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ATTACHMENTS
ORDINARY COUNCIL MEETING

Kempton Council Chambers, 85 Main Street, Kempton
Wednesday 23rd November 2022
10.00 a.m.

Item 6.1	Draft Council Meeting Minutes (Open) – 26th October 2022
Item 6.2.1	Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 24th October 2022
Item 13.4.1	Attachment 1 – Tasmanian Planning Policies – Draft
	Attachment 2 – Tasmanian Planning Policies – Supporting Report
Item 16.7.1	Attachment 1 – Renewable Energy Coordination Framework
	Attachment 2 – Guideline for Community Engagement

Attachment
AGENDA ITEM 6.1

SOUTHERN MIDLANDS COUNCIL

MINUTES
ORDINARY COUNCIL MEETING

Wednesday, 26th October 2022
10.00 a.m.

Oatlands Municipal Offices
71 High Street, Oatlands

INDEX

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY 26th OCTOBER 2022 AT THE OATLANDS MUNICIPAL OFFICES COMMENCING AT 10.05 A.M.

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor A O Green recited Acknowledgement of Country.

3. ATTENDANCE

Mayor A O Green, Deputy Mayor E Batt, Clr A E Bisdee OAM, Clr A Bantick, Clr K Dudgeon, Clr D Fish and Clr R McDougall.

Mr T Kirkwood (General Manager), Mr D Richardson (Manager, Infrastructure & Works), Mrs A Burbury (Finance Officer), Mrs W Young (Manager Community & Corporate Development), Mr A Briggs (Oatlands Aquatic Centre Coordinator), Mrs J Tyson (Senior Planning Officer), Mr D Cundall (Planning Consultant) Mrs J Crosswell (Executive Officer).

4. APOLOGIES

Mr A Benson (Deputy General Manager).

5. MINUTES

5.1 Ordinary Council meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 28th September 2022, as circulated, are submitted for confirmation.

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr D Fish

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 28th September 2022, as circulated, be confirmed.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

The Minutes of the following Special Committees of Council, as circulated, are submitted for receipt:

- Oatlands Community Shed AGM Minutes – 26th September 2022
- Arts Advisory Committee Minutes – 29th September 2022

RECOMMENDATION

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

DECISION
Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall

THAT the minutes of the above Special Committees of Council be received, with the following amendment:

Arts Advisory Committee Minutes – 29th September 2022 – Item - "Performance in Residence Scheme' (Page 3) – to be amended to reflect the involvement of Clr R McDougall through the initiation of the AiR program to incorporate the Performing Arts.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

5.2.2 Special Committees of Council - Endorsement of Recommendations

The recommendations contained within the minutes of the following Special Committees of Council are submitted for endorsement:

- Oatlands Community Shed AGM Minutes – 26th September 2022
- Arts Advisory Committee Minutes – 29th September 2022

RECOMMENDATION

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

DECISION
Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

5.3 Joint Authorities (Established Under Division 4 of the *Local Government Act 1993*)

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION
Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the information be received.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Question received from Clr R McDougall – 17th October 2022

Could we have an update on the progress of the restoration of the Jericho Avenue of Honour?

Response – Manager – Heritage Projects

Stephanie Burbury has provided the content for the bronze plaques to be produced (27 in total). Plinths are in-hand for mounting these, to be placed between the tree guards and road reserve. Four trees have died and require replacement. We are just finalising quotes for the fabrication of bronze plaques – final size may be dictated by budget availability (A4 desirable, but may need to be downsized based on initial estimate) – but it appears achievable within current budget. It is hoped that these will go to production later in the year, and installation (by volunteers with Council assistance) will occur early 2023.

It was commented at the meeting that the project has been ongoing for a number of years which has meant that some of the original volunteers are no longer available to assist with the project.

7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions without notice.

It states:

> ***"29. Questions without notice***
>
> *(1) A councillor at a meeting may ask a question without notice –*
>
> *(a) of the chairperson; or*
> *(b) through the chairperson, of –*
> *(i) another councillor; or*
> *(ii) the general manager.*
>
> *(2) In putting a question without notice at a meeting, a councillor must not –*
>
> *(a) offer an argument or opinion; or*
> *(b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.*
>
> *(3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
>
> *(4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
>
> *(5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
>
> *(6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
>
> *(7) The chairperson of a meeting may require a councillor to put a question without notice in writing.*

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

Deputy Mayor E Batt – Kempton Council Chambers – Clock Tower – noted the update provided by M Weeding – has action been taken?
General Manager – Question taken on notice.

Clr K Dudgeon – Interlaken Road – Status of Grant Funding?
General Manager advised that further advice is anticipated following delivery of the Commonwealth Budget.

Clr A E Bisdee OAM – Inglewood Road, Fatal Accident - has an assessment of the Road been undertaken?
The Manager Infrastructure and Works confirmed that an inspection of the road was done following the incident and found that there we no issues regarding the condition of the road; sufficient guide posts; and adequate sight distance(s).

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

1. Tasmania Police Properties, Oatlands – Update (Closed Session)

RECOMMENDATION

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

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr K Dudgeon

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

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

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

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

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

(1) Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.

(2) The chairperson may –
(a) address questions on notice submitted by members of the public; and
(b) invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.

(3) The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.

(4) A question by any member of the public under this regulation and an answer to that question are not to be debated.

(5) The chairperson may –
(a) refuse to accept a question; or
(b) require a question to be put on notice and in writing to be answered at a later meeting.

(6) If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.

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

Julia Jabour – Interlaken Road, Oatlands - Informed Council that she had recently travelled the road and commented that maintenance is required.
The Manager Infrastructure and Works advised that maintenance grading of the road has been completed in the prior week.

Prior to morning tea, the recent donation of $2,720.47 made by the 'Gardeners of 7120' was formally acknowledged and appreciation expressed to Mr Kerry Lee, who was representing the organisation.

10.1 Permission to Address Council

Nil.

DECISION
Moved by Clr D Fish, seconded by Clr A E Bisdee OAM

THAT the meeting be adjourned for morning tea at 10.30 a.m.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

DECISION
Moved by Clr K Dudgeon, seconded by Clr R McDougall

THAT the meeting reconvene at 10.55 a.m.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

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

Nil.

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

Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.

12.1 Development Applications

Nil.

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

12.3.1 Councillor Information: - Municipal Seal Applied Under Delegated Authority to Subdivision Final Plans & Related Documents

DECISION
Moved by Clr D Fish, seconded by Clr R McDougall

THAT the information be received.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

12.4 Planning (Other)

12.4.1 Proposed Amendments to the Southern Midlands Local Provision Schedule (LPS).

DECISION
Moved by Clr A E Bisdee OAM, seconded by Clr K Dudgeon

A. That council resolves, under Section 40K of the *Land Use Planning and Approvals Act 1993* to advise the Tasmanian Planning Commission regarding draft amendment 2022/1 RZ and amendment 2022/2 RZ that:

a) The draft amendment 2022/2 RZ ought to be modified to take into account the representation to include the titles CT 148656/1 and CT234335/1 at Swanston Road, Swanston to be rezoned from the Rural Zone to the Landscape Conservation Zone; and

b) It is satisfied that both draft amendments meet the LPS criteria as provided in Section 34; and

c) No further modifications to 2022/1 RZ or 2022/2 RZ should be made.

B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

12.4.2 Petition to Amend Sealed Plan Number 183609 – Remove Burdening Easement – 50 Grahams Creek Road, Broadmarsh (Peter Worrall obo E & P Geard)

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr A E Bisdee OAM

THAT in accordance with Section 103 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* Council Sign and Seal an 'Instrument Form' to be lodged at the Land Titles Office with a Request to Amend Sealed Plan 183609 to remove the burdening easement as proposed.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1
Maintenance and improvement of the standard and safety of roads in the municipal area.

13.1.1 Department of State Growth (State Roads Division) – Mood Food, Midland Highway, Kempton (Safety Audit)

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr K Dudgeon

THAT:

1. **The information be received;**
2. **Based on the response received, Council determine that the minimum upgrade of this location should include the extent of works that are shown in the Diagram within the Department's letter (top of page 4);**
3. **That in the first instance, Council respond to the Department consistent with the above determination; and**
4. **That an update be provided to the community via the next Council Newsletter.**

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

13.2 Bridges

Strategic Plan Reference 1.2
Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3
Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4
Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5
Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6
Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7
Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8
Maintenance and improvement of the provision of waste management services to the Community.

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9
Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr D Fish – Interlaken Road – Table Mountain Rod turnoff – drainage issues.
Manager Infrastructure and Works to investigate and factor into forward works program.

Clr R McDougall – acknowledged and expressed appreciation for the installation of directional signs on Eldon Road.

Clr R McDougall – acknowledged the Manager Infrastructure and Works for his advocacy and representations made to the Department of State Growth in relation to Tunnack Main Road.

Clr A Bantick – Chauncy Vale Sanctuary – construction of bridge supports. Timing of works?
Manager Infrastructure and Works – every endeavour to complete prior to end of December 2022 but it is reliant on engineering certification.

Deputy Mayor E Batt – Woodsdale Road (vicinity of number 824) – maintenance required.
Manager Infrastructure and Works – confirmed knowledge of the location – work scheduled.

Clr K Dudgeon – Nala Road (through to Pawtella Road) – gravel washed away as a result of recent rain; Dingle Road – wash-outs; Mosquito Valley Road – access off Woodsdale Road.

RECOMMENDATION

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

DECISION
Moved by Clr D Fish, seconded by Clr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1
Increase the resident, rate-paying population in the municipality.

Nil.

14.2 Tourism

Strategic Plan Reference 2.2
Increase the number of tourists visiting and spending money in the municipality.

Nil.

14.3 Business

Strategic Plan Reference 2.3
Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4
Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22	
3.1.1	Maintenance and restoration of significant public heritage assets.
3.1.2	Act as an advocate for heritage and provide support to heritage property owners.
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands.

15.1.1 Heritage Project Program Report

DECISION
Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

15.2 Natural

Strategic Plan Reference – page 23/24	
3.2.1	Identify and protect areas that are of high conservation value.
3.2.2	Encourage the adoption of best practice land care techniques.

15.2.1 NRM Unit – General Report

DECISION
Moved by Clr D Fish, seconded by Clr R McDougall

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

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

15.3 Cultural

Strategic Plan Reference 3.3
Ensure that the cultural diversity of the Southern Midlands is maximised.

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4
A regulatory environment that is supportive of and enables appropriate development.

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5
Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6
Create an environment where animals are treated with respect and do not create a nuisance for the community

15.6.1 Animal Management Report

DECISION
Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

15.7 Environmental Sustainability

Strategic Plan Reference 3.7
Implement strategies to address the issue of environmental sustainability in relation to its impact on Councils corporate functions and on the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1
Support and improve the independence, health and wellbeing of the Community.

Nil.

16.2 Recreation

Strategic Plan Reference 4.2
Provide a range of recreational activities and services that meet the reasonable needs of the community.

Nil.

16.3 Access

Strategic Plan Reference 4.3
Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4
Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5
Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.

Nil.

16.6 Education

Strategic Plan Reference 4.6
Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7
Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.

Nil.

16.8 Safety

Strategic Plan Reference 4.8
Increase the level of safety of the community and those visiting or passing through the municipality.

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8
Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1
Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

Nil.

17.2 Sustainability

Strategic Plan Reference 5.2
Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council

Nil.

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Deputy Mayor E Batt - Advised Council that the Minister for Police, Fire & Emergency Management (Felix Ellis MP) would be visiting the Jericho Fire Brigade on Thursday 27th October 2022. Please inform the Deputy Mayor if there are any issues Councillors would like to raise with the Minister.

Clr K Dudgeon – Informed Council that she participated in the Seniors Event for the trip to the Derwent Valley on 19th October 2022. It was a very successful event with 40 plus participants.

Clr K Dudgeon – Acknowledged and congratulated Denise Smith for her leadership in the 'Pink Up Oatlands' fundraising event to support the McGrath Foundation. Tracey Bevan (Ambassador for the McGrath Foundation) and Isabella Armstrong (Senior Community Fundraising Officer) both visited Oatlands and have attended fundraising events. Advised that the $10,000 fundraising objective has been achieved at this point with raffle proceeds to follow.

Clr R McDougall – Concurred with Clr Dudgeon's comments re: 'Pink Up Oatlands'

Clr R McDougall – Commented on the very successful Arts Event at St Marys, Kempton.

17.2.3 Local Government Shared Services – Quarterly Update – Information Only

DECISION
Moved by Clr K Dudgeon, seconded by Clr R McDougall

THAT the information be received.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

17.2.4 SMC External Grant Projects – Quarterly Update

DECISION
Moved by Clr K Dudgeon, seconded by A E Bisdee OAM

THAT Council receive and note the report.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

17.3 Finances

Strategic Plan Reference 5.3
Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 Monthly Financial Statement (Period ending 30 September 2022)

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr A E Bisdee OAM

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

17.3.2 Monthly Oatlands Aquatic Centre Capital Expenditure Report (Period ending 30 September 2022)

DECISION
Moved by Clr *R McDougall, seconded by Clr K Dudgeon*

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

17.3.3 University of Tasmania (UTAS) – 16 Church Street, Oatlands (Council Owned Property - Long-Term Property Lease with UTAS)

DECISION
Moved by Clr A E Bisdee OAM, seconded by Clr K Dudgeon

THAT in accordance with the Lease Agreement, and recognising that the University of Tasmania has confirmed that the property has (and is) being used to accommodate UTAS students based at the Midlands Multi-Purpose Health Centre, Council approve a remission of the General Rate levied for the years 2018/19 through to 2022/23 (as detailed above – total of $4,203.61.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green		✓
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

18. MUNICIPAL SEAL

DECISION
Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM

THAT Council Sign and Seal the Grant Deed of Variation for the Oatlands Aquatic Centre construction funding grant, between the Crown (Department of Premier and Cabinet) and Southern Midlands Council.

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

RECOMMENDATION

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

DECISION
Moved by Clr R McDougall, seconded by Clr K Dudgeon

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

CARRIED

Matter	***Local Government (Meeting Procedures) Regulations 2015* Reference**
Closed Council Minutes - Confirmation	*15(2)*
Applications for Leave of Absence	*15(2)(h)*
Audit Panel Minutes	*15(2)*
Tender – Annual Road Stabilisation Program	*15(2)(b)*
Medical Services - Property Matter	*15(2)(e)(ii)*
Tasmania Police Properties, Oatlands - update	*15(2)(c)*

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

RECOMMENDATION

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

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr K Dudgeon

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

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN "CLOSED SESSION"

20.1 Closed Council Minutes - Confirmation

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

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

20.2 Applications for Leave of Absence

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

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

20.3 Audit Panel Minutes

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

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

20.4 Tender – Annual Road Stabilisation Program

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

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

20.5 Medical Services – Property Matter

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

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

20.6 Update on the Progress of Tasmania Police Properties in Oatlands

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

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

RECOMMENDATION

THAT Council move out of "Closed Session".

DECISION
Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT Council move out of "Closed Session".

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.30 p.m.

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE

SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON MON 24TH OCTOBER 2022

AT CHAUNCY VALE RESERVE

Present:

Councillor Tony Bantick	Chair
Tony James	BF&G
Graham Green	SMC
Elise Jeffery	TLC
Ben Masterman	Chauncy Family

Apologies: Rowena McDougall; Heather Chauncy; Ben Storer, P&WS; Jamie & Victoria, Laura

Elise Jeffery was welcomed for her first meeting as TLC representative.

1. Minutes

The minutes of the previous meeting held on August 22nd 2022 were accepted as a correct record: Moved – Ben, seconded – Tony J, carried

2. Matters arising from the minutes

There were no matters arising from the minutes.

3. Correspondence

There was no formal correspondence since the last meeting.

4. Financial report

The account balance as at 18/10/22 was $53,606. This balance includes funds for capital improvements to Day Dawn Cottage of $12,000. Outstanding invoices amount to approximately $2000, including $1000 for Luke Mabb who coordinated the indigenous components of the Chauncy Vale Activity Day. Recent expenditure includes $350 for the acquisition of a drip torch from Tas Fire Equipment. The drip torch has been well utilized for this season's patch burning.

Approximately $11,000 in budgeted funds remain to be spent on the Wombat Woodland Walk.

Financial report Moved – Ben, seconded – Tony J carried

5. Wombat Woodland Walk Project update

The rope bridge has not yet been installed on the walk, it is now likely that this will not be done this year.

All remaining components are completed and groups have started using the attraction – notably the childcare groups Bagdad Education & Care and Adventure Patch. Feedback from these groups has been very promising and it seems the attraction is fulfilling the intended objective of providing young children with a place to connect with the bush, to play in a bush setting, to learn and to have an adventure. A web page specifically for the Wombat Woodland Walk has been completed.

6. Regeneration burns

This season's burn

Regeneration and fuel load reduction burning has been successfully undertaken on the river flat opposite the picnic hut in the day-use area of the reserve. The 'cool burn' was undertaken by Tony Bantick and Graham with assistance from the Kempton Works Crew with most of the river flat being treated. Conditions were ideal for the burn and the newly acquired drip torch was very useful. The neighboring landholder was notified and they were happy for the burn to extend onto their land at the foot of the slope.

The area burned was *Poa* tussock grassland estimated to have been last burned in a bushfire around 40 years ago. The burn has provided a good fire break at the western end of the reserve by diminishing the fuel load in the area. There is now clear access to the area for follow up spraying of Californian thistle this summer. The *Poa* tussocks have responded to the burn as anticipated with green shoots re-appearing within days of the burn. The regenerating grasses will provide a food resource for browsing marsupials.

If the cool damp season continues there is still an opportunity to extend the area treated. Any more burns will be undertaken with the assistance of the local fire brigade as a training run in preparation for the upcoming bushfire season.

A plan for future burns

There was a discussion about how to approach future fire management in the reserve(s) and who the key people to engage are and who actually has the capacity to undertake burns in more remote country. The discussion was kicked off by Tony James who gave an interesting anecdote about how the land used to be burned when he was running sheep through the country. It was patch burned on an annual basis by wandering around with a box of matches. Fuel loads were low enough at the time that the fires would run their course and never get out of control or beyond the bounds of the properties.

Today the picture is obviously very different due to liability issues around potential damage to neighboring property, increased fuel loads in some areas, and changes to understorey density and woodland structure. As a way forward it was decided to hold the next Committee meeting in February with the primary topic for discussion being fire management with the intention of getting key stakeholders around the table, particularly Parks and also those with expertise in indigenous burning practice.

The Red Hot Tips Program through Andrew Cargill was mentioned as a possibility to assist with regeneration/fuel reduction burns that are beyond the capacity of Graham and Tony to organise and undertake.

An important reference document is the Chauncy Vale/Flat Rock Fire Management Plan which was/is being produced by TLC. Elise agreed to find out what stage the Plan is at.

It was agreed that the small scale patch burning that has now been successfully undertaken in accessible areas over the last few years should continue in the same manner. It was agreed that it would be worth purchasing at least one knapsack water sprayer – Graham to investigate this.

7. Management priorities – discussion

Indigenous involvement

The main area of discussion was future indigenous community involvement in the reserve(s). It was agreed that we keep open lines of communication but that the extent of their involvement is totally up to them. Potential future ‘cultural burns’ and/or a ‘healthy country plan’ provide great opportunities for indigenous community involvement. It was agreed we need to be encouraging of this as it’s a knowledge sharing, collaboration opportunity. We also need to be aware of any costs that may be incurred as there is a limit to the amount of funds we will be able to allocate. Ben agreed to be our ‘Indigenous Liason Person’ to keep lines of communication open with Luke

Mabb in the first instance. Elise also mentioned opportunities to 'connect' in association with links between TLC and the indigenous community.

Thistles

Other priorities are ongoing thistle management work. Some Scotch thistles are requiring attention as of now. The seasonal conditions are ideal for thistle germination and growth. Californian thistles are beginning to appear in the usual spots but won't require management for a couple of months.

Goats

Reference in the walker registration book to goat sightings in the reserve(s) continues. It was agreed that we keep going with managing the situation through Bagdad Field and Game until April at the latest by which time we should engage some assistance from the TLC volunteer shooters.

Monitoring

It was agreed that monitoring of flora and fauna on Chauncy Vale could be improved. Graham to liaise with Elise on this. TLC monitoring procedures are currently being refined.

Graham undertook to keep better records of studies undertaken by University Students on the reserve and to at least get copies of their reports to upload to the web site.

It was agreed that citizen science is also important and that involvement by groups such as Australian Plant Society and Field Naturalists is very valuable to assist with records of species.

8. Tasmanian Land Conservancy Flat Rock Reserve update

TLC have worked on the upgrade of track signage throughout the reserves. This is all but completed with a small amount of work still required around the Guvy's Lagoon circuit.

Elise mentioned removing reference to Flat Rock access from East Bagdad Road on the Chauncy Vale website as this is not set up for visitor access and people can get confused where to go. Graham to fix this.

Elise spoke of the sugar glider monitoring project being run by NRM South on Flat Rock Reserve. Sugar gliders are a key threat to the breeding success of critically endangered swift parrots. Previous studies have indicated that conducting two-three months of sugar glider control immediately prior to the swift parrot breeding season does not

change artificial nest predation rates. This study is to examine whether controlling gliders over a longer period of time (6-8 months) can result in localised glider population declines, that may potentially have positive outcomes for breeding swift parrots.

The project will build upon understanding of the most effective methods to use to capture and remove sugar gliders, and also provide a final assessment of the efficacy of glider control as a conservation tool. These results will inform future management actions for this critically endangered bird.

9. Other business

Road works & front gate

Both Tony James and the Works crew have undertaken work on the road through the reserve to improve drainage and the surface. Tony is to undertake some more work and has also fixed the swing of the front gate. The main sign at the front gate has also been amended to remove any irrelevant information from days gone by.

Thanks Tony

Tony Bantick was thanked for his service as Chairman for his last two terms as a councillor. Tony was also thanked for his advice and suggestions, local knowledge and connections, assistance with management burns, and keeping an eye on the reserve with his frequent visits. Tony was invited back to be a Bagdad Community Representative on the Committee once his role as Councillor ends in November - which he accepted.

10. Next meeting February

Tasmanian Planning Policies

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

Foreword

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

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

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

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

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

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

Implementation

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

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

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

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

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

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

Table of Contents

1.0 Settlement

1.0.1 Principles and Policy context

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

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

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

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

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

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

1.0.2 Climate Change Statement

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

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

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

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

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

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

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

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

1.1 Growth

1.1.1 Application

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

1.1.2 Objective

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

1.1.3 Strategies

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

4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.

5. Actively address impediments to infill development, particularly in the major urban centres.

6. Require the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:

    a) the identified values, physical constraints and the strategic context of the location:

    b) urban or settlement growth boundary;

    c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;

    d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to avoid land use conflict;

    e) any staging or sequencing of development of land;

    f) the use of existing infrastructure and services and the logical and efficient provision of additional infrastructure; and

    g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, water and sewerage.

7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of a sufficient land to meet projected growth.

8. Proposed growth located outside an urban or settlement growth boundary must be strategically justified, based on:

    a) projected population growth;

    b) land supply and demand analysis (including infill and greenfield);

    c) existing infrastructure networks and services;

    d) supporting the regional settlement hierarchy; and

    e) preventing the distortion of growth strategies in other settlements.

9. Identify the role and function of activity centres within settlements and provide for use and development that compliments and supports that role and function.

10. Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.

11. Prioritise the sustainable expansion, consolidation, redevelopment and intensification of existing activity centres prior to the development of new activity

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

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

1.1.4 Implementation Guidelines

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

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

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

1.2 Liveability

1.2.1 Application

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

1.2.2 Objective

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

1.2.3 Strategies

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

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

1.2.4 Implementation Guidelines

None specified.

1.3 Social Infrastructure

1.3.1 Application

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

1.3.2 Objective

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

1.3.3 Strategies

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

1.3.4 Implementation Guidelines

None specified.

1.4 Settlement Types

1.4.1 Application

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

1.4.2 Objective

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

1.4.3 Strategies

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

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

1.4.4 Implementation Guidelines

None specified.

1.5. Housing

1.5.1 Application

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

1.5.2 Objective

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

1.5.3 Strategies

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

c) have good access to employment, services, open space and active and public transport networks;

d) the potential impacts associated with increased residential density and land use conflict can be managed; and

e) does not impact environmental values and is not constrained by topography and environmental hazards.

1.5.4 Implementation Guidelines

None specified.

1.6 Design

1.6.1 Application

Statewide

1.6.2 Objective

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

1.6.3 Strategies

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

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

1.6.4 Implementation Guidelines

None specified

2.0 Environmental Values

2.0.1 Principles and Policy Context

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

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

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

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

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

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

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

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

2.0.2 Climate change statement

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

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

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

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

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

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

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

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

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

2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

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

2.1.3 Strategies

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

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

2.1.4 Implementation Guidelines

None specified.

2.2 Waterways, Wetlands and Estuaries

2.2.1 Application

Statewide

2.2.2 Objective

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

2.2.3 Strategies

1. Identify and protect areas that support natural systems within waterways, wetlands and estuaries, including their terrestrial verges and groundwater recharge areas.
2. Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution and would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:
   a) relies specifically on being located within close proximity to aquatic environments;
   b) is for flood mitigation measures; or
   c) has considerable social, economic and environmental benefits;

   and can demonstrate that the risk of environmental harm can be managed.
3. Protect and conserve waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.
4. Use and development located on land in, or around, waterways, wetlands and estuaries will:
   a) minimise the clearance of native vegetation;
   b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;

c) protect the natural form and process of the landform assemblage, including aquatic areas;

d) avoid land disturbance, soil erosion and changes in sediment loads within the water;

e) not significantly increase the rate and quantity of stormwater or pollutants entering the water; and

f) be designed and sited to maintain or enhance significant views and landscape values.

5. Support the collaboration and coordination of catchment management across the State and implement integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.

6. Protect and manage the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to point source pollution, diffuse land use impacts or chemical reactions such as acidification.

7. Provide for the availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.

8. Promote and encourage the efficient and effective use of water resources.

2.2.4 Implementation Guidelines

None specified.

2.3 Geodiversity

2.3.1 Application

Statewide.

2.3.2 Objective

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

2.3.3 Strategies

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

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

2.3.4 Implementation Guidelines

None specified.

2.4 Landscape Values

2.4.1 Application

Statewide.

2.4.2 Objective

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

2.4.3 Strategies

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

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

2.4.4 Implementation Guidelines

None specified.

2.5 Coasts

2.5.1 Application

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

2.5.2 Objective

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

2.5.3 Strategies

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

2.5.4 Implementation Guidelines

None specified.

3.0 Environmental Hazards

3.0.1 Principles and Policy Context

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

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

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

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

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

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

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

3.0.2 Climate change statement

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

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

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

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

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

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

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

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

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

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

3.1.3 Strategies

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

b) avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.

9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.

10. Identify and plan for the potential impacts of future bushfire conditions as a result of climate change based on the best available scientific evidence.

3.1.4 Implementation Guidelines

None specified.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

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

3.2.3 Strategies

1. Identify and map susceptibility to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.

2. Use and development on land at risk of landslip, including the provision of utilities, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip.

3. Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.

4. Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.

5. Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.

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

3.2.4 Implementation Guidelines

None specified.

3.3 Flooding

3.3.1 Application

Statewide.

3.3.2 Objective

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

3.3.3 Strategies

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

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

3.3.4 Implementation Guidelines

None specified.

3.4 Coastal Hazards

3.4.1 Application

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

3.4.2 Objective

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

3.4.3 Strategies

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

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

3.4.4 Implementation Guidelines

None specified.

3.5 Contaminated Air and Land

3.5.1 Application

Statewide.

3.5.2 Objective

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

3.5.3 Strategies

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

3.5.4 Implementation Guidelines

None specified.

4.0 Sustainable Economic Development

4.0.1 Principles and Policy Context

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

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

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

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

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

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

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

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

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

4.0.2 Climate change statement

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

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

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

The Sustainable Economic Development TPP addresses these issues by:

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

4.1 Agriculture

4.1.1 Application

Statewide.

4.1.2 Objective

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

4.1.3 Strategies

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

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

4.1.4 Implementation Guidelines

None Specified.

4.2 Extractive Industry

4.2.1 Application

Statewide.

4.2.2 Objective

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

4.2.3 Strategies

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

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

4.2.4 Implementation Guidelines

None specified

4.3 Tourism

4.3.1 Application

Statewide.

4.3.2 Objective

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

4.3.3 Strategies

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

c) appropriateness of the scale and nature of the tourism use;

d) the impact on the environmental, landscape, intrinsic and local character values of the place;

e) the use and development being displaced;

f) alignment with and promotion of the Tasmanian brand;

g) alignment with regional destination plans supporting the visitor economy;

h) the contribution to the local, regional and State economy; and

i) integration with the local community.

2. Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.
3. Ensure visitor accommodation does not significantly impact the supply of housing for the local community.
4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.
5. Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.
6. Identify and protect attributes that attract and enhance tourism experience.
7. Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.
8. Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.
9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

4.3.4 Implementation Guidelines

None specified.

4.4 Renewable Energy

4.4.1 Application

Statewide.

4.4.2 Objective

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

4.4.3 Strategies

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

4.4.4 Implementation Guidelines

None specified.

4.5 Industry

4.5.1 Application

Statewide.

4.5.2 Objective

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

4.5.3 Strategies

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

d) the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance; and

e) environmental hazards and the impact on environmental values are avoided or can be appropriately managed.

4. Protect existing and future industrial land from encroachment by incompatible use and development.

5. Where appropriate, protect land surrounding industrial estates by designating it for a compatible land use that does not prejudice the future availability of that land for industrial use and development.

6. Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.

4.5.4 Implementation Guidelines

None specified.

4.6 Business and Commercial

4.6.1 Application

Statewide.

4.6.2 Objective

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

4.6.3 Strategies

1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:

a) the nature and scale of the catchment being serviced;

b) consumer demand and demographic forecast;

c) efficient use of existing infrastructure;

d) accessibility to existing transport networks and services;

e) access to employees;

f) activity centre hierarchy; and

g) regional settlement hierarchy.

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

4.5.4 Implementation Guidelines

None specified

4.7 Innovation and Research

4.7.1 Application

Statewide.

4.7.2 Objective

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

4.7.3 Strategies

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

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

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

4.7.4 Implementation Guidelines

None specified.

5.0 Physical Infrastructure

5.0.1 Principles and Policy Context

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

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

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

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

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

5.0.2 Climate change statement

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

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

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

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

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

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

- enabling the sustainable development of existing and emerging low-emissions technologies (for example: renewable energy generation and renewable hydrogen), and ensuring development is planned for in an appropriate manner;
- protecting the efficiency and functioning of freight routes and strategic transport networks;
- Supporting integration of infrastructure providers' strategic planning into land use planning strategy and decision making;
- supporting the uptake of low and zero emissions vehicles[1] by enabling the siting of charging and refuelling infrastructure in developments and the public domain; and
- better sharing of road space to support increased uptake of more sustainable transport modes.

5.1 Provision of Services

5.1.1 Application

Statewide.

5.1.2 Objective

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

5.1.3 Strategies

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

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

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

5.1.4 Implementation Guidelines

None specified.

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

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

5.2.3 Strategies

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

5.2.4 Implementation Guidelines

None specified.

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

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

5.3.3 Strategies

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

a) Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;

b) Key urban passenger transport corridors; and

c) Last mile urban freight routes.

2. Identify and protect future road corridors.
3. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.
4. Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.
5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for electricity infrastructure, public transport, walking and cycling modes.
6. Provide for land use planning frameworks and decisions to support, and be informed by, road investment programs.
7. Support the targeted expansion and improvement of the urban road network based on future use, safety, and in response to strategic urban growth corridors.
8. Provide for road networks to be protected from incompatible use and development.
9. Minimise the environmental, heritage and social impacts associated with new and upgraded transport infrastructure and services.

5.3.4 Implementation Guidelines

None specified.

5.4 Transport Modes

5.4.1 Application

Generally applied statewide, with a focus on urban areas.

5.4.2 Objective

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

5.4.3 Strategies

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

5.4.4 Implementation Guidelines

None specified.

5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

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

5.5.3 Strategies

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

5.5.4 Implementation Guidelines

None specified.

6.0 Cultural Heritage

6.0.1 Principles and Policy Context

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

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

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

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

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

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

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

6.0.1 Climate Change Statement

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

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

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

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

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

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

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

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

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

6.1.3 Strategies

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

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

6.1.4 Implementation Guidelines

None specified.

6.2 Non-Indigenous Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

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

6.2.3 Strategies

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

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

6.2.4 Implementation Guidelines

None specified.

7.0 Planning Processes

7.0.1 Principles and Policy Context

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

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

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

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

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

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

7.1 Consultation

7.1.1 Application

Statewide.

7.1.2 Objective

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

7.1.3 Strategies

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

7.1.4 Implementation Guidelines

None specified.

7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

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

7.2.3 Strategies

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

7.2.4 Implementation Guidelines

None specified.

7.3 Regulation

7.3.1 Application

Statewide.

7.3.2 Objective

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

7.3.3 Strategies

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

7.3.4 Implementation Guidelines

None specified.

GLOSSARY

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

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

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

AIDR – Australian Institute for Disaster Resilience.

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

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

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

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

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)

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 place[4].

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

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

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Contents

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 1, 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	–	*Land Use Planning and Approvals Act 1993*
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	-	*Protection of Agricultural Land Policy 2009*

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 TPPs[1].

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

[1] *The 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	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 polices relevant to the TPP topic. Climate Change Statement 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.
Policy application	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.
Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.
Strategies	Specifies how the TPP is to achieve the objective. It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment 1.
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

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

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

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

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

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

Development of the draft TPPs

Topics and issues framework

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

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

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

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 (PERSAC).

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

Table 4. *Alignment with PERSAC recommendations*

PERSAC Recommendation	Draft TPP Response
(1) Protecting sustainability, community values and Tasmanians' well-being must continue to be at the forefront of regulatory activity.	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. The TPPs will inform planning regulation through reviews of the RLUS and TPS.
(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.
(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. The strategy should encompass:	The draft TPPs support the delivery of the Tasmanian Housing Strategy by providing a planning policy framework that: • 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;

• 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.	• 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.
(39) The strategy should immediately prioritise specific frameworks for: • decarbonising the economy; • water resource allocation, security and quality; • adoption of circular economy principles; and • ensuring a consistent and coordinated government approach to sustainability.	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. The draft TPPs provides a consistent planning policy framework to deliver sustainable use and development through the State's planning system.
(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 1 Objectives

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

Part 1 Objectives

a) *to promote the sustainable development*[2] *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 caried 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 1 of clause 7.2.3. General outcome is supported by the TPPs.
2.1.6	In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for	The TPPs are not applied to decisions made on development application. The policy intent of the

	spatial, social, economic, cultural or environmental reasons.	outcome is supported by the TPPs.
2.1.7	New industrial developments will be encouraged to locate in specified industrial zones.	Outcome supported by the TPPs.
2.1.8	Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.	Outcome supported by the TPPs.
2.1.9	Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.10	Extraction will be subject to the Quarry Code of Practice and environmental assessment as required by State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.	Outcome is outside the scope of TPPs.
2.1.11	Extraction of sand will be provided for by zoning of appropriate areas in planning schemes.	The TPPs do not influence this outcome as it is too specific and is provided for through the TPS.
2.1.12	Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.	Outcome is outside the scope of the Act.
2.1.13	Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.	Requirement for whole farm planning and sustainable farming activities as provided by this outcome is outside the scope of the TPPs.
2.1.14	Management arrangements for commercial and recreational fisheries will be further developed in accordance with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and 11 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 *State Coastal Policy 1996*, 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 *State Coastal Policy 1996* 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 1 – Draft Tasmanian Planning Policies

Tasmanian Government

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au

RENEWABLE ENERGY COORDINATION FRAMEWORK

Renewables, Climate and Future Industries Tasmania

Tasmanian Government

We have reached 100 per cent thanks to our nation-leading energy policies and by making Tasmania attractive for industry investment

Image courtesy Hydro Tasmania

Ministerial message

In November 2020, Tasmania reached the world-leading status of being 100 per cent self-sufficient in renewable electricity generation. We reached this milestone thanks to our nation-leading energy policies, which are attracting new energy projects to the State. Importantly, these policies mean not only more jobs in regional areas and a cleaner world, but also downward pressure on electricity prices for Tasmanians. Our State has among the lowest power prices in the nation and we want to keep it that way.

We are determined to build on our achievements and to harness opportunities for the future. Our Tasmanian Renewable Energy Target (TRET) demonstrates our commitment to the continued growth of our renewable energy sector. The TRET is one of the most ambitious statutory renewable energy targets globally: to double our renewable generation to 200 per cent of our current needs by 2040. This means more clean, reliable and affordable renewable energy for businesses and consumers.

The need for more renewable energy has never been more important, with the National Energy Market (NEM) undergoing significant transformation to replace coal-powered generation, together with industry and Government commitments to achieve emissions reduction. Tasmania, as the nation's renewable energy powerhouse, is well positioned to support this transition to a more renewable and sustainable energy future.

Tasmania is already geared toward greater sustainability. It is what we are known for. Thanks to a century of hard work, invention, and innovation we have been at net zero emissions for six of the past seven years, providing Tasmania with a strong renewable energy advantage.

Building and promoting this renewable advantage through the way we deliver our targets will benefit our existing industry. It will help support new industry attraction, including a renewable hydrogen industry and advanced manufacturing, to our State.

The Government's vision for renewable energy growth will be guided by this Framework and requires achieving a balance between its four key pillars. It will be together with our community and industry that we will build a successful Tasmanian renewable economy we all want to see.

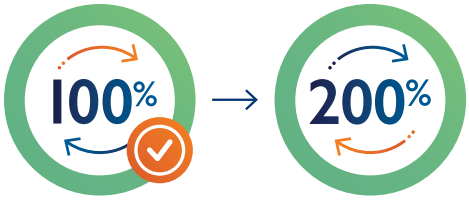
Our strategy is to support renewable opportunities through successful coordination regimes attributed to planning, policy and partnerships that maximise the benefits from a strong pipeline of development while being sensitive to communities.

This work will be led by Renewables, Climate and Future Industries Tasmania (ReCFIT) to strategically grow renewables and ensure we do so in a way that considers our unique environment and the interests of Tasmanians.

Central to this outcome will be the announcement of the State's first Renewable Energy Zone later in 2022 - to be informed by several actions in the Framework that will guide development in the right place, at the right time, to benefit Tasmanians.

We look forward to working together with you on the hugely important task of defining the future of renewable energy in Tasmania.

Hon Guy Barnett MP
Minister for Energy and Renewables



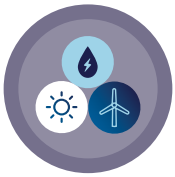
Australia's rapid transition to renewable energy

The Australian Energy Market Operator's Draft 2022 Integrated System Plan[1] projects an accelerated transition away from coal-fired generation and substantially increased demand through electrification of other sectors. This is summarised in the most likely 'Step Change' scenario as:

Coal

14 GW

Withdrawn by 2030



Variable

140 GW

New large-scale wind and solar by 2050

Dispatchable

60 GW

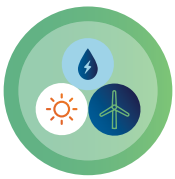
Including new pumped hydro and batteries by 2050

Tasmania's competitive advantage in renewable energy development

We can unlock further renewable generation and transmission to support the nation's transition to a renewables future and achieve our 200 per cent Tasmanian Renewable Energy Target by 2040.

New interconnection

Marinus Link



New variable generation

large-scale wind and solar development potential

New storage plus increased dispatchable capacity options

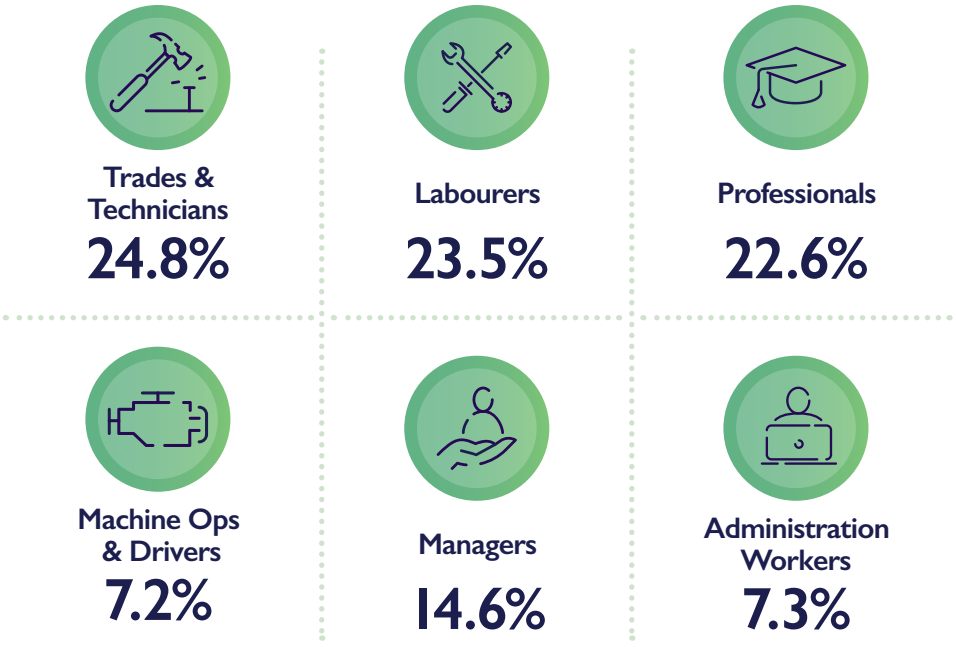
Tasmania: a renewable energy powerhouse

Globally, renewable energy is transforming industry sectors and diversifying career opportunities.

Realising Tasmania's renewable energy potential will lead to increased jobs, skills development and support Tasmania's clean economy over many years.

$7.1 billion	Up to $7.1 BILLION[1] in new renewables investment as an economic contribution to Tasmania.
4 600 jobs	Over the period 2021 to 2027, 4 600 jobs are estimated to be created in Tasmania's renewable energy projects[2]
70 million tonnes of CO2 by 2040[3]	Decarbonising the energy sector requires action on a global scale. While energy production and use patterns are changing, the shift to renewable resources needs to happen faster to reduce emissions and mitigate the effects of climate change. Marinus Link will cut at least 70 million tonnes of CO2 by 2040, the equivalent of taking approximately half a million cars off the road.
$16.1 million investment	Energising Tasmania is a $16.1 MILLION program set up to support developing a skilled workforce for the renewable energy and related sectors in our State. Find out more at Skills Tasmania (https://www.skills.tas.gov.au/about/current_projects/energising_tasmania).

The Clean Energy Council commissioned a national study that highlights the boom in renewables related investment creates diversity in employment opportunities. Key occupations include:[4]



Contents

Introduction

Penstocks at Tarraleah Power Station

HARNESSING OUR CLEAN ENERGY SUSTAINABLY.

Managing the scale and pace of renewable energy growth envisaged in our objective of 'Transforming Tasmania into a Renewable Energy Powerhouse'[1] requires forward thinking, planning and coordination.

The development of a Renewable Energy Coordination Framework (Framework) is a direct action of the Tasmanian Renewable Energy Action Plan (TREAP).

Having reached our 100 per cent renewable electricity target, our challenge is to build from this success to achieve the Tasmanian Renewable Energy Target (TRET) of 200 per cent of our 2020 baseline of 10,500 GWh of generation per year, through renewable sources, by 2040.

The pipeline of current large-scale renewable energy projects in Tasmania is around 2 800 megawatts[2] and represents a significant investment value. These projects, mostly wind, are not yet operational as they are either in the feasibility phase, approval system or have approval. While the Framework is not a substitute for the rigorous approvals process that renewable projects are already subject to, it will provide greater clarity on where development is optimal for both the community and the renewable energy sector.

Based on a foundation of four key pillars, the Framework sets out several critical actions which, once completed, will be integral to the renewable energy expansion and load growth required to achieve TRET and deliver shared benefits to Tasmanians.

A key driver of our energy load growth strategy is to coordinate the additional electricity supply that will be enabled through Project Marinus and as a result of greater on-island load. Project Marinus has been identified by the Australian Energy Market Operator's Integrated System Plan (AEMO ISP) 2022[3] as part of the optimal development path for the National Electricity Market (NEM) and also confirms that Tasmania's Battery of the Nation Projects and wind offerings represent among the most cost effective options for the transitioning NEM.

AEMO's ISP also reinforces that early planning is critical to ensure the timing of new electricity infrastructure aligns to retirement of aging base-load fossil fuel generation as it helps reduce costs to the consumer, enhances economic opportunity and ensures infrastructure is located in the right places. Under the Framework, the Government will assume a greater role in strategic planning for the timing and location of new electricity infrastructure that strikes the right balance between economic efficiency, technical requirements and community acceptance. As part of this role, the Government will also consider the most appropriate investment signal(s) to send to industry that ensures the cost to Tasmanian electricity customers and taxpayers is minimised.

The scale of Tasmania's renewable energy projects, timeframes for delivery, technological composition and social implications for our communities represent significant complexity, opportunities and challenges – particularly in the context of a target to double electricity generation through renewable resources. Accessing these resources also means there is the potential overlap with other land uses, be they mining, agriculture, or tourism, and the likelihood to intersect with communities as hosts or indirectly as infrastructure passes by them. This requires the Framework to remain adaptive to external influences (e.g. technological change). However, it also further substantiates the urgency to identify areas where new renewable energy infrastructure can co-exist with other land uses and areas where it is incompatible with current or future uses.

Renewable energy growth is recognised as a key economic driver for Tasmania. The Government wants to ensure that communities can benefit through local jobs and supply chain opportunities. The Framework includes a number of initiatives to enhance these opportunities, which will seek to provide tangible and intangible value to Tasmanians over the long-term planning horizon of projects. This will complement the $16 million Energising Tasmania program underway to build skills and training capabilities for our State's workforce to meet demand in the renewable energy sector.

New infrastructure development is necessary to achieve growth in the renewables sector and should be well planned and considered.

The Government is committed to Tasmania's unique sustainability values which encompass broader environmental, social, cultural and Aboriginal heritage strategies as well as climate action initiatives. Collaboration with industry, communities and inter-governmental agencies is integral to delivering sustainable outcomes that demonstrate best practice to enhance Tasmania's reputation globally as a leader in renewables.

The Government strongly encourages all proponents, existing and potential, to follow the Australian Energy Infrastructure Commissioner (AEIC) recommendations in relation to large scale renewable development. Detailed recommendations can be found in the 2020 AEIC Annual Report and relate to a range of matters, including:

- Host landowner matters
- Neighbour matters
- Community engagement
- Planning permits
- Governance and compliance
- Use and selection of experts
- Complaint handling
- Site selection
- Health and safety

ReCFIT will use AEIC resources when designing, managing and reviewing actions related to large scale renewable energy projects.

At the heart of the Framework is the pillar of 'Community', to give a greater voice to what matters most to Tasmanians, delivered through development and co-design of Community Partnerships. This approach will ensure genuine engagement aimed at delivering benefits in communities across a full spectrum of opportunities - from local training; jobs and supply chain prospects; and community benefit funds (which could extend to community co-investment or co-ownership models).

The Government's vision for Tasmania is an investment in our communities to help shape the benefits from our State's renewable energy future.

Renewable Energy Roadmap

The Framework will assist in delivering the first phase of the broader growth roadmap, which includes establishing a first Tasmanian Renewable Energy Zone, concluding the design and approvals phase of Project Marinus, taking a final investment decision on the Project and developing a local hydrogen production industry. In addition, the mid-range and longer-range goals will continue progression towards the delivery of the TRET.

PHASE 1
2022-2024
Strategic priorities

Framework Implementation Plan

Establish first Renewable Energy Zone

Marinus Link – final investment decision

Local hydrogen production

PHASE 2
2025-2030
Mid-range goals

Commence hydrogen export

Marinus Link constructed & commissioned

New variable renewable generation

New storage plus increased dispatchable capacity

PHASE 3
TO 2040
Long-range goals

Tasmanian Renewable Energy Target

Net zero emissions

Global producer/ exporter hydrogen

Achieving the Vision: Four pillars key to success

The Framework has four pillars pivotal to guiding renewable energy growth:

1. **Integrated Infrastructure** – to deliver the least cost and optimally located generation and transmission to meet load where it is needed.
2. **Environment** – to protect and enhance our State's environmental values – biodiversity, cultural and aboriginal heritage.
3. **Economic** – to stimulate job creation and business growth through renewable energy investment to build a skilled workforce for generations.
4. **Community** – to engage communities to ensure benefits are tangible and valued and make positive contributions to shaping their future.

Achieving a successful balance and engagement between all four pillars will give confidence to industry, investors and community

Implementation Strategy

FOR TASMANIA TO REMAIN GLOBALLY RENOWNED AS A LEADER IN RENEWABLE ENERGY.

The significance of reaching 100 per cent net self-sufficiency in electricity generation in 2020 established a new era for our State, followed swiftly by the legislation of our world-leading 200 per cent Tasmanian Renewable Energy Target which requires additional generation, transmission and load.

Our Government's vision is to ensure Tasmanians and Australians have access to clean, affordable, and reliable electricity and to develop investment strategies that create the best possible environment for the private sector to innovate and invest.

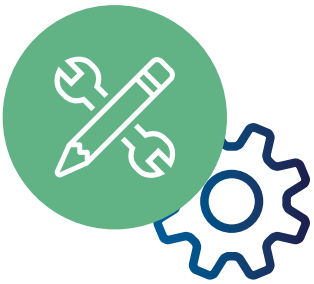
In pursuit of this vision, the Framework will support the next phase of renewable energy development in Tasmania and contribute to Tasmania's and the nation's emissions reduction and sustainable development outcomes.

The Framework promotes and supports this development occurring in a way that:

- Helps to deliver the lowest electricity prices for Tasmanians.
- Better co-ordinates investment in transmission, generation, storage and firming infrastructure required to support Tasmania's contribution to a low cost, renewable energy sector.
- Encourages new private investment in the Tasmanian electricity system.
- Supports job creation and community benefits in our regions.
- Supports industry sectors to reduce electricity emissions pursuant to Tasmania's net zero emissions by 2030 target.
- Promotes shared responsibility for resource management and planning for renewable energy between Government, industry and the community
- Provides for fair, orderly and sustainable use and development within Tasmania's Renewable Energy Zones (REZ).
- Enables current projects to continue to progress through the existing rigorous and independent planning and approvals processes.

The key activities and mechanisms required over the next 12 to 18 months to support the delivery of the Framework has actions grouped under each key pillar, and where actions are closely interrelated, there is a reference to related pillars.

Pillar 1: Integrated Infrastructure



STRATEGY

To optimise existing system resources and adopt an integrated infrastructure planning approach that coordinates the required investment for an infrastructure foundation for the future.

OUTCOME

An electricity system that meets our on-island needs and supports NEM transition requirements at the lowest cost.

ACTION 1: SCENARIO PLANNING

Development of generation at the scale required to deliver the TRET will require the transmission network to be augmented. It is critical for the optimisation of existing system resources to conduct analysis that considers the scale of projects and initiatives in the development pipeline, cumulative impacts, locational and timing variables and organic load growth. While it makes sense to utilise existing network capacity where it exists, these may not be the areas where new generation projects will be best sited.

Undertaking scenario system planning is complex as additional renewable generation aims to meet many objectives – providing systems services locally, new generation and storage functions for the NEM and to meet emerging on-island load opportunities such as hydrogen. This requires balancing the needs of investors with those of the Tasmanian community, and the desire for increased economic activity to be shared in regional areas of the State.

AUSTRALIA'S ACCELERATED TRANSITION TO RENEWABLES

The Australian Energy Market Operator (AEMO) has published the Draft 2022 Integrated System Plan (ISP), proposing a 30-year 'optimal development path' for electricity investment in the National Electricity Market (NEM).

Since September 2020, AEMO has consulted with stakeholders, including policy makers, consumers and industry representatives, in preparing the Draft ISP.

After 18 months of consultation, stakeholders overwhelmingly nominated 'Step Change' as the most likely future scenario. This scenario meets Australia's net zero policy commitments, along with reflecting technology advancements, government ambitions and consumer preferences.

Scenario planning analysis will guide complex decisions on how best to promote and incentivise investment in priority areas, fairly allocate risk to market participants, minimise electricity prices and maximise economic returns for Tasmanians.

ACTION 2: ESTABLISH A RENEWABLE ENERGY ZONE COORDINATOR

The scale of investment and number of renewable energy projects in Tasmania (and globally) is unprecedented.

Coordination across Government, industry and communities is critical to support and manage this rapidly growing renewable energy sector and achieve the Government's energy objectives – the development of

WHAT ARE RENEWABLE ENERGY ZONES (REZ)?

AEMO, as part of its system planning approach – the Integrated System Plan – identifies the optimal areas within the National Electricity Market for the efficient development of renewable energy sources and associated electricity infrastructure – known as candidate Renewable Energy Zones (REZ). In Tasmania, there are three on-island REZ (North East Tasmania, North West Tasmania and Central Highlands) and one offshore REZ (the North West Tasmanian Coast) identified in the Draft 2022 Integrated System Plan (ISP).

The North West REZ comprises the landing point for Tasmania's second interconnector – Project Marinus, and the supporting North West Transmission Developments. It is also the location of Hydro Tasmania's preferred pumped hydro site – Lake Cethana and several existing and announced wind farms and a proposed solar farm project. The area also offers diversification opportunities for the agricultural, forestry, manufacturing, mining and resource sectors already operational in this region.

The Central Highlands REZ has strong network infrastructure, one of the highest capacity factors for new wind in the NEM (>50 per cent), and quality wind resources in proximity to the existing transmission network. This REZ is the location of existing and proposed wind farms and is important to complement Marinus Link.

The North East REZ is the location for the existing Basslink interconnector, Musselroe wind farm, and several announced wind and solar projects. It is also in proximity to the Bell Bay Advanced Manufacturing Zone, earmarked for potential large scale hydrogen production.

The Bass Strait has been identified as one of the top options off offshore wind energy generation in Australia by the national Blue Economy Cooperative Research Centre. The Offshore Wind zone represents existing project interest off the coast of Tasmania for an offshore wind farm.

The Tasmanian Government will build on the existing analysis under AEMO's ISP and TasNetworks' REZ strategic transmission plans, which provide transmission expansion blueprints for Tasmania to support the transition of the NEM. This work will provide further state-level detail to drive optimal generation siting within the network.

a hydrogen industry by 2024, more NEM interconnection, and the 200 per cent Tasmanian Renewable Energy Target by 2040.

Renewable Energy Zone (REZ) coordination helps to inform planning pathways for proponents who are committed to building new energy generation and storage projects and want certainty that the electricity grid has enough capacity to transport the power they propose to produce.

A REZ Coordinator will be established as an important first step. The Coordinator's form and function will be determined based on the scale of investment required, but must also complement the transmission planning elements of a REZ undertaken by TasNetworks.

The initial requirement will be the planning and design for Tasmania's first REZ. This process will involve multiple stages with

consultation a key component that will enable local issues to be considered early in the strategic infrastructure planning process. This input can influence the identified zone area, as well as network infrastructure corridors.

The successful implementation of Tasmania's REZ planning will require effective community consultation processes, particularly in considering impacts and opportunities for rural and regional communities (Action 9). Irrespective of the formation of a specific REZ and any applicable Government policy or guidelines, developers will continue to be responsible for project level engagement in accordance with best practice.

ACTION 3: MAJOR RENEWABLE ENERGY PROJECT COORDINATION AND CASE MANAGEMENT ROLE

In combination with designing the architecture to optimise the build out of renewables, there is coordination required with proponents and relevant state agencies to case manage new renewable projects.

This is important so that greater private sector involvement will continue to occur as part of delivery of the Government's renewable energy vision, particularly through new load and renewable generation projects.

Major projects are subject to rigorous statutory approval processes and associated administrative processes, with the processes often complex and requiring significant time to adequately address all sustainable development matters (e.g social, land use, natural values, environment). Better outcomes can be achieved if engagement starts early in the planning stage (i.e. prior to the lodgement of applications with the relevant regulator) and throughout the delivery and management of infrastructure and services.

ReCFIT will be tasked with offering major renewable energy generation and energy producing load proponents an initial and ongoing contact point in Government. In this context, ReCFIT will assume some of the industry attraction functions of the Coordinator General, but with a focus on renewable energy projects.

This coordination and case management function role is independent of the regulatory system and does not have any assessment or approval responsibilities. ReCFIT's role is to provide project facilitation services appropriate to the nature and complexity of the project; ability to respond to specific issues that may need to be addressed or identify early policy implications raised during the project development. It also seeks to promote whole of government consistency and use of best practice approaches.

WHAT WE HEARD...

"WWF has heard some concern in the community that this review could reduce the environmental assessment requirements for renewable energy projects and associated infrastructure. WWF believes that the most expedient way to deliver best practice renewable energy projects is by ensuring they undertake robust environmental assessment projects, as this gives confidence to the community, government and the developer that a project (or series of projects) is an appropriate and well sited development."

World Wildlife Fund (WWF)

Pillar 2: Environment

STRATEGY

Optimal siting of renewable energy projects and associated infrastructure to inform greater policy alignment that protects and enhances Tasmania's core sustainability values.

OUTCOME

The best places to develop renewables are identified and communicated. Aligned regulatory planning and approvals processes to support renewable energy development.

ACTION 4: SPATIAL MAPPING

Infrastructure development is necessary to achieve the TRET and should be delivered sustainably. The Government is committed to Tasmania's unique sustainability values which encompasses the broader environmental, social, cultural and heritage strategies as well as climate action initiatives. Collaboration with industry, communities and intergovernmental agencies is integral to delivering sustainable outcomes that demonstrate or go beyond best practice to enhance Tasmania's reputation globally as a leader in renewables.

ReCFIT has been tasked with better understanding the suitability of potential sites for renewable energy generation that ensures support from communities and delivers cost-effective renewable energy development. This work will take into account topography, land use designations and environmental and cultural heritage values through adopting a geographical information system (GIS) multi-criteria analysis (MCA) approach to identify and compare different renewable energy policy options. This will provide a systematic approach for supporting the complex decisions required to be made in regard to achieving our renewable energy vision.

This approach will ensure that future renewables policy relating to REZ are consistent with our environmental credentials and Tasmanian brand. It also ensures that environmental, land use, heritage and cultural values and the relationship between renewable energy and climate change are considered at an early stage as part of the policy response.

The outputs from this process will be used to:

- highlight priority renewable energy development areas
- send clear market signals to direct growth and development in optimal locations
- assist with focused community & stakeholder consultation
- provide for the protection and enhancement of Tasmania's core sustainability values
- inform potential future policy development, for example, co-location of renewables and other resources.

WHAT WE HEARD...

"this framework should provide the opportunity for a planned expansion of the grid to enable future energy generation assets to have access to the power grid in locations that are optimal to the generator's required input resources (e.g., wind or water) and locations where the project may have the least impact on nearby communities and the environment"

National Wind Farm Commissioner

ACTION 5: REVIEW EXISTING POLICY AND LEGISLATION RELATING TO RENEWABLES DEVELOPMENT

Proponents of major renewable energy projects are required to undertake a substantive number of technical assessments and regulatory approvals. These are undertaken in accordance with the requirements of Tasmania's Resource Management and Planning System (RMPS), which consists of numerous legislation and supporting policies, and seeks to further Tasmania's sustainable development objectives.

ReCFIT will be tasked to work across Tasmanian Government agencies to ensure processes that are as clear, efficient and consistent as possible, whilst not compromising our existing robust and independent regulatory assessment processes. This review will seek to identify areas where there is unnecessary complexity and duplicative processes, lengthy timeframes, lack of certainty or transparency, conflicting policy objectives, inadequate consultation or gaps. This review will be specific to major renewable energy projects and will prioritise, but not be limited to, a review of Crown land, heritage and environmental approvals processes.

ReCFIT will also continue to work with the State Planning Office on important initiatives such as the Tasmanian Planning Policy development and implementation.

WHAT WE HEARD...

"A Framework which balances all the stakeholders' needs, rather than predominantly suiting the needs of developers is an important element in ensuring future developments provide the optimum outcomes and transparency required by communities and businesses."

Tasmanian Minerals, Manufacturing & Energy Council (TMEC)

Pillar 3: Economic

STRATEGY

For Government to be an enabler of renewables investment, business growth and a workforce for generations to come (supporting role).

OUTCOME

Economic opportunity is enhanced for Tasmanians and investing in Tasmania.

ACTION 6: ESTABLISH TASMANIA'S FIRST RENEWABLE ENERGY ZONE

With an ambitious target of doubling electricity generation in the State by 2040 through renewable sources, REZ are expected to play a key role in minimising the cost of build out for Tasmanian customers and connecting generators through optimising the design of the power system. In addition, by coordinating new generation, storage and associated transmission in areas where there is not only an excellent renewable energy resources and investment interest, but that have the least impacts on other important values (e.g. land use, heritage, environment or tourism), REZ can provide for sustainable and supported community development

The Tasmanian REZ will be informed by a number of actions under the Framework, including Action 1 (Scenario Planning), Action 4 (Spatial mapping), Action 9 (Community engagement guidelines and benefit sharing), and a Register of Interest (ROI) process (Action 7). This work will culminate in the announcement of a first Tasmanian REZ in Q4 2022.

Establishing a first Tasmanian REZ will provide a signal to the market of a step change for large-scale renewable development being accommodated. Future build out will be informed by the work under Action 7 (Investigation of market mechanisms), which may lead to incentives for those proposing to locate in the REZ. Engagement with community in this first REZ design and development enable a pilot opportunity to learn from that will help inform the design and development of future REZ.

Importantly, establishing a first Tasmanian REZ does not preclude the development of energy projects in other areas of the network, particularly those which may already have enough grid capacity to allow connection. The existing rigorous planning and environmental approvals processes will continue to assess existing projects that have already invested significantly.

It is envisaged that there will need to be more than one REZ to deliver on all of the State's renewable energy objectives. There will be a rolling approach to establishing additional REZ, dependent on variables like the commitment and construction of Marinus Link, the rate of development of a hydrogen industry and organic load growth in the State. The funding models determined for REZ will also impact on their pace of roll out.

The appointment of a REZ Coordinator (Action 2), and model, is being considered in the context of what other Australian jurisdictions have announced, with the likely steps to establishing a REZ to:

- Identify Government's key objectives and desired scale of a REZ (Scenario planning)
- Define geographically suitable areas (Informed by geospatial mapping & registration of interest processes)
- Establish consultation expectations (guidelines)

- Investigate transmission infrastructure requirements (design, route identification, environmental and social impacts, cost estimates, and engagement)
- Deliver in accordance with design and planning (model varies depending on circumstances but could involve the Coordinator running a tender process)
- Ensure customer protections are considered as part of any cost recovery model

ACTION 7: INVESTIGATE MARKET MECHANISMS TO SUPPORT RENEWABLES DEVELOPMENT

Support mechanisms provided by governments are being more commonly used to achieve policy objectives, including renewable energy supply, emissions reduction and system security or reliability standards. Mechanisms can also provide for a consistent approach to renewable energy developments, whether this is through a reverse auction (as has been used in Victoria and ACT), or a formal application process subject to independent assessment (as in Queensland through CleanCo or applications for Long Term Energy Service Agreements through the Consumer Trustee in NSW).

While Tasmania has a competitive advantage in renewable energy, some form of support mechanism may be required to ensure TRET is achieved.

If needed, well-designed competitive processes can drive significant cost reductions in achieving government policy – ultimately benefiting consumers. As we seek to maintain our economic recovery from COVID, such mechanisms may be important as electricity is a key input to industry productivity and household consumption. Such initiatives can also incentivise other objectives, such as requiring local jobs and procurement, engagement and benefit sharing, and other social and environmental outcomes.

WHAT WE HEARD...

"Developing market structures and incentives to encourage timely investment in new generation while promoting transparency and minimise financial risk to state- owned energy businesses and taxpayers will be important, especially during the transition to the proposed post-2025 market design."

University of Tasmania (UTAS)

The Framework will investigate mechanisms to support the TRET implementation in Tasmania. The options will be integrated with the commercial interest identified from an ROI process aimed at quantifying the generation and load interest in Tasmania and potential pathways to achievement of Government's objectives considered as part of the scenario analysis (Action 1).

ACTION 8: ASSIST LOCAL ECONOMIC OPPORTUNITY

Renewable energy can be a key economic driver for Tasmania which can provide multiple benefits from which communities can prosper and grow.

Up to $7 billion[1] of new direct investment in major projects is planned over the next ten years. While this figure is based on an indicative development pathway modelled for Project Marinus, the impact is likely to be particularly important to regional areas of the State, such as the North East, North West and Central Highlands of Tasmania, which experience indicators of disadvantage in education rates, incomes, and labour force participation.

To maximise the employment opportunities renewables can offer, the labour force will need to be ready. This will involve existing businesses being aware and connected to the opportunities and having the skills to participate in large scale procurement processes, as well as individuals being trained and ready to take up new job opportunities.

Training takes time and is an immediate priority. Creating skills readiness will build trust in communities that they will be able to take up real and tangible opportunities from the renewable energy development in their area. The $16 million Energising Tasmania initiative has been established to work in partnership with Tasmania's education and training sector to deliver the right skills when needed as identified in the workforce development plan. This will deliver up to 2,500 fully subsidised training places.

In addition to Energising Tasmania, the Government is working on a range of communication and education actions related to emerging opportunities for communities. These are linked to the initiatives under the Tasmanian Renewable Energy Action Plan to 'Maximise local Tasmanian business and employment opportunities for renewable energy projects'.

Actions include setting clear standards and expectations around delivering tangible local economic benefits through a guideline (Action 9).

As part of a first REZ establishment, a round table forum will be convened involving developers, local business, local government and regional development organisations to commence the process of local economic coordination within renewable energy zone(s).

Economic opportunities also include creating local jobs, increasing local business revenue using local contractors, or offering innovative management and financial opportunities such as community co-ownership or co-investment. These major electricity infrastructure projects also bring other benefits, including infrastructure upgrades such as road improvements.

Consistent with the vision for achieving the TRET set out through scenario planning (Action 1), ReCFIT will be tasked with undertaking an analysis of the economic opportunities associated with the vision.

This will include understanding at a regional and local level the opportunities for community and business involvement in project supply chains and any social impacts that may need to be managed such as accommodation pressures or increased use of local services or infrastructure.

Pillar 4: Community

STRATEGY

Build strong partnerships with community to share the benefits of Tasmania's renewables future.

OUTCOME

A shared vision is developed with communities and lasting value delivered to them.

ACTION 9: A GUIDELINE TO COMMUNITY ENGAGEMENT, LOCAL PROCUREMENT AND BENEFIT SHARING PRACTICE

The world is in a rapid transition to renewables to reduce dependency on fossil fuels. Tasmania has clearly demonstrated its capacity and leadership in renewables with an ambitious 200 per cent TRET. This places our communities at the heart of this once-in-a generation opportunity, including the challenge of adapting to change which is inevitable when such significant transformation is required.

Submissions to the Draft Framework were supportive of renewable energy generally (as an idea or aspiration), however specific renewable energy projects can face opposition. This indicates that people's support for and approval of specific renewable energy projects – and policies - is contingent on how they are developed, the level of investment and engagement, and how to deliver the project while ensuring benefits can be valued (over a life-time) by communities.

SUMMARY OF AUSTRALIAN ENERGY INFRASTUCTURE COMMISSIONER'S INDUSTRY BEST PRACTICE RECOMMENDATIONS

- Community engagement – start early and remain active in the local community; consider employing locally based community engagement staff.
- Complaint handling – an effective complaints handling procedure should remain in place through development, construction and operational phases.
- Ensure transparency and accessibility for communities, including regular project updates, up-to- date accessible website, and consider establishing local shopfront(s).
- Use plain English in communications, such as for landholder correspondence, regular updates provided to affected communities, media releases and relations, and when explaining technical information to stakeholders.
- Consult widely on your construction plan (landholders, local communication, council, state and federal MPs, stakeholder groups/ associations, other local industries).
- Recognise that a large-scale transmission project will lead to changes and divisions in communities - decide how best to proactively address these changes.

Essential to the realisation of an expanded renewable energy sector is genuine, two-way engagement with community underpinned by comprehensive guidelines and principles. That is why the Government is committed to the

application of best practice communication engagement – guided by the Australian Energy Infrastructure Commissioner's (AEIC) Community Engagement recommendations[2]. This includes the development of a Tasmanian guideline to set clear standards and expectations around how renewable energy projects engage, consult and benefit local communities in Tasmania.

The AEIC is responsible for identifying and promoting best practices for industry in relation to the planning and operation of energy infrastructure including wind farms, solar farms, energy storage facilities and new major transmission projects and improving information access and transparency about projects.

Industry bodies, such as the Clean Energy Council (CEC), also have a key role in leading promotion of best practice for the industry and continue to promote effective community engagement. The Best Practice Charter for Renewable Energy Projects is a voluntary set of commitments for Clean Energy Council members designed to clearly communicate the standards that the signatories will uphold in the development of current and new clean energy.

ReCFIT has already appointed an experienced consultant in this field to progress engagement with communities in the development of a Guideline that reflects Tasmanian-centric values and consider the recommendations of the AEIC and CEC.

WHAT WE HEARD...

"TasCOSS commends Renewables Tasmania's aim: "the heart of this Framework is communities and fostering partnerships to develop and deliver our plan for growth". We look forward to seeing how this aspiration is put into action in authentic ways.""

Tasmanian Council of Social Service Inc (TasCOSS)

WHAT WE HEARD...

"most of the opportunities for community energy projects are at a much smaller scale and we hope that the final version of the Renewable Energy Coordination Framework can spell out in more detail what mechanisms will be used to support community energy projects at all scales."

Tasmanian Renewable Energy Alliance

ACTION 10: EDUCATION AND UNDERSTANDING OF RENEWABLE ENERGY ZONES

A desire from the community to better understand the renewables vision was identified through consultation on the Draft Framework, and is a necessary action for Government. It is intended for the Future Energy Hub in Burnie to be further activated and partnering established with Local Councils (prioritised in likely future REZ areas) with the intent of providing a physical presence where the public can access more information and get updates as REZ are planned, consulted upon and delivered.

An example of how this can occur is through engaging communities in the outputs of the spatial mapping exercise (Action 4), and in understanding the opportunities for local economic stimulus (Action 8).

As these local presences are developed, the Government will explore further ways to engage with Tasmania's communities, workforce, and industry in terms that resonate with them and fosters positive social outcomes.

ACTION 11: ENHANCE OPPORTUNITIES FOR COMMUNITY BENEFIT SHARING

A Community Partnership approach to implementation of the renewables vision can genuinely deliver community benefits from a full spectrum of channels including local training, jobs, and procurement; sponsorship grants and community benefit funds; community co-investment or co-ownership; education; awareness raising; and more.

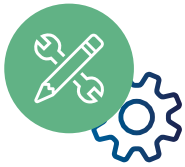
The current benefit-sharing model of proponent driven Community Benefit Funds can be used to deliver a range of programs, including but not limited to community grants programs. Such programs can also include in-kind contributions, staff volunteerism, neighbourhood benefit schemes, tourism programs, education initiatives, scholarships, innovative energy products, community co-investment and co-ownership. Importantly, best practice benefit sharing needs to involve active community participation in its design, governance, and delivery – and it must be aligned and integrated with a quality approach to community engagement for the project.

With the scale of the renewables vision, there may be an opportunity within REZ to leverage and add to the proponent programs to deliver on other community and social aims, for example adding to public housing stock. Options for maximising community benefit as the scale of renewables pipeline investment grows will be investigated and consulted upon as part of this Framework of actions.

Community partnerships also have the potential to take engagement practice from 'inform' and 'consult' modes to deeper and more participatory modes of 'collaboration' and 'empowerment'

Chantel Hodgson
Image courtesy Granville Harbour Wind Farm

Implementation Plan Actions

PILLARS	ACTIONS	TIMEFRAMES
 INTEGRATED INFRASTRUCTURE	1. Complete scenario planning to identify the renewable generation and network investment required to meet existing and future load and to achieve the TRET. This will include consideration of social, environmental and economic drivers.	Q2 2022
	2. Establish a Renewable Energy Zone Coordinator to progress the planning, design and ultimate development of future REZ to support the achievement of the Tasmanian Renewable Energy Target. The Coordinator will lead community engagement regarding REZ development and benefit sharing.	Q2 2022
	3. A Major Renewable Energy Projects Coordination and Case Management function will be established within ReCFIT to provide a single point of contact for generation and energy creating load (e.g. hydrogen) proponents. ReCFIT will also collaborate with responsible State agencies to ensure a more seamless experience for proponents.	Q2 2022
 ENVIRONMENT	4. Complete spatial mapping to identify optimal siting of renewable energy growth, taking into consideration natural and heritage values, overlapping land uses (e.g. renewables, mining, tourism), and community values to ensure future policy initiatives developed align with the Government's sustainability objectives and Tasmania's brand.	Q3 2022
	5. Review energy and land use, environmental and social legislation, policies and strategies to enable appropriate development in pursuit of renewable policy objectives.	Q4 2022
 ECONOMIC	6. Establish Tasmania's first Renewable Energy Zone.	Q4 2022
	7. Investigate market mechanisms that may be necessary to help deliver new renewables projects and which could be used as a means of incentivising the location and timing of the project pipeline.	Q3 2022
	8. Assist industry readiness through training and education, facilitating contractor networks and providing greater visibility of pipeline timing so that local businesses can take advantage of increased economic activity as renewable energy project work ramps up.	Q1 2023
 COMMUNITY	9. Implement standards for best practice community engagement and benefit- sharing in Tasmania consistent with the recommendations of the Australian Energy Infrastructure Commissioner.	Q2 2022
	10. Establish ways to increase communication, education, networks, and relationships with communities within each Renewable Energy Zone that encourages and supports renewable energy uptake.	Q3 2022
	11. Enhance opportunities for community partnerships to expand benefit sharing schemes or community co-investment projects.	Q4 2022

How to get involved

Developing our Framework is a long-term commitment that will require ongoing consideration and collaborative effort.

Within our stakeholders, there is unique knowledge and valuable experience that needs to inform our strategic actions.

Therefore, to ensure our Framework creates meaningful and sustainable change, we seek your support.

To be involved with the ongoing implementation of our Framework, we invite you to register your interest on our website:

www.ReCFIT.tas.gov.au/register

Image courtesy
Granville Harbour Wind Farm

Appendix A.

What we heard (stakeholder consultation)

The Framework has been informed by a comprehensive consultation process that has significantly influenced the final published version. The feedback reinforces the need to balance community-focused engagement and environmental sustainability principles with strategic coordination and planning of integrated infrastructure to maximise economic benefits to Tasmania.

The consultation resulted in four themes being identified, which form the pillars of the Framework. The interrelationship between each theme is critical to getting the right outcomes – for our communities and how best to develop and deliver energy from renewable resource areas to where it is needed to maximise shared benefits to Tasmanians.

THEME	CONSULTATION SUMMARY AND SUB THEMES
 Integrated infrastructure	**Coordination & Approach** There is overwhelming support for coordination and planning, but consistent mentions to better articulate how the strategic approach to renewable energy growth will be flexible and adaptable to reflect unique regional circumstances and community impacts.
	Planning and Policy Several submissions sought further clarity on how the Government's Renewable Energy Vision aligns (and will evolve with) National and State Policies and the regulatory environment. This sub-theme also encompasses the importance of other broader generation (e.g., solar, bioenergy, green hydrogen, wave technology) and sought information on how the Framework will respond and integrate such technology and complement emissions reduction and climate change policy drivers.
 Environment	**Values of sustainability, heritage, cultural and climate change** Several submissions voiced their concern regarding Tasmania's natural environment covering climate change topics, sustainability, proctection of the States biodiversity and consideration of the State's cultural values. There was a strong theme that these values need to be maintained and a call for assurance that the Framework would not erode the current robust approvals processes.
 Economic	**Jobs and growth** Strong support for renewable energy as a key economic driver, however evidence of Tasmanian costs and benefits associated with the Renewables Vision need to be further quantified and communicated. Related topics included: • Many respondents supported Government led mechanisms as an effective tool to deliver the TRET and local benefits.

THEME	CONSULTATION SUMMARY AND SUB THEMES
 Community	**Social** A central theme arising from the consultation was the importance of community and authentic, meaningful engagement as we embark on achieving our renewable energy future. This includes: • Providing Tasmanian communities with accessible and inclusive forms of engagement • Valuing community interests equally with the views and interests of other stakeholders (proponents /government) • Support for coordinated Community Benefit Schemes and building broader community partnerships • A need for spatial data and analysis to identify values and support decision making
	Tasmanian Value Proposition We heard that the draft Framework did not clearly set out the value proposition of the Renewable Energy Vision to Tasmanians. Further, there is a need to communicate the key strategic drivers for the Framework, with most commentary related to: • Tasmanian benefits from major renewable energy projects (cost-benefits analysis); • Preserving environmental and cultural values; • Job and growth opportunities evidence; • Fair pricing (who pays); and • Why do we need more when we are already 100% renewable?

Disclaimer: ***"What we heard"*** is a themed summary of feedback received through the consultation process on the Draft Renewable Energy Coordination Framework. For context of verbatim call- outs referenced in this published Framework please refer to the individual submission available at **www.ReCFIT.tas.gov.au**

Appendix B.

Tasmania's Renewable Energy Profile

Our production capability that contributed to achieving 100 per cent self-sufficiency in renewable electricity generation in 2020[1].

Hydro[2]

2,287 MW
Capacity

Around 85 per cent of electricity generation in Tasmania is provided by hydroelectricity.

30
Hydro power stations

An average of 9,000 GWh3 per annum of electricity is generated by hydroelectricity in Tasmania.

Wind[4]

572.95 MW
Capacity

An average of 1,720 GWh5 per annum of electricity may be generated by wind in Tasmania.

5
Wind farms

Wind capacity figure calculated on installed capacity of 5 wind farms at: Cattle Hill, Granville Harbour, Musselroe, Studland Bay, Bluff Point.

A snapshot of Tasmania's distribution network and solar up-take.

Solar

157 MW
Rooftop solar

Approximately 40,000 solar installations (17% of homes in Tasmania)[6].

Interconnection

500 MW[7]
Basslink capacity

As a net exporter of energy, over the last year 1,130 GWh of electricity was imported and 1,416 GWh of electricity was exported via Basslink.[8]

Transmission

3,500 CIRCUIT KMs
Transmission lines and underground cables

The transmission network provides for the transfer of electricity throughout Tasmania.

Notes

AUSTRALIA'S RAPID TRANSITION TO RENEWABLE ENERGY (PAGE 2)

1. Australian Energy Market Operator's Draft 2022 Integrated System Plan

TASMANIA: A RENEWABLE ENERGY POWERHOUSE (PAGE 3)

1. https://www.marinuslink.com.au/2020/09/pm-announces-marinus-link-as-critical-project/
2. Renewable Energy Jobs in Australia | Institute for Sustainable Futures
3. marinuslink.com.au
4. https://www.cleanenergycouncil.org.au/advocacy-initiatives/workforce-development/clean-energy-at-work Page 18

INTRODUCTION (PAGES 5-7)

1. Tasmanian Renewable Energy Action Plan, Page 18
2. TasNetworks Annual Planning Report 2021, Page 36
3. Australian Energy Market Operator's Draft Integrated System Plan 2022

IMPLEMENTATION STRATEGY (PAGES 11-22)

1. Figures sourced from: Ernst & Young, The Economic Contribution of Marinus Link and Supporting Transmission, November 2019.
2. Based on the Commissioner's 2020 Annual Report, Appendix A Observations & Recommendations, Section 3. Community Engagement (pp 34-38)

APPENDIX B (PAGE 28)

1. https://renewablestasmania.tas.gov.au/100_target_achievement
2. Hydro Tasmania, Powering a stronger Tasmania – Annual Report 2020
3. https://recfit.tas.gov.au/renewables/100_target_achievement
4. AEMO Generation information spreadsheets for Tasmania dated 29/07/2020
5. https://recfit.tas.gov.au/renewables/100_target_achievement
6. Clean Energy Council, total solar installations (at 31 December 2020) https://www.cleanenergycouncil.org.au/resources/technologies/solar- energy
7. http://www.basslink.com.au/basslink-interconnector/operations/
8. Opennem.org.au
9. https://www.tasnetworks.com.au/Poles-and-wires/Pricing/Our-prices (click on Frequently asked questions, What drives the cost of running the electricity network?)

Attachment 1
AGENDA ITEM 16.7.1

Attachment 1
AGENDA ITEM 16.7.1

Tasmanian Government

Renewables, Climate and Future Industries Tasmania

RENEWABLE ENERGY DEVELOPMENT IN TASMANIA

A guideline for community engagement, benefit sharing and local procurement.

Renewables, Climate and Future Industries Tasmania
Department of State Growth

Tasmanian Government

Acknowledgement of Country

Renewables, Climate and Future Industries Tasmania acknowledges Aboriginal people as the traditional owners and custodians of lutruwita/Tasmania and recognises Tasmanian Aboriginal people's deep and continuous historical connection to the land and sea.

TITLE
Renewable Energy Development in Tasmania – A Guideline for Community Engagement, Benefit Sharing and Local Procurement

FIRST PUBLISHED
DRAFT 2022

PUBLISHED BY
Tasmanian Department of State Growth through Renewables, Climate and Future Industries Tasmania

Developed from work commissioned from Dr Jarra Hicks and Kim Mallee from Community Power Agency

Image front cover top right: Supplied by TasNetworks

We thank all the Tasmanian community members and other stakeholders who participated in the research and engagement that informs this Guideline. Without their time and insights, this Guideline would not have been possible.

Find out more: www.recfit.tas.gov.au

Contents

Ministerial foreword

I am pleased to publish this Guideline – an important first step under the Tasmanian Government's Renewable Energy Coordination Framework (the Framework) towards partnering with communities to achieve the Tasmanian Government's renewables vision. Tasmania is host to a wealth of diverse communities, and we understand the importance and sense of pride Tasmanians have surrounding their own part of the world.

In developing the Tasmanian Guideline for Community Engagement, Benefit Sharing and Local Procurement, we want Tasmanian communities to be empowered to participate in every stage of renewable energy development, and to benefit directly from local projects. Achieving our renewable energy goals will likely inject billions of dollars into the Tasmanian economy, create thousands of local jobs, and strengthen our energy security for future generations.

The Tasmanian Government views engagement which involves people as participants, workers, suppliers, and beneficiaries of renewable energy projects as essential for creating projects with a broad base of support in Tasmanian communities.

Growing our renewable energy sector can maintain and grow existing businesses, improve the quality of life for Tasmanians and ensure our State's remarkable achievement of net zero emissions is robustly secured for generations to come. But for more renewable energy to be developed now, it needs to be done well.

Through the Guideline, the Government sets a clear standard for best practice community engagement, benefit sharing and local procurement through renewable energy development in Tasmania. The Guideline also helps to inform communities of the phases undertaken in the renewable energy development process, the roles they can play and what they can expect.

While the Guideline has been developed specifically for renewable energy generation projects, it has applicability to any new major development, and in particular to renewable energy related industries such as hydrogen production.

This Guideline has been prepared in collaboration with the community, industry and Government. A critical first step in its development was undertaking 'grassroots' engagement – to understand what methods people feel have worked well in Tasmania to date, and what they would like to see changed in the future.

We look forward to working with you to build Tasmania's renewable energy future and ensure all Tasmanians can experience the benefits.

Hon Guy Barnett MP
Minister for Energy and Renewables

Executive Summary

Establishing and maintaining a social licence and delivering social value to communities are essential preconditions for the success of renewable energy and associated transmission projects. This Guideline provides guidance for developers to follow to enable local integration of a project and optimise opportunities for the community as part of its delivery.

A principles-based approach is adopted so that projects can implement leading practices as introduced throughout this Guideline, while having flexibility to tailor practices based on each project and community's context. In addition to stakeholder engagement, an understanding of the social context and social impacts, as well as early engagement with the community, will inform what is appropriate in that context.

Good practice will require using multiple methods throughout all project phases and adjusting where needed based on the feedback received, and as things change. Authentic and preferably face-to-face engagement methods delivered on-the-ground and in community are essential strategies for project development in Tasmania.

The Guideline sets out what is meant by social licence to operate and provides principles and practical questions to guide the process and key outcomes sought for:

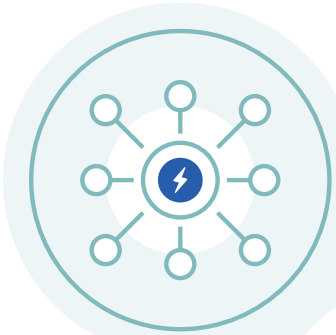
- **Community engagement:** How local communities are consulted and involved in the process of site selection, feasibility, design, planning and approval, construction, operations, and decommissioning.
- **Benefit sharing:** How the benefits of development are shared to create lasting value for local people and communities that host the project.
- **Local procurement:** How local people and businesses are encouraged and enabled to participate in providing services and skills to new developments.

It consists of this document, and four additional technical supplements:

- Technical Supplement 1: Understand social context
- Technical Supplement 2: Plan community engagement
- Technical Supplement 3: Implement benefit sharing
- Technical Supplement 4: Think local procurement

This document provides high-level information intended for a wide range of audiences, while the technical supplements provide further details intended for developers.

The Guideline is tailored to the Tasmanian context whilst reflecting expected standards of practice from the renewables industry across Australia and the world. It can be applied to any new major development, particularly those in renewable energy related industries such as hydrogen production.



Social Licence to Operate

In this Guideline, a 'social licence to operate' is defined by:

- How a project is developed (the **processes** of engagement, building strong relationships and trust)
- What people's perceptions and experiences of the **outcomes** are (including benefit sharing and local procurement).

Social licence to operate is a barometer of local sentiment. It is based on the relationships created between the proponent, the project, and the local community over time. Social licence is ongoing and changes over time as people respond to the processes and outcomes of the project. As such, it needs to be actively managed and carefully maintained.

Social licence to operate is enjoyed when people feel both the processes and outcomes of the project are fair. Within this, trust is a fundamental factor in the ability to establish and maintain a social licence. Trust is a social asset developed through consistency and delivering on expectations.

To ensure that trust can be developed and maintained, the community needs to be brought along on the development process in an informed and valued manner. Other aspects of renewable energy project development that consistently lead to a stronger social licence include:[1]

- developing long-term relationships;
- local staff presence and connections on the ground in the community;
- community engagement that starts early, is sustained over time, and is participatory;
- benefit-sharing (of various types) within the local neighbourhood and community surrounding a project;
- community input and discussion leading to co-developed solutions and influence over some aspects of the project;
- creation of local employment opportunities and use of local services; and
- respecting conservation and biodiversity and a commitment to avoiding and reducing impacts in this regard.

1 Hicks, J., Lane, T., Wood, E. & Hall, N. (2018) Enhancing Social Outcomes From Wind Development, Clean Energy Council.

A Guide for Tasmania

Market research undertaken by ReCFIT on the current sentiment towards renewable energy found that most survey participants agreed Tasmania should be producing renewable energy due to economic benefits, that Government should support renewable energy development, and recognised the important role renewables play in addressing climate change.

In total, 615 people from different communities across Tasmania took part in a survey in late 2021. They were asked a range of questions regarding their knowledge of and sentiment towards renewable energy in Tasmania.

1 in 3 Tasmanians are concerned by the impact individual developments can have and by the cost to taxpayers. The reason for these concerns included visual impact, the development being at odds with heritage listed sites or scenic beauty, lack of benefits for the local community, poor community engagement, risks to tourism, and environmental or biodiversity impacts.

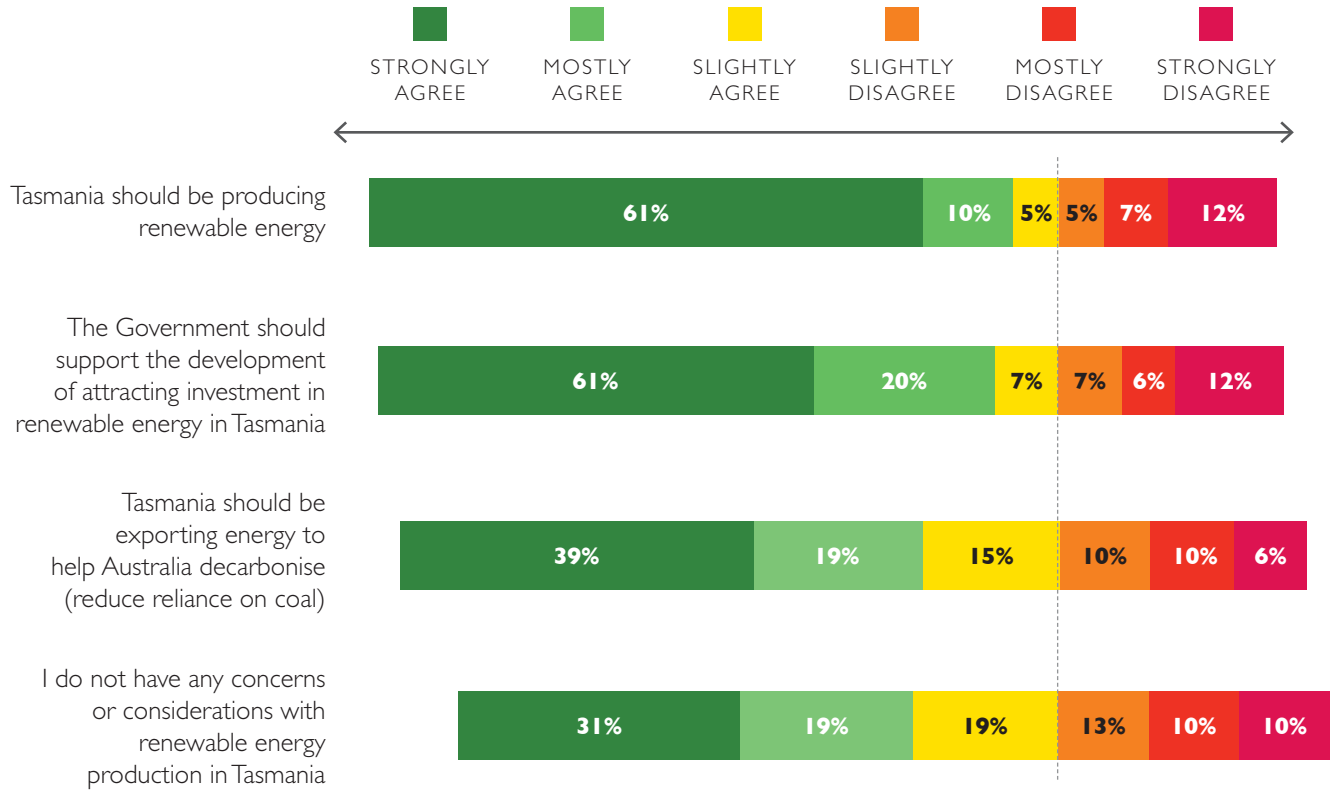
Engagement undertaken to prepare this Guideline further emphasised the deep desire of Tasmanians that the concerted effort to rapidly deploy large-scale renewable electricity developments should primarily benefit Tasmanians. From the jobs it will create, to the clean electricity that it produces, to the energy security it affords and the profits that are collected – Tasmanians want to see these benefits delivered in their home State.

This research and engagement has informed the development of the Guideline content that is specific to the Tasmanian context. By using these Guidelines, developers will better understand the locality and community values and enable local project integration and realisation of benefit sharing and local procurement opportunities.

FIGURE 1: ATTITUDES TOWARDS RENEWABLE ENERGY

The majority agree that Tasmania should be producing renewable energy

But 1 in 3 have concerns or considerations with renewable energy production



Figures 1-4. Findings from research undertaken in partnership with Tasmanian media and strategy agency, The20. A total of 615 Tasmanians undertook a 15-minute survey on their attitude towards renewables in the state. The research was undertaken between 25th November and 9th December 2021.

FIGURE 2: RENEWABLE ENERGY IMPACT

It is believed that renewable energy will have the most positive impact on environmental factors

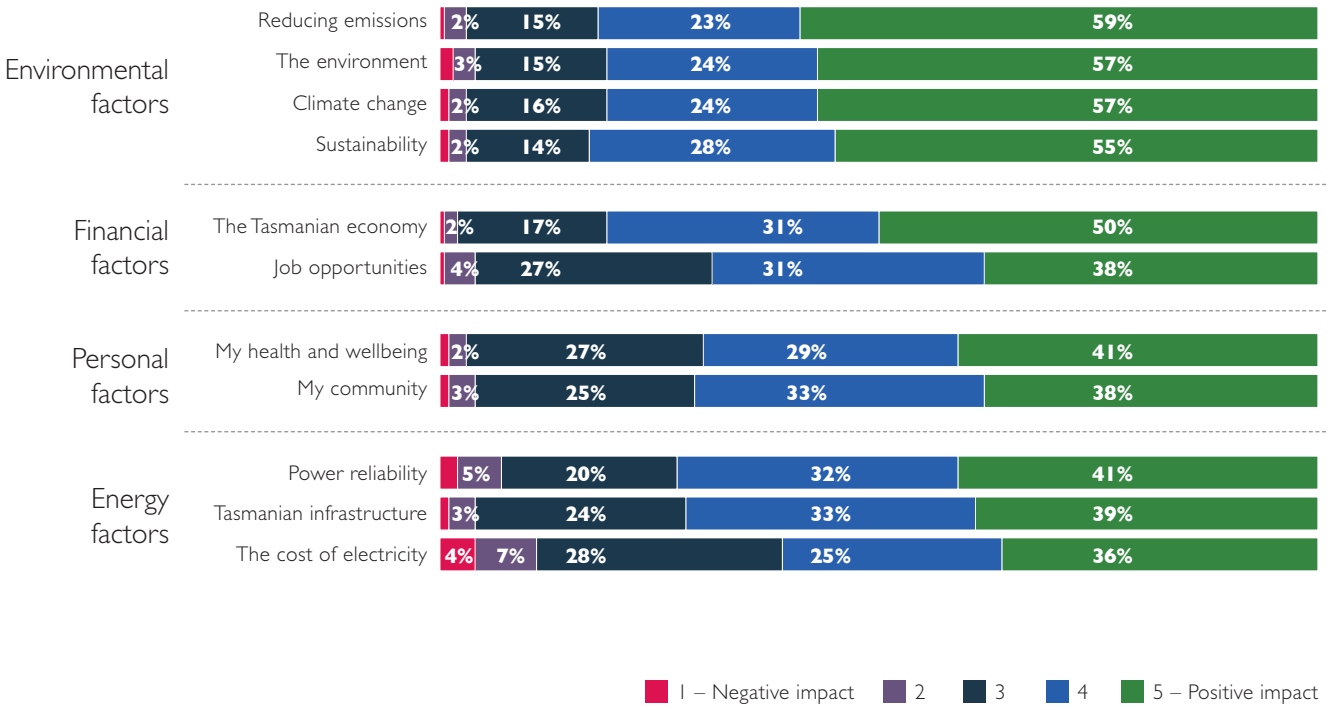


FIGURE 3: BEST OUTCOME OF TASMANIAN RENEWABLE ENERGY TARGET

Tasmanians feel the best outcomes of the 200% TRET are related to the state's economy and combating climate change as a nation

Will benefit Tasmania's local economy

Tasmanians were excited by the prospect of the 200% TRET increasing jobs and feeding money back into the states economy. Especially if it meant being able to focus funds towards departments they felt were lacking.

"Less reliance on limited energy sources (coal), a boost to the economy through jobs and energy trade and refocusing on infrastructure and education."

Address climate change

Many were happy that Tasmania would be playing a part in reducing Australia's annual carbon output and ultimately fighting against global warming.

"Making a difference toward halting and reversing human induced global climate change"

Assist other states in reducing reliance on fossil fuels

With Tasmanian residents feeling ahead of the pack in regards to renewables, they feel the next step is to help the mainland in reducing their reliance on fossil fuels.

"We can help out the rest of Australia. The whole world needs to work together to benefit the environment'

Opportunity to become industry leader

With Tasmania already having a strong renewables industry, some felt that the state could become a hub for further green research, business models, and 'clever communities''.

"That Tasmania becomes a centre of excellence in training, design, manufacture and implementation of renewable energy systems."

Will reduce energy costs

With some Tasmanians already noting a reduction in energy costs, many hoped that further commitment to renewables would continue to reduce energy expenses.

"Low-cost electricity for Tasmanian homes and businesses. Excess energy generated to be used for energy storage, battery, green hydrogen, hydro."

FIGURE 4: WORST OUTCOME OF TASMANIAN RENEWABLE ENERGY TARGET

Tasmanians are worried about the potential financial and environmental costs that may come with the 200% TRET

Environmental damage

There is a strong concern for additional infrastructure to support the target and its potential damage to the environment, like intrusion on wildlife and contamination of surrounding areas

"I would hate to see the environment affected in a detrimental manner, there's already so much damage been done"

Overcommitment to mainland

Some are worried that exporting large quantities of renewable energy to other states will be at the cost of Tasmanian, financially and environmentally.

"Tasmania losing control of its energy resources, becoming the battery of the nation...no energy for Tasmania with prioritisation for the mainland..."

Cost to Tasmanian taxpayers

In having to build a seemingly large amount of clean energy infrastructure, some are concerned that it will be at a cost to taxpayers, especially if it doesn't reflect in their energy bills.

"I think it will cost Tasmanian taxpayers more money for energy due to the sharing mechanism. I heard we already send power interstate and often have to poy to buy it back. raising energy prices. which seems absolutely stupid."

Failure to meet 200% TRET

At a top level, Tasmanians feel the worst outcome would be if the 200% TRET simply wasn't reached.

"Not meeting this goal and not being supported by the Australian federal Government in achieving this target"

Long term effect

While many can understand that renewables are a progressive alternative to fossil fuels, there is worry that the manufacture of materials that have a life expectancy, like solar panels and batteries will create bigger issues.

"Renewable energy may allow destruction in other areas then coal e.g. solar panels needing changing regularly and going to land fill. Lithium mining causing destruction. Renewable not been truly renewable"

1

Understand social context

Developing a sound understanding of the social context must be part of developing any renewable energy project from the very first stages of site selection through to decommissioning and should happen iteratively throughout the project as it enters new stages and as the social context evolves.

The social context has a significant bearing on:

- whether a project will be feasible at a given location;
- the types of interest or issues the project is likely to face;
- the design of the project, including placement of different technology components and roads;
- what community engagement is undertaken and how;
- the types of benefit sharing that might be appropriate; and
- the opportunities for local procurement and skills development.

Understanding the social context will help to manage social risks and enhance social opportunities by providing a foundation of information from which a well-informed, strategic approach to community engagement, benefit sharing, and local procurement can be developed. This increases the ability to develop a project with a strong social value.

Understanding the social context requires attention to:

> *Aboriginal heritage and ongoing connections with country; settler histories; current land uses and zoning; demographics of the local population (including age, education level, employment, income, home ownership, civic activity, health and wellbeing indicators); relationships to iconic and valued landscapes or environs; popular recreational activities relating to landscape; social values; key issues of local importance; local industries and economy; community services and infrastructure; past experiences with renewable energy and cumulative impacts; key personalities and champions; any other unique or defining features of a community.*

Once key information has been gathered, it should be used to undertake a social feasibility study and/or a social impact assessment. Ultimately, the social feasibility study and social impact assessment should aim to identify, be it at a REZ or project level, the potential impacts on host communities and should guide engagement on how they can be minimised, ameliorated or offset. For more information on methods for gathering information and assessing social context along with how to develop social impact assessments and social feasibility studies please refer to the Technical Supplement 1.

CASE STUDY 1

Hydro Tasmania's early stage social and environmental risk assessment process for pumped hydro options assessment in Tasmania

Hydro Tasmania has developed a process for assessing the potential social and environmental risks and opportunities of sites proposed for new pumped hydropower projects. They conduct the assessment early in the options assessment and site selection phase, ahead of undertaking feasibility studies on any particular site.

As a first step, to identify the proposed hydropower sites from a broad range of options, three essential social and environmental criteria are used:

- Avoidance of sites in the Tasmanian Wilderness World Heritage Areas
- No new dams on rivers to be built; and,
- Direct impact to private land is avoided or minimised.

Then, their 'Integrated Business Risk Management' process is used to apply a multi-criteria analysis of social, environmental, technical and financial risks and impacts of each site. This internal corporate governance framework guides risk-based decisions to rank each site by its possible risks and opportunities. Sites that exceeded an internal corporate threshold of environmental and social risk (in addition to other risk types) are excluded in the selection of the preferred sites in the early options assessment process.

The environmental and social studies that inform the multi-criteria analysis include:

- assessment of impacts and opportunities associated with environmental, heritage, planning and social aspects;
- identification of planning and environmental approval processes and requirements;
- identification of potential mitigation measures

In addition to desktop studies, Hydro Tasmania conducts some targeted field investigations and undertakes a series of one-on-one meetings and community and interest group briefings in nearby towns and communities to short listed sites to obtain early feedback.

Through this process, social risk management has been built into Hydro Tasmania's corporate governance structure and assists them to identify sites that have lower impacts and are most likely to be supported from a social perspective. Conversely, Hydro Tasmania have used this process to exclude sites with favourable technical specifications, but social and environmental risks above acceptable threshold levels.

The sites that make it through to the feasibility stage will undergo further consultation processes and social impact assessment studies to provide a more comprehensive assessment of social impacts and opportunities.

2

Planning for effective community engagement

Community engagement is a strategic process of working with groups of people to address issues that affect them and to achieve better long-term outcomes for a project. A fundamental difference between stakeholder and community engagement is that community engagement involves group-based engagement activities and encourages group discussion and deliberation.

Good community engagement is the foundation of being able to deliver quality benefit sharing and local procurement and can facilitate a range of benefits for a project which have a positive impact on the project budget including:

- better decision-making processes and outcomes, with less conflict;
- meeting procurement and funding milestones and performance indicators;
- more cost-effective project development and operations;
- better employment and skills development outcomes for the community;
- risk management and risk reduction;
- an understanding of social factors that affect timelines;
- an understanding of the needs of stakeholders;
- an overall understanding of needs and issues surrounding a problem;
- better social outcomes and capacity building; and
- more appropriate project design with fewer social and environmental impacts.

A key first step of the process is to assess whether a community has the engagement skills, time, resources, and ability to participate. There may be a need for capacity building and support to assist communities to engage with renewable energy projects. For instance, provision of childcare at community project meetings or hold a BBQ where the community naturally gathers.

Delivering on community expectations in a timely manner can be challenging in the context of renewable energy development as there are many variables that affect the final delivery of a project. This influences the ability to make clear commitments to communities and to be able to deliver on them, with challenging implications for trust building. To ensure that trust can be developed and maintained the community needs to be brought along on the development process in an informed and valued manner.

rent about what aspects of a project are uncertain, what possible contingencies are, and the processes and timelines for decision-making will help local people understand and accept uncertainties. Engaging local communities early in the project despite uncertainties can build social licence as communities can engage meaningfully in the project before it has advanced to a stage where that is no longer possible, for example at the siting or location mapping stage

For detailed guidance on understanding community, best practice engagement methods, timing and key stakeholder groups see *Technical Supplement 2 – Plan Community Engagement.*

WHAT IS 'COMMUNITY'?

There are many types of community, such as communities of interest (eg sporting, hobbies), geographic communities and cultural communities. Communities are bound together by a common situation, circumstance, or interest.

For the purposes of community engagement in renewable energy projects, the community will comprise all people living in close geographic vicinity of the proposed project, as well as others who might live further afield but who have a specific interest in the project. The boundaries of this local geographic community will be site-specific.

2 PLAN COMMUNITY ENGAGEMENT

2.1 Principles to Guide Community Engagement

Genuine

Seek community input and feedback, listen actively, report back what has been heard, respond thoughtfully, and make clear how community feedback has influenced the project (or not) and why.

Flexible and adaptable

Allow opportunities for community input to influence actions and decisions relating to the project.

Tailor the approach to match the local context based on local input.

Over the course of a project, the community needs can change and a project that can adapt to those and deliver mutually beneficial outcomes will retain community trust.

Trustworthy

Build, maintain and value local relationships. Show that outcomes are delivered on commitments (however small or large).

Inclusive

Reach different people with different needs within the community using a good mix of methods that are sustained over time, recognise and reach out to the many segments of a community (eg including first nations, youth). Support people to participate where required.

Mutually beneficial

Seek outcomes that benefit all parties. Remember that good practice will deliver better outcomes for communities, projects, developers, and Government.

Collaborative

Seek out local organisations already doing good engagement and community development in the project area to get advice from and partner with. Seek out and engage with people's ideas, feedback, and suggestions.

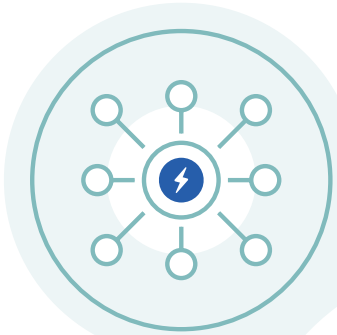
2.2 Key questions to guide engagement activities

When planning engagement activities, seek answers to the following questions:

- What would an appropriate and welcomed wind/ solar/ hydropower/ transmission project look like in this area?
- Who should we be speaking to locally (individuals and groups)?
- What are the best ways to involve people and share information in this community?
- How can we use a suite of engagement methods to reach out to different segments of the community, including hard to reach groups?
- What aspects of the project can we co-design with the community?
- How might we layer in engagement activities on specific topics such as benefit sharing and local procurement?

2.3 Desired outcomes of community engagement

- A project that is appropriate for the local context by virtue of adapting plans based on community input;
- A broad base of local acceptance and ideally support;
- A foundation of trust and relationships from which genuine and productive conversations are had; and
- A process that actively involves the immediately affected community (eg host landowners and neighbouring area) and the broader local community in the design and development process.



3

Deliver benefit sharing

Benefit sharing involves sharing the rewards of renewable energy development with local communities. It aims to integrate a development in the local community by contributing to the future vitality and success of the region. It is based on a desire to establish and maintain positive long-term connections to the area and to be a good neighbour.[2]

To do this well, discussions around benefit sharing must start early (in the feasibility and design phases) and go alongside good engagement for it to be received as genuine. Benefit sharing that is introduced late in the planning and approval phase or later without the participation of the community runs the risk of being interpreted as trying to 'buy approval'.

The benefit sharing budget is directed at project neighbours and the impacted community, as well as the broader region where appropriate. However, does not include essential project requirements such as host landowner payments. There are many benefits from a project that are not covered through benefit sharing such as local job creation and local economic benefits.

Many factors affect the benefit sharing budget and it is important to recognise that each project will have a different threshold for what is feasible depending on technology type, scale, site constraints and available energy resources. Community engagement is essential for finding the balance point between the needs of the community and the available funds allocated for benefit sharing.

To be consistent and to ensure there is a match between the scale of a project and the level of benefit, a benefit sharing budget is best calculated on a per MW basis , or as a percentage of project revenue. Current range of contributions from existing renewable energy projects are:

- Wind Farms: $800-$1,800 per installed MW per year through to decommissioning;
- Solar Farms: $150-$800 per installed MW per year through to decommissioning.[3]

The full range of these figures represents current best practice based on the large amount of variability in each project (eg wind resource, commercial arrangements). It is encouraged proponents tailor their contributions to the local community and the project itself, meaning contributions may be on the lower end of the scale for smaller projects and communities, or may exceed $1,800 per installed MW per year.

Once there is a benefit sharing budget determined for a project, the community should then be engaged to determine how these funds can be shared and best delivered in the local context for maximum impact.

A benefit sharing co-design process is a perfect opportunity to collaborate with and empower the community and is well suited to being done in the design and planning phases of a project. It is important to remember that before the project and community decide on 'what' the benefit sharing funds are spent on, a conversation needs to be had on 'how' the funds are to be shared.

For more information on who benefits should be shared with, options for calculating benefit sharing, doing community development to enable benefit sharing, how to budget benefit sharing, regional benefit sharing and timing refer to Technical Supplement 3.

2 Lane, T. & Hicks, J. (2019) *A Guide to Benefit Sharing Options for Renewable Energy Projects*. Clean Energy Council, Melbourne.

3 A per MW basis is considered best practice because it is proportionate to the scale of the project. Turbines can vary greatly by scale and it is therefore more appropriate to calculate budget by MW.

3 DELIVER BENEFIT SHARING

3.1. Guiding principles for developing benefit sharing strategies

Appropriate

Benefit sharing is tailored to local circumstances, culture and needs, helping to address (not create or reinforce) patterns of conflict or inequality. It makes sense and is appropriate in the local context.

The benefits are perceived as being appropriate and proportionate to the scale of the project and the level of change or disturbance experienced by local people. Given that community members living closest to the project will generally experience greater impacts, they should receive a proportionate benefit.

Flexible

Benefit sharing is an aspect of project development that will greatly benefit from being open to community involvement, influence and negotiation. Having the flexibility to respond to local context will ensure benefit sharing has the best and biggest positive impact (for locals and for the project).

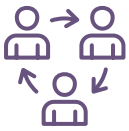
The lifecycle of renewable energy developments is significant (25 years or more), and much can change in a community during that period of time. It is therefore important to build in flexibility so that benefit sharing can evolve with community needs.

Transparent

The benefit sharing strategy is transparently available to the community and provides a clear and understandable rationale for the various programs and who is eligible to participate. Benefit sharing is managed in a transparent and accountable way that involves local stakeholders. Benefits are given for the sake of sharing the proceeds of the project and building positive relationships. Benefit sharing should not come with conditions of silence or consent.

Integrated

Benefit sharing seeks to integrate the developer and the project as valuable community members by building links and relationships with the community. The benefit sharing approach is integrated with the company's broader approach to community engagement and project development.



Mutually beneficial

The approach is designed to bring mutual benefit to local communities, the project and its owners and financiers.

Strategic

Benefit sharing creates a positive legacy in the local community and seeks to bring ongoing and lasting value to the local area. The programs seek to integrate benefit sharing opportunities with broader strategies by building local partnerships.

3.2 Key questions to guide benefit sharing

When planning benefit sharing, seek answers to the following questions:

- How can we involve the local community and stakeholders to co-design benefit sharing strategies?
- How can the project contribute to the social and environmental values that local people care about?
- How can we share benefits in ways that help to address long-term challenges faced by the local community? (eg, housing, healthcare, education, social equity).
- What local groups or organisations (including tiers of government) could we partner with to create bigger impacts?
- How can we involve local representatives in the governance and decision-making around benefit sharing?

3.3 Desired outcomes of benefit sharing

- Community co-design process to develop benefit sharing plans;
- Community involvement in ongoing governance and decision-making of benefit sharing delivery;
- Benefits flow to those in closest proximity to the project, as well as the broader local community; and
- The project brings a range of long-lasting benefits to the community and the project owners.

CASE STUDY 2

How Coonooer Bridge Windfarm delivers best-practice benefit sharing and community engagement

Coonooer Bridge Wind Farm is a 19.8MW wind farm located on rural land 90km north-west of Bendigo, Victoria. It was developed and is owned by Windlab.

Windlab has implemented Australia's first co-ownership model with their Coonooer Bridge Wind Farm. This benefit sharing strategy offers all neighbours with any land within 3km, or a house within 3.5km of a turbine, a share in the equity of the project company. In addition, Windlab's community grant program is specifically targeted towards project neighbours, with each having an equal vote in determining the allocation of community funding. Windlab have gone on to implement similar benefit sharing arrangements at subsequent projects, such as Kiata Wind Farm.

Community engagement activities

To build trust and relationships, Windlab prioritised frequent face-to-face engagement with landowners and neighbours on a regular basis. At key times, Windlab, neighbours and hosts all met as a group to discuss options. These mechanisms of community feedback provided guidance and design advice that informed the benefit sharing strategy.

In response to community feedback about the need for a democratic decision-making process about the allocation of grant funding, the Community Grant Fund includes a role for all neighbours to vote to determine funding allocations.

To maintain transparency and trusted relationships between the developer and the local community, a Community Board Observer has been elected by project neighbours and hosts. This person has full access to Coonooer Bridge Wind Farm board information and meetings for the lifetime of the project.

Benefit sharing methods

Windlab offered free shares to all neighbours of the project within a certain distance from the turbines. This offer was taken up by 100% of those project neighbours and constitutes a 3.5% ownership stake in the Coonooer Bridge Wind Farm. In addition, Windlab made a further 10% of the project shares open for community investment on the same terms as any incoming investor. A small number of neigbours took up this offer and purchased additional shares. All shareholders received returns on their shares.

The Community Grant Fund allocated $1,315 per installed MW per year to community initiatives. All project neighbours get to vote on which applications should receive funding. So far the grants have supported the Charlton Bowling Club and the Coonooer Bridge Recreation Reserve, among other local groups.

The value of benefit sharing to Windlab projects

Windlab has calculated that the risks of poor relationships with the community pose significant and calculable risks for project development. For example, responding to objections, failure to secure planning approval from Council, appeals processes, reputational damage, failure to secure finance or an off-take agreement, loss of landholder support and damage to team morale are all risks associated with not achieving a social license to operate. They calculate that these risks could cost the project in excess of $5/MWh and 36 months of time. As such, they have sought to implement quality community engagement and benefit sharing strategies that cost less and take less time than these possible risks.

4

Think local procurement

The opportunities for local businesses and broader Tasmanian supply chains need to be considered concurrently with engaging the host community about issues of importance and how benefits can be shared.

Local procurement involves engaging local people and businesses to provide the skills and services needed for a project and, as a result, it is a fundamental way that a project can benefit a community. Local procurement should involve prioritising people and businesses in the towns adjacent to the project, followed by the region and then the State, where possible.

It is essential that there is clear communication about the expected job opportunities during the different stages of the project (especially construction and ongoing operations) and which of these might be sourced locally, regionally, within Tasmania and from further afield. Being transparent about what can and cannot be procured locally will be critical for managing expectations and maintaining trust in the community.

The construction of large-scale renewable energy infrastructure requires numerous job types, and it is important to understand that it will not always be possible to employ local people and businesses in all instances. Systems and infrastructure that require specialised tools, equipment or skill sets may reduce opportunities for local procurement.

The types of jobs associated with renewable energy developments vary widely and include labourers, machine operators, administrative workers, technicians and trades, professionals, and project managers.

4 THINK LOCAL PROCUREMENT

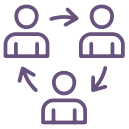
4.1 Guiding principles for local procurement

Prioritise local

Where possible, prioritise procuring first from local sources, then regional, then Tasmanian, then Australian/ New Zealand.

Active Inquiry

Actively reach out using community engagement methods outlined in Technical Supplement 2 to understand the local opportunities or how procurement can be split or adjusted to facilitate local participation. What services and skills are already available locally and what could be fostered within the timelines of the project?



Mutually beneficial

Local procurement is a perfect example of ways that a project can benefit the host community, Tasmania and the developer.

Collaboration

Collaboration is key to delivering great renewable energy projects in Tasmania. This will include working with local businesses/service providers/chambers of commerce to build capacity for tendering as well as collaborating with other developers and contractors to leverage ongoing opportunities. Consider how your project can support local people and businesses to know about and be prepared for work opportunities.

Inclusive

Procurement should actively seek to foster opportunities for underrepresented sectors of the workforce. Programs and contracts that allow for the inclusion of Aboriginal people, women, people with a disability or long term unemployed should be scoped and incorporated into the project's procurement where viable. Collaboration with local service providers will be important to ensure that the local needs are addressed appropriately. Likewise, opportunities for trainees, apprenticeships and graduates need to be identified early in the project so that there is enough lead time to incorporate their learning.

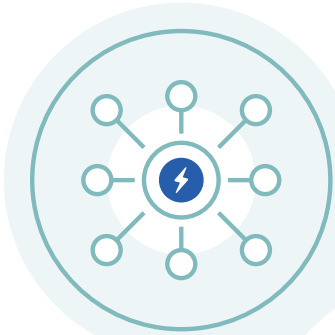
4.2 Key questions to guide local procurement

When planning local procurement, seek answers to the following questions:

- What skills and services are available locally? What skills and services can be developed locally?
- How (and when) can we support local people and business to be job and contract ready?
- How could we use local procurement to deliver a positive social impact, particularly for disadvantaged communities?

4.3 Desired outcomes of local procurement

- That there are both direct and indirect local employment benefits from development, construction and operations phases of a project;
- Local people and businesses have been prioritised to provide skills and services where available and feasible;
- That local people have been briefed and/ or trained to enhance their ability to take up work for renewable energy projects; and
- That the local economy is more robust, diversified, and skilled having been the host of a large-scale renewable energy development.



CASE STUDY 3

Implementing local employment and training at the Karadoc Solar Farm

Beon Energy Solutions was appointed by BayWa to be the Engineering, Procurement and Construction contractor and developed a strategic employment and training program in the Mildura community for the nine-month construction period of the 112MW Karadoc Solar Farm.

Their employment and training program had three principles:

- hire local people;
- provide employment opportunities for people facing barriers to employment; and,
- provide training and support to young people that would develop skills for a potential career in the solar industry.

With a focus, but no requirement under their contract for hiring local, Beon employed over 200 locals over the life of the project. This included, among others:

- 90 long term unemployed
- 12 people on community-based orders
- 14 people from culturally and linguistically diverse backgrounds
- 38 Aboriginal people
- 4 people with a disability.

Beon developed partnerships with local organisations to develop and deliver the local employment and training program. They worked with Jobactives (Jobs Australia employment services program) to identify candidates for its employment and training program, as well as involving the local Mallee District Aboriginal Service (MDAS), the Mildura City Council's employment program, the Victorian Department of Justice and Jobs Victoria Employment Network

Beon and partners needed to be flexible to meet the needs of these groups. For example, Beon provided transport to and from the site, given that many long-term unemployed people did not have access to a vehicle or a current driving licence. A week-long training program was run by labour hire company, Chandler Macleod, for the long-term unemployed as part of a final-stage selection process, and to ensure that the candidates were job ready.

In addition to this employment program, Beon also partnered with Mildura's SuniTAFE and the local Group Training Organisation, SMGT, on a training program for 25 new electrical apprenticeships. Of these 25 apprentices, nine were Aboriginal, including one Aboriginal woman. Beon also worked with SuniTAFE to offer a number of positions in the Certificate II in Electrotechnology (Career Start) course.

SuniTAFE were able to vary the course so that instead of pure course content, Beon was able to provide hands-on work experience with training for two weeks prior to starting on site, then during construction they undertook one week of training per month, finishing with two weeks training post-construction. This effectively fast tracked their traineeships. Beon paid for the training courses and for the trainees' time to participate. Many of the workers subsequently going on to work at the nearby Yatpool Solar Farm, also being built by Beon,

Beon found that the key to a successful employment and training program was to:

- start the process early;
- partner with local organisations who specialise in employment and training;
- be prepared to be flexible, supportive, and adaptive in order to deal with a large proportion of your workforce who may face challenges; and,
- have all levels of management on board.

5

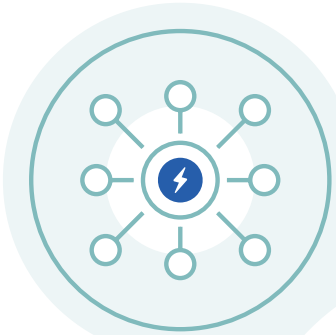
Roles for Government, Community and Local Businesses

5.1 Government's Role

In addition to informing project development activities, this Guideline provides a blueprint for engagement principles and methodology required by Government itself when developing, communicating, and implementing renewable energy policy particularly in Renewable Energy Zone communities. The Tasmanian Government will provide:

- Assistance through information and education on the context and imperatives for renewable energy generally, and the expectations for developers.
- Coordination with stakeholders to assist in reducing negative impacts that communities might experience from multiple projects (eg engagement fatigue, housing constraints) and increase positive outcomes (eg coordinating multiple projects in a region and leveraging government agencies to deliver larger community legacy projects).
- Awareness building in the community about the types of benefit sharing opportunities that are possible and how to negotiate strong outcomes for their community.
- Assistance to facilitate coordinated visioning and community needs assessments (ie doing the community development work ahead of time). This could enable developers and communities to make more strategic decisions about how to direct benefit sharing funds for maximum and lasting impact.
- Support for the widest possible participation of Tasmanian businesses in the growing renewable energy industry.
- Support to increase skills and education programs through the Energising Tasmania program.

Any policy mechanisms being considered to establish Renewable Energy Zones and support the TRET can also align to this Guideline. For example, principles and/or targets for local procurement could be included in any merit-based assessment criteria developed as part of a Renewable Energy Zone access scheme.



5.2 Community and Local Business Roles

With increasing interest in the development of renewable development in Tasmania a growing number of landholders, neighbours, communities and businesses are involved in renewable development. This may be awareness through the media, websites or through the opportunities for engagement, benefit sharing and local procurement by developers on individual projects or as part of policy development or strategic planning for future growth.

The Guide is structured in a way which references the different aspects and stages of development, including the checklist of questions to consider. Use it as a tool to discuss with project developers approaches you want to see used and opportunities to effectively participate in the engagement throughout that process.

Community input into the process is essential for the project to integrate effectively. As developers seek to engagement early in a project's lifecycle there will be many questions still unanswered, but this creates scope to input into the project design process. Use this Guideline to understand what outcomes a developer is seeking to deliver and to guide conversations on what is important and what might work best in your community.

Communities have the networks to bring groups together to collectively discuss what is important, causes of social challenges and propose options for projects that would deliver local value. This is particularly relevant to development of benefit sharing and its effective implementation. At the earliest opportunity use this guide to start a conversation with project developers on how a benefit sharing strategy can be developed and governed collaboratively to deliver social value locally.

Government agencies and service providers and developers will be seeking input from the community to identify individuals and businesses interested in gaining employment or tendering for contracts on renewable energy developments. Early conversations about business requirements are important so that there is enough time to consider any barriers to realising the benefits. The types of issues for consideration include transferable skills, need to update safety or site access accreditation, or understanding of the procurement approach including tendering procedures.

Some small and medium businesses may consider collaborating with other local or State-wide businesses to enable them to tender at a larger or more diversified scale than previously done before. This will take time to establish relationships and understand the work opportunities.

Local people can also contact Skills Tasmania to discuss a training plan that suits their specific needs and interests that will enable them to be job ready for employment opportunities in the renewable energy industry. There may also be opportunities through local governments and chambers of commerce to participate in business networks as part of the identification of potential of an area as well as promote and encourage participation in wider engagement opportunities that arise.

6

Commitment to engagement with Aboriginal people on renewable energy developments

"And whereas the Parliament, on behalf of all the people of Tasmania, acknowledges the Aboriginal people as Tasmania's First People and the traditional and original owners of Tasmanian lands and waters; recognises the enduring spiritual, social, cultural and economic importance of traditional lands and waters to Tasmanian Aboriginal people; and recognises the unique and lasting contributions that Tasmanian Aboriginal people have made and continue to make to Tasmania."
(Preamble of the Tasmanian Constitution)

It is essential to acknowledge in all engagement that all land and water in Tasmania comes under traditional custodianship of Aboriginal people and that this connection to country is ongoing. As such, Aboriginal people are key stakeholders regardless of the type of land tenure currently recognised under Tasmanian law.

European colonisation had a devastating impact upon Tasmanian Aboriginal people and Country and continues to do so today. A long-term commitment to Aboriginal engagement develops a shared approach to restore and redress harms to Country and bring healing to Country and community.

Developers can take meaningful action to advance reconciliation by considering how their project, organisation, and investments can make an impact and develop commitments. Engaging early with Aboriginal stakeholders will enable developers to be aware of any cultural sensitivities and to create inclusive and respectful community engagement, benefit sharing and local procurement strategies that cater to the specific context and needs of Aboriginal people.

The Closing the Gap National Agreement recognises that Aboriginal people are best placed to determine and deliver services to meet their needs and cultural requirements. In Tasmania, the Closing the Gap principles are:

- Inclusiveness, ensuring all perspectives are heard, respected and acknowledged appropriately as decisions are made.
- Genuine shared decision making, including transparent negotiation and transparent data sharing.
- The views, needs, interests and aspirations of Tasmanian Aboriginal people is central in all decision-making.

To ensure First Nations people in Australia shape and drive the clean energy transformation the National Energy Transformation Partnership is co-designing a First Nations Clean Energy Strategy.

For effective participation, however, it is recognised that greater resourcing and capacity-building is needed. The Tasmanian Government will therefore work with Aboriginal people, Aboriginal community-controlled organisations, and service providers pursuant to these commitments to develop supporting strategies to further Aboriginal engagement equity and positive outcomes from the Tasmanian renewable powerhouse initiatives.

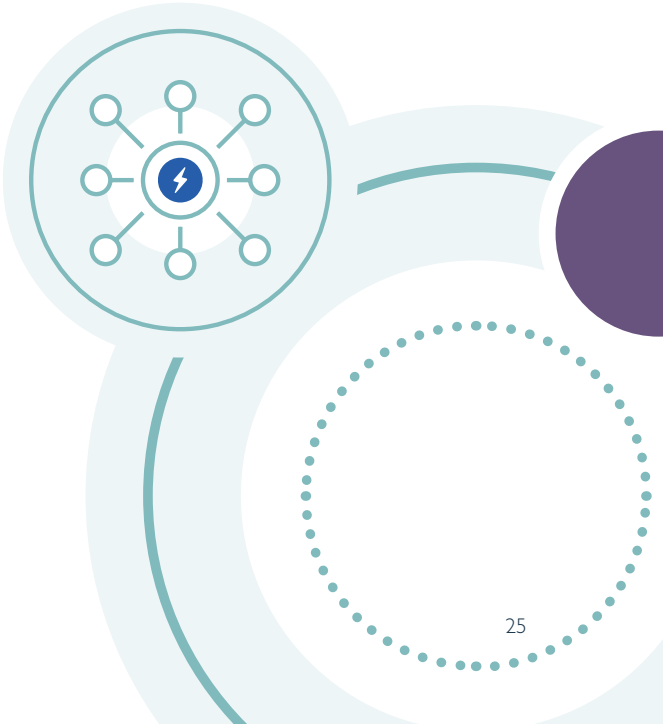
7

On-going evaluation and practice improvement

For all the practices outlined in this Guideline, it is recommended that an evaluation and practice improvement process is adopted as part of the approach.

Practice improvement processes offer the ability to reflect on and understand the effectiveness of plans, strategies, and actions. It should be an internal process, as well as an external one involving the community. Evaluation is essential for providing guidance for improving and refining practices so that they are tailored to and appropriate for the local context.

Useful methods for including community and other stakeholders in evaluation include: online and hard copy surveys, interviews and focus groups. Things will need to change over time, as local needs change. Adjusting where needed, based on the feedback received, will help to build trust in the community. Once improvements have been made be sure to report back to the community to explain changes made and why.



8

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9

Appendix 1

Understand the value of social licence

Social licence to operate ('social licence') is a level of "ongoing acceptance or approval for a development granted by the local community [and] other stakeholders"[4]. It is based on the relationship created between the developer, the project, and the local community over time. Social licence is "rooted in the beliefs, perceptions and opinions held by the local population and other stakeholders about the project".[5] As such, it is dynamic and subject to change as people's beliefs, perceptions and opinions shift as a result of changes in developer practice or staff, key events and local context. Because of this, social licence needs to be earned, actively maintained, and continually evaluated.

When a project is first initiated, it will have no social licence, as the project is as yet unknown in the community. As a developer establishes local relationships and trust, and demonstrates honest and authentic engagement and communications, people's acceptance for a project grows. If people feel a developer is not being honest, respectful or fair, social licence can slip or be withdrawn. If people feel the changes or negative impacts the project might bring outweigh the positives, social licence can dissolve.

In this case, there are serious social and political risks to a project that can manifest in negative media or community protest. However, if the community has genuine ways to be involved in the project (which need not be in an ownership or shareholder forms), they feel heard, respected, and can see the benefits, then the social licence can reach levels of active support. In this case, the community can become champions of the project and the project's socio-political risks become very low.

Social licence needs to be earned, actively maintained, and continually evaluated. Seeking a social licence requires careful attention to all the contact points a project has with the community as no community is homogenous, there will always be a range of views.

Social licence requires having at least a broad level of acceptance in the community, and ideally it will have a broad level of active support. The spectrum of social licence is shown in Figure 1. In the withdrawn or withheld position, there is no social licence.

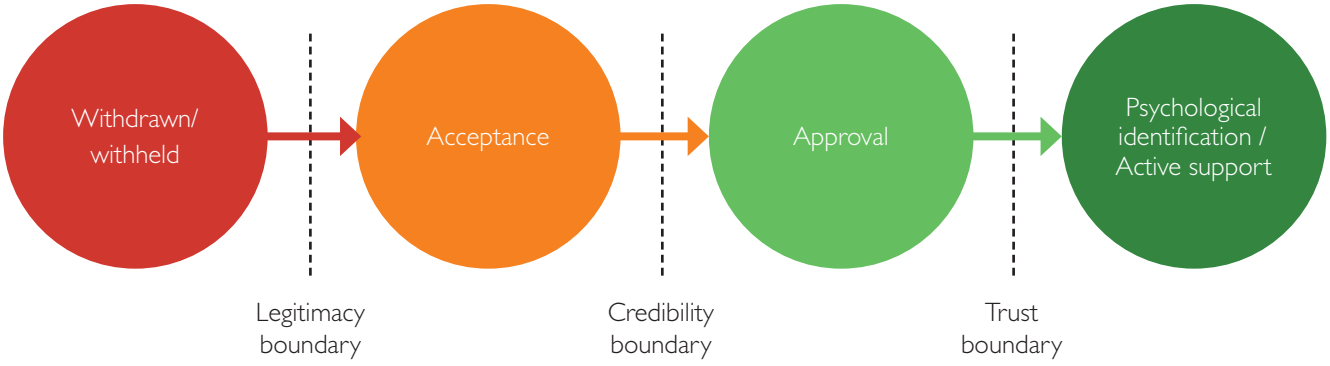

Figure 1: The spectrum of social licence to operate, from none on the left to very strong on the right (adapted from Thomson & Boutilier, 2020).

4 Hall et. al. (2012). *Summary: Exploring community acceptance of rural wind farms in Australia*, CSIRO.

5 Thomson & Boutilier (2020). *Social Licence*. www.socialicense.com.

9 APPENDIX I

Trends at the industry level

Social licence has become an important way of understanding the legitimacy of renewable energy developments in Australia. It is now common to understand and value social licence as an essential ingredient in delivering better projects. Projects with social licence have less challenges and easier development pathways (for developers) and create better social outcomes, such as less conflict within community, more support, and greater benefits (for communities).

Overall social licence supports the transition to renewable energy to happen more quickly and smoothly. Individual projects that get it right contribute to the social licence of the whole industry.

Over the past 10 years, many large-scale wind farms have improved practices of community engagement, benefit sharing and local procurement by going beyond minimum compliance levels and previous industry norms, resulting in greater understanding of the conditions that will lead to social licence. Similarly, large hydropower projects have a long history of learning on this topic. This Guideline (and accompanying Technical Supplements) presents a summary of these better practices.

Community-owned wind farms, such as Hepburn Wind and Denmark Community Wind demonstrate what active involvement and ownership can look like and how it can result in strong and active support of wind farms.

As large-scale solar farms are now becoming more commonplace, the learning from the large-scale wind industry is being applied to solar farms. As the use of renewable energy increases, there is a need to build new electricity transmission lines to areas with good renewable energy resources. This means building new transmission lines in a very different era to when a majority of transmission lines were previously built. The community's expectations for how to do this well have changed, and transmission companies are now also needing to modernise their approaches to community engagement, benefit sharing and local procurement and adapt them to maintain social licence. As new industries emerge, such as hydrogen production, there is also a learning process to understand what practices are important to achieve and maintain social licence.

This Guideline consolidates learning from large-scale wind and hydro development to newer sectors of renewable energy development and allied transmission development.

9 APPENDIX I

Influence of corporate governance and internal culture

Corporate governance within renewable energy development companies has a strong influence on how social licence to operate is developed.

Companies are increasingly valuing social licence for its ability to deliver better projects with fewer delays, lower costs, less challenges, and higher chances of success. Where this exists, developers have found ways to integrate social licence considerations into corporate governance, company structure and project development practice. When social licence to operate is understood and valued at senior levels of a company, then there is more commitment of resources (staff time and project budget) to practices known to enhance social licence.

Examples of this include:

- instilling commitment to social licence within company policies;
- the inclusion of social impact assessments in the site identification, selection and project feasibility processes;
- allocating budget for community engagement and benefit sharing upfront for every project;
- having dedicated, specialist inhouse staff to inform community engagement, and also integrating community engagement into project development teams; and
- training all project development staff in essential social licence, community engagement, benefit sharing and local procurement considerations.

For more information on social licence see:

- Thomson, I. & Boutilier, R. (2020). *Social Licence*. www.socialicense.com.
- Hall, N., Ashworth, P. & Shaw, H. (2012) Summary: Exploring community acceptance of rural wind farms in Australia, CSIRO. For further reading, find the full report here.
- Hicks, J., Lane, T., Wood, E. & Hall, N. (2018) Enhancing Social Outcomes From Wind Development, Clean Energy Council.
- Healy, K. (2021) Building Trust for Transmission Earning the social licence needed to plug in Australia's Renewable Energy Zones, RE-Alliance.