

GLENORCHY CITY COUNCIL

ATTACHMENTS

MONDAY, 29 MAY 2023



TABLE OF CONTENTS:

COMMUNITY

9. Disposal of Council Land at 23a Norman Circle, Glenorchy

1:	Objection 1 - 23a Norman Circle, Glenorchy	4
2:	Objection 2 - 23a Norman Circle, Glenorchy	5
3:	Objection 3 - 23a Norman Circle, Glenorchy	6
4:	Objection 4 - 23a Norman Circle, Glenorchy	8
5:	Objection 5 - 23a Norman Circle, Glenorchy	10
6:	Disposal of Council Land Workflow	13

10. Feedback from investigation into the potential disposal of 12 Rothesay Circle, Goodwood

1:	Summary of Survey Report	15
2:	Redacted Survey Responses Report.....	21
3:	Redacted Reponse to community consultation - 12 Rothesay	28
4:	Diposal of Council Land Flowchart	29

11. Investigations into Potential Council Land Disposals to Support Housing Supply	
1: Photos of Shiraz Court, Berriedale	31
2: Photos of Baltonsborough Road, Austins Ferry	32
3: Photos of 84 Sunshine Road, Austins Ferry	33
4: Photos of Brendan Crescent, Austins Ferry	34
5: Photos of Teering Road, Berriedale	35
6: Photos of Mason Street, Claremont.....	36
7: Photos of Cutler Place, West Moonah	37
8: Photo of 16b Coleman Street, West Moonah	38
9: Disposal of Council Land Flowchart.....	39
 13. Glenorchy Parking Strategy Revision	
1: Glenorchy Parking Strategy 2017-2027 - 2023 Review.....	41
2: Glenorchy Parking Strategy - Action Update 2023	79
 ENVIRONMENT	
 14. Submission on the Draft Tasmanian Planning Policies	
1: Draft TPPs, Background Report and Explanatory Document	81
2: Submission on the Draft TPPs	164
 GOVERNANCE	
 16. Council Fees and Charges for 2023/24	
1: Attachment 1 - Schedule of Fees & Charges 2023-24.....	243
 17. Request for long-term lease at Lutana Waste Transfer Station	
1: Request from Southern Waste Solutions for long term lease at Lutana Waste Transfer Station	259
 18. Local Government Association of Tasmania 2023 Elections	
1: Ballot papers.....	261
2: Candidate statements for 2023 LGAT President nominees	262

19. Updated Council Policies

1:	2018 Meeting Procedures Policy With Tracked Changes	270
2:	2023 Meeting Procedures Policy - Final	278
3:	Elected Member Expenses Policy tracked changes	285
4:	Elected Member Expenses Policy 2023.....	293
5:	Elected Member Code of Conduct Policy tracked changes	300
6:	Elected Member Code of Conduct Policy 2023.....	310

**21. Financial Performance Report to
30 April 2023**

1:	Attachment 1 - Financial Performance Report to 30 April 2023	320
----	---	-----

From: [REDACTED]
Sent: Sun, 26 Mar 2023 14:11:06 +1100
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>
Subject: Disposal of land 23a Norman Circle
[REDACTED] [REDACTED]

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Att: General Manager

In addition to my previous concerns sent to Council, after receiving a letter advising of Council proposed intentions for this parcel of land, I now wish to formally lodge my objection in this matter.

Today, [REDACTED] there are boys playing cricket on this land. Birds are plentiful and the rivulet calming. All this will be utterly destroyed by any development brought about by selling the land to a developer.

Dog walkers will not have the luxury of letting their pets roam freely here, native wildlife will again be sent to look for other safe nesting areas.

I am really concerned that the push for more housing will impact on local residents' freedoms on this land. Once it is gone there will be no turning back when the flavour of the month becomes 'more green outdoor recreational spaces'. Inner Glenorchy is already full of houses, traffic, schools, businesses etc. surely Council can see the need for peaceful green areas is important for everyone's mental health.

Please don't make this an 'easy fix' for Council. As previously stated the cost of keeping the rivulet free of debris and flammable material will not decrease costs as much as you think it will. Maintenance vehicles have easy access at present. If access has to be via foot from Brent Street, there goes \$ on labour just to get crews in far enough for vegetation trimming.

I endure traffic jams [REDACTED] every school day during drop off and pick up times of anything up to 30 minutes especially in the afternoons. [REDACTED]

I trust my concerns will be taken into consideration when a final decision is being contemplated.

Sincerely

[REDACTED]

Glenorchy

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wed, 12 Apr 2023 16:36:44 +1000
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>
Subject: RE: Objections to the proposed disposal of 23a Norman Circle
[REDACTED] [REDACTED]

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I would like to put in an Objection to the proposed disposal of 23a Norman Circle to Council's General Manager. [REDACTED] uses this space daily for recreation and it is a fantastic space for families and dog walkers / general public. Green spaces such as this are disappearing fast and it would be sad to have this area impacted especially given all the young people / children who play in the creek / families who use the space. There are also a range of animals and habitats that live down there and it would be really disappointing to see their habitat destroyed given what little space they have left.

If you have any questions about my objection please let me know via email.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Fri, 7 Apr 2023 11:50:16 +1000
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>
Subject: ATT: General Manager, objection to disposal of land at 23A Norman Circle, Glenorchy
[REDACTED]

[REDACTED]

CAUTION: External email.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear General Manager,

I wish to strongly object to the disposal of land at 23A Norman Circle in Glenorchy.

[REDACTED]

[REDACTED]

This area is home to many Tasmanian native hens, and the grassy area is often used by both Yellow-tailed black cockatoos and Sulphur-crested cockatoos to graze. In recent years the land has also been home to many native Tasmanian ducks, including Pacific Black ducks.

[REDACTED]

I have also been made aware that the sale of this land impinges on the Glenorchy City Council's plan to build a bike path linking the Intercity Cycle Way to the Glenorchy Mountain Bike Park (as outlined on page 26 of the Glenorchy Mountain Bike Park Masterplan). As it stands, the only accessible bicycle route to the Glenorchy Mountain Bike park is via the often busy and dangerous road of Tolosa Street.

I sincerely hope my objections will be taken into consideration.

Best regards,



Sent: Thu, 13 Apr 2023 16:27:44 +1000 (AEST)
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>
Cc: "Bec Thomas" <Bec.Thomas@gcc.tas.gov.au>; [REDACTED]
Subject: Attention General Manager re Disposal of 23A Norman Circle
Attachments: Norman Circle 2023.docx
Importance: High

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tony McMullen
General Manager
Glenorchy City Council

Dear Mr McMullen

Please find attached comments and concerns relating to the sale of 23A Norman Circle, of which I only recently became aware. From the available map this appears to represent a reserve area of land which has been long used as a declared off-lead dog exercise area.

[REDACTED]

I note also that a similar sale of Austin's Ferry Park (261 Main Road, Austin's Ferry) is proposed. This looks like the possible beginning of a major policy reversal since the 2022 Dog Management Plan.

I have nevertheless confined my attached comments to Norman Circle [REDACTED]
[REDACTED]
[REDACTED]

Yours Sincerely,

[REDACTED]

23A Norman Circle, Glenorchy

It was surprising and disappointing to learn that this 2.66 ha area of land, which has been scheduled for many years as a dog exercise off-lead area, will now be disposed of by GCC and opened to building development.

No mention was made of this idea during Council's Dog Management Plan Review completed in 2022. The reference group appointed to consult with GCC reviewed every scheduled dog exercise area. In each case, planning officers indicated no objection to a site's availability for dog walking.

This abrupt U-turn within less than a year risks undermining future community consultation processes. It leaves an impression that GCC's planning system operates separately, able at any time override other policy areas.

What is the point of having five year consultations, with all the angst and effort entailed? How many other areas have been scheduled for dog walking and other recreational purposes just until pre-set development plans are ready to be implemented?

Local people do use this area to exercise their dogs, despite proximity to Chapel Street. It is a quiet place with an attractive rivulet at the bottom of the hill. It also has flatter space for dogs to run in the top part of the reserve.

I appreciate that there is demand for more housing in Glenorchy and across Greater Hobart. But it is necessary to question the likely cost-benefit balance of further building development at Norman Circle. Much of the area is quite steep, marshy and prone to flooding near the rivulet. Would the installation of a relatively small number of houses justify the infrastructure costs of roads, electricity, water supply, sewage pipes etc?

Hopefully, future planning will integrate recreational space, including dog-walking, with necessary housing development. But this development could set the standard for piecemeal filling in of every small space across GC Council area. This is not the way to properly balance our community needs.



Sent: Sat, 15 Apr 2023 20:55:31 +1000
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Glenorchy City Council
Property and Sales and Administration Officer
Renee Kapitzke

Objection to sale of Glenorchy City Council Land at 23A Norman Circle, Glenorchy

I wish to lodge an objection to the proposed disposal of council land at 23A Norman Circle, Glenorchy. My objection has its origins in a council meeting at least 20 years ago where the agenda item was invitations from Glenorchy Residents on future recreational uses for this land and the Riparian reserve extending from Glenorchy Bay up to Tolosa Park. At the time I suggested that the vacant land become a public park and sports ground. To my knowledge that conversation between the GCC and its ratepayers seems to have lapsed.

Since that time cheap and easy access to the natural world has diminished in the Glenorchy Shire. For example the track up Lowes Ridge from Berriedale and the Mt Hull Trail has been lost due to lack of consideration of prior recreational land use in the approval of edge of urban subdivisions

If the Norman Circle GCC land is preserved this can end up being a treat for local ratepayers.

Over recent decades the GCC have retained and improved the Barossa Creek, Berriedale Foreshore, and ConnewareBay to Windermere Beach and the ongoing development of the Hobart to Glenorchy bicycle way.

Just imagine a wonderful linear park extending from the Cycleway downstream to Glenorchy Bay and upstream to Cairnduff Park then to Norman Circle Park thence to Tolosa Park would offer a great commute for school children and adults from the bikeway to Dominic College and Springfield Gardens and the child care centre. This should reduce traffic congestion along Chapel and Tolosa Streets. If this was combined with a pedestrian bridge over Humphreys Rivulet connecting Chapel Street with Dominic College this would reduce traffic congestion up Tolosa Street.

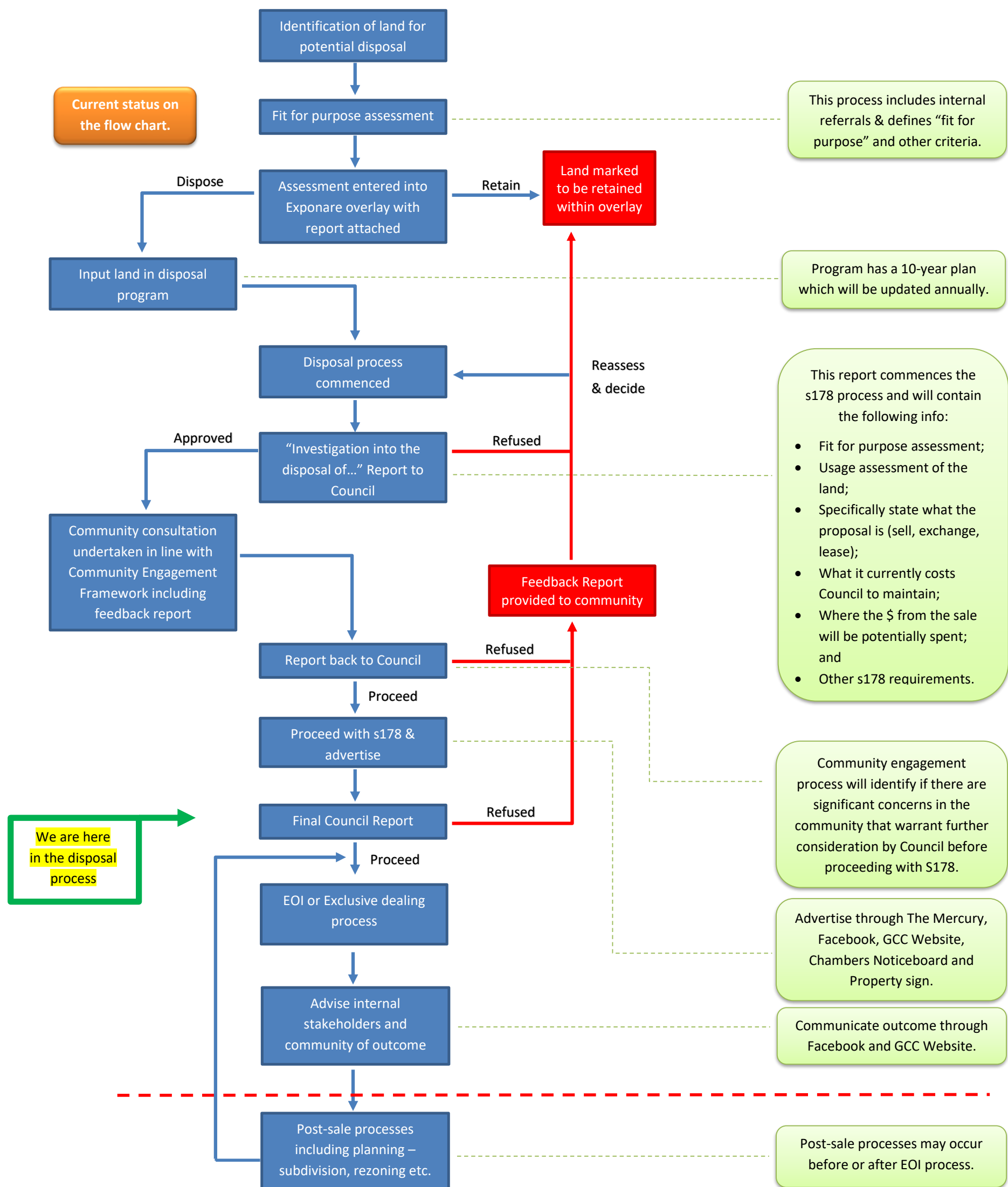
Glenorchy City Council in the 21st Century should not contribute to the "Tragedy of the Commons", in terms of selling of Ratepayers or Council lands when potentially there is an

opportunity for a long term public asset such as a linear park with all its attendant health and reduction in private vehicle use benefits.

Yours sincerely



Disposal of Council Land Workflow



Summary Report

18 April 2023 - 09 May 2023

Let's Talk, Glenorchy

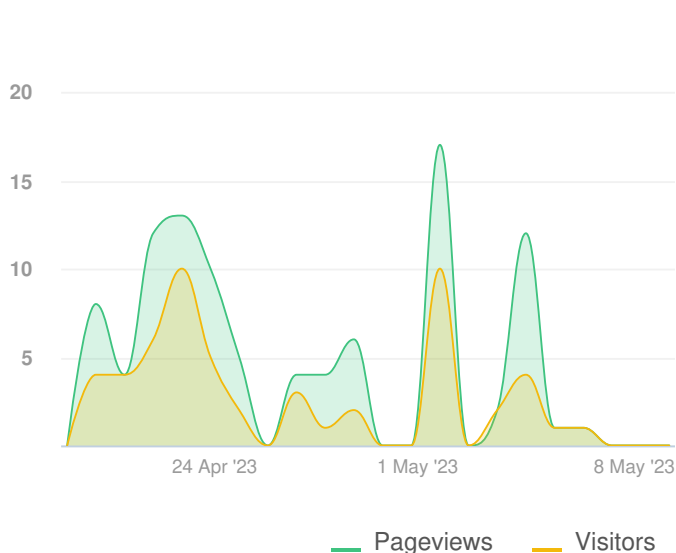
PROJECTS SELECTED: 1

Investigation into the Potential Disposal of Council Land at 12 Rothesay Circle, Goodwood

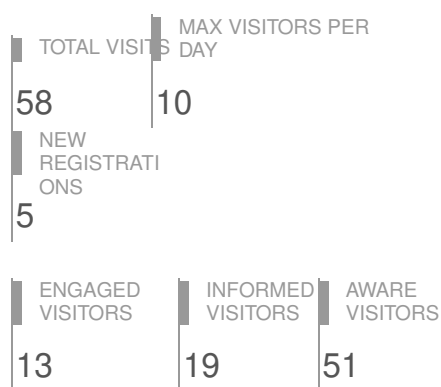
FULL LIST AT THE END OF THE REPORT



Visitors Summary



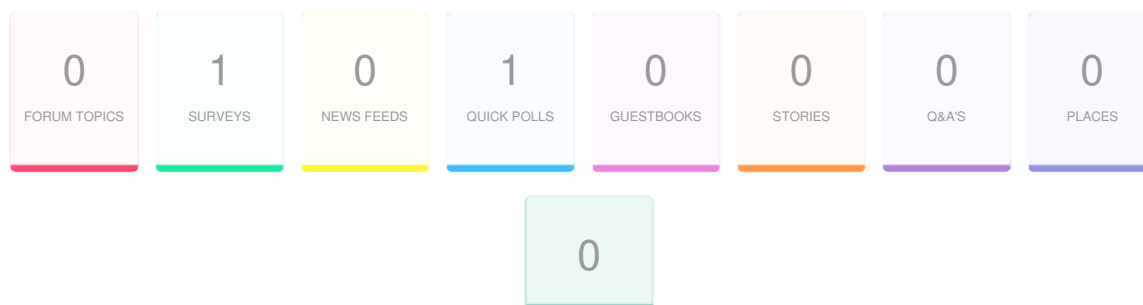
Highlights



Page 2 of 6

Let's Talk, Glenorchy : Summary Report for 18 April 2023 to 09 May 2023

ENGAGEMENT TOOLS SUMMARY



SURVEYS SUMMARY	
1	Surveys
4	Contributors
4	Submissions

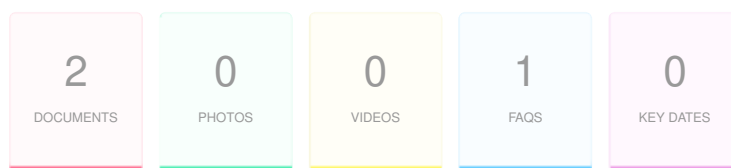
TOP 3 SURVEYS BASED ON CONTRIBUTORS	
4	Contributors to 12 Rothesay Circle, Goodwood Survey

QUICK POLLS SUMMARY	
1	Quick Polls
10	Contributors
10	Responses

TOP 3 QUICK POLLS BASED ON CONTRIBUTORS	
10	Contributors to Do you support the proposed disposal of Council Land at 12 Rothesay Circle, Goodwood,

Let's Talk, Glenorchy - Summary Report for 16 April 2023 to 09 May 2023

INFORMATION WIDGET SUMMARY



DOCUMENTS	
2	Documents
2	Visitors
3	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS	
2 Downloads	1 Downloads
Attachments of Council Meeting - Monday, 27 March 2023.pdf	Investigations into Property Disposal at 12 Rothesay Circle, Goodwood_27 March 2023.pdf

FAQS	
1	Faqs
2	Visitors
2	Views

TOP 3 FAQS BASED ON VIEWS	
2 Views	
Investigation into the Potential Disposal of Council Land at 12 Rothesay Circle, Goodwood	

Let's Talk, Glenorchy : Summary Report for 18 April 2023 to 09 May 2023

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
m.facebook.com	13
lm.facebook.com	11
l.facebook.com	4
www.google.com	3
www.gcc.tas.gov.au	2
www.google.com.au	2
letstalk.gcc.tas.gov.au	1
android-app	1
duckduckgo.com	1

Let's Talk, Glenorchy : Summary Report for 18 April 2023 to 09 May 2023

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Investigation into the Potential Disposal of Council Land at 12 Rothe...	51	19	13

12 Rothesay Circle, Goodwood Survey

SURVEY RESPONSE REPORT

09 April 2023 - 08 May 2023

PROJECT NAME:

Investigation into the Potential Disposal of Council Land at 12 Rothesay Circle, Goodwood



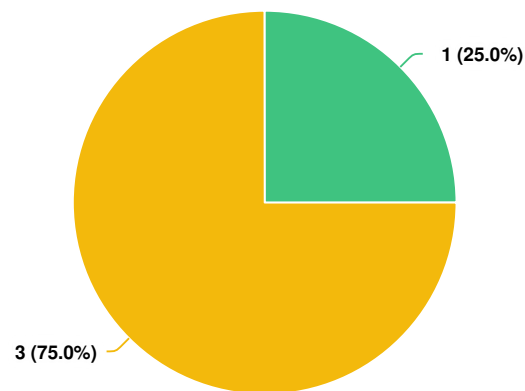
12 Rothesay Circle, Goodwood Survey : Survey Report for 09 April 2023 to 08 May 2023



SURVEY QUESTIONS

12 Rothesay Circle, Goodwood Survey : Survey Report for 09 April 2023 to 08 May 2023

Q1 Do you currently use this space?



Question options

● Yes ● No

Mandatory Question (4 response(s))
Question type: Radio Button Question

12 Rothesay Circle, Goodwood Survey : Survey Report for 09 April 2023 to 08 May 2023

Q2 | How do you use the space?

[REDACTED]

4/26/2023 11:38 AM

[REDACTED] a
wander and a play

Optional question (1 response(s), 3 skipped)

Question type: Essay Question

Q3 | What interests you in this space?

[REDACTED]

4/28/2023 04:27 PM

Could be used for any number of things! housing, business i.e., day-care centre, church group, learn to dance school, etc.

[REDACTED]

5/01/2023 08:58 PM

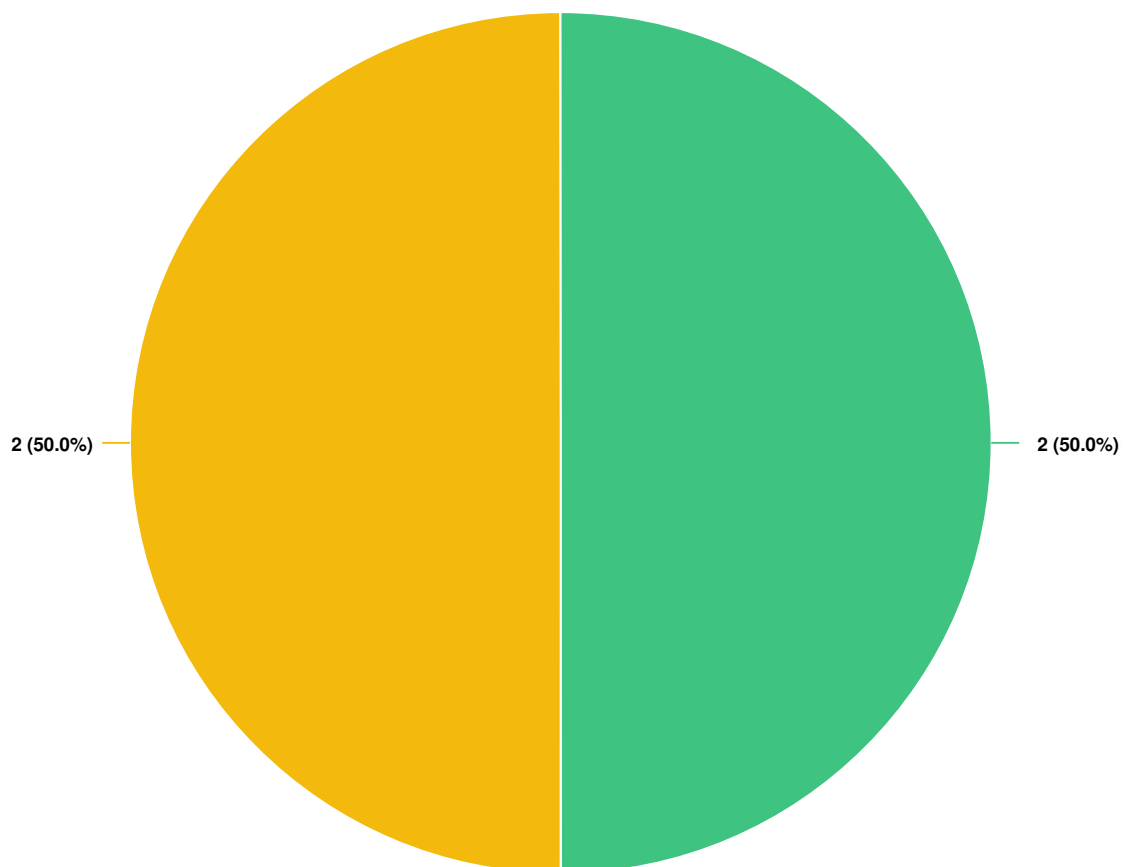
I like how central the site is for the Goodwood community.

Optional question (2 response(s), 2 skipped)

Question type: Essay Question

12 Rothesay Circle, Goodwood Survey : Survey Report for 09 April 2023 to 08 May 2023

Q4 | Do you support the proposed disposal of Council Land at 12 Rothesay Circle, Goodwood by way of donation to Karadi Aboriginal Corporation (Karadi)?



Question options

● Yes, I support it ● No, I do not support it

Mandatory Question (4 response(s))
Question type: Radio Button Question

12 Rothesay Circle, Goodwood Survey : Survey Report for 09 April 2023 to 08 May 2023

Q5 Please provide further information as to why you do not support this proposal.

[REDACTED]

4/28/2023 04:27 PM

I would estimate the land value to be between \$600,000 and 1 million dollars, therefore am at a loss why council would believe it to be a good idea to donate a ratepayers' asset away.

[REDACTED]

5/01/2023 08:58 PM

As I understand it, at the moment the council has an agreement where the land is used and maintained by the Karadi Aboriginal Corporation, and is being used as part of their community engagement work. My concern is that disposing of the land, and donating it to the Corporation, will allow them to do as they wish with it - potentially against the interest of the community. I would rather the council to continue the existing agreement to ensure the land is used for the benefit of the community. Alternatively, if the intent is to allow the Corporate to do what they want - they should - like any other entity, pay commercial value for the land (if the community supports the disposal). I am also concerned about the precedent this sets - what happens when they next community group wants free land, such as the [REDACTED], should the council donate land to them as well?

Optional question (2 response(s), 2 skipped)

Question type: Essay Question

Q6 Please provide further information as to why you do support this proposal.

[REDACTED]

4/26/2023 11:38 AM

Karadi are a great part of the community and I believe donating this land to them will empower them to help the community even more.

Optional question (1 response(s), 3 skipped)

Question type: Essay Question

12 Rothesay Circle, Goodwood Survey : Survey Report for 09 April 2023 to 08 May 2023

Q7 | Do you have any further information/comments you would like to provide?



4/28/2023 04:27 PM

If council intends to proceed, I would like to have donated to myself a similar parcel of land from the same paddock (12 Rothesay Circle Goodwood), of which I would proceed to build a dwelling for business or housing (to lease out) purposes.

Optional question (1 response(s), 3 skipped)

Question type: Essay Question

From: [REDACTED]
Sent: Wednesday, 19 April 2023 6:39 PM
To: GCC Corporate Mail gccmail@gcc.tas.gov.au
Subject: Intention to Dispose of Council Land at 12 Rothesay Circle, Goodwood

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening.

I wish to express my support for the return of land located at 12 Rothesay circle to the Aboriginal community, in this instance, Karadi Aboriginal corporation.

I speak as a representative of the [REDACTED] Corporation and an active member of the [REDACTED] community.

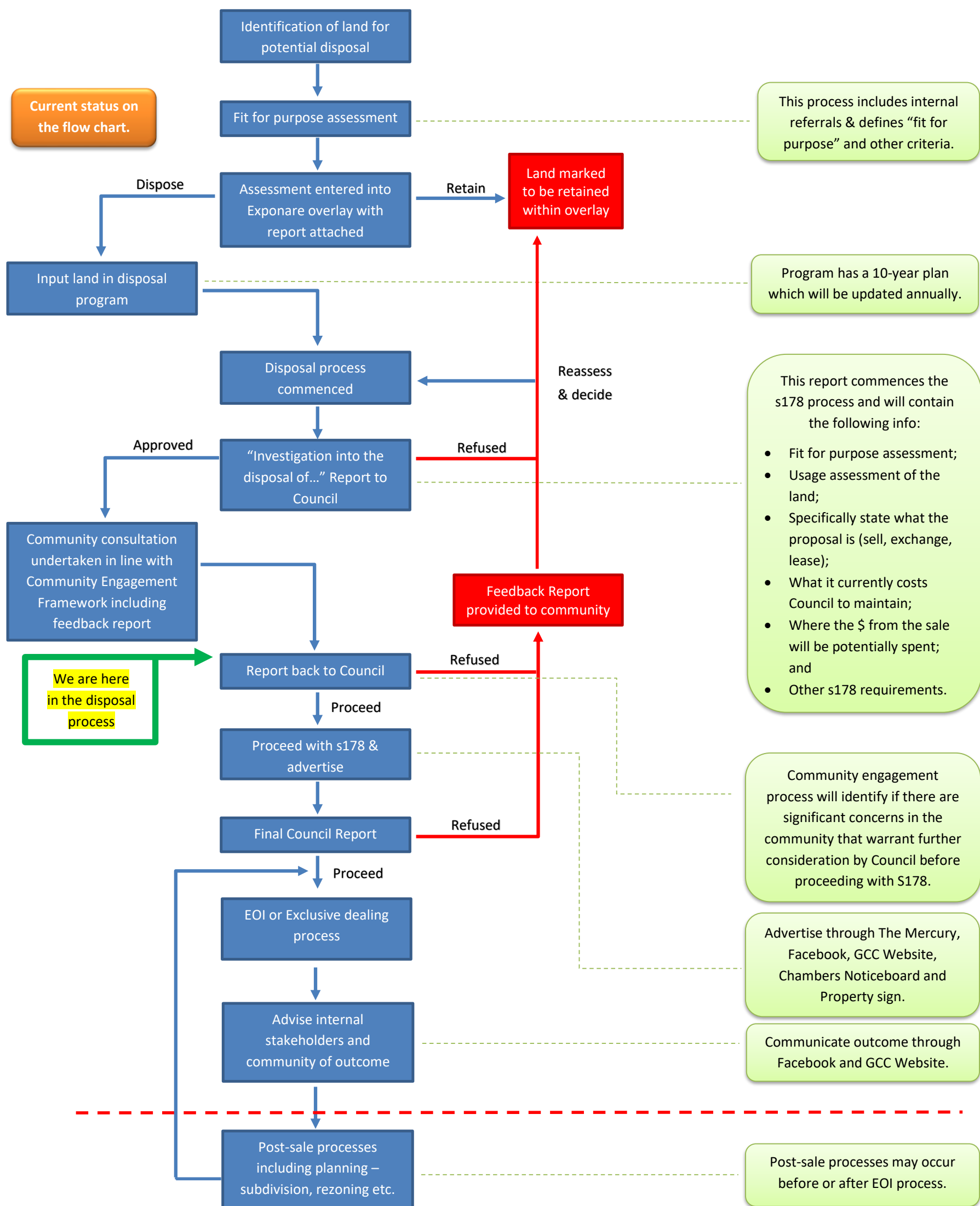
As an Aboriginal man, I value council's efforts to consider the Aboriginal community first, and also in offering a meaningful plot of land that can get easily be utilised by the Aboriginal community.

Regards,

[REDACTED]

[REDACTED]

Disposal of Council Land Workflow



PHOTOS OF

Shiraz Court, Berriedale



Top left: Photo from middle of block facing out to Pinot Court.

Top right: Photo from front boundary from Shiraz Court.

Bottom left: Photo from middle of block facing out to Shiraz Court.

Bottom right: Photo from front boundary from Pinot Court.

PHOTOS OF

Baltonsborough Road Austins Ferry



Top left: Photo from back boundary facing out to Baltonsborough Road.

Top right: Photo from front boundary at Baltonsborough Road facing into property.

Bottom left: Photo from back boundary facing out to Baltonsborough Road.

Bottom right: Photo from front boundary at Baltonsborough Road facing into property.

PHOTOS OF

Sunshine Road, Austins Ferry



Top: Photo from front boundary of Sunshine Road.

Bottom: Photo from Baltonsborough Road to rear of Sunshine Road.

PHOTOS OF

Brendan Crescent Austins Ferry



Top left: Photo from internal entry from Brendan Crescent.

Top right: Photo from internal boundary from Louise Road.

Bottom left: Photo from entry via Brendan Crescent.

Bottom right: Photo from entry via Louise Road

PHOTOS OF

Teering Road, Berriedale



Top left: Photo from front left corner of property to down Teering Road.

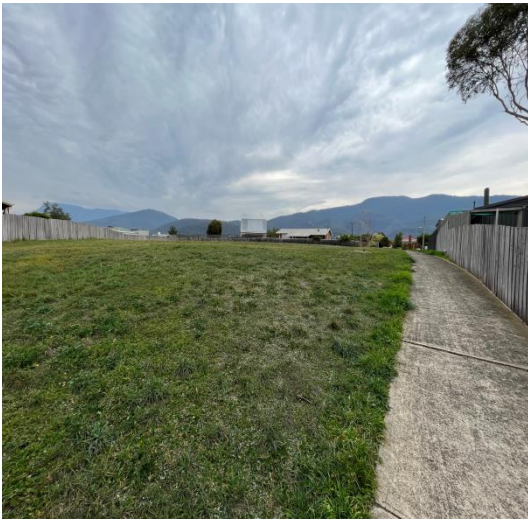
Top right: Photo from back of property down to Teering Road

Bottom left: Photo from hallway up property of outlook.

Bottom right: Photo of back of property to the left (towards Highway)

PHOTOS OF

Mason Street, Claremont



Top left: Photo from Mason Street to Chippendale Street

Top right: Photo center of block to back of block

Bottom left: Photo from front of property on Mason Street

Bottom right: Photo from Chippendale Street to Mason Street

PHOTOS OF

Cutler Place, West Moonah



Top left: Photo from Cutler Place to Bundarra Place

Top right: Photo center of block to Cutler Place.

Bottom left: Photo from front of property on Cutler Place.

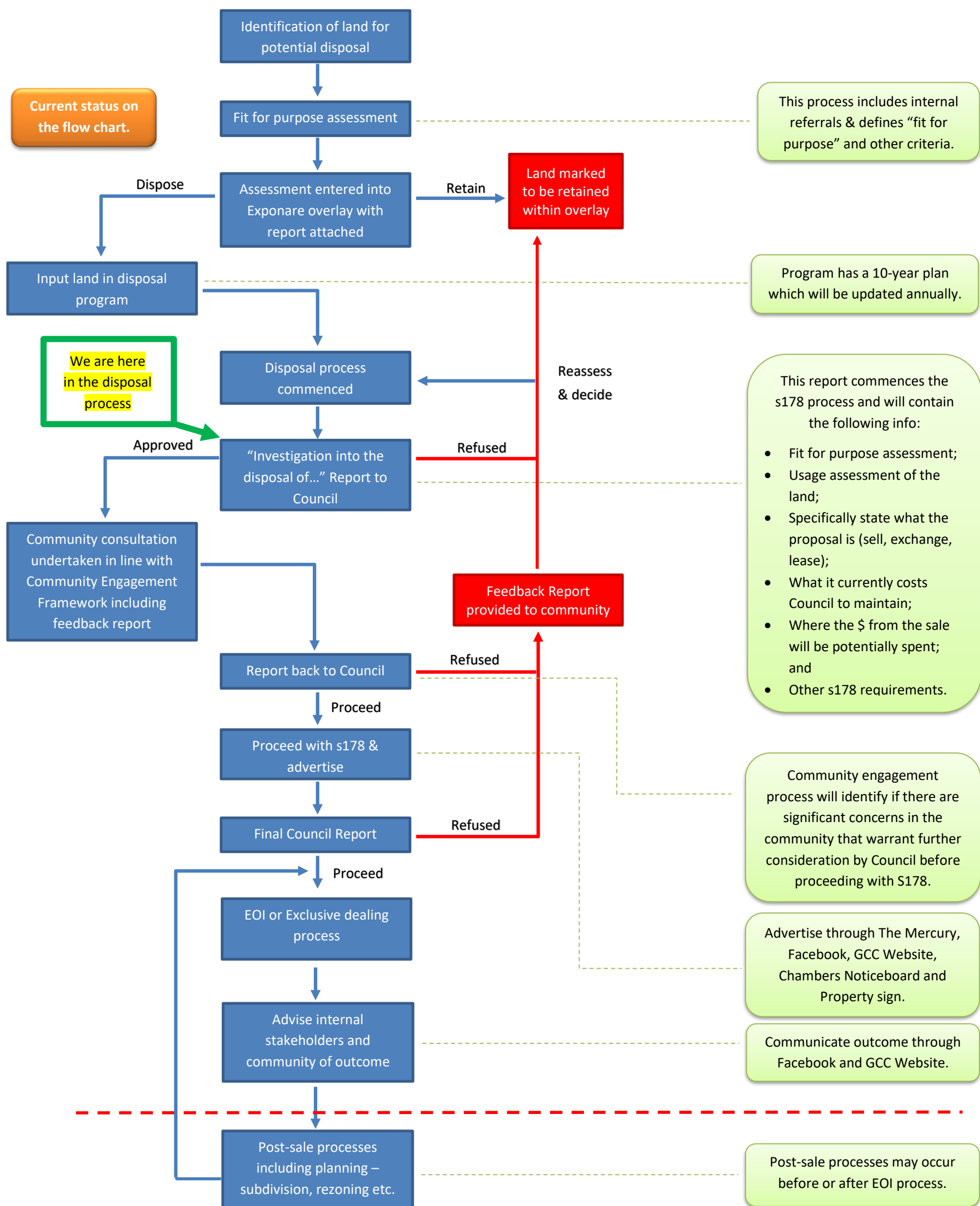
PHOTO OF

16b Coleman Street, West Moonah



Top: Photo of back of 16b
Coleman Street, West Moonah
to front corner

Disposal of Council Land Workflow





Glenorchy Parking Strategy

2017-2027

(2023 Review)



EXECUTIVE SUMMARY

Council has recently recognised the need to review Council's parking strategy for commercial precincts (named '*Commercial Precincts Car Parking Plan*', November 2010) and develop a broader parking strategy for the City of Glenorchy.

The development of this parking strategy has been a collaborative effort between Aldermen, Council staff and business representation from the Moonah Glenorchy Business Association. A working group was convened in June 2015 to oversee the preparation of this strategy.

The development of the *Strategy* started with the review of all relevant documents and previous studies which had a focus on parking related issues in Glenorchy. Subsequent to the review phase, the issues in relation to parking in Glenorchy were discussed and investigated through the working group meetings and categorised into five different themes, being:

- Parking Infrastructure;
- Parking Management;
- Parking Enforcement;
- Parking Finance; and
- Parking Education.

Subsequent to categorising these issues, a strategy statement was developed for each theme. Each strategy statement is framed to show Council's vision of parking in Glenorchy in the future. Thereafter, issues associated with each strategy statement are detailed, followed by a list of actions to address those issues. Finally, each strategy is concluded by a summary of the objectives that the strategy is expected to achieve.

The *Parking Strategy* is applicable to the area of the Glenorchy City Council and covers the period up to 2027. The *Parking Strategy* will be reviewed after five years to assess the progress of implementation and to make any changes to the *Strategy* as required.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1. INTRODUCTION	4
2. SCOPE OF THE STRATEGY.....	5
3. STUDY PROCESS	6
4. CONTEXT OF PARKING IN GLENORCHY MUNICIPALITY	7
5. PARKING STRATEGIES.....	10
5.1 STRATEGY 1: PARKING INFRASTRUCTURE	10
5.2 STRATEGY 2: PARKING MANAGEMENT	16
5.3 STRATEGY 3: PARKING ENFORCEMENT	21
5.4 STRATEGY 4: PARKING FINANCE	24
5.5 STRATEGY 5: PARKING EDUCATION.....	28
6. IMPLEMENTATION	30
7. ACTION PLAN AND PRIORITIES	31

1. INTRODUCTION

Nestled between the stunning icons of Mt Wellington and the Derwent River, Glenorchy is Tasmania's fourth largest city and home to 46,397 people.

Glenorchy has a rich indigenous heritage and has been home to the Mouheeneener Aboriginal people for over 40,000 years. Today, Glenorchy has a vibrant multicultural community with people from over 100 nations now calling our city home.

Originally settled as an agricultural district, Glenorchy is a major economic centre in Tasmania, with a mix of traditional industries, innovative high-tech enterprises and dynamic small businesses.

The City of Glenorchy has a prominent retail sector, with commercial centres in Glenorchy, Moonah and Claremont, along with the full range of modern services and facilities you would expect in a contemporary City.

The Brooker Highway runs north-south through the city, providing the main road link between Hobart and the rest of Tasmania (and mainland Australia) via the National Highway network. A disused railway line also runs north-south through Glenorchy. The Intercity Cycleway runs parallel to the railway line between Claremont and the Hobart CBD.

The 2016 Census found that, 11% of all households in Glenorchy do not own a vehicle (compared with 7.7% in Greater Hobart), whilst 14.2% of all households in Glenorchy have three or more vehicles (compared with 16.7% in Greater Hobart).

The 2016 journey to work data for Glenorchy showed there were 1,178 people who used public transport to journey to work, compared with 14,314 who used private vehicles. 641 people used non-motorised forms of transport to travel to work (walking or cycling) and 427 people worked from home. 7,500 people employed in Glenorchy also reside in the city. The next highest proportion of people working in Glenorchy lives in Clarence (3,220), Hobart (2,301), Brighton (1,908) and Kingborough (1,181).

Glenorchy City Council has responsibility for the planning, provision, management and regulation of parking in the City of Glenorchy. Council has recently recognised the need to review Council's parking strategy for commercial precincts (named '*Commercial Precincts Car Parking Plan*¹', November 2010) and develop a broader parking strategy for the City of Glenorchy.

¹ This document was rescinded when the current strategy was adopted.

This document details the development of the parking strategy for the City of Glenorchy, including objectives and measures to address the parking related issues and a set of actions to assist Council in the improvement of parking efficiency and operation, now and into the next 10 years.

2. SCOPE OF THE STRATEGY

This *Strategy* is applicable to the area of the Glenorchy City Council, which is bounded by the Derwent River in the north and east; Hobart City in the south-east; the Kingborough Council area in the south and the Derwent Valley Council area in the west (refer to **Figure 1**). The Strategy covers the 10 year period, 2017-2027.

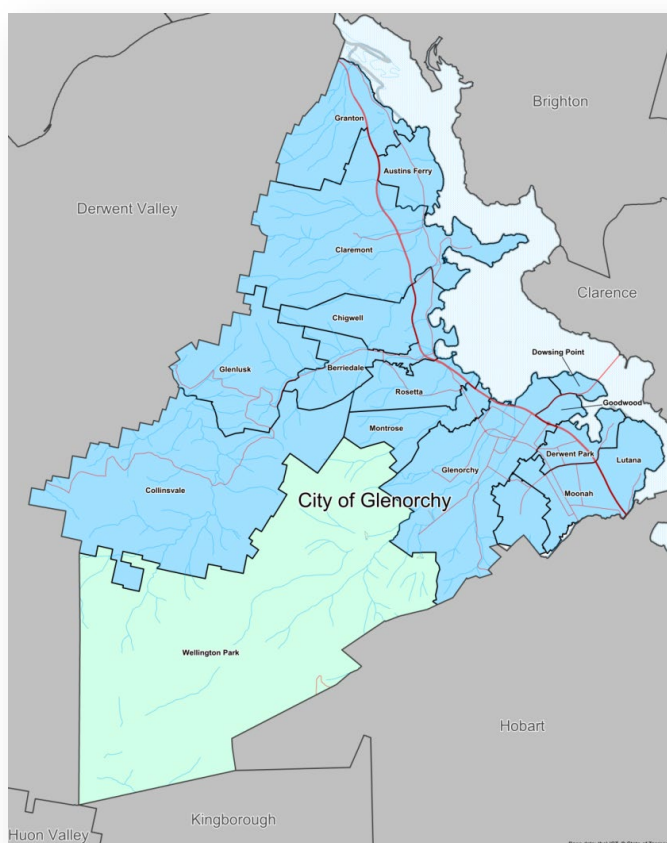


Figure 1: The Glenorchy City Council boundary

The *Parking Strategy* will be reviewed after five years to assess the progress of the implementation and to make any changes to the Strategy as required.

3. STUDY PROCESS

The development of this *Parking Strategy* has been a collaborative effort between Aldermen, Council staff and business representation from the Moonah Glenorchy Business Association. A working group was convened in June 2015 to oversee the preparation of this *Strategy*. The working group members included an Alderman, the General Manager, Coordinator Planning Services, Coordinator City Strategy and Economic Development, Acting Compliance Coordinator, Transport Engineer, Development Engineer, Senior Parking Officer, Positive Ageing & Access Officer and a representative of Moonah Glenorchy Business Association.

The development of the *Strategy* started with a review of all relevant documents and previous studies which had a focus on parking related issues in Glenorchy. The reviewed documents include:

- Southern Integrated Transport Plan 2010;
- State Government Draft Transport Access Strategy;
- City of Glenorchy Community Plan 2015-2040;
- Glenorchy Interim Planning Scheme & Single Planning Scheme for Tasmania (draft documents for consultation);
- Commercial Precincts Car Parking Plan;
- Glenorchy CBD Strategic Framework;
- Main Road Corridor Master Plan;
- Council's Parking Occupancy Survey Reports;
- Council's Positive Ageing Strategy;
- Access Action Plan 2016-2021.

The review of the above documents culminated in the preparation of a Parking Review Paper which helped to define and clarify the key parking issues in Glenorchy.

Subsequent to the review phase of the study process, the issues in relation to parking in Glenorchy discussed and investigated through the working group meetings were categorised in five different themes, being Parking Infrastructure, Parking Management, Parking Enforcement, Parking Finance and Parking Education. A strategy statement was then framed for each theme and a number of objectives and measures were considered to address the identified issues. Finally, a set of actions were developed to assist Council to achieve these objectives.

Through the working group a *Draft Parking Strategy* was prepared, for use in public consultation. The public consultation was undertaken in July 2017. Following public consultation, the *Glenorchy Parking Strategy 2017-2027* was finalised, to include

strategic responses to feedback from the public consultation and was adopted by Council at the Council meeting of 27th November 2017.

4. CONTEXT OF PARKING IN GLENORCHY MUNICIPALITY

Glenorchy City Council provides and maintains parking facilities as a community service to provide on and off street parking for shoppers, workers and residents. Well-designed parking improves road safety, traffic safety and pedestrian safety, user convenience, and environmental and residential amenity. Council's current role in parking covers a range of responsibilities but can be broadly categorised as managing the supply and use of parking as follows:

- Supplying and maintaining public on and off street parking facilities throughout the city;
- Regulating and enforcing the use of this public parking through time limits;
- Regulating and enforcing the use of private parking through management agreements (although this does not occur consistently in the city at present); and
- Regulating the supply of private parking through the Planning Scheme which requires developments to provide a certain number of car park spaces.

Currently, within the Glenorchy CBD, there are 248 on-street car parking spaces in 8 main roads/streets with time restrictions ranging from 5_{min}P to 4P as well as some unrestricted spaces. There are also 15 off-street car parking areas with 2,114 car parking spaces including 815 Council owned spaces and 1,299 private spaces. 1,766 of the off-street car parking spaces are subject to time restriction from 1P to 4P and are regularly enforced by Council, while the remaining off-street car parking spaces are unrestricted.

Within the Moonah CBD, there are 183 on-street car parking spaces in 5 roads/streets with time restrictions ranging from 5_{min}P to 1P as well as some unrestricted spaces. There are also 7 off-street car parking areas with 774 car parking spaces, including 266 council owned spaces and 508 private spaces. 412 of the off-street car parking spaces are subject to time restrictions from ½P to 3P and regular enforcement patrol, while the remaining off-street car parking spaces are unrestricted.

For the Claremont CBD, there are 49 on-street car parking spaces in 3 roads/streets with time restrictions ranging from ¼ P to 1P as well as some unrestricted spaces.

There is also one private off-street car parking area with 303 car parking spaces with a time restriction of 2P, which is regularly enforced by Council.

Table 1 shows a summary of the available parking supply within commercial precincts.

Table 1: Parking Supply in the Glenorchy's Commercial Precincts

Commercial Precinct	On-street Parking Supply		Off-street Parking Supply	
	No. of Parking Spaces	Time Restriction	No. of Parking Spaces	Time Restriction
Moonah	183 (in 5 roads)	5 _{min} P to 1P + unrestricted	774 (in 7 car parks)	½ P to 3P (412 spaces)
Glenorchy	248 (in 8 roads)	5 _{min} P to 4P + unrestricted	2,114 (in 15 car parks)	1P to 4P (1,766 spaces)
Claremont	49 (in 3 roads)	¼ P to 1P + unrestricted	303 (in 1 car parks)	2P (all spaces)

Over the past 12 years, Council has undertaken regular parking occupancy surveys in the commercial precincts within the City, in order to gain an understanding of parking conditions and usage. A review of the results of the most recent parking occupancy surveys in Moonah, Glenorchy and Claremont CBDs shows that the average occupancy of both on-street and off-street car parking spaces was not higher than 70%, while the maximum occupancy during the peak hours were less than 85%² (see **Table 2**).

Table 2: Parking Occupancy Survey Results in the Glenorchy's Commercial Precincts

Commercial Precinct	Parking Type	Average Occupancy	Maximum Occupancy
Moonah (2016)	On-street	49.7%	57%
	Off-street	58%	72%
Glenorchy (2015)	On-street	54%	60.9%
	Off-street	61.1%	74.3%
Claremont (2016)	On-street	33.3%	47%
	Off-street	67.9%	82%

² 85% parking occupancy is generally accepted as full, given that there will be a percentage of circulating traffic looking to park

A review of past Parking Occupancy Survey Reports also reveals that the demand for parking within the commercial precincts has remained almost steady in the past 10 years. This indicates that parking supply is adequate in the commercial precincts within the City of Glenorchy and no additional parking supply is necessarily required at this stage.

In terms of the installation of parking controls on public streets, Council's Transport Engineer has Delegation of Power to Approve Traffic Control Devices (Parking Controls) under Section 10 of the *Transport Act 1981* for public streets in the Glenorchy municipality, but excluding State maintained roads where the speed limit is 70km/h or greater (this being the Brooker Highway and Goodwood Road). This delegated authority allows the Transport Engineer to approve the following traffic control devices:

- Time limited parking;
- No parking;
- Stopping restrictions;
- Angle parking;
- Parking for people with a disability; and
- Parking zones.

Once in place, parking restrictions are controlled and enforced by Council's parking officers. Time restricted parking is monitored by the 'walk and chalk' method, while all other restrictions are monitored through observation (whilst 'walking and chalking'). Weekend enforcement is not routinely undertaken in the City of Glenorchy. Irregular weekend patrols of the Brooker Highway and outer lying residential areas are conducted from time to time to deter parking on footpaths and nature strips and cars being parked on roadside areas and advertised for sale. On-street parking in the outer CBD is also enforced on a complaints basis.

5. PARKING STRATEGIES

The issues in relation to parking in Glenorchy were categorised into five main themes, being:

- Parking infrastructure;
- Parking management;
- Parking enforcement;
- Parking Finance;
- Parking Education.

Below are the strategies associated with each theme. Each strategy starts with a statement which is framed to show Council's vision of parking in Glenorchy for the future. Thereafter, issues associated with the strategy are detailed, followed by a list of actions to address those issues. Finally, the strategy is concluded by a summary of the objectives that the strategy is expected to achieve.

5.1 STRATEGY 1: PARKING INFRASTRUCTURE

Provide adequate parking supply and supporting infrastructure for all modes of transport within Glenorchy municipality to assist the community to access facilities and to support economic growth of businesses and shops.

Glenorchy City Council provides and maintains parking facilities as a community service to provide on and off street parking for shoppers, workers and residents. Well-designed parking improves road safety, traffic safety and pedestrian safety, user convenience, and environmental and residential amenity. One of the main roles of Council in relation to parking is to supply and maintain public on and off street parking facilities throughout the City.

Currently, Council has 84 car parking areas (including those within parks and reserves); 15 of them are public car parks in the Glenorchy and Moonah CBDs. Council maintains all these car parking areas (in addition to on-street parking) on a regular basis, to ensure that all parking facilities are functional. Council also undertakes regular parking occupancy surveys in the commercial precincts to monitor and understand the issues with parking demand and supply.

The availability and location of parking facilities is more significant in commercial precincts as they tend to support business operators, shopping centres and transport

hubs. Access from parking facilities to businesses, shopping centres and transport hubs should also be designed to required standards.

The development of a comprehensive plan is essential for our commercial precincts so as to plan for future parking infrastructure and parking management, including the preparation of maintenance schedules. The number of on and off street parking areas for all modes of transport and all user groups (e.g. commuters, employees, shoppers, etc.) and the parking restrictions within each commercial precinct will be reviewed as part of the development of the parking plans. The possible implications of future autonomous vehicle technologies will also be taken into account as part of the review of parking demand and supply.

The plan will also strategically optimise the location of parking, for purposes such as supporting public transport efficiency, by reviewing parking restrictions along bus routes.

It should be noted that, according to the *Glenorchy Interim Planning Scheme 2015*, approved car parking plans will also enable Council to require cash-in-lieu for car parking shortfalls, where developments do not provide required off-street car parking spaces.

Action 1.1:

Review the Council's existing 'Commercial Precincts Car Parking Plan' and develop separate car parking plans for each commercial precinct.

Glenorchy has more people with a disability living in the municipality than other Council areas in Southern Tasmania; 7.5% of people in Glenorchy as compared to 6.0% in the Greater Hobart region. Figures also show that the proportion of older persons (85 years old and older) has grown from 2.3% in 2011 to 2.5% in 2016³, and is predicted to continue to increase with the ageing demographics. Over half of the older residents (58%), use their own car for transport.

Given the ageing population and the proportion of people living with a disability in our area, this indicates the need to provide more designated accessible parking spaces near key services and facilities throughout our municipality. The results of a parking occupancy survey in 2016 associated with accessible parking spaces in the

³ Figures extracted from *id Community Profile* website (<http://profile.id.com.au/glenorchy/home>)

Glenorchy CBD⁴, shows that there is a need for additional accessible parking spaces in specific locations (e.g. near the entrance to commercial complexes).

In addition, Council regularly receives requests from members of the public for the provision of bicycle and motorcycle parking facilities. There is a lack of sufficient parking facilities for bicycles and motorcycles, both in Council owned car parks, and on the roads within the commercial precincts.

Bicycle parking should be located according to need, rather than simply where space is available and should consider movement patterns throughout the Council's bicycle network. Bicycle parking should also be both prominent and convenient so as to promote use.

There is the potential to selectively convert on-road car parking spaces for bicycle and motorcycle use, allowing multiple riders to park at a single location. Up to three motorcycles and ten bicycles can be accommodated within a single standard car parking space.

Council is committed to providing parking facilities for all modes of transports and to support the aged demographic. To do so, we will need to provide adequate bicycle and motorcycle parking facilities as well as accessible parking spaces within Commercial Precincts and in Council owned car parks.

Action 1.2:

Review Council owned car park layouts to accommodate adequate accessible parking spaces.

Action 1.3:

Develop a plan to identify appropriate locations for providing motorcycle/bicycle parking facilities.

Council's off-street parking infrastructure has the potential to be used as park and ride facilities. Park-and-Ride is a system for reducing urban traffic congestion, in which drivers can leave their cars in car parks on the outskirts of a city and travel to the city centre on public transport. Accordingly, Park-and-Ride facilities are parking lots with public transport connections that allow commuters and other people heading to city centres to leave their vehicles (including bikes and motorbikes) and transfer to a bus, rail system or carpool for the remainder of the journey. The benefit

⁴ Accessible Parking Occupancy Survey Report (Glenorchy Commercial Precinct) – Glenorchy City Council – June 2016

of Park-and-Ride is greatest when facilities are located in outer areas, close to journey origin and adjacent to frequent public transport services.

To date only one Park-and-Ride commuter survey was undertaken in the Glenorchy CBD area, November 2006. This survey information is now outdated and the results of the survey are not reliable. Prior to developing designated Park-and-Ride facilities, additional surveys need to be undertaken to gain an understanding of the level of informal Park-and-Ride that already occurs within Glenorchy commercial precincts.

Council will investigate to identify whether appropriate Park-and-Ride facilities are needed in the vicinity of the transport hubs and the major transit corridors including the existing bus services and possible future light rail and ferry transport systems. Council will need to ensure that providing Park-and-Ride facilities does not penalise Glenorchy's CBD areas and other commercial areas (e.g. by creating congestion and using valuable land for car parking).

Action 1.4:

Explore the feasibility of Park-and-Ride facilities in commercial precincts and develop a plan for Park-and-Ride facilities for each commercial precinct (i.e. Moonah, Glenorchy and Claremont) if required.

As part of the 'Parking Strategy' review, the importance of providing appropriate infrastructure for new technologies was acknowledged, including electric cars and bikes. In this regard, the options for parking facilities for electric cars and bikes should be explored together with developing a plan for providing electric car/bike parking spaces.

We will consider the provision of parking facilities for electric cars/bikes and for future technologies (e.g. driverless cars) in Council owned car parks.

Action 1.5:

Explore the options for parking facilities for electric cars and bikes and develop a plan for providing electric car/bike parking spaces in Council owned car parks.

Good parking information tends to reduce motorist delay and frustration and can improve the efficiency and uptake of drivers parking in an area. Providing convenient and accurate information on parking availability typically results in reducing traffic volumes on the road network (i.e. by reducing the circulating traffic looking to park).

The use of parking signage is one of the most common ways to provide information on parking availability. Parking signs may also be able to provide real-time

information on the location of available parking spaces (similar to those used for the Hobart multi-storey car parks). However, the provision of real-time information requires the public car parks to be managed through mechanical and/or electronic devices (e.g. boom gates, ticket machines, etc.), there needs to be some means of recording entering and exiting cars.

Currently, static parking direction signage has been installed on the approaches to the commercial precincts within Glenorchy. However, the existing parking direction signs need to be reviewed to ensure that accurate information on parking availability is provided for parking users. Signs should meet the criteria set out in the Australian Standard 'AS1742.11 Manual of Uniform Traffic Control Devices – Part 11: Parking Controls', to ensure clarity and consistency. This will be undertaken through the development of a comprehensive plan for parking directional signs for all Council owned public car parks.

Action 1.6:

Develop a plan for parking directional signs within Glenorchy.

Research shows that a safer environment in off-street car parks will result in higher use of parking facilities. Parking facilities should be designed to minimise crash risk to vehicles and pedestrians and to provide personal security with appropriate visibility, lighting and patrols. Appropriate and safe pedestrian linkages between carparks/park & ride facilities and businesses/shopping centres facilities should also be considered in the design of parking facilities.

We will provide a safe environment for parking facilities within Glenorchy through the review of Council owned car park layouts in order to identify and address safety issues. The review will not only include car park design review as a mean to reduce vehicle and pedestrian accidents, but also will be the review of linkages, lighting, etc. by undertaking a 'Crime Prevention Through Environmental Design' assessment.

Action 1.7:

Review Council owned car park layouts in order to identify safety issues and to identify solutions for rectifying the issues.

The maintenance of existing parking infrastructure (including signs and linemarking) is significant. Clear and visible signs and linemarking will help all road users to easily identify parking locations and parking restrictions, and is in fact required, for effective enforcement. However, Council does not have a procedure to provide

guidance on when and where the existing parking infrastructure should be maintained. Currently, a large number of parking related signs and linemarking are significantly faded and worn and there is no system in place to inspect and replace worn signs or linemarking. Council essentially relies on reports from car park users or staff to identify the locations needing maintenance.

The development of a long term plan for parking infrastructure maintenance will help Council to approach maintenance in a systematic and more efficient way.

Action 1.8:

Develop a long term plan for parking infrastructure maintenance.

The Australian Standard 'AS1742.11 Manual of Uniform Traffic Control Devices – Part 11: Parking Controls' provides information in relation to the minimum requirements for the installation of parking related signs and linemarking. However, the Standard is silent in some areas, such as the distance between consecutive signs, type of linemarking for parking bays (i.e. full or partial linemarking), combined signs and the like.

The development of a guideline for the installation of parking related signs and linemarking will help Council to install consistent parking infrastructure in Glenorchy and to avoid unnecessary signs and linemarking, which may make our built environment visually unpleasant.

Action 1.9:

Develop a guideline for the installation of parking related signs and linemarking.

It is envisaged that through the implementation of this strategy, Council will not only maintain the existing and future parking infrastructure sustainably but will also provide parking facilities for all mode of transports, support the aged demographic, enhance environmental and economic outcomes and investigate parking facilities for future technologies.

5.2 STRATEGY 2: PARKING MANAGEMENT

Manage Council owned public car parks and on-street parking to maximise the use of parking facilities within Glenorchy municipality while ensuring that the available parking supply is adequate, safe and fair for all users.

Several initiatives were considered by the working group for managing parking within Glenorchy municipality. However, it is understood that any changes to the existing parking arrangements such as parking supply reductions, restrictions and pricing may result in parking problems in nearby areas as motorists seek additional or cheaper parking.

Where parking availability is reduced within a commercial precinct, or a cost is applied to the user, it is envisaged that the on-street parking supply within the nearby residential areas will be used more frequently. This in turn will increase complaints from residents in relation to all day parking in residential areas. There are various ways to mitigate these problems as part of an area parking management program. One approach to this issue is to restrict on-street parking within the nearby affected residential areas (e.g. 1 or 2 hours parking restriction) in conjunction with the implementation of 'Residential Parking Permit Schemes'. However, this will require new administrative responsibilities with inherent costs. It is noted that there have been some requests from residents for the introduction of 'Residential Parking Permit Schemes' in the past.

We will consider the introduction of 'Residential Parking Permit Schemes' to manage the demand for all day parking and to make the parking supply fair for all users (i.e. by preventing overstaying).

Action 2.1:

Explore the options for 'Residential Parking Permit Schemes' and develop a procedure for implementing, if it is feasible and cost effective.

Changes to the existing parking management arrangements may also result in increased use of private car parks (i.e. those car parks which are provided by the businesses for their customers) by long-stay parkers. Consequently, it is important to have a plan for both public and private parking areas and to manage them simultaneously in order to ensure that the actions associated with the future strategy work effectively. This may require agreements with the private car park owners to manage/patrol these parking areas by Council.

Currently, there are 10 private car parking areas within the commercial precincts (i.e. Glenorchy, Moonah and Claremont CBDs), 5 of them have agreements with Council for the patrol and enforcement of car parking restrictions. Most of the other 5 private car parks are in the Moonah commercial precinct (i.e. 4 out of 5 car parks); all of them are unrestricted off-street parking areas and are not patrolled or enforced by Council. It would be beneficial for those businesses that have private car parking to enter into a management agreement with Council to ensure that sufficient parking supply remains available for their customers. Parking restrictions should be established and enforced to meet the businesses' requirements.

We will start discussion with private car park owners to promote management agreements in order to manage private car parks, consistent with the strategy's objectives and initiatives.

Action 2.2:

Promote management agreements between Council and private car park owners to ensure consistent parking restrictions and enforcement within commercial precincts.

In terms of off-street parking areas, the existing Council owned public car parks are at grade parking facilities and tend to be scattered around the Glenorchy and Moonah CBDs. The '*Glenorchy CBD Strategic Framework*⁵' recommends moving carparks to the edge of the CBD (possibly in the form of multilevel carparks). This concept was supported by the recommendations in the '*Main Road Corridor Master Plan*⁶' – to mask parking and to reduce the "sprawl" of asphalt car parks around the CBD. However, shifting from scattered at grade carparks to centralised multilevel carparks requires a large amount of investment.

We will investigate the feasibility of constructing multi-storey car parks in Glenorchy and Moonah CBDs in order to provide adequate parking supply in commercial precincts to meet parking demand in the future. It is expected that the consolidation of car parks will be funded through the revenue gained from the disposal of lands associated with some of the existing at grade car parks.

⁵ *Glenorchy CBD Strategic Framework* can be accessed from http://gcc.tas.gov.au/content/upload/Appendix_K_Draft_Glenorchy_CBD_Strategic_Framework_Volume_2_14_Mar_2014_4895.pdf

⁶ *Main Road Corridor Master Plan* - Annand Alcock Consultants - 2004

Action 2.3:

Explore the options for consolidating Council owned scattered car parks in commercial precincts.

In addition, cash-in-lieu for car parking can be used as a management tool to encourage developers to find other solutions to overcoming parking shortfalls. It is noted that the initial rationale for cash-in-lieu for parking was to provide a 'reserve' to fund future public parking provisions when parking is not provided directly on development sites.

The concept of cash-in-lieu for car parking is based on the Town Planning philosophy that where commercial developments have a shortfall of car parking, it is reasonable for the Council to assist by accepting money for this shortfall, to provide car parking bays in an adjacent or nearby existing, or proposed public 'car park'. The cash-in-lieu system involves the payment for shortfall in the number of parking spaces required on-site for the proposed land use.

The '*Glenorchy Interim Planning Scheme 2015 - Parking and Access Code*⁷' allows discretion in the taking of cash-in-lieu for car parking shortfalls where a 'parking plan' has been developed and adopted by Council. The decision as to whether to apply cash-in-lieu, based on planning grounds, is then made by the '*Glenorchy Planning Authority*'. A decision to waive payment on non-planning grounds is required to be made by full Council, as set by the Council decision of 7th December 2009.

Currently, Council does not have a policy associated with cash-in-lieu for car parking. The development of a policy will make it clear for Council staff, the *Planning Authority* members and developers, as to when and where cash-in-lieu for car parking will be applied.

Action 2.4:

Review the current application of cash-in-lieu for car parking and develop a 'Cash-in-lieu for Car Parking' policy.

Parking demand peaks over occasional periods such as busy shopping days, special events, emergencies, etc. In such cases, establishing plans to manage occasional peak parking demands is vital. The plans may include prioritising the use of parking (e.g. for customers), information for motorists on where to find additional parking,

⁷ Section E6.6.1 Number of Car Parking Spaces – Acceptable Solutions A1
(<http://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=gccips>)

the provision of shuttle bus services between remote parking and key destinations, special programs to encourage the use of alternative travel modes, provision of adequate accessible parking spaces for people with a disability and special agreements for Christmas period and facilitating parking agreements between major businesses (e.g. Showgrounds, DEC and Racecourse). The development of overflow parking plans can be a quick and cost effective solution to occasional parking problems.

The development of a '*Special Events Parking Plan*' will enable Council to manage the occasional peak parking demands during a special event.

Action 2.5:

Develop a 'Special Events' parking plan for the provision of overflow parking where required.

A regular monitoring program for Council's parking areas (both on and off street) will allow Council to identify the issues associated with parking occupancy (i.e. parking supply and demand). This information helps Council to identify deficiencies (or over supply) in parking supply and, consequently, the requirement to investigate solutions. It also provides useful data that can feedback into the review of this Parking Strategy.

To date, Council has undertaken parking occupancy surveys in the Glenorchy and Moonah Commercial Precincts on a rotating annual basis, so that each area is surveyed once every two years. The most recent parking occupancy surveys in the Glenorchy and Moonah Commercial Precincts were undertaken in 2015 and 2016 respectively. A parking occupancy survey in the Claremont Commercial Precinct was also undertaken in 2016.

We will continue undertaking regular parking surveys within the Glenorchy municipality to keep parking data up to date.

Action 2.6:

Continue undertaking regular parking surveys within the Glenorchy municipality to keep parking data up to date.

Similar to parking directional signs, convenient and accurate information on parking availability will not only reduce traffic within the commercial precincts, but will reduce motorist delay and frustration. This information can be distributed to the community through brochures, pamphlets or Council's website.

The development of a parking guide for each commercial precinct (including details on parking availability for all modes of transport) will help people to plan for their trip (i.e. selection of the mode of transport and the route to the destination) based on the availability of parking facilities.

Action 2.7:

Prepare information booklets/pamphlets and website content for each commercial precinct, including information on the different types of parking facilities available in the area.

As part of the 'Parking Strategy' review, it was identified that a parking database (including parking infrastructure and time restrictions) is required to enable Council to better undertake parking related initiatives (e.g. reviewing Council owned car park layouts, preparing parking guide booklets, reviewing parking restrictions within commercial precincts, etc.). This database will also enable Council to review the condition of the existing parking infrastructure on a regular basis and to repair/replace parking infrastructure as required.

We will develop a database for parking restrictions and parking infrastructure and will maintain the database regularly in order to keep the database current.

Action 2.8:

Develop a database for parking restrictions and parking infrastructure.

During the public consultation period, a suggestion was made to establish a procedure for the issue of parking permits and for leasing Council owned car parking spaces. The suggestion is considered to have merit as it will provide clarity for both Council's staff and customers to understand when and where a parking permit can be issued and/or a parking space can be leased.

Action 2.9:

Develop a procedure for assessing the requests for the issuing of parking permits and leasing Council's owned car parking spaces.

Overall, this strategy will enable Council to provide a safer environment for parking facilities within the Glenorchy municipality, make parking supply fairer for all users, provide adequate parking supply to meet the parking demand in the future and manage the demand for all day parking.

5.3 STRATEGY 3: PARKING ENFORCEMENT

Use effective and efficient parking enforcement methods to patrol and enforce parking restrictions within Glenorchy.

Parking enforcement plays a vital role in ensuring that parking resources are used efficiently and in the best interests of the community.

In accordance with the 'Traffic (Road Rules) Regulations 1999'⁸, the use of approved parking spaces may be policed by those Councils participating in the joint Police/Council Parking Enforcement Program. As a participant in this scheme, Council conducts this role through enforcement procedures adopted for parking enforcement.

Currently, time restricted parking is monitored by the 'walk and chalk' method. All other restrictions are monitored through observation (whilst walking and chalking). Walking and chalking is an inefficient method of parking overstays detection; it is labour intensive, antiquated in an information technology era, difficult to apply in bad weather and is easy to defeat. However, there are other technologies available and under development that can improve enforcement efficiencies markedly, including:

- 'Automated chalking' (through integrating licence plate recognition, digital photographs and Global Positioning System (GPS) technology);
- Parking meters;
- PODS (electronic device to allow for time restrictions without paid parking); and
- Voucher machines.

We will investigate available technologies to increase the efficiency of parking enforcement throughout the City of Glenorchy.

Action 3.1:

Explore the options for using voucher machines, pods or parking meters in parking enforcement.

Effective enforcement is an important component of parking management. In order to ensure that the desired outcomes of the parking strategy are achieved, an appropriate level of enforcement is required.

⁸ Traffic (Road Rules) Regulations 1999 can be accessed from http://www.thelaw.tas.gov.au/print/index.w3p;doc_id=+131+1999+AT@EN+20080510000000;rec=0

Surveys have shown that the current enforcement regime has not been wholly effective in targeting vehicles overstaying the time limit in the commercial precincts. A review of the enforcement regime is necessary to ensure that parking turnover is maintained for the use of customers. This improved enforcement will result in long-stay vehicles being displaced from the available time restricted car parking spaces in preference to off-street all day parking areas.

Action 3.2:

Review the current parking enforcement regime and develop a plan for regular parking enforcement including a 'Standard Operating Procedure' manual.

Adequate human resources for parking enforcement is crucial to ensure that other parking initiatives (e.g. using voucher machines, pods or parking meters) achieve the anticipated goals. Inadequate parking enforcement will result in such parking related projects failing to achieve the desired outcome in most cases.

Currently, Council's parking section is part of a bigger group named 'Compliance Section'. This group is responsible for a wide range of duties including animal management, parking enforcement, bush fire hazard control and the like. The reason for combining several duties under one group is to allow Council to use its human resources more efficiently through resource sharing. This enables flexibility for Council to use staff in the areas where there are higher workloads and vary individual duties from time to time. However a consequence is that, in some cases, parking enforcement and parking related matters may become the lower priority when there is an urgent need for more staff in other areas (e.g. animal management or bush fire hazard control).

There are currently 2.3 full time equivalent officers working in the Compliance section as parking officers. However, this does not mean that there are 2.3 parking officers available for parking enforcement every day. With the existing human resources available for parking enforcement, in the best situation, the focus of the parking section is to only enforce parking in Glenorchy and Moonah CBD during weekdays; other areas are not proactively enforced.

Parking compliance for the areas other than Moonah and Glenorchy CBDs is conducted in a complaint basis. However, there is no guarantee that the complaints can be responded on the same day. After hours and weekend parking restrictions are enforced by Tas Police, only on a complaints basis as Council does not have sufficient

or committed human resources for systematic after hours or weekend parking compliance.

To address the lack of human resources for parking enforcement and to meet the targeted enforcement regime, we will plan to ensure that a certain number of human resources are available at any time for parking enforcement. We will also investigate making the parking section a separate group within the Compliance Section. These actions will allow parking restrictions and public car parks within the Glenorchy municipality to be enforced on a regular basis and to a targeted level.

It should be noted that the concept of providing additional human resources for parking enforcement is for a more effective enforcement regime rather than simply to generate more revenue.

Action 3.3:

Investigate the required number of human resources for an agreed enforcement regime.

Action 3.4:

Explore the options for making parking section a separate group within the Compliance Section.

In conclusion, by applying this strategy, Council will increase parking officers' efficiency and will provide adequate human resources for parking enforcement and investigate new technologies for better parking compliance.

5.4 STRATEGY 4: PARKING FINANCE

Provide sustainable financial resources to offset the costs associated with parking infrastructure (including new and existing parking facilities), parking initiatives and parking enforcement.

Currently, parking related initiatives are funded through the normal budgetary process (i.e. by preparing budget bids based on priorities). However, in the past few years, budgetary constraints have made the parking related initiatives and the employment of additional human resources for parking enforcement harder to implement.

Currently, parking fines and cash-in-lieu for car parking are the only revenue sources related to parking. However, income from fines and cash-in-lieu are not reliable resources, as income from these sources will vary from year to year. Currently income from fines, at approximately \$340,000 per year, only covers the cost of staffing and is linked directly to the level of enforcement. Review of the income from cash-in-lieu for car parking also shows that Council did not receive any contributions from developers in the form of cash-in lieu for car parking in the past three years.

Based on the above information and alongside the 29 actions identified with this strategy document, it is recognised that lack of adequate funding for implementing these identified actions may cause significant delays to implementation of the overall strategy. As a result, it is considered that it is necessary to make Council's parking section financially sustainable and self-reliant, by exploring other alternatives for generating income.

We will investigate sustainable income sources for use in parking related initiatives with a view to making parking related activities and initiatives financially self-reliant by exploring other alternatives for generating income.

Action 4.1:

Explore the options for alternative sources of income for parking related initiatives.

'Price parking' is one of the options available to Council for generating income. This solution involves charging motorists directly for using parking facilities. Paid parking is not only a more reliable source of income compared to fines and cash-in-lieu, but also is an efficient way to manage parking demand, and support objectives to reduce private vehicle travel. The impact of paid parking on the reduction of private vehicle

usage has been acknowledged in the Tasmanian Government's *Draft Transport Access Strategy*⁹ (the *Draft Strategy*). The *Draft Strategy* indicates that:

"Parking pricing provides another mechanism for incentivising effective public transport usage both in general and for particular groups (for example, commuters). Low cost or free parking in and around Tasmania's urban centres has been identified as a factor that contributes to on-going dependency on private cars for transport."¹⁰

The *Draft Strategy* also states that, based on the results of the *Hobart Passenger Transport Case Study*¹¹, an increase in the price of car parking would result in a decrease in car vehicle kilometres travelled and an increase in public transport share.

The concept of paid parking involves charging parking users directly, rather than subsidising parking infrastructure and management costs via other income sources such as general rates revenue. A robust enforcement regime is required to be conducted simultaneously to ensure that the concept of paid parking will achieve its objectives.

It should be noted that the introduction of paid parking does not mean that all parking users should pay for parking. For example, free parking can be kept in the off-street car parks for the first 1½ hours, similar to the approach adopted by Hobart City Council. Parking prices can also be structured to achieve particular objectives (e.g. more convenient parking spaces priced to favour customers and clients, while other parking can be priced to favour long-term parkers).

It is important to note however, that the provision of free parking is seen as being a marketing advantage for businesses in the City of Glenorchy. In other words, there is a perception that the introduction of paid parking will result in people going elsewhere for shopping and this will have a negative impact on the economy of Glenorchy. However, this impact highly depends on the price of parking (i.e. a lower parking fee will not necessarily deter shoppers from using the commercial areas in their locality). It is recommended that an Economic Impact Assessment be undertaken into the advantages and disadvantages of paid parking, including a full investigation of the likely consequences of implementing different approaches to paid parking.

⁹ *Draft Transport Access Strategy* can be accessed from http://www.statelibrary.tas.gov.au/data/assets/pdf_file/0010/135775/Draft_Transport_Access_Strategy.pdf

¹⁰ *Draft Transport Access Strategy* – page 20

¹¹ Cited in the Tasmanian Government's *Draft Transport Access Strategy*

We will investigate whether paid parking is appropriate to be implemented in Glenorchy and if so, the most equitable way to implement it. It should be noted that any future intention to introducing 'Paid Parking' in Glenorchy would require 'stand-alone' targeted community consultation with key stakeholder groups and community members. Research would be required on the impact of strategies across other similar Local Government Areas.

The establishment of a 'Business Parking Permit' within the commercial precincts may also be investigated as part of the implementation of the 'Paid Parking' in order to minimise the impact of 'Paid Parking' on business owner/ operators.

Action 4.2:

Undertake an Economic Impact Assessment of paid parking in Glenorchy to investigate the advantages and disadvantages of paid parking, including a full investigation of the likely consequences of implementing different approaches to paid parking.

While cash-in-lieu for car parking is considered to be generally, an unreliable financial resource, it can also be considered as a management tool (i.e. a disincentive for developments which do not provide adequate on-site parking facilities). It is recommended that the cash-in-lieu amount be reviewed and the circumstances where cash-in-lieu can be applied be reviewed (noting that under current controls income from cash-in-lieu can only be spent in the areas which have approved parking plans¹²).

The determination of the cash-in-lieu rate is a critical task. The amount of cash-in-lieu can have a direct impact on the developers' decision making, in terms of whether or not the proposed development proceeds and the form in which it proceeds. While a higher cash-in-lieu rate, in some cases, may lead to withdrawal of an application due to cost implications, alternatively it may encourage the developer to find other solutions to overcome the parking shortfall (e.g. re-arrangement of parking layout to provide more parking spaces, agreement for shared parking arrangement with adjacent businesses and the like) or adopt a smaller building footprint.

On the other hand, having a lower cash-in-lieu rate may result in placing pressure on public car park supply. In other words, a lower cash-in-lieu rate may lead developers to make the decision to pay cash-in-lieu rather than providing adequate on-site

¹² Refer to Section E6.6.1 Number of Car Parking Spaces – Acceptable Solutions A1 of the *Glenorchy Interim Planning Scheme 2015* (see <http://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=gccips>)

parking. In such situations, a developer might choose to develop up to the maximum building footprint (which also results in higher parking demand based on floor area), and thus place undue pressure on the supply of public parking, which then becomes the responsibility of Council to address. This cycle can be translated as transferring the developers' responsibility for on-site parking provision to Council through the provision of additional public car parking.

As a general comment, the determination of cash-in-lieu rate should be balanced such that investment is not widely discouraged but that parking needs are appropriately assessed and provided for in conjunction with development.

We will review the current cash-in-lieu amount and the circumstances in which it is applied.

Action 4.3:

Review the current cash-in-lieu amount and the circumstances in which it is applied.

In addition, as part of the 'Parking Strategy' review, it was identified that a defined procedure needs to be in place to set parking related fees and charges including cash-in-lieu for car parking and parking charges.

Based on feedback from public consultation of the Draft Strategy document, the parking fees and charges could be set such that the raised funds cover the administration costs and provide a dividend to Council so all funds are reinvested in parking infrastructure and staffing.

The procedure will define the frequency and the way parking related fees and charges are reviewed and approved for implementation.

Action 4.4:

Develop a procedure to set parking related charges and fees.

It is expected that by undertaking the above actions, Council will provide sustainable income resources for parking related initiatives and will make parking related activities and initiatives financially self-reliant.

5.5 STRATEGY 5: PARKING EDUCATION

Develop educational programs to elevate the community's knowledge about parking related matters.

As part of the 'Parking Strategy' review, it was identified that a high number of parking related complaints are in relation to parking on footpaths and incorrectly parking in cul-de-sacs and over driveways. It may be that this high number of parking related complaints are a result of misunderstanding or misinterpretation of the road rules. As a result, it is necessary to consider undertaking parking related educational initiatives as part of this strategy to increase the community's understanding about appropriate parking related behaviour. Transport related matters could also be combined with the parking educational initiatives.

It is recommended that parking related educational initiatives be developed for different target groups and in different languages, given the multicultural community within the City of Glenorchy. The initiatives can be undertaken in different ways such as preparing of brochures for education on parking, providing parking related information on Council's website and conducting information sessions for schools and the like.

We will provide road rules' information relevant to parking to the community to increase the community's understanding about appropriate parking related behaviours.

Action 5.1:

Develop a plan for parking related educational initiatives for different target groups and identify the areas of focus for education.

Misunderstanding or misinterpretation of the road rules is not an exclusive matter to the City of Glenorchy. For this reason, it is considered that parking related educational initiatives should be conducted in conjunction with other neighbouring Council's to distribute the knowledge about parking related behaviours to a wider range of residents within Southern Tasmania.

To do this, we will engage State Government bodies, adjoining Councils, other transport service providers and interested groups, such as RACT, LGAT, Metro, Migrant Resource Centre and the like, to undertake parking related educational initiatives collectively.

Action 5.2:

Collaborate/negotiate with relevant state government bodies, adjoining local governments and other transport agencies and interested parties to undertake parking related educational initiatives collectively.

In addition, adequate funding should be secured for conducting the parking related educational initiatives. This can potentially be achieved through various grant programs, both Federal and State Government to fund the proposed initiatives.

We will liaise with the Federal and State Government to seek funding for parking related educational initiatives.

Action 5.3:

Identify appropriate grant programs for undertaking parking related educational initiatives.

Council will increase the community's understanding about road rules and appropriate parking related behaviours by undertaking the above actions.

6. IMPLEMENTATION

An Action Plan has been compiled and includes the 29 actions identified throughout this strategy document, along with an assessment of the priority and timing of these actions.

The projects identified in the Action Plan will be implemented in order of priority and subject to staffing and funding availability. The Action Plan will be funded through the normal budgetary process – with budget bids being prepared based on the actions and priorities as set out in the plan.

It should be noted that successfully implementing this Action Plan to the nominated program is very dependent on allocating adequate funding and human resources to the identified actions.

7. ACTION PLAN AND PRIORITIES - Table Updated as Part of 2023 Review

Strategy 1: Parking Infrastructure

No.	Action	Priority	Measure	Timing	Responsible Section
1.1	Review the existing Council's ' <i>Commercial Precincts Car Parking Plan</i> ' and develop separate car parking plans for each commercial precinct.	High	Parking Plans to be adopted under Specific Area Plans of Tasmanian Planning Scheme	June-24	I&W - Transport I&W - Strategic Planning
1.2	Review Council owned car park layouts to accommodate adequate accessible parking spaces.	High	Audit of accessible parking spaces and locations, in accordance with Australian Standards	Dec-23	I&W - Transport
1.3	Develop a plan to identify appropriate locations for providing motorcycle/bicycle parking facilities.	Low	Motorcycle/bicycle parking facilities to be reviewed when car parks are renewed in accordance with AMP	Ongoing	I&W - Transport
1.4	Explore the feasibility of Park-and-Ride facilities in commercial precincts and develop a plan for Park-and-Ride facilities for each commercial precinct (i.e. Moonah, Glenorchy and Claremont) if required.	Low	Work with DSG on new park and ride facilities	Ongoing	I&W - Transport

Strategy 1: Parking Infrastructure (Continued)

No.	Action	Priority	Measure	Timing	Responsible Section
1.5	Explore the options for parking facilities for electric cars and bikes and develop a plan for providing electric car/bike parking spaces in Council owned car parks.	High	Run an Expression of Interest process for providing EV charging stations in Council owned car parks	June-24	I&W - Transport
1.6	Develop a plan for parking directional signs within Glenorchy.	High	Installation of new static signs	Dec-24	I&W - Transport
1.7	Review Council owned car park layouts in order to identify safety issues and to identify solutions for rectifying the issues.	Low	Safety issues to be addressed when car parks are renewed in accordance with AMP or as required when issues are raised	Ongoing	I&W – Transport I&W – Engineering Projects
1.8	Develop a long term plan for parking infrastructure maintenance.	Medium	Undertake plan	Complete	
1.9	Develop a guideline for the installation of parking related signs and linemarking.	Low	Undertake guidelines	Complete	

Strategy 2: Parking Management

No.	Action	Priority	Measure	Timing	Responsible Section
2.1	Explore the options for 'Residential Parking Permit Schemes' and develop a procedure for implementing, if it is feasible and cost effective.	High	Options presented to Council for adoption	Dec-24	I&W – Transport CS - Compliance
2.2	Establish management agreements between Council and private car park owners to ensure consistent parking restrictions and enforcement within commercial precincts.	Low	Parking management agreements undertaken when requested by private car park owners	Ongoing	I&W – Transport
2.3	Explore the options for consolidating Council owned scattered car parks in commercial precincts.	Low	Completed as part of the Greater Glenorchy Plan	Complete	
2.4	Review the current application of cash-in-lieu for car parking and develop a 'Cash-in-lieu for Car Parking' policy.	High	Policy approved by Council Completed as part of the Glenorchy Park - Regional Sport, Recreation and Entertainment Masterplan	June-24	I&W – Transport I&W – Strategic Planning
2.5	Develop a 'Special Events' parking plan for the provision of overflow parking where required.	Medium		Complete	

Strategy 2: Parking Management (Continued)

No.	Action	Priority	Measure	Timing	Responsible Section
2.6	Continue undertaking regular parking surveys within the Glenorchy municipality to keep parking data up to date.	Low	Glenorchy, Moonah and Claremont Parking surveys and reports, undertaken every three years on rotation	Ongoing	I&W – Transport CS - Compliance
2.7	Prepare information booklets/pamphlets and website content for each commercial precinct including information on the different types of available parking facilities available in the area.	Low	Booklets / pamphlets prepared and distributed and Council website updated	Complete	
2.8	Develop a database for parking restrictions and parking infrastructures.	Low	Database developed	Complete	I&W – Transport I&W – Asset Management
2.9	Develop a procedure for assessing requests for the issuing of parking permits and leasing Council's owned car parking spaces.	High	Audit of Council owned car parks and current lease status	Dec-24	I&W – Transport I&W - Property

Strategy 3: Parking Enforcement

No.	Action	Priority	Measure	Timing	Responsible Section
3.1	Explore the options for using voucher machines, pods or parking metres in parking enforcement	Low	Ongoing as streets are renewed in accordance with AMP (i.e. pods installed in Glenorchy CBD)	Ongoing	
3.2	Review the current parking enforcement regime and develop a plan for regular parking enforcement including a 'Standard Operating Procedure' manual.	Medium	Standard Operating Procedure and Parking Enforcement Plan Undertaken	Complete	
3.3	Investigate the required number of human resources for an agreed enforcement scheme.	Low	Human resources required for an agreed parking enforcement undertaken	Complete	
3.4	Explore the options for making parking section a separate group within the Compliance section.	Low	Undertaken	Complete	

Strategy 4: Finance

No.	Action	Priority	Measure	Timing	Responsible Section
4.1	Explore the options for alternative source of income for parking related initiatives.	Medium	Accepted option approved by Council	If requested by Council	I&W - Transport
4.2	Undertake an Economic Impact Assessment of paid parking in Glenorchy to investigate the advantages and disadvantages of paid parking, including a full investigation of the likely consequences of implementing different approaches to paid parking.	Medium	Assessment complete and recommendation approved by Council	If requested by Council	I&W - Transport
4.3	Review the current cash-in-lieu amount and the circumstances in which it is applied.	High	New amount for Cash-in-lieu adopted by Council	June-24	I&W – Transport I&W – Strategic Planning
4.4	Develop a procedure to set parking related charges and fees.	Medium	Glenorchy Councils Parking fees are set by the Tasmanian (Road Rules) Regulations 2019	Complete	

Strategy 5: Education

No.	Action	Priority	Measure	Timing	Responsible Section
5.1	Develop a plan for parking related educational initiatives for different target groups and identify the areas of focus for education.	Low	Information on Council's web site	Complete	
5.2	Collaborate/negotiate with relevant state government bodies, adjoining local governments and other transport agencies and interested parties to undertake parking related educational initiatives collectively.	Low	Ongoing	Ongoing	
5.3	Identify appropriate grant programs for undertaking parking related educational initiatives.	Low	Applications submitted to funding programs	Ongoing	CS - Compliance EM – Communications & Engagement

Strategy	Action No.	Action	Original Priority	New Priority	Original Measure	Original Timing	Progress to Date	New Measure	Updated Timing	Responsible Section
1 - Parking Infrastructure	1.1	Review the existing Council's 'Commercial Precincts Car Parking Plan' and develop separate car parking plans for each commercial precinct.	High	High	Plans approved by Council	Commercial Precincts Dec 2019 Other Localities Dec 2021	Commercial Precinct Car Park Plan was reviewed when the strategy was developed. Greater Glenorchy Plan undertaken in 2021 including parking plans for Glenorchy, Moonah and Claremont precincts.	Parking Plans to be adopted under Specific Area Plans of Tasmanian Planning Scheme	Jun-24	I&W - Transport I&W - Strategic Planning
1 - Parking Infrastructure	1.2	Review Council owned car park layouts to accommodate adequate accessible parking spaces.	High	High	Car Parks for additional accessible parking identified and plans prepared	Jun 2020	More accessible parking spaces provided at Moonah Car Park, Glenorchy Centro as well as Main Road, Glenorchy as part of CBD Revitalisation project. Condition inspection undertaken on car parks	Audit of accessible parking spaces and locations in accordance with Australian Standards	Dec-23	I&W – Transport
1 - Parking Infrastructure	1.3	Develop a plan to identify appropriate locations for providing motorcycle/bicycle parking facilities.	High	Low	Bicycle and motorcycle parking facilities approved as part of Car Parking Plans	Dec-19	Bicycle parking and maintenance provided at Station Street Reserve in conjunction with Bicycle Network Tasmania. Additional Motorcycle parking provided as part of CBD Revitalisation project.	Motorcycle/bicycle parking facilities to be reviewed when car parks are renewed in accordance with AMP	Ongoing	I&W – Transport
1 - Parking Infrastructure	1.4	Explore the feasibility of park and ride facilities in commercial precincts and develop a plan for park and ride facilities for each commercial precinct (i.e. Moonah, Glenorchy and Claremont) if required.	High	Low	Park & Ride facilities approved as part of Car Parking Plans	Dec-19	DSG has commenced design and consultation for a Park and Ride facility in Claremont in conjunction with GCC. Remaining areas are subject to the activation of the Transit Corridor.	Work with DSG on new park and ride facilities	Ongoing	I&W - Transport
1 - Parking Infrastructure	1.5	Explore the options for parking facilities for electric cars and bikes and develop a plan for providing electric car/bike parking spaces in Council owned car parks.	Medium	High	Preliminary study undertaken, project specification developed and plans approved as part of Car Parking Plans	2018 -Project Specification Dec 2018 -Plans Dec 2019	Have discussed leasing Council car parks with electric vehicle charging companies. Needs to meet Council's competitive neutrality requirements.	Run an Expression of interest process for providing EV charging stations in Council owned car parks	Jun-24	I&W - Transport
1 - Parking Infrastructure	1.6	Develop a plan for parking directional signs within Glenorchy.	Medium	High	Plans approved as part of Car Parking Plans	Dec-19	Nil progress to date	Installation of new static signs	Dec-24	I&W - Transport
1 - Parking Infrastructure	1.7	Review Council owned car park layouts in order to identify safety issues and to identify solutions for rectifying the issues.	High	Low	Car Parks with safety issues identified and plans prepared	Jun-20	Nil progress to date	Safety issues to be addressed when car parks are renewed in accordance with AMP or as required when issues are raised	Ongoing	I&W – Transport I&W – Engineering Projects
1 - Parking Infrastructure	1.8	Develop a long term plan for parking infrastructure maintenance.	Medium	Medium	Plan complete	Mar-20	Complete - as part of preparation of Asset Management Plans and Service Level Manual	Undertake plan	Complete	
1 - Parking Infrastructure	1.9	Develop a guideline for the installation of parking related signs and linemarking.	Low	Low	Guideline complete	Jun-18	Complete - Australian Standards, Austroads Guides and Tasmanian Standards already provide this advice	Undertake guidelines	Complete	
2 - Parking Management	2.1	Explore the options for 'Residential Parking Permit Scheme' and develop a procedure for implementing the scheme if it is feasible and cost effective.	Medium	High	Feasibility study complete and procedure developed and approved by Council	Feasibility Study Jun 2019 -Procedure development Jun 2020	Nil progress to date	Options presented to Council for adoption	Dec-24	I&W – Transport CS - Compliance
2 - Parking Management	2.2	Establish management agreements between Council and private car park owners to ensure consistent parking restrictions and enforcement within commercial precincts.	High	Low	Parking management agreements completed	Mar-20	Agreements entered into with Harris Scare, Hungry Jacks and have had discussions with Woolworths	Parking management agreements undertaken when requested by private car park owners	Ongoing	I&W – Transport
2 - Parking Management	2.3	Explore the options for consolidating Council owned scattered car parks in commercial precincts.	High	Low	Plans approved as part of Car Parking Plans	Dec-19	Complete - Precinct Plans completed as part of Greater Glenorchy Plan	Completed as part of the Greater Glenorchy Plan	Complete	
2 - Parking Management	2.4	Review the current situation of cash-in-lieu and develop a 'Cash-in-lieu for Car Parking' policy.	High	High	Policy approved by Council	Sep-18	Statewide Planning Scheme makes this difficult to achieve, may require amendment to the scheme	Policy approved by Council	Jun-24	I&W – Transport I&W – Strategic Planning
2 - Parking Management	2.5	Develop a "Special Events" parking plan for the provision of overflow parking where required.	High	Medium	Plans approved by Council	Jun-19	Complete - Event parking considered as part of Glenorchy Park - Regional Sport, Recreation and Entertainment Masterplan	Completed as part of the Glenorchy Park - Regional Sport, Recreation and Entertainment Masterplan	Complete	
2 - Parking Management	2.6	Continue undertaking regular parking surveys within Glenorchy municipality to keep parking data up to date.	High	Low	Final report(s) prepared each year	Ongoing	Glenorchy, Moonah and Claremont Parking surveys undertaken every three years on rotation	Glenorchy, Moonah and Claremont Parking surveys and reports, undertaken every three years on rotation	Ongoing	I&W – Transport CS - Compliance
2 - Parking Management	2.7	Prepare information booklets/pamphlets and website content for each commercial precinct including the information on the different types of available parking facilities in the area.	Medium	Low	Booklets / pamphlets prepared and distributed and Council website updated	Sep-19	Complete - Information provided on Council website	Booklets / pamphlets prepared and distributed and Council website updated	Complete	
2 - Parking Management	2.8	Develop a database for parking restrictions and parking infrastructures.	Medium	Low	Database developed	Jun-19	Parking infrastructure and restrictions added to GIS	Database developed	Complete	I&W – Transport I&W – Asset Management

2 - Parking Management	2.9	Develop a procedure for assessing requests for the issuing of parking permits and leasing Council's owned car parking spaces.	Medium	High	Procedure developed and approved by Council	Jun-19	Council leases car parks at Glenorchy Central and part of Northgate, as well as individual car parks at 11 Tolosa Street. EOI recently run for leasing car spaces in 357 Main	Audit of Council owned car parks and current lease status	Dec-24	I&W – Transport I&W - Property
3 - Parking Enforcement	3.1	Explore the options for using voucher machines, pods or parking metres in parking enforcement.	Medium	Low	Preferred option approved by Council for implementation	Dec-19	Pods installed in Glenorchy CBD	Ongoing as streets are renewed in accordance with AMP (i.e. pods installed in Glenorchy CBD)	Ongoing	
3 - Parking Enforcement	3.2	Review the current parking enforcement regime and develop a plan for regular parking enforcement including a 'Standard Operating Procedure' manual.	Medium	Medium	Parking enforcement regime approved as part of Car Parking Plans	Standard Operating Procedure Jun 2018 Parking Enforcement Plan Dec 2019	Complete	Standard Operating Procedure and Parking Enforcement Plan Undertaken	Complete	
3 - Parking Enforcement	3.3	Investigate the required number of human resources for an agreed enforcement scheme.	Medium	Low	Number of human resources approved as part of Car Parking Plans	Dec-19	Complete	Human resources required for an agreed parking enforcement undertaken	Complete	
3 - Parking Enforcement	3.4	Explore the options for making parking section a separate group within current Compliance section.	High	Low	Adequate human resources for an agreed parking enforcement provided at any time	Jun-20	Complete	Undertaken	Complete	
4 - Finance	4.1	Explore the options for alternative source of income for parking related initiatives.	Medium	Medium	Accepted option approved by Council	Jun-19	Nil progress to date	Accepted option approved by Council	If requested by Council	I&W - Transport
4 - Finance	4.2	Undertake an Economic Impact Assessment of paid parking in Glenorchy and investigate the advantages and disadvantages of paid parking, including a full investigation of the likely consequences of implementing different approaches to paid parking.	Medium	Medium	Assessment complete and recommendation approved by Council	Economic Impact Assessment Nov 2018 Plans Dec 2019	Nil progress to date - Likely require a consultant to undertake due to limited resources	Assessment complete and recommendation approved by Council	If requested by Council	I&W - Transport I&W – Strategic
4 - Finance	4.3	Review the current cash-in-lieu amount and the circumstances in which it is applied.	High	High	New amount for Cash-in-lieu adopted by Council	Sep-18	Strategic Planning has commenced working on the Parking Plan required under the Tasmanian Planning Scheme.	New amount for Cash-in-lieu adopted by Council	Jun-24	Planning
4 - Finance	4.4	Develop a procedure to set parking related charges and fees.	Medium	Medium	Procedure approved by Council / Management team	Jun-20	Complete - Glenorchy Councils Parking fees are set by the Tasmanian (Road Rules) Regulations 2019. The Penalty Unit is currently \$181 and is reviewed in June every year.	Glenorchy Councils Parking fees are set by the Tasmanian (Road Rules) Regulations 2019	Complete	
5 - Education	5.1	Develop a plan for parking related educational initiatives for different target groups and identify the areas require for education.	Medium	Low	Plan developed and approve by Council / Management team	June 2018 Subject to grant opportunities	Complete - on Council's website	Information on Council's website	Complete	
5 - Education		Collaborate/negotiate with relevant state government bodies, adjoining local governments and other transport agencies and interested parties to undertake parking related educational initiatives collectively.	Medium	Low	Agreement signed with other parties	ongoing	Councils (Hobart, Glenorchy, Clarence, Launceston, Devonport & Burnie) would meet quarterly to discuss Parking Issues. If GCC has parking issues other Councils will be contacted to discuss how they do it. This creates uniformity between Councils and maintains a working relationship between the Councils. Council Parking Officers	Ongoing	Ongoing	
5 - Education	5.3	Identify appropriate grant programs for undertaking parking related educational initiatives.	Medium	Low	Applications submitted to the funding program	ongoing	Nil progress to date	Applications submitted to funding program	Ongoing	CS - Compliance EM – Communications & Engagement

Draft Tasmanian Planning Policies

Background Report and Explanatory Document



State Planning Office
Department of Premier and Cabinet



Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
February 2023

© Crown in Right of the State of Tasmania December 2019



Contents

1.0 Introduction	4
1.1 Glossary	5
1.2 Consultation.....	5
1.3 Content and Purpose of TPPs.....	6
2.0 Development of the draft TPPs.....	7
2.1 Structure of draft TPPs	7
2.2 Topics and issues framework	10
2.3 Drafting of policies	12
2.3.1 Policy content.....	12
2.3.2 Climate change.....	13
2.3.3 Terminology	13
2.3.4 Overlap and perceived repetition	14
3.0 Implementation	15
4.0 Premier’s Economic and Social Recovery Advisory Council (PESRAC)	18



1.0 Introduction

The Background Report (the report) has been prepared by the Department of Premier and Cabinet's State Planning Office (SPO) to accompany the draft Tasmanian Planning Policies (TPPs).

The *Land Use Planning and Approvals Act 1993* (the Act) establishes the provisions under which the TPPs may be prepared, made, amended, implemented and reviewed.

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

Section 12C(3) of the Act provides for:

- (3) *The Minister, by notice to the Commission, may –*
 - a) *provide to the Commission a draft of the TPPs; and*
 - b) *direct the Commission to undertake public exhibition in relation to the draft of the TPPs.*

In accordance with section 12C(3) of the Act, the Minister has given notice to the Tasmanian Planning Commission (the Commission), providing a copy of the draft TPPs and directing it to undertake public exhibition of the draft TPPs.

The section 12C(3) notice signifies the commencement of the independent review and assessment process undertaken by the Commission. This process includes a public exhibition period of 60 days, with the opportunity for anyone to make representations on the draft TPPs and the holding of public hearings in relation to matters raised in the representations.

The Commission is required to provide the Minister with a report on the draft TPPs within 90 days of the completion of the exhibition period. Section 12F(3) of the Act requires the Commission to prepare a report in relation to the draft TPPs that contains:

- (a) *a summary of the issues raised in the representations in relation to the draft of the TPPs; and*
- (b) *a statement as to whether the Commission is satisfied that the draft of the TPPs meet the TPP criteria; and*
- (c) *a statement as to whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to –*
 - i. *the Tasmanian Planning Scheme; or*
 - ii. *each regional land use strategy –*

if the TPPs were made under section 12G(2) in terms of the draft of the TPPs.



The Minister may make, or refuse to make the TPPs, after considering the report provided to him by the Commission.

This report provides background information regarding the process and development of the draft TPPs to inform both the statutory assessment of the draft TPPs by the Commission and to support public engagement during the exhibition period.

1.1 Glossary

The following acronyms and abbreviations are used in this report.

TPP	–	Tasmanian Planning Policy
Act	–	<i>Land Use Planning and Approvals Act 1993</i>
Commission	-	Tasmanian Planning Commission
RLUS	–	Regional Land Use Strategy
RMPS	-	Resource Management and Planning System
TPS	–	Tasmanian Planning Scheme
SPP	–	State Planning Provision
SPO	-	State Planning Office
LPS	–	Local Provisions Schedule
PESRAC	–	Premier's Economic and Social Recovery Advisory Council

1.2 Consultation

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

The Minister must consult with –

- a) the Commission; and*
- b) the planning authorities; and*
- c) the State Service Agencies, and the State Authorities, as the Minister thinks fit –*

in relation to the intention to prepare a draft of the TPPs and a draft of the TPPs.

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



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

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

Once the agency representatives agreed that the draft TPPs were at a standard for broader consultation, sign off was sought from the Deputy Secretary Steering Committee which agreed that draft TPPs were suitable for the second round of consultation under section 12C(2) of the Act.

The SPO recommended to the Minister that the section 12C(2) consultation, regarding a draft of the TPPs, be broadened to include input from a wider range of stakeholders than that listed in the Act. The Minister approved the draft TPPs for consultation and welcomed comments from anyone who may have an interest in the draft TPPs.

On behalf of the Minister for Planning, the SPO notified the Commission, planning authorities, State agencies, those who made a submission during the scoping consultation and all the parties on the SPO's list of planning stakeholders, that the draft TPPs were open for a 6 week consultation period ending on 1 November 2022. The notice included information regarding where the TPPs could be accessed and how submissions could be made.

A link to the section 12C(2) draft TPPs and Supporting Report that informed that consultation process can be found on the SPO website.

A number of parties requested extensions of time to comment. Because the consultation period fell within the period of local government elections, planning authorities were given an extension of time until their November Council Meeting to provide endorsed comments on the draft TPPs. Other parties requesting an extension were given until the 15 November 2022.

A total of 73 submissions were received on the draft TPPs. The issues raised in the submissions have been summarised and modifications made to the draft TPPs where warranted. A summary of the issues raised and the SPO's response to them, can be found in the Report on Consultation, located on the SPO website. The outcomes from the section 12C(2) consultation has informed the preparation of a modified set of draft TPPs for independent review and assessment by the Commission.

1.3 Content and Purpose of TPPs

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



(1) The purpose of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –

- a) the Tasmanian Planning Scheme; and
- b) the regional land use strategies.

(2) The TPPs may relate to the following:

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

The TPPs are intended to provide a consistent, overarching policy setting for the State's planning system that will guide planning outcomes mostly delivered through the RLUSs and the TPS.

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

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

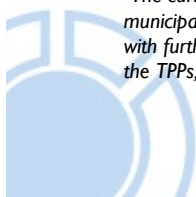
2.0 Development of the draft TPPs

2.1 Structure of draft TPPs

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

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

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



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

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

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

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

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

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

TPP Structure	Function
Title	Identifies the TPP topic.
Principles and Policy Context	<p>Outlines any overarching principles relating to the TPP topic and provides the policy context to support greater understanding of the planning and regulatory provisions that flow from the particular TPP. It also provides an overview of State endorsed policies relevant to the TPP topic.</p> <p><u>Climate Change Statement</u></p> <p>Within the 'Principles and Policy Context' section there is a subheading called 'Climate Change Statement' that identifies the likely impacts that climate change will have on the TPP topic and describes how the responses to climate change issues are addressed and integrated within the policy content of the TPP.</p>
Policy application	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.

Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.
Strategies	Specifies how the TPP is to achieve the objective. It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment 1.
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

Table 2. Proposed Structure of TPPs following Scoping Consultation – (Attachment 2 of Report on Scoping Consultation)

The draft TPPs were drafted in accordance with this structure, however some modifications were made as a result of issues raised in various consultation process that led to the following modifications or qualifications:

- the ‘Principles and Policy Context’ element refers to providing an overview of State endorsed policies relevant to the TPP topic. An overview of this nature was considered to add unnecessary length and complexity to this part of the TPP without adding much value, so the concept was abandoned.
- the ‘Principles and Policy Context’ heading has been modified and shortened to ‘Policy Context’.
- The concept of specific ‘Implementation Guidelines’ for each policy has been abandoned in favour of general directions for implementation provided in a new section (that was called ‘Implementation’ in the section 12C(2) draft TPPs) referred to as ‘General Application’. For further detail regarding this modification please refer to the Report on Consultation found on the [SPO website](#).
- The ‘General Application’ section sets out the operative parts of the TPPs, provides direction on the application of the TPPs and specific directions for the application of the TPPs to LPSs.
- A ‘Foreword’ has been included to provide some overarching information on the TPPs, with references to relevant parts of the Act.
- A ‘Glossary’ has been included to assist interpretation and application of the TPPs.



The structural elements of the current draft of the TPPs, and the function of those elements, are outlined below:

<p>FOREWORD – introductory statement and statutory background</p> <p>GENERAL APPLICATION – specifies the manner in which the TPPs are to be implemented in accordance with section 12B(3)</p> <p>TPP TITLE – identifies the topic that the subsequent policies address. (eg Settlement, Environmental Values, Physical Infrastructure)</p> <ul style="list-style-type: none"> – Policy Context – describes the context for the TPP topic to support understanding of the policy content to follow. Includes a Climate Change Statement. <p>POLICY HEADING – the title of the policy representing a specific issue to be addressed, which relates to the relevant TPP topic.</p> <ul style="list-style-type: none"> – Application – provides any requirements regarding the application of specific policies. – Objective – sets out the aims of the policy. – Strategies – sets out the ways that the policy objective can be achieved.

Table 3. Structure of draft TPPs.

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

The use of the terms ‘Objective’ and ‘Strategies’ are consistent with the 2017 draft TPPs that was used as an example to amend the legislation to provide for TPPs, is consistent with many of the State planning policies in other jurisdictions and was supported in the scoping consultation as being an effective way to express planning policy. Further discussion on the use of this terminology can be found in the Report on Consultation found on the [SPO website](#).

2.2 Topics and issues framework

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



The TPP topics and issues framework was developed considering a 'best fit' approach and having regard to the comments received during the scoping consultation and the way similar planning issues are grouped and addressed in the RLUS or TPS.

As the drafting and consultation progressed, additional matters were identified for inclusion within the framework of topics and issues. The revised framework essentially informs the TPP table of contents as provided below:

Tasmanian Planning Policy (Topic)	Policy heading (issues to be addressed)
1. Settlement	1.1 Growth 1.2 Liveability 1.3 Social Infrastructure 1.4 Settlement Types 1.5 Housing 1.6 Design
2. Environmental Values	2.1 Biodiversity 2.2 Waterways, Wetlands and Estuaries 2.3 Geodiversity 2.4 Landscape Values 2.5 Coast
3. Environmental Hazards	3.1 Bushfire 3.2 Landslide 3.3 Flooding 3.4 Coastal Hazards 3.5 Contaminated Air and Land
4. Sustainable Economic Development	4.1 Agriculture 4.2 Timber production 4.3 Extractive Industry 4.4 Tourism 4.5 Renewable Energy 4.6 Industry 4.7 Business and Commercial 4.8 Innovation and Research
5. Physical Infrastructure	5.1 Provision of Services 5.2 Energy Infrastructure 5.3 Roads 5.4 Passenger Transport Modes 5.5 Ports and Strategic Transport Networks
6. Cultural Heritage	6.1 Aboriginal Cultural Heritage 6.2 Historic Cultural Heritage
7. Planning Processes	7.1 Public Engagement 7.2 Strategic Planning 7.3 Regulation

Table 4. Draft TPPs - Topics and Issues Framework



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

2.3 Drafting of policies

2.3.1 Policy content

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

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

The development of the policy content commenced with an overview of those matters that present reoccurring issues in planning and where a policy foundation is required to provide direction for strategic and statutory planning instruments. The policy content has also been derived through a review, consideration and response to the social, economic and environmental challenges that are facing Tasmania. This has been informed by a review of the existing RLUS where a number of the regional policies have been adopted and modified to suit statewide application. It has also been informed by a review of government policy administered through the agencies and planning policies from other States.

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



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

2.3.2 Climate change

As discussed above, climate change policy has been integrated within each of the TPPs. The way in which this is achieved is outlined in the Climate Change Statement as provided in the Policy Context section of each TPP. Many of the strategies that achieve other planning outcomes, also support mitigation or adaptation responses to climate change. The climate change response is not always explicit in the strategies. However, the Climate Change Statement typically describes how the strategies address climate change either directly or indirectly.

2.3.3 Terminology

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

Other terms or phrases have not been explicitly defined as it is considered that their meaning is generally understood or a dictionary definition should suffice.

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

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

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

The TPPs are an expression of policy, they are not a regulatory planning instrument and therefore are not drafted in a definitive or absolute way. The TPP strategies are typically



drafted with a verb at the beginning of the sentence. These are mostly expressed as encouraging verbs that help the strategies work towards achieving the aspirational outcomes expressed through the objective of the policy. The verb used helps set the direction, strength and intent of the policy statement.

2.3.4 Overlap and perceived repetition

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

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 provision of appropriate and direct site-through links; and*
- c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.*

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

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.*

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

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



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

3.0 Implementation

Section 12B(3) states that “the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies”. The draft TPPs include a ‘General Application’ section that is intended to specify the manner in which the TPPs will be implemented in accordance with section 12B(3) of the Act.

The ‘General Application’ section specifies which parts of the TPPs have operational effect. In addition, it includes directions as to how the policy content is to be applied to all planning instruments through the consideration of application principles. These application principles provide direction on a number of matters including, determining if a strategy is relevant to a particular matter, consideration and application of the range of relevant strategies to a particular matter and resolution of competing interests.

The ‘General Application’ section also includes directions that are specific to the application of the TPPs to LPSs. Section 34(2A) of the Act provides two scenarios for the application of the TPPs to an LPS based on before and after the RLUSs and SPPs have been reviewed after the making of the TPPs (sections 5A(8) and 30T(1) of the Act, respectively). Section 34(2A) of the Act states:

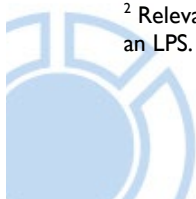
A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if –

- 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 instrument² 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.*

The General Application section includes two directions in accordance with section 34(2A)b) that apply to the manner in which the TPPs are to be implemented once the RLUSs and SPPs have been reviewed following the making of the TPPs.

The intention of these directions is to provide an opportunity for the decision maker to be satisfied that the SPPs or RLUSs adequately addresses the local application of the relevant

² Relevant planning instrument – means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.



TPP strategy and therefore there is no further need to determine compliance with that strategy.

An outcome of the Scoping Consultation was to include 'Implementation Guidelines' under each policy. The draft TPPs that were subject to section 12C(2) consultation included only a single 'Implementation Guideline' under the Growth policy in the Settlement TPP.

Although the initial intention was to provide specific implementation guidance, as drafting of the policy content commenced the strategies were considered to incorporate sufficient detail to guide how they might be implemented into various planning instruments. The reasons for not specifying 'Implementation Guidelines' is because there is no single way that a strategy is intended to apply and the State is more concerned with achieving the outcome rather than how the outcome is achieved.

As already discussed, the TPPs are intended to provide planning policy to guide the planning system. For that policy to be implemented through either the RLUS or the TPS requires further analysis and consideration that will influence how the planning outcome is expressed. Another reason for removing the 'Implementation guidelines' for each policy is because by specifying how a policy is to be implemented might restrict other reasonable approaches from being considered.

The Report on Consultation outlines how the implementation of the policy content can vary based on:

- the purpose of the planning instrument that the strategy is being applied through;
- the characteristics of the site, local area or region that the strategy is being applied to;
- how the consideration of the range of applicable strategies might influence the outcome of another individual strategy; and
- how local or regional policies might influence the outcome of a TPP strategy.

When applying the TPPs in certain circumstances, there may be situations where competing interests are met and need to be resolved. While attempts have been made to limit the potential for competing strategies, it is acknowledged that there may be situations where this occurs. It is not uncommon in planning to experience competing interests. Planners are often required to weigh up competing demands and justify an appropriate course of action. This is often done through the development appraisal process when applying performance criteria to a development application or applying State Policies and the RLUS to a draft LPS. The TPPs are to be applied similarly where resolution relies upon a balanced assessment based on judgement derived from evidence and influenced by local circumstances and contemporary planning practices.

The policies in the draft TPPs are not expressed in absolute terms. They have been drafted so that the policy content can be delivered in multiple ways, allowing for different approaches to be considered when weighing up competing policies.



Resolution between competing policy interests should be found through the consideration of:

- an understanding of the overall combination of interests expressed through the relevant strategies;
- a balanced assessment of all the relevant strategies;
- the objective statement when applying the relevant strategies;
- alternate ways to achieve relevant strategies;
- the locational characteristics of the land, including the scale of land that the relevant strategies are being applied; and
- the planning instrument the strategies are being applied to.

The above points have been reworked to form the basis of the General Application section to inform consideration included in the application principles.

As part of the Commission's consideration of the draft TPPs the Act requires that it:

- (a) must consider whether it is satisfied that the draft TPPs meets the TPP criteria; and*
- (b) is to consider whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to –*
 - i. the Tasmanian Planning Scheme; or*
 - ii. each regional land use strategy.....*

The Commission is therefore directed to turn its attention to the application and implementation of the TPPs and address any matters relating to this in its review and assessment of the TPPs.

Given this is the first set of TPPs to be introduced into the planning system, it is difficult to predict the range of application, interpretation and implementation issues that may arise when being applied to a range of land use planning situations. The Act provides for a 5 yearly review cycle of the TPPs and an amendment process to address issues that might arise once the TPPs are made and become operational.



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

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

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

Table 5. Alignment with PESRAC recommendations

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

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





Tasmanian
Government

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au

Draft Tasmanian Planning Policies

Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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:

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

Table of Contents

Foreword	2
General Application.....	3
Table of Contents	6
1.0 Settlement.....	8
1.1 Growth.....	10
1.2 Liveability.....	12
1.3 Social Infrastructure	13
1.4 Settlement Types.....	14
1.5 Housing.....	16
1.6 Design.....	17
2.0 Environmental Values.....	19
2.1 Biodiversity	21
2.2 Waterways, Wetlands and Estuaries.....	22
2.3 Geodiversity.....	23
2.4 Landscape Values.....	24
2.5 Coasts.....	25
3.0 Environmental Hazards.....	26
3.1 Bushfire.....	28
3.2 Landslip.....	29
3.3 Flooding.....	30
3.4 Coastal Hazards.....	31
3.5 Contaminated Air and Land.....	33
4.0 Sustainable Economic Development.....	34
4.1 Agriculture.....	36
4.2 Timber Production.....	37
4.3 Extractive Industry.....	38
4.4 Tourism.....	39
4.5 Renewable Energy.....	40
4.6 Industry.....	41
4.7 Business and Commercial	42
4.8 Innovation and Research	44

Draft Tasmanian Planning Policies

5.0	Physical Infrastructure.....	45
5.1	Provision of Services.....	46
5.2	Energy Infrastructure.....	48
5.3	Roads.....	48
5.4	Passenger Transport Modes.....	49
5.5	Ports and Strategic Transport Networks.....	50
6.0	Cultural Heritage.....	52
6.1	Aboriginal Cultural Heritage.....	54
6.2	Historic Cultural Heritage.....	55
7.0	Planning Processes.....	56
7.1	Public Engagement.....	57
7.2	Strategic Planning.....	58
7.3	Regulation.....	59
	GLOSSARY.....	60

Draft Tasmanian Planning Policies

I.0 Settlement

I.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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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

Draft Tasmanian Planning Policies

- 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;

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

I.4 Settlement Types

I.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.

I.4.2 Objective

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

I.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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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:

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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:

Draft Tasmanian Planning Policies

- 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;

Draft Tasmanian Planning Policies

- 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:

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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;

Draft Tasmanian Planning Policies

- 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:

Draft Tasmanian Planning Policies

- 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:

Draft Tasmanian Planning Policies

- 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;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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

1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:
 - a) the nature and scale of the catchment being serviced;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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;

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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/2015/12/15STO05603/circular-economy-definition-importance-and-benefits>

Draft Tasmanian Planning Policies

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://nre.tas.gov.au/Documents/geoconservation.pdf>)

Draft Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

Glenorchy City Council response on Draft Tasmanian Planning Policies 29 May 2023

Thank you for the opportunity to provide a response on the draft Tasmanian Planning Policies (TPPs). The following submission, along with the attached track change comments on the draft TPPs was endorsed at the 29 May 2023 Council meeting.

It is very pleasing to see the inclusion of policy issues on social and affordable housing, good urban design, active transport, water sensitive urban design and infrastructure contributions. It is also good to see climate change recognised at the State level. The State Planning Office (SPO) is to be commended on providing the foundation for a set of policies that, with further work and refinement, will provide sound direction for future planning in Tasmania.

While the intent of most of the policies/'strategies' is supported, the matters identified below (and detailed in the attached track changed version of the draft TPPs) need to be addressed.

Role of the document

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides that the TPPs are to set out the 'aims, or principles' for the Tasmanian Planning Scheme (TPS) or Regional Land Use Strategies (RLUSs).

The draft TPPs need to identify very clearly *what matters can influence planning* and *what planning can influence*. There are some 'strategies' in the draft TPPs where planning does not have and should not play a role. For example, Strategy 4.4.3.4 *Support unique, diverse and innovative tourism experiences that support the Tasmanian brand*. If the proposal is consistent with the Tasmanian Brand (whatever that means) but has poor planning outcomes – it should **not** be supported. Further, many 'strategies' in 4.0 Sustainable Economic Development appear to 'pick winners' which is not the role of planning.

While the SPO has made some improvements to clarify the role of the TPPs as a policy document, some 'strategies' are written with such prescription that their role could be interpreted as actually being a regional strategy (eg Strategy 1.1.3.6) or planning scheme provision (eg Strategies 1.6.3.7 and 8) rather than providing the 'aims and principles' for these documents. While the content of these strategies is supported, their inclusion at a policy level where the role is to provide for 'aims and principles', could be perceived as locking in the outcomes of the regional land use strategies and review of the SPPs. Acknowledging that the current Tasmanian Planning System has been created in reverse order from typical planning systems (the SPPs have been created prior to planning policy being developed) this approach should not be supported.

It is also considered that provisions written in such detail but intended to be read as 'State Policy' will make them difficult to apply. Will a simple rezoning or Specific Area Plan (SAP) control be able to satisfy the relevant criteria of the TPPs or will practitioners be forced to

Draft Tasmanian Planning Policies

apply them at such a high level that they become meaningless? It is noted, that p.5 of the draft TPPs tries to provide some indication as to how the TPPs will be applied to the LPSs. However, this is still unclear. Will a document be produced to indicate there is no need to address strategy 'X, Y and Z' in a planning scheme amendment request application because it has been implemented through the review of the SPPs – or will one just guess? Further, noting the significant length of the draft TPPs, an assessment of a planning scheme amendment request against 59 pages of policy and strategy statements will be an extremely lengthy process.

In other instances, as many of the 'strategies' are objectives as they have no 'action' it is unclear as to the role of the document. It may be clearer if the strategies were identified as 'policy statements' or similar. This could also assist in differentiating the TPPs from the regional land use *strategies*.

Many of the 'strategies' require audits of land, industry etc but it is not clear who would resource this. What is the role of the TPPs in this case?

Length and effectiveness as policy

The extensive number of 'strategies' has produced a lengthy document (59 pages). Good policy adopts a principles-based approach, is easily understood and sufficiently succinct. While overarching TPP topics 1-6 in the draft TPP are relevant, the inclusion of an extensive number of 'strategies' for each may limit the ability for this document to fulfill its role of providing the 'aims and principles' of planning in Tasmania and be embraced by the community.

Duplication and / or conflict between policies

There is little justification in the *Draft Tasmanian Planning Policies Background Report and Explanatory Document* (Explanatory Document) for the need for the TPPs to duplicate other existing State policies (such as the *State Coastal Policy 1996*). If the State policy position has not changed on coastal matters, if it is complementary and does not overlap, simply say that in the TPPs.

Duplicating the engagement requirements of Schedule 1 of LUPPA in 7.1 Public Engagement is redundant and confusing.

The policy positions in 7.0 Planning Processes appear to conflict with each other. For instance, 7.3 Regulation seeks to limit 'over-regulation', but it could pre-empt the inclusion of exemptions or controls which do not need to be advertised in planning schemes as they would be 'consistent' with the policy. However, 7.1 Public Engagement seeks to improve and promote community consultation. In our view, these policy positions appear to be in conflict. (As noted below 7.0 Planning Processes is not supported in this document.)

While the overarching context and objective of 2.0 Environmental Values is to protect and conserve biodiversity, the strategies within this TPP topic and other topics, allow for land clearance if other values are deemed to be of more importance; other policies do not appear to be constructed in the same way. Individual policy topics should be written to have a clear

Draft Tasmanian Planning Policies

objective, with decision making undertaken when all relevant policy topics are considered on balance against each other. A policy seeking to protect natural values should not allow for those values to be spoiled and destroyed within that policy.

Implementation and review

It is difficult to understand how a policy can be effectively reviewed if it cannot be measured or how it can be implemented if no-one is clearly given that responsibility. The final policy document should indicate that an implementation plan that identifies performance measures, key deliverables and responsibilities for implementation will need to form part of the RLUS. This statement does not need to be a statutory component of the document. This may be what the statements at page 5 are trying to achieve, but it is not clear.

Language and style

Terms appropriate to 'policy'

A number of terms used are not appropriate for State level policy: 'where possible', 'consider', 'where it is not practical'. The role of a policy document is to guide.

Not written with a 'single voice'

Some policies which have similar concepts are very differently configured, so the document lacks cohesion. For example 1.5.3.5 (e) requires high density housing to 'not significantly' impact environmental values but then to be 'not constrained' by hazards.

This reiterates the need to undertake a thorough edit of the document and for that edit to be done by 'one person' to ensure consistency.

Based on the above comments, Council officers consider it may be possible to refocus the Draft TPP so that it is more reflective of 'policy level' decision making whilst retaining an appropriate level of meaning but without being prescriptive.

As an example, the below policy statements, extracted from the Victoria Planning Provisions on settlement, succinctly articulates the aims and principles for Growth. The current detail provided in the draft TPPs could be more appropriately captured in the Regional Land Use Strategy. It must be noted that this policy has been considered in isolation and a comprehensive review of the Draft TPPs will need to be undertaken by the Tasmanian Planning Commission to ensure that the key policy elements are still achieved within the document.

Policy provisions - principles for Growth:

- *To facilitate sustainable growth and development that provide choice and opportunities within a network of settlements.*

Draft Tasmanian Planning Policies

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

The following section provides some overall comments on the various TPP topics, noting that specific comments are included in the attached track change version of the Draft TPP document.

Policies at 1.0 Settlement

The policy context for Settlement must include the principle that expansion needs to be strategically justified and that at some point other values (environmental, agricultural) will limit outward growth. The TPPs provide an opportunity to present planning principles and this key planning principle needs to be identified here.

Strategy 1.1.3.8 which supports expansion of the Urban Growth Boundary outside the review of a RLUS is not supported. A policy should be written to guide positive outcomes. The inclusion of a strategy that provides an 'out' for achieving the overarching policy is completely at odds with the role of good policy.

From a layout point of view, it be more user friendly to break up this section into sub policies such as housing, social housing and accessible housing. Perhaps 'health' should also be a sub policy.

Detailed comments are included in the attached track change copy of the draft TPPs.

Policies at 2.0 Environmental Values

The policy positions should also consider the impacts of fragmentation on environmental values.

It is also essential that policies identify the need to consider cumulative impacts and ensure impacts beyond the subject area of development can be determined at the planning application stage.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 3.0 Environmental Hazards

There needs to be policies that consider cumulative impacts and ensure impacts beyond the subject area of development can be determined at the planning application stage.

The principle around intolerable risk needs to be clear – if the risk is intolerable the action should not be done.

Draft Tasmanian Planning Policies

The section at 3.5 Contaminated Air and Land should include a policy statement on contaminated water.

The strategies under 3.5 Contaminated Air and Land should not exclude the ability to address land use conflict through appropriate design and mitigation measures. While ideally land uses can be separated there is not enough land to achieve this and still enable sustainable growth.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 4.0 Sustainable Economic Development

It is concerning that this policy topic appears to 'pick winners', noting there is a raft of industry sectors that are not identified. The list of specific sectors is not exhaustive, and includes some sectors at a higher level and some at a lower level – eg 'timber production' vs 'business and commercial.' Why agriculture but not aquaculture; what about the health care sector, IT and communications, building and construction, education? What is the purpose of this? It is considered that the policy position needs to be broader (more 'policy-like') to remove bias and enable consideration of currently 'unknown' opportunities.

Section 4.4 Tourism, is a clear example where the role of planning is not clearly understood and identified. Strategy 4.4.3 1 reads more like business case requirements than planning policy. The role of planning should not be to align with the tourism Tasmania brand (whatever that means); its role is to achieve good planning outcomes. Further, will it be the role of RLUSs to take an audit of all land for tourism potential? These strategies are inappropriate, or at a minimum need to be rewritten with a planning focus.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 5.0 Physical Infrastructure

It is good to see there is information in the TPP about roads (section 5.3) and passenger transport modes (section 5.4) which both identified the need to provide for walking and cycling modes. However perhaps active transport should be addressed as a topic in its own right.

Acknowledging that we are focusing on high level policies, understanding the following issues with the current planning scheme may assist in improving the draft TPPs expanding their relevance to developer contributions.

A key issue within the current planning system is the ability to deal with deal parking through contributions. The SPPs only provide for parking plans (spaces or cash-in-lieu) in the acceptable solution, and they are onerous/costly on Councils to develop. Further, the use of car parks both on-street and off-street, which a developer often relies on for their development, creates challenges for Councils if they wish to remove this parking at a future time. A higher-level policy on developer contributions – particularly around car parking is needed.

Draft Tasmanian Planning Policies

Another key issue is the cumulative effect of developments on our road network, particularly with no development contribution towards fixing an issue that they contribute to. This could be an intersection upgrade that is triggered over time by a few developments or the upgrade of a back laneway where residential properties fronting it over time build a second dwelling onto it.

Construction of developments, big or small, that damage our infrastructure (such as damaging the footpath) is a key concern with limited options to prevent this and/or undertake enforcement. Tasmanian Councils often take bonds for subdivisions under the *Local Government Building and Miscellaneous Provisions Act* but for smaller development a bond is not undertaken. Some councils place a condition on the permit that the developer is responsible to fix any damage caused and have photographic record of condition prior to works.

Council strongly supports a policy position around the introduction of developer contributions through the planning system.

It is noted that Waste management – a critical issue – is not covered anywhere, nor is communications infrastructure.

Further, why does energy have its own topic, and transport have 3 topics – but water, sewer and storm water are ‘lumped’ together as ‘services’?

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 6.0 Cultural Heritage

Overall, the intent of 6.2 is supported, however there are some key omissions and misuse of terminology that disconnect the Objective from the underlying Strategies and that may otherwise be construed in a manner contrary to that intended.

Given they are both enshrined under LUPAA, shouldn't the Tasmanian Planning Policies simply refer to historic cultural heritage without making a State or local distinction? Practically speaking, a SAP may exist for a place that is not necessarily a local place and its justification would simply rest on its heritage significance and not whether it was listed at State or local level, since that would be self-evident. Suggest simplification through not including the word 'local' (or State) in the Policy Objective and Strategies.

The Strategies, too, appear to be not set out in a logical sequence and contain terms that are very specific – perhaps unintentionally so - in their heritage meanings.

Specific comments are included in the attached track change copy of the draft TPPs.

Policies at 7.0 Planning Processes

While the aim of promoting public engagement and reducing overregulation is supported, the inclusion of Section 7.0 Planning Processes as part of the TPPs is not supported.

Draft Tasmanian Planning Policies

Many of these provisions duplicate the consultation elements of LUPAA. A clear timeframe and process for consultation as set in the LUPAA regulations ensures consistent and transparent decision making. An additional policy on consultation processes has potential to 'muddy the waters' for the community and developers alike. It is also unclear how this policy would be 'enacted'; further, noting it will not form part of the RLUS or the SPPs, how will they be measured?

Some of the policies within this section also appear to be in conflict. For example, who determines the 'level of impact' and that a planning control should be reduced? (Strategy 7.3.3.2). The 'level of impact' should be determined through the consultation process it should not be pre-empted by these policies. Therefore, this policy could be considered inconsistent with Strategies 7.1.3.1 and 2 which promote meaningful and genuine consultation in the planning process.

Development of Practice Notes on planning process and consultation would be more useful and would be more appropriate than the proposed policies in Section 7.0.

Specific comments are included in the Track change copy of the draft TPPs below

Draft Tasmanian Planning Policies

Tasmanian Planning Policies

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

Draft Tasmanian Planning Policies

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~~ prioritised 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~~ is 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.

Commented [AD1]: Yes - not 'direct' or 'deliver'

Commented [AD2]: Unclear how this fits within the list 12B(2) matters a TPP may relate to.

Commented [AD3]: I would like to see an evidence-based policy approach to this. I'm not sure to what extent the proposed policies are actually evidence-based.

Draft Tasmanian Planning Policies

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, footnotes 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 RLUSs, 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.

Commented [AD4]: I wonder if it would be a good idea include in this document, the TPP criteria mentioned in the explanatory document (although noting these are not quite the same as those specified in the Act)?

Commented [AD5]: Generally speaking across all the policies - there seems to be a lot of content that is outside the scope of what planning can influence. For future iterations it might be worthwhile separating out policy aspects that are talking about the things that should influence planning (inputs), versus what planning can be expected to influence (outputs).

Draft Tasmanian Planning Policies

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

- 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.

Draft Tasmanian Planning Policies

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

Commented [AD6]: I think a flow chart would be useful help understand this, esp considering the rolling review cycles for all three elements of the planning system...

Commented [DB7]: Language is inconsistent. From the parts prior to this, it was my understanding that the headings were termed a TPP, policy, and strategies, all sit under each other in that order.

Commented [DB8]: Will the strategies under the RLUSs confusing with the strategies under the TPPs?

Commented [AD9]: Is there going to be a formal register of this, or do we have to assess the STRLUS verses the TPP every time we want to amend the LPS?

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

Draft Tasmanian Planning Policies

the local application of the relevant strategy through the LPS, then the LPS is deemed to comply with the relevant strategy.

Commented [AD10]: I don't understand this. Maybe the need to delete "through the LPS"?

Draft Tasmanian Planning Policies

Table of Contents

Foreword.....	92
General Application.....	103
Table of Contents	146
1.0 Settlement	168
1.1 Growth	1810
1.2 Liveability	2012
1.3 Social Infrastructure	2113
1.4 Settlement Types.....	2214
1.5. Housing.....	2416
1.6 Design.....	2517
2.0 Environmental Values	2819
2.1 Biodiversity.....	3021
2.2 Waterways, Wetlands and Estuaries	3122
2.3 Geodiversity	3223
2.4 Landscape Values	3424
2.5 Coasts	3525
3.0 Environmental Hazards	3726
3.1 Bushfire	3928
3.2 Landslip	4029
3.3 Flooding.....	4130
3.4 Coastal Hazards	4231
3.5 Contaminated Air and Land	4433
4.0 Sustainable Economic Development	4534
4.1 Agriculture.....	4736
4.2 Timber Production.....	4837
4.3 Extractive Industry.....	4938
4.4 Tourism	5039
4.5 Renewable Energy	5140
4.6 Industry	5241
4.7 Business and Commercial	5442

Commented [DB11]: A bit repetitive to the STRLUS with similar policies and similar strategies

Draft Tasmanian Planning Policies

4.8	Innovation and Research	5644
5.0	Physical Infrastructure	5745
5.1	Provision of Services	5846
5.2	Energy Infrastructure.....	6048
5.3	Roads.....	6048
5.4	Passenger Transport Modes	6149
5.5	Ports and Strategic Transport Networks.....	6250
6.0	Cultural Heritage	6552
6.1	Aboriginal Cultural Heritage	6754
6.2	Historic Cultural Heritage	6855
7.0	Planning Processes.....	7056
7.1	Public Engagement	7157
7.2	Strategic Planning	7258
7.3	Regulation	7359
GLOSSARY	7460

Commented [DB12]: Would be good to see "Active Transport" policy - either under Settlement, or Physical Infrastructure TPP

Draft Tasmanian Planning Policies

I.0 Settlement

Commented [AD13]: Seems there should be a policy for health? Given it gets specific mention in the Act (s12B).

I.0.1 Policy context

Commented [AD14]: This section seems to be a mix of context, and an overview of the subsequent policies.

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.

Should there be information about the actual context? Like what are the high-level trends in settlement patterns and issues in Tasmania, that guide the policy focus and direction?

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.

Commented [AD15]: At some point the reverse also needs to be considered - limits to growth

Commented [AD16]: This is a policy statement.

Commented [AD17]: Planning doesn't 'deliver' development. Is this being pedantic or is it an important distinction to help the policies to stay at the right level?

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.

Commented [AD18]: This is a policy statement. Etc.

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.

Commented [DB19]: I note there is a Housing policy, which kind of addresses this. However it would be good to have this as a separate policy/ sub-policy under housing with specific strategies to provide for affordable and social housing.

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.

Draft Tasmanian Planning Policies

I.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.

Commented [LB20]: Excellent - but is this anywhere in 'strategies'??

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

Draft Tasmanian Planning Policies

housing that will support the vulnerable and build climate change resilience within the community.

I.1 Growth

I.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.

I.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.

I.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.

Commented [DB21]: The terminology would be confusing with the RLUS strategies. Perhaps a better word for this is "Policy Statement"?

The TPPs need to fit in with all the layers of the Tasmanian Planning System. Calling it strategies here, and then strategies under the RLUSs is not only confusing but appears a poor fit in the overall planning system.

Commented [AD22]: Isn't this a STRLUS strategy? And 'too specific' per the TPP criteria in the explanatory doc?

Commented [AD23]: "plan for growth that will discourage the development of land that..." - reads quite awkwardly - the train of thought getting lost?

Commented [AD24]: This is more getting into where development should be prohibited, not just 'discouraged.' Maybe development should be discouraged on land subject to hazards, where those hazards are difficult or costly to mitigate?

Commented [AD25]: This bar is too high - eg versus 'is agricultural land' below.

How about: "Contains environmental or landscape values, especially where those values have relatively high priority."

Draft Tasmanian Planning Policies

3. Identify regional settlement hierarchies based on:
 - a) population projections and forecast demographic change;
 - b) the functional characteristics of the settlement and any specific role it plays in the State or region;
 - c) the social, environmental and economic characteristics of the settlement;
 - d) the availability of goods and services, including social infrastructure, to support the needs of the community;
 - e) access to employment and training opportunities;
 - f) efficient and accessible transport systems; and
 - g) capacity and cost-efficient upgrading of physical infrastructure.
4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.
5. Actively address impediments to infill development, particularly in the major urban centres.
6. 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-identify 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;

Commented [AD26]: h) presence of natural hazards?

Commented [AD27]: Including changes to household composition and the spatial distribution of those

Commented [LB28]: Where it's the strategy (ie action) to achieve this? (ie this is not a 'strategy' its an 'objective')

Commented [AD29]: This seems like it belongs in the structure plan guidelines...?

What is the actual policy position on these matters? Eg :

- a) minimise exposure to natural hazard, and retain and protect environmental/social/cultural assets
- b) avoid development creep outside the boundaries of established developments
- c) reduce reliance on cars, promote active and public transport
- d) minimise land use conflicts between different types of development
- e) release land for development in an orderly manner
- f) etc

Per the TPP criteria in the explanatory doc - none of the 'considerations' in the draft start with a verb.

Commented [AD30]: And recognition of where limits to future growth exist or should be brought to bear

Commented [DB31]: UGB expansion is to be discouraged unless targets for infill developments have been met and available greenfield sites have been exhausted. Noting, that the TPPs will be reviewed 5-yearly there are opportunities to revisit this at a later date.

Commented [AD32]: At what scale?

Draft Tasmanian Planning Policies

b) ~~site suitability, such as having regard to protecting identified values and agricultural capabilities, and avoiding physical constraints and environmental hazards~~

e) ~~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~~

f) ~~preventing the distortion of growth strategies in other settlements.~~

9-8. Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.

10-9. 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.

11-10. 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.

Commented [AD33]: It is crucial that this is looked at regionally.

Commented [AD34]: Including prioritising infill capacity over greenfield demand

Commented [LB35]: This is a policy 'out' and does not belong a policy that seeks to contain settlement

Commented [AD36]: Within that activity centre or in the broader catchment?

Commented [AD37]: And community services? Or do they need to be more distributed?

Commented [LB38]: This would occur in the RLUS as part of the structure planning process - don't disagree with the intent - but it's not a policy position

I.2 Liveability

I.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.

I.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.

I.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

Commented [LB39]: Need to ensure this last section does not have the potential to facilitate 'out of centre' development

Commented [AD40]: What about enabling a greater mix of uses where conflict potential is low or can be effectively mitigated? Eg we allow hazardous land to be developed, with risk mitigation - why not allow uses to mingle more freely, with appropriate mitigation of offsite impacts?

Commented [DB41]: Is this a planning matter?

Draft Tasmanian Planning Policies

- 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;

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.

Commented [LB42]: Not a planning role to determine if shop should be allowed just because it sells local produce

Commented [LB43]: This is requiring planning application decision making at the State policy level (don't disagree with the outcome - but it doesn't belong in this type of document)

Commented [DB44]: This would be good as a separate policy

Commented [AD45]: And personal mobility devices?

Commented [LB46]: How? Another example of an objective pretending to be a strategy (don't disagree with the intent - but needs an edit to ensure this document functions as policy)

Commented [LB47]: How will the RLUS and SPPs implement this? And if they don't - how will a planning scheme amendment demonstrate it is consistent with this 'strategy'? This should be relocated to the Structure Plan Guidelines currently under development by the SPO

I.3 Social Infrastructure

I.3.1 Application

Draft Tasmanian Planning Policies

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

I.3.2 Objective

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

I.3.3 Strategies

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.
2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at-risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including 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.

Commented [AD48]: What do these guys get instead? (do we not want any rural residential settlements? Or no expectation of them having any livability or social infrastructure?

Commented [LB49]: Most of these are written at a scheme provision level - support the intent of these - but they need to be written to a 'policy' level

Commented [AD50]: Do we prefer where (or no)?

Commented [LB51]: Unfortunately we don't have the ability to 'create' more land - so separating land uses is not the only way that mitigation of land use conflict should be managed - there needs to be flexibility to consider other mitigation options (ie avoid first, then mitigate)

Commented [LB52]: This is a SPP exemption - does it really belong here

I.4 Settlement Types

I.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.

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

Draft Tasmanian Planning Policies

I.4.2 Objective

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

Commented [AD53]: Is this meant in the sense of nature? The heading 'settlement types' seems much broader?

I.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. 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 cumulative 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.

Commented [AD54]: Not sure how this relates to the objective or the other 'strategies'

Commented [LB55]: What will this involve - an audit of every city, town and hamlets values?? Not sure what this is seeking to achieve at a policy level?

Commented [LB56]: This is another 'policy out' which is inconsistent with accepted policy principles of identify what we should be trying to achieve; if thoroughly researched and evidence based this might be appropriate in a RLUS - but it should not be written into policy when that work has not occurred.

Commented [LB57]: Not really the language of policy

Draft Tasmanian Planning Policies

I.5. Housing

I.5.1 Application

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

I.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.

I.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:

Commented [DB58]: How do we achieve this? Would be good to have a separate policy / sub-policy under housing affordable housing with specific strategies so it is embedded in the planning system.

Commented [LB59]: What does timely mean? Perhaps could be consolidated into 'strategy' 2?

Commented [AD60]: Also address that there is an issue broadly around 'essential workers' not being able to afford to live within the residential catchment of the area they work in.

Commented [AD61]: And ensure social and affordable housing is distributed, not concentrated in one area or on one site.

Commented [LB62]: What is meant by co-living How is this achieved through planning??

Draft Tasmanian Planning Policies

- a) have been identified for urban consolidation;
- 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) [enable](#) 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.

Commented [LB63]: So you can have some impact on environmental values...??this is inconsistent with environmental values policy

I.6 Design

I.6.1 Application

Applies to existing and proposed urban spaces.

I.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.

I.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

Commented [AD64]: These all seem to belong in other policies - Settlement (eg subdivision), Transport, Liveability

Commented [LB65R64]: Further many are repetitive and/or have too much detail to be relevant at a 'policy' level (noting that they are good principles - they are just not 'Policy')

Commented [AD66]: Locally native

Commented [AD67]: Including - we should shift away from requiring sealed vehicle accesses and towards require pervious surfaces instead (that still also avoid sediment runoff etc - eg pervious pavers or other types of solutions)

Draft Tasmanian Planning Policies

- 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.
- 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;

Commented [AD68]: So distributed through the policies perhaps deserves its own?

Commented [AD69]: Reads like a standard

Commented [DB70]: These are too detailed for policy level

Commented [AD71]: Reads like a standard. Construction is not under LUPAA.

Draft Tasmanian Planning Policies

- f) maintaining water quality by promoting best practice stormwater management approaches; and
- g) safe access and egress for pedestrian, cyclists and vehicles.

Draft Tasmanian Planning Policies

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.

Commented [LB72]: Excellent - please ensure cumulative impacts of biodiversity loss are considered in the planning system!

Commented [AD73]: weak

Commented [LB74R73]: Angela - can we change this to fully support the principle of offsets - but do not support the language used here: 'where possible is weak and not appropriate language at a policy level

Formatted: Highlight

Formatted: Highlight

Draft Tasmanian Planning Policies

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;

Commented [AD75]: This is crucial and needs stronger measures in the planning system

Draft Tasmanian Planning Policies

- protecting wetlands, riparian and foreshore areas including intertidal areas;
- 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. ~~Protect land with significant biodiversity values, by affording it the highest level of protection from degradation, fragmentation or clearing. 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.

Commented [LB76]: Who is doing this?

Its also very difficult to map values - animals move and make like to 'play' in spaces where there is no vegetation - so the needs to be consideration given to buffer areas around vegetation

Commented [LB77]: Having a policy that overrides the need to balance social, economic and environmental values identified in Schedule 1 of LUPAA is unacceptable.

Formatted: Font: (Default) Gill Sans Nova Light, 12 pt

Commented [LB78]: This isnt as strong as the approach the Agriculture policy - why are their inconsistent approaches between values that should be protected (agriculture verses biodiversity and landscapes etc)? where is the evidence that indicates this is an appropriate response?
Reword suggested

Commented [AD79]: Including addressing cumulative impacts. Otherwise each individual use has only a small incremental effect and is therefore approvable (once down at the planning scheme level) - and the resulting degradation means that the remaining values are comparatively limited so it becomes easier to justify more development over time

Commented [AD80]: More detail please. Offsetting must provide a comparable level of biodiversity and of the same vegetation community type etc?

And - minimising impacts to biodiversity values - does this provide a lever to include requirements for fauna impacts to be considered inc pre-clearing and during clearing of land?

Draft Tasmanian Planning Policies

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.
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;

Commented [AD81]: Does something about water sensitive urban design belong here too? Reducing the extent of impervious surfaces - to allow water to filter through the landscape, recharge groundwater reserves, reduce flooding, reduce SW infra demand, benefit from geo-cleansing...?

Draft Tasmanian Planning Policies

- 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 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.

Draft Tasmanian Planning Policies

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.

Commented [DB82]: Is this defined anywhere?

Draft Tasmanian Planning Policies

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.

Commented [LB83]: What does this mean?? How will it be implemented in planning??

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.

Commented [LB84]: As identified in the SPPs - mapping the view to a landscape is very difficult (nearly all of Tasmania would need to be mapped)

Draft Tasmanian Planning Policies

3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:
 - a) relies specifically on being located within 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.

Commented [LB85]: Should this be an 'or' or an 'and'?

2.5 Coasts

Commented [AD86]: Not clear why this would be covered in the TPPs when already addressed in the State Coastal Policy. If there is a rationale for the duplication (or if it's purely complementary) then that should be stated.

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:

Commented [AD87]: existing

Draft Tasmanian Planning Policies

- 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.

Draft Tasmanian Planning Policies

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 cause 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

Draft Tasmanian Planning Policies

environmental hazards. To achieve this, the TPPs apply the following set of principles to drive the planning policy response to environmental hazards:

- prioritise the protection of human life;
- support disaster resilience of communities;
- identify and map the environmental hazard;
- avoid designating land for incompatible use or development in hazard prone areas;
- use and development, including intensification of existing use and development, ~~does-must~~ 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.

Draft Tasmanian Planning Policies

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

- identify and map risks from natural hazards and avoid locating incompatible use and development in areas subject to risk;
- strategically consider how risks are best managed;
- apply climate change adaptation responses through statutory provisions; and
- consider protective works.

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

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

3.1.3 Strategies

1. Identify and map land that is exposed to bushfire hazards, 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.

Commented [AD88]: I hope this means the bushfire code will be altered to apply to dwelling developments

Commented [LB89]: Agree with the intent - but does this mean if its mapped for bushfire prone hazard - it cannot be rezoned if Future Urban - land can become manageable once developed - need to ensure this doesn't preclude rezoning of grasslands

Commented [DB90]: Is it really appropriate to include this at Policy level? This is covered under the SPPs providing alternatives.

Draft Tasmanian Planning Policies

5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation. Commented [DB91]: Again, too specific at policy level
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:
 - 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. Commented [DB92]: Policy should provide guidance. "Where possible" is too loose.
9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns. Commented [DB93]: Too specific for policy level

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. Ensure 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.

Draft Tasmanian Planning Policies

3. Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.
4. Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.
5. Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.
6. Ensure the risk to human life and property resulting from use and development on land that is more susceptible to landslip hazards is identified and addressed through hazard reduction or protection measures that reduce the level to a tolerable risk.

Commented [LB94]: Shouldn't the policy position be to Avoid such land?

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

Draft Tasmanian Planning Policies

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.
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.

Commented [AD95]: This should also apply to the Bushfire policy

Commented [LB96]: Yes!

3.4 Coastal Hazards

3.4.1 Application

Draft Tasmanian Planning Policies

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 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;

Commented [LB97]: How do you know this unless you are assessing the development - is this written at a policy level or don't disagree with the intent)

Commented [AD98]: If the risk is intolerable, then even use and development a) through d) should not be located there.

Commented [DB99]: This is something to be considered under the planning scheme. But having it under a Policy does not seem appropriate.

Draft Tasmanian Planning Policies

- 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.

Commented [DB100]: Too loose

3.5 Contaminated Air and Land

Commented [AD101]: If contaminated air is included, why not contaminated water?

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 or interface management techniques between potentially contaminating activities and incompatible use.

Commented [AD102]: There should be a 'strategy' (policy statement) that deals with the (common) situation where potentially contaminating activities are already located without appropriate separation from incompatible use.

Commented [DB103]: This is too onerous to map land with potentially contaminated activities, requiring a planning scheme amendment every time there is a change of use and going through the associated process.

Further, the TPS mapping requirements say potentially contaminated land "may" be mapped. Therefore inconsistency between the planning layers i.e. TPP and TPS.

Commented [LB104]: Separation is not always achievable when land is scarce; there should be opportunities to consider design measures to manage interfaces (and in the 21 C - new development should be ensuring contaminating activities do not occur)

Draft Tasmanian Planning Policies

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 a competitive position 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 to 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:

Commented [AD105]: Can it also prioritise economic development that doesn't rely on physical connectivity? A that has a focus on unique/high-value goods, so that where there is a physical logistical component, the value proposition is still sound?

Draft Tasmanian Planning Policies

- allocating sufficient land in appropriate locations to support various economic activities;
- protecting allocated land from incompatible use and development;
- supporting the efficient use of infrastructure and coordinated delivery of new infrastructure, including digital infrastructure;
- identifying and supporting emerging and innovative industries;
- promoting diversification to strengthen the resilience of the economy; and
- protecting the resources and values that are relied on for sustainable economic development.

The Sustainable Economic Development TPP provides initiatives to 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:

Commented [AD106]: Why 'pick winners', in a planning context? Shouldn't the planning system facilitate any type economic development?

Why agriculture but not aquaculture? What about the health care sector? IT and communications? Building and construction? Education? etc

Commented [AD107]: Why is this particular activity highlighted when all the others are considered at a higher level?

Draft Tasmanian Planning Policies

- 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;
- 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.

Commented [AD108]: Interesting - keen to see where it comes in to the policies

4.1 Agriculture

4.1.1 Application

Statewide.

Commented [AD109]: Perhaps this should exclude land the urban growth boundary?

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.

Commented [AD110]: No idea what's happened with the numbering - ignore

Commented [DB111]: How high is high enough class to be protected for agricultural purposes?

Commented [AD112]: Also address avoiding this as a cumulative result over time. Otherwise each individual use has only a small incremental effect and is therefore approvable (once down at the planning scheme level) - and the resulting degradation means that the remaining values are comparatively limited, so it becomes easier to justify more development over time. This is the same as for environmental and landscape values.

Draft Tasmanian Planning Policies

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:
 - 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

Commented [AD113]: Outside urban growth boundary

Draft Tasmanian Planning Policies

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:
 - 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.

Commented [AD114]: Outside UGB

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:

Draft Tasmanian Planning Policies

- a) the nature and scale of the mineral resource;
 - b) the viability of extracting the mineral resource; and
 - c) the social, economic and environmental benefits of the mineral resource compared to that of the alternative land use.
6. Plan for and encourage the use of suitable mineral resources that can provide for a viable resource supply to be extracted consistent with relevant planning policies, considering:
- a) the benefits to the community;
 - b) the provision of energy and infrastructure;
 - c) access to a skilled workforce;
 - d) risks to public health and safety are managed to within acceptable levels; and
 - e) environmental impacts are minimal 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.

Commented [AD115]: Is this referring to all the other planning policies in the TPPs?

Commented [DB116R115]: Yes, currently there is also regional policies under the STRLUS. Needs big picture thinking re terminology and how they all sit within the various layers of the planning system

Commented [AD117]: I'm not sure what this really adds to item 5 above? It seems like it's just delving down to a slightly lower level of detail...

Commented [AD118]: Doesn't this apply to all the remotely located industries - and isn't it adequately covered under the settlement/housing policies?

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;

Commented [AD119]: This all sounds like the preparation of a business case...is that the role of planning?

Commented [LB120R119]: Who will do this audit?

Draft Tasmanian Planning Policies

- 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.
 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.

Commented [DB121]: All background information/research. Not appropriate to be under Policy which needs to specify what needs to be achieved

Commented [DB122]: How to implement such a strategy?

Commented [LB123R122]: Why is this a planning objectives - what if the Tasmanian brand proposal has poor planning outcomes - is it to be automatically approved?

Commented [AD124]: As per comment re housing for mining employees - this is covered under the other policies

Commented [DB125]: How is this achieved through planning?

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

Draft Tasmanian Planning Policies

1. Identify renewable resource areas ~~to and~~ prioritise the location of renewable energy use and development within ~~those 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 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.

Commented [AD126]: Interesting - if this is an appropriate consideration for planning in respect of renewable energy, why not for other types of land use?

Commented [AD127]: Not clear what this refers to - hazards? Landscape? Settlements?

Commented [AD128]: How does this relate to the role planning?

Commented [AD129]: Is this really useful to add for ev industry policy versus covering it in the housing/settlement policies?

4.6 Industry

4.6.1 Application

~~Statewide~~

Commented [AD130]: Versus below it states within UGB...

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.

Commented [DB131R130]: There's one that addresses land outside the UGB

4.6.3 Strategies

1. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:

Draft Tasmanian Planning Policies

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

and 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 [or implementing appropriate interface management techniques](#).
 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.

Commented [AD132]: And dealing with situations where there is existing land use conflict/insufficient separation

Draft Tasmanian Planning Policies

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

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

Commented [AD133]: Why no timeframe (eg 15 years) for this supply versus industrial land supply and residential

Commented [AD134]: Covered under the Settlement policy

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

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.

Draft Tasmanian Planning Policies

5.0 Physical Infrastructure

5.0.1 Policy Context

Tasmania has extensive physical infrastructure networks, across transport, stormwater, water and sewerage, energy and telecommunications [and waste management](#). 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:

Draft Tasmanian Planning Policies

- minimising the need for future adaptation by considering the best available climate science to inform decision-making early in the planning process;
- identifying and mapping current and projected areas subject to hazards, such as coastal erosion and inundation, flooding and bushfire;
- strengthening the framework for identifying appropriate location of land use and development; and
- inclusion of risk mitigation measures.

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

- enabling the sustainable development of existing and emerging low-emissions technologies (for example: renewable energy generation and renewable hydrogen), and ensuring development is planned for in an appropriate manner;
- protecting the efficiency and functioning of freight routes and strategic transport networks;
- Supporting integration of infrastructure providers' strategic planning into land use planning strategy and decision making;
- supporting the uptake of low and zero emissions 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.

Commented [AD135]: Interesting, how do the policies support this?

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.

Commented [AD136]: Anything about hazards or is this catered for adequately in the hazards policies?

Draft Tasmanian Planning Policies

2. Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity.
3. Where there is no infrastructure, 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.

Commented [DB137]: Very good point, supported.

Commented [AD138]: And development of the recycling industry and markets

Draft Tasmanian Planning Policies

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.

Commented [AD139]: Anything about hazards? Or covered under the natural hazards policies? Including questions of redundancy etc and also what about manmade hazards (vulnerability to attack).

Commented [AD140]: Is this talking about the transmission of electricity, or use of EVs? If the latter does really need to be covered here?

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;

Draft Tasmanian Planning Policies

- 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 and personal mobility devices.
- 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.

Commented [AD141]: Anything about making sure this efficient and minimised where possible?

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.

Commented [AD142]: Including hubs where people switch between modes

Commented [AD143]: Covered under Settlement policy

Commented [DB144R143]: Agreed, not suitable under this policy.

Draft Tasmanian Planning Policies

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.

Commented [AD145]: These points are covered in the Settlement policies

Commented [DB146]: Hopefully will be considered under the SPP review

5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

Draft Tasmanian Planning Policies

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

Commented [AD147]: If individual ports are to be named, where is POWB? Or is that encompassed in 'Hobart ports'? Noting its role as a maritime industry cluster vs a freight and logistics hub.

Commented [LB148R147]: POWB = Prince of Wales Bay in GCC

Commented [AD149]: Defined where?

Draft Tasmanian Planning Policies

- iii. considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.

Draft Tasmanian Planning Policies

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

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

Draft Tasmanian Planning Policies

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*.

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.

Draft Tasmanian Planning Policies

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

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

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage 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 consideration⁴ 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,

Commented [AD150]: The planning system (legislation should be updated to include referrals to Aboriginal Heritage Tas via planning applications, as per State Heritage registered properties and Level 2 Activities (EMPCA).

Commented [LB151]: Strategies 2 and 3 are very similar and could probably be condensed into one strategy

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

Draft Tasmanian Planning Policies

Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.

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

Commented [AD152]: To achieve what?

Commented [LB153]: Suggest making reference (via footnote) to the Australia ICOMOS Burra Charter 2013 to ensure specific terms are interpreted correctly. Use italics highlight terms that have specific meanings.

Commented [LB154]: Remove reference to the word 'local' throughout.

Commented [LB155]: The general tenor of the Objective is supported, however, some of the terms used have very specific meanings in heritage parlance that are too specific for use in the overarching policy statement and that conflict with the wording in the Strategies. For example, in Objective, the use of the word preservation is out of place. Preservation as defined in Article 1.6 of the Australia ICOMOS Burra Charter 2013 means: maintaining place in its existing state and retarding deterioration. Its use in the overarching Policy objective is, therefore, too specific and conflicts with the wording used in the underlying strategies.

The categories of Place described are also inconsistent with those commonly referred to in heritage planning contexts. Alternative wording of the Objective for consideration: To support the identification of significant historical cultural heritage places including buildings, settings and features, sites of archaeological potential, precincts and landscapes and to encourage respectful design solutions that assign primacy to the protection and conservation of key significant fabric, attributes, qualities, research potential in development contexts.

Commented [LB156]: Suggest the word 'value' be deleted and replaced with 'significance'. Also, according to accepted practice the process of identifying archaeological potential places a strong emphasis on establishing research potential. Suggest refining/simplifying the wording so it reads: (...)

Commented [LB157]: Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). This should be Strategy no. 1 in the hierarchy.

Commented [LB158]: Suggest re-word to reflect the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). (...)

Commented [LB159]: Suggest there is a case here to split this into two policies. One relating to the adaptive re-use of buildings, another for appropriate development of precincts and landscapes. See comment above relating to the meaning of restoration (restore).

Commented [LB160]: Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). Suggest removing the word 'surround' (...)

Commented [AD161]: This might provide a lever to enable flexible identification of non-listed places with heritage values and allow them to be considered under planning controls

Draft Tasmanian Planning Policies

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.

Commented [LB162]: Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). Simplify wording and avoid reiteration of the words 'significance' and 'values' (same meaning, remove 'values') in the one sentence. This should probably be elevated to Strategy no. 2 in the hierarchy.

Commented [AD163]: As part of the planning system?

Commented [LB164]: Suggest re-word for simplification and clarity. 'Precincts' are referred to twice. Add the word 'historic' to cultural heritage to ensure consistency in drafting.

Draft Tasmanian Planning Policies

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

Commented [LB165]: This section is not supported

These principles are already enshrined in the Schedule 1 Objectives of LUPAA - why duplicate here and cause (contrary to the actual policy intent) a lot of extra work to assess a planning scheme amendment against them or merely a cursory tick off - and then why have all these policies in the first instance??

How are these to be implemented in the SPPs or RLUS?

The intent of these policies is supported but they would be more appropriate as a Practice Note issued by the SPO or developed by the TPC.

If this section must be retained - some further comments provided against the relevant strategies

Draft Tasmanian Planning Policies

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

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

Land use planning also plays a significant role in mitigating and adapting to climate change. Robust planning processes are required to achieve these responses. The Planning Processes TPP promotes 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

Commented [AD166]: The content of this policy seems like a potential vision statement for the TPC

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.

Draft Tasmanian Planning Policies

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.

Commented [AD167]: This is already mandated by the Act

Commented [AD168]: This seems at odds with various the strategies, including prioritising economic and social benefits over environmental benefits as per the proposed Biodiversity policy (Strategy 2).

Commented [AD169]: Is that not the role of the TPPs?

Commented [AD170]: I would love to see this applied to the development of the TPPs.

Commented [AD171]: The TPPs themselves should set the framework for this, to then be implemented through the RLUSs.

Commented [AD172]: Vision statement for the SPO.

Commented [AD173]: How does planning get to do this?

Commented [AD174]: Another part of the SPO vision statement.

Commented [AD175]: Already a legislative requirement

Draft Tasmanian Planning Policies

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.

Commented [DB176]: The repetitive assessments required against strategies of proposed TPPs and existing RLUSs does not meet this strategy. The layers seem to be adding more complexities

Draft Tasmanian Planning Policies

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

Commented [DB177]: Not much housing in Tasmania would meet this definition.

Also, given housing stress is defined below, does this mean affordable housing is defined as housing that costs less than 30% of a low-income household.

Noting 'low-income household' is defined below.

Maybe this definition must be more direct - see my next comment with example definition from NSW State Planning Policy.

Commented [DB178]: Would be good to define "affordable housing" and have specific planning policies/ strategies/ controls/ embedded in the planning system to achieve this.

Example definition in NSW State Planning Policy (Housing) Affordable housing:

"In this Policy, a household is taken to be a very low income household, low income household or moderate income household if—

(a) the household—

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—

(A) very low income household—less than 50%,

(B) low income household—50–less than 80%,

(C) moderate income household—80–120%, and

(ii) pays no more than 30% of the gross income in rent, or

(b) the household—

(i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and

(ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme."

Commented [DB179]: This term is defined, however not used anywhere else in the document. Is this meant to be covered under a separate policy, such as housing?

Draft Tasmanian Planning Policies

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.

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.

Commented [DB180]: Also a term not used anywhere else and worth including under housing policy.

Commented [DB181R180]: I think it is worth for the "housing" policy to have sub-policies or the like to include various strategies (policy statements) for the various type housing e.g. Infill housing, affordable/ social housing, assisted housing (including seniors housing given the ageing population), communal residences (or boarding housing) etc.

⁵ <https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits>

Draft Tasmanian Planning Policies

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.

Commented [DB182]: There is no policy statements/ strategies that address this matter

Land – means as defined by the Act.

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.

Commented [DB183]: Is this an appropriate definition? Shouldn't it be based on the median household income in Tas ?

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.

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

Formatted: Dutch (Netherlands)

Draft Tasmanian Planning Policies

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.

Commented [DB184]: Defined under the Scheme

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

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

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

Formatted: Dutch (Netherlands)

Draft Tasmanian Planning Policies

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.

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

Page 68: [1] Commented [LB156] Lyndal Byrne 30/04/2023 3:14:00 PM

Suggest the word 'value' be deleted and replaced with 'significance'. Also, according to accepted practice the process of identifying archaeological potential places a strong emphasis on establishing research potential.

Suggest refining/simplifying the wording so it reads:

'Identify land that has archaeological research potential and prior to designating it for use and development that may damage or disturb archaeological contexts, establish the nature and significance of the archaeological potential and how it can be appropriately protected or the impacts mitigated through archaeological investigation techniques, with a strong focus on communicating findings in a publicly accessible way for information and educational purposes.'

This should probably be middle of the list in the Strategies hierarchy.

Page 68: [2] Commented [LB158] Lyndal Byrne 30/04/2023 3:16:00 PM

Suggest re-word to reflect the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above).

Use of the word restoration is out of place. Restoration as defined in Article 1.7 of the Australia ICOMOS Burra Charter 2013 means: returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material. Suggest replacing restoration with conservation which in Article 1.4 of the Burra Charter means: all the processes of looking after a place to so as to retain its cultural significance.

Page 68: [3] Commented [LB160] Lyndal Byrne 30/04/2023 3:17:00 PM

Suggest re-word to reflect all the categories of Places commonly referred to in heritage planning contexts (see suggested changes to wording of the Objective, above). Suggest removing the word 'surrounding' (since not all settings are surrounding) and changing site 'context' to site 'environments'.

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
Animal Control	Dog Registration Fees	Non-Desexed	standard fee	\$119.10	Exempt	\$119.10	\$115.00	Exempt	\$115.00
		Desexed	standard fee	\$47.70	Exempt	\$47.70	\$46.00	Exempt	\$46.00
		Concession (Non-Desexed)	standard fee	\$77.70	Exempt	\$77.70	\$75.00	Exempt	\$75.00
		Concession (Desexed)	standard fee	\$36.30	Exempt	\$36.30	\$35.00	Exempt	\$35.00
		Working	full fee	\$101.50	Exempt	\$101.50	\$98.00	Exempt	\$98.00
		Special Assistance Dogs	full fee	No Charge	Exempt	No Charge	No Charge	Exempt	No Charge
		Dangerous Dog - First year of declaration, up to that amount if registered as standard dog at the time	full fee	\$500.00	Exempt	\$500.00	\$500.00	Exempt	\$500.00
		Dangerous Dog - Year 2 onwards after declaration	full fee	\$200.00	Exempt	\$200.00	\$500.00	Exempt	\$500.00
	Late Dog Registration Payment Fee	New Fee (Late Registration Fee)		\$30.00	Exempt	\$30.00	\$30.00	Exempt	\$30.00
	Kennel Licence		application fee	\$109.80	Exempt	\$109.80	\$106.00	Exempt	\$106.00
			renewal fee	\$68.40	Exempt	\$68.40	\$66.00	Exempt	\$66.00
	Greyhound Kennel Licence		up to 5 dogs	\$377.80	Exempt	\$377.80	\$365.00	Exempt	\$365.00
			more than 5 dogs	\$548.60	Exempt	\$548.60	\$530.00	Exempt	\$530.00
	Dog Impound Reclaim			\$80.00	Exempt	\$80.00	\$75.00	Exempt	\$75.00
	Dog Impound Return Home Fee	Return dog home fee		\$43.50	Exempt	\$43.50	\$42.00	Exempt	\$42.00
	Dog Waste Bags		per pack	\$5.15	Taxable	\$5.70	\$4.95	Taxable	\$5.50
			per roll	\$21.20	Taxable	\$23.40	\$20.40	Taxable	\$22.50
	Dogs Citronella Collars (antibarking collars)	Hire	per week	\$39.10	Taxable	\$43.10	\$37.70	Taxable	\$41.50
		Purchase		\$124.20	Taxable	\$136.70	\$120.00	Taxable	\$132.00
		Refill cans		\$21.70	Taxable	\$23.90	\$20.90	Taxable	\$23.00
		Batteries		\$8.30	Taxable	\$9.20	\$8.00	Taxable	\$8.80
	Citronella Collar Refill Cartridge	Cartridge		\$16.50	Taxable	\$18.20	\$15.90	Taxable	\$17.50
	Stable Licence		renewal fee	\$118.60	Exempt	\$118.60	\$114.50	Exempt	\$114.50
	Animal Impounding (excluding dogs)	Advertising		Cost Recovery	Exempt	Cost Recovery	Cost Recovery	Exempt	Cost Recovery
		Boarding	per day	Cost Recovery	Exempt	Cost Recovery	Cost Recovery	Exempt	Cost Recovery
	Silicon Overhead Muzzle		all sizes	\$42.50	Taxable	\$46.80	\$41.00	Taxable	\$45.10
	Dangerous Dog Sign			\$47.60	Taxable	\$52.40	\$45.90	Taxable	\$50.50
	Dangerous Dog Collar		all sizes	\$40.90	Taxable	\$45.00	\$39.50	Taxable	\$43.50
	Dog Tag Replacement Fee			\$5.15	Exempt	\$5.20	\$5.00	Exempt	\$5.00
	Formal Notice of Dog Complaints		refundable upon proof	\$43.50	Exempt	\$43.50	\$42.00	Exempt	\$42.00
	Service Location	One off	per each (100m), 1 man and vehicle for 3 hours(including travel time)	\$264.90	Taxable	\$291.40	\$255.85	Taxable	\$281.50

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Investigate seepage complaints and refer to TAS Water where issue is related to water or sewer assets		each	\$331.20	Taxable	\$364.40	\$319.91	Taxable	\$351.90
	Stormwater Connection Fee - Kerb	Kerb connection Installation fee		\$2,036.30	Taxable	\$2,240.00	\$1,967.43	Taxable	\$2,164.20
	Stormwater Connection Fee - Inspection	Underground connection Inspection Fee		\$226.90	Taxable	\$249.60	\$219.22	Taxable	\$241.20
	Hydraulic Modelling Fee	Charge for Council engineers to extract flood related information	each	\$428.50	Taxable	\$471.40	\$414.00	Taxable	\$455.40
	Hydraulic Modelling Fee	Charge for Council to provide its flood model(s)	each	\$2,678.10	Taxable	\$2,946.00	\$2,587.50	Taxable	\$2,846.30
Building	Building Works under \$20,000 - Class 1, 10, 1 & 10	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion for all classes	per application	\$376.00	Exempt	\$376.00	\$363.00	Exempt	\$363.00
	Building Works \$20,000 and over for Class 1, 10, 1 & 10	Application, assessment and completion certificate for a Building Permit, Demolition Permit and Permit of Substantial Compliance for the following classes:							
		Class 10	per application	\$537.00	Exempt	\$537.00	\$518.00	Exempt	\$518.00
		Class 1 / Classes (1 and 10)	per application	\$643.00	Exempt	\$643.00	\$621.00	Exempt	\$621.00
		Multi Unit Development (2 or more separate units)	base fee for 2 units	\$761.00	Exempt	\$761.00	\$735.00	Exempt	\$735.00
			plus per unit > 2	\$81.00	Exempt	\$81.00	\$78.00	Exempt	\$78.00
	Building Works (any value) for Class 2 - 9	Classes - (2 to 9)	\$0 - \$50,000	\$446.00	Exempt	\$446.00	\$430.00	Exempt	\$430.00
			\$50,000 - \$500,000	\$633.00	Exempt	\$633.00	\$611.00	Exempt	\$611.00
			\$500,000 - \$5,000,000	\$1,010.00	Exempt	\$1,010.00	\$973.00	Exempt	\$973.00
			\$5,000,000 and above	\$1,610.00	Exempt	\$1,610.00	\$1,553.00	Exempt	\$1,553.00
	Notifiable Building Works	Lodgement , assessment, associated correspondence and record keeping	Building Works under \$20,000 all classes	\$322.00	Exempt	\$322.00	\$311.00	Exempt	\$311.00
			Building Works \$20,000 and over all classes	\$429.00	Exempt	\$429.00	\$414.00	Exempt	\$414.00
	Amended Plans	Notifiable work	Fee as per normal based on difference between cost of works or base fee of \$250 which ever is greater.	Greater of: \$250 or difference in cost of works	Exempt	Greater of: \$250 or difference in cost of works	Greater of: \$250 or difference in cost of works	Exempt	Greater of: \$250 or difference in cost of works
		Permit work	Fee as per normal based on difference between cost of works or base fee of \$350 which ever is greater.	Greater of: \$350 or difference in cost of works	Exempt	Greater of: \$350 or difference in cost of works	Greater of: \$350 or difference in cost of works	Exempt	Greater of: \$350 or difference in cost of works

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
Staged Building Permits	1st stage	Each subsequent stage		Normal application fees apply based on total project cost	Exempt	Normal application fees apply based on total project cost	Normal application fees apply based on total project cost	Exempt	Normal application fees apply based on total project cost
			per year thereafter	\$258.00	Exempt	\$258.00	\$249.00	Exempt	\$249.00
			after lodgement	\$204.00	Exempt	\$204.00	\$197.00	Exempt	\$197.00
			after assessment	25% of application fee	Exempt	25% of application fee	25% of application fee	Exempt	25% of application fee
			after permit issue	50% of application fee	Exempt	50% of application fee	50% of application fee	Exempt	50% of application fee
				75% of application fee	Exempt	75% of application fee	75% of application fee	Exempt	75% of application fee
				\$884.00	Exempt	\$884.00	\$854.00	Exempt	\$854.00
				\$157.00	Exempt	\$157.00	\$151.00	Exempt	\$151.00
				\$162.00	Exempt	\$162.00	\$156.00	Exempt	\$156.00
				Refer to the above normal application fees for building permits under each class	Exempt	Refer to the above normal application fees for building permits under each class	Refer to the above normal application fees for building permits under each class	Exempt	Refer to the above normal application fees for building permits under each class
Work without a Building Permit	Work undertaken by current owner	If work NOT undertaken by current owner (signed Statutory declaration required)		Double of the above normal application fees for building permits under each class	Exempt	Double of the above normal application fees for building permits under each class	Double of the above normal application fees for building permits under each class	Exempt	Double of the above normal application fees for building permits under each class
				\$387.00	Exempt	\$387.00	\$373.00	Exempt	\$373.00
				\$761.00	Exempt	\$761.00	\$735.00	Exempt	\$735.00
Building Certificates	Part or whole building			\$287.00	Exempt	\$287.00	\$277.00	Exempt	\$277.00
Finalising existing Building Permits	Prior to 2004 Permit in which Council was Building Surveyor (Introduction of Act 2000). Includes inspections and issue of documentation for works (applications) not completed within 2 years of permit being issued.		per permit (Council Building Surveyor)		Exempt			Exempt	

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Building and plumbing sundry services	After 2004 for which Council was not Building Surveyor (Introduction of Act 2000). Includes issue of documentation for works (applications) not completed within 2 years of permit being issued.	per permit (Private Building Surveyor)	\$143.00	Exempt	\$143.00	\$138.00	Exempt	\$138.00
			on site records (domestic)	\$44.00	Exempt	\$44.00	\$42.00	Exempt	\$42.00
			all records commercial	\$98.00	Exempt	\$98.00	\$94.00	Exempt	\$94.00
			per inspection (minimum 1 hr)	\$177.00	Exempt	\$177.00	\$171.00	Exempt	\$171.00
			per inspection (minimum 1 hr) - Classes (1 and 10)	\$177.00	Exempt	\$177.00	\$171.00	Exempt	\$171.00
			per inspection (minimum 1 hr) - Classes (2 to 9)	\$255.00	Exempt	\$255.00	\$246.00	Exempt	\$246.00
			per hour	\$177.00	Exempt	\$177.00	\$171.00	Exempt	\$171.00
			State Government imposed collection fee	0.1% of total project cost	Exempt	0.1% of total project cost	0.1% of total project cost	Exempt	0.1% of total project cost
			State Government imposed collection fee	0.2% of total project cost	Exempt	0.2% of total project cost	0.2% of total project cost	Exempt	0.2% of total project cost
			per hour (minimum 1/2 hour)	\$177.00	Exempt	\$177.00	\$171.00	Exempt	\$171.00
Child Care Centres	Benjafield Child Care Centre	Parent Fees	per day	\$129.90	Exempt	\$129.90	\$116.00	Exempt	\$116.00
			per week	\$570.20	Exempt	\$570.20	\$509.15	Exempt	\$509.20
			per day (holiday attendance)	\$97.45	Exempt	\$97.50	\$87.00	Exempt	\$87.00
			per week (holiday attendance)	\$427.70	Exempt	\$427.70	\$381.90	Exempt	\$381.90
			per day	\$129.90	Exempt	\$129.90	\$116.00	Exempt	\$116.00
			per week	\$570.20	Exempt	\$570.20	\$509.15	Exempt	\$509.20
			per day (holiday attendance)	\$97.45	Exempt	\$97.50	\$87.00	Exempt	\$87.00
			per week (holiday attendance)	\$427.70	Exempt	\$427.70	\$381.90	Exempt	\$381.90
			per week (holiday attendance)	\$42.70	Taxable	\$47.00	\$42.70	Taxable	\$47.00
			per hour or part thereof	\$334.00	Exempt	\$334.00	\$228.00	Exempt	\$228.00
Customer Service	Glenorchy History Book Vol 2	Each							
Environmental Health Services	Environment Protection Notice Fee - issuing and ensuring compliance	Drafting, assessment, verification and compliance inspections							
			per premises	\$472.00	Exempt	\$472.00	\$456.00	Exempt	\$456.00
			per premises	\$354.00	Exempt	\$354.00	\$342.00	Exempt	\$342.00
			per site	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
			per premises	\$120.00	Exempt	\$120.00	\$115.00	Exempt	\$115.00
			per premises	\$35.00	Exempt	\$35.00	\$33.00	Exempt	\$33.00
			per premises	\$332.00	Exempt	\$332.00	\$320.00	Exempt	\$320.00
			per inspection and report	\$100.00	Exempt	\$100.00	\$0.00	Exempt	\$0.00

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Pre-purchase inspection (food or other premises)	Pre-purchase food premises inspection and report	per inspection and report	\$334.00	Taxable	\$367.40	\$321.00	Taxable	\$353.10
	New Premises Assessment (food or other premises)	Application / assessment / report	per hour or part thereof	\$290.00	Exempt	\$290.00	\$280.00	Exempt	\$280.00
		Certificate of Occupancy compliance inspection fee	per hour or part thereof	\$249.00	Exempt	\$249.00	\$240.00	Exempt	\$240.00
		Certificate of Occupancy report fee	each	\$66.00	Exempt	\$66.00	\$63.00	Exempt	\$63.00
		Urgent Occupancy Report fee	2 working days or less from date of opening operating: 1 day	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
	Temporary Food Business - Market Applications and/or BBQ's	Assessment / licence fee / all applications		\$23.00	Exempt	\$23.00	\$22.00	Exempt	\$22.00
	Public health risk activity	Registration of premises	per premises	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
		Licence of operator	per licence	\$108.00	Exempt	\$108.00	\$104.00	Exempt	\$104.00
	Place of Assembly - Mass Outdoor Event	New applications - lodgement / assessment / licence	per hour or part thereof	\$270.00	Exempt	\$270.00	\$260.00	Exempt	\$260.00
		Compliance inspection - weekdays	per hour or part thereof	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
		Compliance inspection - weekends/public holidays	per hour or part thereof	\$312.00	Exempt	\$312.00	\$301.00	Exempt	\$301.00
		Late application fee penalty (applicable if received less than minimum required under Council Policy)	per application	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
	Regulated Systems	Application / assessment / licence	1 - 5 systems per site	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
			6 - 10 systems per site	\$483.00	Exempt	\$483.00	\$466.00	Exempt	\$466.00
	Commercial Water Carrier		11+ systems per site	\$700.00	Exempt	\$700.00	\$675.00	Exempt	\$675.00
	Private Water Supplier	Application / assessment / licence	per annum	\$114.00	Exempt	\$114.00	\$110.00	Exempt	\$110.00
	Domestic Aerated Wastewater Treatment System (AWTS)	Maintenance charge for all systems that fail to arrange servicing.	per annum	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
			per service	\$300.00	Exempt	\$300.00	\$240.00	Exempt	\$240.00
	Caravan Licence for Temporary Accommodation	Maximum 26 weeks	per week	\$25.00	Exempt	\$25.00	\$24.00	Exempt	\$24.00
	Private Burial Assessment	Application / assessment / approval	per hour or part thereof	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
	Vaccines	Adult Diphtheria and Tetanus	per vaccine	\$59.00	Exempt	\$59.00	\$57.00	Exempt	\$57.00
	Sharps Containers (Disposal fee for personal use only)	1.4L	each	\$8.50	Taxable	\$9.40	\$7.51	Taxable	
			each	\$17.50	Taxable	\$19.30	\$15.75	Taxable	
	Sampling (Bacterial)	Potable water / water carters / swimming pool / spa	per sample	\$236.00	Exempt	\$236.00	\$228.00	Exempt	\$228.00
		< 5 hours	per hour	\$25.40	Taxable	\$28.00	\$24.46	Taxable	\$27.00
		All day functions	per booking over five hours	\$302.90	Taxable	\$333.20	\$292.62	Taxable	\$321.90
		Volunteer and Charitable events	per booking	\$162.70	Taxable	\$179.00	\$157.12	Taxable	\$172.90
		Cleaning charge (if left unsatisfactory)	non refundable	\$119.80	Taxable	\$131.80	\$115.72	Taxable	\$127.30
Hall Hire			plus refundable bond	\$580.70	Exempt	\$580.70	\$560.97	Exempt	\$561.00
			plus refundable key deposit	\$70.80	Exempt	\$70.80	\$68.31	Exempt	\$68.40

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)	
	Moonah Community Centre	< 5 hours	per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20	
		All day functions	per booking	\$378.90	Taxable	\$416.80	\$366.01	Taxable	\$402.70	
		Volunteer and Charitable events	per booking over four hours	\$162.70	Taxable	\$179.00	\$157.12	Taxable	\$172.90	
		Cleaning charge (if left unsatisfactory)	non refundable	\$119.80	Taxable	\$131.80	\$115.72	Taxable	\$127.30	
			plus refundable bond	\$580.70	Exempt	\$580.70	\$560.97	Exempt	\$561.00	
	Collinsvale Hall	< 5 hours	per hour	\$16.60	Taxable	\$18.30	\$15.99	Taxable	\$17.60	
		All day functions	per booking	\$162.70	Taxable	\$179.00	\$157.12	Taxable	\$172.90	
		Meeting room	per hour	Included	Included	Included	Included	Included	Included	
		Dining room	per hour	Included	Included	Included	Included	Included	Included	
		Kitchen	per function	Included	Taxable	Included	Included	Taxable	Included	
	Creswell Beakley Function Room (KGV upstairs function room)	Cleaning charge (if left unsatisfactory)	non refundable bond	\$119.80	Taxable	\$131.80	\$115.72	Taxable	\$127.30	
			plus refundable bond	\$580.70	Exempt	\$580.70	\$560.97	Exempt	\$561.00	
		< 5 hours	per hour (Commercial)	\$48.70	Taxable	\$53.60	\$47.04	Taxable	\$51.80	
		per hour (Not for Profit)	\$37.50	Taxable	\$41.30	\$36.23	Taxable	\$39.90		
		All day functions	Full day hire (Commercial)	\$321.40	Taxable	\$353.60	\$310.50	Taxable	\$341.60	
Information Management	All Halls (including Moonah Community Centre)	Volunteer and Charitable events	Full day hire (Not for Profit)	\$238.60	Taxable	\$262.50	\$230.52	Taxable	\$253.60	
			non refundable	\$119.80	Taxable	\$131.80	\$115.72	Taxable	\$127.30	
		Cleaning charge (if left unsatisfactory)	plus refundable bond	\$580.70	Exempt	\$580.70	\$560.97	Exempt	\$561.00	
		plus refundable key deposit	\$70.80	Exempt	\$70.80	\$68.31	Exempt	\$68.40		
		Cancellation fee (if cancellation within 48 hrs of booking)		50% of booking fee	Taxable	50% of booking fee	50% of booking fee	Taxable	50% of booking fee	
	Right to Information Act (Set by legislation)	Application for Assessed Disclosure	25 fee units	\$44.50	Exempt	\$44.50	\$42.50	Exempt	\$42.50	
	Inspect copies of Council Agendas, Minutes and By-Laws		per inspection	No Charge	Exempt	No Charge	No Charge	Exempt	No Charge	
	Landfill Operations	Minimum gate Fee		per visit	\$13.55	Taxable	\$15.00	\$13.82	Taxable	\$15.20
		General waste - GCC Residents	GCC Residents	per tonne	\$110.90	Taxable	\$122.00	\$108.18	Taxable	\$119.00
		General waste - Non GCC Residents	NON- GCC Residents	per tonne	\$150.00	Taxable	\$165.00	\$129.09	Taxable	\$142.00
		Green Waste / Vegetation	Residential	per tonne	\$96.30	Taxable	\$106.00	\$92.55	Taxable	\$101.80
		Green Waste / Vegetation	Commercial	per tonne	\$116.30	Taxable	\$128.00	\$92.55	Taxable	\$101.80
		Mixed Waste - Commercial/ Industrial/ Demolition/ Construction (by negotiation)		per tonne	\$227.20	Taxable	\$250.00	\$179.09	Taxable	\$197.00
		Recycling			No Charge	Exempt	No Charge	No Charge	Exempt	No Charge
		Metal / Car Body		per tonne	\$104.50	Taxable	\$115.00	\$99.09	Taxable	\$109.00
Passenger Vehicle Tyres			per tyre	\$10.00	Taxable	\$11.00	\$9.09	Taxable	\$10.00	
Light Truck / 4wd Tyres			per tyre	\$19.05	Taxable	\$21.00	\$18.18	Taxable	\$20.00	
Passenger Vehicle Tyres - With Rims			per wheel	\$19.05	Taxable	\$21.00	\$18.18	Taxable	\$20.00	
Light Truck / 4wd Tyres - With Rims			per wheel	\$38.15	Taxable	\$42.00	\$36.36	Taxable	\$40.00	
Clean Fill (condition apply)*			per tonne	\$47.20	Taxable	\$52.00	\$38.91	Taxable	\$42.80	
Brick/ Concrete/ rubble			per tonne	\$97.20	Taxable	\$107.00	\$80.00	Taxable	\$88.00	
Domestic quantity of double Wrapped asbestos		Commercial quantities not accepted	per boot load	\$47.20	Taxable	\$52.00	\$45.45	Taxable	\$50.00	

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
		Commercial quantities not accepted	per small trailer load	\$94.50	Taxable	\$104.00	\$90.91	Taxable	\$100.00
	Bed mattress disposal	Charge pre bed mattress disposal	per mattress	\$23.60	Taxable	\$26.00	\$22.09	Taxable	\$24.30
	Volume Based Charging Schedule for Vehicles 3 tonne GVM or greater	Boot Load (up to a maximum of 0.25m3)		\$14.50	Taxable	\$16.00	\$13.64	Taxable	\$15.10
	(These charges will only apply when the Weighbridge is non-operational)	Green Waste Boot Load		\$14.50	Taxable	\$16.00	\$13.64	Taxable	\$15.10
		Trucks GVM > 3 tonne to 7 tonne		\$78.10	Taxable	\$86.00	\$75.45	Taxable	\$83.00
		Trucks GVM > 7 tonne to 12 tonne		\$177.90	Taxable	\$195.70	\$171.82	Taxable	\$189.00
		Trucks GVM >12 tonne Single Axle		\$256.00	Taxable	\$281.60	\$247.27	Taxable	\$272.00
		Trucks GVM >12 tonne Dual Axle		\$315.30	Taxable	\$346.90	\$304.55	Taxable	\$335.00
		Dual axle trailers (behind trucks)		\$315.30	Taxable	\$346.90	\$304.55	Taxable	\$335.00
		Skip/Bin up to 4m3		\$106.40	Taxable	\$117.10	\$102.73	Taxable	\$113.00
		Skip/Bin > 4m3 to 8m3		\$205.20	Taxable	\$225.80	\$198.18	Taxable	\$218.00
		Skip/Bin > 8m3 to 12m3		\$333.10	Taxable	\$366.50	\$321.82	Taxable	\$354.00
		Skip/Bin > 12m3 to 15m3		\$419.70	Taxable	\$461.70	\$405.45	Taxable	\$446.00
		Skip/Bin > 15m3 to 20m3		\$547.70	Taxable	\$602.50	\$529.09	Taxable	\$582.00
		Skip/Bin > 20m3 to 25m3		\$647.40	Taxable	\$712.20	\$625.45	Taxable	\$688.00
		Skip/Bin > 25m3 to 30m3		\$746.20	Taxable	\$820.90	\$720.91	Taxable	\$793.00
		Skip/Bin > 30m3		\$945.70	Taxable	\$1,040.30	\$913.64	Taxable	\$1,005.00
		Compactors < 7m3		\$251.30	Taxable	\$276.50	\$242.73	Taxable	\$267.00
		Compactors > 7m3 to 15m3		\$536.40	Taxable	\$590.10	\$518.18	Taxable	\$570.00
		Compactors < 15m3 half full		\$399.90	Taxable	\$439.90	\$386.36	Taxable	\$425.00
		Compactors > 15m3 full		\$904.30	Taxable	\$994.80	\$873.64	Taxable	\$961.00
Licences / Permits		Compactors > 15m3 half full		\$571.20	Taxable	\$628.40	\$551.82	Taxable	\$607.00
	Kerbside Dining Occupation		per square metre	\$47.20	Exempt	\$47.20	\$45.54	Exempt	\$45.60
	A-Frame Boards (signage)			\$31.10	Exempt	\$31.10	\$30.02	Exempt	\$30.10
	Miscellaneous Applications			\$42.90	Exempt	\$42.90	\$41.40	Exempt	\$41.40
	Lease Preparation	Charitable / Community organisations		\$74.00	Exempt	\$74.00	\$71.42	Exempt	\$71.50
		Other organisations							
	Licence Preparation	Charitable / Community organisations		\$146.80	Exempt	\$146.80	\$141.80	Exempt	\$141.80
				\$62.20	Exempt	\$62.20	\$60.03	Exempt	\$60.10
		Other organisations							
	Permit Preparation	Charitable / Community organisations		\$123.20	Exempt	\$123.20	\$119.03	Exempt	\$119.10
Miscellaneous				\$37.50	Exempt	\$37.50	\$36.23	Exempt	\$36.30
		Other organisations							
	Photocopying - Public		per sheet	\$98.60	Exempt	\$98.60	\$95.22	Exempt	\$95.30
		A4 Black	per sheet	\$0.40	Taxable	\$0.50	\$0.37	Taxable	\$0.50
		A4 Colour	per sheet	\$2.35	Taxable	\$2.60	\$2.26	Taxable	\$2.50
		A3 Black	per sheet	\$0.80	Taxable	\$0.90	\$0.75	Taxable	\$0.90
		A3 Colour	per sheet	\$3.15	Taxable	\$3.50	\$3.00	Taxable	\$3.40
	Copying or producing plans etc on a Plotter	A0, A1 and A2 Black	per sheet	\$17.20	Taxable	\$19.00	\$16.56	Taxable	\$18.30
		A0, A1 and A2 Colour	per sheet	\$56.40	Taxable	\$62.10	\$54.44	Taxable	\$59.90
	Scanning documents (to facilitate electronic lodgement)	A4 and A3	per sheet	\$1.25	Taxable	\$1.40	\$1.19	Taxable	\$1.40
		A2	per sheet	\$7.30	Taxable	\$8.10	\$7.04	Taxable	\$7.80
		A1	per sheet	\$9.45	Taxable	\$10.40	\$9.11	Taxable	\$10.10
		A0	per sheet	\$11.40	Taxable	\$12.60	\$10.97	Taxable	\$12.10

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)		
	Information research and release	Administrative costs of files review and research of historic approvals etc where time exceeds 30 minutes	per hour or part thereof	\$67.90	Taxable	\$74.70	\$65.57	Taxable	\$72.20		
Moonah Arts Centre	Main Exhibition Space (combined)	Standard Rate	per week	\$300.00	Taxable	\$330.00	\$290.00	Taxable	\$290.00		
	Exhibition Space 9.6m x 10.0m (96m²)	Standard Rate	per week	\$220.00	Taxable	\$242.00	\$213.30	Taxable	\$213.30		
	Project Gallery Space 9.6m x 3.3m (31m²)	Standard Rate	per week	\$125.00	Taxable	\$137.50	\$120.50	Taxable	\$120.50		
	Albert Hallway (Corridor) or Avago (window box)	Standard Rate	per week	\$55.00	Taxable	\$60.50	\$54.40	Taxable	\$54.40		
	Performance / Screen Studio 9.6m x 17.6m (169m²)	Standard Rate	per day	\$420.00	Taxable	\$462.00	\$393.40	Taxable	\$393.40		
		Community Rate	up to 4 hrs (business hours)	\$330.00	Taxable	\$363.00	\$300.70	Taxable	\$300.70		
			per day	\$260.00	Taxable	\$286.00	\$246.30	Taxable	\$246.30		
		Arts Rate	up to 4 hrs (business hours)	\$200.00	Taxable	\$220.00	\$185.50	Taxable	\$185.50		
			per day	\$210.00	Taxable	\$231.00	\$202.60	Taxable	\$202.60		
		Arts Organisations Weekly Rate (Monday - Sunday)	per week	\$150.00	Taxable	\$165.00	\$147.20	Taxable	\$147.20		
		Arts Organisations Weekly Rate (Monday - Sunday)		per week	\$1,200.00	Taxable	\$1,320.00	\$1,119.40	Taxable	\$1,119.40	
		Supported Presentation - Touring	includes Venue Manager 5hrs, Duty Technician 5hrs and Venue Hire for 5hrs		\$880.00	Taxable	\$968.00	#VALUE!	Taxable	N/A	
		Supported Presentation - Local	includes Venue Manager 5hrs, Duty Technician 5hrs and Venue Hire for 5hrs		\$660.00	Taxable	\$726.00	#VALUE!	Taxable	N/A	
		Makers Workshop 6.8m x 9.8m (66m²)	Standard Rate	includes Venue Manager 5hrs, Duty Technician 5hrs and Venue Hire for 5hrs - Available to Performances & Events developed in Tasmania							
				per day	\$350.00	Taxable	\$385.00	\$283.00	Taxable	\$311.30	
Community Rate			up to 4 hrs (business hours)	\$250.00	Taxable	\$275.00	\$223.90	Taxable	\$223.90		
			per day	\$200.00	Taxable	\$220.00	\$185.50	Taxable	\$185.50		
Arts Rate		up to 4 hrs (business hours)	\$130.00	Taxable	\$143.00	\$125.80	Taxable	\$125.80			
		per day	\$155.00	Taxable	\$170.50	\$147.20	Taxable	\$147.20			
		up to 4 hrs (business hours)	\$90.00	Taxable	\$99.00	\$87.50	Taxable	\$87.50			
	Kitchen (Subject to additional costs)	Standard Rate	per day	\$100.00	Taxable	\$110.00	\$87.50	Taxable	\$87.50		
Staff	Community Rate	per day	\$80.00	Taxable	\$88.00	\$72.80	Taxable	\$72.80			
	Arts Rate	per day	\$70.00	Taxable	\$77.00	\$66.20	Taxable	\$66.20			
	Duty Technician - before 6pm	per hour	\$50.00	Taxable	\$55.00	\$48.00	Taxable	\$48.00			
	weekdays										
	Duty Technician - 6pm to 8pm	per hour	\$65.00	Taxable	\$71.50	\$60.00	Taxable	\$60.00			
	weekdays and Saturday until 12pm										
	Duty Technician - after 8pm	per hour	\$80.00	Taxable	\$88.00	\$75.00	Taxable	\$75.00			
	weekdays, after 12pm Saturdays and anytime Sundays										
	Front of House - before 6pm	per hour	\$50.00	Taxable	\$55.00	\$45.00	Taxable	\$45.00			
	weekdays										
Front of House - 6pm to 8pm	per hour	\$60.00	Taxable	\$66.00	\$55.00	Taxable	\$55.00				
weekdays and Saturday until 12pm											

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
		Front of House - after 8pm weekdays, after 12pm Saturdays and anytime Sundays	per hour	\$75.00	Taxable	\$82.50	\$70.00	Taxable	\$70.00
Parking	Parking Permits		full fee	\$37.30	Exempt	\$37.30	\$36.00	Exempt	\$36.00
			disabled parking permit	\$37.30	Exempt	\$37.30	\$36.00	Exempt	\$36.00
			per \$1,000	\$3.90	Exempt	\$3.90	\$3.70	Exempt	\$3.70
			minimum	\$375.00	Exempt	\$375.00	\$362.00	Exempt	\$362.00
		Estimated Development Cost < \$500,000	base fee PLUS	\$1,980.00	Exempt	\$1,980.00	\$1,910.00	Exempt	\$1,910.00
		Estimated Development Cost > \$500,000 ≤ \$50M	per \$1,000 construction cost over \$500,000	\$1.45	Exempt	\$1.50	\$1.37	Exempt	\$1.40
		Estimated Development Cost > \$50M	base fee PLUS	\$72,450.00	Exempt	\$72,450.00	\$70,000.00	Exempt	\$70,000.00
			per \$1,000 construction cost over \$50M	\$0.25	Exempt	\$0.30	\$0.23	Exempt	\$0.30
		Estimated Development Cost < \$10,000 (Residential Only)		\$150.00	Exempt	\$150.00	\$136.00	Exempt	\$136.00
	Review of application lodged as exempt/no permit required	Where review of documents and certification is required	flat fee for original request	\$160.00	Exempt	\$160.00	\$150.00	Exempt	\$150.00
	Cancellation / Withdrawal of Planning Applications	Charge for services provided up until determined processing stages. Percentage of application fee charged.	Initial application administrative processing completed: receipting, "file" creation, allocation, etc.	25% of application fee	Exempt	25% of application fee	25% of application fee	Exempt	25% of application fee
			Referrals sent, correspondence prepared, consultation occurred	50% of application fee	Exempt	50% of application fee	50% of application fee	Exempt	50% of application fee
			Internal referrals completed, additional information and/or amended plans received, advertising (when required) completed and/or draft report substantially commenced.	75% of application fee	Exempt	75% of application fee	75% of application fee	Exempt	75% of application fee
			Draft report (delegated or GPA) completed.	100% of application fee	Exempt	100% of application fee	100% of application fee	Exempt	100% of application fee
	Advertising Fee	All applications	per application	\$345.00	Taxable	\$379.50	\$330.00	Taxable	\$363.00
	Subdivision Fee	Boundary Adjustments (no new lots created)		\$444.00	Exempt	\$444.00	\$429.00	Exempt	\$429.00
		New Lots Created	flat fee	\$485.00	Exempt	\$485.00	\$465.00	Exempt	\$465.00
			plus per lot	\$110.00	Exempt	\$110.00	\$104.00	Exempt	\$104.00
	Engineering Drawings Approval.	Assessment of engineering drawings for which a planning permit has been granted, including inspections of completed works.	Per \$1,000 of the value of the civil works.	\$21.00	Exempt	\$21.00	\$20.00	Exempt	\$20.00
			Minimum fee for residential development of no more than 2 units.	\$415.00	Exempt	\$415.00	\$400.00	Exempt	\$400.00
			Minimum fee for all other development.	\$932.00	Exempt	\$932.00	\$900.00	Exempt	\$900.00
	Road Opening Permits (crossovers)	Maintenance - single dwelling	Maintenance- single dwelling	No Charge	Exempt	No Charge	No Charge	Exempt	No Charge

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
		Residential units or small commercial development	less than 1 week of works	\$200.00	Exempt	\$200.00	\$191.00	Exempt	\$191.00
		large commercial development	more than 1 week of works	\$570.00	Exempt	\$570.00	\$548.00	Exempt	\$548.00
	Planning Scheme Amendment	Assessment Fee		\$990.00	Exempt	\$990.00	\$952.00	Exempt	\$952.00
		Amendment prepared		\$3,010.00	Exempt	\$3,010.00	\$2,900.00	Exempt	\$2,900.00
	Combined Planning Permit Application and Amendment Request			Planning permit application fee PLUS planning scheme amendment fee	Exempt	Planning permit application fee PLUS planning scheme amendment fee	Planning permit application fee PLUS planning scheme amendment fee	Exempt	Planning permit application fee PLUS planning scheme amendment fee
	Section 56 Amendment or Section 43 Amendment to Planning Permit	Residential Applications <\$10,000 Original Application	permitted	\$75.00	Exempt	\$75.00	\$69.00	Exempt	\$69.00
			discretionary	\$200.00	Exempt	\$200.00	\$191.00	Exempt	\$191.00
				\$250.00	Exempt	\$250.00	\$238.00	Exempt	\$238.00
	Request to seal final plan	Boundary Adjustments (no new lots created)		\$210.00	Exempt	\$210.00	\$200.00	Exempt	\$200.00
		New Lots Created	flat fee	\$365.00	Exempt	\$365.00	\$350.00	Exempt	\$350.00
			plus per lot	\$55.00	Exempt	\$55.00	\$50.00	Exempt	\$50.00
	Petition to amend a sealed plan			\$565.00	Exempt	\$565.00	\$543.00	Exempt	\$543.00
		PLUS if Hearing Required		\$1,770.00	Exempt	\$1,770.00	\$1,710.00	Exempt	\$1,710.00
	Adhesion Order or Discharge of Adhesion Order			\$375.00	Exempt	\$375.00	\$362.00	Exempt	\$362.00
	Part Five Agreements	Regardless of whether or not the Part 5 Agreement is required as a condition of approval	standard fee	\$365.00	Exempt	\$365.00	\$352.00	Exempt	\$352.00
		Non-standard Part 5 Agreements requiring legal drafting or perusal by Council's Solicitors will be invoiced for full cost of advice.		\$410.00	Exempt	\$410.00	\$388.00	Exempt	\$388.00
	Deed of Agreement (other than Part 5)	Preparation of Deed for security for uncompleted works	standard fee	\$625.00	Exempt	\$625.00	\$600.00	Exempt	\$600.00
		Inspection of works for release of security	standard fee	\$160.00	Exempt	\$160.00	\$150.00	Exempt	\$150.00
		Reinspection fee if works not satisfactorily completed	standard fee	\$260.00	Exempt	\$260.00	\$250.00	Exempt	\$250.00
	Extension of time on existing permit (Section 53(5A) application)			\$188.00	Exempt	\$188.00	\$181.00	Exempt	\$181.00
	Subdivision Asset Data Collection	Number of Blocks: 1 to 5	per block	\$305.00	Exempt	\$305.00	\$290.00	Exempt	\$290.00
		Number of Blocks: 6 to 20	per block	\$265.00	Exempt	\$265.00	\$248.00	Exempt	\$248.00
		Number of Blocks: 20 plus	per block	\$240.00	Exempt	\$240.00	\$228.00	Exempt	\$228.00
	Cash in lieu of public open space	See Part 3, Division 8 of the Local Government (Building and Miscellaneous Provisions) Act 1993		5% of unimproved value of the land	Exempt	5% of unimproved value of the land	5% of unimproved value of the land	Exempt	5% of unimproved value of the land

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Cash in lieu of car parking		per space	\$18,725.00	Taxable	\$20,597.50	\$18,090.00	Taxable	\$19,899.00
Plumbing	Value of Building Work under \$10,000 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	\$248.00	Exempt	\$248.00	\$239.00	Exempt	\$239.00
	Value of Building Works between \$10,000 and \$19,999 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	\$371.00	Exempt	\$371.00	\$358.00	Exempt	\$358.00
	Value of Building Works \$20,000 and over (Classes 1, 10 and multi unit development)	Class 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	\$761.00	Exempt	\$761.00	\$735.00	Exempt	\$735.00
		Where work associated with a Class 10 development is commercial in nature or consists of civil hydraulic works assessment, plumbing fees will be aligned to the Classes 2 to 9 fee schedule							
		Class 1 or Classes 1 and 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	\$1,850.00	Exempt	\$1,850.00	\$1,786.00	Exempt	\$1,786.00

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
		Class 1 or Classes 1 and 10 with an Onsite Waste Water Management System - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments Multi unit development	per application	\$2,125.00	Exempt	\$2,125.00	\$2,050.00	Exempt	\$2,050.00
			2 units	\$3,390.00	Exempt	\$3,390.00	\$3,271.00	Exempt	\$3,271.00
			3rd and subsequent units / per unit	\$1,555.00	Exempt	\$1,555.00	\$1,500.00	Exempt	\$1,500.00
			per application	\$643.00	Exempt	\$643.00	\$621.00	Exempt	\$621.00
			Minor Plumbing Work where value of Building Work is over \$20,000. Applies to all building classes and categories of work		Exempt			Exempt	
	Value of Building Works \$20,000 and over (Classes 2 to 9 and demolition)	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments							
				\$1,555.00	Exempt	\$1,555.00	\$1,500.00	Exempt	\$1,500.00
				\$3,270.00	Exempt	\$3,270.00	\$3,157.00	Exempt	\$3,157.00
				\$6,810.00	Exempt	\$6,810.00	\$6,573.00	Exempt	\$6,573.00
				\$14,950.00	Exempt	\$14,950.00	\$14,439.00	Exempt	\$14,439.00
	Amended Plans	Notifiable work	Fee as per normal based on difference between cost of works or base fee of \$250 which ever is greater.	Greater of: \$250 or difference in cost of works	Exempt	Greater of: \$250 or difference in cost of works	Greater of: \$250 or difference in cost of works	Exempt	Greater of: \$250 or difference in cost of works
			Permit work	Greater of: \$350 or difference in cost of works	Exempt	Greater of: \$350 or difference in cost of works	Greater of: \$350 or difference in cost of works	Exempt	Greater of: \$350 or difference in cost of works
			1st stage	Normal application fees apply based on total project cost	Exempt	Normal application fees apply based on total project cost	Normal application fees apply based on total project cost	Exempt	Normal application fees apply based on total project cost
		Each subsequent stage		\$270.00	Exempt	\$270.00	\$259.00	Exempt	\$259.00

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Extension of time for Plumbing Permit after 24 months from issue of Permit. Includes extension of CLC for notifiable work.	Administration	per year thereafter	\$204.00	Exempt	\$204.00	\$197.00	Exempt	\$197.00
	Automatic Control Device	Approval and registration. Includes Testable Backflow Prevention Devices Permit and registration. Administration of testable backflow prevention devices will be subject to this fee structure whether subject to an existing Special Plumbing Permit or future Plumbing Permit.	assessment and registration of 1 device	\$140.00	Exempt	\$140.00	\$135.00	Exempt	\$135.00
			assessment and registration of 2 - 5 devices	\$215.00	Exempt	\$215.00	\$207.00	Exempt	\$207.00
			assessment and registration of 6 - 10 devices	\$485.00	Exempt	\$485.00	\$466.00	Exempt	\$466.00
			assessment and registration of 11+ devices	\$751.00	Exempt	\$751.00	\$725.00	Exempt	\$725.00
	Finalising existing Plumbing Permits	Includes inspections and issue of documentation for works (applications) not completed within 2 years.	per permit	\$232.00	Exempt	\$232.00	\$224.00	Exempt	\$224.00
	Work without a Plumbing Permit	If work NOT undertaken by current owner (signed Statutory Declaration required)		Refer to the above normal application fees for plumbing permits under each classes.	Exempt	Refer to the above normal application fees for plumbing permits under each classes.	Refer to the above normal application fees for plumbing permits under each classes.	Exempt	Refer to the above normal application fees for plumbing permits under each classes.
Reserves - Casual Hire Only	Abbotsfield Park		per hour	\$38.00	Taxable	\$41.80	\$31.98	Taxable	\$35.20
	Cadbury's 1 Ground		per hour	\$38.00	Taxable	\$41.80	\$31.98	Taxable	\$35.20
		Work undertaken by current owner		Double of the above normal application fees for plumbing permits under each classes.	Exempt	Double of the above normal application fees for plumbing permits under each classes.	Double of the above normal application fees for plumbing permits under each classes.	Exempt	Double of the above normal application fees for plumbing permits under each classes.
	Cadbury's 2 Ground		per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20
	Eady Street Reserve - No 1 Ground		per hour	\$38.00	Taxable	\$41.80	\$36.69	Taxable	\$40.40
	Eady Street Reserve - No 2 Ground		per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20
	KGV		per hour	\$59.40	Taxable	\$65.40	\$57.39	Taxable	\$63.20
	Prince of Wales Bay - No 1 and 2 Ground		per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Prince of Wales Bay - No 3 Ground		per hour	\$38.00	Taxable	\$41.80	\$31.98	Taxable	\$35.20
	Shoobridge Park		per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20
	North Chigwell Oval - lower ground		per hour	\$38.00	Taxable	\$41.80	\$31.98	Taxable	\$35.20
	North Chigwell Oval - upper ground		per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20
	Collinsvale Oval		per hour	\$33.20	Taxable	\$36.60	\$31.98	Taxable	\$35.20
	Cadbury Tennis courts		per hour	\$5.85	Taxable	\$6.50	\$5.64	Taxable	\$6.30
			plus refundable key deposit	\$70.80	Exempt	\$70.80	\$68.40	Exempt	\$68.40
	Montrose Tennis Courts	Daylight hours	per hour	\$5.85	Taxable	\$6.50	\$5.64	Taxable	\$6.30
		All other hours	per hour	\$9.75	Taxable	\$10.80	\$9.41	Taxable	\$10.40
			plus refundable key deposit	\$70.80	Exempt	\$70.80	\$68.40	Exempt	\$68.40
	Bootcamp / PT / Fitness Activities	Reserves	per hour	\$12.70	Taxable	\$14.00	\$12.22	Taxable	\$13.50
	Junior Casual Hire	50% of Applicable Full Amount	per hour						
Revenue	Minimum Monthly Charge for Landfill Accounts			\$17.60	Taxable	\$19.40	\$16.93	Taxable	\$18.70
	Section 132 certificates (Set by legislation)	Per certificate	30 fee units	\$53.40	Exempt	\$53.40	\$51.00	Exempt	\$51.00
	Section 337 certificates (Set by legislation)	Per certificate - standard 10 day turnaround	132.5 fee units	\$235.85	Exempt	\$235.90	\$225.25	Exempt	\$225.30
	Payment Dishonour Fee	Cheques, Direct Debit		\$30.00	Exempt	\$30.00	\$30.00	Exempt	\$30.00
	Road Opening Permits	Long Term	weekly permits	\$428.50	Exempt	\$428.50	\$414.00	Exempt	\$414.00
		Short Term	per service connection	\$214.30	Exempt	\$214.30	\$207.00	Exempt	\$207.00
	Pre-booked hut hire	All hut bookings (excluding Hut 15)	per day	\$58.40	Taxable	\$64.30	\$56.41	Taxable	\$62.10
		Green Room (Hut 15)	per day	\$82.80	Taxable	\$91.10	\$79.97	Taxable	\$88.00
		Music Bowl electricity	per day	\$16.60	Taxable	\$18.30	\$15.99	Taxable	\$17.60
Property Assets									
Tolosa Park									

Attachment 1 - Schedule of Fees and Charges 2023/24
Glenorchy City Council



Charge Category	Description	Additional Info	Definition	Amount 2023/24 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2023/24 (inc GST)	Amount 2022/23 (exc GST)	GST Treatment (Taxable or Exempt)	Amount 2022/23 (inc GST)
	Criterium Circuit hire		per day	\$109.10	Taxable	\$120.10	\$105.38	Taxable	\$116.00
Waste Services	Standard Service								
	Garbage - 140L	Fortnightly Service	per bin	\$107.00	Exempt	\$107.00	\$102.00	Exempt	\$102.00
	Garbage - 240L	Fortnightly Service	per bin	\$188.00	Exempt	\$188.00	\$179.00	Exempt	\$179.00
	Recycling - 140L	Fortnightly Service	per bin	\$110.00	Exempt	\$110.00	\$105.00	Exempt	\$105.00
	Recycling - 240L	Fortnightly Service	per bin	\$110.00	Exempt	\$110.00	\$105.00	Exempt	\$105.00
	Residential FOGO - 140L & 240L	Fortnightly Service	per bin	\$85.00	Exempt	\$85.00	\$81.00	Exempt	\$81.00
	Change bin from 140L to 240L	Increased service fee applies	per bin	No Charge	Exempt	No Charge	No Charge	Exempt	No Charge
	Shared Services								
	Garbage	Fortnightly Service	per bin	\$107.00	Exempt	\$107.00	\$102.00	Exempt	\$102.00
	Recycling	Fortnightly Service	per bin	\$110.00	Exempt	\$110.00	\$105.00	Exempt	\$105.00
	FOGO	Fortnightly Service	per bin	\$85.00	Exempt	\$85.00	\$81.00	Exempt	\$81.00
	Other Services								
	Commercial Garbage - 140L	Fortnightly Service	per bin	\$185.00	Exempt	\$185.00	\$177.00	Exempt	\$177.00
	Commercial Garbage - 140L	Weekly Service	per bin	\$324.00	Exempt	\$324.00	\$309.00	Exempt	\$309.00
	Commercial Garbage - 240L	Fortnightly Service	per bin	\$319.00	Exempt	\$319.00	\$304.00	Exempt	\$304.00
	Commercial Garbage - 240L	Weekly Service	per bin	\$554.00	Exempt	\$554.00	\$528.00	Exempt	\$528.00
	Commercial Recycling - 140L & 240L	Fortnightly Service	per bin	\$110.00	Exempt	\$110.00	\$105.00	Exempt	\$105.00
	Commercial Recycling - 140L & 240L	Weekly Service	per bin	\$218.00	Exempt	\$218.00	\$208.00	Exempt	\$208.00
	Commercial FOGO - 140L & 240L	Fortnightly Service	per bin	\$85.00	Exempt	\$85.00	\$81.00	Exempt	\$81.00
	Special Garbage - 140L	Fortnightly Service	per bin	\$214.00	Exempt	\$214.00	\$204.00	Exempt	\$204.00
	Special Garbage - 240L	Fortnightly Service	per bin	\$367.00	Exempt	\$367.00	\$350.00	Exempt	\$350.00
	Special Recycling 140L & 240L	Fortnightly Service	per bin	\$218.00	Exempt	\$218.00	\$208.00	Exempt	\$208.00
	Special FOGO 140L & 240L	Fortnightly Service	per bin	\$220.00	Exempt	\$220.00	\$210.00	Exempt	\$210.00



Mr Tony McMullen
General Manager, Glenorchy City Council
374 Main Rd, Glenorchy
TAS 7010

Delivered by email: tony.mcmullen@gcc.tas.gov.au

AMENDED - 19 April 2023

Dear Mr McMullen,

RE: Lutana Waste Transfer Station Site Redevelopment

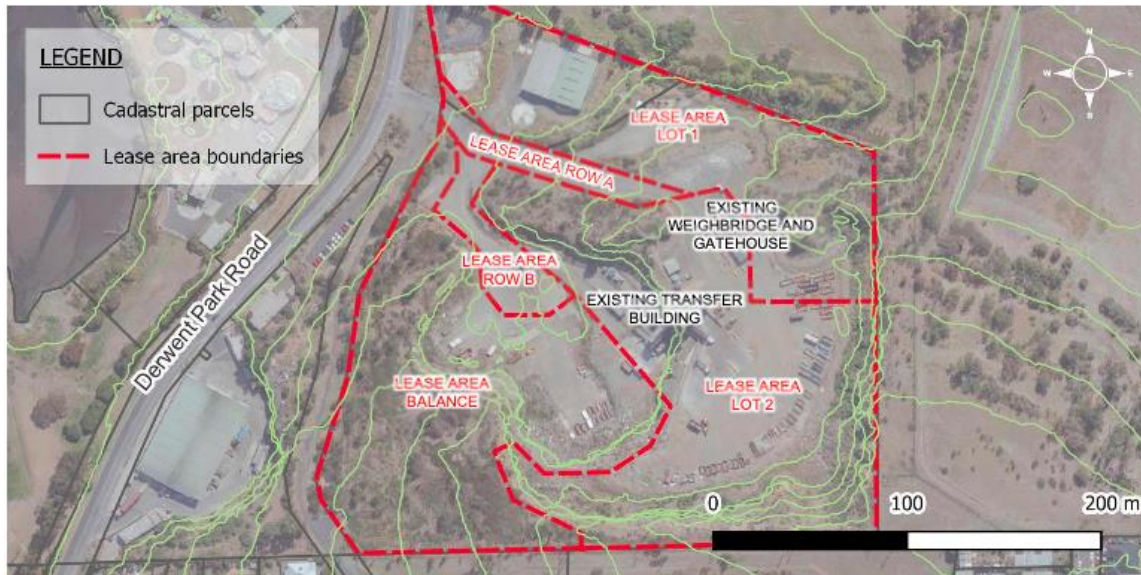
Southern Waste Solutions (SWS) has leased the Lutana waste transfer station site jointly from the City of Hobart and Glenorchy City Council since 2010. Last year we renewed our lease on the site for a further 5 years commencing November 2023 through to October 2028 with a further 5-year renewal option available that would see us through too October 2033.

The facility has overtime become the strategic location for bulking up much of the commercial and local government waste generated in the Hobart/Glenorchy/Brighton urban areas, with waste volumes processed here comprising approximately 40% the total waste volumes processed at our Copping Landfill facility. The transfer station delivers significant environmental benefits to the region by bulking up volumes of waste material in an effort to drive efficiency and limit the number of transport miles associated with the management of waste in the region.

The Lutana facility continues to remain a key strategic link in our business strategy, and we have started the process of developing a masterplan that will see the complete redevelopment of the facility into a regional waste transfer hub. The redesigned facility will be capable of accommodating all the waste material generated in the Hobart and Glenorchy local government areas, including the kerbside and commercial waste volumes currently being landfilled at McRobie's Gully and the Jackson Street landfills. This future planning will provide Council with the opportunity if it so desires to transition all its waste disposal to this facility for onward transfer to Copping Landfill once Councils own landfill facilities cease to operate.

As you can imagine a redevelopment of this kind is a significant investment, as we are not only focussed on future proofing the facility, but also addressing opportunities for additional resource recovery at the site.

In order to fund our redevelopment and ensure the costs of the investment can be recuperated over time, as well as adequately accommodate a redesigned facility SWS would need to extend our current tenure of the site (Lease Area Lot 2) as well as increase the leased area to also include the areas identified in the image below as Lease Area Lot 1 and Lease Area Balance.



SWS is requesting Council approve the addition of the additional lease areas, Lease Area Lot 1 and Lease Area Balance into our existing leased area (Lease Area Lot 2) and provide a new lease with a minimum of 20-year period for the combined areas. This period of time provides us and our lenders with the certainty of tenure to support a business case that can deliver this much needed regional waste management hub.

I have written a similar letter with the same request to the Chief Executive Officer of the City of Hobart, Ms Kelly Grisby expressing our intentions and seeking the City's support.

I am available to discuss this request further should you wish to do so, either by email chris.adekunle@swstas.com or mobile phone +61 409 574 727.

Yours Sincerely

Chris Adekunle
CHIEF EXECUTIVE OFFICER

BALLOT PAPER

Local Government Association of
Tasmania 2023

GENERAL MANAGEMENT COMMITTEE MEMBER

SOUTHERN DISTRICT
(MORE THAN 20 000)

**Number the boxes from 1 to 3 in order
of your choice**

Number at least 1 box to make your vote count

☐

BLOMELEY, Brendan

☐

THOMAS, Bec

☐

WRIEDT, Paula

BALLOT PAPER

Local Government Association of
Tasmania 2023

PRESIDENT

**Number the boxes from 1 to 6 in order
of your choice**

Number at least 1 box to make your vote count

☐

BLOMELEY, Brendan

☐

DRACOU LIS, Michelle

☐

GRAY, Leigh

☐

SPAULDING, Kelly

☐

THOMAS, Bec

☐

TUCKER, Mick

BALLOT PAPER

Local Government Association of
Tasmania 2023

GENERAL MANAGEMENT COMMITTEE MEMBER

SOUTHERN DISTRICT
(LESS THAN 20 000)

**Number the boxes from 1 to 5 in order
of your choice**

Number at least 1 box to make your vote count

☐

DRACOU LIS, Michelle

☐

GRAY, Leigh

☐

MCQUEENEY, Carole

☐

SPAULDING, Kelly

☐

THORPE, Toby



PRESIDENTIAL FORUM 2023

CANDIDATE STATEMENTS

BACKGROUND

As per the Rules of the Local Government Association of Tasmania (LGAT), the President shall hold office for a two-year term. The current term is concluding in 2023 and as such, the Electoral Commissioner of Tasmania was requested to appoint a Returning Officer for the election.

Nominations for the role of President closed by 5:00pm on 19 April 2023.

As more than one nomination was received, a poll will be conducted by postal ballot. The ballot will be posted by registered mail to the Mayor of each Member within 10 working days of the close of nominations.

Each Member is entitled to one vote and the Mayor shall complete the ballot paper according to the policy or practice of his or her Council.

The ballot will close at 10.00am on 15 June and the result will be announced by the Tasmanian Electoral Commission.

The purpose of this Presidential Forum is to give candidates an opportunity to engage with members before ballots close.

Each candidate was asked to provide a statement within the following guidelines:

- No more than 900 characters.
- No more than three paragraphs.
- Statements may not include lists or dot points.

During the forum, candidates will be given an opportunity to make a five minute presentation and a further five minutes will be dedicated to answering questions from the audience.

BRENDAN BLOMELEY

City of Clarence



With the Review in full swing, our sector is at a crossroads with the next few years being critically important for the future of local government and the communities we serve. Now, more than ever before, it is essential our Association is professionally and capably led.

As Mayor of the second largest Council, with a mix of urban and rural communities, I have a sound understanding of the breadth of issues facing our diverse communities. Paired with 13 years' local government experience and having previously served on GMC (2019-2021), I am well versed in the issues we face as a sector.

Respected across the political spectrum, with extensive government and corporate experience and professional qualifications, I am well-skilled to deliver the visionary leadership our Association needs. For effective and professional leadership, please vote one – Brendan Blomeley, for LGAT President.

CONTACT:

clr_bblomeley@ccc.tas.gov.au | 0413 972 307

MICHELLE DRACOU LIS

Derwent Valley Council



I have seen extraordinary change and challenges for our state, and I pride myself on being a leader who understands the impact of this on our community and sector. Now is a time for results-based action that is driven by community need and sentiment. We must prioritise actions that will protect our people, our industries and our environment.

I believe the leadership I have modelled in my own electorate has brought us to an unprecedented level of respect and capacity, and I am proud to chair a council that is functional, forward-thinking and inclusive.

With the upcoming Local Government Review, LGAT needs a leader who is not afraid to have frank and fearless conversations. We need a leader who can work in respectful conjunction with all levels of government to represent our sector to deliver the best result for our communities. I have the compassion and courage to represent us in this way.

CONTACT:

mayor.mdracoulis@derwentvalley.tas.gov.au | 0466 864 273

LEIGH GRAY

Brighton Council



I was elected to Brighton Council 18 years ago: Mayor 2 years, Chair of Planning 14 years, TasWater representative 5 years. I have the sector experience to effectively represent all councils equally and fairly. I work hard, listen and want to make a difference for our local communities at this important time.

Since elected, my council has grown from 13000 to over 20000 people, from rural to an urban and regional hub. To be effective, the President must understand the different types of councils in Tasmania - the small, medium, large, the urban, rural and fringe. I understand the different characteristics and needs of our diverse range of councils and communities.

I do not have any party affiliations nor state or federal aspirations. My focus will be making our sector fit for purpose and the future. As past presidents have been, I will listen, be available and approachable.

CONTACT:
cr.gray@brighton.tas.gov.au | 0488 390 115

KELLY SPAULDING

Tasman Council



Our sector is facing extensive reform due to the outcome of the Local Government Review. I have recent experience of the proposed amalgamation of Tasman and Sorell councils and learnt a lot during the process of keeping communities and staff well informed. It is important that the whole municipality is engaged over a longer period to gain key insight before making decisions.

Elected in 2002, I've served as councillor, deputy mayor and mayor, while also serving on the GMC. As mayor, I spent a lot of time engaging with the media; an experience which will serve me well during Presidency. My background in various industries such as hospitality, agriculture and forestry give me a broad understanding of the importance of industry to differing municipalities and the economic role they play.

I believe I have the capacity and experience to best represent our sector during the next two years.

CONTACT:

kelly.spaulding@tasman.tas.gov.au | 0409 502 354

BEC THOMAS

Glenorchy City Council



I'm running for President because I'm passionate about the local government sector and I care about its people. And I fundamentally believe that local government makes Tasmania a better place to live.

I am genuine, approachable and responsive. I truly listen and I'm always willing to consider differing views with an open mind. Bringing positive relationships all round, I'll work with others to advocate for reform that will make a positive difference for our communities. As a current GMC member, I'll hit the ground running and work with member councils and the LGAT team to build a sustainable, high performing sector.

I'm positive about the future of local government and I'm determined we get it right for you, member councils, and for the people we serve. My leadership will be steady but purposeful, and inclusive. Vote 1 Bec Thomas for LGAT President.

CONTACT:

bec.thomas@gcc.tas.gov.au | 0407 461 273

MICK TUCKER

Break O'Day Council



I have been passionately advocating for local government during my nine years as Mayor and 12 years as councillor. I provide a fiercely independent voice in Tasmania, particularly for regional councils, and have shown commitment to the sector by being appointed Vice President of LGAT in 2021 and being a Board Director of ALGA.

Throughout my 12 years I have worked closely with many elected members from all corners of Tasmania. While I have developed a clear understanding of the challenges that regional and rural councils face, I will utilise my knowledge and experience to be a diverse voice for councils of any size.

I stand ready to take on the Presidency role and to continue advocating for the needs of our local communities. I feel strongly about being a politically unbiased representative so I can work collaboratively with changing governments to ensure that our voice is loud and strong.

CONTACT:

mick.tucker@bodc.tas.gov.au | 0419 372 813

COUNCIL POLICY

MEETING PROCEDURES



PURPOSE

This policy sets out the rules and procedures for Council Meetings and Council Committee Meetings which apply in addition to the procedures prescribed in the *Local Government (Meeting Procedures) Regulations 2015*.

SCOPE

This policy applies to Council Meetings and Council Committee Meetings.

It does not apply to any other meeting held by Council (including a meeting of a special committee) unless the body conducting the meeting has expressly resolved to adopt all or part of it.

STRATEGIC PLAN ALIGNMENT

Leading Our Community

Objective 4.1 — Govern in the best interests of our community

Strategy 4.1.2 — Ensure Council is open and transparent in its communication and dealings with our communities

Objective 4.2 — Manage our resources to achieve community outcomes

Strategy 4.2.4 — Maintain fair systems and processes that result in high levels of regulatory compliance in Council and the community

STATUTORY REQUIREMENTS

Acts	<i>Local Government Act 1993 (LGA 1993)</i>
Regulations	<i>Local Government (Meeting Procedures) Regulations 2015 (Regulations)</i>
Australian/International Standards	N/A

DEFINITIONS

Council Committee means a 'council committee' established under section 23 of the LGA 1993.

Council Committee Meeting means a meeting of a Council Committee convened in accordance with regulations 5(1).

Council Meeting means:

- (a) an ordinary meeting of Council convened in accordance with regulations 4(1)(a),(2),(3) or (5), other than Council's annual general meeting or
- (b) a special meeting of Council convened in accordance with regulation 4(1)(b) or (6).



General Manager means the General Manager of Council appointed under the LGA 1993, or delegate.

In addition to the above, in this policy a reference to:

- (a) a 'Regulation' is to a provision in the Regulations, and
- (b) a 'Meeting' is to a Council Meeting and a Council Committee Meeting.

POLICY STATEMENT

MEETING PROCEDURES

Regulation 37(1) (Other procedures) [Local Government \(Meeting Procedures\) Regulations 2015 \(Regulations\)](#) permits Council to determine "any other procedures relating to meetings it considers appropriate". Council has adopted the following additional meeting procedures under regulation 37(1).

Times of Meetings

[Council considers times and dates for its meeting schedule for the following year annually. Council's preferred practice is that Meetings are to commence at 6:00 pm on the advertised day¹.](#)

A Meeting Dates and Times Schedule (Schedule) will be adopted by Council late in each calendar year for all Meetings to be held in the following calendar year. In accordance with regulation 6(2), a decision to adopt a Schedule that provides for Meetings to commence prior to 5:00 p.m. must be by an absolute majority of Council.

If a Schedule is not adopted by an absolute majority, Meetings will commence at 5:00 p.m. in accordance with regulation 6(1).

A copy of the most recently adopted Schedule is to be published on Council's website.

Abandoned Council Committee Meetings

Regulation 12(2) (Abandoned meetings) [Local Government \(Meeting Procedures\) Regulations 2015 \(Regulations\)](#) is applied to Council Committee Meetings in addition to Council Meetings.

For the purpose of this policy, to the extent that the relevant meeting is a Council Committee Meeting, the references in regulation 12(2) to 'council meeting' and 'general manager' are to be read as if they were references to 'Council Committee Meeting' and 'Chairperson', respectively.

If a Council Committee Meeting is abandoned, all items that cannot be dealt with under powers delegated to Council officers are to be deferred to the next meeting of that Council Committee.

Invitations to Address a Council Meeting

In accordance with Regulation 38(2) (Invitations to address meeting) [Local Government \(Meeting Procedures\) Regulations 2015 \(Regulations\)](#), the following conditions will apply to any invitation to a person to address a Meeting²:

¹ Council meeting, 19 December 2022 26 February 2018, item 112

² Invitations to address Council meetings were called 'Deputations' in earlier of the Regulations and this policy.



1. a person wishing to address a Meeting must submit a request to the General Manager in accordance with the procedure published on Council's website (see below for further information)
2. the Chairperson of the Meeting may, in their absolute discretion, refuse the request if, in the Chairperson's opinion:
 - (a) the proposed topic of the address is frivolous, vexatious or is not related to a function or activity of Council or the relevant Council Committee (as applicable)
 - (b) the address is likely to be inflammatory, abusive, defamatory, or contain a personal attack against any person, or
 - (c) there is any other reasonable reason for refusing the request.
3. the following time limits apply to an address made to a meeting:
 - (a) for a Council Meeting, 15 minutes (unless Council resolves to extend the time limit), and
 - (b) for a Council Committee Meeting, a time limit set at the discretion of the Chairperson.
4. the Chairperson may direct a person to immediately cease their address if the person breaches any condition imposed by the Chairperson or any other rules of the meeting.

The Chairperson may impose any other reasonable conditions on any invitation to address a Meeting, in addition to the conditions set out above.

Council is to publish any additional rules and procedures relating to invitations to address a meeting, including the process for requesting an invitation, on Council's website (www.gcc.tas.gov.au).

Voting Procedure

In accordance with regulation 27(2) (Voting procedure) Local Government (Meeting Procedures) Regulations 2015 (Regulations), a vote at a Meeting will be taken as follows:

1. the Chairperson will ask all those in favour of the motion to indicate their affirmative vote
2. the Chairperson will call out the names of all Elected Member Aldermen voting in favour of the motion
3. the Chairperson will ask all those against the motion to indicate their negative vote
4. the Chairperson will call out the names of all Aldermen-Elected Members voting against the motion, and
5. if necessary, the Chairperson will call out the name of any Elected Member Alderman who has abstained from the vote.

The name of any Elected Member Alderman who abstains from a vote is to be recorded in the minutes as having voted in the negative³ with the word 'abstain' in brackets after their name.

³ as required under regulation 28(3)

**Questions on Notice from Elected Members Aldermen**

In relation to Regulation 30 (Questions on notice) Local Government (Meeting Procedures) Regulations 2015 (Regulations), the following additional procedures apply:

1. an answer to a question on notice may be provided in the Agenda for the Meeting, or alternatively may be tabled at the Meeting with separate copies provided to all Elected Members Aldermen
2. all answers (whether tabled or otherwise) are to be recorded in the Minutes, and
3. the Chairperson must not permit any debate about a question on notice, or the answer provided to but may permit discussion for a maximum of 3 minutes, and only for the purpose of clarification of the question or the answer.

Questions on Notice from the Public

The following additional rules apply to a question submitted by a member of the public to be asked at a Council Meeting under regulation 31(1) (Public question time) Local Government (Meeting Procedures) Regulations 2015 (Regulations):

1. questions must not be inflammatory or abusive or has the potential to defame a person
2. questions are to be put succinctly and in the form of a question, not a comment, and
3. the Chair may refuse to answer a question for any reason that the Chair considers reasonable in the circumstances, however, must give reasons for doing so.

Council is to publish information relating to submitting questions on notice by the public, including any additional rules and procedures, on Council's website.

Public Question Time

In accordance with regulation 31(2) and (3) (Public question time) Local Government (Meeting Procedures) Regulations 2015 (Regulations), Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council (**Public Question Time**).

The following rules and procedures apply to Public Question Time⁴:

1. questions must relate to the activities of Council
2. members of the public are to announce their name and residential address before asking a question (which will be recorded in the minutes)
3. questions are to be put succinctly and in the form of a question, not a comment

⁴ Regulation 31(7) permits Council to determine any other procedures to be followed in respect of Public Question Time.



4. questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson
5. the Chairperson may limit the number of questions asked by each member of the public in order to ensure that all members of the public wishing to ask questions are given the opportunity within the allocated time
6. the Chairperson will decide the order in which questions are to be asked and may rotate the order between different members of the public if individuals have more than one question to ask
7. the Chairperson may, in their absolute discretion:
 - (a) refuse to answer a question if the Chairperson deems that it is inappropriate or does not comply with these rules or the rules of the Council Meeting, or
 - (b) take a question 'on notice', in which case the answer will be provided in writing prior the next Council Meeting and included on the agenda for the next Council Meeting
8. if a question is taken on notice, the Chairperson may request that the member of the public submit their question in writing and may refuse to provide a response if the question is not provided as requested, and
9. the 15 minutes allocated for Public Question Time may be extended at the discretion of the Chairperson at the conclusion of the time period.

Council is to publish information relating to Public Question Time, including any additional rules and procedures, on Council's website.

Petitions

In addition to the requirement to provide a copy of a petition to the General Manager in regulation 58(1)(b) (1993 Local Government Act), an ~~Elected Member Alderman~~ presented with a petition under regulation 57 is to notify the General Manager of the receipt of the petition and its subject matter email as soon as practicable after receiving it.

Council is to publish further information relating to tabling petitions, including any additional rules and procedures, on Council's website⁵.

Audio Recording of Meetings

Council's policies and procedures relating to the ~~audio r~~Recording of Meetings are set out in Council's ~~Audio~~ Recording of Meetings of Council Policy (adopted on ~~26~~ ~~7~~ ~~March~~ ~~October~~ ~~2023~~ ~~15~~, Item ~~17~~ ~~5~~).

A copy of the policy is available on Council's website.

ORDER OF BUSINESS AT COUNCIL MEETINGS

Format of Agenda

⁵ The rules that regulate the lodgement and tabling of Petitions are set out in Part 6, Division 1 of the LGA 1993.




The agenda for a Council Meeting is to provide for a session which is open to members of the public under regulation 14 (**Open Session**), followed by a session which is closed to members of the public, during which matters listed in regulation 15(2) are discussed (**Closed Session**).

The agenda is to provide for the following items of business to be dealt with at the Council Meeting in the following order (which may be varied during the Meeting in accordance with the Regulations):

Agenda Item	Applicable Regulation/s
1. Open Session	
Welcome and preliminary matters (see below)	n/a
Apologies	8(2)(a)
Confirmation of minutes of previous Open Session	8(2)(b), 36
Announcements by the chair	n/a
Declarations of pecuniary interests	8(7)
Responses to previous public questions taken on notice	n/a
Public question time	8(2)(f), 31
Petitions, invitations to address meeting	s. 58, LGA 1993 (Petitions) 21 (Invitations)
Reports to be received (grouped by Directorate)	8(2)(g)
Notices of motion, questions on notice / without notice	8(h), 16, 29, 30
2. Closed Session	
Confirmation of Minutes of previous Closed Session	8(2)(b), 15, 34(6), 36
Applications for leave of absence	39
Reports to be received	8(2)(g)
Notices of motion, questions on notice / without notice	8(h), 16, 29, 30

Welcome and Preliminary Matters

 The Chairperson of a Council Meeting may deal with the following preliminary matters at the commencement of the Council Meeting:

1. the Chairperson should officially open the meeting and welcome members of the gallery and any official visitors that have been invited to speak



~~2.~~ the Chairperson may invite a person to conduct a ceremonial opening of meeting that the Chairperson considers is appropriate the Chairperson may give an Acknowledgement of Country. ~~An example of the Acknowledgement of Country that may be given is as follows:~~

~~"I acknowledge and pay respect to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge and pay respect to Elders, past and present and emerging."~~

~~3.2.~~ the Chairperson ~~will~~ may read information statements relating to rules, procedures or conduct at the Council Meeting which may include (but are not limited to), statements about:

- (a) the ~~audio~~ recording of the Council Meeting and Council's policy, and
- (b) workplace health and safety at the Council Meetings, including basic rules of conduct for attendees of the meeting.

Additional matters to be included in minutes

In addition to the matters prescribed in regulation 32, the minutes of a Council Meeting are to record the following:

- the attendance of any Council officers who are present in their capacity as employees
- the attendance of any official visitors, and
- particulars of any Council workshops that have been held since the last Council Meeting.

TABLING OF MATERIAL AT MEETINGS

On occasion, it may be necessary for a person to table material at a Meeting.

The Chairperson of a Council or Council Committee meeting may permit the tabling of material at the meeting provided that:

- the Chairperson is satisfied that the tabling of the material would contribute to the decision-making process
- the items to be tabled have been inspected by responsible Council Officers prior to being brought into the Meeting room and show no obvious signs that they may cause harm to those present
- small items, other than documents, are enclosed in sealed, transparent, plastic bags
- large or heavy items are displayed so that they are visible to ~~Elected Members~~ ~~Alderman~~ (or other members of the Meeting) and accessible for closer inspection if desired.

Council is to make surgical gloves and dust masks available for use by ~~Elected Members~~ ~~Aldermen~~, Council Officers or members of the public if they wish to use them when handling tabled material.

The Chairperson may, at their discretion, refuse to permit an item to be tabled at a meeting if they form the reasonable view that there is any risk to the health or safety of any person attending the Meeting, or there is some other reason (in the reasonably held opinion of the Chairperson) that the item should not be tabled.



BACKGROUND

The Regulations set out the rules and procedures that apply to Council Meetings and Council Committee Meetings. Regulation 37 of the Regulations provides that Council may determine any other procedures relating to meetings it considers appropriate.

Council has adopted this Policy to further ensure that Meetings are conducted in a way that is open, transparent, convenient, accessible, and safe, and takes into account the requirements of Council and the Glenorchy community.

DOCUMENT CONTROL

Version:	2.0	Adopted	DD Month YYYY	Commencement Date	DD Month YYYY
Minutes Reference	#####			Review Period	4 Years from adoption
Previous Versions:	v 1.0 adopted 30 July 2018 (Council meeting, Item 17)				
Responsible Directorate	Corporate Services	Controller:		Executive	Manager Officer
ECM Document No.:	#####				

COUNCIL POLICY

MEETING PROCEDURES



PURPOSE

This policy sets out the rules and procedures for Council Meetings and Council Committee Meetings which apply in addition to the procedures prescribed in the *Local Government (Meeting Procedures) Regulations 2015*.

SCOPE

This policy applies to Council Meetings and Council Committee Meetings.

It does not apply to any other meeting held by Council (including a meeting of a special committee) unless the body conducting the meeting has expressly resolved to adopt all or part of it.

STATUTORY REQUIREMENTS

Acts	<i>Local Government Act 1993 (LGA 1993)</i>
Regulations	<i>Local Government (Meeting Procedures) Regulations 2015 (Regulations)</i>
Australian/International Standards	N/A

DEFINITIONS

Council Committee means a 'council committee' established under section 23 of the LGA 1993.

Council Committee Meeting means a meeting of a Council Committee convened in accordance with regulations 5(1).

Council Meeting means:

- (a) an ordinary meeting of Council convened in accordance with regulations 4(1)(a),(2),(3) or (5), other than Council's annual general meeting or
- (b) a special meeting of Council convened in accordance with regulation 4(1)(b) or (6).

General Manager means the General Manager of Council appointed under the LGA 1993, or delegate.

In addition to the above, in this policy a reference to:

- (a) a 'Regulation' is to a provision in the Regulations, and
- (b) a 'Meeting' is to a Council Meeting and a Council Committee Meeting.

POLICY STATEMENT

MEETING PROCEDURES

Regulation 37(1) (Other procedures) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)* permits Council to determine "any other procedures relating to meetings it considers appropriate". Council has adopted the following additional meeting procedures under regulation 37(1).



Times of Meetings

Council considers times and dates for its meeting schedule for the following year annually.

A Meeting Dates and Times Schedule (Schedule) will be adopted by Council late in each calendar year for all Meetings to be held in the following calendar year. In accordance with regulation 6(2), a decision to adopt a Schedule that provides for Meetings to commence prior to 5:00 p.m. must be by an absolute majority of Council.

If a Schedule is not adopted by an absolute majority, Meetings will commence at 5:00 p.m. in accordance with regulation 6(1).

A copy of the most recently adopted Schedule is to be published on Council's website.

Abandoned Council Committee Meetings

Regulation 12(2) (Abandoned meetings) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)* is applied to Council Committee Meetings in addition to Council Meetings.

For the purpose of this policy, to the extent that the relevant meeting is a Council Committee Meeting, the references in regulation 12(2) to 'council meeting' and 'general manager' are to be read as if they were references to 'Council Committee Meeting' and 'Chairperson', respectively.

If a Council Committee Meeting is abandoned, all items that cannot be dealt with under powers delegated to Council officers are to be deferred to the next meeting of that Council Committee.

Invitations to Address a Council Meeting

In accordance with Regulation 38(2) (Invitations to address meeting) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)*, the following conditions will apply to any invitation to a person to address a Meeting¹:

1. a person wishing to address a Meeting must submit a request to the General Manager in accordance with the procedure published on Council's website (see below for further information)
2. the Chairperson of the Meeting may, in their absolute discretion, refuse the request if, in the Chairperson's opinion:
 - (a) the proposed topic of the address is frivolous, vexatious or is not related to a function or activity of Council or the relevant Council Committee (as applicable)
 - (b) the address is likely to be inflammatory, abusive, defamatory, or contain a personal attack against any person, or
 - (c) there is any other reasonable reason for refusing the request.
3. the following time limits apply to an address made to a meeting:
 - (a) for a Council Meeting, 15 minutes (unless Council resolves to extend the time limit), and

¹ Invitations to address Council meetings were called 'Deputations' in earlier of the Regulations and this policy.



(b) for a Council Committee Meeting, a time limit set at the discretion of the Chairperson.

4. the Chairperson may direct a person to immediately cease their address if the person breaches any condition imposed by the Chairperson or any other rules of the meeting.

The Chairperson may impose any other reasonable conditions on any invitation to address a Meeting, in addition to the conditions set out above.

Council is to publish any additional rules and procedures relating to invitations to address a meeting, including the process for requesting an invitation, on Council's website (www.gcc.tas.gov.au).

Voting Procedure

In accordance with regulation 27(2) (Voting procedure) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)*, a vote at a Meeting will be taken as follows:

1. the Chairperson will ask all those in favour of the motion to indicate their affirmative vote
2. the Chairperson will call out the names of all Elected Member voting in favour of the motion
3. the Chairperson will ask all those against the motion to indicate their negative vote
4. the Chairperson will call out the names of all Elected Members voting against the motion, and
5. if necessary, the Chairperson will call out the name of any Elected Member who has abstained from the vote.

The name of any Elected Member who abstains from a vote is to be recorded in the minutes as having voted in the negative² with the word 'abstain' in brackets after their name.

Questions on Notice from Elected Members

In relation to Regulation 30 (Questions on notice) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)*, the following additional procedures apply:

1. an answer to a question on notice may be provided in the Agenda for the Meeting, or alternatively may be tabled at the Meeting with separate copies provided to all Elected Members
2. all answers (whether tabled or otherwise) are to be recorded in the Minutes, and
3. the Chairperson must not permit any debate about a question on notice, or the answer provided to but may permit discussion for a maximum of 3 minutes, and only for the purpose of clarification of the question or the answer.

² as required under regulation 28(3)



Questions on Notice from the Public

The following additional rules apply to a question submitted by a member of the public to be asked at a Council Meeting under regulation 31(1) (Public question time) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)*:

1. questions must not be inflammatory or abusive or has the potential to defame a person
2. questions are to be put succinctly and in the form of a question, not a comment, and
3. the Chair may refuse to answer a question for any reason that the Chair considers reasonable in the circumstances, however, must give reasons for doing so.

Council is to publish information relating to submitting questions on notice by the public, including any additional rules and procedures, on Council's website.

Public Question Time

In accordance with regulation 31(2) and (3) (Public question time) *Local Government (Meeting Procedures) Regulations 2015 (Regulations)*, Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council (**Public Question Time**).

The following rules and procedures apply to Public Question Time³:

1. questions must relate to the activities of Council
2. members of the public are to announce their name and residential address before asking a question (which will be recorded in the minutes)
3. questions are to be put succinctly and in the form of a question, not a comment
4. questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson
5. the Chairperson may limit the number of questions asked by each member of the public in order to ensure that all members of the public wishing to ask questions are given the opportunity within the allocated time
6. the Chairperson will decide the order in which questions are to be asked and may rotate the order between different members of the public if individuals have more than one question to ask
7. the Chairperson may, in their absolute discretion:
 - (a) refuse to answer a question if the Chairperson deems that it is inappropriate or does not comply with these rules or the rules of the Council Meeting, or
 - (b) take a question 'on notice', in which case the answer will be provided in writing prior the next Council Meeting and included on the agenda for the next Council Meeting

³ Regulation 31(7) permits Council to determine any other procedures to be followed in respect of Public Question Time.



8. if a question is taken on notice, the Chairperson may request that the member of the public submit their question in writing and may refuse to provide a response if the question is not provided as requested, and
9. the 15 minutes allocated for Public Question Time may be extended at the discretion of the Chairperson at the conclusion of the time period.

Council is to publish information relating to Public Question Time, including any additional rules and procedures, on Council's website.

Petitions

In addition to the requirement to provide a copy of a petition to the General Manager in regulation 58(1)(b) (1993 Local Government Act), an Elected Member presented with a petition under regulation 57 is to notify the General Manager of the receipt of the petition and its subject matter email as soon as practicable after receiving it.

Council is to publish further information relating to tabling petitions, including any additional rules and procedures, on Council's website⁴.

Audio Recording of Meetings

Council's policies and procedures relating to the Recording of Meetings are set out in Council's Recording of Meetings of Council Policy (adopted on 27 March 2023, Item 15).

A copy of the policy is available on Council's website.

ORDER OF BUSINESS AT COUNCIL MEETINGS

Format of Agenda

The agenda for a Council Meeting is to provide for a session which is open to members of the public under regulation 14 (**Open Session**), followed by a session which is closed to members of the public, during which matters listed in regulation 15(2) are discussed (**Closed Session**).

The agenda is to provide for the following items of business to be dealt with at the Council Meeting in the following order (which may be varied during the Meeting in accordance with the Regulations):

Agenda Item	Applicable Regulation/s
1. Open Session	
Welcome and preliminary matters (see below)	n/a
Apologies	8(2)(a)
Confirmation of minutes of previous Open Session	8(2)(b), 36
Announcements by the chair	n/a

⁴ The rules that regulate the lodgement and tabling of Petitions are set out in Part 6, Division 1 of the LGA 1993.

Declarations of pecuniary interests	8(7)
Responses to previous public questions taken on notice	n/a
Public question time	8(2)(f), 31
Petitions, invitations to address meeting	s. 58, LGA 1993 (Petitions) 21 (Invitations)
Reports to be received (grouped by Directorate)	8(2)(g)
Notices of motion, questions on notice / without notice	8(h), 16, 29, 30
2. Closed Session	
Confirmation of Minutes of previous Closed Session	8(2)(b), 15, 34(6), 36
Applications for leave of absence	39
Reports to be received	8(2)(g)
Notices of motion, questions on notice / without notice	8(h), 16, 29, 30

Welcome and Preliminary Matters

The Chairperson of a Council Meeting may deal with the following preliminary matters at the commencement of the Council Meeting:

1. the Chairperson should officially open the meeting and welcome members of the gallery and any official visitors that have been invited to speak
2. the Chairperson may invite a person to conduct a ceremonial opening of meeting that the Chairperson considers is appropriate the Chairperson may give an Acknowledgement of Country. the Chairperson may read information statements relating to rules, procedures or conduct at the Council Meeting which may include (but are not limited to), statements about:
 - (a) the recording of the Council Meeting and Council's policy, and
 - (b) workplace health and safety at the Council Meetings, including basic rules of conduct for attendees of the meeting.

Additional matters to be included in minutes

In addition to the matters prescribed in regulation 32, the minutes of a Council Meeting are to record the following:

- the attendance of any Council officers who are present in their capacity as employees
- the attendance of any official visitors, and
- particulars of any Council workshops that have been held since the last Council Meeting.



TABLING OF MATERIAL AT MEETINGS

On occasion, it may be necessary for a person to table material at a Meeting.

The Chairperson of a Council or Council Committee meeting may permit the tabling of material at the meeting provided that:

- the Chairperson is satisfied that the tabling of the material would contribute to the decision-making process
- the items to be tabled have been inspected by responsible Council Officers prior to being brought into the Meeting room and show no obvious signs that they may cause harm to those present
- small items, other than documents, are enclosed in sealed, transparent, plastic bags
- large or heavy items are displayed so that they are visible to Elected Members (or other members of the Meeting) and accessible for closer inspection if desired.

Council is to make surgical gloves and dust masks available for use by Elected Members, Council Officers or members of the public if they wish to use them when handling tabled material.

The Chairperson may, at their discretion, refuse to permit an item to be tabled at a meeting if they form the reasonable view that there is any risk to the health or safety of any person attending the Meeting, or there is some other reason (in the reasonably held opinion of the Chairperson) that the item should not be tabled.

BACKGROUND

The Regulations set out the rules and procedures that apply to Council Meetings and Council Committee Meetings. Regulation 37 of the Regulations provides that Council may determine any other procedures relating to meetings it considers appropriate.

Council has adopted this Policy to further ensure that Meetings are conducted in a way that is open, transparent, convenient, accessible, and safe, and takes into account the requirements of Council and the Glenorchy community.

DOCUMENT CONTROL

Version:	2.0	Adopted		Commencement Date	
Minutes Reference				Review Period	4 Years from adoption
Previous Versions:	v 1.0 adopted 30 July 2018 (Council meeting, Item 17)				
Responsible Directorate	Corporate Services		Controller:	Executive Manager	
ECM Document No.:					

COUNCIL POLICY

ELECTED MEMBER EXPENSES

**PURPOSE**

This policy sets out when Council will reimburse Elected Members for expenses incurred while acting in their roles, and otherwise assist them to carry out the duties of their office.

SCOPE

This policy applies to Elected Members until their Vacation of Office or the commencement of a Caretaker Term prior to a Local Government election.

RELATED DOCUMENTS

- Elected Members' Information Communication Technology Usage Policy (September 2020)

STATUTORY REQUIREMENTS

Acts	<i>Local Government Act 1993, Schedule 5</i>
Regulations	<i>Local Government (General) Regulations 2015, regulation 43</i>
Australian/International Standards	<i>N/A</i>

DEFINITIONS

ATO means the Australian Tax Office.

Formatted: Font: Not Bold

Caretaker Term means the period from the issue of a notice of election under section 269 of the Act to the issue of a certificate of election under section 304 of the Act.

Dollar amounts are expressed exclusive of GST.

Elected Member/s includes the Mayor and Deputy Mayor, Aldermen and Councillors except where stated otherwise.

LGAT means the Local Government Association of Tasmania.

Formatted: Font: Not Bold

Term of Office means the period from the election of an Elected Member to the start of the caretaker period before the next whole council election.

Training or conference attendance means for the purpose of this Policy attendance at training courses or conferences with a nexus to the role of an Elected Member that are not a mandatory requirement of that role.

Vacation of Office means (as set out in Schedule 5 Local Government Act 1993) the office of a councillor becomes vacant if the councillor –



~~26 October 2020~~ 16 May 2023

- (a) dies; or
- (b) resigns; or
- (c) is absent without leave from 3 consecutive ordinary meetings of the council; or
- (d) is removed or dismissed from office under this Act; or
- (e) becomes a paid employee of the council; or
 - (ea) is, on the day on which he or she begins to hold that office, a member of any Parliament in Australia, and is such a member for 30 days continuously during that term of office of the councillor; or
 - (eb) becomes, after the day on which he or she begins to hold that office, a member of any Parliament in Australia; or
- (f) is no longer eligible to nominate as a candidate under section 270 of the Local Government Act 1993.

POLICY STATEMENT

1. Travel expenses

The Mayor will have unrestricted use of a vehicle supplied by the Council that is commensurate with the position.

Council will reimburse an Elected Member (including an Elected Member acting as the Mayor's Delegate) for vehicle travelling expenses up to a maximum of 80km for each trip:

- while attending Council meetings, committee meetings, or any other meeting or function that is arranged by, or is attended as a representative of Council
- while responding to a citizen's request or problem
- in response to a Council staff member's request to meet
- in relation to verifying any details relating to an item on the agenda of a Council or committee meeting that the Elected Member is required to attend
- when visiting the council offices for the purpose of carrying out their duties as an Elected Member.

Re-imbursement under this clause will be limited to \$2,200 (excluding GST if the claim includes a tax invoice where Council can claim back the GST) per financial year.

Council will reimburse an Elected Member for vehicle travelling expenses for trips greater than 80km if the Alderman is representing Council as the Mayor's delegate or if the purpose of the travel ~~has been approved by Council or the General Manager under their delegated authority to approve conference, seminar or training attendance-aligns with Section 7 of this Policy "Elected Member Training or Conference Attendance"~~.

Travelling expenses for the use of a private vehicle will be reimbursed at Australian Taxation Office per kilometre rates as annually reviewed.



~~26 October 2020~~ 16 May 2023

All claims for reimbursement of vehicle travelling expenses must be made on the approved form and must contain sufficient details of each trip to justify reimbursement under this policy. Minimum details required are:

- date of travel
- origin and destination
- purpose (which must be a purpose consistent with this policy)

If the claim relates to the use of a private vehicle, the distance travelled must also be provided.

Receipts must accompany any claim for vehicle travelling expenses where public transport (buses, taxis etc) transport is used and must also be recorded in the details of the claim.

~~Council will not reimburse an Elected Member for the cost of a hire car, except with the prior approval of the General Manager.~~ Hire of a motor vehicle should be considered where the cost of hiring a vehicle may be less than the reimbursement per kilometre of private travel.

Council will not reimburse an Elected Member for petrol, oil or any other vehicle related expense, except when the expenditure has been incurred while hiring a vehicle ~~that has been approved by Council.~~

Council will not reimburse an Elected Member for travelling in relation to unsolicited visits to citizens that have been undertaken for the self-promotion of the Elected Member (canvassing, door knocking etc).

Council will not reimburse any claims that are more than 3 months old.

2. Dependent Person Care

Council will reimburse an Elected Member for care expenses in the relation to the care of a person who is ~~a~~ dependent on the Elected Member, or where the Elected Member requires a carer to enable them to carry out the duties of their office. The reimbursement relates to the cost of hiring a carer to enable the Elected Member to undertake duties necessary to their role.

Receipts for payments made to the carer must accompany claims for reimbursement of carer expenses, together with details of the date(s) and start and end times that the care took place.

Reimbursement will not be provided where the carer is a member of the Elected Member's immediate family.

3. Communications and data expenses

Council will reimburse Elected Members for communications and data expenses, as set out in this section.

Elected Members, other than the Mayor, will be given a Communications Allowance of \$2,000 (excluding GST if the claim includes a tax invoice where Council can claim back the GST) per financial year, as a contribution to the following:

- mobile and landline-based telephone calls
- mobile data



~~26 October 2020~~ 16 May 2023

- home broadband
- the purchase of computing or mobile communications devices and accessories

Council will reimburse the Mayor for reasonable communication expenses incurred in the course of carrying out the duties of the Mayor's office.

Elected Members may claim communications expenses in any of the following ways:

- as a reimbursement, on the provision of appropriate evidence
- as a monthly allowance (for an agreed amount), to be paid as a contribution towards the cost of communications and data plans incurred by the Elected Member.

Claims for reimbursement of telephone and mobile phone expenses must be made on the appropriate claim form and be supported by sufficient source documentation to justify reimbursement, together with a declaration stating that the amount claimed has been expended in the performance of their duties as an Elected Member.

Where an Elected Member seeks reimbursement for the costs of a phone or data plan (or a combined plan) or opts to claim payment of a monthly telecommunications allowance instead of retrospective reimbursement, the amount claimed is to be based on the estimated percentage of use of each plan that was incurred in the performance of their duties as an Elected Member.

Claims for reimbursement should be submitted each month using the form supplied by Council.

Council will not reimburse any claims that:

- are more than 3 months old
- are for telephone calls made or data used for self-promotion or other private purposes.

4. Mobile device purchases

Elected Members, other than the Mayor, may fund the purchase of mobile computing or communication devices (such as tablets, laptops or mobile phones) required to perform their duties from their Communications Allowance. If required, Council can arrange the purchase or, alternatively, will reimburse Elected Members on the presentation of evidence.

The Mayor will be provided with a laptop and a mobile phone by Council as commensurate with the Office of Mayor.

Council will arrange for Council's email and calendar to be installed on the device and synchronised with Council's email system. However, the Elected Member must allow Council to install Mobile Device Management (MDM) software on any device on which Council data or information is stored. If the device is lost or stolen, Council will remotely clear all data off the device. Elected Members must advise Council's ICT ServiceDesk as soon as possible if the device is lost or stolen.



~~26 October 2020~~ 16 May 2023

Council will provide basic training and support for use in relation to accessing Council data and email. Council's ICT Team will not provide support for any hardware or applications on a device, other than those required to access Council data or information.

All equipment purchased through the Communications Allowance remains the property of the Elected Member.
Any equipment provided to the Mayor will remain the property of the Mayor.

Consumable items such as stationery, printer cartridges etc may be obtained by contacting Council's ICT section who can assist through an online order facility from Council's current provider using Council's account details. Any purchases will be charged to the Elected Member's telecommunications allowance account. Alternatively, reimbursement for purchases can be claimed from the Elected Member's telecommunications allowance allocation.

Elected Members will be required to adhere to the Elected Member's Information Communications Technology Usage Policy.

Council will not allow or be responsible for any global roaming on any mobile device.

This policy will be reviewed and amended as required to ensure Council adopts those technology trends necessary for its efficient operation.

5. Local Functions

Council will reimburse Elected Members for costs incurred attending local functions as a Council representative.

All claims for reimbursement for local functions should be made on the appropriate Council form and be supported by sufficient source documentation to justify reimbursement under this policy. The documentation is to include receipts or invoices verifying the expenditure.

Council will not reimburse:

- any claims that are more than 3 months old
- for expenditure incurred while at a local function for any additional costs for accompanying persons, except costs that are necessary to provide an Elected Member with a disability equal access to the function.

6. Postage expenses and administration support

Council will reimburse Elected Members for postage expenses incurred in replying to issues raised by individual citizens, provided appropriate evidence is provided.

Council will provide Elected Members, other than the Mayor, with limited administration support to assist with their duties as Council's representative on working groups, steering committees, reference groups, special committees, or external committees. Council will provide the Mayor with administration and executive support necessary for the Mayor to perform the duties of the Mayor's office.



~~26 October 2020~~ 16 May 2023

Council will not provide administration support, address lists, postage or reimbursement of postage expenses for unsolicited correspondence to citizens.

Requests for administration support which, in the opinion of the General Manager are excessive, may be refused.

Council will provide Elected Members with up to 500 business cards per financial year of the same quality and design provided to Council's management team. Council will not charge Elected Members for providing business cards.

Council will not reimburse any postage claims that are more than 3 months old.

7. Elected Member Training or Conference Attendance

Elected Members are entitled to reimbursement of costs for registration and attendance at training, conferences or conference seminars, that support the duties of their office, attendance in accordance with the following:

Entitlement

Council will reimburse Elected Members for course training, conference and seminar fees, travel, accommodation and other expenses associated with attendance at a training course, conference or seminar approved by the Mayor or the General Manager in accordance with the provisions of this policy. Training, conference and seminar fees will be reimbursed from the "Entitlement" value in this policy. Travel, accommodation and meals will be reimbursed separately and do not apply to the "Entitlement" section of this policy.

Council will not reimburse an Elected Member for expenses incurred while at a training course, conference, or seminar for any additional costs for accompanying persons, except costs that are necessary to provide an Elected Member with a disability equal access to the function, or the cost of one accompanying person's attendance at an official conference dinner.

Elected Members will have access to a maximum reimbursement amount for registration at training, conferences or seminars of \$10,000 (excluding GST) per term of office.

Within two months of undertaking training or conference / seminar attendance, the Elected Member is required to prepare and deliver a report to the Elected Members detailing the content, learnings, and value to Council.

There is an expectation that the Mayor will attend regular LGAT conferences intrastate and peak body conferences interstate. Should the term Entitlement of \$10,000 have been expended, the Mayor will be eligible for an additional sum of up to \$5,000 over the term of office to enable attendance at these events.

Reimbursement of travel, accommodation and meals will be as per ATO rates as amended annually.

Council will not reimburse any claims that are more than 3 months old.

Council will not reimburse or sponsor an Elected Member for his or her their participation in courses that will result in the award of a tertiary qualification.

Induction Training



~~26 October 2020~~ 16 May 2023

It is the joint responsibility of the Mayor and General Manager to arrange for newly Elected Members to be provided with familiarisation and induction training as may be necessary in each individual case. A separate budget will be allocated for this purpose every four years in line with election cycles.

LGAT training

~~The Local Government Association of Tasmania~~ (LGAT) offers conferences and training sessions for Elected Members. Details of these will be provided to Elected Members on a regular basis.

Preference for locally delivered training

In providing training opportunities for Elected Members, LGAT and other Tasmanian based training agencies should be accessed in the first instance. If a particular training and development need cannot be met through these means, efforts should be made to provide training in-house. Only if this is not possible should other local or interstate options be explored and taken up.

Company Directors Course

Council also recognises that sound governance and an appropriate level of training ought to be available to assist the performance of Elected Members. Council will reimburse Elected Members to undertake the AICD Company Directors course, or similar, at the AICD membership rate, upon evidence of full attendance at the course. The reimbursement of the course cost will not include the private annual membership fee which Elected Members may claim as a tax offset.

8. Memberships

Council will not reimburse an Elected Member for membership of any club, association or professional body.

9. Policy exceptions

If, in the opinion of the General Manager, an Elected Member's request-query does not meet the requirements of this Policy, the General Manager will refer the matter to a Council meeting for a decision.

BACKGROUND

Elected Members naturally incur expenses as a result of carrying out the duties and functions of their office.

Schedule 5 of the *Local Government Act 1993* and s.43 *Local Government (General) Regulations 2015* provide that Council must adopt a policy in respect of payment of expenses incurred by Elected Members in carrying out their duties of office. Elected members may, in accordance with the legislation and policy, be entitled to be reimbursed for certain prescribed reasonable expenses while carrying out those duties and functions. Council may provide other support services, facilities and equipment to Elected Members as it considers appropriate.

As part of its duty to practice responsible and accountable government and to ensure that public funds are not misused, Council wishes to ensure that there are further detailed guidelines setting out the expenses



~~26 October 2020~~ 16 May 2023

reimbursement and support that can be provided to Elected Members. A copy of the policy must be available for public inspection.

DOCUMENT CONTROL

Version:	3.0	Adopted		Commencement Date	
Minutes Reference				Review Period	4 Years from adoption
Previous Versions:	1.0, adopted 29 August 2016 (item 12); 2.0, <u>adopted</u> 26 October 2020 (Item 16)				
Responsible Directorate	Corporate Services	Controller:	Director Corporate Services		
ECM Document No.:					

COUNCIL POLICY

ELECTED MEMBER EXPENSES



PURPOSE

This policy sets out when Council will reimburse Elected Members for expenses incurred while acting in their roles, and otherwise assist them to carry out the duties of their office.

SCOPE

This policy applies to Elected Members until their Vacation of Office or the commencement of a Caretaker Term prior to a Local Government election.

RELATED DOCUMENTS

- Elected Members' Information Communication Technology Usage Policy (September 2020)

STATUTORY REQUIREMENTS

Acts	<i>Local Government Act 1993, Schedule 5</i>
Regulations	<i>Local Government (General) Regulations 2015, regulation 43</i>
Australian/International Standards	N/A

DEFINITIONS

ATO means the Australian Tax Office.

Caretaker Term means the period from the issue of a notice of election under section 269 of the Act to the issue of a certificate of election under section 304 of the Act.

Dollar amounts are expressed exclusive of GST.

Elected Member/s includes the Mayor and Deputy Mayor, Aldermen and Councillors except where stated otherwise.

LGAT means the Local Government Association of Tasmania.

Term of Office means the period from the election of an Elected Member to the start of the caretaker period before the next whole council election.

Training or conference attendance means for the purpose of this Policy attendance at training courses or conferences with a nexus to the role of an Elected Member that are not a mandatory requirement of that role.

Vacation of Office means (as set out in Schedule 5 Local Government Act 1993) the office of a councillor becomes vacant if the councillor –



16 May 2023

- (a) dies; or
- (b) resigns; or
- (c) is absent without leave from 3 consecutive ordinary meetings of the council; or
- (d) is removed or dismissed from office under this Act; or
- (e) becomes a paid employee of the council; or
 - (ea) is, on the day on which he or she begins to hold that office, a member of any Parliament in Australia, and is such a member for 30 days continuously during that term of office of the councillor; or
 - (eb) becomes, after the day on which he or she begins to hold that office, a member of any Parliament in Australia; or
- (f) is no longer eligible to nominate as a candidate under section 270 of the Local Government Act 1993.

POLICY STATEMENT

1. Travel expenses

The Mayor will have unrestricted use of a vehicle supplied by the Council that is commensurate with the position.

Council will reimburse an Elected Member (including an Elected Member acting as the Mayor's Delegate) for vehicle travelling expenses up to a maximum of 80km for each trip:

- while attending Council meetings, committee meetings, or any other meeting or function that is arranged by, or is attended as a representative of Council
- while responding to a citizen's request or problem
- in response to a Council staff member's request to meet
- in relation to verifying any details relating to an item on the agenda of a Council or committee meeting that the Elected Member is required to attend
- when visiting the council offices for the purpose of carrying out their duties as an Elected Member.

Re-imbursement under this clause will be limited to \$2,200 (excluding GST if the claim includes a tax invoice where Council can claim back the GST) per financial year.

Council will reimburse an Elected Member for vehicle travelling expenses for trips greater than 80km if the Alderman is representing Council as the Mayor's delegate or if the purpose of the travel aligns with Section 7 of this Policy "Elected Member Training or Conference Attendance".

Travelling expenses for the use of a private vehicle will be reimbursed at Australian Taxation Office per kilometre rates as annually reviewed.

All claims for reimbursement of vehicle travelling expenses must be made on the approved form and must contain sufficient details of each trip to justify reimbursement under this policy. Minimum details required are:

- date of travel
- origin and destination



16 May 2023

- purpose (which must be a purpose consistent with this policy)

If the claim relates to the use of a private vehicle, the distance travelled must also be provided.

Receipts must accompany any claim for vehicle travelling expenses where public transport (buses, taxis etc) transport is used and must also be recorded in the details of the claim.

Hire of a motor vehicle should be considered where the cost of hiring a vehicle may be less than the reimbursement per kilometre of private travel.

Council will not reimburse an Elected Member for petrol, oil or any other vehicle related expense, except when the expenditure has been incurred while hiring a vehicle.

Council will not reimburse an Elected Member for travelling in relation to unsolicited visits to citizens that have been undertaken for the self-promotion of the Elected Member (canvassing, door knocking etc).

Council will not reimburse any claims that are more than 3 months old.

2. Dependent Person Care

Council will reimburse an Elected Member for care expenses in the relation to the care of a person who is dependent on the Elected Member, or where the Elected Member requires a carer to enable them to carry out the duties of their office. The reimbursement relates to the cost of hiring a carer to enable the Elected Member to undertake duties necessary to their role.

Receipts for payments made to the carer must accompany claims for reimbursement of carer expenses, together with details of the date(s) and start and end times that the care took place.

Reimbursement will not be provided where the carer is a member of the Elected Member's immediate family.

3. Communications and data expenses

Council will reimburse Elected Members for communications and data expenses, as set out in this section.

Elected Members, other than the Mayor, will be given a Communications Allowance of \$2,000 (excluding GST if the claim includes a tax invoice where Council can claim back the GST) per financial year, as a contribution to the following:

- mobile and landline-based telephone calls
- mobile data
- home broadband
- the purchase of computing or mobile communications devices and accessories

Council will reimburse the Mayor for reasonable communication expenses incurred in the course of carrying out the duties of the Mayor's office.

Elected Members may claim communications expenses in any of the following ways:



16 May 2023

- as a reimbursement, on the provision of appropriate evidence
- as a monthly allowance (for an agreed amount), to be paid as a contribution towards the cost of communications and data plans incurred by the Elected Member.

Claims for reimbursement of telephone and mobile phone expenses must be made on the appropriate claim form and be supported by sufficient source documentation to justify reimbursement, together with a declaration stating that the amount claimed has been expended in the performance of their duties as an Elected Member.

Where an Elected Member seeks reimbursement for the costs of a phone or data plan (or a combined plan) or opts to claim payment of a monthly telecommunications allowance instead of retrospective reimbursement, the amount claimed is to be based on the estimated percentage of use of each plan that was incurred in the performance of their duties as an Elected Member.

Claims for reimbursement should be submitted each month using the form supplied by Council.

Council will not reimburse any claims that:

- are more than 3 months old
- are for telephone calls made or data used for self-promotion or other private purposes.

4. Mobile device purchases

Elected Members, other than the Mayor, may fund the purchase of mobile computing or communication devices (such as tablets, laptops or mobile phones) required to perform their duties from their Communications Allowance. If required, Council can arrange the purchase or, alternatively, will reimburse Elected Members on the presentation of evidence.

The Mayor will be provided with a laptop and a mobile phone by Council as commensurate with the Office of Mayor.

Council will arrange for Council's email and calendar to be installed on the device and synchronised with Council's email system. However, the Elected Member must allow Council to install Mobile Device Management (MDM) software on any device on which Council data or information is stored. If the device is lost or stolen, Council will remotely clear all data off the device. Elected Members must advise Council's ICT ServiceDesk as soon as possible if the device is lost or stolen.

Council will provide basic training and support for use in relation to accessing Council data and email. Council's ICT Team will not provide support for any hardware or applications on a device, other than those required to access Council data or information.

All equipment purchased through the Communications Allowance remains the property of the Elected Member. Any equipment provided to the Mayor will remain the property of the Mayor.

Consumable items such as stationery, printer cartridges etc may be obtained by contacting Council's ICT section who can assist through an online order facility from Council's current provider using Council's account details. Any purchases will be charged to the Elected Member's telecommunications allowance account. Alternatively, reimbursement for purchases can be claimed from the Elected Member's telecommunications allowance allocation.



16 May 2023

Elected Members will be required to adhere to the Elected Member's Information Communications Technology Usage Policy.

Council will not allow or be responsible for any global roaming on any mobile device.

This policy will be reviewed and amended as required to ensure Council adopts those technology trends necessary for its efficient operation.

5. Local Functions

Council will reimburse Elected Members for costs incurred attending local functions as a Council representative.

All claims for reimbursement for local functions should be made on the appropriate Council form and be supported by sufficient source documentation to justify reimbursement under this policy. The documentation is to include receipts or invoices verifying the expenditure.

Council will not reimburse:

- any claims that are more than 3 months old
- for expenditure incurred while at a local function for any additional costs for accompanying persons, except costs that are necessary to provide an Elected Member with a disability equal access to the function.

6. Postage expenses and administration support

Council will reimburse Elected Members for postage expenses incurred in replying to issues raised by individual citizens, provided appropriate evidence is provided.

Council will provide Elected Members, other than the Mayor, with limited administration support to assist with their duties as Council's representative on working groups, steering committees, reference groups, special committees, or external committees. Council will provide the Mayor with administration and executive support necessary for the Mayor to perform the duties of the Mayor's office.

Council will not provide administration support, address lists, postage or reimbursement of postage expenses for unsolicited correspondence to citizens.

Requests for administration support which, in the opinion of the General Manager are excessive, may be refused.

Council will provide Elected Members with up to 500 business cards per financial year of the same quality and design provided to Council's management team. Council will not charge Elected Members for providing business cards.

Council will not reimburse any postage claims that are more than 3 months old.

7. Elected Member Training or Conference Attendance

Elected Members are entitled to reimbursement of costs for registration and attendance at training, conferences or seminars, that support the duties of their office, in accordance with the following:



16 May 2023

Entitlement

Council will reimburse Elected Members for training, conference and seminar fees, travel, accommodation and other expenses associated with attendance at a training course, conference or seminar in accordance with the provisions of this policy. Training, conference and seminar fees will be reimbursed from the "Entitlement" value in this policy. Travel, accommodation and meals will be reimbursed separately and do not apply to the "Entitlement" section of this policy.

Council will not reimburse an Elected Member for expenses incurred while at a training course, conference, or seminar for any additional costs for accompanying persons, except costs that are necessary to provide an Elected Member with a disability equal access to the function, or the cost of one accompanying person's attendance at an official conference dinner.

Elected Members will have access to a maximum reimbursement amount for registration at training, conferences or seminars of \$10,000 (excluding GST) per term of office.

Within two months of undertaking training or conference / seminar attendance, the Elected Member is required to prepare and deliver a report to the Elected Members detailing the content, learnings, and value to Council.

There is an expectation that the Mayor will attend regular LGAT conferences intrastate and peak body conferences interstate. Should the term Entitlement of \$10,000 have been expended, the Mayor will be eligible for an additional sum of up to \$5,000 over the term of office to enable attendance at these events.

Reimbursement of travel, accommodation and meals will be as per ATO rates as amended annually.

Council will not reimburse any claims that are more than 3 months old.

Council will not reimburse or sponsor an Elected Member for their participation in courses that will result in the award of a tertiary qualification.

Induction Training

It is the joint responsibility of the Mayor and General Manager to arrange for newly Elected Members to be provided with familiarisation and induction training as may be necessary in each individual case. A separate budget will be allocated for this purpose every four years in line with election cycles.

LGAT training

LGAT offers conferences and training sessions for Elected Members. Details of these will be provided to Elected Members on a regular basis.

Preference for locally delivered training

In providing training opportunities for Elected Members, LGAT and other Tasmanian based training agencies should be accessed in the first instance. If a particular training and development need cannot be met through these means, efforts should be made to provide training in-house. Only if this is not possible should other local or interstate options be explored and taken up.



Company Directors Course

Council also recognises that sound governance and an appropriate level of training ought to be available to assist the performance of Elected Members. Council will reimburse Elected Members to undertake the AICD Company Directors course, or similar, at the AICD membership rate, upon evidence of full attendance at the course. The reimbursement of the course cost will not include the private annual membership fee which Elected Members may claim as a tax offset.

8. Memberships

Council will not reimburse an Elected Member for membership of any club, association or professional body.

9. Policy exceptions

If, in the opinion of the General Manager, an Elected Member's query does not meet the requirements of this Policy, the General Manager will refer the matter to a Council meeting for a decision.

BACKGROUND

Elected Members naturally incur expenses as a result of carrying out the duties and functions of their office.

Schedule 5 of the *Local Government Act 1993* and s.43 *Local Government (General) Regulations 2015* provide that Council must adopt a policy in respect of payment of expenses incurred by Elected Members in carrying out their duties of office. Elected members may, in accordance with the legislation and policy, be entitled to be reimbursed for certain prescribed reasonable expenses while carrying out those duties and functions. Council may provide other support services, facilities and equipment to Elected Members as it considers appropriate.

As part of its duty to practice responsible and accountable government and to ensure that public funds are not misused, Council wishes to ensure that there are further detailed guidelines setting out the expenses reimbursement and support that can be provided to Elected Members. A copy of the policy must be available for public inspection.

DOCUMENT CONTROL

Version:	3.0	Adopted		Commencement Date	
Minutes Reference				Review Period	4 Years from adoption
Previous Versions:	1.0, adopted 29 August 2016 (item 12) 2.0, adopted 26 October 2020 (Item 16)				
Responsible Directorate	Corporate Services	Controller:	Director Corporate Services		
ECM Document No.:					

COUNCIL POLICY

ELECTED MEMBER CODE OF CONDUCT



PURPOSE

This Code of Conduct provides direction and sets out the standards of behaviour expected of the Elected Members of the Glenorchy City Council (Council), with respect to all aspects of their role.

SCOPE

This Code of Conduct applies to an Elected Member whenever he or she:

- conducts Council business, whether at or outside a meeting
- conducts the business of his or her office (which may be that of Mayor, Deputy Mayor or Elected Member), or
- acts as a representative of the Council.

A complaint of failure to comply with the provisions of the Code of Conduct may be made where the Elected Member fails to meet the standard of conduct specified in the Model Code of Conduct (see Appendix 1).

It does not apply to any instances of suspected corrupt conduct, maladministration, serious and substantial waste of public resources, substantial risk to public health or safety or to the environment. Instances of this nature should be reported in accordance with the *Public Interest Disclosures Act 2002*. Disclosures may be made to the Tasmanian Ombudsman or the Tasmanian Integrity Commission.

It also does not apply to other complaints of alleged breaches under the *Local Government Act 1993* (the LG Act): any person can make a complaint to the Director of Local Government, via the Local Government Division, in accordance with section 339E of the LG Act, where it is genuinely believed that a Council, Elected Member or General Manager may have committed an offence under the LG Act or failed to comply with the requirements of the LG Act.

RELATED DOCUMENTS

- Good Governance Guide for Local Government in Tasmania (Department of Premier and Cabinet, June 2018)

STATUTORY REQUIREMENTS

Acts	<ul style="list-style-type: none"> • <i>Local Government Act 1993 – sections 28E, 28V</i>
Regulations	<ul style="list-style-type: none"> • <i>Local Government (General) Regulations 2015 – Schedule 3 (Fees)</i> • <i>Local Government (Model Code of Conduct) Order 2016</i>

POLICY STATEMENT

PURPOSE OF CODE OF CONDUCT

As leaders in the community, Elected Members acknowledge the importance of high standards of behaviour in maintaining good governance.

Good governance supports each Elected Members primary goal of acting in the best interests of the community.

Elected Members therefore agree to conduct themselves in accordance with the standards of behaviour set out in the Code of Conduct. This Code of Conduct incorporates the Model Code of Conduct (Appendix A) made by Order of the Minister responsible for Local Government.

STANDARDS OF CONDUCT PRESCRIBED UNDER THE MODEL CODE OF CONDUCT

The Model Code of Conduct provides for the following eight (8) standards of conduct (as accorded by the Good Governance Guide for Local Government in Tasmania): Decision Making

An Elected Member is to bring an open and unprejudiced mind to all matters being considered in the course of their duties, so that decisions are made in the best interests of the community

Conflict of Interest

An Elected Member effectively manages conflict of interest by ensuring that personal or private interests do not influence, and are not seen to influence, the performance of their role and acting in the public interest

Use of Office

An Elected Member uses their office solely to represent and serve the community, conducting themselves in a way that maintains the community's trust in the Elected Member and the Council as a whole

Use of Resources

An Elected Member uses Council resources and assets strictly for the purpose of performing his or her role

Use of Information

An Elected Member uses information appropriately to assist in performing his or her role in the best interests of the community

Gifts and Benefits

An Elected Member adheres to the highest standards of transparency and accountability in relation to the receiving of gifts or benefits, and carries out their duties

without being influenced by personal gifts or benefits

**Relationships with Community,
Elected Member and Council
Employees**

An Elected Member is to be respectful in their conduct, communication and relationships with members of the Community, fellow Elected Members and Council employees in a way that builds trust and confidence in the Council

Representation

An Elected Member is to represent themselves and the Council appropriately and within the ambit of their role, and clearly distinguish between their views as an individual and those of the Council

PRINCIPLES OF GOOD GOVERNANCE

By adopting this Code of Conduct, Elected Members commit to the overarching principles of good governance by being: Accountable

Explain, and be answerable for, the consequences of decisions made on behalf of the community

Transparent

Ensure decision making processes can be clearly followed and understood by the community

Law-Abiding

Ensure decisions are consistent with relevant legislation or common law, and within the powers of local government

Responsive

Represent and serve the needs of the entire community while balancing competing interests in a timely, appropriate and responsive manner

Equitable

Provide all groups with the opportunity to participate in the decision-making process and treat all groups equally

Participatory and Inclusive

Ensure that anyone affected by or interested in a decision has the opportunity to participate in the process for making that decision

Effective and Efficient

Implement decisions and follow processes that make the best use of the

available people, resources and time, to ensure the best possible results for the community

Consensus Oriented

Consider the different views and interests in the community, to reach a majority position on what is in the best interests of the whole community, and how it can be achieved

APPENDIX A – MODEL CODE OF CONDUCT

(As per Schedule 1 of the Local Government (Model Code of Conduct) Order 2016, as amended)

PART 1 - Decision making

1. An Elected Member must bring an open and unprejudiced mind to all matters being decided upon in the course of his or her duties, including when making planning decisions as part of the Council's role as a Planning Authority.
2. An Elected Member must make decisions free from personal bias or prejudice.
3. In making decisions, an Elected Member must give genuine and impartial consideration to all relevant information known to him or her, or of which he or she should have reasonably been aware.
4. An Elected Member must make decisions solely on merit and must not take irrelevant matters or circumstances into account when making decisions.

PART 2 - Conflict of interests that are not pecuniary

1. When carrying out his or her public duty, an Elected Member must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that he or she may have.
2. An Elected Member must act openly and honestly in the public interest.
3. An Elected Member must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the Council and at any workshop or any meeting of a body to which the Elected Member is appointed or nominated by the Council.
4. An Elected Member must act in good faith and exercise reasonable judgement to determine whether he or she has an actual, potential or perceived conflict of interest.
5. An Elected Member must avoid, and remove himself or herself from, positions of conflict of interest as far as reasonably possible.
6. An Elected Member who has an actual, potential or perceived conflict of interest in a matter before the Council must:
 - (a) declare the conflict of interest and the nature of the interest before discussion of the matter begins; and

- (b) act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Elected Member to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

7. This Part does not apply in relation to a pecuniary interest.

PART 3 - Use of Office

1. The actions of an Elected Member must not bring the Council or the office of Elected Member into disrepute.
2. An Elected Member must not take advantage, or seek to take advantage, of his or her office or status to improperly influence others in order to gain an undue, improper, unauthorised or unfair benefit or detriment for himself or herself or any other person or body.
3. In his or her personal dealings with the Council (for example as a ratepayer, recipient of a Council service or planning applicant), an Elected Member must not expect nor request, expressly or implicitly, preferential treatment for himself or herself or any other person or body.

PART 4 - Use of resources

1. An Elected Member must use Council resources appropriately in the course of his or her public duties.
2. An Elected Member must not use Council resources for private purposes except as provided by Council policies and procedures.
3. An Elected Member must not allow the misuse of Council resources by any other person or body.
4.

PART 5 - Use of information

1.
2. An Elected Member must only access or use Council information needed to perform his or her role and not for personal reasons or non-official purposes.
3.
4. An Elected Member must only release Council information in accordance with established Council policies and procedures and in compliance with relevant legislation.

PART 6 - Gifts and benefits

1. An Elected Member may accept an offer of a gift or benefit if it directly relates to the carrying out of the Elected Members public duties and is appropriate in the circumstances and is not in contravention of any relevant legislation.
2. An Elected Member must avoid situations in which a reasonable person would consider that any person or body, through the provisions of gifts or benefits of any kind, is securing (or attempting to secure) influence or a favour from the Elected Member or the Council.



3.
4.
5.
6.
7.
8.

PART 7 - Relationships with community, Elected Members and Council employees

1. An Elected Member –
 - (a) must treat all persons fairly; and
 - (b) must not cause any reasonable person offence or embarrassment; and
 - (c) must not bully or harass any person.
2. An Elected Member must listen to, and respect, the views of other Elected Members in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.
3.
4. An Elected Member must not contact or issue instructions to any of the Council's contractors or tenderers, without appropriate authorisation.
5. An Elected Member must not contact an employee of the Council in relation to Council matters unless authorised by the General Manager of the Council.

PART 8 - Representation

1. When giving information to the community, an Elected Member must accurately represent the policies and decisions of the Council.
2. An Elected Member must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.
3. An Elected Member must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor or Lord Mayor.
4. An Elected Member must clearly indicate when he or she is putting forward his or her personal views.
5. A Elected Members personal views must not be expressed publicly in such a way as to undermine the decisions of the Council or bring the Council into disrepute.
6. An Elected Member must show respect when expressing personal views publicly.
7. The personal conduct of an Elected Member must not reflect, or have the potential to reflect, adversely on the reputation of the Council.

8. When representing the Council on external bodies, an Elected Member must strive to understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such an appointment.

PART 9 - Variation of Code of Conduct

1. Any variation of this model code of conduct is to be in accordance with section 28T of the Act.

APPENDIX B – SUMMARY OF MAKING A CODE OF CONDUCT COMPLAINT PROCESS

A person may make a code of conduct complaint against an Elected Member in relation to the contravention by that Elected Member of the Council's Code of Conduct (section 28V(1)).

A person may make a complaint against more than one Elected Member if the complaint relates to the same behaviour and the same code of conduct contravention (section 28V(2)).

Code of Conduct complaints are lodged with the General Manager and must comply with legislative requirements, as summarised below:

- A complaint may not be made by more than two complainants jointly (section 28V(5)).
- Under section 28V(3), a Code of Conduct complaint is to:
 - be in writing
 - state the name and address of the complainant
 - state the name of each Elected Member against whom the complaint is made
 - state the provisions of the Code of Conduct that the Elected Member has allegedly contravened
 - contain details of the behaviour of each Elected Member that constitutes the alleged contravention
 - be lodged with the General Manager within six (6) months after the Elected Member or Elected Members against whom the complaint is made allegedly committed the contravention of the Code of Conduct (if the subject matter of a complaint by its nature consists of a series of separate incidents that, taken together, form the subject matter, the period runs from the most recent of the incidents mentioned in the complaint)(section 28V(4))
 - be accompanied by a statutory declaration, signed by the complainant or by each complainant, verifying the accuracy of the information contained in the complaint
 - contain details of all efforts made by the complainant to resolve the issue that is the subject of the complaint, and
 - be accompanied by the Code of Conduct complaint lodgment fee.



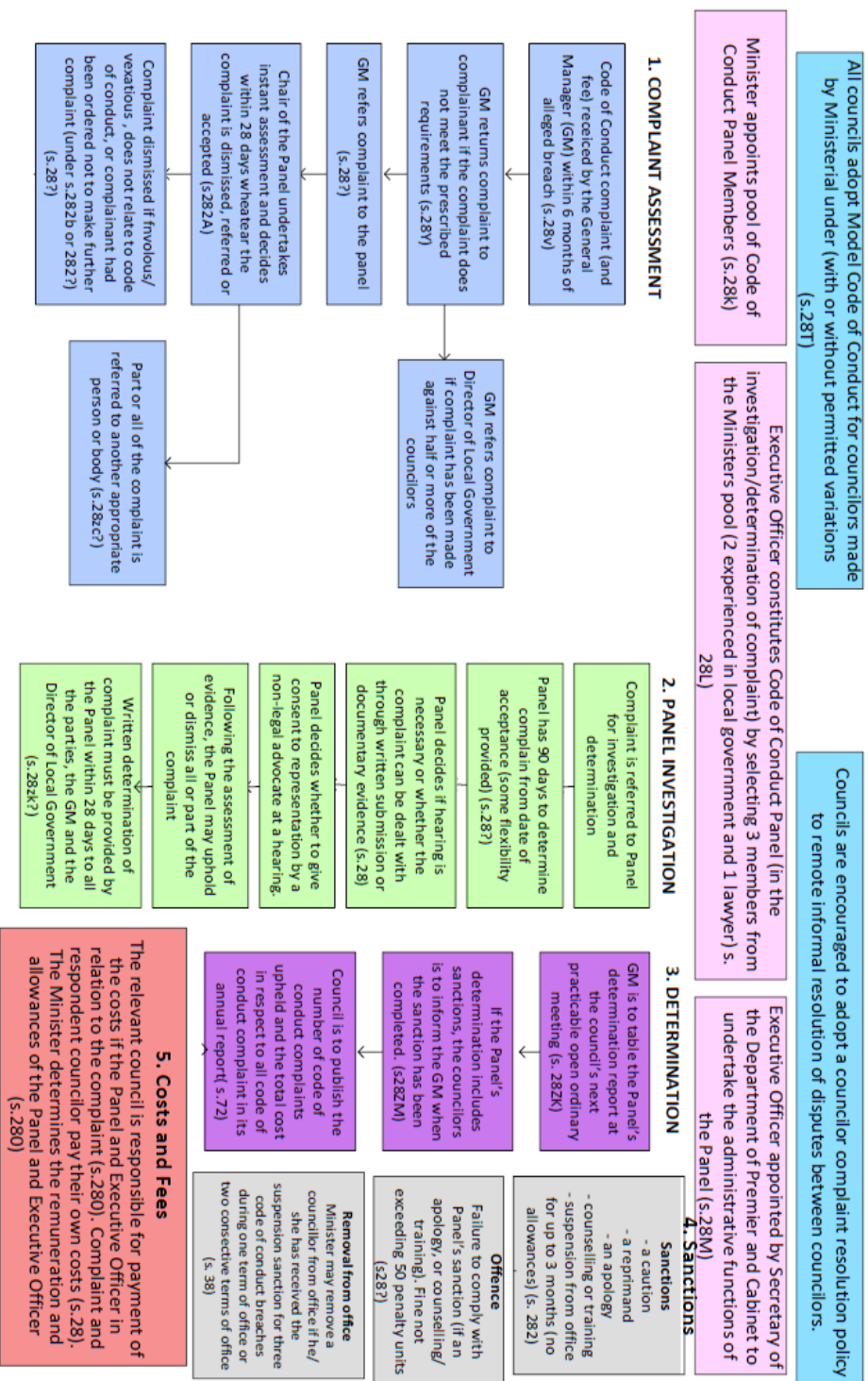
Once satisfied that the Code of Conduct complaint meets prescribed requirements, the General Manager will forward the complaint to the Code of Conduct Panel (if the complaint is less than half of all the Elected Members on Council) or to the Director of Local Government otherwise (section 28Z(1)).

The Code of Conduct complaint lodgement fee is prescribed under Schedule 3 [Fees] of the *Local Government (General) Regulations 2015*. The lodgement fee is 50 fee units (as amended from time to time through State Department of Treasury and Finance).

A flowchart summarising Code of Conduct complaint assessment, panel investigation, determination, sanctions and costs is attached (Appendix C).

APPENDIX C - LOCAL GOVERNMENT CODE OF CONDUCT FLOWCHART

Local Government Code of Conduct Framework under the Local Government Act 1993 - Flowchart



APPENDIX D – ELECTED MEMBER DISPUTE RESOLUTION PRIOR TO CODE OF CONDUCT COMPLAINT

Prior to commencing a formal Code of Conduct complaint, the Elected Members who are parties to any disagreement should endeavour to resolve their differences in a courteous and respectful manner, recognising that they have been elected to act in the best interests of the community.

In general, Council's internal dispute resolution process should be the first step that is taken when there is a dispute between Elected Members .

An Elected Member who is party to any disagreement should request the Mayor or the General Manager to assist that Elected Member in resolving the disagreement informally.

If the informal assistance does not resolve the disagreement, the General Manager may, with the consent of the parties involved, choose to appoint an external mediator to assist in the resolution of the disagreement. If an external mediator is appointed, Elected Members who are party to the disagreement must strive to cooperate with the mediator and use their best endeavours to assist the mediator and participate in the mediation arranged.

Where a matter cannot be resolved through internal processes, the next step may be to lodge a formal Code of Conduct complaint.

Elected Members should only invoke the provisions of the Code of Conduct in good faith, where it is perceived that another Elected Member has not complied with the provisions or intent of the Code of Conduct.

DOCUMENT CONTROL

Version:	2.0	Adopted	DD Month YYYY	Commencement Date	DD Month YYYY
Minutes Reference	#####			Review Period	4 Years from adoption
Previous Versions:	v 1.0 adopted 29 January 2019 (Council meeting, Item 12)				
Responsible Directorate	Executive Office		Controller:	Executive Manager Stakeholder Engagement	
ECM Document No.:	#####				

COUNCIL POLICY

ELECTED MEMBER CODE OF CONDUCT



PURPOSE

This Code of Conduct provides direction and sets out the standards of behaviour expected of the Elected Members of the Glenorchy City Council (Council), with respect to all aspects of their role.

SCOPE

This Code of Conduct applies to an Elected Member whenever he or she:

- conducts Council business, whether at or outside a meeting
- conducts the business of his or her office (which may be that of Mayor, Deputy Mayor or Elected Member), or
- acts as a representative of the Council.

A complaint of failure to comply with the provisions of the Code of Conduct may be made where the Elected Member fails to meet the standard of conduct specified in the Model Code of Conduct (see Appendix 1).

It does not apply to any instances of suspected corrupt conduct, maladministration, serious and substantial waste of public resources, substantial risk to public health or safety or to the environment. Instances of this nature should be reported in accordance with the *Public Interest Disclosures Act 2002*. Disclosures may be made to the Tasmanian Ombudsman or the Tasmanian Integrity Commission.

It also does not apply to other complaints of alleged breaches under the *Local Government Act 1993* (the LG Act): any person can make a complaint to the Director of Local Government, via the Local Government Division, in accordance with section 339E of the LG Act, where it is genuinely believed that a Council, Elected Member or General Manager may have committed an offence under the LG Act or failed to comply with the requirements of the LG Act.

RELATED DOCUMENTS

- Good Governance Guide for Local Government in Tasmania (Department of Premier and Cabinet, June 2018)

STATUTORY REQUIREMENTS

Acts	<ul style="list-style-type: none"> • <i>Local Government Act 1993 – sections 28E, 28V</i>
Regulations	<ul style="list-style-type: none"> • <i>Local Government (General) Regulations 2015 – Schedule 3 (Fees)</i> • <i>Local Government (Model Code of Conduct) Order 2016</i>

POLICY STATEMENT

PURPOSE OF CODE OF CONDUCT

As leaders in the community, Elected Members acknowledge the importance of high standards of behaviour in maintaining good governance.

Good governance supports each Elected Members primary goal of acting in the best interests of the community.

Elected Members therefore agree to conduct themselves in accordance with the standards of behaviour set out in the Code of Conduct. This Code of Conduct incorporates the Model Code of Conduct (Appendix A) made by Order of the Minister responsible for Local Government.

STANDARDS OF CONDUCT PRESCRIBED UNDER THE MODEL CODE OF CONDUCT

The Model Code of Conduct provides for the following eight (8) standards of conduct (as accorded by the Good Governance Guide for Local Government in Tasmania): Decision Making

An Elected Member is to bring an open and unprejudiced mind to all matters being considered in the course of their duties, so that decisions are made in the best interests of the community

Conflict of Interest

An Elected Member effectively manages conflict of interest by ensuring that personal or private interests do not influence, and are not seen to influence, the performance of their role and acting in the public interest

Use of Office

An Elected Member uses their office solely to represent and serve the community, conducting themselves in a way that maintains the community's trust in the Elected Member and the Council as a whole

Use of Resources

An Elected Member uses Council resources and assets strictly for the purpose of performing his or her role

Use of Information

An Elected Member uses information appropriately to assist in performing his or her role in the best interests of the community

Gifts and Benefits

An Elected Member adheres to the highest standards of transparency and accountability in relation to the receiving of gifts or benefits, and carries out their duties

without being influenced by personal gifts or benefits

Relationships with Community, Elected Member and Council Employees

An Elected Member is to be respectful in their conduct, communication and relationships with members of the Community, fellow Elected Members and Council employees in a way that builds trust and confidence in the Council

Representation

An Elected Member is to represent themselves and the Council appropriately and within the ambit of their role, and clearly distinguish between their views as an individual and those of the Council

PRINCIPLES OF GOOD GOVERNANCE

By adopting this Code of Conduct, Elected Members commit to the overarching principles of good governance by being: Accountable

Explain, and be answerable for, the consequences of decisions made on behalf of the community

Transparent

Ensure decision making processes can be clearly followed and understood by the community

Law-Abiding

Ensure decisions are consistent with relevant legislation or common law, and within the powers of local government

Responsive

Represent and serve the needs of the entire community while balancing competing interests in a timely, appropriate and responsive manner

Equitable

Provide all groups with the opportunity to participate in the decision-making process and treat all groups equally

Participatory and Inclusive

Ensure that anyone affected by or interested in a decision has the opportunity to participate in the process for making that decision

Effective and Efficient

Implement decisions and follow processes that make the best use of the



available people, resources and time, to ensure the best possible results for the community

Consensus Oriented

Consider the different views and interests in the community, to reach a majority position on what is in the best interests of the whole community, and how it can be achieved

APPENDIX A – MODEL CODE OF CONDUCT

(As per Schedule 1 of the Local Government (Model Code of Conduct) Order 2016, as amended)

PART 1 - Decision making

1. An Elected Member must bring an open and unprejudiced mind to all matters being decided upon in the course of his or her duties, including when making planning decisions as part of the Council's role as a Planning Authority.
2. An Elected Member must make decisions free from personal bias or prejudice.
3. In making decisions, an Elected Member must give genuine and impartial consideration to all relevant information known to him or her, or of which he or she should have reasonably been aware.
4. An Elected Member must make decisions solely on merit and must not take irrelevant matters or circumstances into account when making decisions.

PART 2 - Conflict of interests that are not pecuniary

1. When carrying out his or her public duty, an Elected Member must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that he or she may have.
2. An Elected Member must act openly and honestly in the public interest.
3. An Elected Member must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the Council and at any workshop or any meeting of a body to which the Elected Member is appointed or nominated by the Council.
4. An Elected Member must act in good faith and exercise reasonable judgement to determine whether he or she has an actual, potential or perceived conflict of interest.
5. An Elected Member must avoid, and remove himself or herself from, positions of conflict of interest as far as reasonably possible.
6. An Elected Member who has an actual, potential or perceived conflict of interest in a matter before the Council must:
 - (a) declare the conflict of interest and the nature of the interest before discussion of the matter begins; and



- (b) act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Elected Member to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

7. This Part does not apply in relation to a pecuniary interest.

PART 3 - Use of Office

1. The actions of an Elected Member must not bring the Council or the office of Elected Member into disrepute.
2. An Elected Member must not take advantage, or seek to take advantage, of his or her office or status to improperly influence others in order to gain an undue, improper, unauthorised or unfair benefit or detriment for himself or herself or any other person or body.
3. In his or her personal dealings with the Council (for example as a ratepayer, recipient of a Council service or planning applicant), an Elected Member must not expect nor request, expressly or implicitly, preferential treatment for himself or herself or any other person or body.

PART 4 - Use of resources

1. An Elected Member must use Council resources appropriately in the course of his or her public duties.
2. An Elected Member must not use Council resources for private purposes except as provided by Council policies and procedures.
3. An Elected Member must not allow the misuse of Council resources by any other person or body.
4.

PART 5 - Use of information

1.
2. An Elected Member must only access or use Council information needed to perform his or her role and not for personal reasons or non-official purposes.
3.
4. An Elected Member must only release Council information in accordance with established Council policies and procedures and in compliance with relevant legislation.

PART 6 - Gifts and benefits

1. An Elected Member may accept an offer of a gift or benefit if it directly relates to the carrying out of the Elected Members public duties and is appropriate in the circumstances and is not in contravention of any relevant legislation.
2. An Elected Member must avoid situations in which a reasonable person would consider that any person or body, through the provisions of gifts or benefits of any kind, is securing (or attempting to secure) influence or a favour from the Elected Member or the Council.



3.
4.
5.
6.
7.
8.

PART 7 - Relationships with community, Elected Members and Council employees

1. An Elected Member –
 - (a) must treat all persons fairly; and
 - (b) must not cause any reasonable person offence or embarrassment; and
 - (c) must not bully or harass any person.
2. An Elected Member must listen to, and respect, the views of other Elected Members in Council and committee meetings and any other proceedings of the Council, and endeavour to ensure that issues, not personalities, are the focus of debate.
3.
4. An Elected Member must not contact or issue instructions to any of the Council's contractors or tenderers, without appropriate authorisation.
5. An Elected Member must not contact an employee of the Council in relation to Council matters unless authorised by the General Manager of the Council.

PART 8 - Representation

1. When giving information to the community, an Elected Member must accurately represent the policies and decisions of the Council.
2. An Elected Member must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.
3. An Elected Member must not speak on behalf of the Council unless specifically authorised or delegated by the Mayor or Lord Mayor.
4. An Elected Member must clearly indicate when he or she is putting forward his or her personal views.
5. A Elected Members personal views must not be expressed publicly in such a way as to undermine the decisions of the Council or bring the Council into disrepute.
6. An Elected Member must show respect when expressing personal views publicly.
7. The personal conduct of an Elected Member must not reflect, or have the potential to reflect, adversely on the reputation of the Council.

8. When representing the Council on external bodies, an Elected Member must strive to understand the basis of the appointment and be aware of the ethical and legal responsibilities attached to such an appointment.

PART 9 - Variation of Code of Conduct

1. Any variation of this model code of conduct is to be in accordance with section 28T of the Act.

APPENDIX B – SUMMARY OF MAKING A CODE OF CONDUCT COMPLAINT PROCESS

A person may make a code of conduct complaint against an Elected Member in relation to the contravention by that Elected Member of the Council's Code of Conduct (section 28V(1)).

A person may make a complaint against more than one Elected Member if the complaint relates to the same behaviour and the same code of conduct contravention (section 28V(2)).

Code of Conduct complaints are lodged with the General Manager and must comply with legislative requirements, as summarised below:

- A complaint may not be made by more than two complainants jointly (section 28V(5)).
- Under section 28V(3), a Code of Conduct complaint is to:
 - be in writing
 - state the name and address of the complainant
 - state the name of each Elected Member against whom the complaint is made
 - state the provisions of the Code of Conduct that the Elected Member has allegedly contravened
 - contain details of the behaviour of each Elected Member that constitutes the alleged contravention
 - be lodged with the General Manager within six (6) months after the Elected Member or Elected Members against whom the complaint is made allegedly committed the contravention of the Code of Conduct (if the subject matter of a complaint by its nature consists of a series of separate incidents that, taken together, form the subject matter, the period runs from the most recent of the incidents mentioned in the complaint)(section 28V(4))
 - be accompanied by a statutory declaration, signed by the complainant or by each complainant, verifying the accuracy of the information contained in the complaint
 - contain details of all efforts made by the complainant to resolve the issue that is the subject of the complaint, and
 - be accompanied by the Code of Conduct complaint lodgment fee.



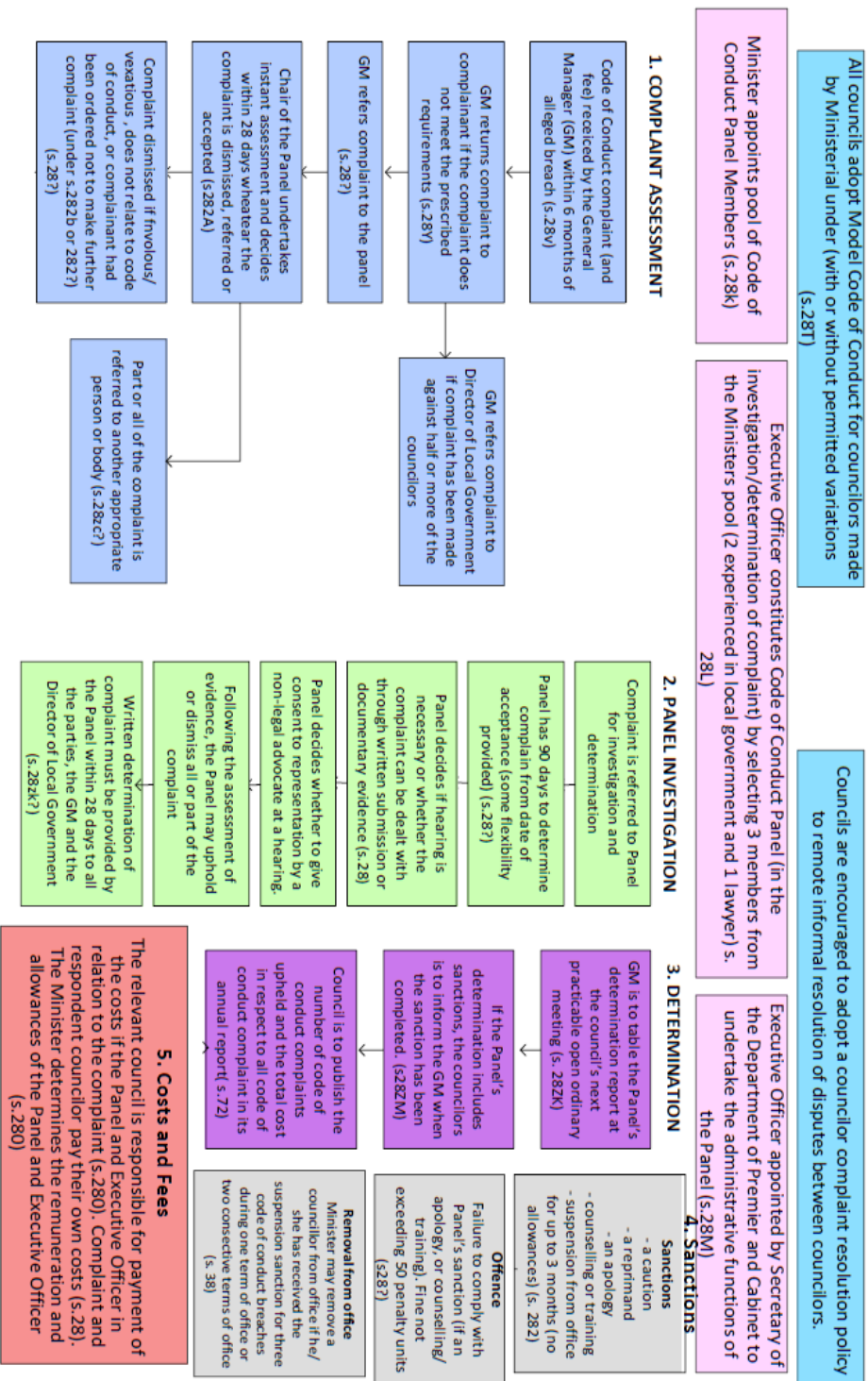
Once satisfied that the Code of Conduct complaint meets prescribed requirements, the General Manager will forward the complaint to the Code of Conduct Panel (if the complaint is less than half of all the Elected Members on Council) or to the Director of Local Government otherwise (section 28Z(1)).

The Code of Conduct complaint lodgement fee is prescribed under Schedule 3 [Fees] of the *Local Government (General) Regulations 2015*. The lodgement fee is 50 fee units (as amended from time to time through State Department of Treasury and Finance).

A flowchart summarising Code of Conduct complaint assessment, panel investigation, determination, sanctions and costs is attached (Appendix C).

APPENDIX C - LOCAL GOVERNMENT CODE OF CONDUCT FLOWCHART

Local Government Code of Conduct Framework under the Local Government Act 1993 - Flowchart



APPENDIX D – ELECTED MEMBER DISPUTE RESOLUTION PRIOR TO CODE OF CONDUCT COMPLAINT

Prior to commencing a formal Code of Conduct complaint, the Elected Members who are parties to any disagreement should endeavour to resolve their differences in a courteous and respectful manner, recognising that they have been elected to act in the best interests of the community.

In general, Council's internal dispute resolution process should be the first step that is taken when there is a dispute between Elected Members .

An Elected Member who is party to any disagreement should request the Mayor or the General Manager to assist that Elected Member in resolving the disagreement informally.

If the informal assistance does not resolve the disagreement, the General Manager may, with the consent of the parties involved, choose to appoint an external mediator to assist in the resolution of the disagreement. If an external mediator is appointed, Elected Members who are party to the disagreement must strive to cooperate with the mediator and use their best endeavours to assist the mediator and participate in the mediation arranged.

Where a matter cannot be resolved through internal processes, the next step may be to lodge a formal Code of Conduct complaint.

Elected Members should only invoke the provisions of the Code of Conduct in good faith, where it is perceived that another Elected Member has not complied with the provisions or intent of the Code of Conduct.

DOCUMENT CONTROL

Version:	2.0	Adopted	DD Month YYYY	Commencement Date	DD Month YYYY
Minutes Reference	#####			Review Period	4 Years from adoption
Previous Versions:	v 1.0 adopted 29 January 2019 (Council meeting, Item 12)				
Responsible Directorate	Executive Office		Controller:	Executive Manager Stakeholder Engagement	
ECM Document No.:	#####				



Monthly Financial Performance Report

For the year-to-date ending 30 April 2023

Statement of Comprehensive Income

Glenorchy City Council Financial Report Statement of Comprehensive Income to 30 April 2023					
Year-to-Date (YTD)	Note	2023 Budget \$'000	2023 Actual \$'000	2022 Actual \$'000	2023 Variance Actual to Budget
Operating Revenue					
Rates	1	45,689	45,790	43,724	↑
User charges and licences	2	12,377	12,636	12,329	↑
Interest	3	43	793	54	↑
Grants	4	2,517	3,232	6,350	↑
Contributions - cash	5	33	34	111	↑
Investment income from TasWater	6	1,086	1,629	1,629	↔
Other income	7	354	363	451	↑
Total Operating Revenue		62,099	64,476	64,647	↑
Operating Expenditure					
Employment costs	8	21,628	20,056	20,072	↓
Materials and services	9	12,815	13,397	11,893	↑
Depreciation and amortisation*	10	13,997	13,317	12,965	↓
Finance costs	11	122	126	97	↑
Bad and doubtful debts	13	-	-	-	↔
Other expenses*	14	5,769	5,715	5,829	↓
Total Operating Expenditure		54,332	52,612	50,856	↓
Total Operating Surplus/(Deficit)		7,767	11,865	13,791	↑
Non-Operating Revenue					
Contributions – non-monetary assets	15	-	2,513	11,774	↑
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	16	23	(140)	22	↓
Capital grants received specifically for new or upgraded assets	17	4,150	6,412	3,894	↑
Total Non-Operating Revenue		4,173	8,785	15,690	↑
Non-Operating Expense					
Assets written off	12	-	373	248	↑
Total Non-Operating Expense		-	373	248	
Total Surplus/(Deficit)		11,940	20,277	29,481	↑

*adjusted for lease amortisation between accounts

Operating Revenue

Year-to-date operational revenue is \$64.476m compared to budgeted operational revenue of \$62.099m. This represents a favourable result of \$2.377mm or 3.8% against budget.

Note 1 – Rates Revenue

Favourable to budget by \$101k, noting year to date supplementary growth of \$52k and overdue penalties \$49k.

Note 2 – User Charges and Licences Revenue

Favourable to budget by \$259k, noting additional kerbside waste management revenue of \$228k, landfill fees \$234k and property leases/licences \$109k, however planning fees are down \$260k.

Note 3 – Interest on Investments

Favourable to budget by \$749k, noting the average investment rate across all of Councils investment accounts is 4.06%.

Note 4 – Operating Grants

Favourable to Budget by \$715k, noting unspent grants from last year \$590k, 26TEN Community \$141k and childcare WT3 \$261k, less Glenorchy Jobs Hub grant to receive \$226k in accordance with contractual obligations.

Note 5 – Contributions

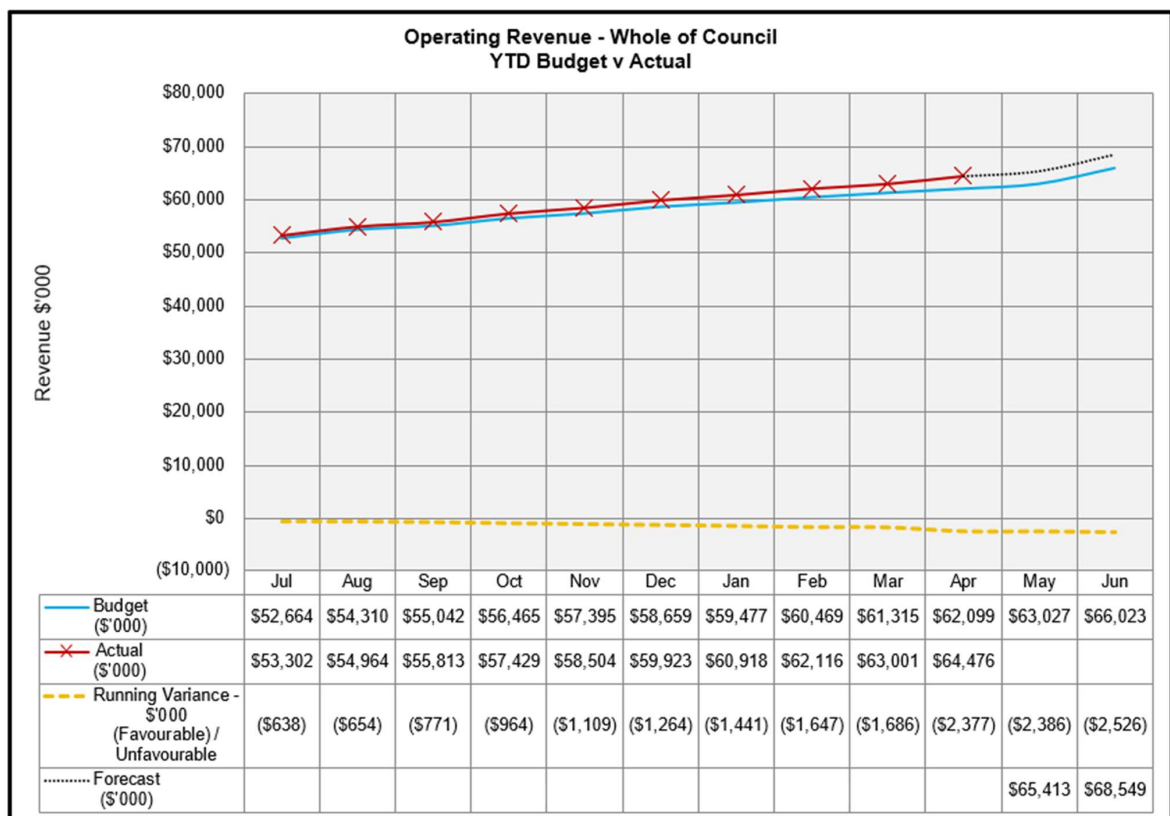
Materially in line with budget, noting additional \$8k in lieu of open space has been received, however stormwater connection fees are down \$8k.

Note 6 – TasWater Income

Favourable to Budget by \$543k, noting we have received a special dividend payment for this amount.

Note 7 – Other Income

Favourable to Budget by \$9k, noting insurance claims of \$33k, less reduced fuel tax credits \$24k.



Operating Expenditure

Year-to-date operational expenditure is \$52.612m compared to budgeted expenditure of \$54.332m. This represents a favourable result of \$1.720m or 3.2% against budget.

Note 8 – Employment Costs

Favourable to Budget by \$1.572m for the year to date, representing cumulative savings on temporary vacancies since 1 July and permanent position vacancies that commenced on 1 July.

Note 9 – Materials and Services Expenditure

Unfavourable to budget by \$467k, noting increased contractor costs \$416k particularly in vegetation control.

Note 10 – Depreciation and Amortisation

Favourable to Budget by \$681k, noting this amount relates to interest on borrowings.

Note 11 – Finance Costs

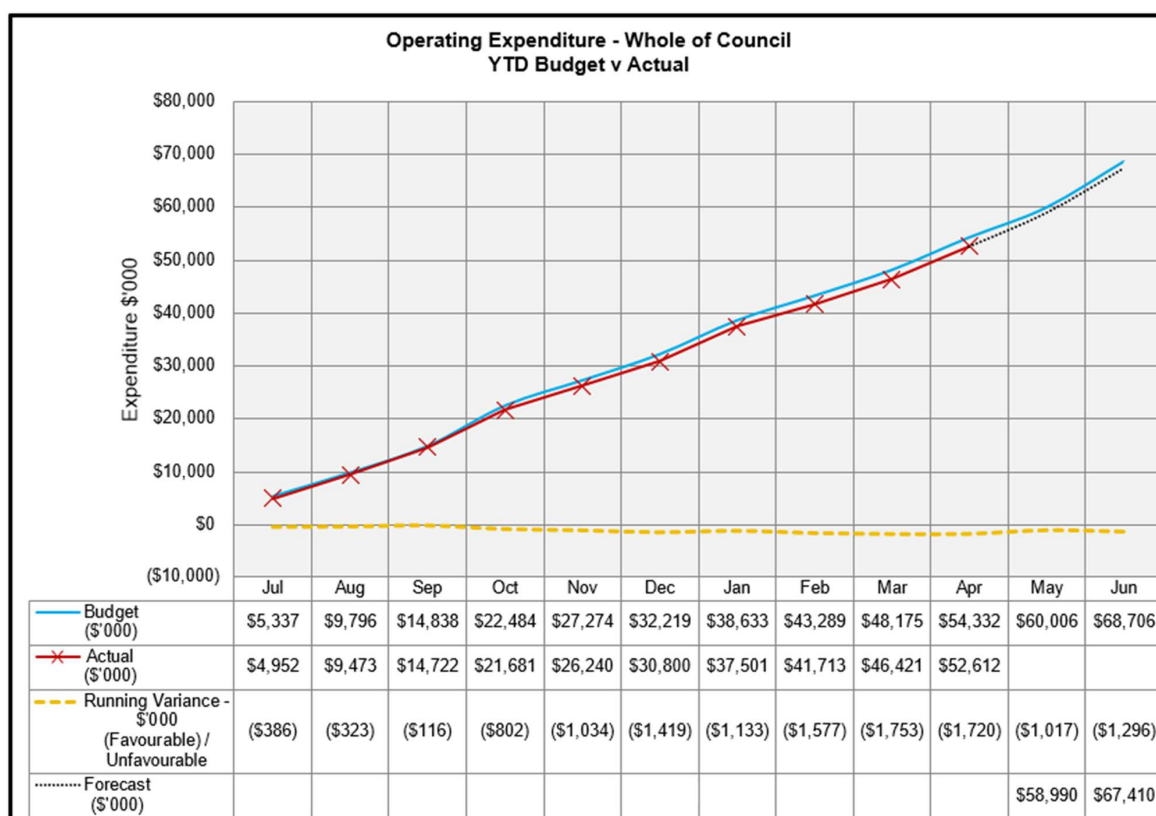
Unfavourable to Budget by \$4k, noting amortisation \$112k of interest on fleet and property leases to 30 April is yet to be undertaken.

Note 13 – Bad and Doubtful Debts

Materially in line with Budget with no debts identified this year.

Note 14 – Other Expenses

Favourable to Budget by \$53k, noting increased land tax \$104k offset by reduced property lease \$41k and elected members \$26k.



Non-Operating Revenue

Note 15 – Contributions – Non Monetary Assets

Favourable to Budget by \$2.512m, noting some assets have been brought to account in advance of the budgeted 30 June reconciliation date of \$5.300m.

Note 16 – Gain or Loss on Disposal of Assets

Unfavourable to Budget by \$162k, noting \$1.424m in Disposed /Derecognised assets offset by Gain on Sales \$1.262m

Note 17 – Capital Grants

Favourable to budget by \$2.262m, noting \$1.700m of unspent grants from the previous financial year carried as well as receipts for Eady Street Clubrooms grant \$400k and blackspot funding \$230k, less still to receive final Local Roads and Community Infrastructure Phase 2 \$165k.

Non-Operating Expenditure

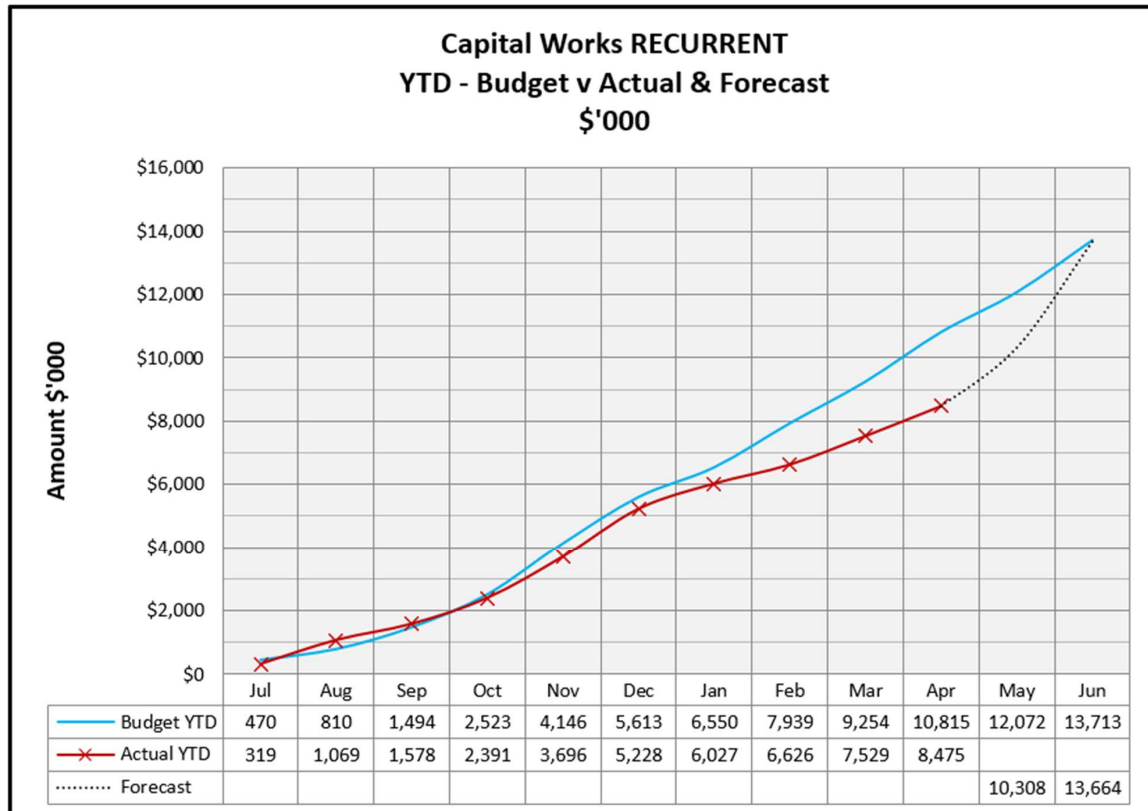
Note 12 – Assets Written Off

Unfavourable to budget by \$0.374m, noting some assets have been written-off in advance of the budgeted 30 June reconciliation date.

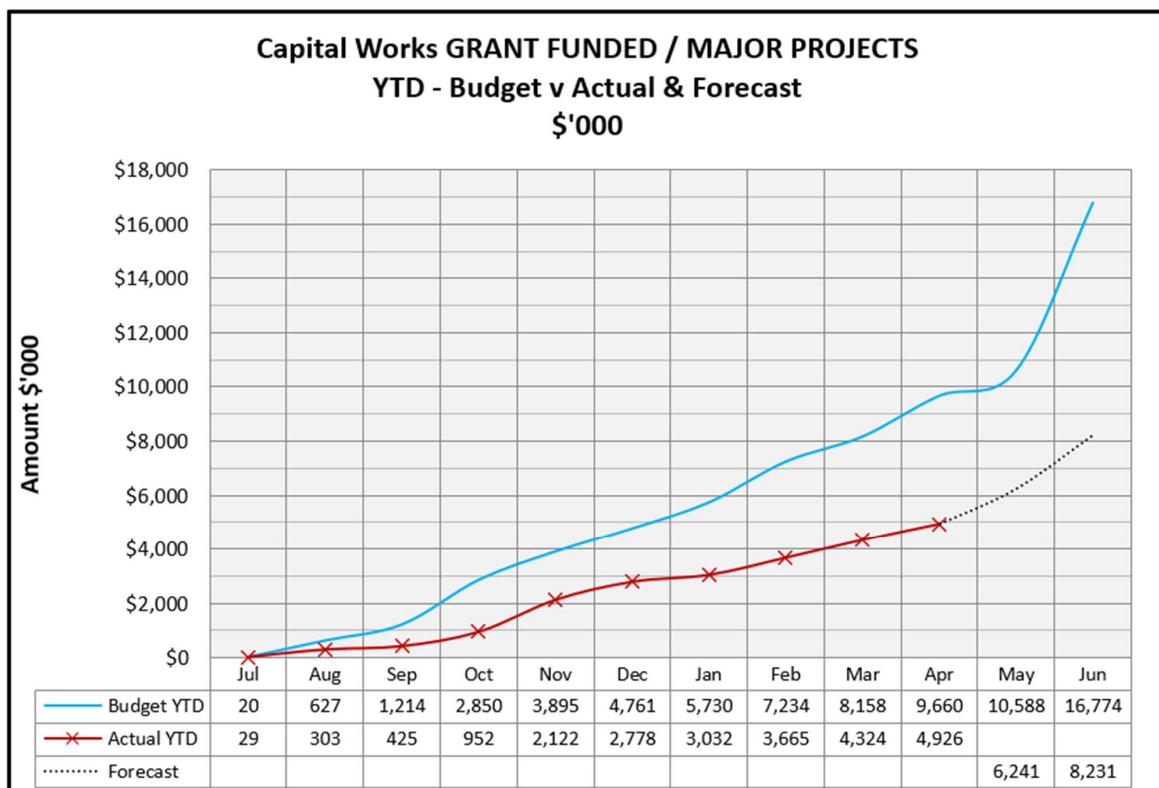
Capital Works

Year-to-date Capital Works expenditure is \$13.401m against a combined annual budget of \$30.486m and a combined annual forecast spend of \$21.895m. At the end of April, \$8.475m has been expended on Council funded recurrent projects and \$4.926m for Grant Funded / Major Projects.

Capital Program – Recurrent



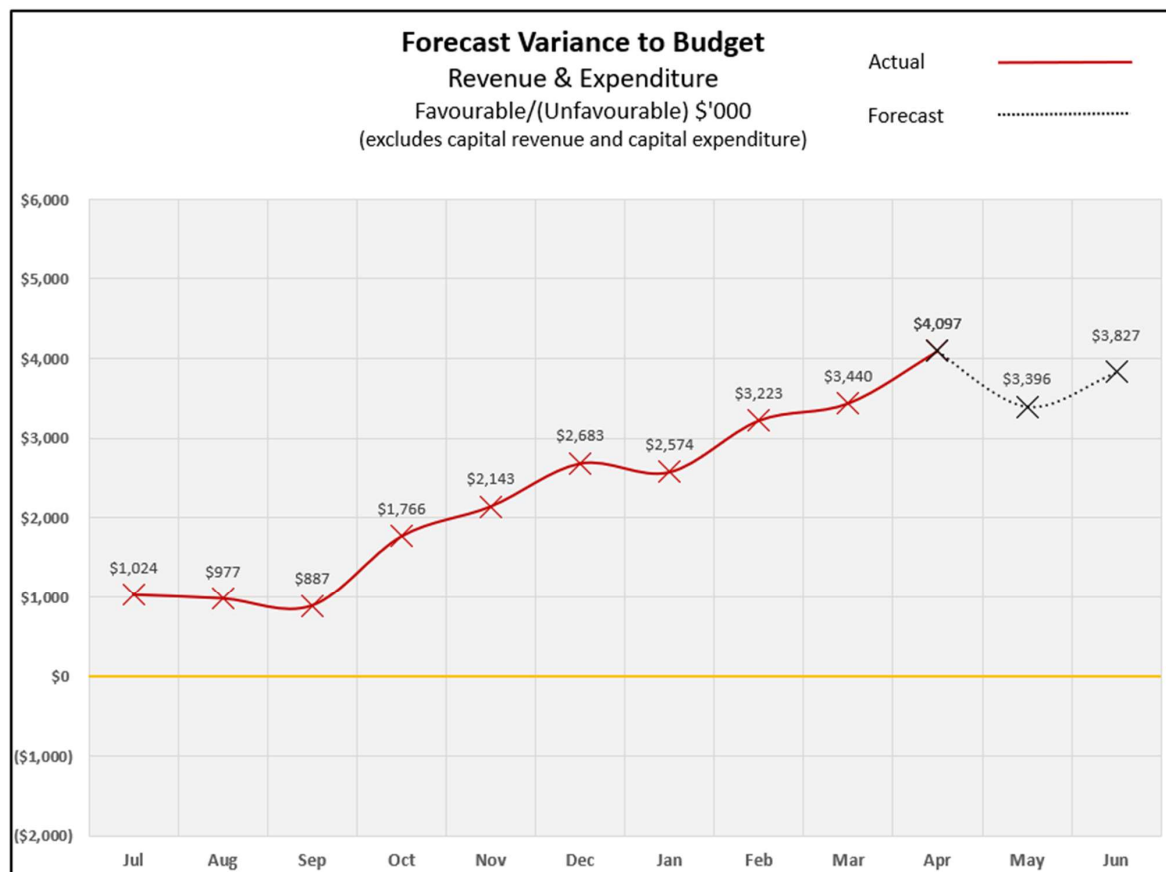
Capital Program – Grant Funded / Major Projects*



*The following projects form the Grant Funded / Major Projects capital works program:

Project	YTD Actual	YTD Budget	Annual Budget	Annual Forecast
101059 - CSR - KGV Soccer - Design & Construction	\$1,881,511	\$3,071,425	\$4,195,000	\$2,081,511
101241 - JLE - Jackson Street Landfill Extension	\$298,285	\$0	\$0	\$298,285
101246 - Grant - Giblins Reserve Play Space	\$282,310	\$2,170,000	\$3,255,000	\$1,182,310
101248 - Grant - Eady St Sports Facility	\$28,534	\$0	\$0	\$28,534
101250 - Grant - North Chigwell Football and Community Facility	\$1,592,505	\$1,535,931	\$5,425,000	\$2,092,505
101282 - Grant - Montrose Foreshore Park Skatepark	\$14,682	\$0	\$440,000	\$634,682
101517 - Upgrade Interchange Facilities at KGV Oval for GDFC	\$850	\$0	\$0	\$850
101518 - Upgrade to the Claremont Junior Football Clubrooms	\$0	\$0	\$0	\$0
101519 - New Lighting at Cadbury Oval	\$340,734	\$0	\$0	\$340,734
101532 - Shoobridge Park – Proposed Sports Lights	\$56,032	\$0	\$0	\$56,032
101536 - Tolosa Park Dam Rehabilitation	\$10,880	\$2,882,565	\$3,459,075	\$587,390
101538 - KGV Audio Visual System Replacement	\$97,946	\$0	\$0	\$97,946
101629 - Drainage & Sports Surface Improvements POW Reserve	\$322,189	\$0	\$0	\$322,189
101914 - MP - Benjafield Playground Renewal	\$0	\$0	\$0	\$0
101930 - Eady St Sportsfield Lighting	\$0	\$0	\$0	\$118,000
101931 - Mountain Bike Renewal	\$0	\$0	\$0	\$310,000
101932 - Cadbury Sportsfield Lighting	\$0	\$0	\$0	\$80,000
	\$4,926,459	\$9,659,921	\$16,774,075	\$8,230,969

Operating Forecast to 30 June 2023



Adjustments to amounts previously reported

There are instances where ledger adjustments are required in respect of amounts reported in prior periods. These adjustments will be visible when comparing this report against previously presented Financial Performance Reports.