal Cultural Heritage; and
 - d) support the protection and connection of Tasmanian Aboriginal people with country and the continuity of their practices and traditions.

2. Support the investigation of land for the presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially damage any identified places or objects.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or highly likely to be, places or objects of Aboriginal Cultural Heritage.
4. Avoid use and development that has the potential to impact Aboriginal Cultural Heritage places or objects unless clear plans, agreed by the Tasmanian Aboriginal people, demonstrate remediation measures to limit the impact on the Aboriginal Cultural Heritage place or object.
5. Support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, places of Aboriginal Cultural Heritage.

6.1.4 Implementation Guidelines

None specified.

6.2 Non-Indigenous Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

To support the identification and conservation of significant non-Indigenous local cultural heritage buildings, part of buildings, infrastructure (for example bridges), places, precincts and landscapes and consider design responses that preserves cultural heritage values while allowing for appropriate adaptive reuse.

6.2.3 Strategies

1. Identify land that has potential archaeological local cultural heritage value and avoid designating it for incompatible use and development that would damage the archaeological values until the significance of those values can be established and appropriately managed.
2. Identify buildings, part of buildings, places, infrastructure, precincts and landscapes that contain significant non-Indigenous local cultural heritage values, describe the significance of those values and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.
3. Provide for the protection, and encourage the restoration, of identified buildings, part of buildings, infrastructure, places, precincts and landscapes that contain significant non-Indigenous local cultural heritage value.

4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places, precincts and landscapes of significant non-Indigenous local cultural heritage value by promoting innovative and complimentary design responses that conserves, restores and retains cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the non-indigenous local cultural heritage values of buildings, part of buildings, infrastructure, places, precincts and landscapes.

6.2.4 Implementation Guidelines

None specified.

7.0 Planning Processes

7.0.1 Principles and Policy Context

The Planning Processes TPP seeks to ensure that best practice, contemporary planning processes are adopted and applied in the planning system.

The *Land Use Planning and Approvals Act 1993* (the Act) is the primary legislation controlling most of land use planning in Tasmania. It establishes the framework for the development, assessment and implementation of various statutory instruments.

As such, the TPPs are subordinate to the provisions in the Act and cannot modify the planning processes that it specifies.

The planning system also relies on processes that either sit outside the Act, or are less explicit in the Act. For example, these processes include the preparation of local plans such as settlement strategies, structure plans and precinct plans that potentially inform RLUSSs and LPSs. The Planning Processes TPP can support improved processes at this level of planning.

A fundamental element of land use planning is to understand the needs, expectations and values of the community. To obtain this information planners must engage with the community. At its best, meaningful engagement in planning allows the community to discuss issues, share experiences, expand their understanding, develop empathy with competing stakeholders and help find collaborative solutions that can be expressed through strategic and statutory planning processes.

However, not all people within the community share the same needs, expectations and values. The role of planning is to fairly and transparently evaluate these competing demands to deliver outcomes in the best interest of the broader community, balancing social, environmental and economic considerations. Strategically planning land use and development lowers the risk and likelihood of land use conflict by giving a structured process to handle disagreement, providing for the more sustainable use of land and resources

To achieve this, land use planning considers a variety of opinions and complex arguments to reach a mediated outcome. In trying to address concerns and to ensure desired outcomes are achieved, planning has been criticised for over regulation and 'red tape'. The Planning Processes TPP seeks to acknowledge the issue and responds by including strategies that seek to align the degree of regulation to the scale of the impact caused by the use and development.

7.0.2 Climate change statement

Resilience is the capacity to maintain function in the face of disturbance. Land use planning is a mechanism with considerable potential to improve social, economic and environmental resilience to climate change.

The scale of the transition facing the Tasmanian community is large. The impacts of climate change will not be evenly distributed amongst the community with the vulnerable being disproportionately affected. Planning processes that are collaborative, consultative, evidence based and responsive to change are essential for navigating an unpredictable future and taking care of the more vulnerable within the community.

Land use planning also plays a significant role in mitigating and adapting to climate change. Robust planning processes are required to achieve these responses. The Planning Processes TPP promotes consultation, strategic considerations of issues and collaborations between jurisdictions, and in doing so increases the capacity of the community to understand, respond and build resilience to climate change.

7.1 Consultation

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote community consultation processes to ensure the community's needs, expectations and values are identified and considered in land use planning.

7.1.3 Strategies

1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful community consultation in land use planning.
2. Promote community consultation that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.
3. Support consultation processes, and the outcomes generated from them, that are informative and transparent.
4. Acknowledge that planning outcomes, derived through consultation processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

7.1.4 Implementation Guidelines

None specified.

7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.

7.2.3 Strategies

1. Avoid allowing use and development where the implications of that use and development on the environment, now and into the future, is not fully known or understood.
2. Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.
3. Strengthen the use of scientific-based evidence to make informed decisions about land use planning.
4. Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.
5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.
6. Facilitate coordinated approaches between public and private investment to achieve common planning goals.
7. Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.
8. Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.

7.2.4 Implementation Guidelines

None specified.

7.3 Regulation

7.3.1 Application

Statewide.

7.3.2 Objective

To avoid over regulation by aligning the level of regulation to the scale of the impact associated with use and development.

7.3.3 Strategies

1. Allow use and development that has little or no impact to proceed without requiring planning approval.
2. Reduce planning regulation to the amount necessary to reflect, manage and be proportionate to, the level of impact caused by the use and development.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants deviation from that consistency.
4. Encourage mechanisms that allow for timely adjustments in planning regulation for responses to, and recovery from, situations including, but not limited to, pandemic, climate change and emergency events.
5. Facilitate the coordination and rationalisation of regulation where there is consistency between planning and other jurisdictions.

7.3.4 Implementation Guidelines

None specified.

GLOSSARY

Active transport – means physical activity undertaken as a means of transport and includes travel by foot, bicycle and other non-motorised vehicles,

Activity centre – means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

Affordable housing – means rental homes or home purchases that are affordable to low-income households, meaning that the housing costs are low enough that the household is not in housing stress or crisis.

AIDR – Australian Institute for Disaster Resilience.

Agricultural land – means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

Agricultural use – means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animal, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

Agritourism – means a tourism-related experience that connects agricultural or aquaculture products, people or places with visitors on a farm, including marine farms.

Amenity – means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Assisted housing – means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

Brownfield site – means underutilised, vacant or derelict former industrial or commercial land typically located in an urban environment and often characterised by contamination

Circular economy – means a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible.²

Coastal protection work – means structure or works aimed at protecting land, property and human life from adverse impacts caused by erosion or inundation in the coastal zone.

² <https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits>

Place-making – means a collaborative process that strengthens the connection between people and the places they share, to shape the public realm in order to promote community identity and maximise shared values and aspirations.

Potentially contaminating activities – means an activity listed in Table C14.2 [of the Tasmanian Planning Scheme] as a potentially contaminating activity that is not directly associated with and subservient to Residential [Use Class].

Resilience – means the ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effect of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and function through risk management. (UNDRR 2017)

Sense of place – means the felt or meaningful character of a place that makes it distinctive as a place⁴.

Sensitive use – means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

Settlement – means land developed, or designated for, the concentration of occupation by human activity in urban or rural areas and which may contain a mix of land use. While predominantly referring to land developed as cities, towns and villages, it also includes land that has been modified from its natural state to provide for a mix of land uses which are not reliant upon natural resources, such as rural residential, utility and industrial uses.

Social housing – means both housing provided by the government (public housing) and non-government organisations (community housing) with below-market rent prices.

Social infrastructure - means facilities and spaces where the community can access social services. These include emergency and health-related services, education and training, social housing programs, police, courts and other justice and public safety provisions, as well as arts, culture and recreational facilities.⁵

Tolerable risk – means the lowest level of likely risk from the relevant hazard:

- a) to secure the benefits of a use or development in a relevant hazard area; and
- b) which can be managed through:
 - i. routine regulatory measures; or
 - ii. by specific hazard management measures for the intended life of each use or development.

⁴ Malpas, J., 2018. Place and Experience: a philosophical topography, Routledge, New York

⁵ <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/social-infrastructure>

Draft Tasmanian Planning Policies

Supporting Report for Consultation



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Introduction

The Supporting Report (the report) has been prepared by the Department of Premier and Cabinet's State Planning Office (SPO) to accompany the set of draft Tasmanian Planning Policies (TPPs), as provided in Attachment I, that are undergoing consultation in accordance with section 12C(2) of the *Land Use Planning and Approvals Act 1993* (the Act).

This consultation precedes the lodging of the draft TPPs with the Tasmanian Planning Commission for its formal review and reporting to the Minister. That review process will include a public exhibition period of 60 days and the opportunity for anyone to make representations to the Commission.

The TPPs are intended to establish high-level strategic policy directions that will be delivered through the Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS).

The Act establishes the provisions under which the TPPs may be prepared, made, amended, implemented and reviewed.

The report provides background information regarding the process and development of the draft TPPs to facilitate greater understanding and more meaningful consultation on their content and intended outcomes.

Glossary

The following acronyms and abbreviations are used in this report.

TPP	–	Tasmanian Planning Policy
Act	–	<i>Land Use Planning and Approvals Act 1993</i>
RLUS	–	Regional Land Use Strategy
RMPS	–	Resource Management and Planning System
TPS	–	Tasmanian Planning Scheme
SPP	–	State Planning Provision
SPO	–	State Planning Office
LPS	–	Local Provisions Schedule
UNSDG	–	United Nations Sustainable Development Goals
PESRAC	–	Premier's Economic and Social Recovery Advisory Council
PAL	–	<i>Protection of Agricultural Land Policy 2009</i>

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Consultation

When the Minister is preparing the TPPs, the Act requires two rounds of consultation. This is specified in section 12C(2) of the Act that states:

The Minister must consult with –

- a) the Commission; and*
- b) the planning authorities; and*
- c) the State Service Agencies, and the State Authorities, as the Minister thinks fit –*
in relation to the intention to prepare a draft of the TPPs and a draft of the TPPs.

Consultation of the intention to prepare a draft of the TPPs was undertaken in October and November 2021 with a [Scoping Paper](#) being published on the SPO's website. An invitation to comment on the range of issues and topics that the TPPs should address and other matters expressed in the Scoping Paper was extended to the parties listed under section 12C(2) of the Act and to a broad range of relevant stakeholders.

A total of 108 submissions were received during the scoping consultation. A [Report on draft TPP Scoping Consultation](#) was published on the SPO's website in April 2022. The report discussed the issues raised in submissions, summarised responses to them and provided a revised TPP structure and table of TPP topics and issues that formed the basis for more detailed drafting of the TPPs.

Targeted consultation was undertaken between April and August 2022. Various stakeholders provided input into the initial drafting of the TPPs. Given the TPPs are intended to deliver State planning policies, the initial draft set of TPPs were firstly reviewed by State Agencies. Agencies nominated a representative to liaise between the divisions within their Agencies and the SPO to provide comment and recommendations on the draft TPP content to ensure the Agency's interests and policies were reflected through the TPPs.

In addition to the parties mentioned in section 12C(2) of the Act, comment is also invited from those who engaged in the scoping consultation and broader stakeholders who may have an interest in the draft TPPs.

Content and Purpose of TPPs

Section 12B of the Act sets out the 'Contents and purpose of the Tasmanian Planning Policies' stating:

- (1) The purpose of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –*
 - a) the Tasmanian Planning Scheme; and*
 - b) the regional land use strategies.*
- (2) The TPPs may relate to the following:*
 - a) the sustainable use, development, protection or conservation of land;*
 - b) environmental protection;*
 - c) liveability, health and wellbeing of the community;*

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- d) *any other matter that may be included in a planning scheme or a regional land use strategy.*

The TPPs are intended to provide a consistent, overarching policy setting for the State's planning system that will guide planning outcomes delivered through the RLUSs and the TPS. The Act also requires consideration of the TPPs during the declaration and assessment of major projects.

The policy setting for the current RLUSs and TPS have relied on the broad Schedule 1 Objectives of the Act and a limited number of State Policies. While the intention of the TPS was to achieve regulatory consistency, and the RLUS to deliver strategic consistency across each region, they have not been informed by a common set of planning policies. The TPPs are intended to fill that policy space and deliver a more balanced, informed and mature planning system.

The Act requires a review of the TPS and RLUSs following the making of the TPPs, and their subsequent modification to demonstrate consistency with the TPPs¹.

Structure of draft TPPs

A draft suite of TPPs were prepared in 2017 ([click here to view](#)) to provide an indication of what the TPPs may comprise at the time the amendment to the Act, to provide for the necessary legislative mechanisms for the making of the TPPs, was being considered.

The Scoping Paper referenced the 2017 draft TPPs as an example of what the scope and structure of the TPPs might include. It also included the following TPP template and invited comment on its structure to deliver the purpose and content of the TPPs.

TPP Topic	The name of the particular topic covered by the TPP
Issue	Sets out the particular issue(s) under the TPP Topic
Objective	Describes the broad intent of what the issue aims to address
Strategies	Describes how the objective will be achieved – there may be multiple strategies
Implementation Statements	Describes how each individual strategy will be delivered into the planning system, either through strategic planning such as regional land use strategies, or through statutory planning in the Tasmanian Planning Scheme (State Planning Provisions and Local Provision Schedules)

Table 1. TPP Template - Extract from page 8 Scoping Paper

¹The current draft LPSs that are being assessed by the Tasmanian Planning Commission to bring the TPS into effect in each municipality are not required to be assessed as consistent with the TPPs. This avoids the current assessment processes being altered with further delays to the implementation of the TPS. All amendments to LPSs, once approved, must be assessed as consistent with the TPPs, along with any amendments to any interim planning schemes that remain in effect at the time of the TPPs being made.

Most submissions supported the proposed template. Additional comments were that an introductory component should be included to help set the policy context for each topic.

The Scoping Paper also sought submissions on how climate change should be addressed in by the TPPs. Most submissions suggested that climate change issues should be integrated with other policies and not form a stand-alone TPP. This approach was adopted in the revised TPP structure. In addition, and because it is the preeminent policy position, a separate 'Climate Change Statement' has been included within the 'Principles and Policy Context' (refer to Figure 2 below) to establish context for the proceeding policies.

For further detail regarding the modifications made to the TPP structure see the [Report on draft TPP Scoping Consultation](#).

The following table was published in the Report on Scoping Consultation and outlines the revised TPP structure.

TPP Structure	Function
Title	Identifies the TPP topic.
Principles and Policy Context	<p>Outlines any overarching principles relating to the TPP topic and provides the policy context to support greater understanding of the planning and regulatory provisions that flow from the particular TPP. It also provides an overview of State endorsed policies relevant to the TPP topic.</p> <p><u>Climate Change Statement</u></p> <p>Within the 'Principles and Policy Context' section there is a subheading called 'Climate Change Statement' that identifies the likely impacts that climate change will have on the TPP topic and describes how the responses to climate change issues are addressed and integrated within the policy content of the TPP.</p>
Policy application	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.
Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.
Strategies	<p>Specifies how the TPP is to achieve the objective.</p> <p>It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment 1.</p>
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

Table 2. Modified Structure of TPPs - Attachment 2 of Report on Scoping Consultation

The draft TPPs have been drafted in accordance with this structure with the following exceptions or qualifications:

- the 'Principles and Policy Context' element refers to providing an overview of State endorsed policies relevant to the TPP topic. An overview of this nature was considered to add unnecessary length and complexity to this part of the TPP without adding much value, so the concept was abandoned.
- Not all policies have detailed 'Implementation Guidelines'. Section 12B(3) of the Act states that 'the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies'. (emphasis added)
- A Glossary, Foreword and Implementation sections have been included to assist understanding, operation and usability of the TPPs.

The TPP structure has a number of elements however, the policy intent is effectively delivered through the 'Objective' and 'Strategies'. As outlined in Figure 2, the 'Objective' sets the scene for what the policy is trying to achieve. It is an aspirational aim that the TPP is seeking to achieve. The proceeding 'Strategies' are that part of the TPPs that establish how those aims, expressed through the 'Objective', are intended to be achieved or applied by the TPP.

The use of the terms 'Objective' and 'Strategies' are consistent with the 2017 draft TPPs that was used as an example to amend the legislation to provide for TPPs, is consistent with many of the State planning policies in other jurisdictions and was supported in the scoping consultation as being an effective way to express planning policy.

Development of the draft TPPs

Topics and issues framework

The Scoping Paper introduced a list of TPP topics and issues that was modified based on submissions received during the scoping consultation. Attachment 1 of the [Report on draft TPP Scoping Consultation](#) provides that modified list which formed the basis for the drafting of the TPPs.

The TPP topics and issues framework was developed considering a 'best fit' approach and having regard to the comments received during the scoping consultation and the way similar planning issues are grouped and addressed in the RLUS or TPS. The following list has been modified slightly since it was published in the Report on Scoping Consultation to address additional matters that became apparent once drafting commenced. The revised framework essentially informs the TPP table of contents and is structured as follows:

Tasmanian Planning Policy (Topic)	Subheadings
1. Settlement	1.1 Growth
	1.2 Liveability
	1.3 Social Infrastructure
	1.4 Settlement Types
	1.5 Housing
	1.6 Design
	2.1 Biodiversity

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2.Environmental Values	2.2 Waterways, Wetlands and Estuaries 2.3 Geodiversity 2.4 Landscape Values 2.5 Coast
3.Environmental Hazards	3.1 Bushfire 3.2 Landslide 3.3 Flooding 3.4 Coastal 3.5 Contaminated Air and Land
4.Sustainable Economic Development	4.1 Agriculture 4.2 Mining and Minerals 4.3 Tourism 4.4 Renewable Energy 4.5 Industry 4.6 Business and Commercial 4.7 Innovation and Research
5.Physical Infrastructure	5.1 Provision of Services 5.2 Energy Infrastructure 5.3 Roads 5.4 Transport Modes 5.5 Ports and Strategic Transport Networks
6.Cultural Heritage	6.1 Aboriginal Cultural Heritage 6.2 Non-indigenous Cultural Heritage
7.Planning Processes	7.1 Consultation 7.2 Strategic Planning 7.3 Regulation

Table 3. Topics and Issues Framework

Each topic represents a TPP, for example, the 'Settlement TPP' or the 'Environmental Hazards TPP'. Each TPP includes a number of sub-headings, or broad issues to be addressed, that contain an 'Objective' followed by a number of 'Strategies'. For example, in the 'Environmental Values TPP' under the 'Biodiversity' sub-heading there is a single objective that is followed by a number of 'Strategies' to achieve that 'Objective'. This pattern is repeated under all of the other 4 sub-headings grouped within Environmental Values, including 'Waterways, Wetlands and Estuaries', 'Geodiversity', 'Landscape Values' and 'Coasts', all of which collectively comprise the 'Environmental Values TPP'.

Drafting of policies

Policy content

An observation from consultation processes undertaken to date has been that there are wide and varied opinions on the matters that the TPPs should address, and to what level of detail. To determine this, the following criteria has been used to help guide the range and detail of the draft TPPs' policy content, and include:

- can only deal with matters provided for in the Act;
- does not repeat the requirements of the Act or that of other Acts;
- is to be consistent with section 12B of the Act;
- is to further the Schedule 1 Objectives of the Act;
- is to be consistent with a relevant State Policy;
- is to produce a planning outcome that can be achieved or applied through the TPS and RLUS;
- cannot apply retrospectively to address broad scale planning issues or decisions made under a former planning regime; and
- cannot address issues that are too specific or that deliver detailed, predetermined outcomes.

The development of the policy content commenced with an overview of those matters that present reoccurring issues in planning and where a policy foundation was required to provide strategic and statutory direction. The policy content has also been derived through a review, consideration and response to the social, economic and environmental challenges that are facing Tasmania. This has been informed by, among other things, a review of the existing RLUS where many of the regional policies have been adopted and modified to suit Statewide application.

The TPPs do not provide a policy setting for every planning matter that may arise. They speak in broad land use planning terms with the intent being to provide high level policy guidance for the planning system. To achieve this, great care has been taken to pitch the policies in a way that is concise, balanced and can deliver outcomes through strategic and statutory planning instruments.

Further detail regarding the rationale and justification for the drafting of the policy content is provided in the Principles and Policy Context section within each TPP.

Climate change

As discussed above, climate change policy has been integrated within each of the TPPs. The way in which this is achieved is outlined in the Climate Change Statement as provided in the Principles and Policy Context section of each TPP. Many of the strategies that achieve other planning outcomes, also support mitigation or adaptation responses to climate change. This is not always explicit in the strategies however is described in the Climate Change Statement.

Terminology

The TPPs include a Glossary of defined terms to assist with interpretation. Where possible, consistent terminology has been used to align meanings with other planning instruments to provide for greater consistency. New terms that have been introduced that are considered necessary to be defined by the TPPs have been included in the Glossary, such as 'Liveability', 'Social Infrastructure' and 'Sense of Place'.



Other terms or phrases have not been explicitly defined as it is considered that their meaning is generally understood.

The TPPs have deliberately avoided making reference to use classes and zones referred to in the TPS. There are two fundamental reasons for this. Firstly, the TPPs are intentionally kept broad and high level and by referencing specific use classes and zones causes the narrowing of policy considerations. Secondly, the policy content of the TPPs will be implemented through the RLUSs and the TPS. Making broad reference to land uses categories (eg agriculture, tourism, commercial, industrial) and 'designating land' for particular purposes allows the policy intent to be applied to both strategic and statutory planning instruments. To clarify, the RLUS and the TPS can both designate land for a particular purpose however, only the TPS can zone land for a particular purpose. Speaking broadly allows the TPPs to have wider and consistent application across planning instruments.

As mentioned above, the TPPs speak in terms of broad land use categories. Most of these are well understood however, there may be instances where the use of terminology is subject to different interpretations. A specific example in the draft TPPs involves terminology used in the 'Industry' section of the Sustainable Economic Development TPP.

The strategies for 'Industry' within the draft TPPs refer to both traditional industrial uses (such as manufacturing) and industrial uses that are resource dependent (such as sawmill or abattoir). The latter is intended to capture those high impact, industrial 'type' uses that would, under the TPS, fall within the 'Resource Processing' or 'Resource Development' use classes. The reason for addressing them in the same section and collectively referring to them as 'industrial use and development' is because, from a policy context, the planning responses are similar. For instance, both are typically high impact land uses and are best separated from sensitive uses to avoid land use conflict.

Overlap and perceived repetition

It is acknowledged that in certain circumstances there is overlap between strategies. For example, strategy 7 of the Transport Modes section within the Physical Infrastructure TPP includes design consideration for subdivision stating:

Provide for subdivision design that:

- a) supports efficient and effective public transport access;*
- b) encourages walking and cycling, with provision of appropriate and direct site-through links; and*
- c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.*

Similarly, strategy 7 of the Design section in the Settlement TPP also includes considerations for subdivision, stating:

Promote subdivision design that provides a functional lot layout that:

- a) supports the intended future use and development of the lot;*
- b) uses urban land efficiently;*
- c) promotes climatically responsive orientation of buildings;*

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- d) allows passive surveillance of public spaces promoting community safety;
- e) provides a convenient, efficient and safe road network;
- f) supports efficient and effective public transport access;
- g) provides safe active transport;
- h) is responsive to topography, site constraints and environmental values and hazards; and
- i) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community.

There are explicit and implicit similarities between the two strategies. Both explicitly refer to supporting efficient and effective public transport access. The reason for supporting the repetition in this case is because they both help deliver their respective objectives in terms of subdivision design responses to firstly, creating functional and connected urban spaces for the Settlement TPP, and secondly, supporting efficient and accessible passenger transport systems for the Physical Infrastructure TPP.

The implicit similarities are a result of subdivision design being considered through the lens prescribed by the respective objectives of each policy. Each strategy delivers a design response that satisfies their objective.

The repetition of some strategies is inevitable due to the complex nature of planning and the range of issues the TPPs are addressing. While every attempt has been made to draft the TPPs concisely, some repetition remains where it is considered necessary to reiterate consideration of particular matters and provide additional context to how each strategy contributes to achieving its objective, thereby improving the application of the TPPs.

Implementation

The Implementation section of the TPPs provide guidance on how the TPPs are intended to be implemented from a general perspective, and where specific reference is provided in an Implementation Guideline that sits within the TPPs.

As specified in the Implementation section, the intent of the TPPs is that they are to apply in their entirety, with all relevant strategies applying equally. As such, no strategy should be read in isolation from the others to imply a particular outcome.

The Act provides for the main vehicles for implementation will be through the RLUS and TPS. Major projects are also required to be consistent with the TPPs.

Section 12B(3) states that "the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies". Implementation Guidelines have been included in the structure of the TPPs to deliver implementation guidance where it is considered necessary to support how a strategy is intended to be implemented. Additional Implementation Guidelines may be included overtime, especially where there is a requirement for a standardised State approach to implementation or where further consultation reveals difficulties in interpreting and implementing certain policies.



Implementation Guidelines prescribed in the TPPs will form a statutory component of the TPPs and therefore require a formal assessment process to amend. Where implementation guidance is identified as being required, consideration will be given to how this is best achieved. In considering this, the outcome may be that the most efficient way that this is delivered is through a non-statutory information sheet prepared by the State government.

Some of the strategies within the draft TPPs are more subjective and can be implemented in a number of ways. An example of this is strategy 11 in the Liveability section of the Settlement TPP that refers to 'facilitate place-making...'. It is intended that these types of strategies promote local planning processes, that can be interpreted and implemented in multiple ways to achieve local responses.

As drafted, many of the policies have implementation guidance embedded within the strategies. For example, strategy 3 of the Growth section in the Settlement TPP requires identifying a regional settlement hierarchy. It then goes on to provide a range of matters that are to be considered when developing the settlement hierarchy and thereby providing guidance on how it is to be implemented.

The inclusion of a greater level of detail in some of the strategies supports the intended implementation and contributes to interpreting the policy intent.

As already discussed, the TPPs are intended to provide high-level planning policy to guide the planning system. For that policy to be implemented through either the RLUS or the TPS requires further analysis and consideration that will influence how the planning outcome is expressed. This is another reason for being reluctant to specify Implementation Guidelines in the draft TPPs. Some of the matters that might influence how a single strategy is implemented in different circumstances include:

- site specific considerations eg topography, environmental values, exposure to hazards, population demographics etc;
- consideration of the range of applicable policies, including other TPPs, State Policies and local and regional policies, that might result in a single policy being expressed differently; and
- responding to legacy issues.

When applying the TPPs in certain circumstances, there may situations where competing interests are met and need to be resolved. It is not uncommon in planning to experience competing policy interests. In these situations, resolution is found through a balanced assessment based on judgement derived from scientific evidence and influenced by local circumstances and contemporary planning practices.

The Planning Processes TPP provides some policies regarding consultation, strategic planning and regulation to help guide planning processes to resolve complex planning arguments.



Premier's Economic and Social Recovery Advisory Council (PESRAC)

The State Government is committed to developing the TPPs in line with the recommendations from the Premier's Economic and Social Recovery Advisory Council (PESRAC).

The following table sets out the recommendations from the PESRAC Report that are relevant, with a corresponding column to demonstrate how the draft TPPs support that recommendation.

Table 4. Alignment with PESRAC recommendations

PESRAC Recommendation	Draft TPP Response
(1) Protecting sustainability, community values and Tasmanians' well-being must continue to be at the forefront of regulatory activity.	<p>The draft TPPs support this recommendation by containing various strategies that promote the identification and protection of environmental, cultural heritage, landscape and place values. The Settlement TPP addresses improving the liveability of our cities and towns and include strategies to encourage open space networks, active transport, connection with nature and social interaction to improve our well-being.</p> <p>The TPPs will inform planning regulation through reviews of the RLUS and TPS.</p>
(8) Regional land use strategies should be comprehensively updated.	The draft TPPs provide the planning policy framework for a review of the RLUS that will be undertaken once the TPPs are made.
(9) The State Government should redevelop the 10 year Infrastructure Pipeline as a tool for identifying, and addressing, capacity and delivery constraints.	The draft TPPs provide the planning policies relating to the provision of infrastructure, supporting the redevelopment of the Infrastructure Pipeline.
<p>(32) The State Government should develop a comprehensive Tasmanian Housing Strategy and drive practical actions to deliver more sustainable housing market outcomes across Tasmania for all Tasmanians.</p> <p>The strategy should encompass:</p>	<p>The draft TPPs support the delivery of the Tasmanian Housing Strategy by providing a planning policy framework that:</p> <ul style="list-style-type: none"> that considers land supply and demand analysis and population and demographic projections to determine the amount of land required by settlements within at least a 15 year planning horizon;

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<ul style="list-style-type: none"> • population growth and settlement planning; • ageing and shifts in household composition; • land availability; • the interface between public and private markets; • taxes; • approvals and permitting; • sustainable housing - energy and water efficiency; • construction workforce availability; and • alignment of essential social and economic infrastructure. 	<ul style="list-style-type: none"> • acknowledges that social and affordable housing are part of the wider housing market; • promotes energy efficient design; and • locates houses in close proximity to essential social and economic infrastructure, promoting access to employment and education facilities.
<p>(38) The State Government should develop a sustainability vision and strategy for Tasmania, with ambitious goals, and concrete targets and actions.</p>	<p>The draft TPPs support sustainability principles that are applied through the strategies that will support, where relevant, the sustainability vision and strategy.</p>
<p>(39) The strategy should immediately prioritise specific frameworks for:</p> <ul style="list-style-type: none"> • decarbonising the economy; • water resource allocation, security and quality; • adoption of circular economy principles; and • ensuring a consistent and coordinated government approach to sustainability. 	<p>The draft TPPs support this recommendation by including strategies that reduce emissions, promote carbon storage, improve water quality and supports opportunities for greater economic self-sufficiency and circular economies.</p> <p>The draft TPPs provides a consistent planning policy framework to deliver sustainable use and development through the State's planning system.</p>
<p>(51) The State Government should develop a structured process for identifying high-consequence risks to which the community is exposed and develop and implement mitigating strategies for these risks.</p>	<p>The draft TPPs include strategies for the identification and mitigation of environmental hazards in response to the risks that they may pose to the community.</p>



Statutory Assessment

The following provides an assessment of the draft TPPs against the TPP criteria as specified in section 12B(4) of the Act.

Schedule 1 Objectives

The TPPs are required to further the Schedule 1 Objectives of the Act. A response in relation to how the TPPs further each objective is provided below.

Part 1 Objectives

- a) *to promote the sustainable development² of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The policies within the Environmental Values TPP seeks to identify and protect environmental values, supporting the maintenance of ecological processes and genetic diversity consistent with the objective.

- b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*

The TPPs provide for a consistent set of planning policies to be applied and achieved through the TPS and the RLUSs providing for the fair, orderly and sustainable use and development of land consistent with this objective.

- c) *to encourage public involvement in resource management and planning; and*

Public involvement in the development of the draft TPPs has taken place in accordance with section 12C of the Act. In addition, the draft TPPs will be exhibited as part of the Tasmanian Planning Commission's assessment.

The draft TPP encourage public involvement in the planning system by including specific strategies within the draft Planning Processes TPP under the subheading of Consultation that furthers the objective.

- d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

² In clause 1(a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- c) avoiding, remedying or mitigating any adverse effects of activities on the environment.



The draft TPPs provide a planning policy framework across the State that facilitates greater consistency and certainty in land use planning to support economic development.

The draft Sustainable Economic Development TPP includes specific policies relating to various industry sectors that, when applied in conjunction with the rest of the draft TPPs, facilitates economic development in accordance with objectives (a), (b) and (c) above.

e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The draft TPPs respond to issues raised by the community, industry and different spheres of government, as demonstrated in the Report on Scoping Consultation, promoting the sharing of responsibility for resource management and planning consistent with the objective.

Part 2 Objectives

(a) to require sound strategic planning and co-ordinated action by State and local government; and

The draft TPPs establish high level planning policies that are to be delivered through the RLUS and TPS, promoting sound strategic planning and co-ordinated action by State and local government consistent with this objective.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

The draft TPPs are a planning instrument that set the planning policies to be achieved and applied through the RLUSs and TPS to inform land use and development consistent with the objective.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

The draft TPPs provide for the explicit consideration of environmental, social and economic effects relating to land use.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

The suite of draft TPPs include social, environmental, economic, conservation and resource management policies that are required by the Act to be integrated in to the RLUSs and TPS both of which have collective input from State, regional and municipal levels.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

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The draft TPPs will provide a consistent policy setting for the provisions in the TPS, RLUSs and major projects that will support the consolidation of planning approvals consistent with this objective.

- (f) *to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and*

The draft Settlement TPP includes a subheading that addresses 'Liveability'. The objective of the Liveability policy is "to improve the liveability of settlements by promoting a pattern of development that optimises access to education, employment, recreation, health and other services that support the wellbeing of the community". The policy is supported by a number of strategies that seek to deliver the objective and in doing so furthers the health and wellbeing of all Tasmanians and visitors consistent with the objective in the Act.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The draft TPPs includes the draft Cultural Heritage TPP that seeks to conserve places, buildings, precincts and landscapes that are of significant cultural heritage. In addition places of aesthetic and scientific value are identified and conserved through the draft Environmental Values TPP. Collectively, the draft TPPs furthers the objective.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

The draft Physical Infrastructure TPP contains the policies relating to the protection of public infrastructure, including, the provision of services, energy infrastructure, roads, transport modes and ports and strategic networks. The policy content provides for the orderly provision and coordinated delivering of public infrastructure for the benefit of the community consistent with the objective.

- (i) *to provide a planning framework which fully considers land capability.*

The draft TPPs provide a planning policy framework that considers land capability consistent with the objective.

State Policies

State Policy on the Protection of Agricultural Land 2009

The objectives of the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy) is:

To enable the sustainable development of agriculture by minimising:

- (a) *conflict or interference from other land uses; and*



- (b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The PAL Policy is delivered through 11 principles as stated below. The draft Sustainable Economic Development TPP includes 'Agriculture' as a specific subheading with its own objective and strategies. The following section sets out how the draft TPPs are consistent with the PAL Policy.

1. *Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*

The draft TPPs support this principle through a number of strategies that require the consideration of the impact of non-agricultural use and development, with the intention of protecting agricultural land.

2. *Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.*

The draft TPPs include strategies to identify and rank the agricultural capability of land with land containing significant agricultural capabilities being afforded higher protection consistent with this principle.

3. *Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.*

As referred to above, strategy 4 of clause 4.1.3 affords the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses to protect land with significant agricultural capabilities. Strategy 7 of clause 4.1.3 allows the conversion of agricultural land to non-agricultural land uses provided:

- a) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site;
- b) the conversion contributes to the viability of the agricultural use on the site; and
- c) the proposed use will not cause land use conflict, fetter or impact the viability of the surrounding agricultural uses.

The criteria for consideration in the draft TPPs support Principle 3 of the PAL policy by allowing non-agricultural uses that are directly associated with, and a subservient part of, the agricultural use of the land.

4. *The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:*

- (a) minimising the amount of land alienated;*
- (b) minimising negative impacts on the surrounding environment; and*

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(c) ensuring the particular location is reasonably required for operational efficiency

The draft TPPs (strategy 3 of 4.1.3) allow compatible uses to operate on agricultural land where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land. The impacts on the surrounding environment and locational considerations are delivered through a combination of strategies in the extractive industries policy, Physical Infrastructure TPP and Environmental Values TPP.

5. *Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.*

The draft TPPs support this Principle through Strategy 11 of clause 4.1.3 which "allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses".

6. *Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.*

This is a specific Principle that will be delivered on a case by case basis at a regional level.

7. *The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

The policy considerations regarding the conversion of non-prime agricultural land to non-agricultural uses are provided in the draft TPPs. Further consideration can be developed through the RLUS and local plans based on regional and local circumstances.

8. *Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.*

Agricultural land within irrigation districts is protected from fettering, fragmentation or conversion to non-agricultural uses through strategy 4 of clause 4.1.3.

9. *Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.*



While the draft TPPs do not contain the level of detail to prescribe specific planning scheme provisions, there is nothing in the TPPs that would suggest the prohibition or requirement for a discretionary permit for an agricultural use consistent with Principle 9 of the PAL Policy.

10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.

Principle 10 is a self-executing principle relating to a specific agricultural use that can be applied and delivered outside the draft TPPs.

11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

Similarly to Principle 10, Principle 11 is a self-executing and relates to a specific set of circumstances to be delivered.

State Coastal Policy 1996

The *State Coastal Policy 1996* (Coastal Policy) is delivered through a number of outcomes that are expressed under three principles. The following table lists the outcomes that are relevant to the draft TPPs and provides a response to demonstrate consistency.

Table 5. Draft TPP response to Coastal Policy.

Ref	Coastal Policy Outcome	Draft TPP response
1. Protection of Natural and Cultural Values of the Coastal Zone.		
1.1 Natural Resources and Ecosystems		
1.1.1.	The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.	Outcome supported by the Environmental Values TPP.
1.1.2.	The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.	Outcome supported by the Environmental Values TPP.
1.1.3.	The coastal zone will be managed to conserve the diversity of all native flora and fauna and their	Where relevant to the Act, the outcome is supported

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	habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.	by the Environmental Values TPP.
1.1.4	Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.	Strategy 7 of clause 2.1.3 refers to land use planning minimising the spread of and impact of environmental weeds.
1.1.5	Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.	The protection and improvement of water quality is addressed under the Waterways, Wetlands and Estuaries subheading of the Environmental Values TPP.
1.1.6	Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.	Not a land use planning issue.
1.1.7	Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.	Biodiversity, geodiversity and landscape values are identified and protected through the Environmental Values TPP consistent with this outcome.
1.1.8	An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.	Marine reserves are not addressed by the Act.
1.1.9	Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.	Outcome supported by the Waterways, Wetland and Estuaries subheading in the Environmental Values TPP.

1.1.10	The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.	The TPPs provide a policy framework that allows planning controls consistent with this outcome.
1.1.11	Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone.	The TPPs require consideration of environmental values when designating land for purposes that required fire management to be carried out on land consistent with this outcome.
1.2 Cultural Historic Resources		
1.2.1	Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.	Outcome supported by the Aboriginal Cultural Heritage policy of the Cultural Heritage TPP.
1.2.2	All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.	Outcome supported by the relevant strategies in the Cultural Heritage TPP.
1.3 Cultural Heritage		
1.3.1	Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.	Outcome supported by the Cultural Heritage TPP.
1.4 Coastal Hazards		
1.4.1	Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea-level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.	Outcome supported by the Coastal policies in the Environmental Hazards TPP.
1.4.2	Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.	Outcome supported by the Environmental Values TPP under the 'Coasts' subheading.
1.4.3	Policies will be developed to respond to the potential effects of climate change (including sea-	Outcome supported by the Coastal subheading of the

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	level rise) on use and development in the coastal zone.	Environmental Hazards TPP.
2. Sustainable Development of Coastal Areas and Resources		
2.1. Coastal Uses and Development		
2.1.1.	The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation reserves and other areas within the coastal zone which will not be available for development.	Outcome supported by the TPPs.
2.1.2	Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.	Not relevant as the outcome is outside the scope of TPPs.
2.1.3	Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.	Outcome supported by the TPPs.
2.1.4.	Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.	Outcome is outside the scope of the TPPs.
2.1.5.	The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.	Precautionary principle expressed through strategy 1 of clause 7.2.3. General outcome is supported by the TPPs.
2.1.6	In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for	The TPPs are not applied to decisions made on development application. The policy intent of the

	spatial, social, economic, cultural or environmental reasons.	outcome is supported by the TPPs.
2.1.7	New industrial developments will be encouraged to locate in specified industrial zones.	Outcome supported by the TPPs.
2.1.8	Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.	Outcome supported by the TPPs.
2.1.9	Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.10	Extraction will be subject to the Quarry Code of Practice and environmental assessment as required by State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.11	Extraction of sand will be provided for by zoning of appropriate areas in planning schemes.	The TPPs do not influence this outcome as it is too specific and is provided for through the TPS.
2.1.12	Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.	Outcome is outside the scope of the Act.
2.1.13	Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.	Requirement for whole farm planning and sustainable farming activities as provided by this outcome is outside the scope of the TPPs.
2.1.14	Management arrangements for commercial and recreational fisheries will be further developed in accordance with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and II promote economic efficiency under the Living Marine Resources Management Act 1995.	Outcome is outside the scope of the Act.

2.1.15	Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.	Outcome is outside the scope of the Act.
2.1.16	Water quality in the coastal zone and in ground water aquifers will accord with the requirements and guidelines established by the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any other relevant State and Commonwealth Policies and statutes.	Water quality strategies are included in the TPPs. Guidelines that sit outside of the Act, as referred to in this outcome, is outside the scope of the TPPs.
2.1.17	Waste discharge into the coastal zone, including offshore waters, or likely to affect groundwater aquifers, must comply with provisions of the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any relevant State and Commonwealth Policies.	Water quality strategies are included in the TPPs. Guidelines that sit outside of the Act, as referred to in this outcome, is outside the scope of the TPPs.
2.1.18	Where oil pollution occurs in the coastal zone, and, or, offshore areas, the National Plan to combat Pollution of the Sea by Oil, Tasmanian Supplement, will apply. Efforts to prevent or mitigate maritime accidents and pollution shall be based upon relevant ANZECC and other guidelines.	Outcome refers to matters that are outside the scope of the TPPs.
2.1.19	Every effort will be made to prevent the introduction of foreign marine organisms and species. Relevant Commonwealth provisions for quarantine and ballast water or other ship discharges shall apply.	Outcome refers to matters that are outside the scope of the TPPs.
<p>2.2 Marine Farming – While the outcomes relating to marine farming are outside the scope of the Act, the draft TPPs indirectly consider where they are located and try to avoid locating surrounding land use and development that may cause conflict.</p> <p>2.3 Tourism</p>		
2.3.1	Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.3.2	Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a water safety assessment to indicate the level and type of	Outcome is outside the scope of the TPPs.

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	lifesaving facilities and personnel required to protect people.	
2.3.3.	Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.3.4.	Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the Sustainable Economic Development TPP.
2.4 Urban and residential development		
2.4.1	Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.	Outcome is supported through the Settlement and Environmental Values TPPs.
2.4.2	Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.	Outcome is supported by the policies that relate specifically to coastal settlements within the Settlement TPP.
2.4.3	Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.	Outcome is supported by the Settlement TPP.
2.5 Transport		
2.5.1	All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.	Outcome is supported by the TPPs.
2.5.2	Significant scenic coastal transport routes and associated facilities will be identified, planned and managed to ensure sustainable benefits for tourism and recreation value and amenity.	Landscape values are identified and protected through the Environmental Values TPP.



2.5.3	New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.	Outcome is not explicitly addressed in the TPPs. Strategy 9 of clause 5.3.3 requires new roads to consider environmental, heritage and social impacts.
2.5.4	Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.	Marine structures are not explicitly addressed in the TPPs.
2.5.5	The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.	Compatible use and development of port areas are promoted by strategy 2 of clause 5.5.3. consistent with this outcome.

2.6 Public Access and Safety

2.6.1	The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.	The public's common right of access to the coast is outside the scope of the TPPs.
2.6.2	Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.	Public access is not explicitly addressed in the TPPs however, use and development (including paths), that promotes the maintenance of biodiversity, ecosystem processes and ecosystem services of coastal land and coastal resources is supported.
2.6.3	Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.	Outcome is outside the scope of the TPPs.
2.6.4	Public facilities such as life saving facilities and essential emergency services, parking facilities, toilet	While not explicitly addressed within the

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	blocks, picnic sites, rubbish disposal containers, boat ramps and jetties will be provided at appropriate locations consistent with the objectives, principles and outcomes of this Policy to facilitate access to and enjoyment of the recreational amenity of the coast and estuarine foreshores.	coastal zone, the TPPs include a range of strategies that support the provision of urban furniture, recreational facilities and public amenities that support the wellbeing of the community consistent with this outcome.
2.6.5	Councils will ensure that there will be a coastal safety assessment for any new coastal development likely to attract people to the coast to indicate the level and type of lifesaving facilities and personnel required.	Outcome is outside the scope of the TPPs.
2.6.6	Developer contributions will be encouraged in respect to the costs of providing public access and safety services for the community.	Not explicitly addressed in the TPPs.
2.7 Public land		
2.7.1	All future use and development of public land in the coastal zone will be consistent with this Policy, and subject to planning controls unless otherwise provided by statute.	The TPPs relate to public and private land. The outcome is supported by the TPPs.
2.7.2	Future development of camping areas on public land in the coastal zone will only be permitted where such development does not conflict with the protection of natural features and cultural values, but not within 30 metres above high water mark.	Use and development of public land for campgrounds is not explicitly addressed by the TPPs
2.7.3	Expansion of shack sites on public land in the coastal zone will not be permitted.	Outcome is outside the scope of the TPPs.
2.7.4	Shacks currently located on public land in the coastal zone will continue to be subject to review under the Shack Site Categorisation Program of the Tasmanian Property Services Group.	Outcome is outside the scope of the TPPs.
2.8 Recreation		
2.8.1	Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.	Outcome is supported by the TPPs.
2.8.2	Suitable recreation opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely	Outcome is supported by the TPPs.

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	affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.	
2.8.3	Special recreational vehicle areas may be established as an environmental protection measure and as a means of limiting unauthorised motor vehicle activity in environmentally sensitive areas.	Outcome is not explicitly addressed in the TPPs.
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources		
3.1 Shared responsibility for management		
3.1.1	Provision will be made for consistency in policy interpretation and implementation by all spheres of government throughout Tasmania, including consistency in changes to planning schemes affected by this Policy.	The TPPs will assist to provide consistency in policy interpretation and implementation consistent with this outcome.
3.1.2	Coastal management should be considered as an integral component of regional planning undertaken in the State.	The TPPs include policies that further coastal management, consistent with the <i>State Coastal Policy 1996</i> , and are required by the Act to be delivered through RLUSs.
3.1.3	Provision shall be made for effective coordination of the activities of governments, industry and local communities in interpreting and implementing the <i>State Coastal Policy</i> .	The TPPs are required to be consistent with the <i>State Coastal Policy 1996</i> and not the coordination of the interpretation and implementation of the Policy. The outcome is therefore outside the scope of the TPPs.
3.1.4	Provision for effective and greater involvement of Aboriginal people in areas of particular interest to Aboriginal people will be made as part of community participation processes.	Outcome is supported through the Aboriginal Cultural Heritage part of the Cultural Heritage TPP.
3.1.5	Planning authorities, the Land Use Planning Review Panel and the Marine Farming Planning Review Panel will use their best endeavours to function in a coordinated and collaborative manner to effectively and efficiently implement the <i>State Coastal Policy</i> .	Outcome is outside the scope of the TPPs.



3.1.6	Councils will prepare strategic and operational plans for their municipal areas having regard to the principles, objectives and outcomes of this Policy and will be encouraged to function in a coordinated and collaborative manner with adjacent councils and other planning authorities.	Outcome is outside the scope of the TPPs.
3.1.7	State government agencies and planning authorities will participate with other State, Territory and Commonwealth agencies in relevant forums to foster a national approach to coastal zone management.	Outcome is outside the scope of the TPPs.
3.2 Institutional arrangements - outcomes are outside the scope of the TPPs.		
3.3 Public participation and information		
3.3.1	Public awareness of coastal issues and community participation in managing the coastal zone will be encouraged and facilitated, including networking between community groups working in the coastal zone.	Public participation in planning is encouraged through the Planning Processes TPP consistent with this outcome.
3.3.2	Advice and information will be provided to coastal community groups through councils and State Government agencies responsible for coastal planning and management on the implementation and interpretation of the State Coastal Policy, on government assistance programs or other matters relevant to the coastal zone.	Outcome is outside the scope of the TPPs.
3.3.3	Community projects and action which benefit the coastal zone and are consistent with this Policy will be encouraged and assisted through the Coastal and Marine Program of the Department of Environment and Land Management or other relevant government programs.	Outcome is outside the scope of the TPPs.
3.3.4	Communities will be given the opportunity to make submissions to all plans or policies affecting the coastal zone. Consultative meetings with relevant and interested community groups and individuals in local or regional areas will be held in conjunction with the release of policies and plans wherever possible.	Public participation in planning is encouraged through the Planning Processes TPP consistent with this outcome.
3.3.5	Research into coastal processes and matters related to coastal zone planning and management by	Outcome is outside the scope of the TPPs.

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Draft Tasmanian Planning Policies - Supporting Report for Consultation

	government or research institutions will be encouraged and assisted where possible.	
4. Implementation, Evaluation and Review – outcomes are outside the scope of the TPPs		

State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* describes a framework to develop water quality guidelines and water quality objectives. That framework has never been developed to the stage implementation. The draft TPPs are considered consistent with the *State Policy on Water Quality Management 1997*.

NEPMs

The *Commonwealth National Environment Protection Council Act 1994*, and complementary State and Territory legislation, allows the National Environment Protection Council to make National Environment Protection Measures. By function of the *State Policies and Projects Act 1993* (SPPA), within Tasmania National Environment Protection Measures are taken to be State Policies.

There are currently seven National Environment Protection Measures: air toxics; ambient air quality; assessment of site contamination; diesel vehicle emissions; movement of controlled waste between States and Territories; National pollutant inventory; and used packaging materials.

The draft TPPs are consistent with the relevant NEPMs.



Attachment I – Draft Tasmanian Planning Policies



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Draft Tasmanian Planning Policies - Supporting Report for Consultation



**Tasmanian
Government**

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\012\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the General Manager and with other Council Officers where required.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**Meeting and Events attended:**

26.09.2022	St Helens	– Ansons Bay Amendment of Sealed Plan Hearing, continuation of the Hearing process which had been adjourned to finalise the Application and report to Council.
27.09.2022	St Helens	– Volunteer Strategy, attended the Launch of the Strategy at the Hub4Health building.
27.09.2022	St Helens	– St Helens MTB Network, meeting with representatives from Shire of Nannup, in Western Australia regarding the MTB Trails. Discussions focussed on a wide range of topics associated with the trails including business community engagement; environmental activities; operation of the network; and community involvement. An opportunity for us to share information and learnings which was greatly appreciated by the representatives.
28.09.2022	St Helens	– Local Government Elections, attended the Meet the Candidates forum organised by the Break O'Day Chamber of Commerce and Tourism.
03.10.2022	St Helens	– Council Workshop
03.10.2022	MS Teams	– Future of Local Government Review, participated in the online forum which was discussing matters relating to Technical and Regulatory Services organised by consultants SGS.
04.10.2022	St Helens	– Burns Bay Car Park, meeting with representatives from Parks and Wildlife Services (more detail below)

04.10.2022	Launceston	– Future of Local Government Review, meeting with the Local Government Board which also included Mayor Tucker (more detail below)
06.10.2022	St Helens	– Wellbeing Festival

Meetings & Events Not Yet Attended:

11.10.2022	MS Teams	– Future of Local Government Review online forum to discuss Systems & Processes organised by consultants SGS
11.10.2022	MS Teams	– Future of Local Government Review online forum to discuss Shared Services organised by consultants SGS
13.10.2022	Launceston	– Local Government Professionals Conference
17.10.2022	St Helens	– Council Meeting

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Charlie de Francesco, Kristen Double, and Lynne Wilton.

Brief Updates:

Burns Bay Car Park

Progress with the approval process for the redevelopment of the car park at Burns Bay has been further discussed at an onsite meeting involving the Mayor, Deputy Mayor and Council officers with representatives from Parks & Wildlife Service. The lack of clarity regarding the workability of the potential design and its capacity to meet the demand which exists now let alone into the future was the key point of discussion. PWS have agreed to undertake work to make clear what the boundaries of the car park might be to assist with understanding the extent of the site. The current approvals process with Aboriginal Heritage Tasmania has been placed on hold pending this clarity being received.

Future of Local Government Review

Significant data gathering activities are still occurring through requests from consultants working on the Review which is requiring the diversion of Council resources. There are also online forums which Council officers are actively participating in to discuss particular questions or areas arising through the review process.

The Local Government Board provided an opportunity for the Mayor and General Manager to meet with the Board to have a general discussion in relation to the Review. It was a very productive and worthwhile meeting with the Board where we discussed a range of matters including:

1. Council's submission to the Interim Report and the questions we raised of the Board
2. Previous assurances by the former Minister Jaensch that the review process would also focus on State government activities.
3. Concerns with information comparisons and the fact that comparing Apples with Apples is not good enough for comparison of information. It needs to be Pink Lady apples with Pink Lady apples to be relevant.
4. Financial information the Board was relying upon including the limitations of only using a 10 year Underlying Surplus examination for financial sustainability, we drew attention to the five (5) year and seven (7) year situation outlined in our submission.

5. Council Performance benchmarks desktop – compares Councils to each other yet fails to provide any context beyond? E.g. State Government Asset Renewal levels for roads, how does this compare to Local Government? How do we compare to similar Councils in other States?
6. Waste Management and the challenges that Break O'Day Council face in this area as well as the potential for a cohesive statewide approach.
7. Shared service and procurement opportunities which have been pursued through the northern region Councils.
8. Economic Development & Local Promotion – and the fact that we felt that the Interim Report was light weight and disappointing in its response to this theme and still doesn't reflect what happens on the ground.
9. The Board seemed to be struggling to understand what well being means in the Local Government context.

Throughout the meeting, Board members asked a number of questions relating to the review topics. The General manager took the opportunity to suggest to the Board that their consideration of what remoteness or isolation actually means in the context of their considerations, noting that St Helens was actually in some ways more remote than Queenstown from the nearest major city, Launceston vs Burnie as well as quite similar in relation to Hobart which seemed to surprise Board members to an extent. Out of interest for Councillors:

St Helens to Launceston is 166kms and 2hrs 2mins
Queenstown to Burnie is 152kms and 1hr 55 mins

St Helens to Hobart is 252kms and 3hrs 15min
Queenstown to Hobart is 249kms and 3hrs 35min

In many ways the perception of isolation and remoteness comes down to the countryside that you travel through and the nature of the roads.

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	<p>Sent out last week. Included stories on:</p> <ul style="list-style-type: none"> Fonzie, the weed detecting dog comes to Break O'Day Festival of Wellbeing returns to Break O'Day Community Engagement Updates Volunteering Strategy Launch Our Free Seniors Week bus trip to Woolmers Estate St Helens Pump track EOI – we need your help Plus all the usual; What's On, Weed of the Month and the Works Report.
TOPIC	ACTIVITY	PROGRESS

	Young Street Footpath Works	Letters sent to affected residents on 3/10. Current Works Webpage has been updated to include the project. A Facebook post has been scheduled for the following week. – Works are scheduled to start 1 November
	Annual Report	Continuing work on the Annual Report
	Prospectus	In the process of updating the prospectus with latest stats and information.
	Wellbeing Festival	Assisting in the development and promotion of this event
Social Media	Local Government Elections	Cross-promoting LGAT and TEC content to our Facebook page for the upcoming elections.
	Weed of the month	Scheduled weed of the months posts through to next year
Marketing	East Coast Tasmania Tourism (ECTT)	Working with East Coast Tasmania Tourism (ECTT) on ensuring BOD area is well represented in the walking and cycling guide.
	GRiT film festival	Developed ticketing for the event. Worked with organisers to promote the event.
EMAIL DATABASES	Developing	Continuing to grow the EDMs through the new resident survey and engagement activities.
Community Engagement	Pumptrack EOI	Working on the development of two working groups for the pumptrack projects. One will group will be made up of MTB industry professionals who will work on the Flagstaff project and a community led group who will work on the St Helens project. EOIs close 10 October.
	Marine Facilities Survey	Georges Bay Activation Strategy – Community Engagement Report now available on the website.
	Recreational Trails Strategy	Submissions have been collated and are waiting sign-off before any changes are made to the document.
	Volunteer Strategy	The Volunteer strategy was officially launched on 27 September. A webpage has been set up on our website that hosts the strategy and volunteer information.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
23209 Tasman Highway, Scamander	Affixing Common Seal	Application to Amend Sealed Plan	Number 21 – Miscellaneous Powers and Functions to the General Manager

General Manager's Signature Used Under Delegation for Development Services:

DATE	DOCUMENT	ADDRESS	PID
07.09.2022	337 Certificate	18 Dune Street, Scamander	6405623
07.09.2022	337 Certificate	21921 Tasman Highway, Four Mile Creek	1963407
12.09.2022	337 Certificate	170 Binalong Bay Road, St Helens	7768397
13.09.2022	337 Certificate	20 Cobrooga Drive, St Helens	6781100
13.09.2022	337 Certificate	Seaview Avenue, Beaumaris (CT141398/5)	2503146
14.09.2022	337 Certificate	27 Gray Street, Fingal	6411185
14.09.2022	337 Certificate	Tasman Highway, Scamander (CT183346/52)	9550312
14.09.2022	337 Certificate	19 Quail Street, St Helens	6794972
15.09.2022	337 Certificate	3 Jason Street, St Helens	6781039
15.09.2022	337 Certificate	8 Stewart Court, St Helens	2997799
16.09.2022	337 Certificate	20 Mount Paris Dam Road, Weldborough	7184199
19.09.2022	337 Certificate	Lot 100 Annie Street, St Helens (CT183451/24)	9217095
20.09.2022	337 Certificate	Lot 100 Annie Street, St Helens (CT183451/48)	9217095
20.09.2022	337 Certificate	3 Steel Street, Scamander	3508926
20.09.2022	337 Certificate	26-30 Parnella Drive, Stieglitz (CT183564/1)	2179032
21.09.2022	337 Certificate	Lot 100 Annie Street, St Helens (CT183451/47)	9217095
23.09.2022	337 Certificate	Lot 100 Annie Street, St Helens (CT183451/41)	9217095
23.09.2022	337 Certificate	Bent Street, Mathinna (CT117987/2)	1559033
26.09.2022	337 Certificate	Lot 100 Annie Street, St Helens (CT183451/23)	9217095
26.09.2022	337 Certificate	801 Lottah Road, Lottah	6798762
26.09.2022	337 Certificate	58 Main Street, St Marys	6404006
26.09.2022	337 Certificate	40 Main Street, St Marys	6403900
26.09.2022	337 Certificate	11 Pringle Street, Scamander (CT152043/2)	6406175
27.09.2022	337 Certificate	5 Pacific Drive, Binalong Bay	6811162
27.09.2022	337 Certificate	14 Sunnybank Close, St Helens	9083764
27.09.2022	337 Certificate	19 Reedy Road, Beaumaris	6788329
27.09.2022	337 Certificate	3 Salter Lane, St Marys	3338939
29.09.2022	337 Certificate	Mathinna Road, Mathinna (CT155683/2, CT 168255/3)	3450103

Tenders and Contracts Awarded:

Nil.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

- Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
- Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	018\019\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council provide a submission to the 2023-2024 State Budget consultation process covering the following items:

1. Bay of Fires Master Plan – need to argue for an increased funding allocation to be made in the 2023-2024 Budget.
2. Housing Needs Assessment –advocate for the Tasmanian Government to complete a housing needs assessment for the East Coast.
3. St Helens District High School – investigation of future replacement or upgrading options
4. Climate Resilient Councils – extension of program.
5. St Helens Wharf – funding for assessment of asset condition and maintenance works on the disputed section.
6. St Marys Childcare Centre – investigation into options for a new purpose built centre to service St Marys and surrounding areas

INTRODUCTION:

The State Government has commenced the consultation process as part of developing the 2023 - 2024 State Budget, this provides an opportunity for Council to provide a submission advocating for projects, services, activities or policy changes. Submissions close on 14 October 2022.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 October 2022

OFFICER'S REPORT:

Council's General Manager has recently become aware of the fact (accidentally) that the Department of Treasury and Finance have commenced their consultation process for the 2023-2024 State Budget. For the last few years the Department of Treasury and Finance have not notified Council of this process or the timeframes. They have also brought the process forward by 2 months this year as well. It does make the General Manager wonder how genuine they are in relation to engaging in a community consultation process.

Council focussed on the following items for its submission to the 2022-2023 Budget Consultation process and the progress with these items is noted in italics:

1. Bay of Fires Master Plan – need to argue for an increased funding allocation to be made in the Forward Estimates. *Nothing provided*

2. Tasman Highway (Great Eastern Drive) – further upgrading from Dianas Basin to the bottom of the St Marys Pass. *Additional allocation made for these works*
3. Housing Needs Assessment –advocate for the Tasmanian Government to complete a housing needs assessment for the East Coast. *Advocacy for this is ongoing with no commitment received as yet*
4. State Highway Maintenance – argue for the Tasmanian Government to focus more strongly on maintaining and repairing existing State Road infrastructure. *Additional maintenance budget allocation made but there is no real detail about what the extent of the additional allocation is.*
5. St Helens District High School – investigation of future replacement or upgrading options *No response received*
6. Climate Resilient Councils – extension of program. *No response received*
7. St Helens Wharf – funding for assessment of asset condition and maintenance works on the disputed section. *No response received*

The Department of Treasury and Finance have provided the following guidance on issues which Council may like to address in the submission:

To better align submissions with current Government Budget priorities, the Treasurer has endorsed a targeted community consultation process. It is requested that your submissions focus on the following areas:

- *Supporting Tasmanians with the rising cost of living;*
- *Improvements that could be made to existing Government services or processes, including grant application and/or management processes; and*
- *Opportunities to improve services that are directed towards vulnerable people.*

As a starting point for Council's submission to the 2023-2024 State Budget the following items from our previous submission should be included:

1. Bay of Fires Master Plan – need to argue for an increased funding allocation to be made in the 2023-2024 Budget.
2. Housing Needs Assessment –advocate for the Tasmanian Government to complete a housing needs assessment for the East Coast.
3. St Helens District High School – investigation of future replacement or upgrading options
4. Climate Resilient Councils – extension of program.
5. St Helens Wharf – funding for assessment of asset condition and maintenance works on the disputed section.

Councillors at the workshop on 3 October discussed the above items and suggested that a focus on a new Childcare Centre at St Marys be included due to the shortcomings of the existing centre as well as the need for increased capacity. A hydrotherapy pool was also suggested by Council but the exact nature of what was being requested was not defined to enable Council officers to progress with this at this stage. It was noted by the General Manager that the upcoming feasibility study process would provide greater clarity on the hydrotherapy pool proposal.

The 2023-2024 Budget submission will need to provide sufficient detail on matters raised to enable the Tasmanian Government agencies to properly consider the information and formulate a position.

LEGISLATION/STRATEGIC PLAN & POLICIES

2022-2023 Annual Plan

Corporate

State Budget - Provide a submission to the 2023 - 2024 State Budget community consultation process advocating for local priorities.

BUDGET AND FINANCIAL IMPLICATIONS:

Yet to be identified.

VOTING REQUIREMENTS

Simple Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Economic Development Officer – Anna Williams
FILE REFERENCE	039\002\008\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council provide the following submission to the Tasmanian Housing Strategy Discussion Paper.

INTRODUCTION:

The state government is developing a 20-year housing strategy that is currently within the Community consultation phase. As part of this phase, their first discussion paper was released outlining the key focus areas alongside aspirational vision. The consultation period opened on Thursday 8th September and closes on Friday 21st October.

Following this consultation period, the draft Tasmanian Housing Strategy shall be developed between November 2022 and January 2023. Consultation on the draft Tasmanian Strategy shall occur between February and March 2023 with the expected release of the finalised Strategy in July 2023.

PREVIOUS COUNCIL CONSIDERATION:

Nil.

OFFICER'S REPORT:

Section 1
Question 1: Should the vision for the Strategy include other factors?
<p>Vision statement should consider the inclusion of choice.</p> <ul style="list-style-type: none"> The inclusion recognises that each Tasmanian should have access to their preference of housing type and location. Irrespective of whether they live in metropolitan or regional Tasmania. This includes providing diverse choice in housing types which reflect the changing needs and preferences of households. Whilst choice is mentioned within the focus area 'housing affordability', its inclusion is applicable to each focus area and therefore should be included as part of the aspirational vision. The NSW Housing Strategy includes choice as part of their vision statement acknowledging that individual preference is an important need and contributes positively to their wellbeing. <p>Therefore, proposed aspirational vision: Every Tasmanian has access and choice to safe, secure and affordable housing.</p>
Question 2: Are there important issues not covered by the focus areas?

<p>Inclusion of innovative and alternative housing as an outcome for improvement in each focus area.</p> <ul style="list-style-type: none"> • As future generations continue to enter the housing market, demand for new and alternative types of housing will ensue. Innovative and alternative housing may provide solutions to achieving sustainable and affordable housing that extends beyond traditional approaches. • Recognising and prioritising delivery of innovative and alternative housing ensures the strategy encourages and prioritises alternative solutions outside of traditional approaches to housing solutions.
<p>Question 3: Are there additional objectives that are important for Tasmanians and should be included?</p>
<p>See Question 1 regarding choice</p>
<p>Focus Area One: Affordable Housing</p>
<p>Question 5: What additional interventions could governments consider to improve housing affordability?</p>
<ul style="list-style-type: none"> • Development of guidelines for partnerships between Council's/developers and Tier 1 Providers. - Currently, it is the onus of a Local Government to a) seek out Tier 1 Provider and b) negotiate a lease and financial arrangement between the local government and Tier 1 Provider. This is relatively uncharted waters for many LGA's who already have limited resources. - Providing guidelines for local governments would streamline the process and accelerate housing delivery. Guidelines may include types of lease agreements, accessible social housing demand data, building cost, average return of investment etc. - Such guidelines also ensure resources are allocated appropriately and efficiently within all governing bodies. • Provide tax incentives for investment properties to transition into rentals rather than short-stay accommodation.
<p>Question 7: What other issues would you like to be considered regarding housing affordability?</p>
<ul style="list-style-type: none"> • Actions to achieve an increase of housing supply and increasing individuals 'access to home ownership' must not work in silos. Achieving one outcome without the other risks exacerbating the housing affordability issue. For example: a. Whilst the statement <i>'more people able to access home ownership will help reduce pressure on social housing and the private rental market as well as provide stable housing outcomes to homeowners'</i> is appreciated, if this occurs without an increase of housing supply it may result in an increase of housing prices.
<p>Question 9: How could the effects of the short-stay accommodation industry on the rental sector be managed into the future?</p>
<ul style="list-style-type: none"> • Leadership provided by the state government is crucial to managing short-stay accommodation. Local Government has limited ability in addressing this area and are informed by the policies the state and Federal government introduce. This is demonstrated by the Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes. • The Tasmanian Housing Strategy should not work in isolation and should align and inform state government departments and policies. This includes the Tasmanian Planning Scheme.
<p>Focus Area Two: Housing Supply</p>

Question 10: What must be considered to make sure new housing meets diverse needs into the future?
See Question 2 regarding innovative and alternative housing solutions. A flexible understanding about housing needs to be applied. See Question 13 regarding publicly available data.
Question 11: How can housing supply respond rapidly to changing social and economic environments?
See Question 2 regarding innovative and alternative housing solutions.
Question 13: What other interventions could improve housing supply?
<ol style="list-style-type: none"> 1. Priority housing demand data, alongside any other applicable data, should be a publicly available resource. <ol style="list-style-type: none"> a. Enabling access of such data informs housing providers/stakeholders (whether local government, private developers, community members, media organisations or Tier 1 Providers) as to whether housing provision in each municipality is adequate. This data is extremely useful for communities to understand what type of housing needs to be delivered within the community. b. As outlined within the discussion paper, responding to the changing needs and preferences of the community in a timely manner is important. Providing publicly accessible data informs decision-making about where and how to build and design housing in Tasmania. 2. Introduce accountability when delivering housing through state government programs. <ol style="list-style-type: none"> a. There is a lack of accountability for state government in delivering a specified amount of social housing (relative to demand) within each municipality. This is particularly relevant in smaller Councils with limited resources to deliver housing themselves. b. The state government's objective to deliver 10,000 homes by 2032 is a positive target. However, the location of where this is to be delivered is vague. Whilst Break O'Day Council appreciate efforts made by Tier 1 Providers previously within the municipality, there needs to be accountability for delivering social housing in each municipality to ensure that needs are being met. c. Therefore, to ensure that it is not a 'first come, first serve' approach the Strategy should provide an accountability framework that ensures housing is being built around the state in an equitable manner. The framework may take into consideration the size of the municipality, the current provision of housing, the demand for housing, the current affordability of housing (average income and average rent cost) etc. d. Importantly, this ensures that the Tasmanian Housing Strategy does not leave regional/isolated areas behind. This aligns with the outcome of 'Supply in urban and regional Tasmania meets demand'.

Question 14: What can be done further to improve planning processes in Tasmania, particularly in the context of the delivery of social and affordable housing and increased density via infill development?

1. A state-wide database that provides Tasmania with Residential supply and development activity indicators. The importance of a database is by providing an indication of the residential development in each region including the adequacy of land supply, future supply of lots (land), impending addition to land supply, volume of lots developed, level of demand for lots in the market, value of lots, level of building activity and level of demand for dwellings in the market.
 - a. Such a database, with automated generated reports, enables developers, local and state governments and other important stakeholders the capability to analyse the status of housing provision (aiding current and future planning).
 - b. Refer to Queensland Residential Land Supply and Development for example:
<https://www.qgso.qld.gov.au/statistics/theme/industry-development/residential-land-supply-development/residential-development>.
 - c. Similarly, Housing Strategy 2041 (NSW) identifies Data Capturing as Priority Area in the Strategy. Actions within this area include streamlining and co-ordinating access to housing data and information and supporting cross-sector collaboration and coordinated through improved access to NSW Government housing data and evidence.
 - d. Importantly, Tasmania has a unique opportunity to maximise data opportunities through the newly introduced PlanBuild program. This resource has the ability to act as a strategic data capturing resource for local, state and Federal government.

Question 15: What scope is there to increase the role of private developers and local government in improving housing supply?

- Local governments have varying ability to increase their role in improving housing supply. Their ability is informed by their size, regional location and access to adequate land that is Council/Crown owned.
- Some Councils experience a lack of available vacant land to develop. This is shown by the Expression of Interest – CHGP – New Social Housing Supply. Break O’Day Council had only one Crown owned available vacant land. Therefore, whilst there may be interest and motivation by both private developers and Council to deliver social housing their ability to access suitable and available land is limited.
- In this instance, a state-wide database as recommended in Question 14 is a crucial resource for Local Governments to address land supply in a strategic manner.
- Publicly available housing demand data would inform Councils as to whether housing supply is adequate within their municipality.
- Demand data should also provide accountability for local governments, state government and stakeholders (community housing providers) in providing housing to where it is needed in an equitable manner. Question 13 and 14 responses provide more information.

Focus Area 3: Housing Sustainability
Question 17: What actions are needed to improve sustainability of housing?
<ul style="list-style-type: none"> Break O'Day Council strongly support the focus on provision of sustainable housing within the Tasmanian Housing Strategy. Striving to to go beyond compliancy to deliver innovative and sustainable homes.
Further recommendations
The Strategy should establish an advisory panel to ensure that the objectives of the Strategy and potential action plan is carried out. This panel would establish long-term performance measures and directions to remain responsive to changing needs of Tasmanians.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategy

Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focused service delivery.

Key Focus Area

Housing – Develop an understanding of housing needs; advocate for and facilitate the construction of a range of housing solutions.

LEGISLATION & POLICIES:

Nil.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2015 that Council move into Closed Council.

IN CONFIDENCE

10/22.18.0 CLOSED COUNCIL

10/22.18.1 Confirmation of Closed Council Minutes – Council Meeting 19 September 2022

10/22.18.2 Outstanding Actions List for Closed Council

10/22.18.3 Amendment to Sealed Plan No 137662 (Last Plan No SP9356) – DA265-2021 – East Coast Surveying obo SL Rubock – P70+ North Ansons Road, Ansons Bay – Amend Sealed Plan – Closed Council Item Pursuant to Section 15(2)G of the Local Government (Meeting Procedures) Regulations 2015

10/22.18.4 Contract 030\001\117\ - Bulk Waste Transport Service Agreement – Closed Council Item Pursuant to Section 15(2)D of the Local Government (Meeting Procedures) Regulations 2015

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2005 that Council move out of Closed Council.