



SORELL PLANNING AUTHORITY (SPA) AGENDA

20 JUNE 2023

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 20 June commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
15 JUNE 2023



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON
TUESDAY 20 JUNE 2023

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Councillor M Brown
Councillor S Campbell
Councillor J Gatehouse
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

2.0 APOLOGIES

Deputy Mayor C Wooley

3.0 CONFIRMATION OF THE MINUTES OF 6 JUNE 2023

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 6th June 2023 be confirmed.”

4.0 DECLARATIONS OF PECUNIARY INTEREST



In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 TASMANIAN HOUSING STRATEGY (EXPOSURE DRAFT)

RECOMMENDATION

“That the Sorell Planning Authority resolve to endorse the General Manager providing a submission on the Tasmanian Housing Strategy as per this report prepared by the Manager Planning.”

Executive Summary

The Tasmanian Government is developing a 20 year housing strategy, which is the first for Tasmania. A draft of the strategy has been released for public comment and it is recommended that Council make a submission on the draft.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 3: To Ensure a Liveable and Inclusive Community The Tasmanian Housing Strategy considers access to and affordability of housing which is critical to a liveable and inclusive community.
Asset Management Strategy 2018	Not applicable.
Risk Management Strategy 2018	No risks identified.
Financial Implications	No financial implications are anticipated.
Open Space Strategy 2020 and Public Open Space Policy	The matter has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	Not applicable.

Legislation

Not applicable.

Report

The overarching aim of the Tasmanian Housing Strategy is to develop a housing system that is affordable and responsive to community need. The scope of the strategy is across the entire housing sector, although there is an emphasis on social and affordable housing which is key to lead agency Homes Tasmania.

As the population of Sorell continues to grow and is supported by new social infrastructure our LGA may be better placed to support social and affordable housing than it has in the past.

The strategy is structured around the following four themes:

- More homes, built faster
- Affordability in the private market
- People at the centre
- Local prosperity

Considerations for the *more homes, built faster* theme include:

- Scaling up which includes industry support for medium density housing and modern construction methods
- Development of a strategic asset management plan for social housing stock
- Incentivising housing development
- Preparing design guidelines for improved housing outcomes
- Planning and building regulation
- Partnerships with Tasmanian and Australian governments and the private sector
- A clear understanding of local housing targets linked to existing infrastructure and service capability.

The affordability in the private market theme considers the need for new supply in the rental market and in maintaining affordable home ownership opportunities. The theme notes how policy levers, such as taxes and subsidies, can assist affordability.

The *people at the centre* theme is based on the principle of Housing First is that safe and secure housing should be quickly provided prior to, and not conditional upon, addressing other health and wellbeing issues.

The *local prosperity* theme promotes collaboration with local government regarding key worker accommodation, regionally tailed housing programs and short stay accommodation.



One implementation method is the establishment of action plans with local government, the community sector and industry. It is understood that this could relate to the future development of local or State owned land in a LGA or other matters related to the delivery of housing, social infrastructure or physical infrastructure.

Relevant to local government, the strategy:

- Notes the role for local government and the community sector to combat 'not-in-my-backway' (NIMBY) attitudes, particularly with respect to social and affordable housing.
- The need to support the private sector in investments that increase housing supply, including for affordable dwellings and medium-density 'missing middle'.
- Supports a planning system that delivers well designed, adaptable and energy efficient dwellings.
- Coordinating social infrastructure with housing supply.
- Supports increased housing diversity.

Conclusion

A Tasmanian Housing Strategy can support measures designed to improve the quality, affordability and supply of housing. It is recommended that Council make a submission on the Tasmanian Housing Strategy as attached to this report.

Shane Wells
MANAGER PLANNING

Attachments:
Exposure Draft Tasmanian Housing Strategy
Draft Submission

Submission

Thank you for providing the opportunity to comment on the exposure draft of the Tasmanian Housing Strategy.

Sorell Council is one of the fastest growing local government areas in Tasmania. A key pillar of Council's Strategic Plan is facilitating regional growth with Sorell being the focal point for the south-east region for new services and employment. Key initiatives in support of this include:

- the commencement of the \$187 million South East Transport Solution;*
- the \$20 million redevelopment of the Sorell School, which is nearing completion;*
- the new \$8 million South East Sports Stadium;*
- the upcoming Pembroke Park BMX facility (relocated from Glenorchy);*
- the Jobs Hub development with the support of Skills Tasmania and the Australian Government;*
- the new regional emergency services hub combining the police, TFS and SES units; and*
- the announcement of a new Centrelink / Services Australia facility in Sorell.*

In the next financial year, Council with the support of the Tasmanian Community Fund, will commence work on identifying future priorities for social service providers to improve outcomes for key demographic areas, such as youth.

Council will continue to support and deliver key services for the community to increase our levels of self-sufficiency. We look forward to future conversations of how the Sorell LGA can support the delivery of good quality social and affordable housing.

Council is supportive of the policies and initiatives outlined in the strategy particularly in relation to improving the capacity of industry to deliver the needed housing stock, improved housing quality and diversity and efficient regulatory processes. Council would like to see a focus on the whole of the development design and approval process and how more aligned and integrated planning and building regulatory systems may improve approval timeframes, reduce costs and better protect consumers.

Council would also like to see consideration given to how new or upgraded physical infrastructure such as sewer, roads or stormwater can be delivered at the right time by multiple agencies and with fair costs to unlock new housing opportunities.





We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.

About this document

The Tasmanian Government invites you to provide feedback on this Tasmanian Housing Strategy Exposure Draft.

Your feedback is important to us and will help shape the future of our housing system.

Our next step will be to finalise the Tasmanian Housing Strategy and prepare an action plan which will guide implementation of initiatives to achieve our vision for housing in Tasmania.

Thank you.

Homes Tasmania
Published June 2023
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Introduction

Housing needs to be coordinated as a top government priority and should be a key consideration in the policymaking process. And people should be at the centre of these considerations as housing provides the platform for a prosperous economy and improved social outcomes.

This draft Strategy aims to develop a housing system in Tasmania that is affordable and responsive to the needs of our communities, and to provide safe, secure and affordable housing for all Tasmanians.

The Tasmanian Government consulted housing industry partners, community sector organisations and local councils to produce this draft Strategy.

We heard from 162 industry and community representatives and individual voices from people across Tasmania through roundtable discussions, focus groups, and submissions*.

We have met regularly with key partners through an established Minister's Housing Reference Group and directly engaged with people with lived experience of housing challenges, as well as with Aboriginal communities, to understand their distinct housing needs.

We have also heard from business and industry and understand the impact affordable housing (both to rent and purchase) has on their ability to source key workers.

This draft Strategy reflects what we heard and how we propose to shape a better housing system for Tasmanians over the next 20 years.

* You can read about what we heard from our supporting information on [Homes Tasmania's webpage](#).



Premier's Foreword



The Tasmanian Government is committed to building a strong economy and a safe and caring community. There is nothing more important to this plan than ensuring Tasmanians can find a place to call home.

There is no doubt that our State has enjoyed a period of significant economic growth, with our economy leading the country, our unemployment rate remaining historically low, and people choosing Tasmania as their new home.

At the same time, the Tasmanian housing market has been one of the fastest growing in the country. We have seen housing costs increase, historically low rental vacancy rates and growing housing supply pressures.

This has resulted in more Tasmanians than ever experiencing housing stress, along with growing demand for social and affordable housing and increasing rates of homelessness. This is a nationwide challenge.

What we know is that there are not enough homes for those who need them. Tasmania's forecast population growth means even more homes will be needed to meet demand in the coming years and decades.

That is why the Tasmanian Liberal Government is taking action to deliver homes to meet this demand – including its \$1.5 billion plan to build an additional 10,000 social and affordable homes by 2032, programs designed to incentivise the release of new housing lots, and new innovative approaches to encourage private homeowners to make more homes available at affordable rents such as the Private Rental Incentives program and our expanded ancillary dwelling grant program for long term rentals.

We must plan for the longer-term with a strategy that is informed by an understanding of the State's future housing

needs, what types of homes will be needed, where they will be needed and how they can be affordable for those who need them.

This Tasmanian Housing Strategy Exposure Draft considers all aspects of the housing market and outlines the strategic directions needed to deliver positive housing outcomes for all Tasmanians. It acknowledges the importance of continued investment in housing supply, while providing a broader direction to consider new initiatives aimed at reducing pressure on house prices and rental affordability, including revised home ownership products, expanded private rental initiatives, and planning scheme, land tax and stamp duty reforms to encourage the type of development we need the most.

Above all, collaboration will be key. All levels of government, industry and the community sector working together to better the lives of Tasmanians. I look forward to working together to achieve this.

Jeremy Rockliff MP
Premier

Minister's Foreword



All Tasmanians deserve safe, secure and affordable housing.

As our population changes and grows, we need to plan ahead so that we have different housing choices as our circumstances change. This requires long-term thinking and is the core purpose of the Tasmanian Housing Strategy Exposure Draft.

The Tasmanian Government has committed to a 10-year, \$1.5 billion housing plan to build on existing initiatives and take further action to address affordable housing. We created Homes Tasmania, under the Homes Tasmania Act 2022, as a nation-leading, dedicated housing body which provides the most cohesive and integrated housing and homelessness services in the country.

To deliver on our plan, we need a comprehensive strategy.

This Housing Strategy Exposure Draft puts people at the centre of our housing approach and aims to ensure housing supports our community's needs and helps Tasmanians to thrive. It looks to how we can provide housing that is close to employment, transport, and services that support Tasmanians as they work and play. And it considers all aspects of the housing market, from our broader housing demands to the needs of our most vulnerable, those in the workforce and people as they age.

It also seeks to increase affordability by creating greater housing diversity and choice in the types of housing that suits different people and their lifestyles. It means working across all levels of government and the community to deliver that.

Homes Tasmania, with its skills-based Board, will play a key role, with a broadened remit and ability to partner with the private sector to deliver our social and affordable housing plan and the overall housing supply Tasmanians will need.

We need to take a whole of system approach, and this strategy proposes that by imbedding housing in all government policies.

Development of this draft Strategy has been supported by the Housing Reference Group, made up of 17 member organisations from across the housing and homelessness, building and construction and local government sectors. It also incorporates feedback from the community and those who have lived experience of the housing challenges faced by many Tasmanians. I thank all who contributed to strengthening this draft Strategy.

The final Strategy will be accompanied by a series of action plans designed to ensure all Tasmanians have access to safe, secure and affordable homes well into the future.

Now we want your feedback on this Tasmanian Housing Strategy Exposure Draft to ensure we have heard what is important to Tasmanians and to build an action plan to realise the purpose of the final Strategy.

Guy Barnett MP
Minister for Housing

OUR VISION

A well-functioning, viable housing system that provides safe, appropriate and affordable housing for all Tasmanians

We aspire to support the operation of a housing system where all Tasmanians can live in homes where they are safe and healthy, within communities where they can thrive, and which are close to where they work.

Tasmania is a beautiful state, and more and more people are choosing to live here. To ensure this continues, along with our strong economic growth, we must support a well-functioning housing system and deliver increased investment in our housing so everyone can benefit.

Many of the drivers of housing investment are influenced by federal settings such as interest rates and taxation treatment of housing.

While state and local governments will play a role in future housing supply, the majority will be delivered by private industry, community housing providers and the wider not-for-profit sector.

Only by collaborating and forming lasting partnerships will we improve affordability across the entire housing system.

Figure 1 provides an overview of this system, highlighting the broad scope of housing responses we must consider if we are to achieve a well-functioning housing system.

We will deliver increased housing supply to support inclusive, liveable communities that welcome diversity and are places where Tasmanians feel safe, connected and valued. This will provide a platform for increased engagement and improved social and economic outcomes for Tasmania and its residents.

Our population is growing, and our cities and towns are vibrant places. The way we live and where we live is changing, and the types of homes that we build need to adapt. We need more certainty through planning and design guidelines to drive medium to higher density-living in our communities to take advantage of our existing infrastructure and amenities.

By leveraging Australian Government policy settings, we will consider ways to incentivise larger-scale private investment in our housing stock, particularly in the rental sector. We will also consider appropriate incentives and taxation settings to encourage more infill development that incorporates affordable housing close to services and public transport and to facilitate strategic release of residential land for development. These measures can create efficiencies through maximising any excess capacity in our existing infrastructure.

We will work directly with Aboriginal communities and support them in delivering housing that meets their communities needs and cultural requirements. We will also incorporate peoples lived experience of the housing system in the development of policies, projects and programs to address the challenges of Tasmanians in need.

We have an ageing population, and our average household size is decreasing, so we must deliver more supply of smaller homes, while still meeting the need for larger homes for families.



Figure 1 The Housing System

Many Tasmanians are living with disability, so we will prioritise delivery of homes that are adaptable to meet their needs.

Younger Tasmanians and essential workers will have more opportunity to live near where they study and work, and women and children will have housing options to match their circumstances. We will also focus on the needs of children and young people, particularly those who are experiencing or who are at risk of homelessness.

This draft Strategy aims to create a future housing system that is more sustainable and equitable, one that enables all Tasmanians to live well.

What happens if we don't act now?

If we do not address the current challenges in Tasmania's housing system, there will be a range of adverse outcomes. The economy may be affected because key workers will not be able to afford housing close to where they work, meaning industries will be less likely to attract staff. More people will experience housing stress and homelessness as they are pushed out of the private rental market, creating more demand for housing and homelessness service assistance.

In financial terms, a 2022 Community Housing Industry Association report estimated the current cost of the affordable housing shortage in Tasmania is \$16.7 million per year, rising to \$23.4 million by 2036 if sufficient action is not taken now. In addition, the 2022 Housing All Australians report 'Give me Shelter' identified wider cost implications for the Tasmanian community, estimated to be \$700 million over the 30 years to 2051.

OUR WAY FORWARD

Priority outcomes to achieve our vision for Tasmania's housing system

To achieve our vision, we must be innovative and deliver a well-functioning housing system that supports improved social, economic and environmental outcomes to benefit all Tasmanians.

This draft Strategy identifies a range of priority outcomes which are central to this vision.

Considering housing in policy development

The World Health Organization acknowledges that housing is a social determinant of health and economic development, and that improving housing outcomes means better health, wellbeing, liveability, and participation in society.

Embedding housing considerations into our policymaking to deliver tangible, place-based outcomes can improve the way we plan for known housing impacts and how we consider some of the unintended consequences on the housing system. It also allows us to enhance the benefits of housing policy by identifying links to related outcomes across state and local government, and the broader community.

Adopt Housing First

Housing First is a guiding principle that responds to homelessness by providing housing that is not conditional on addressing a person's social, health and wellbeing issues. It builds on the legislative principle that housing is a fundamental right.

With our record investment to deliver 10 000 social and affordable homes by 2032, we will work towards a 'Housing First' approach to address primary homelessness in Tasmania and provide permanent and stable housing as a means of early intervention.

For people with complex needs, services such as gambling, drug and alcohol counselling, mental health treatment, and other wrap around support, will be fundamental to ensure their tenancy can be maintained.



OUR WAY FORWARD

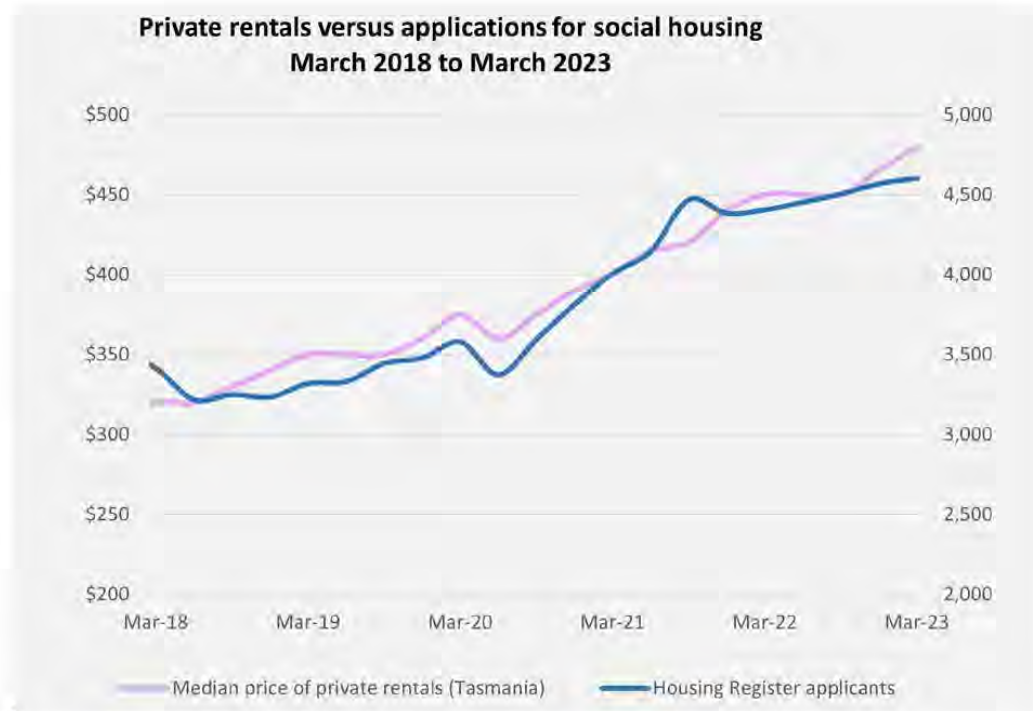


Figure 2 Trend and link between median rental and social housing demand

Source – Real Institute of Tasmania quarterly data and Homes Tasmania housing data dashboard

More inclusive communities

There is a role for government to promote the benefits of inclusive communities and facilitate their creation through more efficient planning and improved design.

This extends to the value that social and affordable housing brings when it is well designed, built, and operated. Doing so presents an opportunity to challenge some of the 'not-in-my-backyard' (NIMBY) attitudes that are often based on outdated stereotypes, attitudes which local government and the community sector also have a key role in combatting.

More private investment

Ensuring the continuation of private investment is critical to delivering a well-functioning housing system.

As there is a strong correlation between the median price of private rentals and the increase in the housing register (see Figure 2), building more social housing is part of the solution to addressing current challenges but is not the only answer.

It is likely that demand for social housing will continue to grow unless the private sector is encouraged to invest in and

deliver quality housing supply, including affordable dwellings, long-term private rentals and medium-density 'missing middle' infill development that maximises our existing social and economic infrastructure.

Through policies that change the way the private sector invests, develops and manages properties, we will promote greater housing diversity and increased supply to meet the demands of an increasing population over the long term.

Innovative design and high-quality housing

Examples of world-leading design are prevalent across Tasmania. Building on this foundation with continued innovation is paramount in tackling the ongoing impacts of climate change, environmental considerations, and the uniqueness of the Tasmanian topography.

We need to ensure the current planning reforms are effective and that efficient regulatory settings deliver new housing stock that is well designed, adaptable and energy efficient. The needs of our population will change over time and the quality of our housing stock will need to change as well.

Coordinated delivery of social and economic infrastructure

The liveability of new neighbourhoods and communities, and the urban renewal of existing areas is at the heart of maintaining Tasmania's status as a sought-after destination where people choose to live.

High standards of liveability can be maintained by promoting increased infill development in urban areas and along major transit corridors. Outside of established communities it is critical to align the strategic release of land for residential development with the provision of essential social and economic infrastructure.

Diverse types of housing to meet the needs of all Tasmanians

The types of housing we deliver must support and promote the diversity of Tasmania's regions and its residents.

Our housing system should meet the needs of different groups of Tasmanians including children and young people, those who are older, skilled and key workers, women, those escaping family violence, Aboriginal Tasmanians, veterans, people with disability and both young people and adults who are exiting care, including prisoners and people on remand.

Our housing response will also be sensitive to the priorities and challenges in rural and regional areas and will provide appropriate and quality housing outcomes for all people living in Tasmania.

New housing models

Opportunities exist for government, and the not-for-profit and private sectors, to pilot different housing models such as build-to-rent, key worker accommodation and co-housing. Developments can also target specific life stages and support needs to cater for a diverse population while maintaining the design-led principles that promote sustainability and affordability.

Reducing rental vulnerability

An affordable rental market has an important place in any housing system. It supports young people forming households for the first time, is a flexible housing option for people relocating and is an affordable option for those who cannot or chose not to purchase. It is also fundamental to delivering improved social outcomes and maintaining standards of living.

Currently, rental stress is a major issue for many Tasmanians. The inability to access and maintain affordable private rental accommodation means increased demand for social housing.

We will continue to work with the Australian Government to provide appropriate levels of rent assistance for those who need it most, and to consider national taxation settings that affect housing.

At the same time, we will investigate how rental affordability can be improved at a state level.

We will also review the *Residential Tenancy Act 1997* to consider strengthening the rights of renters (in line with the National Cabinet commitment), as well as seeking improvements for social housing tenants.

Social and economic overview

Access to safe, secure and affordable housing is fundamental to Tasmania's ambitions of sustained economic growth, meeting the challenges of climate change, and providing a platform for people to participate in their local community.



A growing population

Our population is growing faster than previously projected. The appealing Tasmanian lifestyle and our strong economy has framed Tasmania as a destination of choice. But this may change if historically lower house prices (when compared with interstate cities) continue to rise.

Our Population Strategy originally set a target of 650 000 residents by 2050. However, the Department of Treasury and Finance's latest high-series population projection modelling shows we will reach this target by 2041, while the Australian Government's Centre for

Population projects Tasmania can expect just short of this figure (646 000 residents) by 2033.

Based on analysis which uses the Department of Treasury and Finance's population projections, by 2041 we will need an additional 38 000 dwellings across all tenure types to meet the projected population increase of over 80 000 residents. Additional effects may be felt through projected workforce requirements to deliver critical infrastructure and renewable energy projects over the next two decades, as well

as from expanding tourism and mining sectors. The projections also show there will be around 12 500 low-income households who will require access to appropriate housing, though this may increase if rents continue to rise faster than income levels, likely placing more Tasmanian households in housing stress.

Appropriate housing that is close to amenities, employment and public transport options and which maintains liveability standards is critical to continue attracting prospective residents and ensuring they remain once they arrive.



An ageing population

Our population is ageing. The proportion of residents over the age of 65 increased by 5.8 percentage points in the 15 years to June 2021, while young people under the age of 15 reduced by 2.8 percentage points over the same period.

An ageing population has a range of flow on effects not only for our health system and labour force, but also for the types of housing we need to build. Our homes must support people to age in place and be adaptable to modifications as people's circumstances change.

Our housing market needs to provide greater choice so we can promote people moving into more appropriate dwellings when the time is right.

You can read about our demand and affordability modelling from our supporting information on Homes Tasmania's [web page](#).

Changing market conditions

Tasmania's housing market has changed over recent years. It is more expensive to buy, and it is also harder to find a suitable home to rent as the growth in our population has coincided with decreasing private rental vacancy rates. These market conditions have increased demand for social housing and homelessness services, with many young people potentially facing a lifetime of renting given their diminishing prospects of home ownership.

Homelessness

Homelessness rates are increasing. On Census night 2021, 2 350 people in Tasmania were experiencing homelessness, compared with 1 622 in 2016. This includes those living in severely overcrowded houses, boarding houses and crisis or transitional accommodation.

There is a critical need for initiatives which both prevent people from becoming homeless (eg, through losing their home or having no suitable accommodation when they leave hospital, prison or out of home care) and which prioritise early intervention for those who are either experiencing homelessness or who are at risk.

A Housing First approach is a key component of the required response. We must also prioritise the availability of an appropriately trained and resourced housing and homelessness sector workforce and wrap around services to support those Tasmanians who are most in need of assistance.

Childhood and youth development

Children and young people who live in dwellings that are safe, secure, not over-crowded, and located close to schools and other age-relevant amenities have improved opportunities for engagement with the education system and access to developmental and educational opportunities, including childcare and early learning.

With youth homelessness a growing concern, ensuring there are sufficient housing related supports and accommodation options for young people is paramount. These services ensure children and young people can continue with their education, have a base from which they can seek employment, and best prepare for the transition to independence and young adulthood.

Safe housing

Family and domestic violence is a leading cause of Tasmanians, mostly women with children*, seeking emergency housing and homelessness services. Safe accommodation and support for these vulnerable families must be rapidly available to help them out in a crisis.

** The Tasmanian Government is partnering with Shelter Tasmania to undertake research into women's housing. A report will be available as supporting information to the final Strategy on Homes Tasmania's webpage.*



Productivity and growth

Housing is central to Tasmania's economic growth and future prosperity. Adequately housing the state's workforce close to employment opportunities is critical for business viability and the delivery of frontline services such as health, education and housing and homelessness services. Attracting and retaining permanent workers injects money into local businesses, increases the availability of local services, and creates other social benefits, particularly in regional and rural communities.



The building and construction sector is the state's fourth largest employer and has a key role in developing its workforce through ongoing employment, apprenticeships and opportunities. Government can support the industry through providing certainty, consistency and counter-cyclical supports where possible in return for guarantees of employment and training for Tasmanians.

A secure workforce increases revenue and gross state product and creates opportunities for economic mobility – enabling households to change locations for employment reasons – and higher incomes for Tasmanians.

It also extends to the private development industry where consistent information on projected housing demand, including type and location, provides certainty and enables long-term strategic planning to meet these targets and ensure financial viability of projects.

Certainty and efficiency around planning and development assessment processes can help reduce the risk and cost of development for investors, and lead to higher quality dwellings and increased project viability.



Health and wellbeing

High-quality, well-located housing can improve the health and wellbeing of Tasmanians and results in lower costs to the community and reduced government health and community services expenditure.

Access, location, and tenure type of a dwelling can also provide people with autonomy and the ability to participate in their community.

Safe and stable housing can reduce psychological stress and increase engagement with the health system, improving opportunities for diagnosis and treatment of conditions and illnesses. Specifically, adequate treatment for mental health issues and good exit planning from acute care can lower the risk of Tasmanians becoming homeless and reduce the demand for specialist support.

Transport

The relationship between the proximity and density of infill development must be carefully balanced with access to public transport and the level of on-site car parking for residents. Car parking requirements affect the construction cost, complexity, urban interface and development options for infill and medium-density housing and reduce its viability.

For households, transport has a substantial impact on liveability and affordability of housing. The location of our homes and the modes of transport needed to access them shape the upfront



Environmental sustainability

and ongoing cost of housing. It also has flow-on effects to other social factors such as community participation and the ability of households to maintain active lifestyles.

High-quality public transport services and active transport networks require both investment and settlement patterns that support this investment. This then promotes compact urban areas and higher residential densities adjacent to key public transport corridors.

Well-designed housing will have a reduced carbon impact, both at point of construction and for ongoing costs, with the additional benefit of lower utility costs for residents. This in turn will also meet state, national and international agreements to mitigate the impact of climate change.

Our housing must be responsive to the impacts of climate change and comply with the United Nations' sustainable development goals, while seeking to attract environmental social governance to build on Tasmania's reputation for clean energy.

Well located housing should make use of existing infrastructure and not contribute to urban sprawl. It should also be away from areas with increased risk of natural hazards such as floods and bushfires.

Unplanned housing delivered as detached dwellings on greenfield estates located far from services, results in loss of natural environment and valuable wilderness areas, as well as higher carbon emissions due to the need to travel to access goods and services necessary for everyday life.

THEMES

Overview

The ideas, discussions and feedback gathered during the consultations have been grouped under four key themes. These themes demonstrate what is important to Tasmanians, where challenges and opportunities lie, and areas to focus on to enable the growth of safe, affordable, and appropriate homes within our communities.



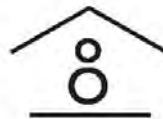
More homes, built faster

1. Scaling up
2. Property upgrades
3. Location, size and design
4. Residential land
5. Building regulations and planning approvals
6. Partnerships



Affordability in the private market

1. An equitable housing market
2. Home ownership
3. Rentals



People at the centre

1. Safety
2. Housing first
3. Housing and homelessness workforce
4. Social infrastructure
5. Lived experience
6. Supporting those in need



Local prosperity

1. Key workers
2. Regional Tasmania
3. Short stay accommodation



THEME ONE

More homes, built faster

Increasing the supply of housing is an important factor in responding to need and reducing housing prices. New homes need to be delivered as efficiently as possible whilst maintaining quality so this new supply can put downward pressure on house prices.



Scaling up

Tasmania needs a thriving, diverse private market with appropriate choices for all Tasmanians, supported by an adequate supply of social and affordable housing. A well-functioning private market ensures adequate supply of appropriate housing at all price points in locations where Tasmanians want to live, reducing the need for reliance on social housing stock. To rebalance the housing system, substantial market supply growth will be needed to accommodate our growing population.

The co-location of increased residential development with

public transport corridors reduces reliance on private transport to support healthy, safe and connected communities. While some greenfield development will be needed, particularly for regional and remote communities, infill in urban areas and positive settlement patterns around or close to existing health, education, and public and active transport opportunities will be prioritised.

Our housing industry continues to adjust and identify new skills. Supporting the scaling up of operations creates a great opportunity to provide new and

young Tasmanians with varied, stable and secure employment options while increasing the capacity of the Tasmanian building and construction industry.

Our record investment into housing provides certainty for the construction industry with a pipeline of works. There is a role for government and industry to support and encourage medium-to-higher density housing developments that include social and affordable housing, to create training and employment opportunities and to scale up modern construction methods, such as prefabrication.



Property upgrades

There is also a key role for the public in supporting new developments of this type.

We are committed to delivering 10 000 social and affordable homes by 2032, primarily through the construction of new residential dwellings or prefabricated modular homes, but also through land release and the conversion of existing dwellings into affordable residential homes.

As well as new supply, we will continue to support our social housing providers in Tasmania to reprofile, repair, upgrade and redevelop their existing portfolios to improve dwelling quality, increase functionality and amenity, improve energy efficiency, and reduce the cost of living.

Through Homes Tasmania, we will develop a new long-term Strategic Asset Management Plan to manage the useful life of Tasmania's social housing portfolio and make decisions to renew, redevelop or sell assets as appropriate. We will be transparent about our sales

and where practical, will offer these homes as affordable home ownership opportunities for reinvestment. Redevelopments will focus on achieving multiple dwellings and medium-or higher-density housing.

In the private sector, we propose to continue facilitating energy efficiency upgrades to existing housing across the housing spectrum, including rental stock. We must also incentivise the regeneration of older housing stock to make better use of existing parcels of land in our urban areas.

THEME ONE

Location, size and design

From clever uses of small infill sites to shop top and warehouse conversions, Tasmanian housing design has many examples of resourcefulness, innovation and quality which have received national and international recognition.

Public-private partnerships have delivered award winning social housing for people aged over 55 and innovative villages for people living with dementia, demonstrating the potential that Tasmanian designers can have on addressing housing challenges through creative solutions.

Our population has the highest percentage of residents with mobility, mental health and neurological needs whose lives and means of participation would be substantially improved through well-designed homes. Retaining, attracting and channelling our design expertise has the potential to resourcefully address the challenges of changing demographic needs while establishing Tasmania as a leader in developing affordable and high-quality fit-for-purpose housing. Adjusting our design and planning settings to address barriers to the uptake of creative design solutions will allow us to deliver increased quality, higher performance and greater housing diversity and resilient settlements that resist and respond to extreme events.

Residential land

City deals and regional land use strategies have set targets for 70 per cent of future residential development to occur within existing urban areas.

Tasmania is uniquely placed to accommodate increased infill development. With large land parcels within minutes of activity centres, schools, transit corridors and employment hubs across the state, ample opportunities exist for efficiencies of scale in urban renewal, residential and mixed-use development.

Investment in upgrades and introduction of new types of infrastructure and services to support infill growth can also improve the amenity and liveability of existing households.

Local government has a critical role to play in the provision of well-located residential land. This can be facilitated through strong partnerships with state government that considers existing infrastructure and service capacity, and clear articulation about housing targets at a local level.

New developments outside of established urban areas, that avoid the use of high-quality agricultural land, are an opportunity to test innovative planning and community building models to develop resilient, liveable, and sustainable neighbourhoods.

Building regulations and planning approvals

We are continuing to deliver on our planning reform agenda with the introduction of a statewide Tasmanian Planning Scheme to make our development assessment requirements and processes more consistent and efficient.

We will also act on the recommendations of a comprehensive review of local government, create new design guidelines and processes for the types of housing we need, and work to implement the National Construction Code requirements.

We recognise there is more we can do to deliver more homes, faster. We have consulted with the industry, the community sector and local government and we will also commit to appropriate legislative changes to expedite the approval of social and affordable housing in Tasmania.

Partnerships

Partnerships between local governments, the Tasmanian Government, the Australian Government, and the community and private sectors are a central ambition of achieving a well-functioning housing system.

Throughout the life of the Strategy, we will work closely with new and existing partners to continually innovate and deliver improved housing outcomes for Tasmanians.



THEME ONE

For the **more homes, built faster** theme, the activities to be delivered under the Strategy's Action Plans will focus on achieving the following objectives:

- 1 Creating more social and affordable housing by developing new financial models to build new dwellings, supported by other options that increase the availability of affordable housing opportunities for all Tasmanians.
- 2 Facilitating opportunities for higher density living in our cities, community centres and along public transport corridors that increase affordable housing close to services, community infrastructure, utilities and employment.
- 3 Facilitating opportunities for faster release of land by Government and the private sector for residential development, supported by best practice land use requirements to mitigate the effects of climate change.
- 4 Accelerating planning approvals for social and affordable housing and improving efficiencies for Homes Tasmania and its partners to scale up their construction of new homes.
- 5 Ensuring appropriate mechanisms are in place across government and the private sector to support coordinated, strategic delivery of housing across Tasmania.
- 6 Supporting targeted programs in the building sector that create training opportunities to address labour, skills and training gaps and shortages.
- 7 Fostering a culture of high-quality, resourceful, energy efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.



THEME ONE

THEME TWO

Affordability in the private market

This theme encompasses policy objectives that the Tasmanian Government can deliver to facilitate an increase in the ongoing affordability of private market housing for Tasmanian households.



An equitable housing market

It is important to ensure Tasmania's housing market strikes a balance between prosperity and shared opportunity for everyone living in Tasmania.

Government policy levers, such as taxes and subsidies, should promote housing affordability to help underpin Tasmania's standard of living and productivity and promote greater equity in the housing system.

A sustainable vacancy rate in the private rental market will help to stabilise rents and ultimately reduce pressure on household budgets.

Ensuring housing is more equitable reduces cost of living pressures, which in turn increases Tasmania's attractiveness as a place for industry, developers and new residents to invest.

Likewise, tailoring policy and housing supply to the different needs of urban and regional communities can attract investment and create employment opportunities.



THEME TWO

Home ownership

Tasmanians have a proud history of home ownership. The Tasmanian Government will continue to create initiatives to make the cost of owning a home more affordable.

Rentals

An increase in affordable rentals across Tasmania is needed, as are better supports for Tasmanians in rental stress.

We will continue to work with property owners to bring new dwellings into the rental market and encourage local governments to play their important role in increasing rental housing supply.

We will also look at options to expand and diversify the provision of quality and affordable rental housing across the state.

A well-functioning private rental system is one where owners receive appropriate rent and tenants have an opportunity to remain for a longer period without the fear of sudden eviction or significant increases to their weekly rent.

THEME TWO

For the **affordability in the private market** theme, the activities to be delivered under the Strategy's Action Plans will focus on achieving the following objectives:

1

Continuing to increase affordable home ownership opportunities for Tasmanians, and regularly monitoring their effectiveness.

2

Exploring new ways to encourage existing property owners to bring new dwellings into the rental market and to increase the supply of affordable and secure rentals.

3

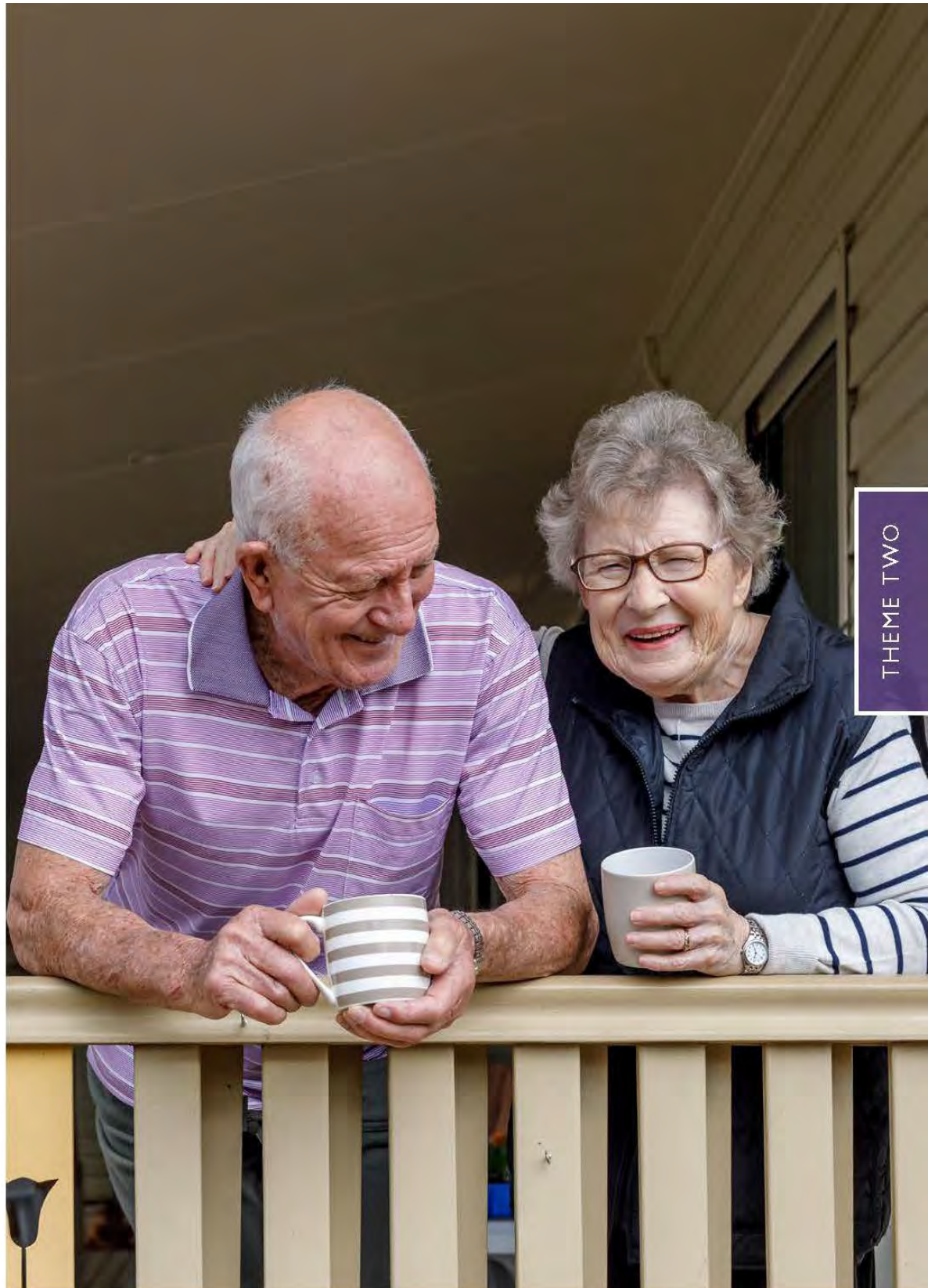
Working in partnership with the Australian Government to provide appropriate levels of rent assistance and taxation incentives towards models of institutional investment in rental housing.

4

Investigating new ways to increase affordable rental opportunities, whilst continuing to help Tasmanians in rental stress, and regularly monitoring effectiveness.

5

Reviewing legislation and systems in the rental market to strengthen renters' rights and seek improvements for social housing tenants.

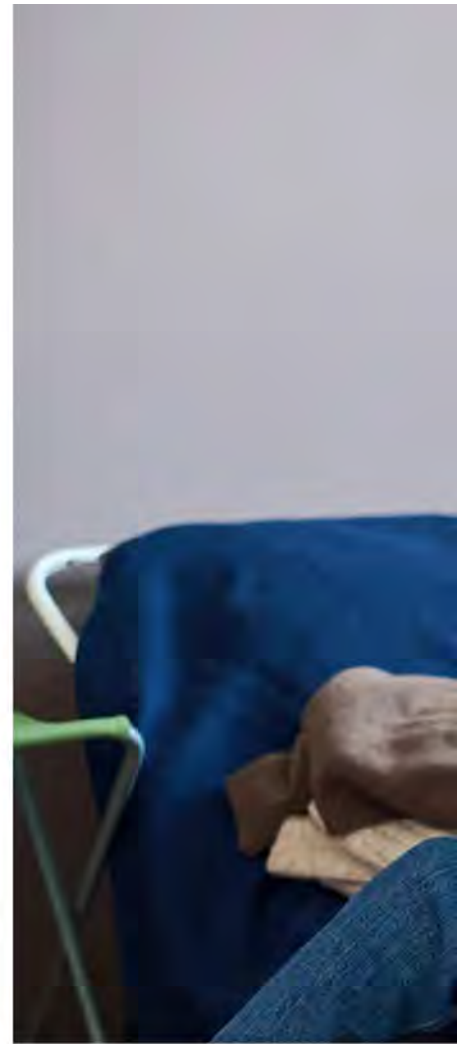


THEME TWO

THEME THREE

People at the centre

People living in Tasmania are at the centre of every policy objective in this draft Strategy. A person-centred approach means we will continue to engage with the Tasmanian people to ensure targets and actions are fit for purpose as their needs and the housing system changes.



Safety

The provision of short-term accommodation is critical to help people out of a crisis, in particular Tasmanians escaping family violence so they are not forced to stay in or return to an unsafe environment.

Programs that provide shelter accommodation or rapid rehousing will be continued and expanded to match demand, with a focus on larger homes for vulnerable families.



Housing First

The principle of Housing First is that safe and secure housing should be quickly provided prior to, and not conditional upon, addressing other health and wellbeing issues.

For people experiencing primary homelessness, the provision of support is one of the critical levers in improving opportunities to secure housing. People who have the capacity to manage the challenges they experience with healthy coping skills and support networks will have better life outcomes, including housing outcomes.

People who are living with trauma and people who have complex needs require access to tailored support at multiple points to help them find and keep a home in which they can live a good life.

To deliver a Housing First approach, Tasmania needs an adequate supply of social housing, and a viable workforce to provide wrap around supports. This draft Strategy sets us on this path.

Homeslessness and housing workforce

We will improve how Tasmanians access housing support to make it easier and more effective. We want people's interaction with housing support services to be helpful and a positive experience, as their experience can affect their wellbeing and housing outcomes.

We understand the community sector is experiencing increased demand and we will support them to attract and retain a skilled housing and homelessness sector workforce.

THEME THREE

Social infrastructure

Homes provide shelter and enable people to pursue their personal development, participate in the community and economy, and lead full and meaningful lives.

The Australian Government defines social infrastructure as 'the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities'. Expanding this definition to include social and affordable housing would recognise its role as essential infrastructure and provide the rationale for our record investment into housing to support the objectives of this draft Strategy.

By increasing supply across the housing market, we are enabling social and economic growth for Tasmanians, putting us in a better position to attract a skilled workforce that brings greater benefits to the whole community.

Lived experience

People who have lived through or who live with homelessness, violence, trauma, and cost of living and affordability challenges, and people who have used the housing and homelessness system, have critical insights on how to improve the housing system.

This draft Strategy incorporates their voices and acknowledges the need for ongoing engagement when planning for a better housing system for all Tasmanians.

It also recognises a need to ensure that all Tasmanians can easily access information and support to help them to find and sustain housing as their needs and circumstances change.

**You can read what we heard from those with lived experience from our supporting information on Homes Tasmania's [webpage](#).*

Supporting those in need

Ensuring those Tasmanians who require additional support to access and maintain housing is fundamental to having people at the centre of our housing considerations.

Our housing system should meet the needs of different groups of Tasmanians including, but not limited to, people experiencing or at risk of homelessness, older Tasmanians, women, children and young people, people living with a disability, Aboriginal Tasmanians, culturally and linguistically diverse people, people exiting institutional care, veterans and LGBTIQ+ people.

We will respond to the unique and varied needs by delivering targeted actions. We will also ensure the housing we deliver is fit for purpose and adaptable to people's needs and circumstances as they change.

**You can read more detail about the needs of different groups of Tasmanians on Homes Tasmania's [webpage](#).*



For the **people at the centre** theme, the activities to be delivered under the Strategy's Action Plans will focus on achieving the following objectives:

1

Addressing primary homelessness through a Housing First approach and preventing at-risk groups from becoming homeless through targeted policy and services, direct support, and improvement of housing literacy.

2

Continuing to improve access to housing and homelessness services to make it easier for Tasmanians seeking housing support, and regularly monitoring the demand for and effectiveness of relevant programs.

3

Prioritising delivery of and access to housing for Tasmanians who need support.

4

Incorporating lived experience or trauma-informed considerations in operational policy design and reviewing existing policies.

THEME FOUR

Local prosperity

Housing is a fundamental component of Tasmania's economic growth aspirations. Critical to these aspirations is the health of our rural, regional and remote communities, and the viability of local businesses.

Key workers

A suitably located workforce is essential to a growing economy.

High-quality, secure and affordable housing close to employment, schools and childcare is critical to attracting and retaining workers in the state's key sectors and industries.

This includes frontline staff in nursing, teaching, housing and homelessness and emergency services; seasonal workers (many from interstate or overseas) who harvest our agricultural crops and support our thriving tourism sector; surge workforces for operations in our emerging or reinvigorated resource industries; and those who deliver critical renewable energy infrastructure to support our reduced carbon ambitions.

Supporting major investors to develop proposals that consider the provision of an adequate supply of affordable housing for key workers can be achieved when state and local governments and key industry sectors work together.

Regional Tasmania

Good quality and affordable worker's accommodation is particularly needed in regional, island, rural and remote areas, where there is also a lack of skilled builders, essential utilities, and the cost of transporting building materials is also prohibitive.

Tasmania has distinct regions, each with key strengths and advantages and the potential to attract new investment, expand business and drive the state's economy forward. The provision of diverse and affordable housing, increased pace of rezoning and joined up planning and policy prioritisation in our rural and regional communities will support these social and economic endeavours.

Short stay Accommodation

The short stay accommodation sector plays an important role in Tasmania's economy in both urban and rural and remote communities. That said, we recognise the importance of ongoing monitoring and exploring options to balance its impact on rental vacancy rates.



THEME FOUR

For the **local prosperity** theme, the activities to be delivered under the Strategy's Action Plans will focus on achieving the following objectives:

1

Collaborating with local governments to work with private industry to deliver suitable housing options for key workers.

2

Collaborating with local governments on housing programs specifically tailored to the local needs of Tasmanian communities, including regional Tasmania.

3

Collaborating with local governments to balance the impacts and opportunities of the short stay accommodation sector on housing and local economic prosperity.

IMPLEMENTATION

Implementation

Measuring success

Progress towards the vision of this strategy will be monitored and reported on publicly.

A robust reporting and governance process will accompany the implementation of the strategy. It will be supported by action plans that will outline specific initiatives to help us achieve our housing vision for Tasmania.

The strategy, along with the demand modelling projections, will be reviewed, updated and re-issued to ensure we are using the most up-to-date data to inform our actions.

Putting this strategy into action

Our vision will be achieved through action. We will set ambitious targets.

The Tasmanian Government will work with our partner organisations to establish a series of flexible and responsive action plans. These will allow us to remain agile and able to respond to changes in the operating environment, while also giving organisations, businesses, and the community clarity on what they can expect from the Tasmanian Government and the housing sector. The action plans will incorporate activities already underway by Homes Tasmania, other agencies, local governments and the community sector, while also identifying new activities to be delivered in line with the objectives outlined in the Strategy. The action plans will outline all activities that government, the community sector and industry will undertake to deliver improved housing outcomes and will include metrics to enable progress to be assessed against targets.

Roles and responsibilities across the housing system

Our vision will be achieved through collective effort.

The three tiers of government (Australian Government, Tasmanian Government, and local government) have joint responsibilities in addressing housing and homelessness issues.

Private and key community stakeholders, including community housing providers, private developers, property owners, the housing and homelessness sector, the building and construction industry, and advocates, all have a role to play in the delivery of housing actions. These roles and responsibilities will be outlined in the action plans.



IMPLEMENTATION

FURTHER INFORMATION

Related initiatives

The Tasmanian Government is already taking action in many of the areas outlined in this draft Strategy. Information on the Government's approach in these areas can be found in the following documents

1. Tasmanian Trade Strategy 2019-2025
2. Tasmanian Renewable Energy Action Plan 2020
3. Advanced Manufacturing Action Plan 2024
4. Tasmanian Defence Industry Strategy 2023
5. Cultural and Creative Industries Recovery Strategy: 2020 and Beyond
6. Jobs Tasmania's Strategic Plan 2021-2024
7. 30-Year Greater Hobart Plan
8. Greater Launceston Plan
9. Tasmanian Small Business Growth Strategy
10. Tasmanian Closing the Gap Implementation Plan 2021-2023
11. Tasmania's Multicultural Action Plan 2019-2022
12. Transport Access Strategy
13. Strong Families, Safe Kids Implementation Plan 2021-2023
14. Tasmania's Active Ageing Plan
15. Tasmanian Food Security Strategy 2021-2023
16. Tasmanian Women's Strategy 2022-2027
17. Child and Youth Wellbeing Strategy
18. Community Services Industry Plan 2021-2031
19. Our Healthcare Future: Advancing Tasmania's Health
20. Rethink 2020: A State Plan for Mental Health in Tasmania
21. Survivors at the Centre: Tasmania's Family and Sexual Violence Action Plan 2022-2027
22. Tasmanian Building and Construction Industry Workforce Action Plan 2021



FURTHER INFORMATION

FURTHER INFORMATION

Further coordinated strategies are also being developed in the following areas:

1. T30 Recovery Plan for Tasmania's Visitor Economy
2. Sustainable Development Strategy
3. Tourism and Hospitality Workforce Action Plan
4. Population Strategy
5. Tasmanian Antarctic Gateway Strategy
6. Tasmanian Youth Jobs Strategy
7. Sure Start Framework
8. Tasmanian Waste and Resource Recovery Strategy

Continuing the conversation

As this draft Strategy is finalised and the action plans that follow on from this strategy are developed, the Tasmanian Government through Homes Tasmania will continue the conversation with key stakeholders and people with lived experience of housing stress and homelessness. If you have any enquiries relating to this draft Strategy, please contact Homes Tasmania at tasmanianhousingstrategy@homes.tas.gov.au.

Feedback on the draft Strategy can be provided at <http://tashousingstrategy.hometasmania.com.au/>.



FURTHER INFORMATION

GLOSSARY

Affordable housing	Housing designed to cater for people of all ages and abilities, for example a home that is wheelchair accessible. The adaptability of housing is measured by the capacity of buildings to accommodate substantial change in terms of flexibility, convertibility and expandability.
Affordable rental housing	Affordable rental housing can include any rental housing where the household can pay their rent without falling into housing stress or hardship. Affordable rental housing also refers to a form of housing for low-moderate income households where the rent is set at a portion (e.g. 75 or 80 per cent) of the typical private market rent price. This differs from social housing where the rent is usually set as a proportion of the tenant's income.
Affordable home ownership	Affordable home ownership refers to home purchases that are affordable to low-income households, meaning that the purchasing and repayment costs are low enough that the household is not in housing stress.
Affordable land	Affordable land refers to land for purchase that is affordable to low-income households, meaning that the purchasing and repayment costs are low enough that the household is not in housing stress.
CALD	An acronym for 'culturally and linguistically diverse', which is a broad term used to describe people and communities with diverse languages, ethnic backgrounds, nationalities, traditions, societal structures and religions.
Community housing	Housing owned or managed by non-government organisations for people on low to moderate incomes. Community housing rent is typically set below market rate. Residents in community housing are eligible for their rent to be subsidised by Commonwealth Rent Assistance.
Crisis accommodation	Shelters and transitional housing for people experiencing homelessness or domestic violence.
Economic infrastructure	Basic services that represent a foundational tool for the economy of a nation, region or city, for example power, communications, transportation.

Homelessness	Mackenzie and Chamberlain's (1992) definition includes three categories in recognition of the diversity of homelessness: Primary homelessness is experienced by people without conventional accommodation (e.g. sleeping rough or in improvised dwellings); Secondary homelessness is experienced by people who frequently move from one temporary shelter to another (e.g. emergency accommodation, youth refuges, "couch surfing"); Tertiary homelessness is experienced by people staying in accommodation that falls below minimum community standards (e.g. boarding housing and caravan parks).
Homes Tasmania	The statutory authority established in 2022 responsible for delivering improved housing services and increasing the supply of social and affordable homes in Tasmania. Homes Tasmania will function in regard to housing related matters that were previously under the Department of Communities Tasmania (now defunct) and deliver the Tasmanian Government's 10-year \$1.5 billion housing package.
Housing affordability	Housing affordability refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different to the concept of 'affordable housing', see reference to 'affordable housing'. Households in the bottom 40 per cent of the income distribution who pay more than 30 per cent of their gross income on rent or mortgage repayments are classified as in 'housing stress' – see reference to 'housing stress'.
Housing diversity	Refers to the range of housing types in a development or neighbourhood. A diverse neighbourhood has various dwelling types and sizes – usually achieved by offering a wider range of lot sizes and promoting a variety of building forms.
Housing First	The Housing First model is a strategic response to homelessness that prioritises permanent and stable housing as the first priority for people experiencing homelessness. The guiding principle of Housing First is that safe and secure housing should be quickly provided prior to, and not conditional upon, addressing other health and well-being issues first.
Housing stress	Housing stress is defined as the lowest 40 per cent of income earners who pay more than 30 per cent of their gross income on housing costs. This is known as the 30/40 rule and is the benchmark measure of housing affordability in the Strategy.
Inclusive communities	Inclusive communities are welcoming to diverse groups of people, including, but not limited to, seniors, youth, children, Aboriginal Peoples, immigrants and newcomers, persons with disabilities, people experiencing mental health challenges, and low-income populations.

Institutional care	A residential care facility (such as an aged-care home) that has the skills and resources that can provide for the specific needs of people, that they may not otherwise be able to obtain in the community.
Key worker	An employee who provides a service that is essential to a community's functioning, and the work roles require people being physically present at a work site rather than being able to work from home.
Liveability	The degree to which a place is suitable or good for living in, based on measures related to accessing basic social infrastructure walkability, public transport, public open spaces, housing affordability, and employment.
Lived experience	Lived experience refers to expertise gained from having a specific life experience and knowledge that cannot be taught. Lived experience is a depiction of a person's experiences and decisions, as well as the knowledge gained from these experiences and choices.
Low income	Receiving income below the median average.
Missing middle	Refers to medium-density housing that is on the building spectrum (or "in the middle") between single-family homes and high-density. Examples of the 'missing middle' may include townhouses or buildings that contain multiple apartments.
NIMBY	An acronym for the phrase, "Not In My Back Yard", which reflects an attitude of opposition by residents to proposed developments.
Overcrowding	Overcrowding is defined as a situation in which one or more additional bedrooms would be required to adequately house all household members, given their number, age, sex and relationships.
Public housing	Housing provided by the government for people on low incomes, subsidised by government funds. The tenant contribution (rent) is set at a proportion (usually 25-30 per cent) of household income. Also referred to as social housing.
Social determinants of health	The social determinants of health are the non-medical factors that influence health outcomes. They are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. These forces and systems include economic policies and systems, development agendas, social norms, social policies and political systems.
Social housing	Secure rental housing for Tasmanians on low incomes provided independently or with support. It is allocated to Tasmanians in need, for the duration of need and as per the Residential Tenancy Act 1997. Rents are calculated based on 25 per cent of the household's income up to a maximum of market rent.

Social infrastructure

The facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.

Supported accommodation

Housing combined with a support service. This type of housing provides higher level care, support or supervision for vulnerable people with particular needs. Examples of this include youth or people with episodic or severe mental illness.

5.2 TASMANIAN PLANNING POLICIES

RECOMMENDATION

“That the Sorell Planning Authority resolve to endorse the General Manager providing a submission to the State Planning Office as included in this report prepared by the Manager Planning.”

Executive Summary

The State Planning Office (“SPO”) has commenced consultation on the draft Tasmanian Planning Policies (“TPPs”).

The TPPs are structured around seven sections:

1. Settlement;
2. Environmental Values;
3. Environmental Hazards;
4. Sustainable Economic Development;
5. Physical Infrastructure;
6. Cultural Heritage; and
7. Planning Processes.

Each section has a number of policy areas and each policy area has a number of strategy statements below it.

The TPPs are to provide a consistent planning policy setting to guide planning outcomes. The TPPs are to be considered in preparing regional land use strategies, reviewing the State Planning Provisions (“SPPs”) and for amendments to planning schemes.

The TPPs largely reiterate policy positions previously established in the Southern Tasmanian Regional Land Use Strategy (“STRLUS”).

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	<p>Objective 1: To Facilitate Regional Growth</p> <p>Objective 2: Responsible Stewardship and a Sustainable Organisation</p> <p>Objective 3: To Ensure a Liveable and Inclusive Community</p> <p>The TPPs will guide local level planning outcomes</p>
Asset Management Strategy 2018	Good land use planning and development control can assist in managing the use of existing infrastructure.
Risk Management Strategy 2018	No risks identified.

Financial Implications	No financial implications are anticipated.
Open Space Strategy 2020 and Public Open Space Policy	The matter has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	The TPPs provide a number of strategies related to the natural environment.

Legislation

Modifications to the STRLUS are declared by the Minister for Planning under provisions of the *Land Use Planning and Approvals Act 1993* ("the Act"). A submission from Council is optional. Responses are due by 28 June 2023.

Report

Role and purpose of the TPPs

Incorporation into the planning system

The TPPs establish state-wide policy positions for future land use planning. The TPPs will be implemented primarily through future regional land use strategies as well as local strategic land use planning and through amendments to the SPPs. The TPPs must also be considered and satisfied for planning scheme amendments. The relationship between the TPPs and the existing planning framework is shown in Figure 1.

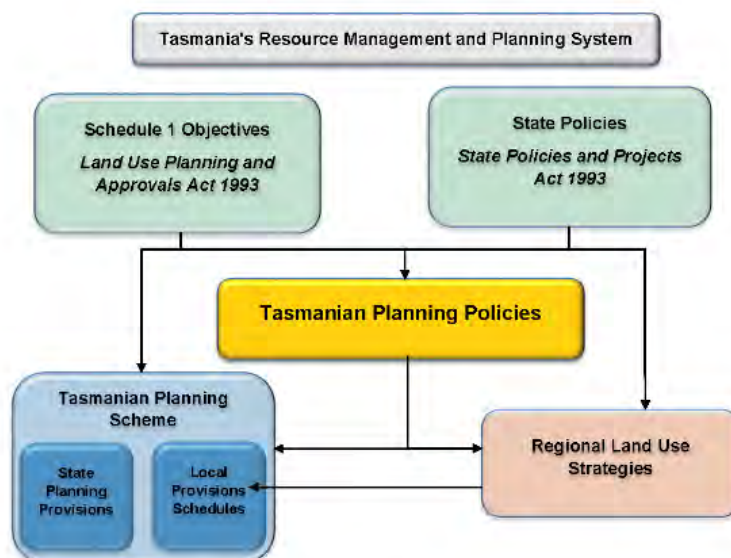


Figure 1. TPPs relationship in the planning framework.
State Planning Policies in other States

In other States, namely Queensland and South Australia, state planning policies have two roles. One role is to express the State's *interest* in land use outcomes and to require that these interests are reflected in lower level planning. The second role is to provide principles and direction for good planning. State interests are matters of particular significance or importance to the government of the day. The proposed TPPs do not express State interests and rather 'provide a consistent planning policy setting that will guide planning outcomes ...'.

How do the TPPs compare to the Southern Tasmanian Regional Land Use Strategy

At a broad level, the TPPs reiterate land use policy positions that are set out in the current STRLUS. The policy areas addressed by the TPPs (such as settlement planning, activity centres, agricultural land, tourism, natural values, social infrastructure and heritage) are similar to STRLUS, as are the outcomes sought. The mechanisms to achieve those outcomes, such as settlement and activity centre hierarchies are also similar. The TPPs may vary the terms used or emphasis in particularly areas. Fundamentally, the TPPs do not require anything new or different to be done.

The TPPs will provide some value through a more structured and consistent overarching direction across the three regions. This should enable a stronger emphasis on regional and local level strategic planning to implement the TPPs. The TPPs, along with future regional land use strategies, will inform the SPPs and provide development control with a clearer policy position from which to be based on.

With a statewide perspective in place, the next iteration of STRLUS is likely to be more focused on particularly regional issues such as housing supply and infrastructure provision.

Governance

Council has long advocated for a new regional land use strategy in southern Tasmania noting the significant growth management challenges that the current regional strategy has created. The progression of the TPPs is a step towards a new regional land use strategy.

Arguably, adequate governance, funding and maintenance of the current regional land use strategies and regional structure would negate the need and purpose of the TPPs. After all, STRLUS was prepared as a first cut with clearly identified areas requiring further work – work that did not occur.

The government has, however, been committed to the TPPs for some years. Whether or not there will be adequate governance, funding and maintenance of this statewide structure as well as the underlying regional structure remains to be seen as no funding exists beyond 2025. The situation with respect to governance and funding is fundamentally no different to the situation in 2010 when STRLUS was being finalised. There is also an apparent reluctance to support

implementation of the TPPs through guidance materials that may avoid the misinterpretation and misapplication of policy into practice.

Approval Process

The draft TPPs are on public exhibition. Following exhibition, the Tasmanian Planning Commission (the Commission) will consider the TPPs and issue a report to the Minister for Planning indicating whether they are satisfied that the TPPs meet the TPP criteria set out in the Act. The TPP criteria relate to furthering the Resource Management and Planning System (“RMPS”) schedule 1 objectives and consistency with the existing State Policies (which will remain in effect). On receiving the Commission report, the Minister for Planning will approve the TPPs.

The TPPs are likely to be formally adopted in 2023 following by a new regional land use strategy in 2024 or 2025.

Are the TPPs fit for purpose?

To answer this it is necessary to consider the land use outcomes that Council wishes to see in its LGA. Land use planning in Sorell, similar to other LGAs and a statewide perspective, must attempt to balance in the best interests of the community as a whole, the challenges and competing interests and values that exist.

The Sorell LGA has, for some time, been one of, if not, the fastest growing LGA’s in Tasmania in terms of population. This growth is driven by factors of location, amenity and affordability. The LGA is close to larger employment and service centres in Rosny and Hobart CBD while also being an employment and service hub for the south-east region. Sorell can provide residents with services within the LGA, proximity to work and attractive and appealing settlements that are characterised by their coastal location. Looking ahead, increasing the number of jobs and employment opportunities is key. In recent years, Sorell has had sufficient land to accommodate population change that is both affordable, relative to other LGA’s and appealing in terms of location and lot size for young families and retirees which appear to be the two major demographic growth areas. Legacy infrastructure issues are pervasive across strategic and development control planning and the significant ‘catch-up’ infrastructure investments of recent years. The Southern Beaches is the largest un-serviced settlement in Tasmania.

The key land use challenges for the LGA are:

- Accommodating the high demand for residential land
- Coordination of land use and infrastructure
- Increasing retail, industrial, community services and office land use for greater employment and services self-sufficiency
- Managing legacy infrastructure decisions
- Maintaining character and natural values
- Responding to demographic changes

- Adapting to climate change, and
- Supporting public transport through the South-East Traffic Solution and Sorell to Hobart Corridor Study.

The key strategic areas and objectives for land use planning in the LGA can be considered as:

Growth and Infrastructure

- Employment and services:
 - Increased employment land use to increase jobs in the LGA and greater employment self-sufficiency and more opportunities for residents to work locally; and
 - Increased health and wellbeing services to meet the needs that exist within the LGA without stretching services provided in other LGAs.
- Settlement growth:
 - Sufficient serviced residential land is provided to meet current and projected demand for residential land;
 - Certainty of land supply and clear signals to business investment and social infrastructure providers on the extent and timing of new housing and population growth; and
 - Infill and upzone opportunities are supported through site specific development controls and infrastructure strategies that remove barriers to viable and sustainable development outcomes.
- Housing:
 - Increased housing diversity to better match household need to dwelling size, number of bedrooms and cost;
 - Provide for the strong demand for single dwellings for young families in the LGA
 - Support ageing in place through housing diversity;
 - Support housing design initiatives for liveable housing, adaptable design, passive solar and energy efficient design;
 - Support housing design that increases resilience to bushfire, flood and other natural hazards through regulation, guidelines and best available data;
 - Ensure land supply or infrastructure provision does not exacerbate issues of housing supply and pricing; and
 - Encourage good design, particularly for multiple dwelling and subdivision through statewide planning regulation and engineering design guidelines.

- Infrastructure:
 - Future land supply is supported by costed implementation plans to provide necessary onsite and headworks infrastructure with fair cost apportionment to developers;
 - Water and sewer infrastructure strategies are prepared and reflect land use strategies and supply and demand projections;
 - Land use strategies and regulation complement and support infrastructure investment strategies; and
 - Developer charges are used to fairly distribute capacity utilisation costs and to deliver infrastructure on time.
- Transport:
 - Settlements become well serviced by regular and affordable public transport with public transport prioritised through the South-East Traffic Solution (SETS) funding and transit lanes and off-road cycleways incorporated into the Tasman Highway - Sorell to Hobart – Corridor Plan;
 - The efficiency and safety of key road corridors of Arthur Highway, Brinktop Road, Sugarloaf Road, Lewisham Road and Old Forcett Road are maintained and enhanced.
- Southern Beaches:
 - The STRLUS 2010-2035 prohibition on settlement expansion for Lewisham, Dodges Ferry and Carlton is removed;
 - The southern beaches will gradually be completed through infill development that emphasises connectivity, open space, management of flood risk and natural values and sustainable land use patterns;
 - Existing and desired character is maintained through appropriate development control measures and design that balance the demand and expectation of owners converting shacks and holiday homes to permanent dwellings and the existing character.

Open Space & Recreation

- Incorporate open space considerations into the State Planning Scheme;
- Create an integrated network of shared paths within and between settlements emphasis connectivity to schools, recreation facilities, activity centres and aged care facilities;
- Pembroke Park has an enhanced role in providing regional sporting and recreational assets; and
- Revise or replace the *Local Government (Building and Miscellaneous Provisions) Act 1993* to enable
 - small-scale open space contributions on multiple dwelling developments in addition to contributions by the original developer

- o enable more than a 5% contribution of land where the public benefit is established in structure plans or public open space strategy.

Agriculture and Rural Land

- The South East Irrigation Scheme, including opportunities for expansion, is supported through the protection of agricultural land and development control that supports viable and sustainable commercial agricultural enterprise;
- Refine the Tasmanian Agricultural Estate mapping at a regional, sub-regional or local level and ensure that land use regulation is fit for purpose having regard to variable physical and economic qualities;
- The South East Irrigation Scheme will have direct and indirect effects on other industries and will increase demand for and development in the agri-tourism sector, trades and logistics;
- Opportunities for small-scale agricultural use on lesser quality and fragmented agricultural land are supported through housing on rural land provided that off-site impacts are avoided;
- Timber production in the northern part of the LGA is supported through avoidance of sensitive land use in proximity to existing State and private resources; and
- Monitor changes in timber production areas such as conversion to farm land or conversion of farm land to plantation or carbon sequestration.

Tourism

- The tourism industry will expand as providers increasingly recognise and leverage our natural values and opportunities such as extensive coastlines, high quality agriculture outputs and proximity to Hobart, Maria Island and Port Arthur;
- New tourism developments for accommodation, food services and attractions will be of an appropriate scale and design to its location having regard to maintaining natural values, preserving existing views and the market; and
- The conversion of holiday homes and shacks to short-stay accommodation is supported in recognition that there are other economic, population and demographic considerations that affect the supply and cost of housing. These impacts are to be mitigated through increased supply and monitoring of rental vacancies and supply.

Industry

- Additional industrial land is required in the township of Sorell and in the southern beaches to cater for demand for local service industry.

Landscape management

- Review the existing scenic protection area in terms of their current scenic value, any gaps in the existing overlays, appropriates of current regulation;
- Consider applying scenic corridors to key roads; and
- Apply the open space or environmental management zone to foreshores irrespective of tenure.

Natural hazards

- Community awareness of flood risk from natural waterways and overland flow is enhanced and owners are supported in mitigating risk through viable infrastructure investment, flood resilient building design and onsite drainage and other measures;
- Owners of low lying land recognise the natural topographic and groundwater constraints to drainage of flood events and are supported in adapting buildings and property to manage risk;
- Development in flood prone area achieves a H1 hazard level rating;
- The consistency, reliability and quality of hazard based reports is increasing through regulation, training and awareness of the local characteristics of natural hazards;
- Uncertainty in the extent and timing of changes to the natural environment, particularly in areas subject to coastal erosion, is managed through flexible and adaptive building design and retreat pathways, both physical and economic; and
- Understand the effect of native vegetation of a changing climate and reflect adaptation pathways or other mitigation measures in the priority vegetation area.

Natural values

- Regulation of natural values, such as biodiversity and waterways, applies an avoid, mitigate and offset hierarchy of actions with regulation directly linked to high, medium and low classification of values and risks;
- Unless regulated by state or Federal legislation, all native vegetation clearing is regulated through the land use planning system through an avoid, mitigate and offset hierarchy of actions and the ability to consider the natural value in its bioregion;
- Assess, mitigate and offset native vegetation removal for urban growth at a strategic or whole of settlement level.

Regulation and System:

- Land use planning is targeted with regulation limited to the extent necessary to proportionately manage onsite and offsite impact of use and development;
- The development control system is efficient and makes best use of available resources in the development industry;
- Expert reports are required where land hazard, natural values or infrastructure considerations that may materially affect the proposed use or development;
- Regulation of land use, building, infrastructure, heritage and natural values is more integrated and efficient in order to provide effective and efficient outcomes with increased certainty and consumer protection for owners of land and owners of infrastructure;
- Referral processes established for TasWater and Heritage Tasmania are extended to other infrastructure providers and agencies;
- Update public exhibition and notification processes to utilise digital channels and reduce costs to applicant's and Council's;
- Break the legislative link between the exercise of discretion and the need for public notification with notification to adjoining land or the broader community based on potential for impact of the use and development and the nature of the planning standard considered;
- Provide low or no interest loans to local government to deliver infrastructure necessary to unlock infill development opportunities recoup by developer charges;
- Consistency of process and outcome over time and space is supported by State or regional guidelines, best-practice and cooperation; and
- Ensure development control is supported by evidence of need, analysis of benefits and costs of options and explanation through policy, strategy or guideline.

State, Regional & Local Overlays

- One agency is responsible for prioritising and coordinating regular updates to overlays for bushfire, flood, landslip and coastal hazards;
- Given lead-times to update overlays, ensure codes are flexible and adaptable to on-ground conditions and avoid unnecessary third party reporting particularly where risks are identified and mitigated at the subdivision stage;
- Local overlays will be updated as new science or information comes to hand.

Community awareness

- Increase community understanding of planning, building and other regulatory systems that affect how land may be used or developed;

- Develop a clearer understanding of the important characteristics that residents have in terms of their dwelling, street or settlement and what values should be enhanced or protected;
- Increase community awareness of likely short, medium and long-term changes to settlements due to population growth and demographic change.

The TPPs are capable of supporting Council action in these areas and to underpin a much improved regional land use strategy. The issues with land use planning across the southern region relate more to the implementation of policy rather than the actual policy setting. These issues relate to maintaining data on housing supply, responding to emerging trends and integrating land use and infrastructure planning. Looking ahead, implementation and coordination will be far more important than the policies themselves.

Content of the TPPs

Application

The practical application of the TPPs is set out on page four of the draft. Among other matters, it is necessary to apply the relevant strategies in the context of the associated policy objective for that strategy as well as site or context specific considerations and any competing strategy or interest. No one strategy takes precedence over another and each strategy has to be considered where relevant.

Structure

The TPPs are structure around seven sections:

1. Settlement;
2. Environmental Values;
3. Environmental Hazards;
4. Sustainable Economic Development;
5. Physical Infrastructure;
6. Cultural Heritage; and
7. Planning Processes.

Each section has a number of policy areas and each policy area has a number of strategy statements below it.

General drafting

Given the linkages between the seven sections, there is overlap and some repetition of strategic statements and policy across the section sections.

For some policy areas, strategic statements overlap one another and repeat similar or equivalent strategic outcomes. The overlap and repetition, together with some imprecise language, may lead to ambiguity and conflicting interpretations. Some

strategies read as objectives or aspirations with no linked outcome while others read as prescriptive development control rules.

It is considered appropriate that the TPPs be refined to:

1. establish a consistent drafting 'style';
2. limit prescriptive or detailed considerations that may unnecessarily constrain regional or local strategy;
3. remove overlapping or similar strategic statements in any one policy area so that each strategy address a distinct policy consideration;
4. use more precise terms to express the outcome(s) sought; and
5. provide greater clarity and explanation of the outcome(s) sought, including separate guidelines where necessary.

Settlement Section

The settlement section considers growth, liveability, social infrastructure, settlement types, housing and design.

Plan for Growth

This policy includes a series of strategies related to land supply and demand, settlement hierarchies, infill and infrastructure capacity. The strategies are comparable to those within the STRLUS and address most of the relevant considerations for growth management.

The section requires the use of population projections and forecast demographic change to base land supply and demand figures on, along with other considerations such as changing household size (less people per dwelling on average increased demand for all housing). These projections will be incorporated into each regional land use strategy and there are several related projects underway to forecast future housing demand.

Between census counts, the Australian Bureau of Statistics releases monthly estimated resident population (ERP) figures based on change of addresses received by Medicare. The figures therefore do not include workers on visa's. The recent census confirmed that these ERP figures undercounted the Tasmanian population by at least 20,000 people (i.e., the visa holders). Population projections also have low, medium and high ranges which, in the main, reflect variability in estimates of net interstate migration which is much harder to predict than births and deaths. The STRLUS adopted a medium scenario (which is below actual growth) with the Greater Hobart Plan adopting a position between medium and high scenarios.

What population and demographic projections are used are important given the time horizon between strategic planning decisions and the construction of new housing stock as well as the relatively small size of Tasmanian settlements (i.e., less capacity to absorb higher growth).

The issues of housing affordability and scarcity have been prevalent for many years now and yet STRLUS still persists with an outdated population growth scenario, demonstrating a significant time delay to change the course of strategic frameworks which, in turn, enable the market to make investment decisions.

In short, recent experience has shown that it is very difficult to adjust to higher rates of growth. Whereas lower than expected growth can be adjusted to through delayed infrastructure expenditure and the market can adjust, higher growth requires strategic land use infrastructure planning and delivery to be brought forward in order to allow the market to respond.

The TPPs should include strategies for the collection and monitoring of relevant population, housing and economic data, for the regular review of population and demographic forecasts, for the establishment of a consistent approach and on issues associated with the adoption of low, medium and high growth scenarios. It is considered reasonable that the land use and infrastructure systems consistently apply a high growth scenario.

There should also be the ability for regional land use strategies to apply strategy 2 (which provides growth planning principles) in a manner that is appropriate to the role of each settlement in the settlement hierarchy.

More detailed comments for this policy are:

- Strategy 1 confirms that a 15 year planning horizon applies to growth management and uses the expression ‘available, identified or allocated’ land. As each term has a vastly different meaning, the interpretation is unclear. Is the principle sought that there is 15 year supply that is ‘allocated’ through zoning or that there is a 15 year supply that is ‘available’ through zoning *and* services. Simply state ‘Establish and maintain settlement growth boundaries that incorporate at least a 15 year supply of suitably zoned and serviced land to accommodate forecast demand for residential, commercial, industrial, recreational and community land’.
- Strategy 2 prioritises growth through infill and land that has service capacity. The policy is only to ‘prioritise and encourage’ infill and requires a stronger language. The policy could read, ‘where feasible, accommodate forecast demand through the efficient use of land within settlement boundaries’. Clause (c) could be reworded, ‘integrate with existing *or planned* transport systems’ and clause (d) (iv), change ‘and’ to ‘or’.
- Strategy 5, appropriately, seeks to address impediments to infill development that have, to date, constrained existing land use strategies for medium density housing along transport corridors. It is unclear whether the policy relates to impediments in land use planning regulation, or broader development regulation, or market impediments such as finance

and other development risk or incentives. The scope of the policy should be expressed and be as broad as possible.

- Strategy 8 relates to urban growth boundary extensions. This is similar to clauses added into the STRLUS in recent years to address growth management pressures. This policy should not be necessary if policy 1, 2 and 6 outline the relevant considerations for planning for growth. Extensions outside of a structure planning process should be able to address these other policies as opposed to a one specific policy on extensions. It is suggested that (a) to (e) be incorporated into policy 2(d).
- Strategy 11 addresses the sequence of development and cost-effective infrastructure provision. The policy is similar to 6 (e to f), 2b and 2(d)(i) and it is suggested that policy 11 be consolidated into these other policies.

Liveability

This policy addresses issues such as access to employment, transport, education, open space, climate change and amenity. The strategies provided are all similar in meaning and intent of comparable policies in the STRLUS.

Strategy 7, which addresses climate change mitigation, differs from other strategies in the TPPs in that it provides illustrative examples of ways to mitigate impact. The examples provided, such as shade and water features in public spaces, are local in scale and appear unnecessary for a statewide perspective. Measures that are relevant for a statewide perspective would include adopting the seven energy requirements for new buildings, supporting the upgrade of existing building stock to improve energy efficiency or energy conservation.

Social Infrastructure

This policy address the provision of sufficient land for social infrastructure, co-location of services, public transport, remote area workers accommodation and services for vulnerable or at-risk people. The strategies are comparable to those outlined in the social infrastructure chapter of the STRLUS.

Strategy 5 addresses the location of social infrastructure in close proximity to, or highly accessible by, residential areas. Social infrastructure refers to a broad range of uses, some of which should be located in activity centres while others are appropriately located within or close to residential areas. It is not entirely clear what this strategy is to achieve or how it would be applied.

Settlement Types

This policy addresses the provision of mix-use areas in appropriate urban locations, creating settlement boundaries for coastal settlements, seasonal population fluctuations in holiday home areas and rural living land. The strategies are similar

to those in the STRLUS, and continue with the limitations on increased rural living zoning.

The rural living strategy is, unlike other strategies, detailed and prescriptive in nature.

STRLUS restricted rural living land to established areas that are based either on existing zoning or the recognition of existing fragmented subdivision patterns. STRLUS also offered some flexibility to adjust rural living zone provided that no net increase in the zoning occurred.

Managing rural living land is challenging. On one hand, there are significant impacts on transport networks, natural values and rural use as well as comparatively high infrastructure costs. On the other, there is a strong market demand for rural living land.

The strategy on rural living is considered problematic as it focuses on the zoning of land rather than the supply and demand on rural living lots without support for infill opportunities to make a more efficient use of land.

As settlements continue to expand, rural living areas close to or adjacent to serviced settlements maybe more appropriately zoned and developed through a low density or general residential zone. Such changes may be appropriate to increase land supply close to existing services, which reflects many other strategies in the TPPs. The rural living strategy would prevent a compensatory increase in rural living land.

The TPPs would also prevent the recognition of existing fragmented lot patterns in rural areas that are characterised by residential use. Where residential amenity either precludes or has greater priority over access to rural resources, it is appropriate to recognise these areas and zone them as rural living, while preventing subdivision if infrastructure is inadequate.

The TPPs have a narrow consideration of rural living land that is focused on 'avoid allocating additional land for the purposes of rural residential use and development'. It is submitted that the TPPs need to consider the issue of rural living zoning through land supply. It is submitted that while there should be no net increase in the amount of rural living land, there is a need to manage the strong demand for rural living land.

Housing

This policy addresses the integration of housing land with social and physical infrastructure, affordable housing, matching supply with demand, providing a range of accommodation types and encouraging higher densities.

Strategy 4 on housing diversity encourages, among other matters, design for ageing in place and for those living with disabilities. These matters are important and the

policy could be broadened to consider the affordability, design quality, solar access and liveability of all housing.

For instance, the Southern Australian State Planning Policies state *‘apply universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile’*. This policy broadens the consideration of good design from a narrow focus on ageing to one of housing that is more accessible and adaptable for all.

It is also appropriate that the TPPs support innovation of models of housing delivery. For instance, the Southern Australian State Planning Policies state *‘facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities)’*.

Lastly, the housing TPPs should specify outcomes. In South Australia, regional plans are required to include performance targets of outcomes sought for housing, such as performance targets on increased housing supply and on land supply.

Design

This policy addresses urban design principles, respecting neighbouring character and identity, sustainable design, public spaces, building design and subdivision design. The strategies are comparable to those in the STRLUS.

Strategy 2 would support development that considers the existing and desired future character of a neighbourhood, suburb or precinct. This may, or may not, signal a departure of sorts from the top-down and minimalistic standardisation of residential design provisions.

Environmental Values Section

The environmental values section considers biodiversity; waterways, wetlands and estuaries; geodiversity; landscape values; and coasts.

Biodiversity

This policy addresses native vegetation, habitat corridors, weed management and climate change. The strategies provided are comparable to those in the STRLUS. A key change in the SPPs was a shift from a low, medium and high biodiversity values to all forms of biodiversity having the same level of value and regulation. The TPPs, appropriately, recognise that there are lower and higher values and that regulation should be appropriate to the value at risk. The TPPs also support an avoid, minimise and offset hierarchy of actions. Multiple strategies refer to potential climate change impacts such as *‘support early action against loss of biodiversity as a result of climate change’*. These strategies are reasonable although the language is unclear in what is required.

Waterways, Wetlands and Estuaries

This policy addresses waterway protection and management, drinking water catchments, water resources and catchment management. The strategies are comparable to those in the STRLUS. The strategies can be consolidated as there is some duplication with, for instance, both strategy 2 and 4 setting out expected outcomes and levels of protection. Strategy 2 is unnecessarily prescriptive and would require development to either be reliant on an aquatic environment, be for flood mitigation or have 'considerable social, economic and environmental benefits'. Any such statements should be supported by explanation and clarification. The language could also be improved, for instance, strategy 6 states 'promote the protection of ecological health ...' rather than a clearer statement such as 'protect ecological health...'.

Geodiversity

This policy would require the identification and management of high conservation geodiversity along with the protection of these values. The provisions are similar to those in the STRLUS, although there is no direct planning scheme regulation currently in place. The Department of Natural Resources manages the Tasmanian Geoconservation Database, which has limited listing for the Sorell LGA and none on private property.

Landscape Values

This policy addresses the identification and mapping of cultural, ecological, geological and aesthetic landscapes, scenic areas and corridors along with the management of those areas. The four strategies provided are comparable to those of the STRLUS and are considered appropriate with each addresses a particular aspect of landscape values and through using precise language expressing with clear outcomes.

Strategy 4 refers to avoiding impact to significant landscapes unless there are 'overriding social, economic and environmental benefits'. In other strategies the phrase 'considerable social, economic and environmental benefits' is used. It is suggested that consistent terms are used and that some clarification and explanation is provided to assist in interpretation.

Coasts

This policy addresses the protection of coastal processes, minimising threats to coastal processes and providing development on the coast that has minimal impact and complements landscape, amenity and cultural values. The strategies are comparable to those of the STRLUS. A separate section addresses coastal hazards.

Strategy 3 requires the identification of coastal areas that can support the sustainable use and development of various activities. While it is appropriate to recognise that development will occur in coastal areas, it is unclear why suitable areas need to be identified or in fact how that could occur without significant levels of investigation. The South Australian State Planning Policies include the following two policy statements which are considered more appropriate:

- *Balance social and economic development outcomes in coastal areas with the protection of the environment.*
- *Development that enables and enhances public access to coastal areas with minimal impact on the environment and amenity.*

Environmental Hazards Section

This section addresses bushfire, landslip, flooding, coastal hazards and contaminated land and air.

Bushfire

This policy addresses the mapping and management of bushfire risks.

Strategy 7 requires the consideration of ‘the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development’. It is unclear if this is referencing the greater demand on fire fighting resources from additional development, or some other aspect of bushfire risk.

Landslip

This policy addresses the identification, mapping and management of landslip hazards and is comparable to equivalent provisions in the STRLUS.

Flooding

This policy address the identification, mapping and management of flood hazards. Generally, the provisions are comparable to equivalent provisions in the STRLUS however there is an additional consideration with respect to upstream dam failure risks in strategic decisions.

Coastal Hazards

This policy addresses the identification and mapping of coastal hazards, coastal defences and management of development subject to erosion or inundation. Relative to the STRLUS, there is a stronger recognition of the potential need for strategic responses for existing settlements through adaptation, planned retreat or protection.

Contaminated Air and Land

The policy requires the identification and mapping of potentially contaminating activities and the management of risks. The strategies are similar to those in the STRLUS, although the mapping component is an additional consideration.

Sustainable Economic Development

This section addresses agriculture, timber production, extractive industry, tourism, renewable energy, industry, business and commercial and innovation and research.

Agriculture

This policy covers the identification of agricultural land, conversion and fettering and the use of agricultural land. The policy will need to be read in conjunction with the *State Policy for the Protection of Agricultural Land*. The provisions are similar to STRLUS although there is a new strategy with respect to maintaining small-farms at the urban fringe. A number of the strategies provided address the same or similar issues and could be consolidated into fewer, more direct strategic statements.

The TPPs should address the issue of changing agricultural production through technology or other means. South Australia, for instance, include the following State Planning Policy.

Enable primary industry businesses to grow, adapt and evolve through technology adoption, intensification of production systems, business diversification, workforce attraction and restructuring.

The current planning schemes do not include any zone interface provisions for instances where agricultural land adjoins a General Residential Zone or Low Density Residential Zone. Whilst this is relatively rare in Sorell, it is nevertheless an important consideration. South Australia includes the following State Planning Policy which should be incorporated into the TPPs.

Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.

Timber Production

This policy outlines support for timber resources through land use planning. The provisions are similar to those in the STRLUS.

Extractive Industry

This policy addresses the identification of strategic resource areas, protecting extractive industries from encroachment and the extraction of mineral resources. The provisions are similar to those in the STRLUS.

Tourism

This policy addresses the identification of existing and potential key tourism sites and destinations, visitor accommodation, cumulative impacts and brand management. The majority of strategies provided would be implemented outside of the land use planning system and there is little clarification of how the land use system will support furthering these strategies. For instance, references to experiences that support the Tasmanian brand, or investments in cultural activities are not land use matters. Strategy 7 seeks to prevent the cumulative impacts on tourism but does not identify what cumulative impacts are relevant or how they can be addressed in the land use system. In general, greater clarity is needed. The Queensland State Planning Policies require land use planning to consider and reflect 'the findings of state endorsed tourism studies and plans' which perhaps summarises what the TPPs are attempting.

Renewable Energy

This policy addresses the location of renewable energy use and transmission infrastructure including local generation and distributed energy grids. The STRLUS has limited consideration of renewable energy other than providing for small energy generation in planning schemes.

Industry

The policy addresses the identification of land for industrial use, rural industries and incompatible use and development. The provisions are similar to those in the STRLUS although the 5, 15 and 30 year time horizon for industrial land is replaced with a 15 year horizon. Given the limited options for siting industrial land, it is considered essential that a long term horizon is considered. The TPPs should also address issues such as innovation, coordination and economies of scale.

Business and Commercial

The policy addresses land supply, activity centre hierarchies, mixed use developments and small-scale commercial uses in residential areas. The strategies are comparable to those in the STRLUS.

Innovation and Research

The policy addresses logistics and digital infrastructure, education and training, supporting innovation, precinct planning and diversification. The strategies are

useful and necessary given the need for a more competitive edge to respond to modern technological and social changes.

Physical Infrastructure Section

This section covers provision of services, energy infrastructure, roads, passenger transport modes, and ports and strategic transport networks.

Provision of Services

This policy addresses infrastructure capacity and siting, developer charges and sewer, electricity, telecommunications and waste.

Strategy 2 requires the identification of whether existing infrastructure has capacity for growth. It is considered important that the section also address water and stormwater services. It is unclear what implementation measures are proposed to identify existing infrastructure capacity will occur, or, more importantly the strategic analysis of future infrastructure augmentation, extension or renewal. This level of analysis is important but is also costly. Sorell Council has long lobbied TasWater to undertake a sewerage strategy for Sorell and Midway Point. Such strategies are funded through TasWater's price and services plan which is set of a four yearly cycle. It is a challenge to coordinate this detailed work across multiple agencies and providers.

Energy Infrastructure

This policy has regard to energy infrastructure corridors, new developments, renewable energy and greater energy efficiency.

Roads

The policy lists key road corridors and addresses heavy vehicle usage, road investment programs linked to land use decisions and managing the road network. The provisions are comparable to those in the STRLUS but include a clearer link between land use decisions and road investment programs.

Passenger Transport Modes

This addresses increased mode choice, increased density near public transport, subdivision design to support public transport and walking, car parking and other related matters.

Ports and Strategic Transport Networks

This policy addresses key ports, freight corridors, the rail network and airports.

Cultural Heritage Section

This section addresses Aboriginal cultural heritage and historic cultural heritage.

Aboriginal Cultural Heritage

This policy addresses Aboriginal Cultural Heritage management, processes for investigating the potential for places or objects before developing land and management of potential impacts.

Historic Cultural Heritage

This policy addresses the management of historic cultural heritage and is similar to provisions in the STRLUS.

Planning Processes Section

This section addresses public engagement, strategic planning and regulation.

Public Engagement

This policy addresses the promotion of public engagement in the planning system and that planning outcomes involve compromise and trade-offs.

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

The strategy does not acknowledge the limitations set by legislation regarding how public engagement occurs in certain processes or the constraints that Planning Authorities are bound by when making planning decisions. For statutory planning, the reality is that public engagement has little substantive effect on outcomes where decision-making is constrained by legislation and the specific provisions of planning schemes. In strategic planning, community aspirations are constrained by policies such as these TPPs. The strategy should distinguish between strategic and statutory planning engagement and clarify that outcomes may be informed by public engagement, but are rarely derived from such processes.

Strategic Planning

This policy supports the precautionary principle, identifying long-term planning priorities, increased science-based evidence, coordination with population strategies and social and physical infrastructure planning, collaboration with other tiers of government and public-private partnerships.

Strategy 1 states to 'support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future,

is not fully known or understood’. The strategy is entirely appropriate and reflects one of the principles underpinning the RMPS. How this is interpreted and applied could, however, be improved by also recognising that there is inherent uncertainty in making land use decisions today that remain in effect for a very long period of time. The precautionary principle is one of several principles that need to be considered and should not be construed that uncertainty alone is a reason to not make decisions.

Regulation

This policy supports regulation that is the minimum necessary for the potential level of impact, regulatory consistency, flexibility and rationalisation of regulation where possible with other regulatory regimes.

That planning regulation should be the minimum necessary for the potential level of impact is an important statement for the TPPs to make. There is also a critical need to coordinate (i.e., integrate) planning and other systems to result in the least amount of regulation necessary to protect the interest of the public and consumers.

The TPPs should also reference the need to maintain a regulatory system that is current and efficient. For instance, the existing administrative elements of the *Land Use Planning and Approvals Act 1993* are particularly costly to applicants and Council’s and there are several practical changes that could be made to reduce time and costs.

Other jurisdictions make greater use of planning regulation as a way to incentivise desired outcomes to bonuses and incentives, such as a higher density in exchange for affordable housing. The Tasmanian system should become a more mature system and the TPPs should support the use of innovative land use regulation to incentivise positive change.

Conclusion

The TPPs provide a sound policy underpinning for future regional and local level strategic planning and development control. The strategies provided in the TPPs largely reflect existing planning strategies that are given effect through the STRLUS. The value of the TPPs is in enabling the system to progress towards the next iteration of STRLUS.

The TPPs will support progress towards the key land use planning issues that exist within the Sorell LGA.

It is recommended that Council make a submission on the TPPs that minor changes be made to limit prescriptive or detailed considerations that may unnecessarily constrain regional or local strategy; to remove overlapping or similar strategic statements for the same policy area, to use more precise terms and clarify the outcome(s) sought where this is unclear necessary.

Shane Wells
MANAGER PLANNING

Attachments: (Draft Tasmanian Planning Policies)

Submission on the TPPs

Thank you for the opportunity to comment on the draft Tasmanian Planning Policies (TPPs).

The key strategic planning imperative for Sorell Council is the comprehensive review of the Southern Tasmanian Regional Land Use Strategy (STRLUS). The timing of the review is critical as the Sorell LGA, like many other areas of Tasmania, is seeing continual demand for residential development above supply. Based on current rates of dwelling construction, it is likely that the residential areas of Midway Point and Sorell will be fully developed within ten years.

It is vital that the many simultaneous elements of the current planning reform agenda do not delay the critical need for a new regional land use strategy. In this light, we trust that the TPPs will be approved as soon as practical.

Council is supportive of the range of matters addressed and the strategic direction provided, noting that the TPPs are similar to the strategic direction already established by STRLUS. The following submission identifies some areas where Council considers that further revision of the TPPs is beneficial.

General comment

The TPPs are structured around seven sections with each section having several policy areas and each policy area containing a number of strategies. The overlap and repetition of strategy across the seven sections is understood and necessary. However, in some policy areas, strategic statements overlap one another and repeat similar or equivalent strategic outcomes. The overlap and repetition, together with some imprecise language, may lead to ambiguity and conflicting interpretations.

In a general sense, it is considered appropriate that the TPPs be refined to:

- 1. limit prescriptive or detailed considerations that may unnecessarily constrain regional or local strategy;*
- 2. remove overlapping or similar strategic statements in any one policy area so that each strategic statement address a distinct policy consideration;*
- 3. use more precise terms to express the outcome(s) sought; and*
- 4. provide greater clarity and explanation of the outcome(s) sought, including separate guidelines where necessary.*

Settlement Section

The section requires the use of population projections and forecast demographic change to base land supply and demand figures on. These projections will be incorporated into each regional land use strategy and there are several related projects underway to forecast future housing demand.

Between census counts, the Australian Bureau of Statistics releases monthly estimated resident population (ERP) figures based on change of addresses received by Medicare. The figures therefore do not include workers on visa's. The recent census confirmed that these ERP figures undercounted the Tasmanian population by at least 20,000 people (i.e., the visa holders). Population projections also have low, medium and high ranges which, in the main, reflect variability in estimates of net interstate migration which is much harder to predict than births and deaths. The STRLUS adopted a medium scenario (which is below actual growth) with the Greater Hobart Plan adopting a position between medium and high scenarios.

What population and demographic projections are used are important given the time horizon between strategic planning decisions and the construction of new housing stock as well as the relatively small size of Tasmanian settlements (i.e., less capacity to absorb higher growth).

The issues of housing affordability and scarcity have been prevalent for many years now and yet STRLUS still persists with an outdated population growth scenario, demonstrating a significant time delay to change the course of strategic frameworks which, in turn, enable the market to make investment decisions.

In short, recent experience has shown that it is very difficult to adjust to higher rates of growth. Whereas lower than expected growth can be adjusted to through delayed infrastructure expenditure and the market can adjust, higher growth requires strategic land use infrastructure planning and delivery to be brought forward in order to allow the market to respond.

The TPPs should include strategies for the collection and monitoring of relevant population, housing and economic data, for the regular review of population and demographic forecasts, for the establishment of a consistent approach and on issues associated with the adoption of low, medium and high growth scenarios.

It is considered reasonable that the land use and infrastructure systems consistently apply a high growth scenario.

There should also be the ability for regional land use strategies to apply strategy 2 (which provides growth planning principles) in a manner that is appropriate to the role of each settlement in the settlement hierarchy.

More detailed comments for this policy are:

- *Policy 1 confirms that a 15 year planning horizon applies to growth management and uses the expression ‘available, identified or allocated’ land. As each term has a vastly different meaning, the interpretation is unclear. Is the principle sought that there is 15 year supply that is ‘allocated’ through zoning or that there is a 15 year supply that is ‘available’ through zoning and services. Simply state ‘Establish and maintain settlement growth boundaries that incorporate at least a 15 year supply of suitably zoned and serviced land to accommodate forecast demand for residential, commercial, industrial, recreational and community land’.*
- *Policy 2 prioritises growth through infill and land that has service capacity. The policy is only to ‘prioritise and encourage’ infill and requires a stronger language. The policy could read, ‘where feasible, accommodate forecast demand through the efficient use of land within settlement boundaries’.*
- *Clause (c) could be reworded, ‘integrate with existing or planned transport systems’ and clause (d) (iv), change ‘and’ to ‘or’.*
- *Policy 5, appropriately, seeks to address impediments to infill development that have, to date, constrained existing land use strategies for medium density housing along transport corridors. It is unclear whether the policy relates to impediments in land use planning regulation, or broader development regulation, or market impediments such as finance and other development risk or incentives. The scope of the policy should be expressed and be as broad as possible.*
- *Policy 8 relates to urban growth boundary extensions. This is similar to clauses added into the STRLUS in recent years to address growth management pressures. This policy should not be necessary if policy 1, 2 and 6 outline the relevant considerations for planning for growth. Extensions outside of a structure planning process should be able to address these other policies as opposed to a one specific policy on extensions. It is suggested that (a) to (e) be incorporated into policy 2(d).*
- *Policy 11 addresses the sequence of development and cost-effective infrastructure provision. The policy is similar to 6 (e to f), 2b and 2(d)(i) and it is suggested that policy 11 be consolidated into these other policies.*

Liveability

Policy 7, which addresses climate change mitigation, differs from other strategies in the TPPs in that it provides illustrative examples of ways to mitigate impact. The examples provided, such as shade and water features in public spaces, are local in scale and appear unnecessary for a statewide perspective. Measures that are relevant for a statewide perspective would include adopting the seven energy requirement for new buildings, supporting the upgrade of existing building stock to improve energy efficiency or energy conservation.

Social Infrastructure

Strategy 5 addresses the location of social infrastructure in close proximity to, or highly accessible by, residential areas. Social infrastructure refers to a broad range of uses, some of which should be located in activity centres while others are appropriately located within or close to residential areas. It is not entirely clear what this strategy is to achieve or how it would be applied.

Settlement Types

The rural living strategy is, unlike other strategies, detailed and prescriptive in nature.

STRLUS restricted rural living land to established areas that are based either on existing zoning or the recognition of existing fragmented subdivision patterns. STRLUS also offered some flexibility to adjust rural living zone provided that no net increase in the zoning occurred.

Managing rural living land is challenging. On one hand, there are significant impacts on transport networks, natural values and rural use as well as comparatively high infrastructure costs. On the other, there is a strong market demand for rural living land.

The strategy on rural living is considered problematic as it focuses on the zoning of land rather than the supply and demand on rural living lots without support for infill opportunities to make a more efficient use of land.

As settlements continue to expand, rural living areas close to or adjacent to serviced settlements maybe more appropriately zoned and developed through a low density or general residential zone. Such changes may be appropriate to increase land supply close to existing services, which reflects many other strategies in the TPPs. The rural living strategy would prevent a compensatory increase in rural living land.

The TPPs would also prevent the recognition of existing fragmented lot patterns in rural areas that are characterised by residential use. Where residential amenity either precludes or has greater priority over access to rural resources, it is appropriate to recognise these areas and zone them as rural living, while preventing subdivision if infrastructure is inadequate.

The TPPs have a narrow consideration of rural living land that is focused on ‘avoid allocating additional land for the purposes of rural residential use and development’. It is submitted that the TPPs need to consider the issue of rural living zoning through land supply. It is submitted that while there should be no net increase in the amount of rural living land, there is a need to manage the strong demand for rural living land.

It is suggested that the policy should state:

- *Consider the supply and demand for rural living land on a regional or sub-regional scale.*
- *Provide for rural living demand through further subdivision and infill of rural living land in locations that are supported by adequate infrastructure and where natural values and hazards can be avoided or managed.*
- *The rural living zone may apply where lot patterns are fragmented, where access to rural resources are significantly constrained, where rural land has been converted to residential use and where maintaining residential amenity is necessary and appropriate.*
- *Include rural living areas within settlement growth boundaries where adjoining settlements if a more efficient subdivision and use of land can be achieved.*
- *Avoid allocating land for rural living use where:*
 - *The land is identified for future urban development*
 - *The land has the potential for future urban development in the long-term*
 - *The land is agricultural land, particularly agricultural land that may support productive enterprise in the long-term*
 - *The area is unreasonably disconnected from social or commercial services*
 - *The total amount of rural living zoning in a region or sub-region is not increased beyond a minimal additional size.*

Taken as a whole the above would support regional and local planning to manage rural living land to make the most efficient use of land while constraining new rural living estates. It is a variation of the STRLUS strategy which supported an active management of rural living land by 'Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes.

With respect to the proposed policy, the phrase used at clause (c) 'incremental, strategic and natural progression' is not realistic as something that is incremental is unlikely to also be strategic.

Housing

Strategy 4 on housing diversity encourages, among other matters, design for ageing in place and for those living with disabilities. These matters are important and the policy could be broadened to consider the affordability, design quality, solar access and liveability of all housing.

For instance, the Southern Australian State Planning Policies state ‘apply universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile’. This policy broadens the consideration of good design from a narrow focus on ageing to one of housing that is more accessible and adaptable for all.

It is also appropriate that the TPPs support innovation of models of housing delivery. For instance, the Southern Australian State Planning Policies state ‘facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities)’.

Lastly, the housing TPPs should specify outcomes. In South Australia, regional plans are required to include performance targets of outcomes sought for housing, such as performance targets on increased housing supply and on land supply.

Environmental Values Section

Biodiversity

The TPPs, appropriately, recognise that there are lower and higher values and that regulation should be appropriate to the value at risk. The TPPs also support an avoid, minimise and offset hierarchy of actions. Multiple strategies refer to potential climate change impacts such as ‘support early action against loss of biodiversity as a result of climate change’. These strategies are reasonable although the language is unclear in what is required.

Waterways, Wetlands and Estuaries

This policy addresses waterway protection and management, drinking water catchments, water resources and catchment management. The strategies are comparable to those in the STRLUS. The strategies can be consolidated as there is some duplication with, for instance, both strategy 2 and 4 setting out expected outcomes and levels of protection. Strategy 2 is unnecessarily prescriptive and would require development to either be reliant on an aquatic environment, be for flood mitigation or have ‘considerable social, economic and environmental benefits’. Any such statements should be supported by explanation and clarification. The language could also be improved, for instance, strategy 6 states ‘promote the protection of ecological health ...’ rather than a clearer statement such as ‘protect ecological health...’.

Landscape Values

Strategy 4 refers to avoiding impact to significant landscapes unless there are ‘overriding social, economic and environmental benefits’. In other strategies the phrase ‘considerable social, economic and environmental benefits’ is used. It is

suggested that consistent terms are used and that some clarification and explanation is provided to assist in interpretation.

Coasts

Strategy 3 requires the identification of coastal areas that can support the sustainable use and development of various activities. While it is appropriate to recognise that development will occur in coastal areas, it is unclear why suitable areas need to be identified or in fact how that could occur without significant levels of investigation. The South Australian State Planning Policies include the following two policy statements which are considered more appropriate:

- *Balance social and economic development outcomes in coastal areas with the protection of the environment.*
- *Development that enables and enhances public access to coastal areas with minimal impact on the environment and amenity.*

Environmental Hazards Section

A key challenge to managing environmental hazards and environmental values in the planning system is the limitations inherent in the use of overlays. There is no governance structure in place to oversee the maintenance of state or regional overlays. An overlay can only be prepared with the best available data at the time. However, overlays become quickly outdated as new data is prepared which is particularly the case for priority vegetation and flooding. There are numerous examples of costly flood reports being required in the Sorell LGA due to overlays that do not reflect more recent stormwater rectification works or works undertaken during subdivision to remove the flood risk (such as raising ground levels).

Prior to the interim schemes, expert reports on flood, landslide, bushfire or other issues were required on an ad hoc basis with inconsistencies across Councils. The move to overlays was to provide consistency and standardisation and avoid what was perceived as unnecessary or unreasonable costs to applicants. The issue of unreasonable costs to applicants remains however due to inflexibility in how overlays are applied.

A policy is required with respect to the oversight and maintenance of overlays and to ensure that the need for reports on hazard or values is reflective of actual conditions on ground.

Bushfire

Strategy 7 requires the consideration of ‘the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development’. It is unclear if this is referencing the greater

demand on fire fighting resources from additional development, or some other aspect of bushfire risk.

Coastal Hazards

Relative to the STRLUS, there is a stronger recognition of the potential need for strategic responses for existing settlements through adaptation, planned retreat or protection which is supported.

Sustainable Economic Development

Agriculture

This policy covers the identification of agricultural land, conversion and fettering and the use of agricultural land. The policy will need to be read in conjunction with the State Policy for the Protection of Agricultural Land. The provisions are similar to STRLUS although there is a new strategy with respect to maintaining small-farms at the urban fringe. A number of the strategies provided address the same or similar issues and could be consolidated into fewer, more direct strategic statements.

The TPPs should address the issue of changing agricultural production through technology or other means. South Australia, for instance, include the following State Planning Policy.

Enable primary industry businesses to grow, adapt and evolve through technology adoption, intensification of production systems, business diversification, workforce attraction and restructuring.

The current planning schemes do not include any zone interface provisions for instances where agricultural land adjoins a General Residential Zone or Low Density Residential Zone. Whilst this is relatively rare in Sorell, it is nevertheless an important consideration. South Australia includes the following State Planning Policy which should be incorporated into the TPPs.

Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.

Tourism

This policy addresses the identification of existing and potential key tourism sites and destinations, visitor accommodation, cumulative impacts and brand management. The majority of strategies provided would be implemented outside of the land use planning system and there is little clarification of how the land use system will support furthering these strategies. For instance, references to experiences that support the Tasmanian brand, or investments in cultural activities are not land use matters. Strategy 7 seeks to prevent the cumulative impacts on tourism but does not identify what cumulative impacts are relevant or how they can

be addressed in the land use system. In general, greater clarity is needed. The Queensland State Planning Policies require land use planning to consider and reflect 'the findings of state endorsed tourism studies and plans' which perhaps summarises what the TPPs are attempting.

Industry

The policy addresses the identification of land for industrial use, rural industries and incompatible use and development. The provisions are similar to those in the STRLUS although the 5, 15 and 30 year time horizon for industrial land is replaced with a 15 year horizon. Given the limited options for siting industrial land, it is considered essential that a long time horizon is considered. The TPPs should also address issues such as innovation, coordination and economies of scale.

Physical Infrastructure Section

Provision of Services

This policy addresses infrastructure capacity and siting, developer charges and sewer, electricity, telecommunications and waste. Strategy 2 requires the identification of whether existing infrastructure has capacity for growth. It is considered important that the section also address water and stormwater services.

Strategy 2 requires the identification of whether existing infrastructure has capacity for growth. It is considered important that the section also address water and stormwater services. It is unclear what implementation measures are proposed to identify existing infrastructure capacity will occur, or, more importantly the strategic analysis of future infrastructure augmentation, extension or renewal. This level of analysis is important but is also costly. Sorell Council has long lobbied TasWater to undertake a sewerage strategy for Sorell and Midway Point. Such strategies are funded through TasWater's price and services plan which is set of a four yearly cycle. It is a challenge to coordinate this detailed work across multiple agencies and providers.

Council is supportive of the potential role for infrastructure contributions to better manage, both in terms of the fair distribution of costs and in the more efficient release of land, infrastructure provision.

Planning Processes Section

Public Engagement

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

The strategy does not acknowledge the limitations set by legislation regarding how public engagement occurs in certain processes or the constraints that Planning Authorities are bound by when making planning decisions. For statutory planning, the reality is that public engagement has little substantive effect on outcomes where decision-making is constrained by legislation and the specific provisions of planning scheme. In strategic planning, community aspirations are constrained by policies such as these TPPs. The strategy should distinguish between strategic and statutory planning engagement and clarify that outcomes may be informed by public engagement, but are rarely derived from such processes.

Strategic Planning

Strategy 1 states to ‘support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood’. The strategy is entirely appropriate and reflects one of the principles underpinning the RMPS. How this is interpreted and applied could, however, be improved by also recognising that there is inherent uncertainty in making land use decisions today that remain in effect for a very long period of time. The precautionary principle is one of several principles that need to be considered and should not be construed that uncertainty alone is a reason to not make decisions.

Regulation

That planning regulation should be the minimum necessary for the potential level of impact is an important statement for the TPPs to make. There is also a critical need to coordinate (i.e., integrate) planning and other systems to result in the least amount of regulation necessary to protect the interest of the public and consumers.

The TPPs should also reference the need to maintain a regulatory system that is current and efficient. For instance, the existing administrative elements of the Land Use Planning and Approvals Act 1993 are particularly costly to applicants and Council’s and there are several practical changes that could be made to reduce time and costs.

The key policy consideration is not whether the system is overly regulated or not, rather it is whether regulation is consistent, proportional, accountable and targeted at matters of value to the community.

Other jurisdictions make greater use of planning regulation as a way to incentivise desired outcomes to bonuses and incentives, such as a higher density in exchange for affordable housing. The Tasmanian system should become a more mature system and the TPPs should support the use of innovative land use regulation to incentivise positive change.

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in accordance with section 12C(3)(a) of the *Land Use
Planning and Approvals Act 1993*

Foreword

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

The Tasmanian Planning Policies (TPPs) are a planning instrument made under Part 2A of the *Land Use Planning and Approvals Act 1993* (the Act). The purpose of the TPPs are to provide a consistent planning policy setting that will guide planning outcomes delivered through the strategic and regulatory elements of the planning system, more specifically the Regional Land Use Strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provisions Schedule (LPSs). The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Division 2A of the Act and apply to a housing land supply order made or amended under Part 2, Division 1 of the *Housing Land Supply Act 2018*.

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

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

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

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

The effectiveness of the TPPs will be monitored, and to ensure the policy outcomes are responsive to changing circumstances, reviews will be undertaken every five years in accordance with section 12I of the Act.

General Application

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

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

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

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

Directions as to the manner of application to all planning instruments

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

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

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

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Directions as to the manner of application specifically to LPSs

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

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

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

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

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

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

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

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

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1.0 Settlement

1.0.1 Policy context

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

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

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

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

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

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

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 not included within an urban growth boundary.

1.1.2 Objective

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

1.1.3 Strategies

1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
2. Plan for growth that will:
 - a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;
 - b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;
 - c) integrate with existing transport systems; and
 - d) discourage the development of land that:
 - i. is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;
 - ii. is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;
 - iii. contains high environmental or landscape values;
 - iv. is agricultural land, especially land within the more productive classes of agricultural capabilities; and
 - v. is used for extractive industries or identified as strategic resource areas and deposits.
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;

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- c) the social, environmental and economic characteristics of the settlement;
 - d) the availability of goods and services, including social infrastructure, to support the needs of the community;
 - e) access to employment and training opportunities;
 - f) efficient and accessible transport systems; and
 - g) capacity and cost-efficient upgrading of physical infrastructure.
4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.
 5. Actively address impediments to infill development, particularly in the major urban centres.
 6. Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:
 - a) the identified values, physical constraints, environmental hazards, and the strategic context of the location;
 - b) urban or settlement growth boundary;
 - c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;
 - d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to limit or manage land use conflict;
 - e) any staging or sequencing of development of land;
 - f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and
 - g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.
 7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.
 8. Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:
 - a) projected population growth;
 - b) site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards
 - c) land supply and demand analysis (including infill and greenfield);
 - d) existing physical and social infrastructure networks and services;
 - e) supporting the regional settlement hierarchy; and

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- f) preventing the distortion of growth strategies in other settlements.
- 9. Identify the role and function of activity centres within settlements and encourage use and development that complements 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. 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.

1.2 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) promoting the provision of, and access to, safe and efficient public transport;
 - b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and
 - c) enabling businesses that promote local characteristics, resources and produce.
- 3. Support growth in the skilled workforce and increase opportunities for innovation, research and technology by encouraging tertiary education and vocational training institutions to be located:
 - a) in settlements that are within the higher tiers of the settlement hierarchy; and
 - b) within close proximity to residential areas, or highly accessible by public transport;

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unless the particular educational or training course requires a remote location or an area with particular characteristics to teach the particular skills being offered.

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

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.

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2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at-risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including associated airspace) from land use conflict by limiting the encroachment or intensification of surrounding incompatible use and development.
8. Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.
9. Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas².

1.4 Settlement Types

1.4.1 Application

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

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. Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.

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

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

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 social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.
2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
3. Facilitate social and affordable housing to meet the needs of the community that is located close to services, employment and public transport networks.
4. Plan and provide for a diverse range of quality housing types that meet the needs of the community by:
 - a) responding to demographic trends including changing household size and composition;
 - b) supporting the provision of well-designed social and affordable housing;
 - c) promoting good amenity through the provision of solar access and quality private open space relative to the density and location;
 - d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;
 - e) catering for people requiring crisis accommodation;
 - f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and
 - g) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in suitable locations that:
 - a) have been identified for urban consolidation;

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

1.6 Design

1.6.1 Application

Applies to existing and proposed urban spaces.

1.6.2 Objective

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

1.6.3 Strategies

1. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
2. Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by supporting development that considers the existing and desired future character of the place.
3. Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:
 - a) reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably native species where appropriate;
 - b) implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;
 - c) promote consolidation of urban development;
 - d) integrate land use and transport; and
 - e) encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.
4. Provide public places that are designed to connect with, and respond to, their natural and built environments, enhancing and integrating environmental values that contribute to a sense of place and cultural identity.

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5. Encourage public places that are designed to promote:
 - a) equal access and opportunity and to cater for the various needs and abilities of the community; and
 - b) safety, social interaction and cultural activities, enabling a sense of wellbeing and belonging.
6. Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.
7. Promote subdivision design that provides a functional lot layout that:
 - a) is responsive to topography, site constraints and environmental values and hazards;
 - b) provides a convenient, efficient and safe road network;
 - c) supports efficient and effective public transport access;
 - d) provides safe active transport;
 - e) uses urban land efficiently;
 - f) provides for well-located public open space that meets the needs of the local community;
 - g) supports the intended future use and development of the lot;
 - h) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community;
 - i) promotes climatically responsive orientation of buildings; and
 - j) allows passive surveillance of public spaces promoting community safety;
8. Encourage the design, siting and construction of buildings to positively contribute to:
 - a) the site and surrounds;
 - b) the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;
 - c) the public realm;
 - d) neighbourhood amenity and safety;
 - e) incorporate energy efficient measures;
 - f) maintaining water quality by promoting best practice stormwater management approaches; and
 - g) safe access and egress for pedestrian, cyclists and vehicles.

2.0 Environmental Values

2.0.1 Policy Context

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

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

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

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

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

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

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

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

2.0.2 Climate change statement

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

- significant changes in the amount of rainfall, including seasonal variation and spatial distribution;
- changes in runoff and consequential erosion impacting water quality and flow regime;
- increased frequency and intensity of bushfires;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures; and
- sea level rise and increased storm surge.

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

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

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

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

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

- supporting early action against native habitat loss;
- promoting connectivity between vegetation to support viable ecological processes and build climate change resilience;
- protecting water quality and flow regimes to build the resilience of aquatic ecosystems;
- protecting wetlands, riparian and foreshore areas including intertidal areas;

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- considering the vulnerabilities of ecosystems and natural processes to the projected future climate and spatially applying parameters to identify, protect and prioritise communities at high risk; and
- enabling retreat pathways for ecosystems.

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

2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

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

2.1.3 Strategies

1. Identify biodiversity values, appropriately rank the significance of those values and map their location.
2. Unless there are significant social or economic benefits, 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. Promote use and development of land that prevents or minimises the spread of environmental weeds and disease.

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8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of biodiversity as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development, thereby increasing the ability of species, ecological communities and ecosystems to adapt to climate changes.
11. Identify ecological communities that are most vulnerable to climate change and develop strategies that consider improving resilience, mitigating impacts, planning retreat and facilitating adaptation to support their long-term survival.
12. Identify and enable retreat pathways for endangered ecosystems in coastal zones.
13. Support land managers or regulators of land within the Tasmanian Reserve Estate to manage that land in accordance with approved management plans and specific reserve objectives.

2.2 Waterways, Wetlands and Estuaries

2.2.1 Application

Statewide

2.2.2 Objective

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

2.2.3 Strategies

1. Identify areas that support natural systems within waterways, wetlands and estuaries, including their riparian zones and groundwater recharge areas.
2. Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution and would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:
 - a) relies specifically on being located within close proximity to aquatic environments;
 - b) is for flood mitigation measures; or
 - c) has considerable social, economic and environmental benefits;
 and can demonstrate that the risk of environmental harm can be managed.
3. Encourage the protection of waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise

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- unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.
4. Use and development located on land in, or around, waterways, wetlands and estuaries will:
 - a) minimise the clearance of native vegetation;
 - b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;
 - c) protect the natural form and process of the landform assemblage, including aquatic areas;
 - d) avoid land disturbance or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;
 - e) not significantly change the rate and quantity of stormwater or increase pollutants entering the water; and
 - f) be designed and sited to maintain or enhance significant views and landscape values.
 5. Promote the collaboration and coordination of catchment management across the State and the implementation of integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.
 6. Promote the protection of the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to construction activities, point source pollution, diffuse land use impacts, or chemical reactions such as acidification.
 7. Provide for the availability of clean, high-quality drinking water by promoting the protection of water catchments and water supply facilities.
 8. Promote and encourage the efficient and effective use of water resources.

2.3 Geodiversity

2.3.1 Application

Statewide.

2.3.2 Objective

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

2.3.3 Strategies

1. Identify and map land containing high conservation value geodiversity and discourage designating land for use and development that will impact those values, including through the modification of natural processes and functions that prevents geological, geomorphological or soil features from evolving naturally, unless the impacts can be managed to support the values.
2. Promote the protection of high conservation value geodiversity by avoiding, or if not practicable minimising, the impacts of land use and development on the feature and the natural processes and functions that support the feature's evolution.
3. Encourage integrated management of geodiversity and biodiversity to enhance efficient function of ecological processes.
4. Support the protection of places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Support the protection of geological features, such as peat, that provide opportunities for carbon storage.

2.4 Landscape Values

2.4.1 Application

Statewide.

2.4.2 Objective

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

2.4.3 Strategies

1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.
2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values.
3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:

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- a) relies specifically on being located within a significant landscape; or
 - b) has overriding social, economic and environmental benefits; and includes specific measure to minimise the impact on the significant landscape.
- 4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.

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 natural coastal values.

2.5.3 Strategies

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

3.0 Environmental Hazards

3.0.1 Policy Context

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

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

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

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

Planning is one component of an integrated system that operates in conjunction with others to reduce the risks arising from natural disasters from occurring and reduce the risk of harm 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:

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- 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 and seek to minimise the impacts on other identified values; and
- regulation of use and development in areas subject to environmental hazards will reflect the level of exposure to the risk of harm caused by the environmental hazard.

3.0.2 Climate change statement

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

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

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

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

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

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

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

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

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

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

3.1.3 Strategies

1. Identify and map land that is exposed to bushfire hazards, including consideration of the potential impacts of future bushfire conditions as a result of climate change, based on the best available scientific evidence.
2. The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.
3. Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks.
4. Where it is not practical to avoid bushfire hazards, use and development is to:
 - a) identify the risk of harm to human life, property and infrastructure caused by bushfire;
 - b) incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and
 - c) provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.
5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation.
6. Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, prepare, respond and recover from bushfire events.
7. Consider the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:

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- a) priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire; and
 - b) where possible, avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.
9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk of harm to human life, property and infrastructure from the adverse impacts of landslip hazards.

3.2.3 Strategies

1. Identify and map susceptibility to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.
2. Use and development on land at risk of landslip, including the provision of physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved or maintained.
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.

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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.

3.3 Flooding

3.3.1 Application

Statewide.

3.3.2 Objective

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

3.3.3 Strategies

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

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

3.4 Coastal Hazards

3.4.1 Application

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

3.4.2 Objective

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

3.4.3 Strategies

1. Identify and map land that is subject to coastal erosion and coastal inundation, based on a projected sea level rise of not less than 0.8 metres by 2100 or the latest adopted State Government sea level rise measurements, that considers the effects

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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. Where possible, avoid use and development that will;
 - a) increase the rate of coastal erosion or coastal inundation; or
 - b) increase the risk of exposing existing people, property or infrastructure to coastal erosion or coastal inundation, especially vulnerable and hazardous uses.
7. Encourage coastal defences that work with natural processes to protect human life, property and infrastructure or mitigate coastal erosion and coastal inundation risks where possible.
8. Facilitate the provision of engineered coastal defences to protect human life, property and infrastructure from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

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

4.0 Sustainable Economic Development

4.0.1 Policy Context

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

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

While our geographic location has advantages, it also presents some economic challenges. Being the only island state of an island nation, Tasmania's isolation from mainland Australia and the rest of the world puts us at an economic disadvantage in an era of globalisation and globalised economies. Our physical distance from the northern hemisphere and Asian markets adds to complexities for maintaining 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;

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

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

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

4.0.2 Climate change statement

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

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

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

The Sustainable Economic Development TPP addresses these issues by:

- protecting agricultural resources and promoting diversification within the industry which will help the industry respond to changing climatic and economic conditions;
- strategically considering and protecting land designated for timber production because of its contribution to carbon sequestration;
- promoting efficient use and consolidation of land, infrastructure and transport networks to reduce emissions;

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- 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 criterion, including under forecast climate change scenarios.
2. Protect land that is identified as being within the higher classes of agricultural capability by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss or conversion of the land's agricultural potential.
3. Allow compatible land uses to operate on agricultural land, where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land.
4. Protect land with significant agricultural capabilities, and agricultural land within irrigation districts, by affording them the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses.
5. Prevent fettering of agricultural land by considering the impacts of agricultural uses on surrounding future use and development to prevent land use conflict and protect the productivity and viability of agricultural uses.
6. Encourage the protection of viable agricultural uses by preventing the fragmentation of agricultural land.
7. Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:

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- a) the land is strategically identified for growth;
 - b) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site, local area or region; or
 - c) the conversion contributes to the viability of the agricultural use of the site, local area or region;
- and the intended use will not cause land use conflict, fetter or impact the viability of surrounding agricultural uses.
- 8. Support diversification and value-adding of the primary industries sector by supporting effective agricultural production and processing, innovation in rural industries and farm-related retailing and agritourism that is ancillary to the principal use, to enable sustainable growth of the sector and strengthen its ability to adapt to climate change, natural disasters and market challenges.
 - 9. Allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses.
 - 10. Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local produce to farm gate market, agrifood economy and tourism.
 - 11. Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.
 - 12. Encourage the protection of the viability of upstream dam infrastructure when strategically planning land use and development.

4.2 Timber Production

4.2.1 Application

Statewide.

4.2.2 Objective

To contribute to the protection of Tasmania's timber resources.

4.2.3 Strategies

- 1. Encourage the protection of timber production areas including plantation and native forests by identifying land dedicated for timber production and support designating that land for purposes that are compatible with timber production.
- 2. Encourage surrounding land, that is likely to be impacted by the activities associated with timber production on land dedicated for timber production, to:

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- a) be designated for purposes that are compatible with timber production; or
- b) consider incorporating measures to mitigate, manage or avoid any environmental hazards and social and environmental impacts associated with timber production.

4.3 Extractive Industry

4.3.1 Application

Statewide.

4.3.2 Objective

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

4.3.3 Strategies

1. Identify and protect strategic resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Promote the protection of existing extractive industries from encroachment by residential and other incompatible use.
3. Support the long-term viability of existing operations and access to future mineral resources.
4. Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.
5. Support future mineral extraction on land available for mineral exploration by, prior to designating the land for a purpose that removes the ability of that land to be used and developed for mineral extraction, consideration of the following:
 - 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;

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- d) risks to public health and safety are managed to within acceptable levels; and
 - e) environmental impacts are minimal and provisions are made for the rehabilitation of the site.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

4.4 Tourism

4.4.1 Application

Statewide.

4.4.2 Objective

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

4.4.3 Strategies

1. Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:
 - a) visitor demand and forecast trends of visitation across the State;
 - b) existing supply of tourism product, services and infrastructure;
 - c) appropriateness of the scale and nature of the tourism use;
 - d) the impact on the environmental, landscape, intrinsic and local character values of the place;
 - e) the use and development being displaced;
 - f) alignment with and promotion of the Tasmanian brand;
 - g) alignment with regional destination plans supporting the visitor economy;
 - h) the contribution to the local, regional and State economy; and
 - i) integration with the local community.
2. Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.
3. Manage visitor accommodation so it does not significantly impact the supply of housing for the local community.
4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.

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5. Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.
6. Identify and promote the protection of attributes that attract and enhance tourism experience.
7. Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.
8. Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.
9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

4.5 Renewable Energy

4.5.1 Application

Statewide.

4.5.2 Objective

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

4.5.3 Strategies

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 and the impact on the community
 - c) investor interest; and
 - d) environmental, cultural heritage and land-use constraints.
2. Identify and plan for supporting transmission infrastructure required to connect renewable resource areas to the existing network, taking into consideration the ancillary infrastructure that may be required to provide for a reliable and secure network.
3. Recognise the quality and diversity of Tasmania's renewable energy resources and the role it can play in limiting greenhouse gas emissions and supporting the

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transition to national low carbon economy through existing and future interconnection to Tasmania.

4. Facilitate local, neighbourhood and specific site renewable energy generation, including the potential use of green hydrogen and bioenergy, to help diversify the local economy, improve sustainability outcomes and build resilience and diversification around energy supply.
5. Support infrastructure enabling distributed energy resources.
6. Facilitate the provision of housing, including temporary housing, required to accommodate workers, particularly during the construction phase, to support the development of renewable generation sources within regional areas.

4.6 Industry

4.6.1 Application

Statewide.

4.6.2 Objective

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

4.6.3 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.

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2. Provide for at least a 15 year supply of industrial land, that is located within urban growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
3. Enable industrial use and development, outside urban growth boundaries, where:
 - a) the use is resource dependent, including, but not limited to, abattoir, onshore marine farm or sawmill, and required to be located with the resource to provide for more sustainable outcomes;
 - b) high impact industrial use warrants separation from settlements;
 - c) the land has formerly been developed and is no longer being used to its full capacity, such as a brownfield site, and is proposed to be re-purposed for industrial use and development; or
 - d) the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance;

and environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
4. Promote the protection of existing and future industrial land by preventing encroachment from incompatible use and development.
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.

4.7 Business and Commercial

4.7.1 Application

Statewide.

4.7.2 Objective

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

4.7.3 Strategies

- I. 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;

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

4.8 Innovation and Research

4.8.1 Application

Statewide.

4.8.2 Objective

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

4.8.3 Strategies

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

5.0 Physical Infrastructure

5.0.1 Policy Context

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

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

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

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

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

5.0.2 Climate change statement

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

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

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

- minimising the need for future adaptation by considering the best available climate science to inform decision-making early in the planning process;

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- identifying and mapping current and projected areas subject to hazards, such as coastal erosion and inundation, flooding and bushfire;
- strengthening the framework for identifying appropriate location of land use and development; and
- inclusion of risk mitigation measures.

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

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

5.1 Provision of Services

5.1.1 Application

Statewide.

5.1.2 Objective

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

5.1.3 Strategies

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

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

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

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

5.2.3 Strategies

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

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

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

5.3.3 Strategies

1. Identify and promote the protection of the following key road corridors from encroachment by incompatible land use and development:
 - a) Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;

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- b) Key urban passenger transport corridors; and
- c) Last mile urban freight routes.
- 2. Identify and promote the protection of future road corridors.
- 3. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.
- 4. Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.
- 5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for servicing infrastructure, public transport, walking and cycling modes.
- 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.

5.4 Passenger Transport Modes

5.4.1 Application

Statewide.

5.4.2 Objective

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

5.4.3 Strategies

- 1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment and essential services and encourages community participation in different modes of transport.
- 2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.
- 3. Integrate land use with existing and planned passenger transport infrastructure and services.

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

5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

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

5.5.3 Strategies

1. Identify and promote the protection of existing and future freight infrastructure and industrial and distribution centres.
2. Promote use and development at, and adjacent to, the Burnie, Devonport, Launceston and Hobart ports, and the Brighton Transport Hub, that is compatible with proximity to a major port and reinforces the role of these ports as freight and logistics hubs.
3. Recognise the regional ports at Grassy, Lady Barron and Cape Barren as critical links in the freight supply chains of the Bass Strait Islands.
4. Encourage the protection of key freight corridors and assets from encroachment by incompatible land use and development.
5. Protect major airports by applying appropriate buffers that prevent the encroachment of incompatible use and development.
6. Support major airports by designating adjacent land to accommodate complementary use and development.
7. Locate industrial, freight and intermodal developments in areas with good access to existing, high-volume freight networks.
8. Support the protection of the Burnie to Hobart freight corridor as Tasmania's premier land transport network for both road and rail.
9. Encourage land use planning frameworks that can support and adapt to a changing freight system, including changes to freight volumes and demand, and emerging technologies.
10. Support major freight generating activities by designating land for purposes that protect the on-site operational efficiency.
11. Identify and safeguard locations along key freight corridors for heavy vehicle rest areas.
12. Recognise the strategic value of non-operational rail corridors.
13. Support the operational rail network by:
 - a) recognising that it is an important strategic infrastructure asset for the distribution of freight; and
 - b) protecting its safety, efficiency and operability by:
 - i. applying appropriate measures to prevent the encroachment of incompatible use and development;
 - ii. recognising that land within the defined rail corridor is for the exclusive purpose of supporting safe and efficient rail operations and activities; and
 - iii. considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.

6.0 Cultural Heritage

6.0.1 Policy Context

Tasmania's cultural heritage is diverse and unique. It provides valuable insight into the lives of past generations and contributes to our identity and connection with place and helps give our communities their character and distinctiveness. It is a unique asset that needs to be recognised, protected and well managed so it maintains its appeal to locals and visitors.

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

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

Land use planning should acknowledge and respect the Tasmanian Aboriginal people as being the custodians of their living and enduring cultural heritage, seeking to improve its protection and where possible supporting ongoing Aboriginal Cultural Heritage practices and custodianship. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage in a reactive manner at the development stage, with subsequent management in accordance with the relevant state Aboriginal heritage legislation³. The Cultural Heritage TPP seeks to mitigate this reactive approach by encouraging the consideration of Aboriginal Cultural Heritage values proactively and more strategically when land is being designated for particular use and development.

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

The historic cultural heritage component of the Cultural Heritage TPP is focused on local places and precincts of historic cultural heritage values, because places of historic cultural heritage significance to the whole of Tasmania are entered on the Tasmanian Heritage Register and are protected under the provision in the *Historic Cultural Heritage Act 1995*.

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

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

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

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

6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State, including but not limited to the coastal fringe of our land mass. Like other aspects of our natural and built environments, they will be impacted by climate change.

Climate change will impact environmental processes which may affect the cultural heritage values of a site. For example, archaeological sites may be compromised because of changes in soil chemistry. Changes in the water table can affect older buildings and structures, and new pest species may threaten structures constructed with organic material.

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

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

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;

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- ensuring the projected impacts of climate change on cultural heritage sites and practises is considered early in the planning process; and
- supporting processes to protect significant cultural heritage sites and practises.

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

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

6.1.3 Strategies

1. Land use planning is to:
 - a) recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;
 - b) acknowledge that Aboriginal Cultural Heritage is living and enduring;
 - c) promote the protection of Aboriginal Cultural Heritage values; and
 - d) support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.
2. Encourage the understanding and consideration of Aboriginal Cultural Heritage and support the investigation⁴ of land for the presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially harm any Aboriginal Cultural Heritage values associated with that land.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be, Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.

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

6.2 Historic Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

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

6.2.3 Strategies

1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.
2. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.
3. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.
4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.
6. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.
7. Encourage the preparation and publishing of conservation policies for heritage precincts; development, in-fill, and pre-development assessment guidelines; and similar guidelines for places and precincts of local significance to foster understanding and awareness of the importance of cultural heritage, and provide greater clarity, consistency, and certainty in the management of these values.

7.0 Planning Processes

7.0.1 Policy Context

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

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

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

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

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

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

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

7.0.2 Climate change statement

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.

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

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

7.1 Public Engagement

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote public engagement processes to provide for the community's needs, expectations and values to be identified and considered in land use planning.

7.1.3 Strategies

1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning.
2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.
3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent.
4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.
5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

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

7.2.3 Strategies

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

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7.3 Regulation

7.3.1 Application

Statewide.

7.3.2 Objective

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

7.3.3 Strategies

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

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.⁵

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

⁵ <https://www.europarl.europa.eu/news/en/headlines/economy/2015/12/01STO05603/circular-economy-definition-importance-and-benefits>

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Coastal Zone - means as described in section 5 of the State Coastal Policy Validation Act 2003.

Communal residence – means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.

Community – means a social group with a commonality of association and generally defined by location, shared experience, or function and with a number of things in common, such as culture, heritage, language, ethnicity, pastimes, occupation, or workplace. (AIDR 2019)

Distributed energy resources – means consumer-owned devices that, as individual units, can generate or store electricity or have the 'smarts' to actively manage energy demand. This includes small-scale embedded generation such as residential and commercial rooftop photovoltaic systems (less than 100 kilowatts [kW]), non-scheduled generation (NSG, up to 30 megawatts [MW]), distributed battery storage, virtual power plant and electric vehicles.

Electricity Infrastructure - means anything used for, or in connection with, the generation, transmission or distribution of electricity including, but not limited to –

- (a) electricity generating plant; and
- (b) structures and equipment to hold water, or to direct, monitor or control the flow of water, for the purposes of hydro-electric generation; and
- (c) powerlines; and
- (d) substations for converting, transforming or controlling electricity; and
- (e) equipment for metering, monitoring or controlling electricity;

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

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

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

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

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

Land – means as defined by the Act.

⁶ SHARPLES, C., 1995a: Geoconservation in forest management - principles and procedures; Tasforests, Vol. 7, p. 37 - 50, Forestry Tasmania, Hobart, Dec. 1995. (<https://nr.tas.gov.au/Documents/geoconservation.pdf>)

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

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

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

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

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

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

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

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

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

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

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

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

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

Servicing infrastructure – means a type of physical infrastructure comprising a pipeline, wire, cable, electronic communications facility, conduit pipe, tunnel, tube, manhole, antenna, mast,

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

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designated space for rubbish and recycling collection points, or similar infrastructure, that can be used for the provision of electricity, water, gas, telecommunications or in connection with sewerage disposal, stormwater drainage, recycling and waste management, or a similar service.

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

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

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

Social infrastructure - means facilities and spaces where the community can access social services. These include emergency and health-related services, education and training, social housing programs, police, courts and other justice and public safety provisions, as well as arts, culture and recreational facilities.⁸

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

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

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

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

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

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