

Ordinary Council Meeting - 22 November 2022 Attachments

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2022 LOCAL GOVERNMENT ELECTIONS

Certificate of Election

Glamorgan-Spring Bay Council

In accordance with the Local Government Act 1993 I have declared the following candidates elected to the positions shown below.

8 Councillors

Elected for a period of 4 years

Cheryl ARNOL

Michael SYMONS

Jenny WOODS

Robert FORBES YOUNG

Neil (Teddy) EDWARDS

Greg LUCK

Rob CHURCHILL

Carole McQUEENEY

Mayor

Elected for a period of 4 years

Cheryl ARNOL

Deputy Mayor

Elected for a period of 4 years

Michael SYMONS

A handwritten signature in black ink, appearing to read "Justin Meeker", with a long horizontal flourish extending to the right.

Justin Meeker RETURNING OFFICER

31 October 2022

General Rates Only 2022-23

Type	Apslawn	Bicheno	Buckland	Coles Bay	Cranbrook	Dolphin Sands	Douglas River	Friendly Beaches	Lake Leake	Levendale	Little Swanport	Nugent	Orford	Pontypool	Rheban	Rocky Hills	Spring Beach	Swansea	Triabunna	Grand Total
Commercial		360,249.41	9,558.81	430,522.35	1,166.39		5,929.00		2,708.78		6,989.69		127,215.83	6,048.88				257,574.20	176,596.04	1,384,559.38
Industrial		13,697.35	3,566.77	22,549.87													1,494.59	2,359.24	59,788.37	103,456.19
Primary Production	64,523.38	53,176.13	119,794.05	31,003.65	84,734.82	12,813.99			63,473.88	17,209.27	89,907.48	2,527.74	23,156.60	634.19	38,471.25	4,082.47	4,085.75	244,588.55	88,302.97	942,486.17
Residential	7,200.56	1,127,065.54	58,572.37	868,648.18	23,013.01	308,401.43	27,800.33	2,954.21	926.49	3,916.15	104,599.74	2,180.94	1,179,707.64	40,381.65	41,367.55	17,523.88	251,975.16	857,391.61	523,546.07	5,447,172.51
Sport & Recreation		7,505.97	878.56	5,102.18							2,115.19		26,026.90	2,499.27	532.79		716.33	2,789.31	7,016.24	55,182.74
Vacant Commercial		5,149.38		2,589.96									849.18					4,966.14	2,767.59	16,322.25
Vacant Residential	1,352.77	205,290.13	10,932.15	163,616.75	-	86,032.73	2,510.73	-	-	-	12,969.29	-	185,869.93	11,988.72	2,485.54	6,567.59	68,154.01	157,995.04	68,539.34	983,566.06
Grand Total	73,076.71	1,772,133.91	203,302.71	1,524,032.94	108,914.22	407,248.15	36,240.06	2,954.21	67,109.15	21,125.42	216,581.39	4,708.68	1,542,826.08	61,552.71	82,857.13	28,173.94	326,425.84	1,527,664.09	926,556.62	8,932,745.30

Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2022

Account	YTD Actual	YTD Budget	Budget Var	Var %	2022/23 Budget	Notes
Trading Income						
Rate Revenue	11,231,458	11,114,746	116,712	1%	11,114,746	1
Statutory Charges	276,935	270,524	6,411	2%	777,716	
User Charges	509,969	407,218	102,751	25%	999,658	2
Grants	860,805	943,625	(82,820)	-9%	1,845,049	3
Interest & Investment Revenue	142,635	110,596	32,039	29%	518,088	
Contributions	161,115	41,924	119,191	284%	185,772	4
Other Revenue	875,054	585,133	289,921	50%	1,198,981	5
Total Trading Income	14,057,971	13,473,766	584,205	4%	16,640,010	
Gross Profit	14,057,971	13,473,766	584,205	4%	16,640,010	
Capital Grants						
Grants Commonwealth Capital - Other	474,036	1,183,883	(709,847)	-60%	5,756,383	6
Grants Commonwealth Capital - Roads to Recovery	10,046	100,272	(90,226)	-90%	401,088	7
Grants State Capital - Other	185,981	49,123	136,858	279%	260,123	8
Total Capital Grants	670,062	1,333,278	(663,216)	-50%	6,417,594	
Other Income						
Net Gain (Loss) on Disposal of Assets	11,229	0	11,229	0%	53,000	
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	105,614	
Total Other Income	11,229	0	11,229	0%	158,614	
Operating Expenses						
Employee Costs	1,483,901	1,786,146	(302,245)	-17%	5,234,096	9
Materials & Services	2,654,770	3,725,083	(1,070,313)	-29%	8,289,660	10
Depreciation	1,072,355	1,065,352	7,003	1%	3,196,056	
Interest	32,258	31,942	316	1%	213,820	
Other Expenses	84,985	70,892	14,093	20%	212,676	
Total Operating Expenses	5,328,269	6,679,415	(1,351,146)	-20%	17,146,308	
Net Profit	8,729,702	6,794,351	1,935,351	28%	(506,298)	
Total Comprehensive Result (incl Capital Income)	9,410,993	8,127,629	1,283,364	16%	6,069,910	
Capital Works Program (Current Year WIP)						
Work in Progress Capital Works - Plant Internal	10,030	0	10,030	0%	0	
Work In Progress Payroll - Salaries and Wages	24,026	0	24,026	0%	0	
Work in Progress Capital Works - On Costs	12,133	0	12,133	0%	0	
Work in Progress Capital Works - Contractor Costs	304,230	0	304,230	0%	0	
Work in Progress Capital Works - Other Costs	8,348	0	8,348	0%	0	
Work in Progress Capital Works - Materials	93,232	0	93,232	0%	0	
Work in Progress Capital Works - Consultancy	15,569	0	15,569	0%	0	
Work in Progress Capital Works - Plant Hire External	7,089	0	7,089	0%	0	
Total Capital Works Program (Current Year WIP)	474,657	0	474,657	0%	0	

NOTES OF VARIANCES > \$50k

1. Additional revenue from significant supplementary rate revaluations on individual properties due to ownership transfers
2. User charges above budget due to receipt of outstanding Ferry fees in Aug \$80k, unplanned PPRWS water usage \$60k and delay in issuing Swanwick sewerage charges (\$39k).
3. Black summer bushfire recovery grant not yet received (\$195k) (2021/22 carry over unspent \$615k of \$811k). 2021/22 carry over unspent Parks grant funds \$93k not forecast. Federal Assistance Grants road & bridges \$20k more than forecast.
4. Public Open space contribution \$59k and Subdivision contribution \$57k more than than budget.
5. Medical income \$175k higher than estimate from high winter demand, additional locum (ie 5 doctors) on board and covid vaccinations income. Received bank fees refund \$100k Sept.
6. Works budgeted but not complete Local Roads & Community Infrastructure Grant; for Roads (\$132k), for Buildings (\$455k)[Courthouse amenities, Coles Bay Annexe, Swansea Cricket nets, Spring Bay toilets, Saltworks toilet] for Marine (\$15k) [Triabunna Marine shelter]; Black Summer Recovery Grant; (\$107k) [Helipad].
7. Roads to recovery grant not received (\$90k).
8. Carry forward unspent grant funds not forecast, Spring bay recreation ground \$137k work delayed.
9. Staff vacancies and unplanned covid leave reflecting shortfall in staff availability.
10. Black Summer Bushfire Recovery Grant pass through cost unspent (\$660k), contractor costs and materials (\$240k) and (\$180k) less than forecast indicating delays in availability.

Statement of Financial Position

Glamorgan Spring Bay Council

As at 31 October 2022

Account	31 Oct 2022	30 Jun 2022
Assets		
Current Assets		
Cash & Cash Equivalents	7,562,298	4,275,310
Trade & Other Receivables	6,052,548	663,874
Other Assets	20,400	40,800
Total Current Assets	13,635,246	4,979,984
Non-current Assets		
Investment in Water Corporation	31,282,379	31,282,379
Property, Infrastructure, Plant & Equipment	156,533,833	157,048,476
Total Non-current Assets	187,816,212	188,330,854
Total Assets	201,451,457	193,310,838
Liabilities		
Current Liabilities		
Trade & Other Payables	742,904	648,824
Trust Funds & Deposits	459,724	428,299
Provisions	648,576	648,576
Contract Liabilities	0	1,384,139
Interest bearing Loans & Borrowings	602,978	697,774
Total Current Liabilities	2,454,182	3,807,612
Non-current Liabilities		
Provisions	74,762	74,762
Interest Bearing Loans & Borrowings	7,146,395	7,146,395
Total Non-current Liabilities	7,221,157	7,221,157
Total Liabilities	9,675,339	11,028,769
Net Assets	191,776,118	182,282,069
Equity		
Current Year Earnings	9,494,049	2,994,018
Retained Earnings	85,489,429	82,495,412
Equity - Asset Revaluation Reserve	96,077,994	96,077,994
Equity - Restricted Reserves	714,645	714,645
Total Equity	191,776,118	182,282,069

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2022

Account	YTD Actual	2021/2022 Actual
Operating Activities		
Receipts from customers		
Rates	5,773,895	9,787,616
Contributions	183,164	270,350
Other Income	903,852	3,566,080
Statutory Charges	281,690	836,366
User Charges	567,170	768,436
Total Receipts from customers	7,709,771	15,228,849
Payments to suppliers and employees		
Employee Costs	(1,553,220)	(5,122,083)
Payments to Suppliers	(2,776,948)	(8,101,789)
Other Expenses	(52,514)	(205,047)
Total Payments to suppliers and employees	(4,382,682)	(13,428,919)
Receipts from operating grants	860,805	1,845,087
Dividends received	103,500	496,800
Interest received	39,135	26,034
Finance Costs Paid	11,858	(232,520)
Cash receipts from other operating activities	222,118	789,806
Net Cash Flows from Operating Activities	4,564,504	4,725,136
Investing Activities		
Proceeds from sale of property, plant and equipment	12,352	140,116
Payment for property, plant and equipment	(344,229)	(5,947,748)
Receipts from capital grants	670,062	2,059,491
Other cash items from investing activities	0	195,321
Net Cash Flows from Investing Activities	338,186	(3,552,820)
Financing Activities		
Trust funds & deposits	15,823	54,414
Net Proceeds/(Repayment) of Loans	(61,355)	(458,263)
Other cash items from financing activities	(1,570,171)	468,081
Net Cash Flows from Financing Activities	(1,615,702)	64,231
Net Cash Flows	3,286,988	1,236,547
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	4,188,352	2,951,806
Cash and cash equivalents at end of period	7,475,340	4,188,352
Net change in cash for period	3,286,988	1,236,547

Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2022 to 31 October 2022

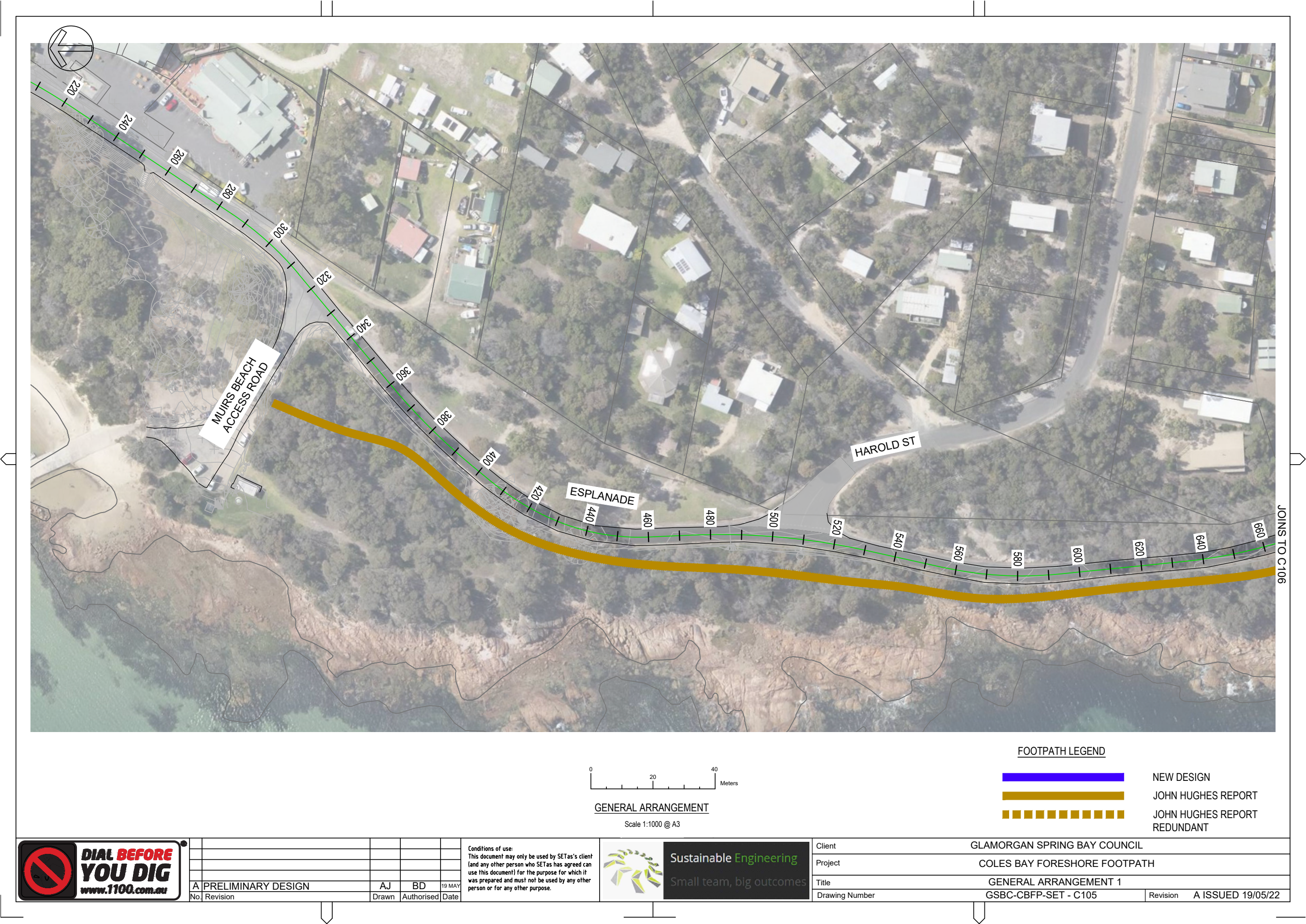
	Cost YTD	Status	Carry Fwd Last Year	Renewal Works	New Works	Total Budget 2022/23	Council Funded	External Funded	External Funding Source	Details
Roads, Footpaths, Kerbs										
Road accessibility (Black Summer)	1,494	In progress		64,100	158,200	222,300		222,300	Black summer bushfire recovery	
Wielangta Road - TRRA NDRLGP	-	Not started		140,000	140,000	280,000	140,000	140,000	Emergency management fund	50% 50% co contribution.
Swansea Main Street Paving	169,640	In progress	870,000			870,000		870,000	Community Development Cwth	Carried Fwd 2020/21
Alma Rd Rehabilitation Orford	151	In progress	50,000			50,000		50,000	Community Infrastructure Round 3	Carried Fwd 2020/21
Sand River Road Buckland	-	Not started		73,000		73,000	36,500	36,500	Assumes co-contribution heavy vehicle fund	
Resheet Program	72,064	In progress		100,000		100,000	100,000			
Reseal Program	886	In progress		443,300		443,300	42,213	401,087	Roads to recovery	
Pavement renewal Program	-	Not started		50,000		50,000	50,000			
Design 2022-23	13,786	In progress		30,000		30,000	30,000			
Total Roads, Footpaths, Kerbs	258,022	-	920,000	900,400	298,200	2,118,600	398,713	1,719,887		
Bridges, Culverts										
Bridge No 2902, Prosser, Woodsden Road	33,635	In progress		55,000		55,000	44,000	11,000	TRRA	
Bridge Renewal Storm Repair Mar 2021	-	Not started		66,000		66,000	56,000	10,000	TRRA	
17 Acre Creek Bridge Wielangta Rd	-	Not started		315,000		315,000	79,000	236,000	Bridge renewal program	Subject to grant approval
Total Bridges, Culverts	48,471	-	-	436,000	-	436,000	179,000	257,000		
Parks, Reserves, Walking Tracks, Cemeteries										
Bicheno Triangle	13,792	In progress	520,000			520,000		520,000	Community Development Cwth	Carried Fwd 2020/21
Bicheno Gulch	20,497	In progress	1,350,000			1,350,000		1,350,000	Community Development Cwth	Carried Fwd 2020/21
Coles Bay Foreshore	14,061	In progress	865,000			865,000		865,000	Community Development Cwth	Carried Fwd 2020/21
Walking bridge Bicheno (timber)	-	Not started		27,000		27,000	27,000			
Playground renewals	-	Not started			-	-	-			
Spring Bay Recreation Ground Upgrade (Triabunna Rec C	11,634	In progress	135,000			135,000		135,000	State Government	Carried Fwd 2020/21
Total Parks, Reserves, Walking Tracks, Cemeteries	59,985	-	2,870,000	27,000	-	2,897,000	27,000	2,870,000		
Stormwater & Drainage										
Pit and Pipe infill works	-	Not started		35,000	35,000	70,000	70,000			
Sewerage - Swanwick entry road	-	Not started			12,000	12,000	12,000			
49 Rheban Rd design to West Shelley Beach - Nautilus D	-	In progress	35,000			35,000	35,000			Carried Fwd 2021/22
Holkham Court	88,667	In progress	160,000			160,000	160,000			Carried Fwd 2020/21
Upgrade Culvert 15 Old Spring Bay Rd Swansea	-	Not started		97,000		97,000	97,000		Expecting 60k developer contribution	
Stormwater management planning, investigation & design	8,160	In progress	25,000			25,000	25,000			Carried Fwd 2020/21
Total Stormwater & Drainage	96,827	-	220,000	132,000	47,000	399,000	399,000	-		
Building										
Heli-pad Swansea Emergency Services (Black Summer)	1,100	Not started			107,000	107,000		107,000	Black summer bushfire recovery	
Triabunna Depot kitchen bathroom	-	Not started	10,000		-	10,000	10,000			Carried Fwd 2021/22
Triabunna Marina Shelter	-	In progress	15,000			15,000		15,000	Community Infrastructure Round 3	Carried Fwd 2020/21
Install Solar Panels on the Swansea Community Hub buil	-	In progress	636			636	636		Men's Shed grant fund	Carried Fwd 2020/21
Swansea Cricket Practice Nets	-	In progress	35,000			35,000	35,000		Community Infrastructure Round 3	Carried Fwd 2020/21
Swansea Courthouse refurbish toilet	-	In progress	75,000			75,000	75,000		Community Infrastructure Round 3	Carried Fwd 2020/21
Coles Bay Hall - Replace Annexe	4,000	In progress	180,000			180,000	180,000		Community Infrastructure Round 3	Carried Fwd 2020/21
Spring Beach Toilet Refurbishment	-	In progress	65,000			65,000	65,000		Community Infrastructure Round 3	Carried Fwd 2020/21
Total Building	5,100	-	380,636	-	107,000	487,636	10,000	477,636		

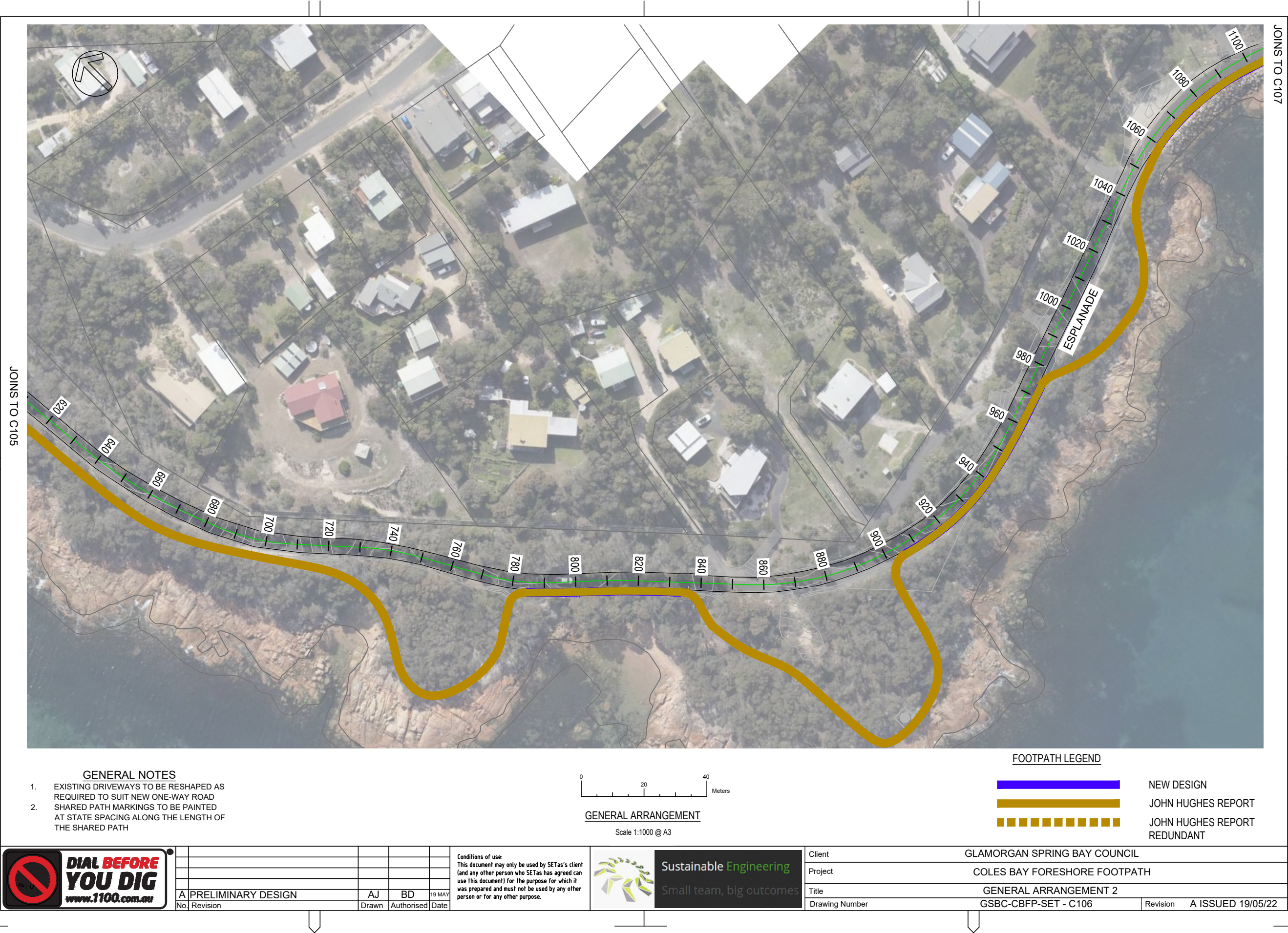
Capital Works Detail

Glamorgan Spring Bay Council

For the period 1 July 2022 to 31 October 2022

	Cost YTD	Status	Carry Fwd Last Year	Renewal Works	New Works	Total Budget 2022/23	Council Funded	External Funded	External Funding Source	Details
Marine Infrastructure										
Pylon Replacement - Marina	-	In progress	20,000			20,000	20,000			Carried Fwd 2021/22
Saltworks Toilet	-	In progress	100,000			100,000		100,000	Community Infrastructure Round 3	Carried Fwd 2020/21
Saltworks Boat Ramp Upgrade	-	In progress	99,123			99,123		99,123	State Grant MAST	Carried Fwd 2020/21
Total Marine Infrastructure	-	-	219,123	-	-	219,123	20,000	199,123		
Plant & Equipment										
IT Computer Equipment	6,252	Not started			30,000	30,000	30,000			
Medical Equipment	-	Not started			15,000	15,000	15,000			
2017 Mazda BT 50 dual cab F92RK - Works mgr	-	Not started			43,000	43,000	43,000			
2018 Ford Ranger dual cab H67MH - Works Sup	-	Not started			43,000	43,000	43,000			
2010 Ford Ranger B03UD Triabunna	-	Not started			32,000	32,000	32,000			
2007 Hino 16t Tipper FR1649 swansea	-	Not started			171,000	171,000	171,000			
2017 1570 terrain John Deere mower FA0800 Tri	-	Not started			30,000	30,000	30,000			
Total Plant & Equipment	6,252	-	-	-	364,000	364,000	364,000	-		
Total Capital Works	474,657		4,609,759	1,495,400	816,200	6,921,359	1,397,713	5,523,646		





JOINS TO C108



GENERAL NOTES

1. EXISTING DRIVEWAYS TO BE RESHAPED AS REQUIRED TO SUIT NEW ONE-WAY ROAD
2. SHARED PATH MARKINGS TO BE PAINTED AT STATE SPACING ALONG THE LENGTH OF THE SHARED PATH



GENERAL ARRANGEMENT

Scale 1:1000 @ A3

FOOTPATH LEGEND

- NEW DESIGN
- JOHN HUGHES REPORT
- JOHN HUGHES REPORT REDUNDANT



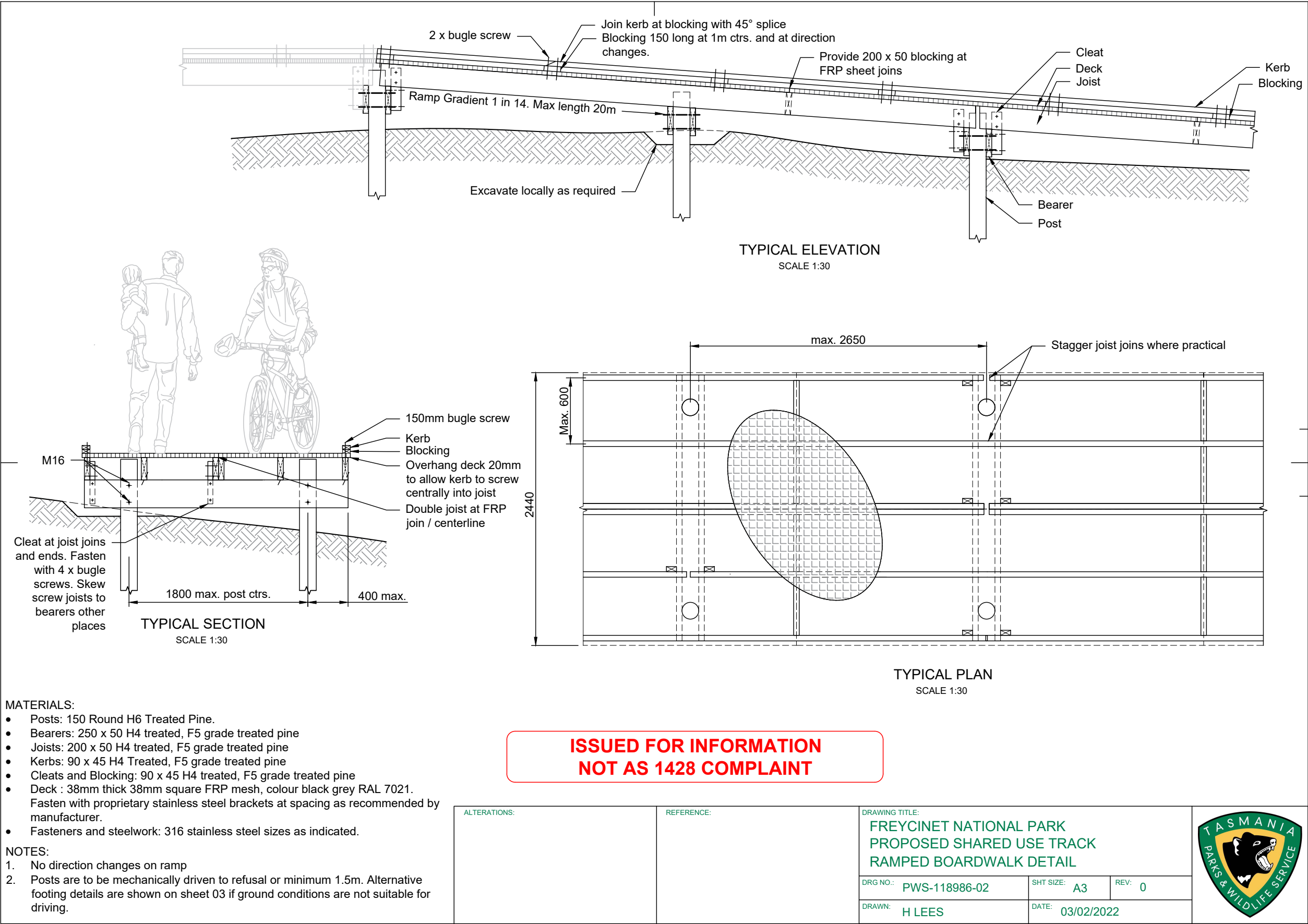
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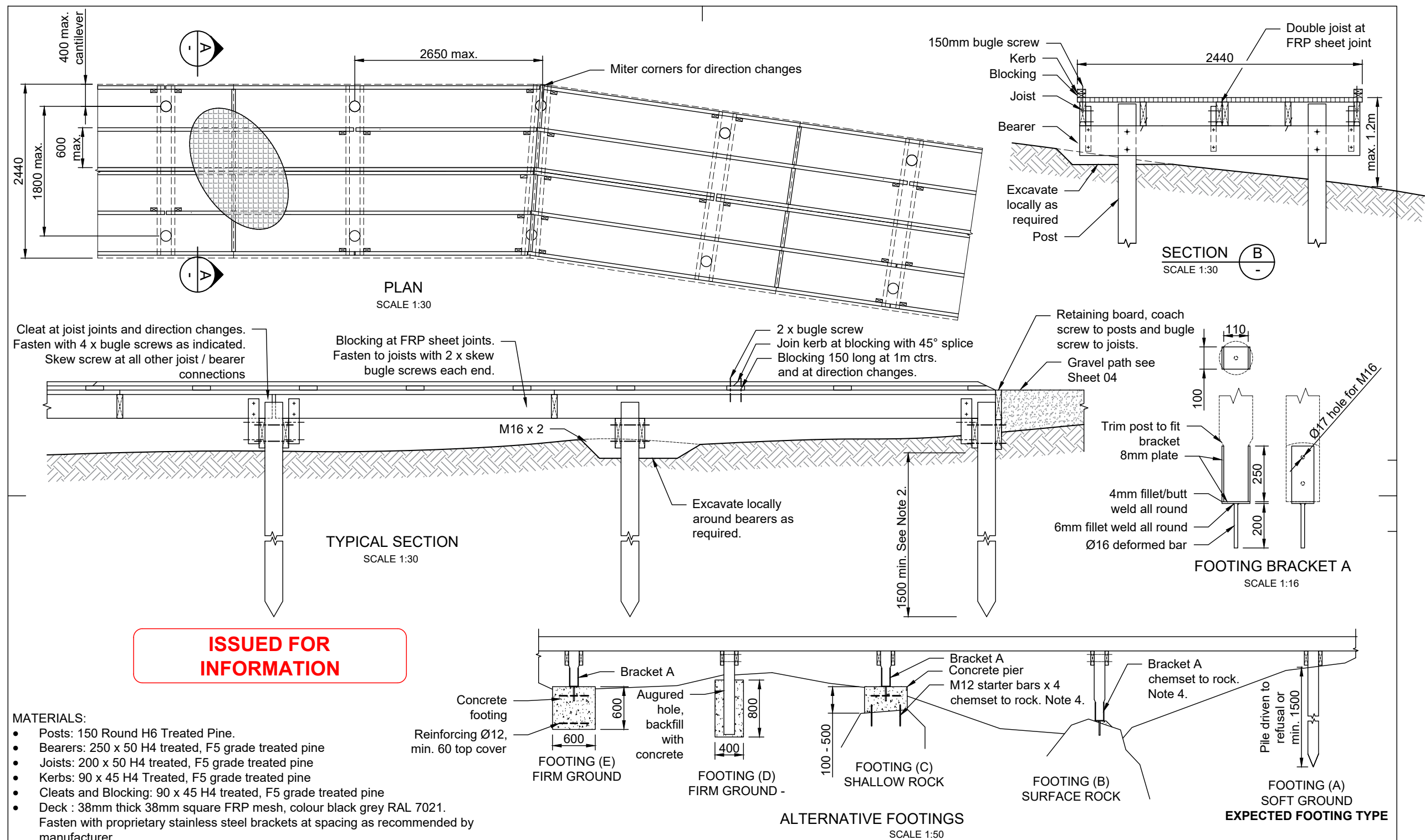
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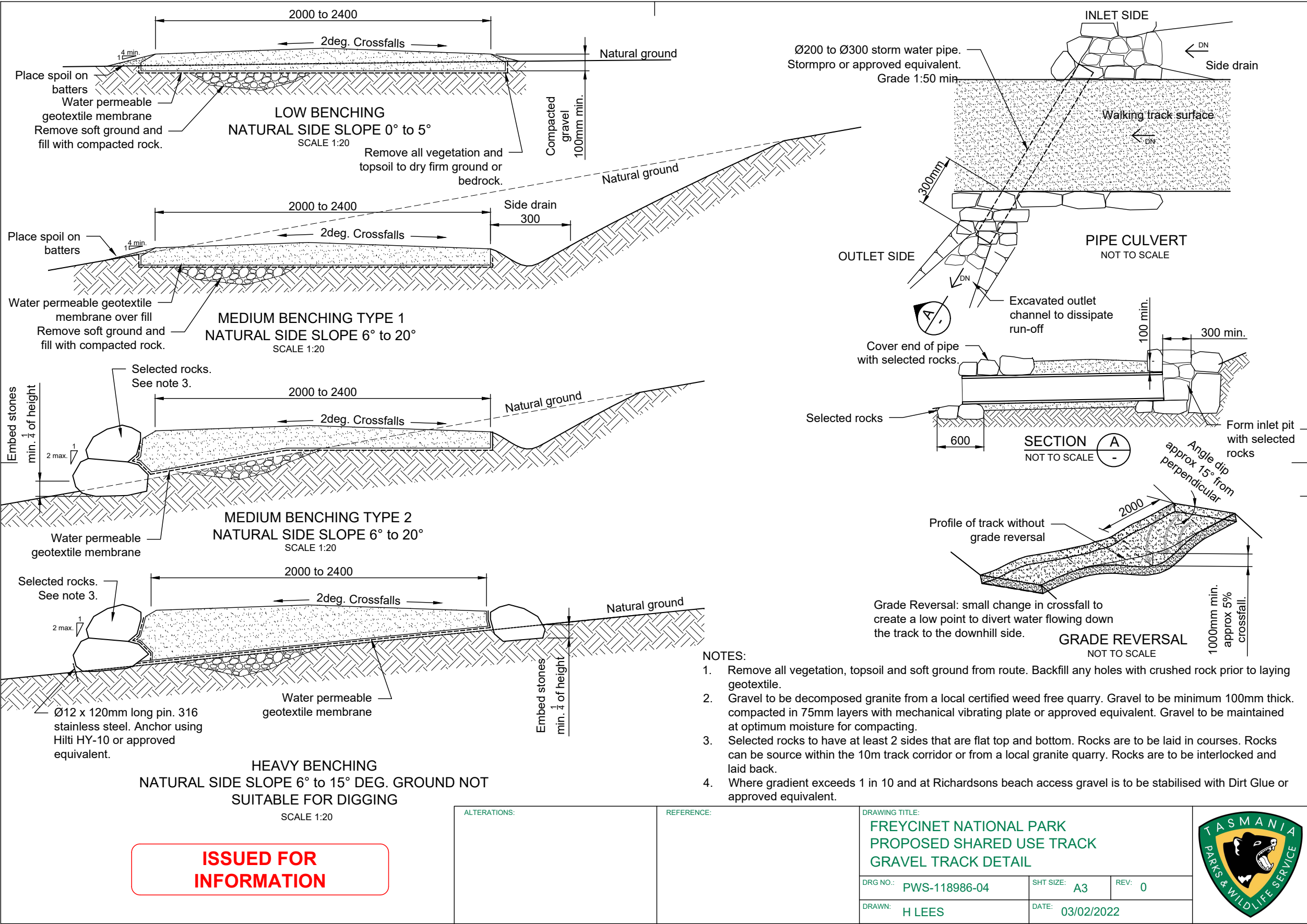


Sustainable Engineering
Small team, big outcomes

Client	GLAMORGAN SPRING BAY COUNCIL		
Project	COLES BAY FORESHORE FOOTPATH		
Title	GENERAL ARRANGEMENT 3		
Drawing Number	GSBC-CBFP-SET - C107	Revision	A ISSUED 19/05/22









Glamorgan Spring Bay Council

Statement of Expectations Issue Resolution Policy

Adopted: 25 August 2020

Minute No.: 293/20

Document Control

Policy Name	
First issued/approved	August 2020
Source of approval/authority	Council – Decision No. 293/20
Last reviewed	August 2020
Next review date	June 2022 (or earlier if required by Council)
Version number	01
Responsible Officer	General Manager & Mayor
Department responsible for policy development	Governance
Related policies	<ul style="list-style-type: none"> Glamorgan Spring Bay Council Code of Conduct Glamorgan Spring Bay Council Statement of Expectations
Publication of policy	Website

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1 Overview

Councillors recognise that the democratic process of local government involves holding and expressing different and sometimes opposing viewpoints.

It is a normal, and vital function of this process that all views are expressed and shared in a considered and informed way.

Although all Councillors must strive to engage in positive, constructive and respectful interactions, issue, conflict and/or disputes may arise. Issues may also arise in the relationships between the Mayor and General Manager, and the Councillors and General Manager.

The primary purpose of this issue resolution policy is to provide Councillors and the General Manager with support to resolve issues, conflicts or disputes in a manner that enables them to move forward and establish and maintain effective working relationships, so as not to damage the reputation or overall performance of the Council or any individuals.

This policy should be read in conjunction with the Glamorgan Spring Bay Council Code of Conduct and the Glamorgan Spring Bay Council Statement of Expectations.

Regular training and development will be provided to Councillors to ensure awareness and adherence to the Code of Conduct and Statement of Expectations.

2 Scope

The intent of this policy is to provide an elective framework for Councillors and the General Manager wanting to resolve an issue, conflict or dispute in an informal, conciliatory manner.

In the interests of maintaining good governance and earning the highest level of confidence in our Council from our community, the Glamorgan Spring Bay Council has endorsed this Issue Resolution policy as a complimentary document to the Statement of Expectations and as a first recourse prior to the use of the legal framework of the Code of Conduct.

The policy does not displace any external avenues provided for by legislation for the reporting and resolution of issues and disputes. The Code of Conduct sets out avenues for reporting real or perceived breaches by Councillors.

The policy does not deal with allegations of criminal misconduct as they are to be raised with the relevant authority.

3 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- Glamorgan Spring Bay Council Code of Conduct
- Glamorgan Spring Bay Council Statement of Expectations

4 Issue Resolution Undertaking

In the interests of ensuring that the Council operates as effectively as possible it is important that all Councillors and the General Manager recognise that they hold an individual and collective responsibility to demonstrate high standards of conduct in undertaking their duties as representatives of the community and the Council.

Where there may be interpersonal issues, conflict and disputes, the first recourse in addressing differences should involve an informal proactive approach, recognising the need for the respectful treatment of colleagues at all times.

Prior to commencing a formal Code of Conduct Complaint, Councillors who are parties to any disagreement should endeavour to resolve their differences through informal discussion, recognising that they have been elected to act in the best interests of the community. Similarly, the General Manager should endeavour to resolve any disagreement with the Mayor or Councillors through informal discussion, recognising that the General Manager must also act in the best interests of the community of Glamorgan Spring Bay.

5 Issue Resolution Options

Where appropriate, the parties to an issue, conflict or dispute are encouraged to use their best endeavours to resolve their issue, conflict or dispute in a courteous and respectful manner, between themselves, and to stop any behaviour that is causing issues, conflict or dispute.

Where parties have not been able to resolve their issue between themselves, the following informal options are available:

5.1 Respectful Conduct Advisor

Upon the request of an elected member, a Respectful Conduct Officer (RCA), who is not an employee of the Council, may be assigned by the General Manager to support the Councillors to participate in informal resolution processes. If the General Manager is a party to the matter to be resolved, the RCA is to be assigned by the Mayor or Deputy Mayor, or as agreed by the parties to the matter.

The role of the RCA would be to provide support and practical assistance to the Parties, individually or collectively.

In selecting persons to act in the capacity of RCA, the General Manager, Mayor, or Deputy Mayor will take into account the nature of the issue under discussion, an appropriate skills-set within the local government context, experience in issues resolution and interpersonal skills which can most likely assist in resolving matters of conflict.

5.2 Additional Assistance Towards Resolution

If attempts have been made to resolve an issue through direct approach, and through the intervention of an RCA, then the following steps provide further mechanisms through which resolution may be achieved.

5.2.1 External Assistance

Councillors or the General Manager wishing to undertake informal issue resolution may, in discussion with the RCA, seek assistance from an independent facilitator, mediator, counsellor or such other assistance which they may consider appropriate in resolving the issue at hand.

5.2.2 Internal Measures for Dealing with a Matter Involving the General Manager

If an issue is brought forward by a Councillor against the General Manager, the Councillor may request that the General Manager's Performance Review Committee (GMPRC) review the matter and provide a recommendation to the parties. The GMPRC may request the RCA to attend the meeting where the matter is discussed, to provide background and independent advice.

5.2.3 Internal Measures for Dealing with Matters between Councillors

If after intervention by an RCA a matter between Councillors remains unresolved, the Parties may request that the issues be discussed in a closed council session by the full Council. The RCA is to be invited to attend the closed council session to provide background and independent advice, and to arbitrate where necessary.

Any Party electing to take their issue on to any of the above steps ideally should accept that every effort is being made to resolve a potentially disruptive issue within Council, and be prepared to compromise or adapt if necessary.

Where an issue cannot be resolved in by these processes, the formal Code of Conduct process for Councillors may provide the next steps for the parties involved. If the case involves the General Manager's behaviour, Council will decide what further steps it wishes to take.

6 Commitment to the Policy

Councillors are required upon election to commit their adherence to the Code of Conduct and to Council's policies. Councillors may also make the following declaration of their commitment to the Statement of Expectations:

I acknowledge that I have been elected by the community to a position of significant responsibility with the expectation that I will act in accordance with the principles and behaviours of good governance and demonstrate values which are accepted within our society.

I declare my commitment to abide by this expectation by attesting my adherence to the Glamorgan Spring Bay Council Statement of Expectations Policy.

A newly appointed General Manager will be asked to make the following statement at the first open Council meeting following appointment:

I acknowledge that I have been selected by Council to a position of significant responsibility with the expectation that I will act in accordance with the principles and behaviours of good governance.

I declare my commitment to abide by this expectation by attesting my adherence to the Glamorgan Spring Bay Council Statement of Expectations Policy.

7 Policy Review

This policy will be reviewed in June 2022, and thence forth at least 12 months before an ordinary Council election, and again at least 12 months but no more than 15 months after an ordinary Council election.

The initial review (in June 2022) may be conducted earlier if Council so determines.

8 Attachments (if applicable)

Nil.



GLAMORGAN SPRING BAY COUNCIL
Dog Management Policy 2014-2019
Part A

Approved by Council Minutes of Ordinary Meeting, 21st October 2014 Decision No. 134/14

1. OBJECTIVE

The objectives of this Dog Management Policy are to:

- Ensure owners of dogs in the Glamorgan Spring Bay Municipal area comply with the requirements of the *Dog Control Act, 2000*;
- Actively promote responsible dog ownership through education and information, supported by regulatory measures when required and;
- Provide for reasonable exercise and recreational needs of dogs and their owners whilst respecting the rights of the broader public and protecting natural values.

2. SCOPE

This policy relates to all areas within the Glamorgan Spring Bay Municipality. Recommended declared areas cover public land owned or managed by Crown Land, the Glamorgan Spring Bay Council (the Council), and the Parks and Wildlife Service. Areas can also be declared on private land when requested by the landholder if the land is accessible by the public (such as beaches with a high tide title).

3. POLICY

INTRODUCTION

The *Dog Control Act 2000* came into effect on 2nd April, 2001. This legislation has repealed the *Dog Act 1987*, and therefore, becomes the primary legislation in this area.

Section 7 of the *Dog Control Act 2000* requires the Council to develop and implement a policy relating to dog management within its municipal area.

A Dog Management Policy is to include the following:

- A code relating to responsible ownership of dogs.
- The provision of declared areas.
- A fee structure.
- Any other relevant matter.

2

DOG MANAGEMENT POLICY – PROCESS

That the Council is to:

- Invite public submissions relating to a proposed *Dog Management Policy*, and
- Consult with any relevant body or organisation, and
- Consider any submissions and consultation outcomes before finalising the Policy.

DOG MANAGEMENT POLICY – REVIEW

A Council is to review its *Dog Management Policy* at least once every five years.

CODE OF RESPONSIBLE DOG OWNERSHIP

It is the responsibility of every dog owner to:

- Ensure that the dog is kept under control at all times;
- Ensure that their animals do not foul public places;
- Take all reasonable steps to ensure that the dog does not cause a nuisance, injure, endanger, intimidate, or otherwise cause distress to any person;
- Take all reasonable steps to ensure that the dog does not injure, endanger, or cause distress to any stock, poultry, domestic animal, or protected wildlife;
- Take all reasonable steps to ensure that the dog does not damage or endanger any property belonging to any other person;
- Ensure that the dog receives proper care and attention and is supplied with proper and sufficient food, water and shelter;
- Ensure that the dog receives adequate exercise; and
- Comply with the *Dog Control Act, 2000*.

FEES

Council annually sets a fee structure reflecting the costs of Dog Management control. It is expected that dog owners pay a reasonable portion of the costs incurred by Council.

1. The entire system of Dog Control throughout the municipality is dependent on the ability of Council Officers to identify a dog's owner via the dog registration system which is a vital link needed to enforce the regulations and provisions of the *Dog Control Act 2000*.
2. All dogs six months of age or over are required to be registered.
3. The Council will continue to provide reduced registration fees for desexed dogs in order to reduce the instances of unwanted or abandoned dogs. Fees will be reduced for persons registering their dog before 31st July.
4. A discount will also be offered to pensioners for one dog only, any other dog incurs standard registration fees.
5. All relevant fees will be reviewed annually. The Council will take into consideration other Council's proposed fee structure to ensure all related dog fees maintain a level of consistency.
6. The Council will transfer dog registrations from other Tasmanian Council's at no cost to the dog owner, provided the registration is for the same registration period.
7. A maintenance (pound keeping fee) will be charged for every day impounded. An infringement notice will be issued in accordance with the *Dog Control Act 2000 Section 16(1)* "failure to ensure a dog is not at large". All fees must be paid before the dog will be released.

REGISTRATION FEES

All Registration Fees will be determined by the Council on an annual basis Pursuant to *Section 9(2)(a)(b)* of the *Dog Control Act 2000*. Details are available from Council Offices 6256 4777 or the website www.gsbc.tas.gov.au

KENNEL LICENCES

Where a person keeps more than two dogs (or, in the case of working dogs, 4 dogs) on any property they must apply to the Council for a Kennel Licence.

A notice of intention to apply for a kennel licence must be published in the public notices section of the Mercury and/or the Examiner Newspaper on any day except Sunday in the prescribed format.

Any person residing or owning land within 200 metres of the boundary of the property to which a licence relates may object to the granting of the licence within 14 days after the notice is published.

Any objection is to be in writing and set out the reasons for the objection.

Application Processing

The Council cannot consider an application until twenty eight (28) days after the publication of the "Notice of Intention to Apply for Kennel Licence".

A Council Officer will inspect a property applying for a kennel licence including all kennels and yards.

An application will not be considered until all dogs kept on the property seeking a kennel licence are registered.

Decision to grant a Licence

In reaching a decision as to whether to grant a licence and in considering what conditions, if any, shall apply to the licence, the General Manager may take into account any relevant objections.

The site inspection report will be considered together with any other matters that relate to public health and environmental laws.

The likelihood of kennelled dogs creating a nuisance by barking or otherwise will be

taken into consideration.

Where the application is successful, the licence will be issued together with a covering letter drawing the licence holder's attention to the conditions that apply to the licence, and expiry date of the licence.

Where a licence is refused the applicant will receive written notification.

Refusal to Grant, Cancel or Renew a Licence

The General Manager on the recommendation of an Authorised Officer may refuse to grant a licence if he is of the opinion that:

- The premises are unfit for the purpose of keeping the number and type of dogs applied for;
- It would be in the public interest not to grant the licence.
- Renewal of a licence may be refused if the Council is of the opinion that:
- The requirements of the *Dog Control Act* and the *Public Health Act* are not being complied with;
- The condition of the premises is creating a nuisance;
- The requirements of the Dog Control Regulations are not being complied with;
- It is in the public interest that the licence not be renewed.
- A licence may be cancelled at any time if the Council is satisfied that:
- The premises do not comply with the Dog Control Regulations;
- Laws relating to public health and environmental protection are not being complied with;
- That the conditions of the licence are not being complied with.

If Council Refuses to Grant, or Renew, or Intends to Cancel a Licence, an appeal to a magistrate may be made.

An appeal shall:

- Be instituted by giving written notice to the Clerk of Petty Sessions on the prescribed form;
- Be accompanied by the prescribed fee;
- Be made within the prescribed time (21 days of the date of notifying the Council); and
- Otherwise be instituted in the prescribed manner.

4

At the hearing of an appeal, the magistrate may:

- Dismiss the appeal; or
- Direct the Council to grant or renew the licence;
- Quash the Council's decision to cancel the licence, subject to any conditions the magistrate thinks fit;
- The Council must comply with any directions given to it by the magistrate;
- The magistrate's decision is final.

Renewal of licence

Kennel licences expire on the 30th day of June each year.

Licences may be renewed for a further twelve months upon payment of the prescribed fee and a satisfactory inspection of the premises by an Authorised Officer.

Licences are not transferable from one person to another, nor are they transferable from property to property, therefore a new application will need to be submitted if you:

- Sell your property and the new owner requires a kennel licence; or
- You move to another property and wish to retain your licence.

Costs

Details of kennel licence costs are available from Council Offices 6256 4777 or the website: www.gsbc.tas.gov.au

Penalties

The Act states that a person who keeps more than two dogs (or in the case of working dogs, four dogs) six months of age or over, on any premises not being licenced premises, is guilty of an offence and is liable on summary conviction to a fine.

Normally an Authorised Officer would issue an Infringement Notice for unlicensed premises. Non payment of this fine would then involve the previously mentioned legal action being taken.

DANGEROUS DOGS

The *Dog Control Act 2000* substantially increases the penalties and restrictions on owners of dogs declared dangerous.

Any dog that has caused serious injury to a person or another animal may be declared a dangerous dog, unless the attack was of such a nature that the declaration is not considered warranted.

The Council will also take into consideration the wishes of the victim involved, the circumstances involved, witnesses evidence if any and the offending dog owners proposed action.

The owner or person in charge of a dangerous dog must be at least 18 years of age, must ensure that whilst the dog is in public place, is on a lead not exceeding two metres, that the dog is muzzled and unable to bite a person or animal and when not in a public place housed in a child proof enclosure or secured and restrained by a lead not exceeding two metres. The dog must at all times wear an approved collar supplied by the Council.

The owner of a dog declared to be dangerous must ensure that the dog is implanted with an approved microchip within 30 days after notification that the dog has been declared dangerous.

The owner or person in charge of a dangerous dog must ensure that appropriate signs of an approved type warning of the presence of a dangerous dog are displayed at every entrance to the premises on which the dog is kept. These signs are only obtainable through the Council.

The cost associated with the purchasing of prescribed dog collar, micro-chipping and appropriate signage is the responsibility of the dog owner.

Any premises on which a declared dangerous dog is being kept will be inspected on a regular basis by an Authorised Officer to ensure that the dog is housed correctly and that the owner is complying with the requirements as defined in the *Dog Control Act 2000*.

Appropriate legal action will be taken against any dangerous dog owner not complying with the regulations.

NUISANCE DOGS

The Council currently spends large amounts of time associated with the problems caused by nuisance dogs and in particular the issue of excessive barking. The Council's preferred option is to consult with both the complainant and the dog owner addressing the issues why the dog is barking and offering advice and the Council resources. The objective is to resolve the issue quickly and avoid fines and legal proceedings which are costly and time consuming.

The most important issue is for the owner to be made aware of the nuisance and to be advised as to the best methods available to alleviate the problem.

Upon receipt of a complaint regarding a nuisance dog the following procedure is followed:

First Stage

A letter of warning is sent to the owner indicating the nature of the complaint and their responsibilities under the *Dog Control Act 2000*. The dog owner is asked to contact the Council to further discuss the matter and strategies may be discussed to reduce or minimise the nuisance.

Second Stage

The owner of the dog is given a reasonable amount of time, normally two weeks to address the nuisance and if requested an Authorised Officer may inspect the property and offer advice to overcome the problem such as the use of an anti bark collar or other methods. The aim of the discussion is to reach agreement acceptable to both the complainant and the dog owner without the need for legal action.

Third Stage

If no attempt has been made by the dog owner to alleviate the problem or no contact made with Council Officers the complainant is requested to complete the appropriate form in accordance with *Section 47(2) (a)* of the *Dog Control Act 2000*. The person is required to pay a fee that will be refunded if their complaint has substance. Following submission Council Officers will investigate the complaint. This may

involve speaking to neighbours in the vicinity and inspecting the offending property at various times to assess if the dog is considered a nuisance. If the complaint is found to be genuine the Council may institute proceedings for an offence under *Section 46 of the Dog Control Act 2000*.

The owner or person in charge of a dog must not permit the dog to become or create a nuisance. A dog is a nuisance if:

- a. It behaves in a manner that is injurious or dangerous to the health of any persons, or
- b. It creates a noise by barking or otherwise, it persistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person or persons.

IMPOUNDING OF DOGS

A maintenance (pound keeping) fee will be imposed for every day impounded.

An infringement notice will be issued in accordance with the *Dog Control Act 2000 Section 16(1)* "Failure to ensure a dog is not at large" which must be paid before dog will be released.

If a dog is seized and its owner is not identifiable the dog will be impounded at the Council pound for a minimum of three working days. If the dog is not reclaimed within this period the dog will be transferred to the Dogs Home of Tasmania. The dog then becomes the property of the Dogs Home of Tasmania.

If a dog is seized and its owner is identifiable the General Manager is to notify in writing the owner of the dog that the dog has been impounded. If after five working days after notice has been given to the owner, the owner does not reclaim the dog the dog will be transferred to the Dogs Home of Tasmania located at Risdon Vale. The dog will then become the property of the Dogs Home of Tasmania.

PROVISION OF DECLARED AREAS

Under *Section 24 of the Dog Control Act 2000* the Council must resolve to make a declaration in relation to the intention to declare an area.

Before a council resolves to make a declaration

under this section in relation to an area, they must:

- (a) notify, by public notice, the details of:
 - (i) the area; and
 - (ii) any condition relating to the use of that area; and
 - (iii) in the case of a restricted area or prohibited area, the reasons for the declaration; and
- (b) invite submissions to be lodged within 15 working days after the notice is published; and
- (c) consider any submissions lodged.

SIGNAGE

The Council (or Crown Land Service or the Parks and Wildlife Service) will continue to erect uniform signage to identify each declared area in the municipality.

DOG WASTE DISPOSAL

The Council will continue to install Dog Waste Disposal Bag Dispensers where required and as resources permit.

EDUCATION

The Council will continue with ongoing community education and awareness program about the Dog Management Policy in partnership with the relevant stakeholders as resources permit. This will include investigating opportunities for encouraging de sexing and micro-chipping, and also for suitable locations for fenced in exercise areas.

ENFORCEMENT

The Council will undertake enforcement of the Dog Management Policy as resources permit, in collaboration with the Parks and Wildlife Service and other agencies are required.

DOG CONTROL ACT

A full copy of the Act can be found at <http://www.thelaw.tas.gov.au/index.w3p>

4. IMPLEMENTATION

The policy will be implemented immediately following endorsement by Council.

5. DELEGATION

Regulatory Services Department.

6. RESPONSIBILITY

The compliance of this policy is the responsibility of the General Manager and Regulatory Services Manager.

7. REPORTING

Regulatory Services Manager will report monthly to the Council on activities that pertain to this policy.

8. REVIEW

A review of this policy will be undertaken at least within five years of its adoption by the Council, and more regularly should there be significant changes in community expectations, or there be amendments or changes to the *Dog Control Act 2000*.

The Council does have the right to declare additional areas in accordance with the appropriate sections of the Act, without having to review the entire Dog Management Policy.

9. STATUTORY REQUIREMENTS

Dog Control Act 2000, Threatened Species Protection Act 1995, National Parks and Reserves Management Act 2002, Nature Conservation Act 2002.

10. REFERENCES

Kingborough Council Dog Management Policy 4.3 (May 2010)

Clarence City Council Dog Management (November 2007)

11. ATTACHMENTS

Provision of Declared Areas (Dog Management Zones) for the Glamorgan Spring Bay Dog Management Policy 2014-2019.



GLAMORGAN SPRING BAY COUNCIL
Dog Management Policy 2014-2019
Part B – Declared Areas

Approved by Council Minutes of Ordinary Meeting, 21st October 2014 Decision No. 134/14

PROVISION OF DECLARED AREAS

(Dog Management Zones)

for the

Glamorgan Spring Bay (GSB) Dog Management Policy

Definitions of DECLARED AREAS under the Dog Control Act 2000, Part 3 – Control of Dogs, Division 2.

Exercise Areas (20)

A council may declare an area to be an area where dogs may be exercised subject to any specified conditions.

Training Areas (21)

A council may declare an area to be an area where dogs may be exercised subject to any specified conditions.

Prohibited Areas (22)

- 1) A council may declare an area containing sensitive habitat for native wildlife to be an area where dogs are prohibited from entering.
- 2) A person must not take a dog that is not a guide dog or a hearing dog into a prohibited area.

Dog Restricted Area (23)

- 1) A Council may declare an area to be an area where dogs, other than guide dogs or hearing dogs, are restricted from entering –
 - (a) During specified hours days or seasons; or
 - (b) During specified hours, days or season unless they are on a lead.
- 2) A person must not take a dog that is not a guide dog or a hearing dog into a restricted area otherwise than in accordance with the declaration.

PROHIBITED PUBLIC AREAS (28)

- 1) A person must not take a dog into:
 - a) Any grounds of a school, pre-school, kindergarten, crèche or any other place where the reception of children without the permission of the person in charge of the premises.
 - b) Any shopping centre or shop.
 - c) Any grounds of a public swimming pool.
 - d) Any playing area of a sports ground on which sport is being played.
 - e) Any areas within 10 metres of a children's playground.
- 2) These section does not apply to:
 - a) a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose; or
 - b) a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or
 - c) a pet shop; or
 - d) the premises of a veterinary surgeon; or
 - e) a pet-grooming shop; or
 - f) any other premises related to the care and management of dogs.

Definition of Dog Under Effective Control under the Dog Control Act 2000, Part 1 – Preliminary

(1) A dog is under the effective control of a person in a public place if the dog is –

- (a) Off the lead and –
 - (i) In close proximity to the person; and
 - (ii) In sight of the person; and
 - (iii) The person is able to demonstrate to the satisfaction of an authorised person that the dog is immediately responsive to the person's commands; or

(b) Secured and restrained by means of a lead not exceeding 2 metres long held by had by a person of sufficient age and strength to control the dog; or

(c) Tethered to a fixed object by a lead not exceeding 2 metres long for a period not exceeding 30 minutes.

(2) A dog is under effective control on a road or road-related area in a built-up area if the dog is secured and restrained by means of lead not exceeding 2 metres long held by hand by a person of sufficient age and strength to control the dog.

(3) A person, at any one time, must not have, in his or her charge, more than –

- (a) 2 dogs on a lead on a footpath; or
- (b) 4 dogs in a public place.

(4) A dog is under the effective control of a person on private premises if the dog is securely confined to those premises.

(5) A dog is under the effective control of a person while not on a lead if the dog is –

- (a) A working dog engaged in working; or
- (b) A hunting dog engaged in hunting; or
- (c) Engaged in racing or showing; or
- (d) Engaged in obedience or agility trials;

or

- (e) Engaged in training for any activity referred to in paragraphs (a), (b), (c) or (d); or
- (f) Engaged in training in a training area.

Prohibited Areas under the National Parks and Reserved Land Regulations 2009





Dogs are prohibited from all reserved land areas managed by the Tasmania Parks and Wildlife Service (PWS), however, there is provision to designate areas for dog exercise and recreation in certain reserve classes or where permitted by the management plan for the reserved land.

With the exception of the PWS reserved land declared Exercise Areas and Restricted Areas within this policy, dogs are not permitted on any other reserved land except where an authority has been granted in accordance with the *National Parks and Reserved Land Regulations 2009*.

Please note that only the higher usage and more accessible reserved lands where dogs are prohibited have been identified in this document.

The Parks and Wildlife Officers at Freycinet National Park are available for queries regarding land tenure. Contact: Freycinet National Park on ph. 6256 7000 or PWS Seven Mile Beach Office on ph: 6214 8100.

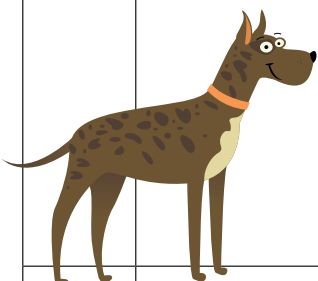







BICHENO

Dog Zone No.	Area description	DOG ZONE RULES	Justification
1	Denison River Carpark and within 100m either side of the river mouth. (Denison Beach Conservation Area, Parks and Wildlife Service (PWS))	DOG RESTRICTED AREA  <i>Dog on Lead</i> at all times	Popular local attraction and swimming area in summer. Narrow beach and picnic site access tracks and restricted space along river banks.
		PROHIBITED AREA  <i>Dogs Prohibited</i> from swimming in river mouth 1 st Dec to 1 st March	Social equity, public safety and water quality justification.
2	Area south of the Dog on Lead Zone (1) around the river mouth and north of the Southern Denison Beach access track (Denison Beach Conservation Area, PWS)	EXERCISE AREA  <i>Dogs Under Effective Control</i> at all times	Popular section of beach for local residents to walk their dog off lead and under effective control. Good practice for dog owners to place their dog on a lead, to avoid potential conflict, whenever other dogs, people or birds are close by. Always walk on wet sand to separate dogs from potential birds nesting areas above high tide zone.
3	From Southern beach access track to Denison Beach south to the northern end of Redbill Beach, including Diamond Island Nature Reserve (Crown Land Service (CLS)/ PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Significant populations of Little Penguins and shorebirds (Hooded Plovers, Pied and Sooty Oystercatchers, Little and Fairy Terns) nesting year round along this section of coast. Dogs prohibited at all times. Actively managed to protect these values.








Bazza the Great Dane

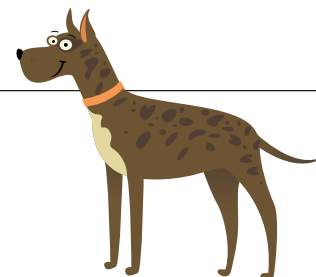


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Dog Zone No.	Area description	DOG ZONE RULES	Justification
4	Redbill Beach. Public Reserve (CLS / PWS)	 <p>DOG RESTRICTED AREA </p> <p>Dogs Prohibited  from 10am to 6pm between Dec 1st to 1st March</p> <p>Dogs Prohibited  from dusk till dawn on the beach.</p> <p>Dogs Prohibited  in the dunes behind Redbill Beach at all times</p> <p>Dogs Under Effective control at all other times</p>	<p>Popular swimming, walking and surfing beach. High numbers of users during the peak season at peak times. Social equity and public safety justification - No dogs</p> <p>Little Penguins walk from the ocean to their burrows during the evening and early morning. Penguins and other wildlife in dunes behind Redbill Beach justifies no dogs in dunes at all times</p> <p>Opportunity to exercise dogs off lead on beach at all other times. Good practice for dog owners to place their dog on a lead (to avoid potential conflict) whenever other dogs or people or birds are close by; and always walk on wet sand to separate dogs from potential birds nesting areas above high tide zone</p>
5	Waub's Beach Public Reserve (CLS leased by GSBC)	<p>DOG RESTRICTED AREA </p> <p>Dogs Prohibited  between 10am to 6pm from 1st Dec to 1st March except to walk Dog On Lead to transit from one end of the beach to the other</p> <p>Dogs on lead at all other times</p>	<p>Social equity, nuisance and public safety reasons. Main public swimming beach in Bicheno. No dogs during peak use season at peak times. An exception will be trialled enabling dogs on lead to transit from one end of beach to the other</p> <p>Dogs on lead at non-peak times, provides a means of thoroughfare when walking around the Bicheno foreshore</p>
6	Bicheno foreshore track (and coastline) from southern end of Redbill Beach to Rice Pebble Beach (excluding Waub's Beach). Public Reserve (CLS leased by GSBC)	<p>DOG RESTRICTED AREA </p> <p>Dogs on lead at all times</p>	<p>Popular public walking track and coastline with dawn and dusk movement of Little Penguins to and from their burrows. Social equity, public safety and wildlife (penguin colony) along path. Dogs on a lead at all times safeguards against dogs roaming, impact on wildlife or social conflict issues. Please do not walk dogs in penguin areas at dawn or dusk when birds are on the move</p>

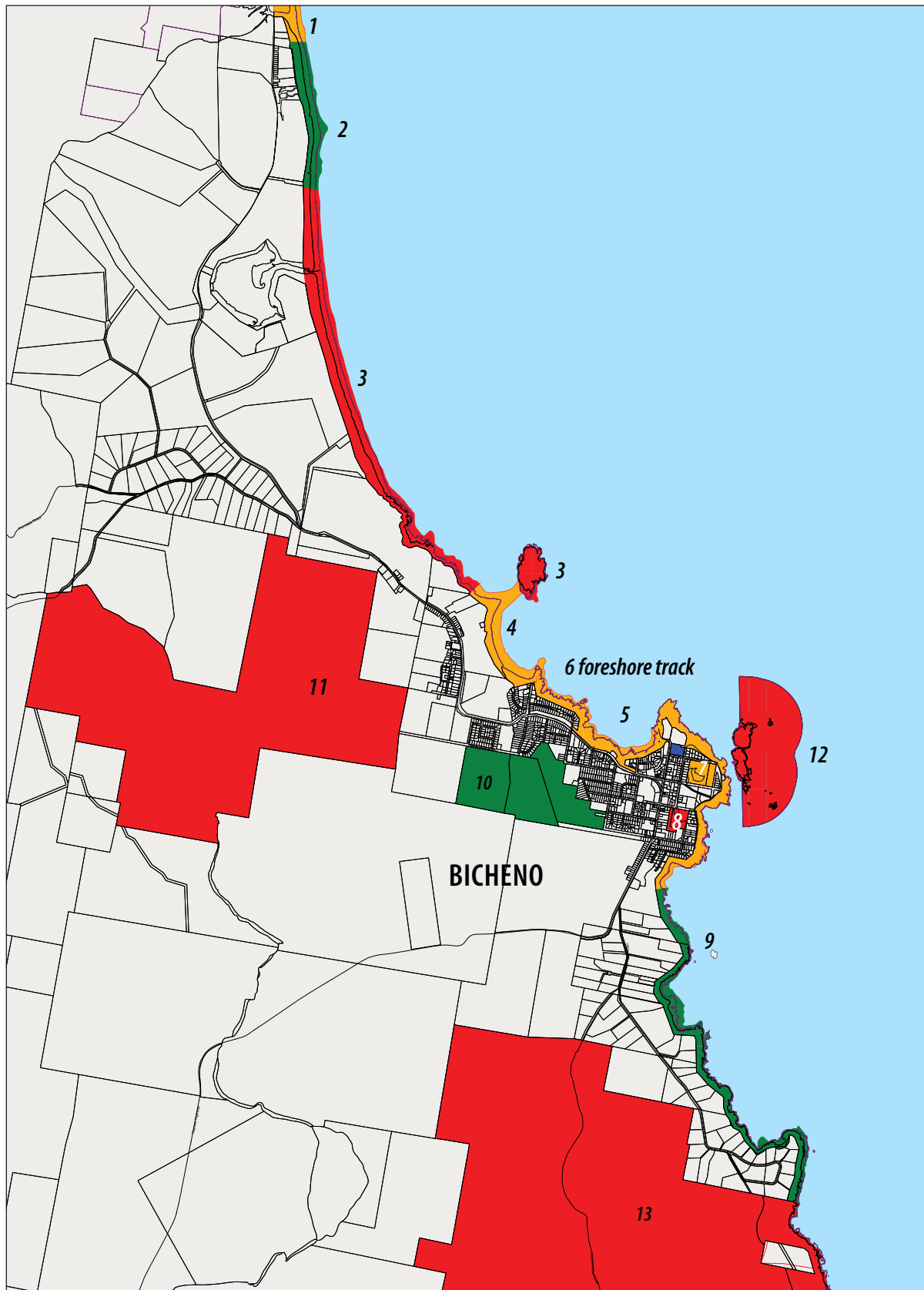
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Dog Zone No.	Area description	DOG ZONE RULES	Justification
7	Whalers Lookout Conservation Area (PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Opportunity to walk dogs on lead along public walking track through this reserve. Confined space and public access track – ‘dogs must be on lead’
8	Lookout Rock State Reserve (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	State Reserve tenure does not permit dogs
9	Rice Pebble Beach south to Harvey's Farm Point (CLS)	EXERCISE AREA  <i>Dogs Under Effective Control</i> at all times	Beach fairly isolated (mostly used by locals). Rough bush track used principally by locals. Owners should return their dogs on a lead where a situation of potential conflict or wildlife disturbance (possibility of penguins) may occur.
10	Bicheno Hills Reserve. Public Reserve (CLS / PWS)	EXERCISE AREA  <i>Dogs Under Effective Control</i> at all times	Bushland walking opportunity, rough bush tracks, open space, quiet and good views. Dogs must be under effective control, nearby their owner at all times and placed on lead when potential conflict situations arise
11	Apsley Conservation Area (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	No public access and wildlife habitat
12	Governor Island and Marine Reserve (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Significant wildlife habitat (seabird nesting colonies) and natural area -Dogs prohibited at all times all year round
13	Freycinet National Park	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	National Park tenure does not permit dogs. Significant wildlife habitat and natural areas






 Exercise Area (*Dogs Under Effective Control*)  Dog Restricted Area (*refer to Dog Zone Number*)  Dog Prohibited Area

BICHENO



7 ✓ Exercise Area (Dogs Under Effective Control) 🚩 Dog Restricted Area (refer to Dog Zone Number) ✖ Dog Prohibited Area ✖ Prohibited Public Area




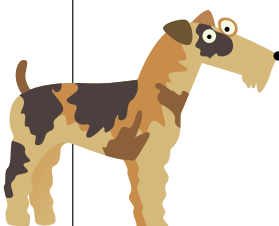



COLES BAY & SWANWICK

Dog Zone No.	Area description	DOG ZONE RULES	Justification
13	Freycinet National Park (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	National Park tenure does not permit dogs. Significant wildlife habitat and natural areas
14	'The Fisheries' (GSBC)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times on Council owned public reserve (Parsons Cove), and on any access tracks within the Fisheries A PWS access permit to be issued to ratepayers via council rates notice each year permitting tenants to drive with dogs to and from the Fisheries through the National Park. Permit is not for guests, visitors and holiday rentals	<i>Dogs are prohibited</i> in and around the 'Fisheries' other than on private property. No dogs on the small Parsons Cove Beach, on the Fisheries roads or anywhere outside of private property. Due to restricted public space, public safety, and close proximity to significant wildlife habitat of Freycinet National Park. PWS regulations require written permit for transport of a pet through the National Park
15	Coles Bay Public Reserve (CLS / PWS/ Council)	EXERCISE AREA  <i>Dogs Under Effective Control</i> at all times	Dogs may be walked off lead, under effective control, on the road and track systems within this reserve. Dogs should be placed on lead if they cannot remain close by owners at all times. This area contains wildlife which must not be harassed / chased by dogs






Curly the Fox Terrier





COLES BAY & SWANWICK

Dog Zone No.	Area description	DOG ZONE RULES	Justification
16	Rita and Doris Reserve - Council Depot (CLS / Council)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Public tracks and reserve within town boundary. Restricted space
17	Harold Street Reserve - Town Hall Tennis Courts Fire Shed (CLS / Council)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Public walking tracks within reserve surrounding tennis courts, hall and fire shed
18	Coles Bay foreshore (Coles Bay Conservation Area) (Council / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Public foreshore and walking track with wildlife habitat along the path and adjacent to esplanade public road. Dogs on lead at all times
19	Muir's Beach (Coles Bay Conservation Area) (PWS) 	DOG RESTRICTED AREA  <i>Dogs on lead</i> along first 200m from Southern end of Muir's Beach between 1 st Dec to 1 st March <i>Dog under effective control</i> along entire beach at all other times other than restriction above. Dogs Prohibited  In dunes behind Muir's Beach at all times.	Main beach for recreational activities for Coles Bay. Dogs should be on lead around carpark / picnic and shops area at all times and should walk well clear of people on popular beach area (nearer boat ramp) during the peak season, before being let off lead - but still kept under close control Dogs may be let off lead outside of the 200m-restriction zone of Muir's beach. Owners should return their dogs on a lead where a situation of potential conflict or wildlife disturbance may occur The dunes behind Muir's Beach form an important wildlife corridor. There are no formal access tracks over the dunes and dogs should not be taken onto or permitted to roam on the dunes
20	Coles Bay Conservation Area, behind Coles Bay Public Reserve (with the exception of 21 & 22 – see below)	PROHIBITED AREA  Dogs Prohibited at all times	Wildlife habitat reserved for nature conservation

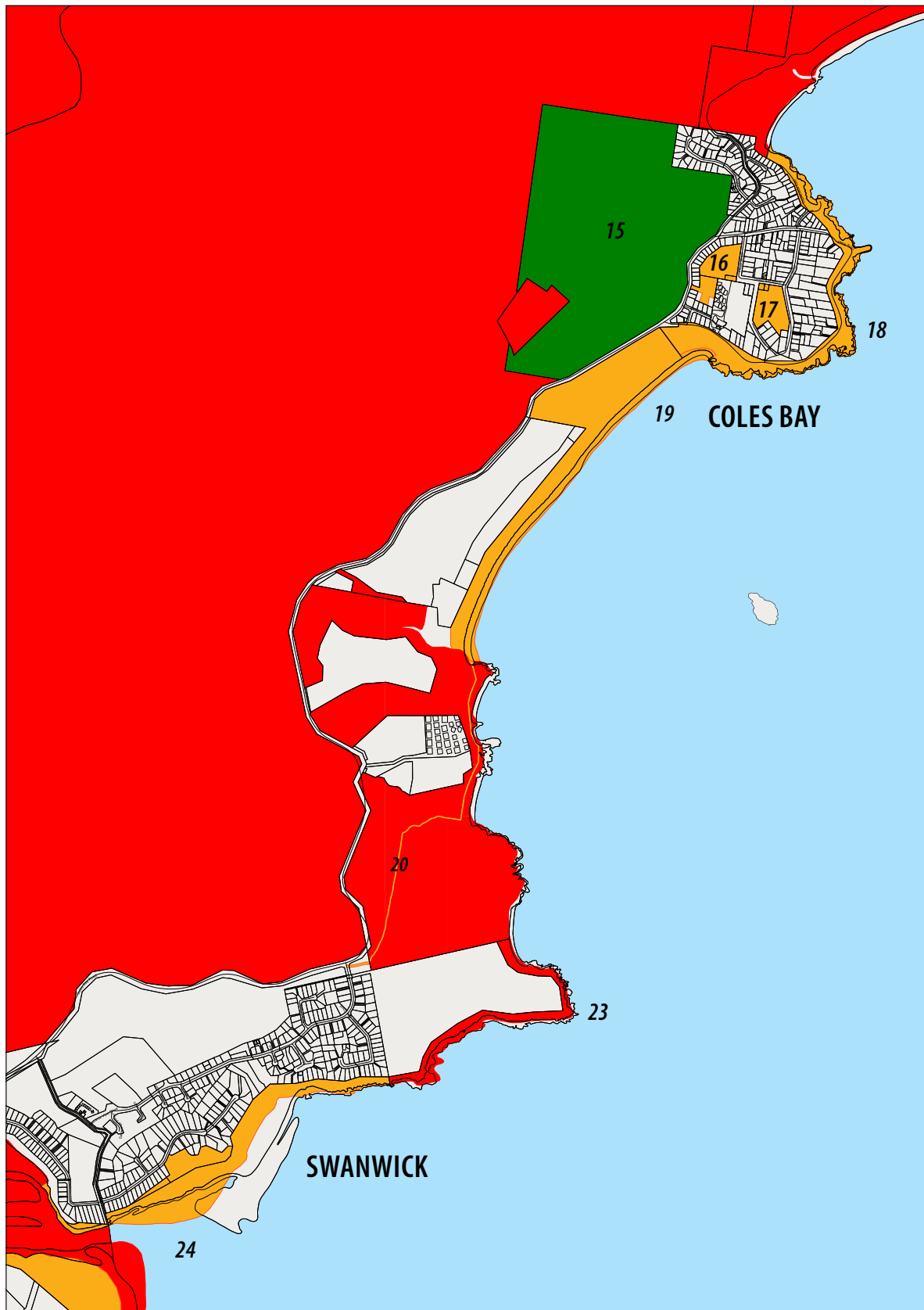
COLES BAY & SWANWICK

Dog Zone No.	Area description	DOG ZONE RULES	Justification
21	Corridor along track and foreshore linking Hazards View Road to the northern end of Muirs Beach (Coles Bay Conservation Area) (PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Dogs must be on lead through this access corridor as marked. Principally due to wildlife habitat values within this part of the Coles Bay Conservation Area
22	Telstra Track (Coles Bay Conservation Area) (PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Dogs must be on lead through this multi-use access corridor as marked. Principally due to wildlife habitat values within this part of the Coles Bay Conservation Area
23	Hepburn Point foreshore (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Dogs prohibited due to wildlife habitat
24	Foreshore of Hazards View and Swanwick subdivision (Coles Bay Conservation Area and Moulting Lagoon Game Reserve) including Swanwick Bay (PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> between 10am to 6pm from 1 st Dec to 1 st March <i>Dogs Under Effective Control</i> at all other times	Sandpiper Beach is the main public beach for the increasing Swanwick and Hazards View communities. During peak hours of the peak summer season the beach is busy and dogs must be on a lead for public safety and social equity Outside of the peak hours dog owners may walk their dogs off lead. However, owners should return their dogs to a lead as required, to avoid potential conflict with other beach users or when shorebirds are sighted nearby on the beach
		<i>Dogs Prohibited</i>  from entering shorebird protection fenced off areas at all times.	The high tide zone of the beach is known to be a nesting site for Hooded Plover and Pied Oystercatchers. Protection fences will be installed to designate a prohibited area during the breeding season for humans and dogs to protect nest sites

COLES BAY & SWANWICK






Dog Zone No.	Area description	DOG ZONE RULES	Justification
25	Moulting Lagoon Game Reserve: foreshore and waterways including Meredith Point subdivisions and Pelican Bay (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> unless by general authority for duck hunting purposes only during the duck season. <i>(Note there is an exemption to allow dogs on lead at River and Rocks Campsite) (see 26).</i>	<p>Wetland and waterfowl habitat of the Internationally significant Moulting Lagoon.</p> <p>Legislation allows duck hunters to use dogs specifically for retrieving ducks. Dogs permitted only during the duck-hunting season and must be under effective control of their owners</p>
26	River and Rocks Campsite, Moulting Lagoon Game Reserve (PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times <i>(and dogs only permitted in the campsite area)</i>	<p>Authority to have dogs within public camping area providing they are on a lead at all times and not outside of the campsite area. (i.e. Not onto Moulting Lagoon Foreshore area)</p>

COLES BAY & SWANWICK

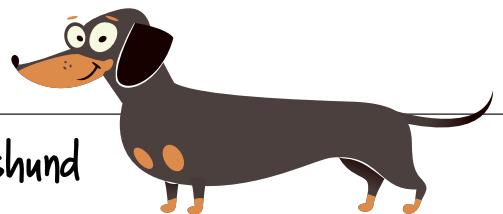


✓ Exercise Area (Dogs Under Effective Control) 🐕 Dog Restricted Area (refer to Dog Zone Number) ✗ Dog Prohibited Area ✗ Prohibited Public Area **12**







SWANSEA & NINE MILE BEACH

Dog Zone No.	Area description	DOG ZONE RULES	Justification
27	Bagot Point day use area (CLS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times in day use area and boat launching area	Day Use Only. Dogs on lead at all times
28	Bagot Point sandspit (CLS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Shorebird breeding and feeding habitat on the river mouth sand delta Protection fences may be installed during the breeding season to protect nesting birds
29	Nine Mile Beach (excluding Swan & Meredith River mouth areas) (CLS / PWS)	EXERCISE AREA  <i>Dogs Under Effective Control</i> at all times	Designated Dog Exercise Area along beach adjacent to Dolphin Sands subdivision Owners should be aware of potential conflict situations and immediately return their dog to a lead as required The steeper nature of this beach does not generally provide for optimum shorebird breeding habitat, however if sighted please keep well clear from shorebirds
30	Meredith River mouth (CLS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Dogs prohibited in area above wet sand. <i>Dogs can be walked on lead along wet sand of beach until past river mouth.</i> Significant populations of waterfowl and shorebirds breeding and feeding within the mouth and sand delta of the river
31	Nine Mile Beach to the Northern end of Jubilee Beach to (CLS / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> between 10am to 6pm from 1 st Dec to 1 st March <i>Dogs Under Effective Control</i> at all other times	Popular public beach requires dogs to be on a lead during summer months and under effective control at all other times



Sammy the Dachshund

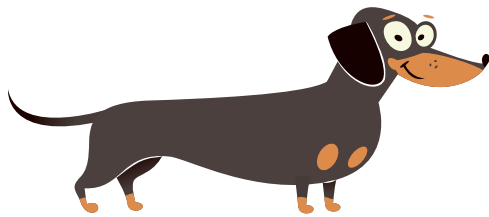


SWANSEA & NINE MILE BEACH

Dog Zone No.	Area description	DOG ZONE RULES	Justification
32	Jubilee Beach, beach, jetty and parkland/ playground/BBQ area to end of Waterloo Beach (CLS/Council)	DOG RESTRICTED AREA  Dogs Prohibited  between 10am to 6pm from 1 st Dec to 1 st March Dogs on Lead at all other times	Main public beach, parkland and jetty area in Swansea. No dogs during peak times of summer season. Public safety and social equity reasons
33	Waterloo Beach to Gordon Street Boat ramp (excluding the Loontitetermairrehoiner Track) . (CLS / Council)	DOG RESTRICTED AREA  Dogs on lead between 10am to 6pm from 1 st Dec to 1 st March Dogs under effective control at all other times	Popular public beaches during peak use season therefore dogs on lead Dogs under effective control at other times however owners should return dogs to lead when potential conflict situations arise
34	Loontitetermairrehoiner (Waterloo Point) Walking Track (CLS / PWS / Council)	DOG RESTRICTED AREA  Dogs Prohibited  during night hours from DUSK till DAWN from 1 st Sept to 31 st April Dogs on Lead at all other times	Short tailed Shearwater (Tasmanian Muttonbird) breeding colony on Waterloo Point (and adjacent to walking track) between September to April each year. Birds return to burrows in evening Popular walking track all year round. Dogs on lead during September – end of April
35	Swansea Duck Park both sides of Saltwater Lagoon (PWS / Council)	DOG RESTRICTED AREA  Dogs on lead at all times	Popular walking track and picnic area within Swansea township. Dog on lead at all times for public safety and social equity reasons

SWANSEA & NINE MILE BEACH

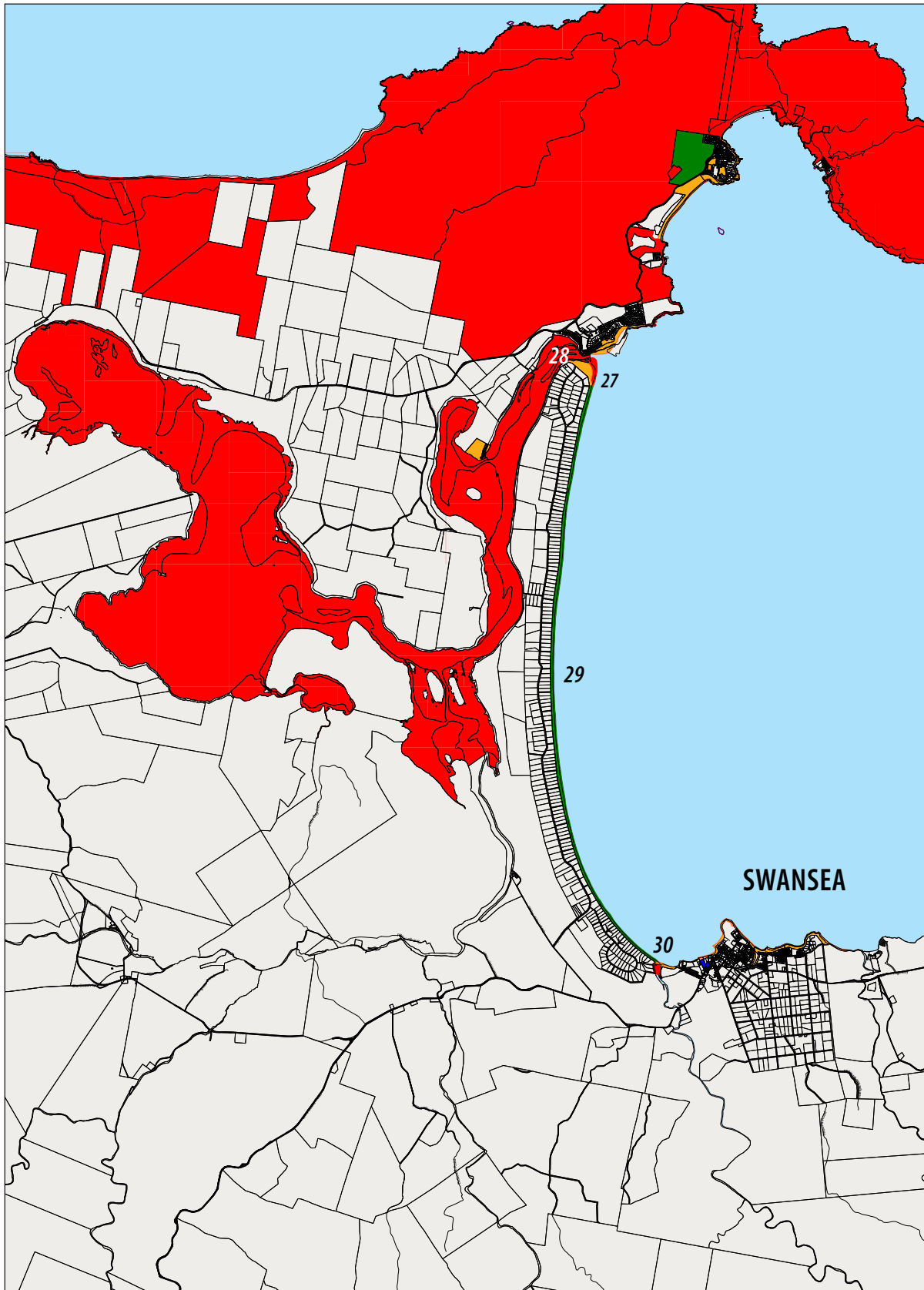
Dog Zone No.	Area description	DOG ZONE RULES	Justification
36	Gordon Street Boat Ramp along beaches and foreshore south to Stoney River (Coswell Beach Conservation Area) (PWS)	<p>DOG RESTRICTED AREA </p> <p>Dogs Prohibited  from all beach dune areas and within signposted penguin colony areas</p> <p>Dogs on Lead between 10am to 6pm from 1st Dec to 1st March on all beach areas (<i>and at all times on foreshore walking tracks</i>)</p> <p>Dogs Under Effective Control at all other times</p>	<p>All beach dunes in this area contain wildlife values, in particular Penguin colonies. Dogs are prohibited in all dunes and areas signposted as bird breeding areas</p> <p>Public beaches within the Swansea township with increasing local population using the beaches during peak times of summer. Public safety and social equity</p> <p>Outside of peak times owners may walk dogs off lead, however please return dogs to lead when near shorebirds or other beach users to avoid disturbance and conflict</p>



SWANSEA






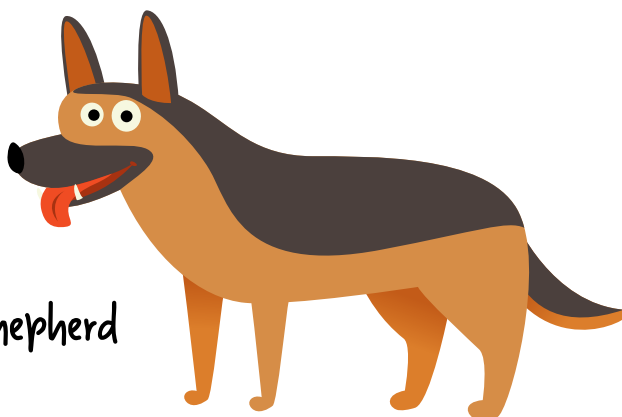
NINE MILE BEACH



17 ✓ Exercise Area (Dogs Under Effective Control) 🟡 Dog Restricted Area (refer to Dog Zone Number) ✖ Dog Prohibited Area ✖ Prohibited Public Area

CRESSY, SPIKY, KELVEDON & MAYFIELD

Dog Zone No.	Area description	DOG ZONE RULES	Justification
37	Cressy Beach Conservation Area (PWS)	DOG RESTRICTED AREA  Dog Prohibited  Area at all times on the dunes of Cressy Beach Dogs on lead on beach east from access track and at all times in the carpark/ day use area Dogs under effective control at all times on the beach west from the beach access track (and outside of breeding season for eastern end)	<p>Sensitive shorebird (September until March) and Short-tailed Shearwater (September to April) breeding colony in the dunes</p> <p>Dogs on lead east of the beach access track all year</p> <p>West from the beach access track, dogs may be walked on the beach off lead, but under effective control. However should be returned to a lead when a potential disturbance or conflict situation arises</p>
38	Spiky Beach Conservation Area (PWS)	EXERCISE AREA  Dogs under effective control at all times and on lead on carpark and access track	<p>Owners may take their dogs off lead but under effective control at all times while on the beach, Owners should return their dogs to a lead when potential conflict situations arise with other beach users</p>







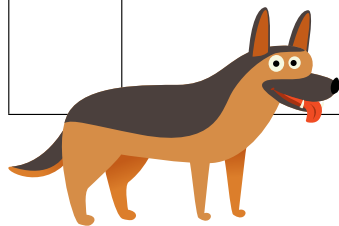
Colby the German Shepherd

 Exercise Area (Dogs Under Effective Control)  Dog Restricted Area (refer to Dog Zone Number)  Dog Prohibited Area


18

CRESSY, SPIKY, KELVEDON & MAYFIELD





Dog Zone No.	Area description	DOG ZONE RULES	Justification
39	Kelvedon Beach Conservation Area (PWS)	DOG RESTRICTED AREA  Dog Prohibited  Area north of the beach access Dogs under effective control on the beach south from the public car park Dogs on lead in the public car park and picnic area	<p>The northern part of Kelvedon beach and Troyhelener Lagoon supports sensitive shorebird breeding and feeding sites</p> <p>Dogs are permitted off lead, but under effective control to the south from the beach access however should be returned to a lead when a potential disturbance or conflict situation arises.</p> <p>Dogs on lead in car park and picnic area</p>
40	Mayfield Beach Conservation Area (PWS)	DOG RESTRICTED AREA  Dogs on lead at all times within the campsite area Dogs on lead on beach in front of campsite between 1 st Dec to 1 st March Dogs under effective control along the beach area south from the campsite but to be kept on the wet sand Dogs Prohibited  from entering shorebird protection fenced off areas at all times	<p>Public camping site - Dogs must be on lead at all times within the campsite</p> <p>During the summer, the beach in front of Mayfield campsite is busy with families enjoying the beach. Dogs must be on lead during this time for public safety and social equity</p> <p>On the beach south from the campsite area, owners may walk dogs off lead but under effective control, However should return their dogs to a lead to avoid disturbance to shorebirds or potential conflict with other beach users</p> <p>Shorebirds are known to breed at the southern end of Mayfield Bay. Shorebird protection fences will be installed to designate a prohibited area during the breeding season for humans and dogs</p>



CRESSY, SPIKY, KELVEDON & MAYFIELD

Dog Zone No.	Area description	DOG ZONE RULES	Justification
41	Little Christmas Island Nature Reserve (PWS)	PROHIBITED AREA  <i>Dog Prohibited Area</i> at all times	Significant Little Penguin and Short-tailed Shearwater colony present on island







 Exercise Area (Dogs Under Effective Control)
  Dog Restricted Area (refer to Dog Zone Number)
  Dog Prohibited Area
  Prohibited Public Area

20

MAYFIELD



LITTLE SWANPORT & BOLTONS BEACH






Dog Zone No.	Area description	DOG ZONE RULES	Justification
42	Northern end of Saltworks Coastal Reserve (Northern beach) (CLS / PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Significant threatened shorebird species breeding and feeding area
43	Saltworks Coastal Reserve and the northern side of the Little Swanport River mouth (CLS / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> on main Saltworks beach (<i>in front of the ruins</i>) between 10am - 6pm from 1 st Dec - 1 st March (<i>and on roads, walking tracks and around the jetty at all times</i>) <i>Dogs Under Effective Control</i> at other times in the large open area of the reserve	Popular beach and historic attraction. Also a popular jetty. Public safety and social equity Large open reserve for public use. Dogs may be walked off lead, when not on roads, however should be returned to a lead nearby other visitors to avoid conflict
44	Southern side of the mouth of the Little Swanport River (Private land)	DOG RESTRICTED AREA  Dog Prohibited Area  during shorebird breeding season from 1 st Sept to 31 st March <i>Dogs on lead</i> at all other times.	Significant shorebird breeding and feeding site on the delta at the mouth of the river southern side year round



Larry the Bulldog

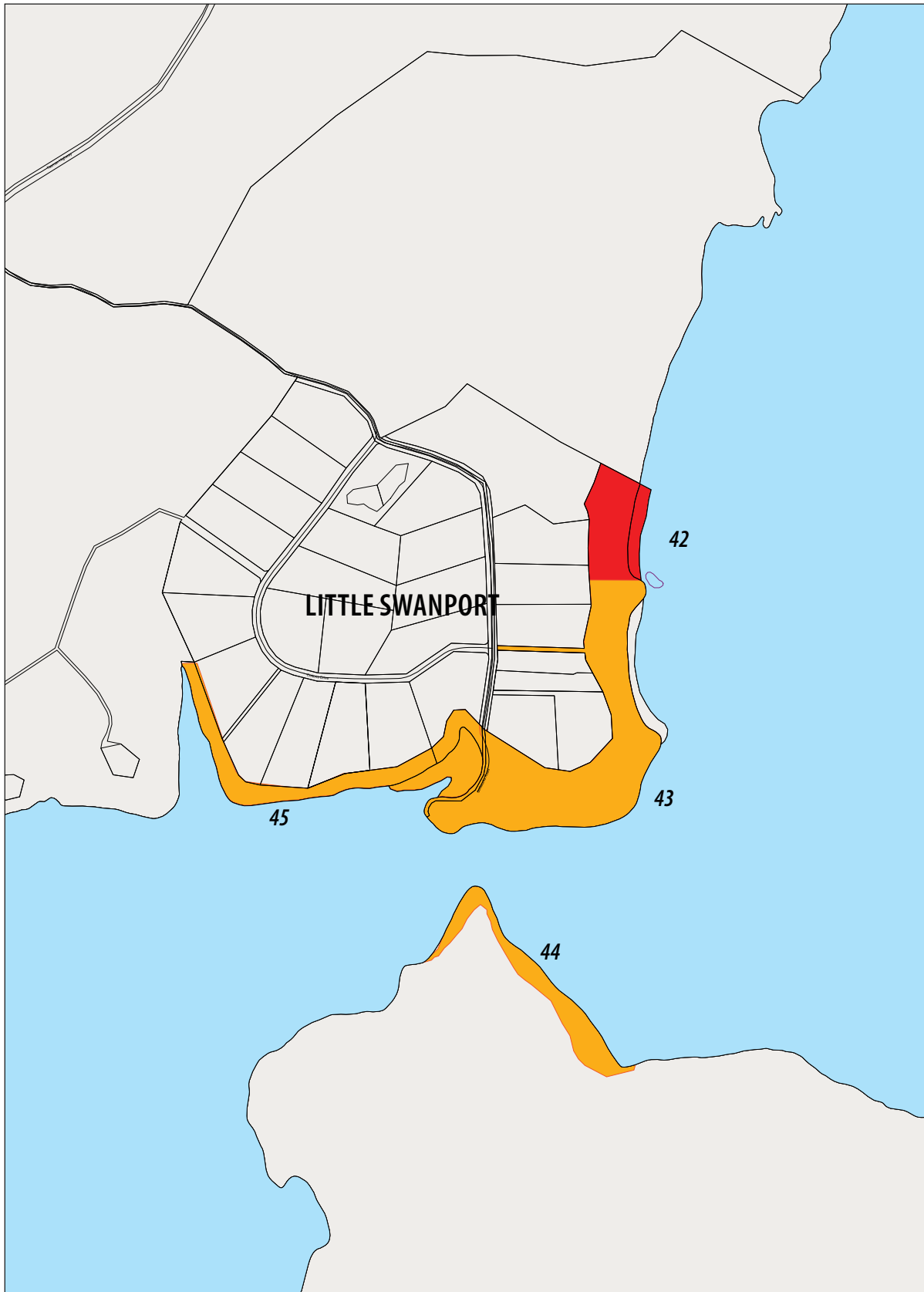
 Exercise Area (Dogs Under Effective Control)  Dog Restricted Area (refer to Dog Zone Number)  Dog Prohibited Area

LITTLE SWANPORT & BOLTONS BEACH

Dog Zone No.	Area description	DOG ZONE RULES	Justification
45	Foreshore area of the Little Swanport Estuary and Coastal Reserve (CLS / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Estuary foreshore adjacent to private property – not generally accessible to public. Shorebird feeding areas present
46	Little Swanport River (CLS / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Popular fishing location. Public safety and social equity
47	Boltons Beach Conservation Area north of beach access track (PWS)	EXERCISE AREA  <i>Dogs Under Effective Control</i> along the beach area north from the beach access track but to be kept on the wet sand	Beach environment with shorebird breeding and feeding populations year round 
48	Boltons Beach Conservation Area south of beach access track (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Significant habitat of threatened shorebird species including Hooded Plovers breeding and feeding populations all year round










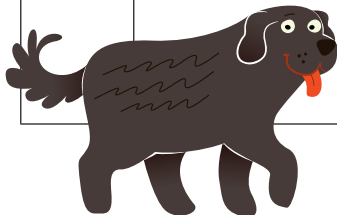
LITTLE SWANPORT & BOLTONS BEACH



✓ Exercise Area (Dogs Under Effective Control) Dog Restricted Area (refer to Dog Zone Number) ✗ Dog Prohibited Area

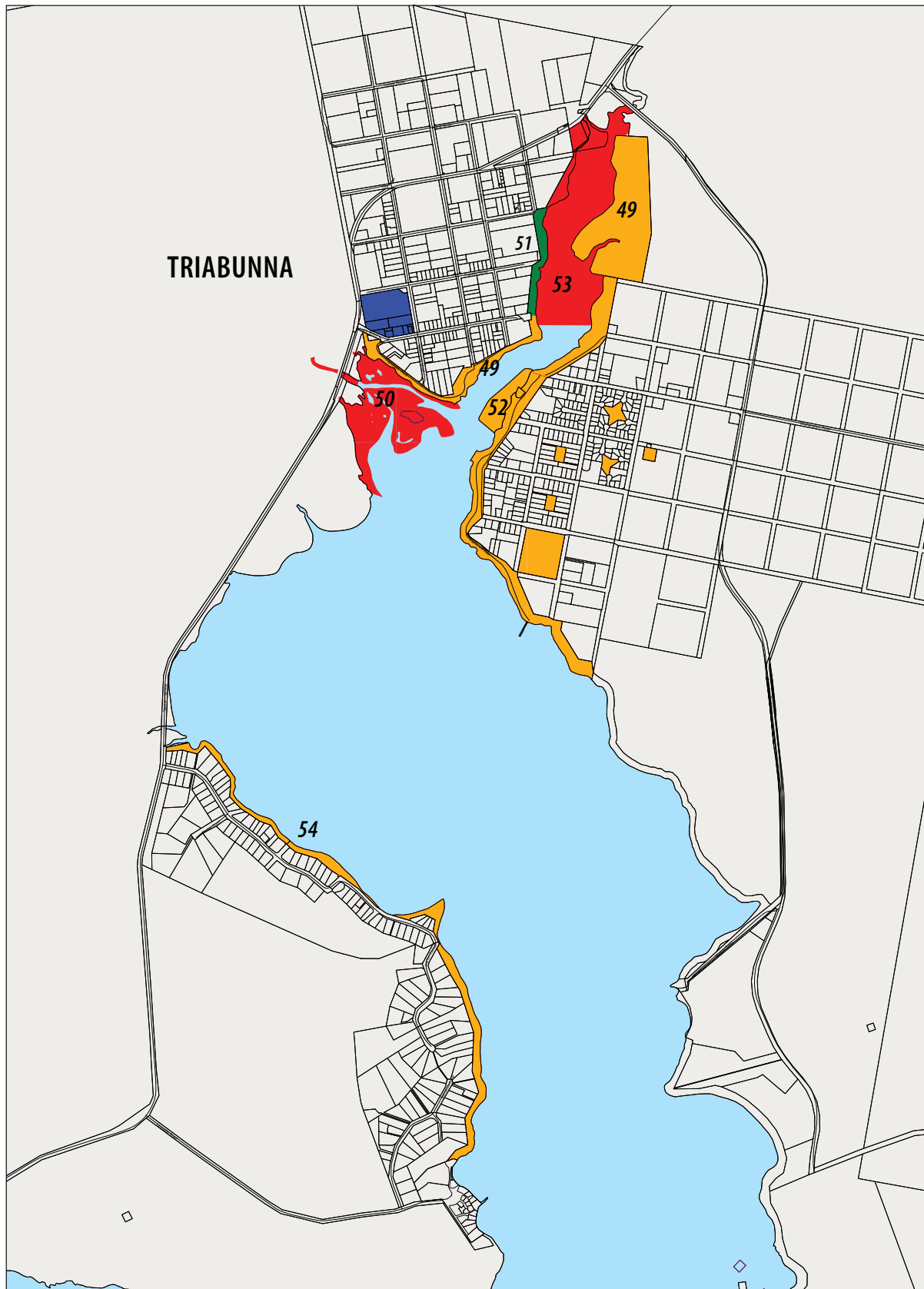
SPRING BAY INCL. TRIABUNNA & BARTON AVE

Dog Zone No.	Area description	DOG ZONE RULES	Justification
49	DPIPWE / Council Reserves and Foreshore areas including marina in Triabunna township (CLS / Council)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	In built up areas for reasons of public safety and social equity
50	MacLaines Estuary including Dead Man's Island (CLS / PWS / Council)	DOG RESTRICTED AREA  <i>Dog Prohibited</i>  <i>Area</i> at all times	Significant shorebird habitat area and important area for pelicans, ducks and cormorants
51	Pelican walk – western side of estuary (CLS / Council)	EXERCISE AREA  <i>Dogs Under Effective Control</i>	Open space in town with good visibility and away from roads. Dogs not to go down to the estuary and please be mindful of other uses and place dogs on leads if need be
52	Pelican Reserve – eastern side of estuary (CLS / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Coastal reserve adjoining estuary and road leading to old sewerage lagoons. Lots of bird values
53	Triabunna saltmarsh (CLS / PWS / Council)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Significant saltmarsh and waterbird habitat including resident and visiting pelicans, ducks, cormorants
54	Barton Ave foreshore from Double Creek on the Tasman Hwy to Louisville (CLS / PWS / Council)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times on narrow walking tracks. <i>Dogs Under Effective Control</i> on open grassed areas (not on saltmarsh)	In built up areas for reasons of public safety. Popular walking area No dogs are to be allowed on the saltmarsh due to vegetation and wildlife habitat






Sooty the newfoundland

SPRING BAY INCL. TRIABUNNA & BARTON AVE



✓ Exercise Area (Dogs Under Effective Control)
 📍 Dog Restricted Area (refer to Dog Zone Number)
 ✗ Dog Prohibited Area
 ✕ Prohibited Public Area
 26




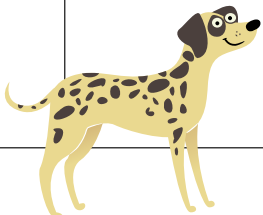

ORFORD TO STAPLETON BEACH

Dog Zone No.	Area description	DOG ZONE RULES	Justification
55	Raspins Beach Conservation Area (PWS/Council) Excluding the sandspit in the Prosser River mouth, which is a Dog Prohibited Area	DOG RESTRICTED AREA  <i>Dogs on Lead</i> 10am - 6pm from 1st Dec - 1st March. <i>Dogs on Lead</i> on all walking tracks <i>Dogs Under Effective Control</i> at other times	Popular area for locals and tourists all year round. Public safety and social equity Dogs must be on leads on walking tracks at all times Generally quiet beach the rest of the year and popular dog exercise area for locals
56	Orford Sandspit, Prosser River (CLS / Council)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	Important shorebird habitat and breeding area – including endangered Fairy Terns. No dogs (or humans) at any time. Signs and fenced areas will be erected during the shorebird breeding season
57	Prosser River Estuary foreshore (CLS / PWS / Council)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Popular walking / bicycle track for locals and tourists all year round. Public safety and social equity issue









Arial the Dalmatian

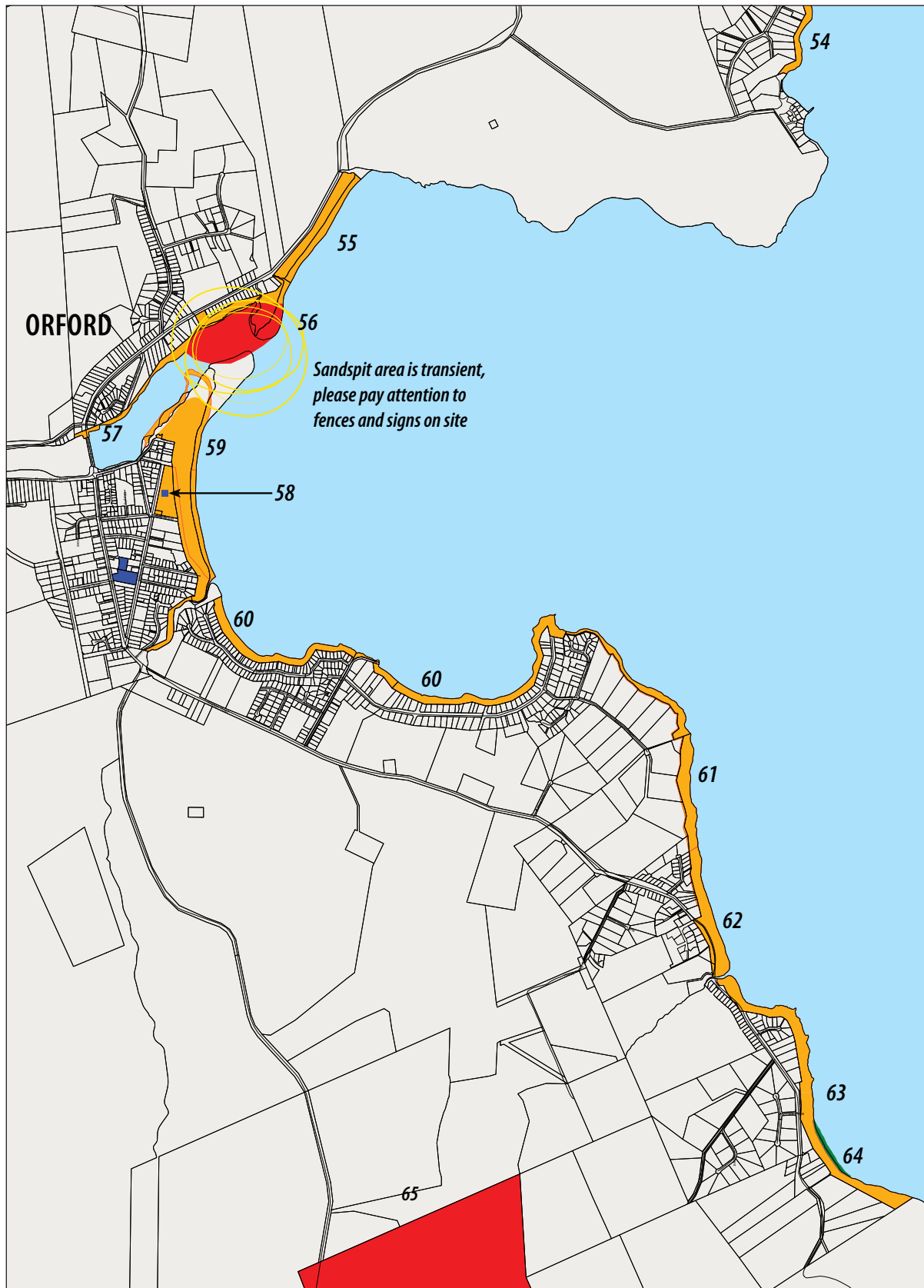
ORFORD TO STAPLETON BEACH

Dog Zone No.	Area description	DOG ZONE RULES	Justification
58	Our Park and 10 Minute Track, Orford (CLS / PWS / Council), vegetated areas and walking tracks within Millingtons Beach Conservation Area (PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Popular area for locals and tourists all year round. Public safety and social equity issue
	Our Park playground (Council)	PROHIBITED AREA  <i>Dog Prohibited Public Area</i> at all times in playgrounds	Playgrounds are a prohibited public area
59	Orford / Millingtons Beach (Millingtons Beach Conservation Area) (PWS)	DOG RESTRICTED AREA  <i>Dogs on Lead</i> 10am - 6pm from 1 st Dec - 1 st March on beach between Our Park to Rudd Avenue <i>Dogs Under Effective Control</i> north of Our Park and at other times	Popular family swimming beach. Dogs on lead between 10am - 6pm in peak use season. Public safety and social equity issue Dog exercise area close to town. Dogs must still be under effective control and not allowed to run in the dunes and through pine trees (sensitive wildlife area)
60	East and West Shelly Beach (CLS / Council) including public reserve 	DOG RESTRICTED AREA  <i>Dogs on Lead</i> 10am to 6pm from 1 st Dec to 1 st March <i>Dogs Under Effective Control</i> at other times	Popular swimming and boating beach. Dogs on lead between 10am and 6pm in peak use season. Public safety and social equity. Dogs under effective control on beach in low season and in early mornings and evening during peak season. Dogs not to roam through vegetation along the coastal reserve

ORFORD TO STAPLETON BEACH



Dog Zone No.	Area description	DOG ZONE RULES	Justification
61	Shelley Beach to Spring Beach walking track (CLS / PWS / Council)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Popular walking track. Public safety, social equity as well as wildlife present in coastal vegetation along the path
62	Spring Beach (CLS / Council)	DOG RESTRICTED AREA  <i>Dogs on Lead</i> at all times from the 1 st Aug to 1 st April <i>Dogs Under Effective Control</i> from 1 st April to the 31 st July.	Public safety and social equity reasons. Significant shorebird values
		Dogs prohibited  from entering shorebird protection fenced off areas and in coastal vegetation at all times.	Fences to be erected when shorebirds are breeding and no dogs to enter vegetated areas to protect other sensitive wildlife
63	South of Spring Beach along the walking track to headland beyond Stapleton Beach (CLS / PWS)	DOG RESTRICTED AREA  <i>Dogs on lead</i> at all times	Popular walking track. Public safety and wildlife along path
64	Stapleton Beach (CLS)	EXERCISE AREA  <i>Dogs Under Effective Control</i>	Designated Dog Exercise Area Generally quiet beach and limited shorebird values. Please respect other beach users and place dogs on leads if required
65	Three Thumbs State Reserve (PWS)	PROHIBITED AREA  <i>Dogs Prohibited</i> at all times	State Reserve tenure does not permit dogs. Sensitive wildlife habitat

ORFORD TO STAPLETON BEACH



✓ Exercise Area (Dogs Under Effective Control) 🟡 Dog Restricted Area (refer to Dog Zone Number) ✖ Dog Prohibited Area ✖ Prohibited Public Area **30**

RHEBAN BEACH

Dog Zone No.	Area description	DOG ZONE RULES	Justification
66	Northern end of Rheban Beach (CLS / PWS)	EXERCISE AREA  <i>Dogs Under Effective Control</i> for access area for 1km south until next sign.	Low level of public use and limited bird values. However care needs to be taken when boats are launching. Respect other users (including horse riders) and place dogs on lead if need be. Keep dogs out of dunes at all times
67	Southern end of Rheban Beach (CLS / PWS)	PROHIBITED AREA  <i>Dog Prohibited Area</i> at all times beyond the sign 1km south of the public access point.	Significant shorebird breeding and feeding habitat areas



Harry the Doberman

RHEBAN BEACH



✓ Exercise Area (Dogs Under Effective Control) 🐕 Dog Restricted Area (refer to Dog Zone Number) ✗ Dog Prohibited Area ✗ Prohibited Public Area **32**



Glamorgan Spring Bay Council

Terms Of Reference – Dog Management Policy Working Group

Version [01.2022]

Adopted:
Minute No.:

Document Control

Terms Of Reference – Dog Management Policy Working Group	
First issued/approved	November Ordinary Council Meeting
Source of approval/authority	Council
Version number	1.2
Responsible Officer	Alex Woodward
Department responsible for document development	Planning & Development

DRAFT

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DRAFT

1 Purpose and Objectives of the Working Group

- 1.1 Under *Section 7* of the *Dog Control Act 2000*, Council is required to develop and implement a policy relating to dog management in the municipal area. The Policy is required to include:
- A code relating to responsible ownership of dogs
 - The provision of declared areas – on / off leash, prohibited and restricted areas.
 - A fee structure – for registration and licensing.
 - And any other relevant matter.
- 1.2 Council is about to undertake a review of its existing Dog Management Policy. As part of the Community consultation process in relation to this renewed policy it has been established that a targeted Working Group comprising subject matter experts and interested community members will aid Council review the policy and outline the future policy position for Council to consider and endorse.
- 1.3 The targeted Working Group will guide Council with its consultation process, advise on declared dog areas and restrictions and guide the working group on structure of the reviewed policy position

2 The Working Group Structure

- 2.1 It is recommended that the Working Group has the following broad stakeholder and community representation with a minimum of 5 members and a maximum of 11. The following list is a guide:
- 1 Elected Councillor;
 - Director Planning & Development;
 - A representative of Dog Walking Clubs Tasmania;
 - A community representative of East Coast Catchment Committee;
 - A representative of BirdLife Tasmania;
 - A representative of Parks and Wildlife Service;
 - A representative of the Dogs' Homes of Tasmania;
 - Four community members (ideally one each from the Buckland/Orford/Triabunna, Swansea, Coles Bay and Bicheno areas)
- 2.2 Term of the Working Group
- The Working Group is a short-term group formed to provide expert advice regarding community expectations for the declared dog areas. The involvement of the group is anticipated to be completed before the commencement of community consultation on the Dog Management Policy
- 2.3 Appointment of Working Group Members

All Working Group members are appointed by the General Manager. The four community representatives will be appointed following an expression of interest process with responses from individuals representing a geographical area. Expressions of interest (EOI) will be by public advertisement in local newspapers/newsletters, on Council's website, Council noticeboards, via direct contact with those who can provide expertise and by other methods deemed appropriate. An EOI form will be given to prospective working group members to provide, for example, contact details, skills, interests, any potential conflicts of interest and reasons for wanting to join the Community and Stakeholder Reference Group.

2.4 Termination of Appointment

A working group member may resign by giving written notification to the Chair.

If a member is unable to fulfil their responsibilities, they should resign to allow the Council to appoint a member who can meet the commitment required.

Appointments may also be terminated by the Council for a variety of reasons including misbehaviour, inefficiency or incompetence.

Any action by a member that demonstrates their unwillingness or inability to comply with the obligations and responsibilities of committee membership, as outlined in this document, may be grounds for termination of appointment.

An appointment may also be terminated if:

- i. the member without reasonable excuse fails to disclose a conflict of interest; or
- ii. the member is absent from two (2) consecutive meetings of the working group without informing the Chair of an official apology.

If there is a dispute between members of the working group or another party which is unresolved, the Chairperson must notify the General Manager.

The General Manager may nominate an independent negotiator or staff member with appropriate skills to help resolve the dispute.

If the dispute remains unresolved then this matter will be brought to Council to make a decision.

The final decision reached is binding on all parties to the dispute.

2.5 Proxy Vote

The Council will not appoint alternative members. It is important that working groups have stable membership to ensure continuity and consistency in decision-making and advice. Members may use other members as a proxy vote in the case they are unable to attend meetings.

2.6 Council Direction

The Council may from time to time direct the working group to consider certain issues, seek submissions from the relevant body or individuals or provide specific recommendations back to Council.

3 Functions of the Working Group

It is the role of members to:

- Consult throughout their representing organisation to gain feedback on identified items;
- Represent multiple interests rather than just their own;
- Actively participate in discussions; and
- Deliver consistent messages when discussing the project, with a focus on the outcome rather than the process or detail of deliberation.
- Members comment on and participate in reviewing the declared dog areas and restrictions, which includes elements such as:
 - Location;
 - Level of restriction to be applied;
 - Environmental factors;
 - Accessibility; and
 - Consideration of other legislative requirements.
- The Working Group will not comment on issues which relate to altering the resourcing, funding or level of service provided by Council for animal management.

4 Extent of Delegated Authority

Nil

5 Working Group Meeting Procedure

5.1 Quorum

A quorum will be half the number of members (rounded down if uneven number) plus one e.g., for a 7 member working group a quorum would be 4. If a quorum is not present a working group meeting cannot proceed.

5.2 Voting

Where there is a split vote, all views should be submitted to Council.

5.3 Records to be kept by Council

The working group shall keep action minutes at each meeting detailing:

- Those present
- The time, date, and place of the meeting
- Any outstanding business from the previous meeting (if necessary)
- The agenda

- Key points discussed during the meeting
- Any decisions made during the meeting
- Action items (along with assignees for each)

The minutes of each meeting shall be confirmed and signed by the Chair at the subsequent meeting of that working group.

A copy of the draft Minutes will be distributed to working group members no more than fourteen (14 days) after each meeting.

5.4 Appointment of Chairperson and Vice Chairperson

The Chairperson and Vice Chairperson are to be nominated at the initial scheduled meeting.

If the elected Chairperson is not available for a meeting the Vice Chairperson or in the absence of both, an Acting Chairperson shall be chosen from those present at the meeting.

5.5 Frequency of Meetings

Meetings of the working group will be held three (3) times throughout the project. The review will run from January to June, with a final report being presented at the June 2023 Council meeting.

6 Insurance

- 6.1 Public liability insurance indemnifies the insured against legal liability resulting from damage to property, loss of use of property and death or bodily injury to members of the general public, where the loss, damage or injury to the property or third party was caused by a negligent act on the part of the insured.

Public liability insurance does not cover breaches of professional duty and is not the same as personal accident injury insurance.

- 6.2 Council is covered by public liability insurance which extends to all Council committees

7 Conflict of Interest

- 7.1 Members of working groups of Council may from time to time have a conflict of interest when discussing matters. This section provides an outline of what constitutes a conflict of interest and the process to be taken when a conflict of interest arises.

- 7.2 A working group member who has a direct or indirect pecuniary interest in any matter decided or under consideration by the working group must disclose the nature of interest to the working group and this must be recorded in the Minutes.

- 7.3 Failure to disclose a conflict of interest may be an offence that can be prosecuted in a court of law. It is your responsibility and duty to identify and disclose your conflicts of interest when required to. It is important to note that, while another person may assist you in deciding or determining whether you have a conflict of interest, they cannot make the decision for you. Irrespective of what assistance or advice you receive from someone else, legally you remain responsible for your own actions.

8 Confidentiality

- 8.1 Volunteers working with Council must keep all privileged information in relation to Council, employees and community members confidential. Volunteers are expected to maintain the same standards of confidentiality as Council's paid employees. This includes information held by the Council; information shared between volunteers and the designated managers; and information about particular circumstances.
- 8.2 Volunteers are required to read and sign the Glamorgan Spring Bay Council Confidentiality Agreement. Any breach of this confidentiality requirement will be taken seriously and may lead to:
- The termination of the volunteer's services.
 - Any other action deemed necessary by the General Manager

9 Attachments (if applicable)

Nil



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TASMANIAN PLANNING POLICIES – SUBMISSION FROM GLAMORGAN SPRING BAY COUNCIL

The Tasmania Planning Scheme (TPS) was recently established for the Glamorgan Spring Bay Municipality, at significant cost to Council and community. The lack of a clear strategic and policy basis for many of the controls within the Tasmanian Planning Scheme at the State level did not assist that process and added to the cost and timeframe for the organisation and the community.

Drawing on that experience, the legislated purpose of the Policies, to set out the aims or principles to be achieved or applied through Regional Land Use Strategies (RLUS) and the TPS, is critical, necessary and supported. Section 12B of the *Land Use Planning and Approvals Act 1993* (Act) establishes that the Policies must clearly establish the aims and principles for review of the RLUS and TPS.

The Policies propose to continue the current requirement to comply with all of the RLUS and State Policies on balance of an assessment and without any guidance from State on how to balance competing matters between different policy areas and within individual policies is not consistent with the RMPS objectives to reasonably address the foreseeable needs of current and future generations and for the equitable sharing of resource management obligations between the spheres of government and the community. The existing approach derogates all evaluation and balancing to the assessment process, at the cost of applicants, Councils, and the Commission. This is inconsistent with the objectives of the Act and the recommendations of the PESRAC Report.

To comply with the requirements of section 12B, the high level aims and policies must be established to inform reviews and assessments under the RLUS and TPS. Clear statements of these values will assist to manage the competing interests within and between each area under the Policies.

Compliance with the policies is mandatory under the Act, but that many of the strategies are written to require compliance with a list of statements rather than promote outcomes based on consideration of a list of specified matters.

There are concerns that multiple strategies will result in an effective prohibition for current and future growth within Glamorgan Spring Bay, such as:

- Growth 1.1.3 specifically the lack of application to rural residential settlements and strategies 2, 7 (in contrast to the requirements of 2), 10;
- Liveability 1.2.3 strategies 1, 2(a), 3, 6;
- Settlement types 1.3.1 exclusion of rural residential areas and strategies 4 and 6;
- Biodiversity 2.1.3 strategies 2, 5, and generally in information and assessments required under multiple strategy statements as a forced compliance that does not recognise the varied nature of existing areas that may have compromised values;
- Waterways, Wetlands & estuaries strategies 2 and 4; and
- Flooding, in conflicts between terms such as consider and avoid.

The relevance of these strategies outside the greater urban areas is questioned. The construction of many of the strategies combined with mandated compliance is expected to place unreasonable limitations on the future growth for settlements within Glamorgan Spring Bay, and other settlements outside metropolitan urban areas.

Specific issues will limit future growth through the urban-focused wording of strategies and include examples such as:

- Growth and liveability strategies not applying to rural residential areas, which provide extensive lifestyle opportunity within Glamorgan Spring Bay;
- Liveability and social infrastructure strategies that do not reflect the real employment and activity of coastal and rural towns across agricultural and tourism sectors, particularly in remote areas, by omission from the policy area;
- Settlement type strategy 6f (avoiding all areas with any natural, landscape, environmental, cultural or agricultural values) effectively prohibits future expansion in many areas of Glamorgan Spring Bay through overly restrictive wording and mandated compliance with all other parts of the strategy;
- Biodiversity strategies require significant expert assessments and advice to progress any growth, the cumulative impacts of which are likely to be cost prohibitive if the required information is not provided through State agencies;
- Waterways, wetlands and estuaries strategies that are worded as end outcomes rather than allowing balanced consideration of the specified matters as part of a strategic process, an issue that is highlighted by the lack of guidance on balancing competing interests within and between different areas under the Policies;
- Coast strategies mandating application of the legal definition of the coast established under the State Coastal Policy, rather than adopting the scientific and hazard based data definitions that were established through scientific work over the past 10 years and through the relevant Codes under the TPS;
- Tourism Strategy 1 requires that future and potential projects and known and identified as part of the RLUS and/or TPS. This does not allow for the unexpected or unique proposals that may arise, such as Saffire or Tempus, and highlights the current uncertainties around the ongoing maintenance of the existing RLUS; and
- Many of the specific areas overlap and create conflict with other strategies within and between each area, particularly around growth, environmental values and hazards, economics, tourism and heritage. A framework must be established to balance those conflicts, in addition to many others.

The existing policies and strategies tend to be interpreted in a conservative nature by the relevant agencies. This highlights the need to ensure the construction and language of the Policies allow for the current high growth environment the Glamorgan area and much of Tasmania, experienced over the last 10 years and more particularly, since Covid.

It is suggested that the Policies establish clear and separate requirements for dealing with existing areas, which may have different values through existing use and development, compromised natural values, to new areas where those limitations do not exist. This may assist in dealing with some of the contradictions between and within policy areas.

The policies and strategies should clarify those requirements to be established at State, region and local levels. For example, the identification and mapping of environmental hazards or establishment of the policy basis for response to those hazards requires a response across Tasmania. Risk thresholds would reflect existing national and state frameworks, including a position on when and how mapping could be challenged. Implementation would then be through inclusion of the relevant codes through the TPS, mapping through Local Provisions Schedules and ongoing maintenance of that mapping by the relevant state agency. A regional response would not be required. Other issues, such as biodiversity, heritage or scenic values, will require different thresholds that require establishment across the Municipality on a consistent basis.

Failure to clearly establish the differing levels of responses is likely to frustrate future assessments of the RLUS and TPS and raise serious questions for compliance of the Policies against the statutory assessment criteria. The resulting impact on assessments for the TPS and planning scheme amendments will be significant and must then be carried by the end users of the system. We understand that other submissions identified this issue and that it is addressed in other regions within Australia. We strongly support this issue being addressed as part of the current process, rather than its deferral to the end users of the system.

Many of the strategy statements do not appear to relate to their implementation mechanisms through the RLUS and the TPS. Given these are the only two tools for implementation of the Policies, all policies and strategies must relate to the implementation methods.

Like the rest of Tasmania, Glamorgan Spring Bay municipality experienced significant growth over the last 5 to 10 years.

Council has critical problems with the cost of construction, availability of housing for residents and workers, the conversion of existing dwellings to visitor accommodation combined with various difficulties in replacement of dwelling stock and the ongoing costs of regulatory processes to islanders to comply with contemporary requirements. Like many other areas in Tasmania, we expect that the lack of available and affordable housing is placing significant economic constraints on the municipality, and the expansion of existing businesses locally.

This is demonstrated by the recent population and housing data following the 2021 census, which identify that unoccupied dwellings (both holiday homes and visitor accommodation) comprise a significant component of growth over the reporting period that does not rely on permanent residents and therefore, traditional growth statistics used by Government to assess dwelling requirements. The following summary was compiled from the ABS website.

Issue	2011	2016	2021	Change
Population	4,190	4,400	5,102	912
Dwellings Occupied	1,718 (45%)	1,794 (47.3%)	2,085 (46.8%)	367
Dwellings unoccupied	2,101 (55%)	1,996 (52.7%)	2,358 (53%)	257

The lack of dwellings for permanent residents and workers is a critical blockage for growth in the municipality. The increasing impact of holiday homes and short stay accommodation is clearly demonstrated by the ABS data.

It is critical that the Policies and strategies do not place restrictive limitations on the future development of Glamorgan Spring Bay to meet existing demands for resident and worker housing, in addition to increasing demands for holiday homes and visitor accommodation (following ABS data).

It is also critical that the Policies provide recognition of the specific issues affecting rural and tourism-based areas such as Glamorgan to enable local strategy to inform growth and development, in place of strategies that are more appropriate to urban, and city based populations. The exhibited draft of the Policies does not appear to provide that recognition.

We also note that the Policies do not provide recognition of or establish a framework to deal with inter and intra-regional issues. We suggest this is a critical element in dealing with specific policies relating to natural values and hazards, scenic management, and other matters such as the east coast tourism region (with other Councils).

The Policies must clearly recognise the nature of such issues and establish appropriate mechanisms for responses at varying levels.

Following implementation of the TPS, we are unable to accept general assurances and require clear and specific commitments on these issues. We note that this is also a significant issue for any area within Tasmania that relies on rural lifestyle locations to provide dwelling diversity, choices and opportunities. The lack of recognition in the exhibited policies must be addressed and clearly provide for such responses.

As noted in the ABS data, the increasing impact of short stay visitor accommodation within our communities needs to be better reflected in future planning to enable their management and response through RLUS and planning schemes. This is an increasing component of growth within the Municipality and other communities with high lifestyle amenity, desirability and proximity to desirable lifestyle resources such as coasts, walking or bike infrastructure. This is likely to be an increasing element in future planning, particularly in areas that already have critical resident and worker housing shortages. Settlement and economic strategies for growth, liveability, settlement types and design within the Policies need to reflect this and must be to enable consideration of its impacts and requirements.

While inclusion of Aboriginal Cultural Heritage is supported, consultation with the affected communities is not clear. The strategy statements are likely to have significant impacts on how Aboriginal heritage is required to be managed under the RLUS and the TPS that must be supported by Aboriginal communities if they are to proceed as exhibited.

Council has significant concerns over the following:

- the Policies do not adequately provide for the established and reasonably foreseeable future needs of the Glamorgan Spring Bay municipality and other such remote communities;
- the Policies must provide better recognition of growth outside the greater Hobart area and through the policies within the RLUS;
- the lack of any framework or process to balance contradictions within and between policy areas derogates a significant and expected component of the Policies to all future assessments before the Tasmanian Planning Commission;
- the detailed wording of the policies forces compliance with listed criteria and does not provide for the strategic consideration of issues against listed outcomes;

- the conservative nature of the Policies is unnecessarily restrictive and does not reasonably provide for the needs of rural and remote communities;
- the Policies do not clearly establish their aims and principles; and
- there are significant questions over whether the Policies clearly provide for the reasonably foreseeable needs of current and future generations, promote the fair, orderly or sustainable sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

As a result, Council is concerned that the Policies do not comply with the Schedule 1 objectives of the Act and therefore, could not be approved in their current form.

Council supports continued development of the Policies and their timely completion, particularly considering their critical timing and the future program for planning reforms.

Yours sincerely,

Greg Ingham
GENERAL MANAGER

Draft Tasmanian Planning Policies

Tasmanian Planning Policies

Draft for Consultation in accordance with section
12C(2) 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, from a temporal perspective, it applies this approach in the consideration, protection and allocation of land to accommodate the needs of future generations.

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

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

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

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

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

Implementation

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

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

Draft Tasmanian Planning Policies

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

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

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

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

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1.0 Settlement

1.0.1 Principles and Policy context

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

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

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

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

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

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

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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.

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1.1 Growth

1.1.1 Application

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

1.1.2 Objective

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

1.1.3 Strategies

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

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

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

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

1.1.4 Implementation Guidelines

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

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

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

1.2 Liveability

1.2.1 Application

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

1.2.2 Objective

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

1.2.3 Strategies

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

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

1.2.4 Implementation Guidelines

None specified.

1.3 Social Infrastructure

1.3.1 Application

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

1.3.2 Objective

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

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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 associate airspace) from land use conflict by avoiding the encroachment or intensification of surrounding incompatible use and development.
8. Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.

I.3.4 Implementation Guidelines

None specified.

I.4 Settlement Types

I.4.1 Application

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

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

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

1.4.4 Implementation Guidelines

None specified.

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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-served to meet the existing and future needs of the Tasmanians.

1.5.3 Strategies

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

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

1.5.4 Implementation Guidelines

None specified.

1.6 Design

1.6.1 Application

Statewide

1.6.2 Objective

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

1.6.3 Strategies

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

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

I.6.4 Implementation Guidelines

None specified

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2.0 Environmental Values

2.0.1 Principles and Policy Context

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

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

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

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

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

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

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

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

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2.0.2 Climate change statement

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

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

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

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

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

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

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

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

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

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2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

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

2.1.3 Strategies

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

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

2.1.4 Implementation Guidelines

None specified.

2.2 Waterways, Wetlands and Estuaries

2.2.1 Application

Statewide

2.2.2 Objective

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

2.2.3 Strategies

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

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

2.2.4 Implementation Guidelines

None specified.

2.3 Geodiversity

2.3.1 Application

Statewide.

2.3.2 Objective

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

2.3.3 Strategies

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

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

2.3.4 Implementation Guidelines

None specified.

2.4 Landscape Values

2.4.1 Application

Statewide.

2.4.2 Objective

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

2.4.3 Strategies

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

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

2.4.4 Implementation Guidelines

None specified.

2.5 Coasts

2.5.1 Application

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

2.5.2 Objective

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

2.5.3 Strategies

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

2.5.4 Implementation Guidelines

None specified.

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3.0 Environmental Hazards

3.0.1 Principles and Policy Context

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

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

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

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

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

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

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

3.0.2 Climate change statement

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

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

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

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

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

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

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

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

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

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

3.1.3 Strategies

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

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

3.1.4 Implementation Guidelines

None specified.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

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

3.2.3 Strategies

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

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

3.2.4 Implementation Guidelines

None specified.

3.3 Flooding

3.3.1 Application

Statewide.

3.3.2 Objective

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

3.3.3 Strategies

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

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

3.3.4 Implementation Guidelines

None specified.

3.4 Coastal Hazards

3.4.1 Application

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

3.4.2 Objective

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

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3.4.3 Strategies

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

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

3.4.4 Implementation Guidelines

None specified.

3.5 Contaminated Air and Land

3.5.1 Application

Statewide.

3.5.2 Objective

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

3.5.3 Strategies

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

3.5.4 Implementation Guidelines

None specified.

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4.0 Sustainable Economic Development

4.0.1 Principles and Policy Context

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

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

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

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

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

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

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

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

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

4.0.2 Climate change statement

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

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

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

The Sustainable Economic Development TPP addresses these issues by:

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

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4.1 Agriculture

4.1.1 Application

Statewide.

4.1.2 Objective

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

4.1.3 Strategies

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

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

4.1.4 Implementation Guidelines

None Specified.

4.2 Extractive Industry

4.2.1 Application

Statewide.

4.2.2 Objective

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

4.2.3 Strategies

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

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

4.2.4 Implementation Guidelines

None specified

4.3 Tourism

4.3.1 Application

Statewide.

4.3.2 Objective

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

4.3.3 Strategies

- I. 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;

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

4.3.4 Implementation Guidelines

None specified.

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4.4 Renewable Energy

4.4.1 Application

Statewide.

4.4.2 Objective

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

4.4.3 Strategies

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

4.4.4 Implementation Guidelines

None specified.

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4.5 Industry

4.5.1 Application

Statewide.

4.5.2 Objective

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

4.5.3 Strategies

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

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

4.5.4 Implementation Guidelines

None specified.

4.6 Business and Commercial

4.6.1 Application

Statewide.

4.6.2 Objective

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

4.6.3 Strategies

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

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

4.5.4 Implementation Guidelines

None specified

4.7 Innovation and Research

4.7.1 Application

Statewide.

4.7.2 Objective

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

4.7.3 Strategies

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

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

4.7.4 Implementation Guidelines

None specified.

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5.0 Physical Infrastructure

5.0.1 Principles and Policy Context

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

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

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

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

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

5.0.2 Climate change statement

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

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

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

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

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

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

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

5.1 Provision of Services

5.1.1 Application

Statewide.

5.1.2 Objective

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

5.1.3 Strategies

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

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

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

5.1.4 Implementation Guidelines

None specified.

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5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

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

5.2.3 Strategies

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

5.2.4 Implementation Guidelines

None specified.

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

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

5.3.3 Strategies

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

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

5.3.4 Implementation Guidelines

None specified.

5.4 Transport Modes

5.4.1 Application

Generally applied statewide, with a focus on urban areas.

5.4.2 Objective

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

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5.4.3 Strategies

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

5.4.4 Implementation Guidelines

None specified.

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5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

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

5.5.3 Strategies

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

5.5.4 Implementation Guidelines

None specified.

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6.0 Cultural Heritage

6.0.1 Principles and Policy Context

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

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

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

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

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

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

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

6.0.1 Climate Change Statement

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

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

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

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

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

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

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

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

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

6.1.3 Strategies

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

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

6.1.4 Implementation Guidelines

None specified.

6.2 Non-Indigenous Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

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

6.2.3 Strategies

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

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

6.2.4 Implementation Guidelines

None specified.

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7.0 Planning Processes

7.0.1 Principles and Policy Context

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

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

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

The planning system also relies on processes that either sit outside the Act, or are less explicit in the Act. For example, these processes include the preparation of local plans such as settlement strategies, structure plans and precinct plans that potentially inform 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 caused by the use and development.

7.0.2 Climate change statement

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

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

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

7.1 Consultation

7.1.1 Application

Statewide.

7.1.2 Objective

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

7.1.3 Strategies

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

7.1.4 Implementation Guidelines

None specified.

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7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

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

7.2.3 Strategies

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

7.2.4 Implementation Guidelines

None specified.

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7.3 Regulation

7.3.1 Application

Statewide.

7.3.2 Objective

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

7.3.3 Strategies

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

7.3.4 Implementation Guidelines

None specified.

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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 of building harmonious, pleasant or enjoyable.

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

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

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

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

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

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

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

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

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

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

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

Geodiversity – means 'the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes'.³

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

Land – means as defined by the Act.

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

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

³ 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>)

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

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

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

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

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

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

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

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

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

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

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

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

Draft Tasmanian Planning Policies

Supporting Report for Consultation



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Introduction

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

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

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

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

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

Glossary

The following acronyms and abbreviations are used in this report.

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



Consultation

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

The Minister must consult with –

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

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

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

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

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

Content and Purpose of TPPs

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

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



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

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

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

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

Structure of draft TPPs

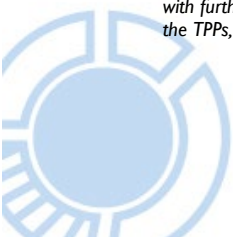
A draft suite of TPPs were prepared in 2017 ([click here to view](#)) to provide an indication of what the TPPs may comprise at the time the amendment to the Act, to provide for the necessary legislative mechanisms for the making of the TPPs, was being considered.

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

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

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

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



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

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

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

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

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

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

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



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

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

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

Development of the draft TPPs

Topics and issues framework

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

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

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

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

Table 3. Topics and Issues Framework

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

Drafting of policies

Policy content

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



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

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

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

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

Climate change

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

Terminology

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



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

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

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

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

Overlap and perceived repetition

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

Provide for subdivision design that:

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

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

Promote subdivision design that provides a functional lot layout that:

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



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

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

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

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

Implementation

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

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

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

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



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

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

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

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

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

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

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

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



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

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

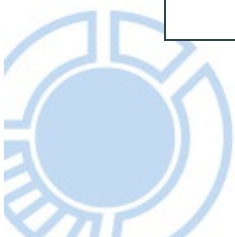
The following table sets out the recommendations from the PESRAC Report that are relevant, with a corresponding column to demonstrate how the draft TPPs support that recommendation.

Table 4. Alignment with PESRAC recommendations

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

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<ul style="list-style-type: none"> • population growth and settlement planning; • ageing and shifts in household composition; • land availability; • the interface between public and private markets; • taxes; • approvals and permitting; • sustainable housing - energy and water efficiency; • construction workforce availability; and • alignment of essential social and economic infrastructure. 	<ul style="list-style-type: none"> • acknowledges that social and affordable housing are part of the wider housing market; • promotes energy efficient design; and • locates houses in close proximity to essential social and economic infrastructure, promoting access to employment and education facilities.
(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.



Statutory Assessment

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

Schedule I Objectives

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

Part I Objectives

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Part 2 Objectives

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

State Policies

State Policy on the Protection of Agricultural Land 2009

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

To enable the sustainable development of agriculture by minimising:

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



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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

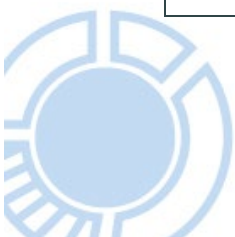
Similarly to Principle 10, Principle 11 is a self-executing and relates to a specific set of circumstances to be delivered.

State Coastal Policy 1996

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

Table 5. Draft TPP response to Coastal Policy.

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



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



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



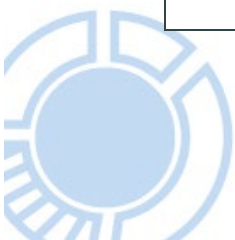
	level rise) on use and development in the coastal zone.	Environmental Hazards TPP.
2. Sustainable Development of Coastal Areas and Resources		
2.1. Coastal Uses and Development		
2.1.1.	The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes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



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



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



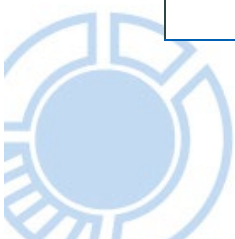
	lifesaving facilities and personnel required to protect people.	
2.3.3.	Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.	Outcome is supported by the TPPs including specific reference to Tourism use and development in the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



2.5.3	New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.	Outcome is not explicitly addressed in the TPPs. Strategy 9 of clause 5.3.3 requires new roads to consider environmental, heritage and social impacts.
2.5.4	Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.	Marine structures are not explicitly addressed in the TPPs.
2.5.5	The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.	Compatible use and development of port areas are promoted by strategy 2 of clause 5.5.3. consistent with this outcome.
2.6 Public Access and Safety		
2.6.1	The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.	The public's common right of access to the coast is outside the scope of the TPPs.
2.6.2	Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.	Public access is not explicitly addressed in the TPPs however, use and development (including paths), that promotes the maintenance of biodiversity, ecosystem processes and ecosystem services of coastal land and coastal resources is supported.
2.6.3	Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.	Outcome is outside the scope of the TPPs.
2.6.4	Public facilities such as life saving facilities and essential emergency services, parking facilities, toilet	While not explicitly addressed within the



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



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



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



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

State Policy on Water Quality Management 1997

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

NEPMs

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

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

The draft TPPs are consistent with the relevant NEPMs.



Attachment I – Draft Tasmanian Planning Policies



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Draft Tasmanian Planning Policies - Supporting Report for Consultation



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Government

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GLAMORGAN SPRING BAY COUNCIL



ASSET MANAGEMENT PLAN

BRIDGES



Adopted:

Document Control		Asset Management Plan – Bridges			
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This Asset Management Plan is a supporting document used to inform Council's overarching Strategic Asset Management Plan.

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1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This Asset Management Plan details information on how Council manages its Bridge assets. It details actions required to provide an agreed level of service in the most cost-effective manner, while outlining associated risks. The plan defines the services to be provided, how the services are provided and what funds are required to provide over the 20 year planning period. The Asset Management Plan will link to a Long-Term Financial Plan which typically considers a 10 year planning period.

1.2 Asset Description

This plan covers all Council owned or maintained Bridges assets.

The Bridges network comprises:

Asset Category	Length/Number of Assets	Replacement Value
Bridges	59	\$13,551,133
Ancillary works to bridge renewal	40% of bridge renewal value	\$5,420,453
TOTAL	-	\$18,971,586

The above infrastructure assets have significant total renewal value estimated at **\$13,551,133**.

1.3 Levels of Service

The allocation in the planned budget is insufficient to continue providing existing services at current levels over the planning period.

The main service consequences of the planned budget are:

- A number of assets in very poor condition are due for renewal over the planning period, however they can only be renewed with additional grant funds. This means unless funds are secured in a timely way, some assets will remain in a very poor condition for several years before they are able to be renewed and may have their level of service downgraded.
- Currently there is insufficient budget allocation to resource complete asset management.
- There is an increase in the risks faced by Council (refer 1.6.3).

1.4 Future Demand

The factors influencing future demand and the impacts they have on service delivery are created by:

- Climate change (and associated increase in frequency of extreme weather events)
- An increase to bridge barrier standards and extent
- Increased tourism

These demands will be approached using a combination of managing existing assets, upgrading existing assets and providing new assets to meet demand (where required). Demand management practices may also include a combination of non-asset solutions, insuring against risks and managing failures.

- Identify list of strategic improvements to reduce the risk of ongoing damage due to increased frequency of extreme weather events
- Identify upgrades required to meet with current standard drawings, prioritise these accordingly, and include in the planned budget
- Tourist numbers to be monitored over the next five years

1.5 Lifecycle Management Plan

1.5.1 What does it Cost?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan includes operation, maintenance, renewal, acquisition, and disposal of assets. Although the Asset Management Plan may be prepared for a range of time periods, it typically informs a Long-Term Financial Plan period of 10 years. Therefore, a summary output from the Asset Management Plan is the forecast of 10 year total outlays, which for Bridge assets is estimated as **\$4,122,690** or **\$412,269** on average per year with additional funds required for ancillary works upgrades.

1.6 Financial Summary

1.6.1 What we will do

Estimated available funding for the 10 year period is **\$2,616,240** or **\$261,624** on average per year as per the Planned Budget. This is **63%** of the cost to sustain the current level of service at the lowest lifecycle cost.

The infrastructure reality is that only what is funded in the Long Term Financial Plan can be provided by council. Bridge renewal funding is supplemented by the Bridge Renewal Grant Program from the Federal Government. Not all applications for funding will be successful however, or timely.

The informed decision making depends on the Asset Management Plan emphasising the consequences of Planned Budgets on the service levels provided and risks.

The anticipated Planned Budget for Bridges leaves a shortfall of **\$150,645** on average per year of the forecast lifecycle costs required to provide services in the Asset Management Plan, compared with the Planned Budget currently included in the Long Term Financial Plan. This is shown in the figure below.

Additionally, council will factor in the cost of ancillary works for bridge renewals in budget estimates.

Forecast Lifecycle Costs and Planned Budgets

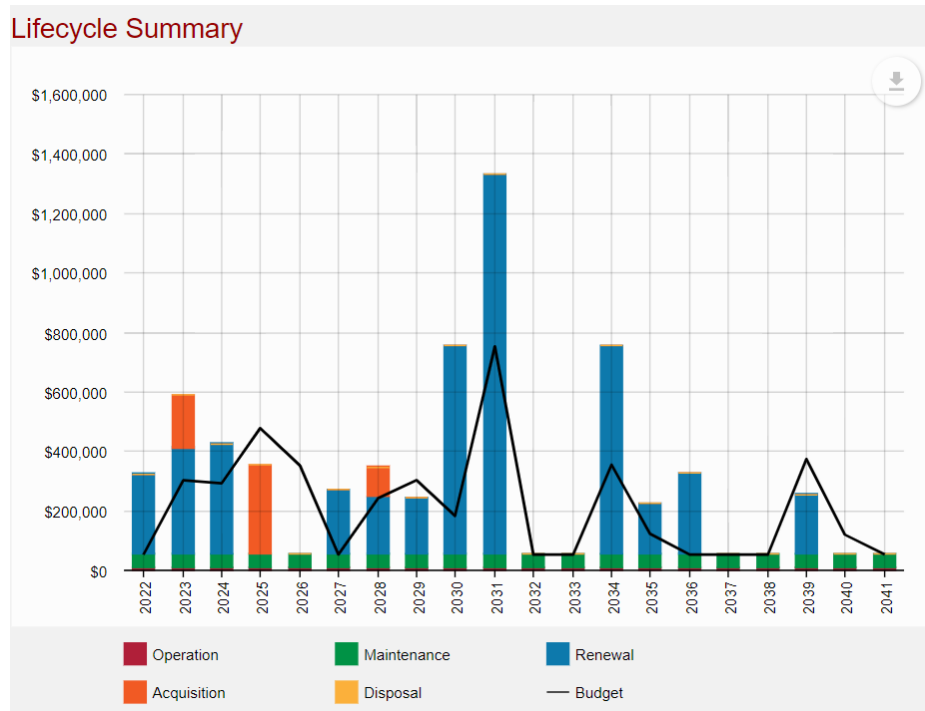


Figure values are in current dollars.

We plan to provide Bridge services for the following:

- Operation, maintenance, renewal and acquisition of roadway assets, endeavouring to meet service levels set by Council in annual budgets.
- Within the next 10 years the following major renewals are forecasted: Wielangta Road Bridge (17 Acre Creek); Blindburn Creek, Rosedale Road; Wielangta Road Bridge (Sandspit Flood Opening); Wielangta Road Bridge (Griffiths North); Saggy Creek, Rosedale Rd; Ravensdale Rivulet, Strip Road; McNiells Road Bridge (Kit Owen Creek); Brockley Road Bridge (Prosser River); Unnamed Creek, Glen Gala Road; Saltwater Creek, Footbridge off Esplanade; Seaburne Creek, Banwell Rd; Mitchelmores Creek, Swanston Rd; Apsley River, Rosedale Rd; Prosser River, Woodsden Rd; Prosser River, Brockley Rd.

1.6.2 What we cannot do

We currently do **not** allocate enough budget to sustain these services independently, at the proposed standard or to provide any new services being sought. Works and services that cannot be provided under present funding levels are:

- We cannot undertake bridge renewals when they fall due without Federal Government grant assistance.
- We cannot replace bridges where significant storm damage occurs without grant funding assistance.
- We cannot acquire assets where there is no planned budget assigned to service the full lifecycle costs (acquisition, operation, maintenance, renewal and disposal) over the planning period.
- We cannot fund upgrade associated with bridge replacement where standards for ancillary infrastructure have increased or where climate change or road use requires an improved more costly replacement.

1.6.3 Managing the Risks

Our present budget levels are insufficient to continue to manage some risks in the medium term.

The main risk consequences are:

- Bridge renewal costs can include roadworks and guardrail upgrade costs associated with the bridge renewal. These combined can be up to 40% more than the bridge renewal values in the plan thereby adding a road cost factor to the bridge renewal expense.
- Reduced level of service due to underfunding
- Delays in acquiring grant funds cause a reduction in serviceability of assets
- Recurrent damage to assets due to increased frequency of flood events
- Reduced level of service due to acquisition life cycle costs not accounted for in the planned budget
- Inefficient use of funds for maintenance and renewal works due to lack of a strategic works plan
- Inability to fund upgrade where existing asset not fit for purpose.

We will endeavour to manage these risks by:

- Factoring into long term financial plans more realistic renewal estimates that include upgrade to meet fitness for purpose.
- Considering road and guardrail estimate costs in grant funding applications when renewals fall due
- Implementing measures to mitigate risks of downgraded asset serviceability. This may include implementing load limits and speed reductions among other measures.
- Ensure prioritised maintenance, renewals and acquisitions are budgeted for (works plan)
- Improve the resilience of vulnerable assets
- Minimising asset acquisitions and ensuring lifecycle costs are considered prior to acquiring new assets

1.7 Asset Management Planning Practices

Key assumptions made in this Asset Management Plan are:

- External funding (grants) will continue to be a major source of funding for renewals, noting a known gradual reduction in some of these grants over the planning period.
- Financial data used in the development of this plan was from the end of the 2021-22 financial year, with some amendments made based on asset condition assessment data received in December 2021.
- Professional Bridge Consultant data and reports for condition, value and service life have been used in producing this plan.
- No additional major Bridge assets are acquired by Council in the next 10 year period (excluding donated assets related to new subdivisions). If this changes the Asset Management Plan is to be updated to reflect this.

Assets requiring renewal are identified from either the asset register or an alternative method.

- The timing of capital renewals based on the asset register is applied by adding the useful life to the year of acquisition or year of last renewal,
- Alternatively, an estimate of renewal lifecycle costs is projected from external condition modelling and may be supplemented with, or based on, expert knowledge.

The Asset Register was used to forecast the renewal lifecycle costs for this Asset Management Plan.

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be in the **High** range (refer Table 7.5.1).

1.8 Monitoring and Improvement Program

The next steps resulting from this Asset Management Plan to improve asset management practices are:

- Review strategic maintenance and capital works programs for upcoming years. Use to inform Asset Management Plan and Long-Term Financial Plan updates
- Improve confidence in financial data used in Long Term Financial Plan and Asset Management Plan
- Assess yearly performance (budgeted vs. actual costs) and update Asset Management Plan and Long-Term Financial Plan accordingly
- Community/Council consultation required to ensure appropriate levels of service are being provided (reduce/improve level of service accordingly)
- Continually improve correlation between Long Term Financial Plan and Asset Management Plan
- Increase overall confidence and maturity of Asset Management Plan

DRAFT

2.0 Introduction

2.1 Background

This Asset Management Plan communicates the requirements for the sustainable delivery of services through management of assets, compliance with regulatory requirements, and required funding to provide the appropriate levels of service over the planning period.

The Asset Management Plan is to be read with Council's Asset Management Policy and Strategic Asset Management Plan, along with other key planning documents:

- Long Term Financial Strategy
- Long Term Financial Plan
- Glamorgan Spring Bay Council's 10-year Strategic Plan 2020-2029

Council is in the process of modernising its asset management practices to ensure they adhere to the *Local Government Act 1993*. Part of this process is the development of asset management plans, such as this document, and the above-mentioned strategic documents.

This Asset Management Plan covers all Council Bridges assets. For a detailed summary of the assets covered in this Asset Management Plan refer to Table 5.1.1 in Section 5.

The Bridgesnetwork comprises:

- Bridges
- Major Culverts

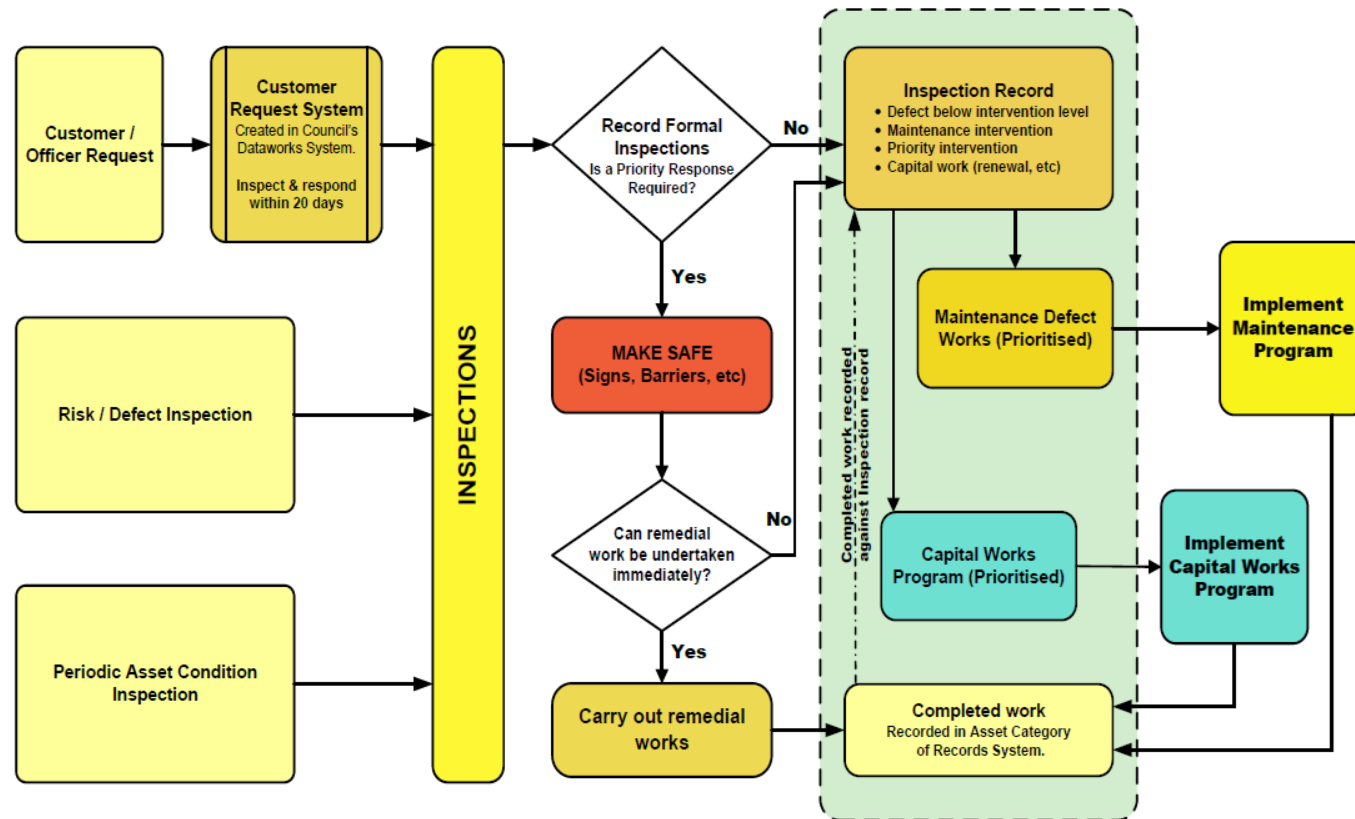
The Bridges assets included in this plan have a total replacement value of **\$13,551,133**. For the purposes of this plan there is no value placed on upgrade to infrastructure or climate change adaptation required for bridge fitness for purpose or service level improvement.

Key stakeholders in the preparation and implementation of this Asset Management Plan are shown in Table 2.1.

Table 2.1: Key Stakeholders in the Asset Management Plan

Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> Represent needs of community/shareholders, Allocate resources to meet planning objectives in providing services, while managing risks, Ensure service is sustainable, Make informed decisions, in the best interests of the community.
General Manager	<ul style="list-style-type: none"> Maintain a proactive approach to holistic asset management practices and ensure staff do the same. Inform Councillors to enable educated decisions to be made.
Infrastructure Management Team	<ul style="list-style-type: none"> Maintain a proactive approach to holistic asset management practices. Ensure the Asset Management Plan is used and updated regularly. Inform Councillors to enable educated decisions to be made.
Asset Management Team	<ul style="list-style-type: none"> Inter-departmental officer group assigned the roles within Policy for implementation and improvement to asset management practice
General Public	<ul style="list-style-type: none"> Report shortcomings, damage, safety concerns and other issues with current road infrastructure.

Our organisational structure for service delivery from Bridgesassets is detailed below:



2.2 Goals and Objectives of Asset Ownership

Council's core business is to provide services to its community. Some of these services are provided by Bridges assets. We have acquired Bridge assets through purchase, contract, construction by Council staff, and by donation of assets constructed by others to meet increased levels of service.

Our goal for managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and
- Linking to a Long-Term Financial Plan which identifies required, affordable forecast costs and how it will be allocated.

Key elements of the planning framework are:

- Levels of service – specifies the services and levels of service to be provided,
- Risk Management,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Lifecycle management – how to manage its existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices – how we manage provision of the services,
- Monitoring – how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan – how we increase asset management maturity.

Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual ¹
- ISO 55000²

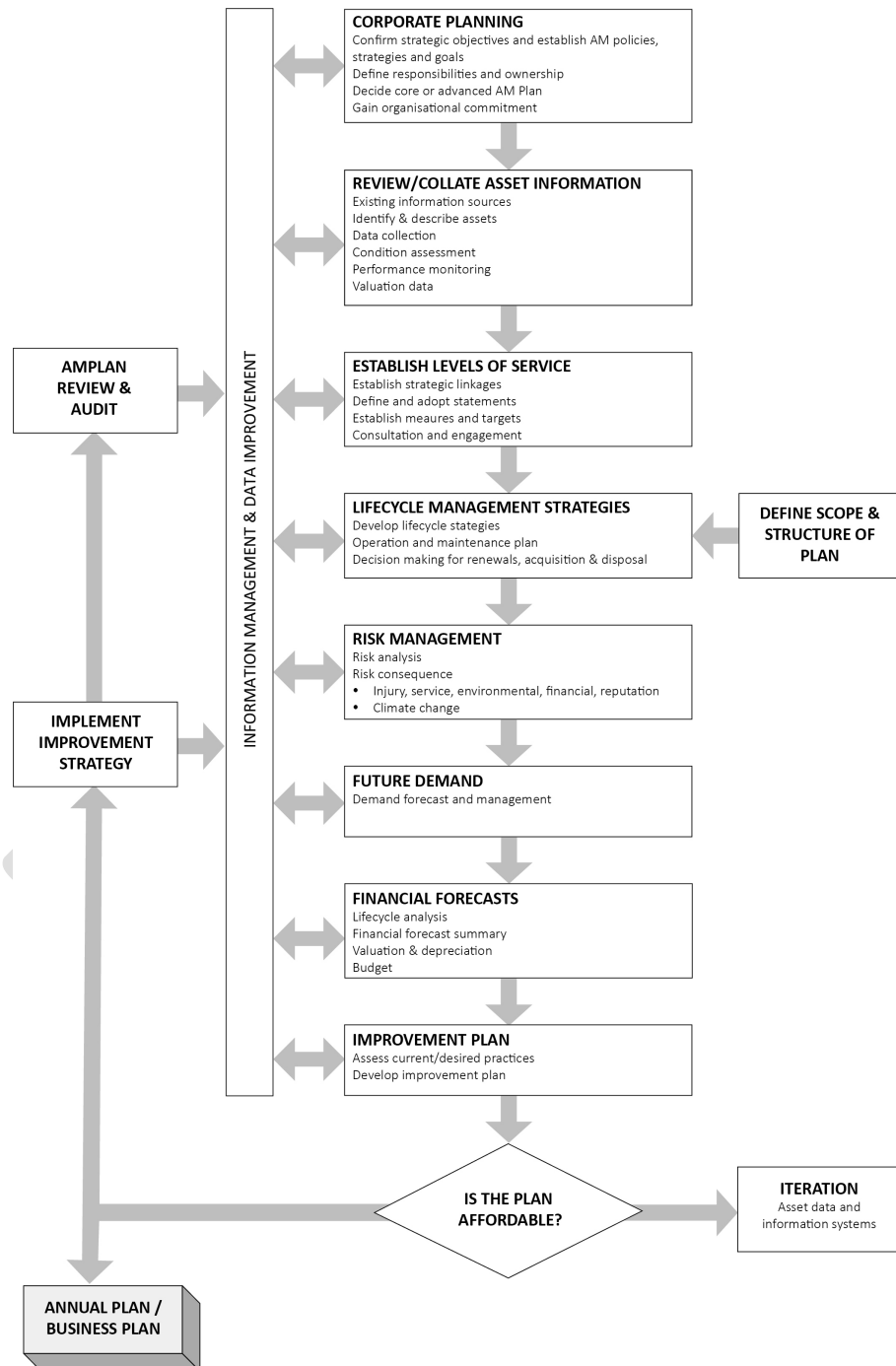
A road map for preparing an Asset Management Plan is shown below.

¹ Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2 | 13

² ISO 55000 Overview, principles and terminology

Road Map for preparing an Asset Management Plan

Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11



3.0 LEVELS OF SERVICE

3.1 Customer Research and Expectations

This Asset Management Plan is prepared to facilitate consultation prior to adoption of levels of service by Council. Future revisions of the Asset Management Plan will incorporate customer consultation on service levels and costs of providing the service. This will assist Council and stakeholders in matching the level of service required, service risks and consequences with the customer's ability and willingness to pay for the service.

Council undertakes community consultation for proposed developments. Council also receives vast community feedback on the services and facilities it provides. Budget submissions are invited from local district committees and community groups for Council consideration. Council's customer request system is used to determine trends in community expectations. This information is used in developing key planning documents and in allocation of budget resources.

3.2 Strategic and Corporate Goals

This Asset Management Plan is prepared under the direction of the Council's vision, mission, goals and objectives.

Our vision is:

Glamorgan Spring Bay, a welcoming community which delivers sustainable development, appreciates and protects its natural environment and facilitates a quality lifestyle.

Our mission is:

Represent and promote the interests of the communities in our municipality.

- ***Provide sound community governance, practices and processes.***
- ***Plan, implement and monitor services according to our agreed priorities and available resources.***
- ***Seek and secure additional funds, and grants to augment our finances.***
- ***Manage the finances and administer the Council.***
- ***Establish and maintain mutually beneficial strategic partnerships with State and Federal Government and private businesses and industry.***

Strategic goals have been set by the Council. The relevant goals and objectives and how these are addressed in this Asset Management Plan are summarised in Table 3.2.

Table 3.2: Goals and how these are addressed in this Plan

Goal	Objective	How Goal and Objectives are addressed in the Asset Management Plan
To provide safe and reliable Bridges for the community to use.	Maintain and develop Bridges to appropriate standards.	Continue to develop and maintain regular inspection of asset condition, defects and develop maintenance and capital works programs for inclusion in the Asset Management Plan. Refer Section 8.0.
Good Governance	Provide asset management services in a sustainable manner. Deliver services effectively and efficiently.	Completion, adoption and review of asset management plans (this plan)
Appropriate service levels	Identify current service levels and target sustainable levels	An ongoing task that will be monitored and improved. Refer Section 8.

Improved risk management	Identify and address all known high risk items relating to Bridge assets	Implement a structured approach to identify and manage significant risks. Refer Section 6.
Financial sustainability	Identify financial inefficiencies	Implement a structured approach to identifying financial inefficiencies.

3.3 Legislative Requirements

There are many legislative requirements relating to the management of assets. Legislative requirements that impact the delivery of Bridge services are outlined in Table 3.3.

Table 3.3: Legislative Requirements

Legislation	Requirement
Local Government Act 1993	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a Long-Term Financial Plan supported by asset management plans for sustainable service delivery.
Work Health and Safety Act 2012	Sets out the roles and responsibilities to secure the health, safety and welfare of persons at work.
Vehicle and Traffic Act 1999	Details rules, responsibilities and enforcement.
Road and Jetties Act 1935	Provides for the appointment of a Commissioner of Highways and provisions for the construction and maintenance of roads and associated assets.
Australian Road Rules	The Australian Road Rules are incorporated into the State Traffic Regulations under the Road Traffic Act.

3.4 Customer Values

Service levels are defined in three ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

Table 3.4: Customer Values

Service Objective:			
Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
A safe Bridge network	Number of customer service requests	Some safety concerns raised from community	Expected to remain similar to existing, however isolated improvements to be identified and targeted for improvement.
A smooth riding Bridge network	Number of customer service requests	Regular customer service requests regarding condition of several unsealed rural roads	Expected to remain similar to existing

3.5 Customer Levels of Service

The Customer Levels of Service are considered in terms of:

Condition How good is the service? What is the condition or quality of the service?

Function Is it suitable for its intended purpose? Is it the right service?

Capacity/Use Is the service over or under used? Do we need more or less of these assets?

In Table 3.5 under each of the service measure types (Condition, Function, Capacity/Use) there is a summary of the performance measure being used, the current performance, and the expected performance based on the current budget allocation.

These are measures of fact related to the service delivery outcome (e.g. number of occasions when service is not available or proportion of replacement value by condition %'s) to provide a balance in comparison to the customer perception that may be more subjective.

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Table 3.5: Customer Level of Service Measures

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Condition	Quality of Bridge network	Conditions in asset register	87 % of overall asset replacement value in 'Very Good' or 'Good' condition 8 % of overall asset replacement value in 'Fair' condition 5 % of overall asset replacement value in 'Poor' or 'Very Poor' condition	Considered to deteriorate over the planning period
	Confidence levels		High (professional judgement supported by data sampling)	No change
Function	Appropriate Bridges in accordance with relative standards	Staff assessment and number of customer service requests	Bridges generally consistent with municipal or other relevant standards, with some assets requiring improvement due to inundation frequency.	Only high risk assets that have been identified are likely to be improved over planning period, hence a gradual improvement to these assets only.
	Confidence levels		High (professional Judgement with data evidence)	High (professional judgement with data evidence)
Capacity	Appropriate amount/ dimensions of Bridge assets	Number of customer service requests and road traffic count data	Based on customer service requests and demand drivers, existing service level considered adequate	Expected to remain similar to existing
	Confidence levels		High (Professional judgement supported by data sampling)	High (Professional judgement with data evidence)

3.6 Technical Levels of Service

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, there are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

- **Acquisition** – the activities to provide a higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new footbridge).

- **Operation** – the regular activities to provide services (e.g. opening hours, cleansing, mowing grass, energy, inspections, etc).
- **Maintenance** – the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. road patching, unsealed road grading, building and structure repairs),
- **Renewal** – the activities that return the service capability of an asset up to that which it had originally provided (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component replacement),

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.³

Table 3.6 shows the activities expected to be provided under the current 10 year Planned Budget allocation, and the forecast activity requirements being recommended in this Asset Management Plan.

Table 3.6: Technical Levels of Service

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
TECHNICAL LEVELS OF SERVICE				
Acquisition	Acquire assets that align with Council's core purpose	Number of acquisitions	Council acquires assets generally on availability of external funding (state/federal) or via developer contribution (e.g. new major culvert)	Only acquire assets that align with Council's core purpose and that Council can afford to maintain, operate, renew and/or dispose of (must consider full asset lifecycle costs)
		Budget	<i>\$0 per year</i>	<i>\$0 per year</i>
Operation	Keep bridges clear of debris – e.g. remove logs and debris after rain events.	Number of customer service requests	Varying frequency based on a number of factors, but primarily weather.	Current performance is considered adequate based on user feedback
	Provide timely emergency response to assist public and minimise disruption caused by temporary loss of use of asset	Community feedback	User feedback suggests current performance is adequate	Current performance is considered adequate based on user feedback
		Budget	<i>\$8,000 per year (average over next 10 years)</i>	<i>\$8,000 per year (average over next 10 years)</i>
Maintenance	Keep Bridge assets serviceable	Frequency of maintenance	Combination of reactive maintenance (weather and	Planned maintenance program based on risk associated with identified

³ IPWEA, 2015, IIMM, p 2|28.

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
			customer service request dependent) and formal maintenance program.	maintenance requirements.
	Keep Bridge assets safe.	Frequency of maintenance	Reactive minor repairs and minor upgrades are undertaken	Planned maintenance program based on risk associated with identified maintenance requirements.
		Budget	<i>\$45,124 per year (average over 10 years)</i>	<i>\$45,124 per year (average over 10 years)</i>
Renewal	Ensure Bridge assets remain in a serviceable condition	Frequency of renewal	Assets are renewed on a priority basis depending on asset condition.	20 year renewal program updated annually.
	Ensure Bridge assets remain in accordance with current standards	Frequency of renewal (including component renewal – e.g. bridge guardrail)	Assets are renewed on a priority basis depending on asset condition and available budget / grants	20 year renewal program updated annually.
		Budget	<i>\$208,000 per year</i>	<i>\$208,000 per year</i>
Disposal	Identify assets and activities that do not align with Council's core purpose	Number of assets and activities identified for disposal	No disposals are currently planned	Continue to monitor assets for potential disposals that do not align with Council's core purpose.
	Dispose of assets and activities that do not align with Council's core purpose	Number of identified asset and activity disposals undertaken	No disposals are currently planned	Continue to monitor assets for potential disposals that do not align with Council's core purpose.
		Budget	<i>\$0 per year</i>	<i>\$0 per year</i>

Note: * Current activities related to Planned Budget.

** Expected performance related to forecast lifecycle costs.

It is important to monitor the service levels regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology growth and customer priorities will change over time.

4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, regulations, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecasts

The present position and projections for demand drivers that may impact future service delivery and use of assets have been identified and documented in Table 4.3.

Population of the Glamorgan Spring Bay Local Government Area was estimated in 2018 to be 4,528 while in 2021 the population had actually grown to 5012. This growth has far exceeded the Department of Treasury and Finance projections and as such no projections are currently available until their modelling has been updated.

Holiday populations to second homes and shacks further increase the overnight accommodation numbers and tourism also adds to the load on assets. At present, no factor is being applied to indicate a need to upgrade infrastructure on a population pressure basis.

It is considered that the existing capacity of the bridge network is sufficient to meet demands over the planning period however, there are some specific concerns for Council at present, these being:

Impact of increased storm and flooding events – the last few years experiencing repeated La Nina weather patterns results in frequent inundation of several bridge assets. These are wooden bridges on Brockley Road, Woodsden Road, Rosedale Road and floodways on Grange Road. The high rainfall events create strains on the existing bridges, buttresses, wing walls and decks and require road closures. There is significant migration of river stone associated with these events as well which requires a higher level of, and cost for, clearing after rain events.

4.3 Demand Impact and Demand Management Plan

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 4.3.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management (if required). Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this Asset Management Plan.

Table 4.3: Demand Management Plan

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Population	5,012 people in 2021.	TBA	The change is not foreseen to impact services	No impact to services, hence management plan is not required.
Demographic	Median age of 57 years (2021)	Increase in median age to approx. 65 years by 2039	The change is not foreseen to impact services	No impact to services, hence management plan is not required.
Climate change	Experiencing more extreme weather patterns and events	Continue to experience increased frequency and intensity of extreme weather events	Increased maintenance and renewal costs due to flood damage.	Identify list of strategic improvements to reduce the risk of ongoing damage.

Upgrade in bridge guardrail standards	Currently unaudited	Some upgrades required over planning period	Increased renewal costs to meet with current standards	Identify upgrades required to meet with current municipal standards, prioritise these accordingly and include in the planned budget
Tourism	Tourist region (domestic and international visitors)	Tourist visitation expected to increase over planning period	Increased safety, signage and overall standard of road infrastructure	To be monitored over next five years
Development	Multiple new subdivisions	Potential for new footbridges and major culverts	New services created	Monitor impacts

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be supported by grants or council funded. Additional assets are discussed in Section 5.4.

Acquiring new assets will commit Council to ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the Long Term Financial Plan (Refer to Section 5).

4.5 Climate Change Adaptation

The impacts of climate change will have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Plan, climate change can be considered as both a future demand and a risk.

How climate change impacts on assets varies depending on the location and the type of services provided, as does the way in which we respond and manage those impacts.⁴

As a minimum we consider how to manage our existing assets given potential climate change impacts for our region.

Risk and opportunities identified to date are shown in Table 4.5.1

Table 4.5.1 Managing the Impact of Climate Change on Assets and Services

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Management
Increased frequency and intensity of extreme rainfall events	Upgrade to some Bridge assets required on renewal	Increased drainage upgrade and maintenance costs	Prioritise susceptible sites for improvement works to reduce vulnerability
Sea level rise	0.24 m (2050) and 0.92 m (2100) sea level rise (planning allowances)	No material impact on Bridges or culverts	

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience can have the following benefits:

⁴ IPWEA Practice Note 12.1 Climate Change Impacts on the Useful Life of Infrastructure

- Assets will withstand the impacts of climate change;
- Services can be sustained; and
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint

Table 4.5.2 summarises some asset climate change resilience opportunities.

Table 4.5.2 Building Asset Resilience to Climate Change

New Asset Description	Climate Change impact on these assets?	Build Resilience in New Works
Bridges	Greater flood risk to bridges	Ensure bridges are renewed allowing for climate change forecasts (increased design flows due to increased intensity and frequency of rainfall events)

The impact of climate change on assets is a new and complex discussion and further opportunities will be developed in future revisions of this Asset Management Plan.

5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how Council plans to manage and operate the assets at the agreed levels of service (Refer to Section 3) while managing life cycle costs.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by this Asset Management Plan are shown in Table 5.1.1.

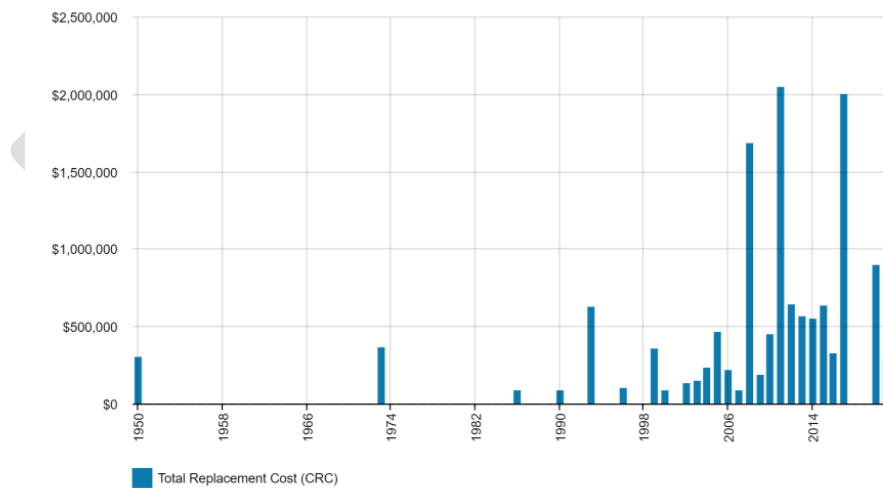
Table 5.1.1: Assets covered by this Plan

Asset Category	Length/Number of Assets	Replacement Value
Bridges	57	\$13,551,133
Ancillary works to bridge renewal	40% of bridge renewal value	\$5,420,453
TOTAL	-	\$18,971,586

All figure values are shown in current day dollars.

The age profile of the assets included in this Asset Management Plan is shown in Figure 5.1.1. Replacement cycles associated with the bridge portfolio is generally spread out sufficiently for progressive renewal. There are a few years where multiple bridges reach the end of their asset life and these can be spread across years before and after if necessary to minimise financial impacts and to maximise asset life.

Figure 5.1.1: Asset Age Profile



5.1.2 Asset capacity and performance

Assets are generally provided to meet design standards where these are available. However, there are insufficient resources to address all known deficiencies. Locations where deficiencies in service performance are known are detailed in Table 5.1.2.

Table 5.1.2: Known Service Performance Deficiencies

Location	Service Deficiency
Rosedale Road Bridge	Regular Inundation causing road closure
Glen Gala Road Bridge	Regular Inundation causing road closure
Old Coach Road Bridge	Regular Inundation causing road closure
Grange Road Bridge	Regular Inundation causing road closure
Woodsden Road Bridge	Occasional Inundation causing road closure
Brockley Road bridge (Prosser River), Buckland.	Occasional flooding of bridge and adjacent road, cuts off several properties.

The above service deficiencies were identified from staff knowledge, the recent condition assessment undertaken by *AusSpan* (August 2022) and user feedback.

5.1.3 Asset condition

Council's bridge condition inspection program is undertaken six monthly by *AusSpan*, with all bridges visually inspected, and updates made to the asset register. This is a well-structured and long running inspection program, which has led to the development of a high quality asset register and **87 %** of Council's bridges being in a '**very good**' or '**good**' condition.

Condition is measured using a 1 – 5 grading system⁵ as detailed in Table 5.1.3. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the Asset Management Plan results are translated to a 1 – 5 grading scale for ease of communication.

Table 5.1.3: Condition Grading System

Condition Grading	Description of Condition
1	Very Good: free of defects, only planned and/or routine maintenance required
2	Good: minor defects, increasing maintenance required plus planned maintenance
3	Fair: defects requiring regular and/or significant maintenance to reinstate service
4	Poor: significant defects, higher order cost intervention likely
5	Very Poor: physically unsound and/or beyond rehabilitation, immediate action required

The condition profile of bridge assets is shown in Figure 5.1.3.

⁵ IPWEA, 2015, IIMM, Sec 2.5.4, p 2 | 80.



Figure 5.1.3: Asset Condition Profile (Bridges)

Figure 5.1.4 shows **87 %** of Council's total bridge asset value is in '**very good**' or '**good**' condition (refer Table 5.1.3), with only **13 %** in a '**poor**' or '**very poor**' condition.

All figure values are shown in current day dollars.

5.2 Operations and Maintenance Plan

Operations include regular activities to provide services. Examples of typical operational activities include asset inspection, and staff costs.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include minor timber bridge deck works.

The trend in maintenance budgets are shown in Table 5.2.1.

Table 5.2.1: Maintenance Budget Trends

Year	Maintenance Budget \$
2020-21	\$23,301
2021-22	\$47,038
2022-23	\$53,124

Maintenance budget levels are considered to be inadequate to meet projected service levels, which may be higher than or equal to current service levels to effectively mitigate flooding damage. The maintenance budget has been supplemented in recent years by Grant funding which became available in response to high rainfall and flooding events. Where maintenance budget allocations are such that they will result in a lesser level of

service, the service consequences and service risks have been identified and are highlighted in this Asset Management Plan. Reference should also be made to Council's Risk Management Policy and Risk Management Strategy (adopted in June 2020).

Assessment and priority of reactive maintenance is undertaken by staff using experience and judgement.

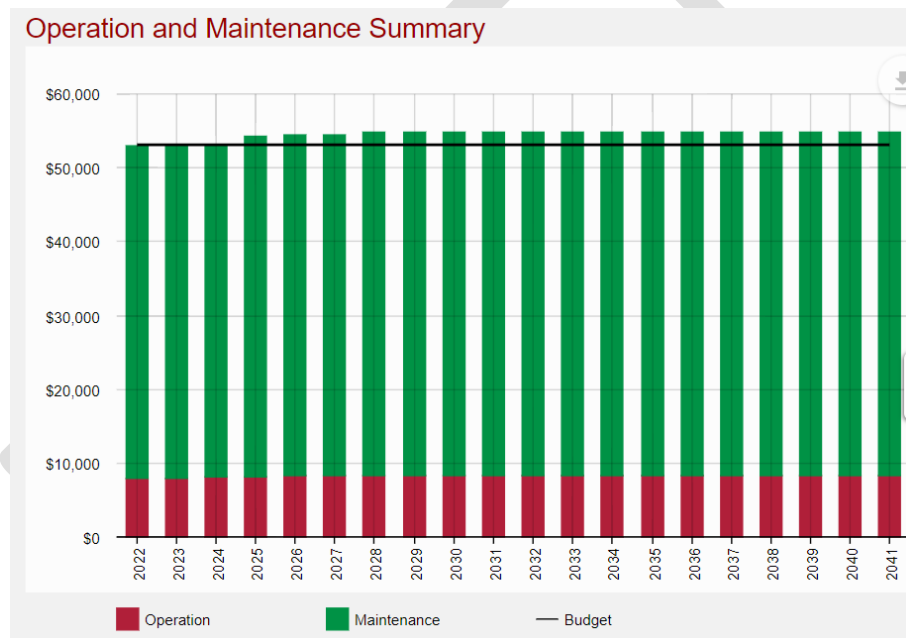
Asset hierarchy

There is no hierarchy associated with Bridge assets. Each asset is as likely as any other to be subjected to the maximum allowable axle loading from heavy vehicles. Council's roads, which feed bridges, generally are not high volume although some rural roads are subject to intermittent log traffic.

Summary of forecast operations and maintenance costs

Forecast operations and maintenance costs are expected to vary in relation to the total value of the asset stock. If additional assets are acquired, the future operations and maintenance costs are forecast to increase. If assets are disposed of the forecast operation and maintenance costs are expected to decrease. Figure 5.2 shows the forecast operations and maintenance costs relative to the proposed operations and maintenance Planned Budget.

Figure 5.2: Operations and Maintenance Summary



All figure values are shown in current day dollars.

As can be seen in Figure 5.2, maintenance cost forecasts increase a little during the planning period due to projected donation of assets. Figure 5.2 highlights that Council does not currently have sufficient planned budget to undertake forecast operation and maintenance throughout the planning period.

The above budget is based on limited severe weather events where damage to assets is incurred.

Deferred maintenance (i.e. works that are identified for maintenance activities but unable to be completed due to available resources) should be included in Section 6.0 of this plan where this poses a 'high' or 'very high' risk to Council – Refer Table 6.2.

5.3 Renewal Plan

Renewal is major capital work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is considered to be an acquisition resulting in additional future operations and maintenance costs.

Assets requiring renewal are identified from one of two approaches in the Lifecycle Model.

- The first method uses Asset Register data to project the renewal costs (current replacement cost) and renewal timing (acquisition year plus updated useful life to determine the renewal year), or
- The second method uses an alternative approach to estimate the timing and cost of forecast renewal work (i.e. condition modelling system, staff judgement, average network renewals, or other).

The typical useful lives of assets used to develop projected asset renewal forecasts are shown in Table 5.3. Asset useful lives were last reviewed in January 2022. It is to be noted that these are typical values and individual values in asset registers vary.

Table 5.3: Useful Lives of Assets

Asset (Sub)Category	Useful life
Concrete bridges	50-80 years
Timber bridges	25-40 years
Composite Structures	25 – 80 years

The estimates for renewals in this Asset Management Plan were based on the asset register method.

5.3.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. replacing a bridge that has a 20 t load limit), or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. to improve the resilience of the structure).

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,
- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.⁶

The ranking criteria used to determine priority of identified renewal proposals is detailed in Table 5.3.1.

Table 5.3.1: Renewal Priority Ranking Criteria

Criteria	Weighting
Condition	30 %

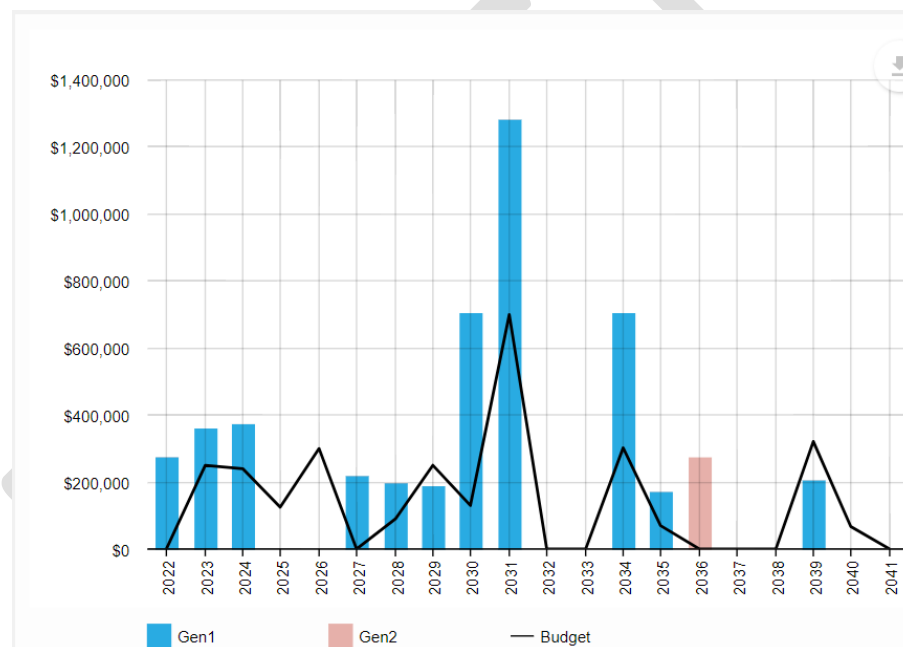
⁶ Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3 | 97.

Criteria	Weighting
Usage/demand	30 %
High maintenance costs that could be reduced significantly by renewal	20 %
Risk/safety/failure consequence	20 %
Total	100%

5.4 Summary of future renewal costs

Forecast renewal costs are projected to increase over time if the asset stock increases. The forecast costs associated with renewals are shown relative to the proposed renewal budget in Figure 5.4.1. A detailed summary of the forecast renewal costs is shown in Appendix D.

Figure 5.4.1: Forecast Renewal Costs



All figure values are shown in current day dollars.

The forecast renewal costs are greater than the proposed renewal budget over the planning period, this is highlighted in Figure 5.4.1.

The lifecycle forecast is the total foreseen renewal costs over the planning period, shown at the projected year of renewal. 2022 shows a renewal cost with no budget to meet the need which becomes an asset renewal backlog. This asset is 17 Acre Creek Bridge and an application for Federal grant funds to enable the renewal was unsuccessful, hence the budget line at \$0.

The disparity between budget values derived from the long-term financial plan and their renewal years is a reflection of review of asset life enabling a year or more additional life from bridge assets near the end of their useful life. The Long-term financial plan budgets will be adjusted to reflect the change.

5.5 Acquisition Plan

Acquisitions are new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, demand, social or environmental needs.

5.5.1 Selection criteria

Proposed acquisition of new assets, and upgrade of existing assets, are identified from various sources such as community requests or developments, proposals identified by strategic plans or partnerships with others. Potential upgrade and new works should be reviewed to verify that they are essential to Council's needs. Proposed upgrade and new work analysis should also include the development of a preliminary renewal estimate to ensure that the services are sustainable over the longer term. Verified proposals can then be ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in Table 5.5.1.

Table 5.5.1: Acquired Assets Priority Ranking Criteria

Criteria	Weighting
Is the acquisition in line with Council's core purpose?	30 %
Necessity/demand	15 %
Are lifecycle costs known and funds available in planned budget?	35 %
Risk consequence of not providing	20 %
Total	100%

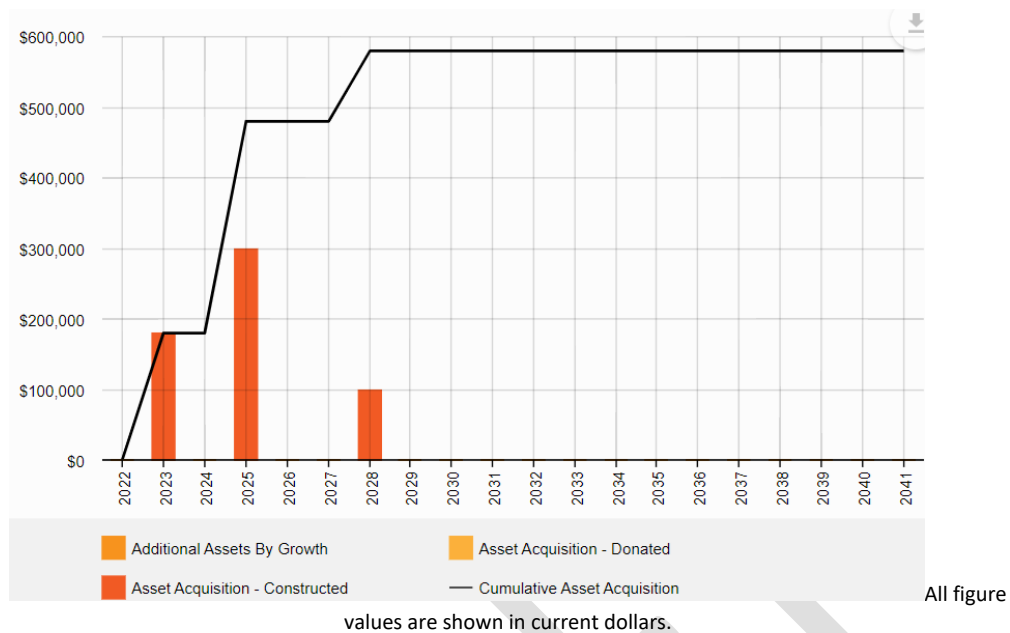
Summary of future asset acquisition costs

There are currently no acquisitions for Bridge assets forecast over the planning period, hence no budget has been assigned to asset acquisition.

When Council commits to new assets, they must be prepared to fund future operations, maintenance and renewal costs. They must also account for future depreciation when reviewing long term sustainability. When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative value of the acquired assets being taken on by Council. The cumulative value of all acquisition work, including assets that are constructed by Council and assets donated by others are shown in Figure 5.5.2.

Acquisitions over the period are limited to the upgrade of Holkham Court culverts which, due to significant size increase, now meet the criteria for major culverts in the bridge asset class. This is funded from existing council capital program. Two other assets have been identified for adoption. The proposed footbridge over the Meredith Bridge and a footbridge within a proposed development off Rheban Road.

Figure 5.5.2: Acquisition Summary



Expenditure on new assets and services in the capital works program will be accommodated in the Long Term Financial Plan, but only to the extent that there is available council funding. Shortfalls are proposed to be met from grants.

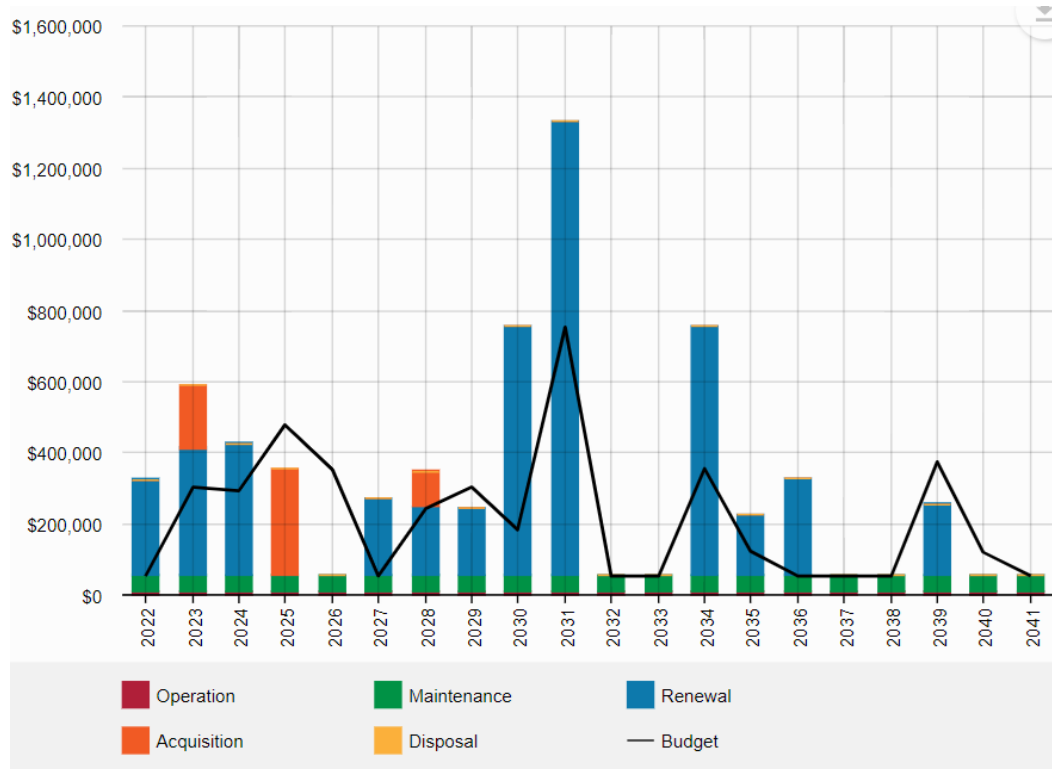
Though not noted in this plan, Council will likely have some 'constructed' acquisitions over the planning period, however these are estimated to mostly be things like upgrade of bridge railing for an existing bridge, (a new component to an existing asset). These acquisition costs are currently unknown however some allowance for this is included in the planned budget for renewals. Once known these forecast acquisition costs (constructed) should be separated out in future revisions of this plan.

Summary of asset forecast costs

The financial projections from this asset plan are shown in Figure 5.5.3. These projections include forecast costs for acquisition, operation, maintenance, renewal, and disposal. These forecast costs are shown relative to the proposed budget.

The bars in the graphs represent the forecast costs needed to minimise the life cycle costs associated with the service provision. The proposed budget line indicates the estimate of available funding. The gap between the forecast work and the proposed budget is the basis of the discussion on achieving balance between costs, levels of service and risk to achieve the best value outcome.

Figure 5.5.3: Lifecycle Summary



All figure values are shown in current day dollars.

As can be seen in Figure 5.5.3, the forecast lifecycle costs exceed the planned budget (black line). The forecast lifecycle costs for renewal is the main reason for the shortfall between the planned budget and the lifecycle costs. Unless grant funds can be accessed in a timely way there will be financial or service level consequences as renewal demand falls due.

5.6 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in Table 5.6. A summary of the disposal costs and estimated reductions in annual operations and maintenance of disposing of the assets are also outlined in Table 5.6. Any costs or revenue gained from asset disposals is included in the Long Term Financial Plan.

Table 5.6: Assets Identified for Disposal

Asset	Reason for Disposal	Timing	Disposal Costs	Operations & Maintenance Annual Savings
Nil	N/A	N/A	N/A	N/A

6.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: ‘coordinated activities to direct and control with regard to risk’⁷.

An assessment of risks⁸ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a ‘financial shock’, reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

6.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 6.1. Failure modes may include physical failure, collapse or essential service interruption.

Table 6.1 Critical Assets

Critical Asset(s)	Failure Mode	Impact
Bridges	Flooding, impact, overloading etc.	Essential transport services disrupted

By identifying critical assets and failure modes an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

6.2 Risk Assessment

The risk management process used is shown in Figure 6.2 below.

It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

The process is based on the fundamentals of International Standard ISO 31000:2018.

⁷ ISO 31000:2009, p 2

⁸ Refer GSBC Risk Management Policy and GSBC Risk Management Strategy (June 2020)

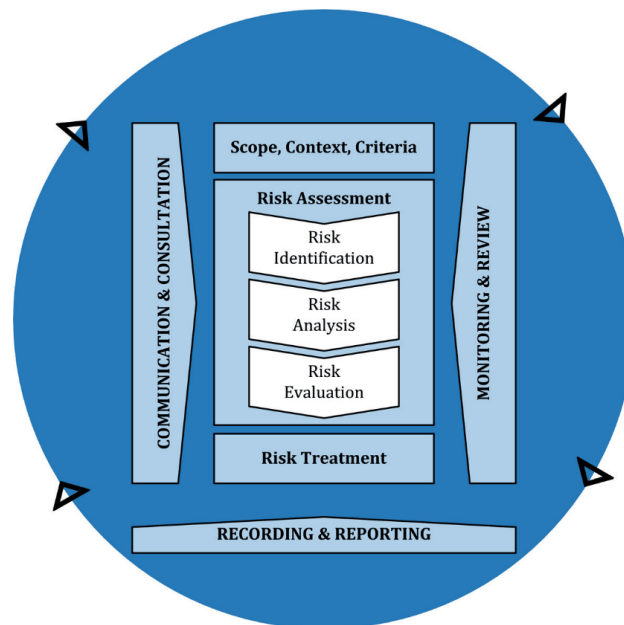


Fig 6.2 Risk Management Process – Abridged

Source: ISO 31000:2018, Figure 1, p9

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks⁹ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Critical risks are those assessed with 'Extreme' (requiring immediate corrective action) and 'High' (requiring corrective action) risk ratings identified. The residual risk and treatment costs of implementing the selected treatment plan is shown in Table 6.2. It is essential that these critical risks and costs are reported to management and the Councilors.

⁹ Refer GSBC Risk Management Policy and GSBC Risk Management Strategy (June 2020)

Table 6.2: Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Risk Rating (E, H,M,L)	Risk Treatment Plan	Residual Risk *	Treatment Costs
Bridges	Loss of key staff/knowledge in consultant or staff	High	Develop a succession plan, document knowledge and improve record keeping	L	N/A
Bridges	Underfunding of renewal and associated upgrades	Extreme	Contingency funding allocation in Capital budget for emergency works	M	\$150,000
Bridges	Increased frequency of flood damage to assets	H	Improve vulnerable assets – raise bridges /improve abutment treatments	L	Nominally \$2,000,000
Bridges	Council are gifted assets with life cycle costs not accounted for in Long Term Financial Plan	H	Ensure lifecycle costs are considered (and detailed independent engineering report sought) prior to accepting and seek contribution from previous owner where appropriate	L	TBA
Bridges	Lack of strategic plan for maintenance and renewal works	H	Maintain and renew assets based on condition assessments. Develop strategic work plan	L	N/A

Note * The residual risk is the risk remaining after the selected risk treatment plan is implemented.

6.3 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions we need to understand our capacity to 'withstand a given level of stress or demand', and to respond to possible disruptions to ensure continuity of service.

Resilience recovery planning, financial capacity, climate change risk assessment and crisis leadership.

From 2016 to the present there has been significant rainfall events which have had a detrimental impact on some bridges. This has resulted in replacement of two bridges with significant increase in capacity for storm flows. There are a number of other bridges which have a similar risk level to the two replaced.

So while the existing “at risk” bridges sustain inundation on a regular basis, their resilience to compromise of structural integrity, or complete failure to provide service, is low.

The majority of the bridge network is resilient to inundation risk while a portion of the network is at risk.

6.4 Service and Risk Trade-Offs

The decisions made in adopting this Asset Management Plan are based on the objective to achieve the optimum benefits from the available resources.

6.4.1 What we cannot do

There are some operations, maintenance and capital works (acquisition and renewal) that are unable to be undertaken within the next 10 years. These include:

- We cannot undertake bridge renewals at the rate required to maintain the current level of service without external assistance.
- We cannot fully fund emergency response works to bridge failure.
- We cannot acquire assets where there is no planned budget assigned to service the full lifecycle costs (acquisition, operation, maintenance, renewal and disposal) over the planning period. A recent example of this is the acquisition of Wielangta Road.

6.4.2 Service trade-off

If there is forecast work (operations, maintenance, renewal, acquisition or disposal) that cannot be undertaken due to available resources, then this will result in service consequences for users. The service consequences will generally be a reduction in level of service provided.

6.4.3 Risk trade-off

The operations and maintenance activities and capital projects that cannot be undertaken may sustain or create risk consequences. These risk consequences include:

- A reduction to the level of service provided
- Impacts on local producers and tourism
- Reputational consequences

These actions and expenditures are considered and included in the forecast costs, and where developed, the Risk Management Plan.

7.0 FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this Asset Management Plan. The financial projections will be improved as the discussion on desired levels of service and asset performance matures.

7.1 Financial Sustainability and Projections

7.1.1 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the Asset Management Plan for this service area. The two indicators are the:

- Asset renewal funding ratio (proposed renewal budget for the next 10 years / forecast renewal costs for next 10 years), and
- Medium term forecast costs/proposed budget (over 10 years of the planning period).

Asset Renewal Funding Ratio

Asset Renewal Funding Ratio¹⁰ **58%**

The Asset Renewal Funding Ratio is an important indicator and illustrates that over the next 10 years we expect to have 58% of the funds required for the optimal renewal of assets.

The forecast renewal work along with the proposed renewal budget, and the cumulative shortfall, is illustrated in Appendix D.

Medium term – 10 year financial planning period

This Asset Management Plan identifies the forecast operations, maintenance and renewal costs required to provide an agreed level of service to the community over a 10 year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

This forecast work can be compared to the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

The forecast operations, maintenance and renewal costs over the 10 year planning period is **\$412,269** on average per year.

The proposed (budget) operations, maintenance and renewal funding is **\$261,624** on average per year giving a 10 year funding shortfall of **\$150,645** per year. This indicates that **63%** of the forecast costs needed to provide the services documented in this Asset Management Plan are accommodated in the proposed budget. Note, these calculations exclude acquired assets.

Providing sustainable services from infrastructure requires the management of service levels, risks, forecast outlays and financing to achieve a financial indicator of approximately 1.0 for the first years of the Asset Management Plan and ideally over the 10 year life of the Long Term Financial Plan.

7.1.2 Forecast Costs (outlays) for the Long-Term Financial Plan

Table 7.1.2 shows the forecast costs (outlays) required for consideration in the 10 year Long Term Financial Plan.

Providing services in a financially sustainable manner requires a balance between the forecast outlays required to deliver the agreed service levels with the planned budget allocations in the Long-Term Financial Plan.

A gap between the forecast outlays and the amounts allocated in the financial plan indicates further work is required on reviewing service levels in the Asset Management Plan (including possibly revising the Long-Term Financial Plan).

¹⁰ AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.

We will manage the 'gap' by developing this Asset Management Plan to provide guidance on future service levels and resources required to provide these services in consultation with the community.

Forecast costs are shown in 2022/23 financial year dollar values.

Table 7.1.2: Forecast Costs (Outlays) for the Long Term Financial Plan

Year	Acquisition	Operation	Maintenance	Renewal	Disposal
2022	180,000	8000	45124	271,592	0
2023	0	8000	45124	359,196	0
2024	0	8108	45124	372,389	0
2025	0	8108	46124	0	0
2026	0	8288	46124	0	0
2027	0	8288	46124	216,470	0
2028	0	8288	46524	192,678	0
2029	0	8348	46524	187,360	0
2030	0	8348	46524	703,172	0
2031	0	8348	46524	1,277,869	0
2032	0	8348	46524	0	0
2033	0	8348	46524	0	0
2034	0	8348	46524	702,741	0
2035	0	8348	46524	170,000	0
2036	0	8348	46524	271,592	0
2037	0	8348	46524	0	0
2038	0	8348	46524	0	0
2039	0	8348	46524	200,760	0
2040	0	8348	46524	0	0
2041	0	8348	46524	0	0

7.2 Funding Strategy

The proposed funding for assets is outlined in the Council's budget and Long Term Financial Plan.

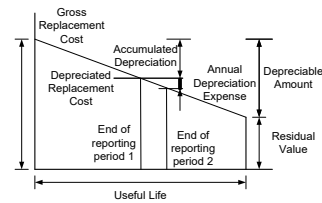
The financial strategy of Council determines how funding will be provided, whereas the Asset Management Plan communicates how and when this will be spent, along with the service and risk consequences of various service alternatives.

7.3 Valuation Forecasts

7.3.1 Asset valuations

The best available estimate of the value of Bridge assets included in this Asset Management Plan is shown below:

Replacement Cost (Current/Gross)	\$13,551,133
Depreciable Amount	\$13,551,133
Depreciated Replacement Cost ¹¹	\$9,258,523
Annual Depreciation Expense	\$315,719



7.3.2 Valuation forecast

Asset values are not forecast to increase over the planning period as additional assets are not expected to be acquired by or vested in Council.

Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals. Any additional assets will also add to future depreciation forecasts.

7.4 Key Assumptions Made in Financial Forecasts

In compiling this Asset Management Plan, it was necessary to make some assumptions. This section details the key assumptions made in the development of this Asset Management Plan and should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this Asset Management Plan are:

- Assume external funding (grants) will continue to be a major source of funding for renewals and major maintenance, noting an anticipated reduction in grant opportunities in the short to medium term of the planning period.
- Financial data used in the development of this plan was from the budget for the 2022-23 financial year and bridges report from January 2022.
- Assume no additional major Bridge assets will be acquired by Council in the next 10 year period.
- No major acquisitions are to be undertaken during the planning period without full condition and detailed lifecycle costing knowledge and allocation in planned budget to meet these costs.
- Professional judgement has been applied in the absence of good quality data, however where applied, it has been noted for improvement in Section 8.0.
- All figures are presented in current day dollars.
- The Bridge asset class is unique in that replacement will generally include upgrade to mitigate climate change and material or standard change improvements resulting in higher cost of renewal as a package incorporating the renewal of the bridge. Budgets for renewal need to consider where this is required.

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on an A - E level scale¹² in accordance with Table 7.5.1.

¹¹ Also reported as Written Down Value, Carrying or Net Book Value.

¹² IPWEA, 2015, IIMM, Table 2.4.6, p 2 | 71.

Table 7.5.1: Data Confidence Grading System

Confidence Grade	Description
A. Very High	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B. High	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C. Medium	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E. Very Low	None or very little data held.

The estimated confidence level for and reliability of data used in this Asset Management Plan is shown in Table 7.5.2.

Table 7.5.2: Data Confidence Assessment for Data used in Asset Management Plan

Data	Confidence Assessment	Comment
Demand drivers	Medium	Requires Council input, review and acceptance
Growth projections	High	State government provided projections used
Acquisition forecast	High	Unlikely to receive donated bridge assets
Operation forecast	Medium	Best available at present – Storm weather has a dynamic impact on maintenance needs
Maintenance forecast	Medium	Best available at present – Storm weather has a dynamic impact on maintenance needs
Renewal forecast	Medium	Based on AusSpan bridge renewal estimates.
Asset values	Medium	Based on visual inspection and professional judgement of staff and consultants
Asset useful lives	Very High	Based on recent <i>AusSpan</i> (bridges) condition assessments
Condition modelling	Very High	Based on recent <i>AusSpan</i> (bridges) condition assessments
Disposal forecast	Very High	No disposals are currently forecasted over the planning period

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be **High** (refer Table 7.5.1).

8.0 PLAN IMPROVEMENT AND MONITORING

8.1 Status of Asset Management Practices¹³

8.1.1 Accounting and financial data sources

This Asset Management Plan utilises accounting and financial data. The source of the data is Council's financial management system XERO.

8.1.2 Asset management data sources

This Asset Management Plan also utilises asset management data. The source of the data is generally from AusSpan Total Bridge Management System asset registers.

8.2 Improvement Plan

It is important that Council recognise areas of their Asset Management Plan and planning process that require future improvements to ensure effective asset management and informed decision making. The improvement plan generated from this Asset Management Plan is shown in Table 8.2.

Table 8.2: Improvement Plan

Task	Task	Responsibility	Resources Required	Timeline
1	Develop maintenance and capital works programs for upcoming year. Use to inform Asset Management Plan and Long-Term Financial Plan updates.	Director of Works & Infrastructure, Works Manager, Works Supervisor	DWI, DCC, Works Manager	June 2023
2	Assess yearly performance (budgeted vs. actual costs) and update Asset Management Plan and Long Term Financial Plan accordingly.	Director of Works & Infrastructure	DCC, DWI	Dec 2024
3	Improve processes in financial data use in Long Term Financial Plan and Asset Management Plan – this is foreseen to involve improved recording of acquisition, operations, maintenance, renewal and disposal asset lifecycle activities within XERO (accounting software)	Accountant	Accountant, DWI, Works Manager, Works Supervisor	December 2023
4	Continually improve correlation between Long Term Financial Plan and Asset Management Plan. (Conduct regular meetings of responsible persons)	GM, DCC, Accountant, DWI	GM Accountant, DCC, DWI	Ongoing
5	Increase confidence and maturity of Asset Management Plan	Director of Infrastructure	Internal	Ongoing

¹³ ISO 55000 Refers to this as the Asset Management System

8.3 Monitoring and Review Procedures

This Asset Management Plan will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

The Asset Management Plan will be reviewed and updated annually to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, acquisition and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

The Asset Management Plan has a maximum life of 4 years and is due for complete revision and updating within 6 months of each Council election.

8.4 Performance Measures

The effectiveness of this Asset Management Plan can be measured in the following ways:

- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the Long-Term Financial Plan,
- The degree to which the 1-5 year detailed works programs are implemented,
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Planning documents and associated plans,
- The Asset Renewal Funding Ratio achieving the organisational target (this target is often 90 – 100%).

9.0 REFERENCES

- IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM
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- IPWEA, 2020 'International Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney
- IPWEA, 2018, Practice Note 12.1, 'Climate Change Impacts on the Useful Life of Assets', Institute of Public Works Engineering Australasia, Sydney
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- IPWEA, 2014, Practice Note 8 – Levels of Service & Community Engagement, Institute of Public Works Engineering Australasia, Sydney, <https://www.ipwea.org/publications/ipweabookshop/practicenotes/pn8>
- ISO, 2014, ISO 55000:2014, Overview, principles and terminology
- ISO, 2018, ISO 31000:2018, Risk management – Guidelines
- '10-year Strategic Plan 2020-2029'
- '2022-2023 Annual Plan' (incl. budget).

10.0 APPENDICES

Appendix A Acquisition Forecast

A.1 – Acquisition Forecast Assumptions and Source

A key assumption in the writing of this Asset Management Plan is that no major standalone acquisitions are forecast to be undertaken during the planning period. Given future demand (discussed in Section 4), Council's current financial position and available budget, a strategy of minimising acquisitions (for Bridge assets) over the planning period is recommended.

A.2 – Acquisition Project Summary

Currently unknown – refer to A.1.

A.3 – Acquisition Forecast Summary

Table A3 displays the forecast acquisition value each year over the planning period.

Table A3 - Acquisition Forecast Summary

Year	Constructed	Donated	Growth
2022	180,000	0	0
2023	0	0	0
2024	0	0	0
2025	0	300,000	0
2026	0	0	0
2027	0	0	0
2028	0	100,000	0
2029	0	0	0
2030	0	0	0
2031	0	0	0
2032	0	0	0
2033	0	0	0
2034	0	0	0
2035	0	0	0
2036	0	0	0
2037	0	0	0
2038	0	0	0
2039	0	0	0
2040	0	0	0
2041	0	0	0

Appendix B Operation Forecast

B.1 – Operation Forecast Assumptions and Source

Gross estimates and assumptions are noted with respect to the ancillary works required for a bridge renewal and or upgrade. This has been noted for improvement in Section 8.0.

B.2 – Operation Forecast Summary

Table B2 displays the forecast operation costs each year over the planning period. Note the 'Additional Operation Forecast' is a percentage of the 'donated' asset acquisitions value forecast over the planning period and this represents additional funds required to 'operate' these acquired assets.

Table B2 - Operation Forecast Summary

Year	Operation Forecast	Additional Operation Forecast	Total Operation Forecast
2022	8,000	0	8,000
2023	8,000	0	8,000
2024	8,000	108	8108
2025	8,000	108	8108
2026	8,000	288	8288
2027	8,000	288	8288
2028	8,000	348	8288
2029	8,000	348	8348
2030	8,000	348	8348
2031	8,000	348	8348
2032	8,000	348	8348
2033	8,000	348	8348
2034	8,000	348	8348
2035	8,000	348	8348
2036	8,000	348	8348
2037	8,000	348	8348
2038	8,000	348	8348
2039	8,000	348	8348
2040	8,000	348	8348
2041	8,000	348	8348

Appendix C Maintenance Forecast

C.1 – Maintenance Forecast Assumptions and Source

Several gross estimates and assumptions were required to be made in the maintenance forecast figures due to the quality of financial information currently available (poor tracking of maintenance costs relating to Bridge assets). This has been noted for improvement in Section 8.0.

C.2 – Maintenance Forecast Summary

Table C2 displays the forecast maintenance costs each year over the planning period. Note the 'Additional Maintenance Forecast' is a percentage of the 'donated' asset acquisitions value forecast over the planning period and this represents additional funds required to maintain these acquired assets.

Table C2 - Maintenance Forecast Summary

Year	Maintenance Forecast	Additional Maintenance Forecast	Total Maintenance Forecast
2022	45,124	0	45,124
2023	45,124	0	45,124
2024	45,124	0	45,124
2025	45,124	1000	46124
2026	45,124	1000	46124
2027	45,124	1000	46124
2028	45,124	1400	46524
2029	45,124	1400	46524
2030	45,124	1400	46524
2031	45,124	1400	46524
2032	45,124	1400	46524
2033	45,124	1400	46524
2034	45,124	1400	46524
2035	45,124	1400	46524
2036	45,124	1400	46524
2037	45,124	1400	46524
2038	45,124	1400	46524
2039	45,124	1400	46524
2040	45,124	1400	46524
2041	45,124	1400	46524

Appendix D Renewal Forecast Summary

D.1 – Renewal Forecast Assumptions and Source

The renewal forecast of \$261,624 per year is based on the total sum of the forecasted renewal costs averaged over the 10 year planning period. Refer also improvement plan in Section 8.0.

D.2 – Renewal Project Summary

The below table is an extract from the Bridge asset registers and show assets that are forecast for renewal within the planning period (up to 2033). Further professional judgement will be required in prioritising the below renewals over the planning period, refer also Table 5.3.1.

All figures shown are in current day dollars.

10-Year Bridge Renewal Plan

List No.	Classification	Bridge No.	River Name	Road Name	Const Year	Deck Type	Deck Area	Sub Cost	Super Cost (adj min cost)	Deck Cost - Timber	Total Cost	This Year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
1	MBA	111	Back Rv	Stonehurst Rd	2016	CON	22.28	53091	63237		106328											
2	MBA	466	Vicary Rvlt	Triabunna Rd	1993	CON	178.20	196749	425898		622647	0.30										
3	MBA	689	Unemployed Gully	Nugent Rd	2014	CON	58.65	84946	140174		225119	1.20										
4	MBA	814	Ironstone Ck	Cutting Grass	2013	CON	43.17	44721	103188		147009											
5	MBA	827	Griffins Rvlt	Rheban Rd	2021	CON	85.85	107709	205170		312879	0.40										
6	MBA	844	Swan Rv	Grange Rd	2015	CON	83.30	102018	199087		301105											
8	MBA	1300	Prosser Rv	Levendale Back Rd	2011	CON	53.56	108264	128008		236272											
9	MBA	1374	Jack Gray Ck	Rheban Rd	2016	CON	48.20	103697	115198		218865											
10	MBA	1483	Freestone Ck	Glen Gala Rd	2011	RBC	28.44		121154		121154	1.10										
11	MBA	1583	Bluff Rv	Sand Rv Rd	2012	CON	142.22	185064	339906		524970											
12	MBA	1807	Glen Gala Ck	Glen Gala Rd	2017	CON	29.76	73286	71126		144413	3.20										
13	MBA	2001	Larges Ck	Bresnahan Rd	2012	CON	33.30	35949	78567		115536	36.70										
14	MBA	2028	Prosser Rv	Brookley Rd	2010	CON	60.00	114510	143400		257910	43.30										
15	MBA	2034	Prosser Rv	Brookley Rd	2011	CON	56.10	106182	134079		240261	33.60								181.65		174.94
16	MBA	2131	Unnamed Ck	Old Coach Rd	2020	CON	29.76	43306	71126		114432											
17	MBA	2260	Glanraven Ck	Strip Rd	2015	CON	51.91	121283	124074		245358											
18	MBA	2416	West Swan Rv	Old Coach Rd	2011	CON	24.64	29391	88990		86281											
19	MBA	2548	Orford Rvlt	Rheban Rd	2020	CON	242.69	197374	580024		777398											
20	MBA	2693	Prosser Rv	Woodsdale Rd	2008	CON	278.87	444091	666499		1110590											
21	MBA	2902	Prosser Rv	Woodsden Rd	2011	CON	51.00	106182	121890		228072	89.86										
22	MBA	3167	Salwater Ck	Tarlton Rd	2007	RBC	20.52		87415		87415											
23	MBA	3209	Blindburn Ck	Ferndale Rd	2013	CON	30.49	118483	72876		191359	6.35	118.48									
25	MBA	3264	Two Mile Ck	Rheban Rd	2017	CON	64.80	134914	154872		289786											
26	MBA	3299	Saggy Ck	Rosedale Rd	2008	CON	53.55	88485	127985		216470							250.95				
27	MBA	3301	Apsley Rv	Rosedale Rd	2011	CON	142.80	107158	341292		449350	81.68										
28	MBA	3304	Wet Marsh Rvlt	Swan Rv Rd	2003	CON	37.25	58754	89028		147782	0.40										
29	MBA	3409	Okehampton Ck	Okehampton Rd	1990	MPC	10.64		85000		85000	2.45										
30	MBA	3590	Michelmores Ck	Swanston Rd	2011	CON	45.90	120340	109701		230041	7.68										
32	MBA	3686	Dunraven Ck	Strip Rd	2006	RBC	13.68		85000		85000											
33	MBA	3860	Earham Ck	Earham Rd	2017	CON	51.00	81406	121890		203296											
34	MBA	3871	Unnamed Ck	Hermitage Rd	2005	CON	34.50	57255	82455		139710											
35	MBA	4221	Ravensdale Rvlt	Strip Rd	2010	CON	51.00	70788	121890		162678	0.95							145.54			
36	MBA	4247	Unnamed Ck	Rheban Rd	2000	RCP	25.32		85000		85000											
37	MBA	4497	Sheep wash Bay Ck	Seaford Rd	2011	RBC	16.44		85000		85000	1.80										
38	MBA	4844	Seabyrne Ck	Barwell Rd	2011	CON	40.80	38933	97512		136445	19.18										
40	MBA	4912	Scrubby Ck	Earham Rd	1996	RBC	23.36		99514		99514											
41	MBA	5177	Dunraven Ck	Strip Rd	2006	CON	60.00	69400	143400		212800											
42	MBA	5251	Kt Owen Ck	McNeills Rd	2009	CON	45.00	79810	107550		187360									132.27		
43	MBA	5297	Unnamed Ck	Sand Rv Rd	2004	RCP	30.24		85882		85882											
44	MBA	100V	Unnamed Ck	Glen Gala Rd	1950	CON	66.88	137412	159843		297255	46.10									376.55	
45	MBA		Great Oyster Bay Tr	Unarmed Rocky Hills	2013	CON	21.60	173222	51624		224846	0.20										
47	MBA		Griffins Rvlt	Wielangta Rd	2014	CON	84.15	123879	201119		324998	56.38	50.70									
48	MBA		Prosser Rv	Off Brockley Rd	1973	STL	105.60	62460	296736		359196	12.40										
49	MBA		Fisheries Ck	Parsons Lane	2015	PPC	16.20		85000		85000											
50	MBA		Orford Rv	Wielangta Rd	1999	MPC	63.86		152625		152625	64.35										
51	MBA		17 Acre Ck	Wielangta Rd	2008	CON	54.40	141576	130016		271592	271.59										
52	MBA		Seventeen Ck Trib	Wielangta Rd	1986	RCP	21.60		85000		85000											
53	MBA		Griffins North	Wielangta Rd	2002	MPC	55.12		131737		131737	15.50										
54	MBA		Sandpit Rv	Wielangta Rd	1999	MPC	84.00		200780		200780	3.90										
55	MBA		Sandpit Flood Oper	Wielangta Rd	2005	CON	61.20	94384	146298		240652							255.31				
56	MBA		Sandpit Flood Oper	Wielangta Rd	2005	MPC	8.06		85000		85000	1.20										
57	MBA		Pony Bottom	Wielangta Rd	2017	CON	104.12	163506	248847		412353	0.80										
58	MBA		Sandpit Rv	Wielangta Rd	2017	CON	105.64	142409	252480		394988											
59	MBA		Lady Fern Ck	Wielangta Rd	2017	CON	94.60	328252	226094		554356											
60	MBA		Sandpit Rv	Wielangta Rd	2011	RBC	56.28		239753		239753	20.10										
61	MBA		Salwater Creek	Footbridge off Esplan	2004	TIM	55.36	53345	94662	35983	148007										187.49	
7	NMBA	989	Cyclone Gully Ck	Stonehurst Rd	1980	TIM	29.40	10143	50274	19110	60417											
22	NMBA	3129	Orford Rvlt	Rheban Rd	1963	CON	31.08	110762	74281		185044											
31	NMBA	3685	Smilers Spring Ck	Mt Pleasant Rd			18.62															

D.3 – Renewal Forecast Summary

Table D3 displays the forecast renewal costs and planned budget each year over the planning period. The renewal forecast is \$149,573 (per year) higher than the forecast renewal budget.

Table D3 - Renewal Forecast Summary

Year	Renewal Forecast	Renewal Budget
2022	\$271,592	0
2023	\$168,000	250,000
2024	\$395,000	240,000
2025	0	125,000
2026	0	300,000
2027	\$251,000	0
2028	\$145,000	90,000
2029	\$133,000	250,000
2030	\$746,000	130,000
2031	\$1,340,000	700,000
2032	\$0	0
2033	\$0	0
2034	\$881,000	302,000
2035	\$250,000	70,000
2036	\$0	0
2037	\$0	0
2038	\$0	0
2039	\$332,000	321,000
2040	\$125,000	67,000
2041	\$0	0,

D.4 –Renewal Plan

A formal works plan is yet to be developed, however high priority major renewals that are forecast to occur over the next 10 years are:

- Wielangta Road Bridge (17 Acre Creek);
- Blindburn Creek (Ferndale Road)
- Brockley Road Bridge (Prosser River) Bridge No#;
- Wielangta Road Bridge (Sandspit Flood Opening);
- Wielangta Road Bridge (Griffiths North);
- Saggy Creek (Rosedale Road)
- Ravensdale Rivulet (Strip Road)
- McNiells Road Bridge (Kit Owen Creek).
- Brockley Road (Prosser River) Bridge 2034
- Unnamed Creek (Glen Gala Rd
- Footbridge off esplanade Saltwater Creek
- Brockley Road (Prosser River) Bridge 2034
- Prosser River (Woodsden Road) Bridge 2902
- Apsley River (Rosedale Rd) Bridge 3301
- Mitchelmores Creek (Swanston Rd)
- Seabyrne Creek (Banwell Rd) Bridge 4844

Appendix E Disposal Summary

E.1 – Disposal Forecast Assumptions and Source

Through discussion with key staff and further analysis of the asset register, no major disposals with foreseen costs to Council are forecast to occur over the planning period.

E.2 – Disposal Project Summary

No major disposals with foreseen costs to Council are forecast to occur over the planning period.

E.3 – Disposal Forecast Summary

Table E3 displays the disposal forecast and disposal budget over the planning period. No major disposals with foreseen costs to Council are forecast to occur over the planning period, hence the zero values shown.

Table E3 – Disposal Activity Summary

Year	Disposal Forecast	Disposal Budget
2020	0	0
2021	0	0
2022	0	0
2023	0	0
2024	0	0
2025	0	0
2026	0	0
2027	0	0
2028	0	0
2029	0	0
2030	0	0
2031	0	0
2032	0	0
2033	0	0
2034	0	0
2035	0	0
2036	0	0
2037	0	0
2038	0	0
2039	0	0

Appendix F Budget Summary by Lifecycle Activity

Several gross estimates and assumptions were required to be made in the development of the planned budget figures shown in Table F1. This was due to the quality of financial information currently available (poor breakdown in planned budgets specifically relating to the below lifecycle activities (acquisition, operation, maintenance, renewal, disposal). This has been noted for improvement in Section 8.0.

Table F1 – Budget Summary by Lifecycle Activity

Year	Acquisition	Operation	Maintenance	Renewal	Disposal	Total
2022	0	8000	45124	250000	0	303124
2023	180000	8000	45124	240000	0	473124
2024	0	8108	45124	140000	0	193232
2025	0	8108	46124	256000	0	310232
2026	0	8288	46124	0	0	54412
2027	0	8288	46124	251000	0	305412
2028	0	8288	46524	146000	0	200812
2029	0	8348	46524	133000	0	187872
2030	0	8348	46524	746000	0	800872
2031	0	8348	46524	580000	0	634872
2032	0	8348	46524	428000	0	482872
2033	0	8348	46524	334000	0	388872
2034	0	8348	46524	681000	0	735872
2035	0	8348	46524	200000	0	254872
2036	0	8348	46524	250000	0	304872
2037	0	8348	46524	0	0	54872
2038	0	8348	46524	0	0	54872
2039	0	8348	46524	332000	0	386872
2040	0	8348	46524	125000	0	179872
2041	0	8348	46524	0	0	54872



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

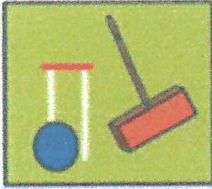
☎ 03 6256 4774

✉ admin@freycinet.tas.gov.au

🌐 www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	Bicheno Bowls Club
Postal address	13 Sinclair St Bicheno
Contact person	John O'Hara
Role if group applying	President
Contact number	0408 648 413
Email address	bichenobowls@gmail.com
Is your organisation an incorporated body?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Project title and brief description (If insufficient space, please attach additional sheet)	
Purchase of Replacement Greens Mower	
The Club's mower, which is more than 30 years old and used to mow the bowling green at least three times per week has finally reached the point where it can no longer be repaired or maintained.	
Parts can no longer be found for repair and manufacture of 'one off' parts is very expensive.	
When the mower finally failed last week we had to rely on the greenkeeper from St Marys Bowls Club, who graciously brought his mower to Bicheno and mowed our Green. This is not sustainable.	
We have discovered the availability of a 2nd hand mower at the Northern Tasmanian Croquet Centre for the price of \$1500.	
Purchase of that mower will "see us through" while we seek help from Sport & Recreation for a long term solution.	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations).	
A working mower is essential for the operation of the Bowls Club.	
In addition to the Club members, the Green is used for the local community for "Barefoot Bowls".	
Our Easter Bowls Carnival attracts more than a hundred visitors annually to Bicheno and the Club green	
is also used by community groups for Xmas functions, bucks and hen nights etc	
We are unable to seek funding for a new mower until Sport and Rec have finished revising their grants programme for 2022-23.	
Funding sought from Council	\$ 750
Funding to be contributed by you or your organisation	\$ 750
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$ 0
Total Project Expenses	\$ 1500
Signed	
Name (Please print)	John O'Hara
Date	23 October 2022
*Details of other contributors:	



Invoice**Northern Tasmanian Croquet Centre Inc.**

NTasCC, P.O.Box 363

Newstead. 7250

Email: ntascc@gmail.com

ABN: 23 608 108 924
Enquiries
Robert Cash
0418 792 881

To: BICHENO
Bicheno Bowls Club
13 Sinclair Street
BICHENO Tas 7215

Invoice number: 000043

Invoice Date: 21/10/2022

Due Date: 20/11/2022

Date	Description	Total Price
21/10/2022	Toro Greensmaster 1000 Lawn Mower (Sold As Is)	\$1,500.00
Amount Due, AUD		\$1,500.00

Thank you for your patronage!

Please transfer your payment to Bendigo Bank.**BSB: 633-000****Acct: 144330917****Reference: Invoice Number****Cheques to: Northern Tasmanian Croquet Centre Inc**



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Triabunna TAS 7190

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COMMUNITY SMALL GRANTS APPLICATION FORM

Name of applicant	BICHENO COMMUNITY CHURCH COMMITTEE (BCDA)
Postal address	P O BOX 3, BICHENO 7215
Contact person	TONY McLEOD
Role if group applying	CHAIRPERSON
Contact number	0412 631 821
Email address	bcda@bicheno.org.au
Is your organisation an incorporated body?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Project title and brief description (If insufficient space, please attach additional sheet)	
BICHENO COMMUNITY CHURCH 140th ANNIVERSARY CELEBRATION	
Our Community Church is celebrating its 140th Anniversary, and we are organising some festivities to take place on Saturday, 10th December 2022.	
We plan to create displays to portray significant historical information and photos about the Church and other Bicheno history. These will be exhibited within the Church, and our hope is that these will remain on permanent display.	
In creating these displays, we will need to purchase appropriate frames and associated presentation material including, but not limited to, photo reproductions and photocopying relevant information.	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations).	
The 'Open Day' planned is an opportunity for community, and visitors, to visit and appreciate the Church and its surrounds. As part of this appreciation, the 'History Boards' will provide historical insight into the history, and the importance of the Church to the municipality.	
Our intention is for the 'History Boards' to be of a standard suitable to remain as a permanent exhibit within the Church.	
BCDA is kindly funding refreshments and equipment for children's games & activities for our 'Open Day'	
Funding sought from Council	\$ 793.20
Funding to be contributed by you or your organisation	\$ -
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$ -
Total Project Expenses	\$ 793.20
Signed	
Name (Please print)	TONY McLEOD
Date	17 October 2022
*Details of other contributors:	

15 October 2022

To: The Community and Communications Officer – Glamorgan Spring Bay Council

Please find attached an application for the Community Small Grants Program.

We have included a cover note explaining a little about our volunteer group. Thank you for considering our application.

Warm Regards

Tony McLeod (Chair)

On behalf of the Bicheno Community Church Committee
(Sub-committee of the Bicheno Community Development Association)

Helen Gamble; Beverley Yates; Simone Symons; Sallie Brockman

BICHENO COMMUNITY CHURCH COMMITTEE

The Bicheno Community Development Association (BCDA) has recently established a sub-committee – Bicheno Community Church Committee.

The BCDA has tasked the Church Committee with taking an active role in arranging much-needed maintenance of the building, and looking at ways we can encourage long-term community use of the church.

The Church will be commemorating its 140th Anniversary on Saturday, 10th December. Our celebrations will of course have a formal aspect – the history of the Church and recognition of its importance to our community – as well as being an ‘Open Day’ for all community and visitors alike to celebrate this milestone. There will be many activities for the children as well as food and refreshments provided for all.

Our plans include framed material providing historical information and photos about the Church and other Bicheno history. These are to be exhibited within the Church, and our hope is that these will remain as a permanent display.

We will be sending an invitation to Council and staff, and hope that you will be able to attend.

CHURCH 140TH ANNIVERSARY PROJECTED EXPENDITURE BUDGETFRAMING

A1 POSTER FRAMES – BLACK	16	@ \$24.00	\$384.00
A1 COLOURED CARDSTOCK – BLACK	20	@ \$ 4.96	\$ 99.20
PHOTOGRAPHIC REPRODUCTION	40	@ \$ 4.50	\$180.00

MISCELLANEOUS

Photocopying; double-sided tape; picture hooks; chain; blu tack, etc. approx.			\$100.00
Visitors Book	1	@ \$30.00	\$ 30.00

		<u>TOTAL</u>	<u>\$793.20</u>
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