

NORTHERN TASMANIA



REGIONAL LAND USE STRATEGY



Declaration of the Regional Land Use Strategy of Northern Tasmania 23 June 2021

I, Roger Charles Jaensch, Minister for Planning, declare this Regional Land Use Strategy in accordance with section 5A of the *Land Use Planning and Approvals Act 1993*.



.....
Hon Roger Jaensch, MHA

23 June 2021

.....
Date

This Northern Tasmania Regional Land Use Strategy, is to come into operation on **23 June 2021** as notified in the Gazette.

Local Provisions Schedules Implementation Statement

- A1 The *Land Use Planning and Approvals Act 1993* (the Act) sets out how the Strategy is to be implemented through planning schemes, which includes the following:
- amendments made to planning schemes approved under section 29 of the former provisions of the Act;
 - amendments made to interim planning schemes declared or made under the former provisions of the Act;
 - Local Provisions Schedules prepared under Part 3A of the Act, and
 - amendments to approved Local Provisions Schedules made under Part 3B of the Act.
- A2 The provisions contained in sections D and E2.4 of this Strategy do not apply to draft Local Provisions Schedules prepared and submitted to the Tasmanian Planning Commission under Part 3A of the Act prior to this amended Strategy taking effect. These provisions are substituted by the provisions contained in the Local Provisions Schedule Preparation Addendum in Part G of this Strategy.
- A3 The provisions contained in the Local Provisions Schedule Preparation Addendum in Part G of this Strategy do not apply to:
- amendments made to planning schemes approved under section 29 of the former provisions of the Act;
 - amendments made to interim planning schemes declared or made under the former provisions of the Act;
 - Local Provisions Schedules prepared under Part 3A of the Act and submitted to the Tasmanian Planning Commission after this amended Strategy has taken effect, and
 - amendments to approved Local Provisions Schedules made under Part 3B of the Act
- A4 Clauses A2 and A3 do not preclude the inclusion in a draft Local Provisions Schedule, or a Local Provisions Schedule approved under Part 3A of the Act, of provisions relating to:
- an amendment made to planning schemes approved under section 29 of the former provisions of the Act; or
 - an amendment made to an interim planning scheme declared or made under the former provisions of the Act.

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A INTRODUCTION

A.1 PURPOSE AND SCOPE

The Regional Land Use Strategy (RLUS) is the statutory regional plan for Northern Tasmania. It applies to all land in the northern region of Tasmania.

It sets out the strategy and policy basis to facilitate and manage change, growth, and development to 2032.

Across the Northern Region the RLUS will guide land use, development and infrastructure decisions made by State and local government, and by key infrastructure providers.

The RLUS is a living document. As the strategy is implemented and results monitored, this document will be updated to reflect new and revised State, regional and municipal land use, policies, projects and initiatives.

The Minister for Planning declared the first edition of the *Regional Land Use Strategy of Northern Tasmania* in October 2011 and a revised edition was declared in January 2016 and in June 2018. This is the fifth edition of the RLUS.

A.2 STATE, REGIONAL AND MUNICIPAL RELATIONSHIP

All municipal planning schemes and policy decision making within the region are expected to advance and implement the RLUS, its Vision, directions and objectives. Planning must also be consistent with State, regional and municipal policies, projects and initiatives in infrastructure, transport, economic, social, environmental and cultural planning issues.

State Planning will use this RLUS to guide decision making on projects impacting on the region.

The RLUS contains 7 parts:

A The purpose and scope of the RLUS

B Regional profile and overview

C Regional Strategic Planning Framework

Sets out the Vision for the region and four key strategic goals: Economic Development, Liveability, Sustainability and Governance. Under each goal are strategic directions to advance our goals and Vision, and to underpin particular policy objectives.

D Regional Planning Land Use Categories

Defines three key land use categories to direct the allocation of all land in the region as Urban Growth Areas, Rural Areas or Natural Environment Areas. These categories will guide appropriate zoning in municipal planning schemes (*Planning Directive No. 1 – The Format and Structure of Planning Schemes*).

E Regional Planning Policies

Gives strategic objectives, particular regional outcomes (settlement patterns, activity centre development, infrastructure planning, economic development, social and community infrastructure and the environment) and key planning principles and actions. These will guide State and local planning policy decision making.

F Implementation and monitoring measures

G Local Provisions Schedule Preparation Addendum

Defines provisions of the former strategy that are to apply to the assessment of draft Local Provisions Schedules. This part does not apply to amendments to planning schemes.

A.3 PLANNING CONTEXT

Regional planning has a wider context, linked to ongoing and future Australian Government funding and investment. The Federal Government's *Smart Cities 2016* and the State Government's *Regional Planning Initiative*, with its ongoing reforms to planning systems, zoning and assessment processes, provide the strategic context for the RLUS.

A.3.1 Smart Cities 2016

The Government released the draft national urban policy, *Smart Cities Plan*, in April 2016 to inform planning and investment of the country's largest cities, including its smaller regional cities.

The *Smart Cities Plan* builds on the Government's previous national urban policy, *Our Cities, Our Future - A National Urban Policy for a Productive, Sustainable and Liveable Future, 2011*, and sets out the Government's vision for Australian cities, as well as a plan for maximising potential focused on the three pillars of Smart Investment, Smart Policy and Smart Technology to:

- Respond to population dynamics;
- Promote a territorial approach, including urban-rural linkages;
- Address urban systems;
- Prepare for infrastructure and services in cities;
- Promote urban land-use efficiency;
- Enhance environmental sustainability and resilience to climate change;
- Develop effective urban governance systems;
- Support partnership and co-operation between stakeholders;
- Safeguard inclusiveness and participation in the process and outcomes; and
- Ensure robust and comparable urban scale data.

A.3.2 Regional Planning Initiative

Since 2008 the State government has worked in partnership with local governments to advance regional strategic planning as the foundation for new planning schemes.

The Regional Planning Initiative calls for the strengthening of state-wide strategic planning through evidence-based, regional land use

A INTRODUCTION

strategies (consistent with State strategies) in each of the State's three regions.

A.3.3 Tasmania Planning Reform

Amendments to the *Land Use Planning and Approval Act 1993* (the Act) since 2014 have provided for a streamlined planning system including a single planning scheme for Tasmania.

Legislation for the Tasmanian Planning Scheme, comprising the State Planning Provisions and Local Provisions Schedules, was notified in the Gazette on 17 December 2015.

The State Government recognises the important role of regional land use strategies (RLUS) in guiding planning. In the context

of the Tasmanian Planning Scheme, planning authorities are required to prepare draft Local Provisions Schedules that are consistent with the Regional Land Use Strategy.

The preparation of draft Local Provisions Schedules by the planning authorities for each of Northern Tasmania's eight municipal areas will reflect the State Planning Provisions and the planning framework expressed in this RLUS.

A.3.4 Greater Launceston Plan

The Greater Launceston Plan (GLP) has been prepared by the City of Launceston in conjunction with West Tamar, George Town, Meander Valley and Northern Midlands councils and the State and Federal governments.

The GLP is concerned with the Greater Launceston Area, including a significant portion of the Northern Region as well as its Principal Activity Centre.

The GLP provides a 20-year vision for sustainable prosperity, supported by a *Regional Framework Plan*, which is consistent with the RLUS in seeking to provide for the effective provision of land; a structured and consolidated urban area; a central city focus with well-serviced suburbs; and an emphasis on accessibility, regional connectivity, open space and employment.

A.3.5 Regional Governance

A collaborative coordinated governance approach between, and within, State and local government is being advanced. Advantages to this approach include:

- Early audit of proposed major developments;
- Assessment of projects of regional significance;
- Regional input into projects of State significance;
- Assessment of interim planning schemes;
- Review of the regional components of planning schemes;
- Building of regional and local planning capacity;
- Appropriate regional engagement on planning matters; and
- State/regional co-ordination of strategic and land use policy and implementation.

It is expected that this will achieve:

- Increased local and regional control of significant development issues;
- Increased certainty for developers and early identification of development opportunities and risks;
- Streamlined and consistent planning processes, including increased regional planning capacity and resource sharing;
- Reduced costs for developers and Councils;
- Earlier detailed engagement with key stakeholders and local communities about major planning issues;
- Improved co-ordination between the State and local councils in the planning and delivery of infrastructure and other state policies;
- Simplified mechanisms for resolving contentious planning issues;
- Increased independence from the political process; and
- Consolidation of regional planning knowledge and information.

These matters of governance and broader planning issues will inform and enhance the further development of the RLUS.

Map A1 Northern Tasmania - Municipal Boundaries



B REGIONAL PROFILE

B.1 REGIONAL OVERVIEW

The regional strategy must be responsive to identified changes, challenges and strengths that will influence Northern Tasmania over the next 20 years.

Northern Tasmania comprises approximately one third of Tasmania's land mass and in 2016 had an estimated population of around 143,900. It is Tasmania's second largest region, with approximately 28% of the State's population and one third of its economy (domestic product).

The region aligns with the municipal areas of the eight Northern Tasmanian Councils: Break O'Day, Dorset, Flinders Island, George Town, Launceston City, West Tamar, Meander Valley and Northern Midlands.

Launceston City and its greater urban area accommodate the largest urban population outside Hobart and its greater area. The Greater Launceston Area is among Australia's largest urban areas and is a focus for Federal Government infrastructure investment and planning. By many measures, the future of the region looks positive.

The population is growing at moderate rates, agriculture is strong and there are significant industries to sustain it.

Northern Tasmania has emerged as a business hub and the centre for a growing regional population based on its economic, competitive and natural advantages. These include:

- An abundance of natural resources including a mild temperate climate, reliable rainfall, clean air, rich fertile soils and an unspoilt natural environment;
- Ideal growing conditions for pasture and cropping that support adaptive, flexible agriculture and dynamic viticulture;
- A wide and diverse industry base with competitive business costs, attractive to international and national companies;
- A skilled and stable workforce attracted by diverse job opportunities and extensive cultural and recreational activities; and

A state-wide transport and distribution hub noting that Launceston is less than three hours' drive to all parts of Tasmania

Key business sectors include:



Northern Tasmania competes to attract people and build its workforce in the face of global competition. Northern Tasmania should not rely on comparative advantage alone, but develop planning and policy platforms to build regional advantage.

Regional Settlement

Household size in Northern Tasmania is declining with smaller families and more single person households. The population is ageing, with the greater proportion of the elderly being single or widowed. This matches trends in Tasmania and has implications for regional housing supply and demand for diversity in dwelling types. Density of residential settlement patterns, particularly within more built up settlement, is low, with fewer than 10 dwellings per hectare. Part of this settlement has moved outward into the non-urban landscape areas of the region. It has the potential to become unsustainable with adverse environmental impacts, poor infrastructure capacity and supply, and a disproportionate demand upon social and community infrastructure.

Economy

The region's sources of natural and competitive advantage underpin its economic prosperity. Northern Tasmania's distinct economic attributes are observed in the combination of the following.

Unique Natural Environment The region is recognised as having high environmental values and low levels of pollution that promote an association with 'purity' and 'quality' for many specialised manufacturing (food), agricultural and service industries (tourism).

Available Resources The region's resources, including education, transport, energy, agricultural land and natural beauty, provide a significant platform for future innovation. Potential for increased productivity through process driven innovation and the development of new products is a significant focus for both government and private sectors.

A Pleasant Climate With planning and policy to address the impacts of climate change, the region offers an attractive destination from harsher climates, and significant opportunities for industry and agricultural land uses that depend on reliable water and/or stable weather patterns.

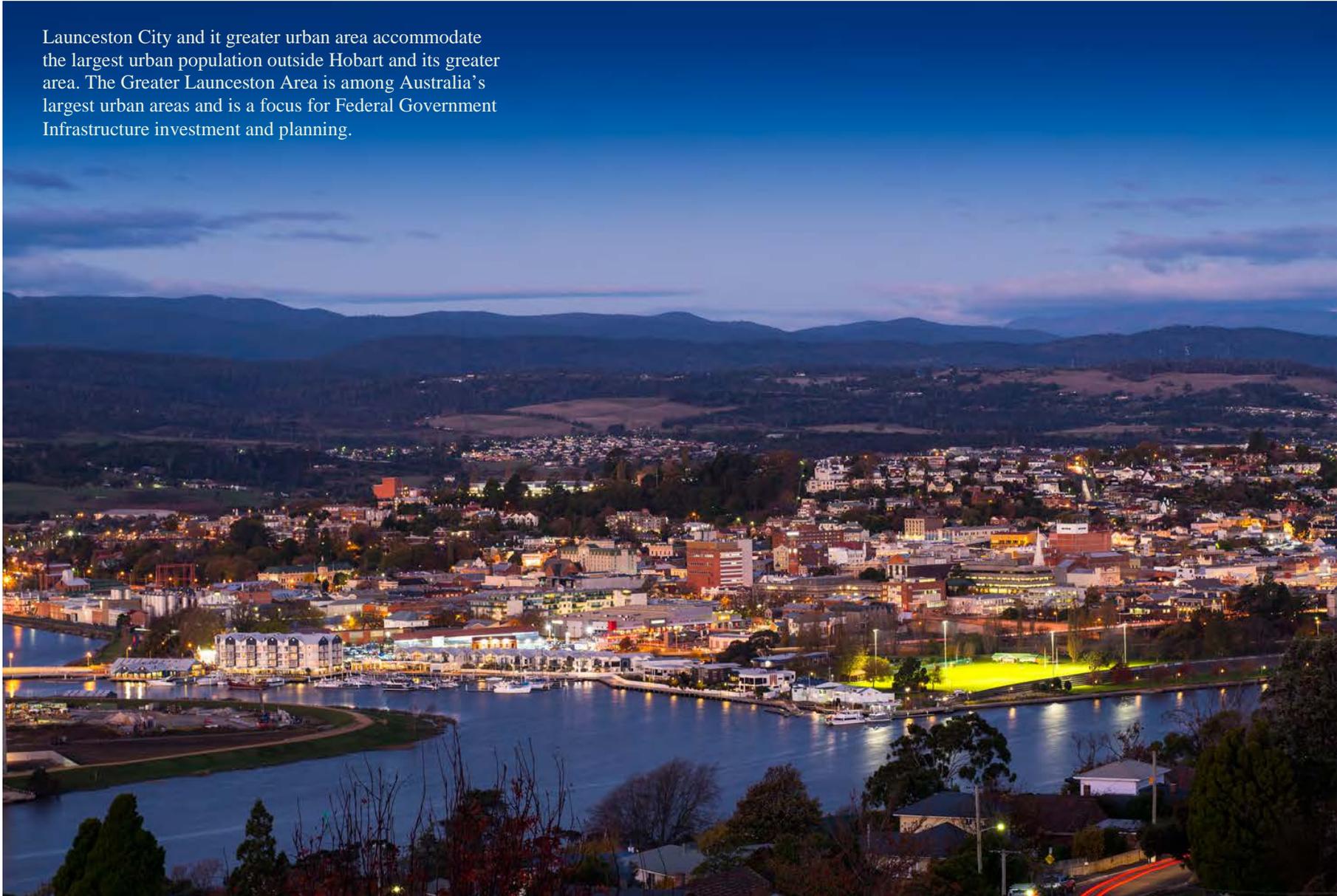
High Levels of Liveability Northern Tasmania has many 'quality of life' advantages that make it an attractive location for people and businesses. The region continues to attract residents from mainland Australia seeking the particular lifestyle attributes and the major support facilities and services in education, health, sport, recreation and culture that the region offers.

Environment

Northern Tasmania's landscape beauty, biodiversity and natural resources are recognised internationally. Its natural environment and natural resources generate much of the region's wealth. Industries that rely directly on the natural environment are significant in the Northern Tasmanian economy. Many are small businesses serviced by local suppliers and have scope for expansion and innovation.

B REGIONAL PROFILE

Launceston City and its greater urban area accommodate the largest urban population outside Hobart and its greater area. The Greater Launceston Area is among Australia's largest urban areas and is a focus for Federal Government Infrastructure investment and planning.



Launceston Central Business District: Tourism Tasmania & Rob Burnett

B REGIONAL PROFILE

B.2 Regional Opportunities

Regional Changes

Northern Tasmania has experienced significant changes over the last two decades.

- The population has aged and grown steadily.
- The basis of the regional economy has shifted, with greater emphasis observed on the tertiary and service sector (business, financial services, retail, education, health, tourism), and small and medium sized enterprises for employment.
- The region has a role as the freight and passenger/tourist gateway for Tasmania, via the port and airport.
- Focus has shifted towards development of the airport, its business park, and transport connections to the airport and the port, rather than major upgrades to transport networks in other parts of the region.
- Launceston's role as a regional service centre for education, health, finance and business attributes has grown.
- Tourism's focus on destination tourism has increased, particularly on the East Coast.

Regional Opportunities

The following attributes support opportunities:

- Sustained regional population growth, including net growth from interstate migration;
- Diverse landscapes, coastal areas and tourist product;
- Major banking and financial services;
- Major tourist destinations and state gateways;
- Major hub for freight movements;
- Major hospital facilities;
- Major university campus;
- Modern and large capacity domestic airport; and
- Large capacity deep water port.

The following offer key regional opportunities:

- Northern Tasmania's location is the state's obvious gateway for visitors from mainland Australia and internationally;
- Northern Tasmania is the best-connected region in the state by air and sea to mainland Australia, and is best positioned to service the growing movement of freight between Tasmania and mainland Australia and internationally;
- The accessibility of the deep water port, airport, highway and rail connections to Tasmania can support industrial investment, warehousing, storage and service businesses;
- The development potential of agricultural products, renewable energy resources and tourism are yet to be fully realised;
- The region continues to attract residents from mainland Australia seeking lifestyle attributes alongside major facilities and services;
- Global communications and advances in information technology that are transforming business and social environments can reduce the impacts of distance and build the region's role and contribution to international trade in products, services and ideas;
- Agriculture offers existing opportunities for investment, based on new irrigation schemes, and for niche and high value specialist products; and
- Renewable energy options include substantial wind energy generation opportunities in the northeast and Furneaux Group as well as tidal and wave energy.



Woolmers Estate: Tourism Tasmania & Heath Holden



Harvest Launceston Farmers' Market: Tourism Tasmania & Rob Burnett

B REGIONAL PROFILE

B.3 Regional Challenges

The key challenges facing Northern Tasmania are not unique and can be observed more broadly across regional Australia.

In a global economy, regional markets distanced from global trade can be inadvertently marginalised. Tasmania's distance from mainland Australia creates a disconnect from the major hubs of its population and economic activity and its relatively small population contributes to comparatively small local domestic markets. This issue is particularly acute for the Furneaux Group of Islands.

Recent changes in the region and anticipated changes and demands indicate strategic challenges ahead.

Isolation

Tasmania is an island state and is likely to be further marginalised in a globalised economy dominated by trade, connections and networks that favour Asia and the northern hemisphere.

Maximising Regional Location and Position

It is critical that Northern Tasmania find ways to capitalise on its proximity to and infrastructure capacity to link with the mainland's south east population, manufacturing and tertiary sectors.

Ageing Population and Decreasing Workforce

The region's population and workforce will age and the proportion of the population working will decline. Competition for skilled workers will increase. Regional workforce and skills deficits will become increasingly evident.

Workforce, Labour Supply and Skills Shortages

Without intervention Northern Tasmania will struggle to meet demands for a skilled workforce across key professions and occupations. Currently local and regional training and education are not closely linked to identified future labour force needs. There is a need to lift the regional profile and significance of education, higher education and skills training. Education and training investment has potential to help drive the economy. Traditional industries may offer fewer new jobs in the long term. Future jobs will need a better skilled and trained workforce. However, a better educated/skilled workforce may be attracted to jobs outside the region.

Economic Diversification and Services

Renewable Energy Renewable energy options are significant. Harnessing this energy potential is a significant regional challenge.

Aged Health Care Housing and Services An ageing population leads to a growing dependency ratio, increased service industries and alternate housing types and sizes. Current hospital and aged care facilities have insufficient capacity to meet growing demand, generating a critical need to retain this population in their homes for longer. Providing direct services to aged persons in remote locations, rural towns and communities will be increasingly difficult. Investment and upgrading of medical and health facilities will be critical to retaining and attracting population in the region.

Tourism Growth and investment in tourism and recreation is currently focused in and around Launceston and in a limited number of other locations dispersed across the region. The challenge will be to expand this and capitalize on the excellent tourism potential of other, more remote locations. The region's role as the tourist gateway to Tasmania, via the airport and regional transport network will need continual reinforcement.



Velo Wines: Kelly Slater

C REGIONAL STRATEGIC PLANNING FRAMEWORK

C.1 THE REGION'S VISION

The Vision for Northern Tasmania is to create a region within which:

- All communities enjoy a positive, affordable and competitive future;
- Councils and communities work cooperatively;
- Sustainable economic prosperity flourishes;
- Valued environmental features and assets are promoted; and
- Quality of life is enhanced and people are moved to live, invest and visit Northern Tasmania.

C.2 STRUCTURE

The four key goals of the Framework are based on *Economic Development, Liveability, Sustainability* and strong *Governance*. These goals underpin the Vision and are complemented by an integrated set of strategic planning directions and strategies. The goals and strategic directions provide the broad policy framework to guide planning for the region. The goals lead to the Regional Planning Policies in Part E which will guide local policy development and implementation.

C.3 PRINCIPAL UNDERSTANDINGS

The regional Vision, goals, strategic directions and planning objectives are derived from the principal understandings that:

- Productivity growth will be the key driver of economic growth and prosperity in Northern Tasmania in the long term;
- The success of economic development strategies will be a product of competitiveness and innovation that mutually advance opportunity and development of urban and rural areas;
- Economic competitiveness will depend on the region's ability to attract and retain a population and workforce with valuable knowledge and entrepreneurial skills;
- Regionally sustainable growth will need better management of resources consumption and waste production to reduce impacts on the environment;
- Promoting and protecting the Region's unique natural environment and resources will be key to sustainable development and future liveability;
- Liveable communities, offering a high quality of life and that support health and wellbeing will help to attract investment, support a skilled workforce, and strengthen social inclusion and community wellbeing;
- Aligning regional planning land use policy and investment decisions will build liveability;
- State and local governments have primary responsibility to plan for urban growth and change; and
- Greater public understanding and participation in the planning process will contribute to regionally integrated land use planning, economic development and provision of infrastructure.



Great Western Tiers, Canola Fields: Meander Valley Council

C.4 GOALS AND STRATEGIC DIRECTIONS

C.4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction G1.1

Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage.

This will be achieved by the following strategies -

- a) Facilitate innovation and capitalise on the co-location of industry in strengthened 'clusters' of economic and employment activity.
- b) Add value, diversify the economy and generate jobs.
- c) Develop the preconditions for business competitiveness through merits-based planning and development assessment processes that:
 - Flexibly consider the location of economic development having regard for the changing economic environment; and
 - Focus on community-specific outcomes and environmental impacts, rather than a standards-based approach.
- d) Facilitate the needs of small business, including working from home and other flexible/non-traditional locations.
- e) Support high value adding and downstream activities to natural resources including small scale manufacturing and processing enterprises.

Strategic Direction G1.2

Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.

This will be achieved by the following strategies -

- a) Coordinate provision of transport, energy, communications and other infrastructure services with appropriately zoned and located land for development.
- b) Coordinate transport planning and land use planning by:
 - Safeguarding planned network improvements;
 - Identifying key transport networks and future networks; and
 - Understanding transport growth predictions.
- c) Encourage sustainable modes of transport by:
 - Protecting the rail and road network from encroachment by Sensitive uses;
 - Ensuring traffic impacts and car parking are adequately considered; and
 - Encouraging cycling, walking and public transport use.
- d) Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure.
- e) Maximise provision of communications technology including the broadband network to commerce and industry, and create opportunities for new development.



Bread + Butter: Kelly Slater



C.4.1 Goal 1: Economic Development (continued)

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction G1.3

Develop a thorough understanding of key industry needs, including future demand and location requirements.

This will be achieved by the following strategies -

- a) Support agricultural and related primary industries by:
 - Recognising the complex jurisdictions and the role of Natural Resource Management (NRM) organisations;
 - Applying the State Policy on the *Protection of Agricultural Land Policy (2009)* consistently across the region;
 - Supporting the forest practices system and ongoing structural reforms;
 - Promoting appropriate aquaculture development;
 - Identifying and mapping key mineral assets, protecting key resources; and
 - Supporting appropriate mining and mineral development, and protecting that resource from encroachment by sensitive land uses.
- b) Support tourism, culture and arts by:
 - Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character; and
 - Providing for development of tourism products including accommodation.
- c) Support retail and commercial development by:
 - Developing a *Regional Activity Centres Hierarchy*.
- d) Support industrial development, including freight distribution and logistics by:

- Identifying the growth and infrastructure needs of the key transport hubs of Bell Bay and the Launceston Airport precinct; and
 - Identifying key intra-regional freight links to outside the region (south and north-west).
- e) Provide a sufficient supply of appropriately zoned and serviced land ready for development in strategic locations to advance employment and a variety of industrial and commercial land uses.
 - f) Identify a hierarchy of key employment sites, including:
 - Regionally significant precincts;
 - Strategic employers (including universities, hospitals and government research facilities);
 - Business enterprise parks; and
 - Local industry and services employment nodes.



Bridestowe Lavender Estate: Luke Tscharke



Deloraine Farm: Tourism Australia & Graham Freeman

C.4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.1

Identify Urban Growth Areas to advance a sustainable urban settlement pattern.

This will be achieved by the following strategies -

- Identify *Urban Growth Areas* consistent with the Greater Launceston Plan to guide the development of urban settlements.
- Establish a *Regional Settlement Hierarchy* based on the most appropriate locations for future population growth and urban centres.
- Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision.

Strategic Direction G2.2

Plan for socio-demographic changes

This will be achieved by the following strategies -

- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15 – 29, to provide for a sustainable future workforce.
- Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.

Strategic Direction G2.3

Promote local character values.

This will be achieved by the following strategies -

- Promote the important role of local character on the economy and the sense of place.
- Preserve and protect significant cultural heritage, in particular places significant to the Aboriginal community.
- Promote local identification and protection of unique character.

Strategic Direction G2.4

Enhance social inclusion.

This will be achieved by the following strategies -

- Improve accessibility through improved walking and cycling networks, and integrated public transport.
- Promote accessibility of services for new dwellings and in response to issues of affordability.
- Provide for a mix of integrated and complementary land uses.



M&B Bar: Kelly Slater



Launceston Seaport: Tourism Tasmania & Rob Burnett

C.4.3 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

This will be achieved by the following strategies -

- a) Protect sensitive landforms and ecosystems, including coastal landforms and karst (limestone area shaped by erosion).
- b) Manage the relationship between development and impacts of natural hazards (for example salinity, land instability, acid sulfate soils, bushfire and flood potential, contamination).
- c) Promote regionally significant open space and outdoor recreational opportunities.
- d) Enable opportunities for renewable energy production including wind, geothermal, tidal, and wave energy.
- e) Protect the future capacity of the natural resource base including productive soils, minerals, hard rock and significant forest assets.
- f) Protect and enhance water quality including significant wetlands and waterways.
- g) Protect and manage available agricultural land for sustainable productive use and values.
- h) Preserve and protect areas of natural environmental significance, particularly:
 - Areas of biodiversity and important flora and fauna communities and threatened species;
 - Land and coastal areas sensitive to climate change, tidal and storm surges, rising sea levels and other natural hazards (including acid sulfate soils, bushfire and flooding); and
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves

Strategic Direction G3.2

Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.

This will be achieved by the following strategies -

- a) Support good building design, reuse and recycling by:
 - Increasing the energy efficiency of new development in line with national building design codes, standards and international best practice;
 - Providing strategic support and incentives for the reuse of old buildings and other redevelopment in preference to 'Greenfield' development; and
 - Identifying known or foreseeable impacts of climate change, such as rising sea levels, flood risk and land instability, and adopting a precautionary approach to the location of new development.
- b) Continue improving environmental management (air and water) by:
 - Identifying and controlling the emission of pollutants to sensitive receiving waters and to air to reduce carbon dioxide (CO₂) and other greenhouse gas emissions;
 - Promoting sustainable water use and conservation measures including innovative water collection practices, and recycling measures; and
 - Implementing and securing sustainable urban drainage systems such as water sensitive urban design practices.
- c) Integrate sustainable transport design by:
 - Reducing reliance on private vehicle transportation and promoting opportunities and infrastructure for sustainable transport;

- Promoting improved access to walking, cycling, and public and freight transport networks; and
 - Planning for residential and freight transportation needs when locating new development.
- d) Support renewable/alternative energy by:
- Promoting and protecting future renewable energy opportunities including wind, tidal, geothermal and hydro generation; and
 - Strengthening strategic support for the development of renewable energy infrastructure.

C.4.4 Goal 4: Governance

To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.

Strategic Direction G34.1

Advance regional leadership.

This will be achieved by the following strategies -

- a) Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities.
- b) Empower and engage communities to develop community 'visions', build community confidence and support acceptance of change.



The Hub: Stu Gibson



Cataract Gorge: Poon Wai Nang



Josef Chromy: Tourism Tasmania & Rob Burnett



Festivale: Rob Burnett

D REGIONAL LAND USE CATEGORIES

D.1 - INTRODUCTION TO CATEGORIES

Three key Regional Land Use Categories provide the spatial framework to achieve the region's Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

D.1.1 Purpose of Categories

Separation of land uses within the region gives distinct physical and visual amenity and characteristics.

The transition between land use categories will be reflected in municipal planning schemes through land use zones. This will assist in minimising the potential for any adverse impacts by settlements on non-urban areas.

The land use categories help to:

- Define *Urban Growth Areas* for urban settlements;
- Prevent unplanned expansion of urban settlements;
- Promote sustainable land use and development;
- Protect high value productive rural land;
- Protect and enhance natural resources;
- Protect environmental values and landscapes;
- Provide appropriate opportunities for non-agricultural activities including rural living and tourism;
- Promote environmental conservation; and
- Enhance regionally significant open space and biodiversity.

The benefits of the Regional Land Use Categories will be evident in the consolidation of urban settlements in line with *the Regional Settlement Hierarchy* (Part E) and in the planning and efficient provision of infrastructure and services to communities.

D.2 THE LAND USE CATEGORIES

D.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth.

Urban Growth Areas will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

D.2.1.1 Urban Growth Areas – Key Principles

- The *Urban Growth Areas* aim to provide for a well-planned region of distinct cities, towns and villages that:
 - Maintains the integrity of 'intra-regional' open space green breaks;
 - Minimises impacts on natural resources;
 - Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);
 - Enables efficient physical and social infrastructure, including public transport;
 - Has ready access to services and employment; and
 - Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.
- Development opportunities will increase the capacity of the existing *Urban Growth Areas*, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.
- Land within the *Urban Growth Areas* illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.
- Areas contiguous to the *Urban Growth Areas* identified in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly

development of the area or where evidence identifies it is necessary to accommodate higher than anticipated demand or changing demands.

- Land considered for rezoning within or contiguous to an *Urban Growth Area* should:
 - Be physically suitable;
 - Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;
 - Exclude areas with significant biodiversity values;
 - Be appropriately separated from incompatible land uses; and
 - Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure.
- As a guide, any investigations to support growth within or contiguous to *Urban Growth Areas* should include an assessment of the following matters where relevant:
 - the identification of existing land use;
 - for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (*The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.*);
 - for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1;
 - an analysis of growth opportunity based on local strategy for the relevant settlement.
 - an analysis of the potential loss to the agricultural estate including prime agricultural land;
 - the impact on agricultural productivity and infrastructure, and other resources;
 - the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure);
 - the potential for land use conflict with nearby uses if residential development were to occur;
 - the potential impact on the efficiency of the State road and rail networks;
 - the potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources),
 - an assessment of natural, cultural and landscape values;

D REGIONAL LAND USE CATEGORIES

- an assessment of natural or other hazards; and
- the potential for conflict with State policies.

D.2.1.2 Urban Growth Areas:

- Comprise land within the developed urban settlement or in areas intended for urban development as identified in a *Priority Consolidation Area*, *Supporting Consolidation Area*, *Growth Corridor* or *Future Investigation Area* shown in the Regional Framework Plan Maps D.1, D.2 and D.3.
- The areas indicated in the Regional Framework Plan are indicative only, and represent a contiguous urban form that will be subject to local strategy which:
 - provides for growth that will occur in or contiguous to *Urban Growth Areas*;
 - determines the nature of development and linkages to the greater urban area;
 - determines the appropriate boundaries of the *Urban Growth Area* on a particular site;
 - considers the Key Principles in D.2.1.1.
- For settlements not identified in the Regional Framework Plan Maps D.1, D.2 and D.3, *Urban Growth Areas* comprise land associated with a settlement identified in Table E.1 (Northern Tasmania Regional Settlement Hierarchy), and identified in local strategy that will deliver the particular land use and development mix to provide for graduation and transition to land use and development outside the settlement, consistent with the policies and actions set out, or otherwise referenced in this document.

Priority Consolidation Areas

- Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1; and
- Support a range of urban use and development that provides improved access, services, amenity and liveability.

Supporting Consolidation Areas

- Comprising land in established suburbs which is separate from *Priority Consolidation Areas* as shown in the Regional Framework Plan Maps D.1, D.2 and D.3;
- Support reliable and effective transportation and reduce vehicle dependency;

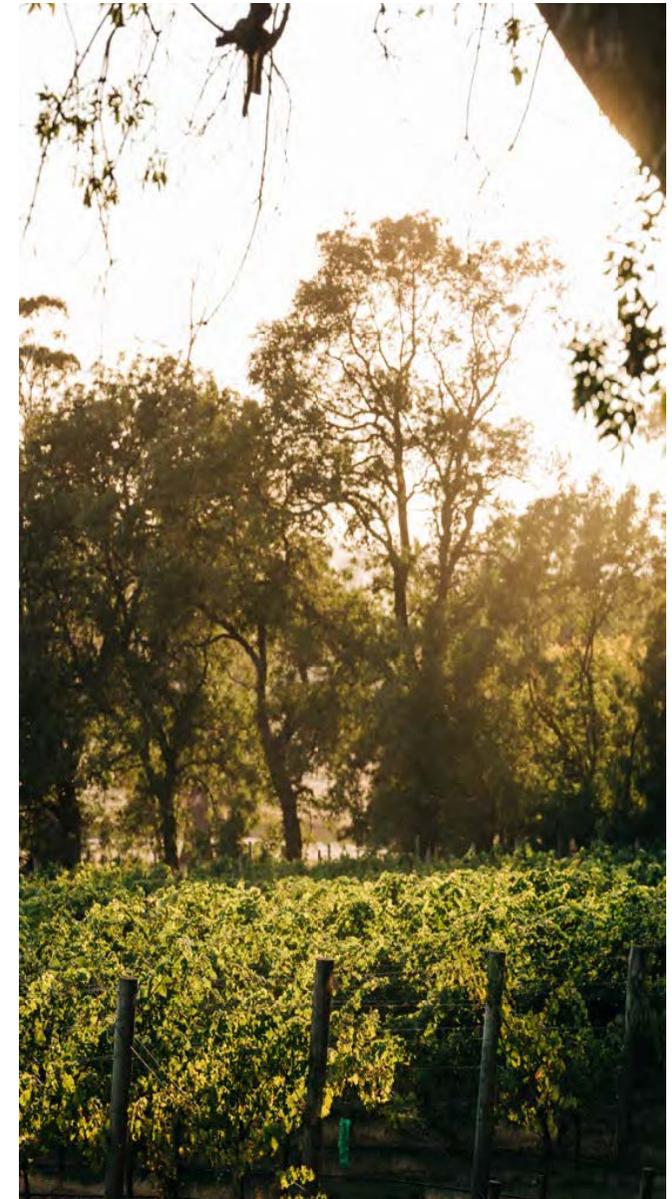
- Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
- Promote cohesive communities;
- Support a wide range of services and facilities;
- Support access to existing or planned activity centres; and
- Comprise a suitable and complementary mix of land uses to support the *Regional Settlement Hierarchy* and the *Regional Activity Centre Hierarchy*.

Growth Corridors

- Comprising land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development.

Future Investigation Areas

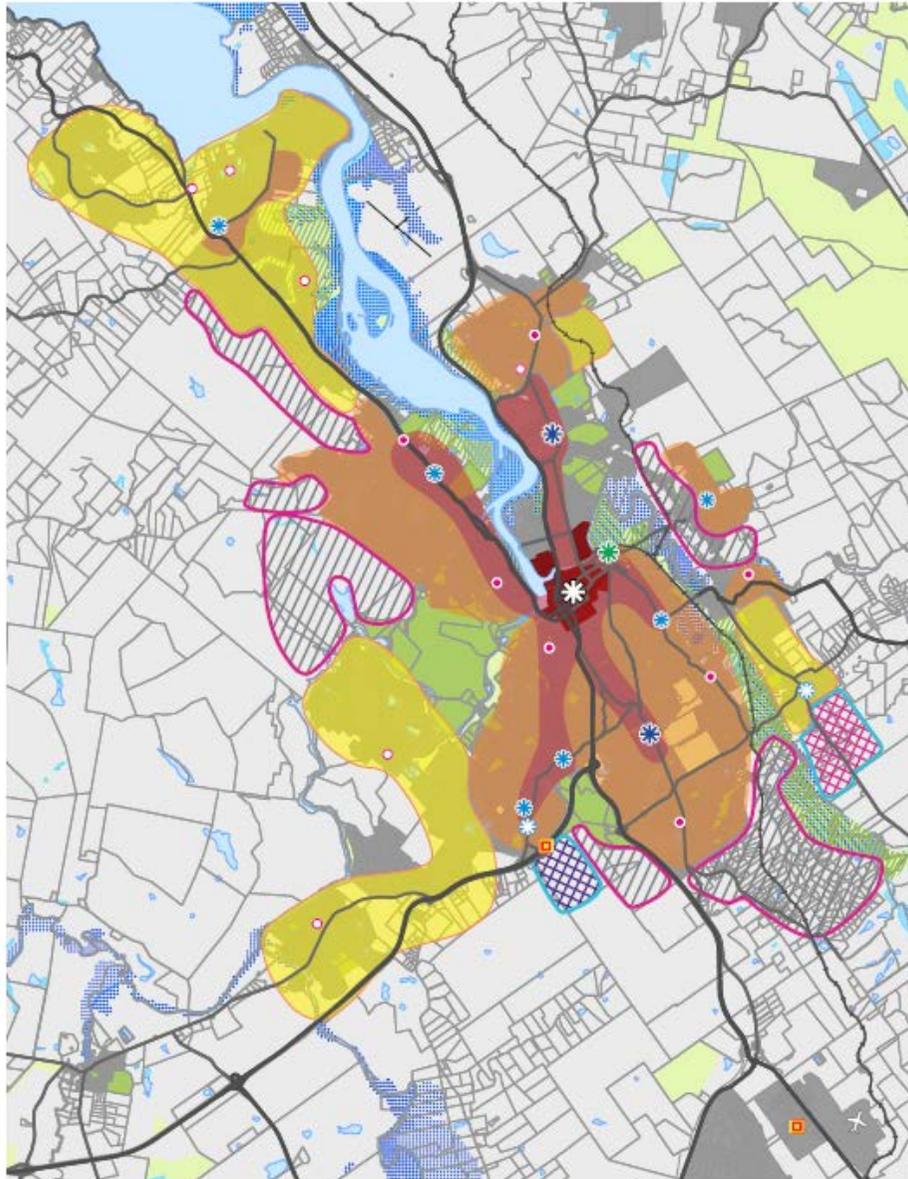
- Future Investigation Areas comprise land shown as *Priority Investigation Area – Employment*, *Priority Investigation Area - Residential* or *Strategic Reserve Investigation Area* as identified in the Regional Framework Plan, Maps D.1, D.2 and D.3.
- The Future Investigation Areas were identified in the Greater Launceston Plan to facilitate assessment of their potential for future urban development which will consolidate the Greater Launceston Area.
- These areas are considered by the NTRLUS to be inside an *Urban Growth Area* and can be rezoned for urban development. It is expected that local strategy for each spatial area will be undertaken prior to any applications for rezoning to urban uses within a particular area to ensure coordinated and sustainable development responding to the Key Principles in D.2.1.1.
- Local strategy may refine the boundary for future urban development. The identification of the *Future Investigation Areas as Priority Investigation Area – Employment*, *Priority Investigation Area - Residential* or *Strategic Reserve Investigation Area* does not indicate priority for timing of development and will require local strategy to inform the preferred land uses.



Deloraine Vineyards: Adam Gibson

D REGIONAL LAND USE CATEGORIES

Map D.1 Regional Framework Plan



Urban Growth Areas

- Growth Corridors
- Priority Consolidation Areas
- Supporting Consolidation Areas
- Launceston Central Area

Future Investigation Areas

- Priority Investigation Area - Residential
- Priority Investigation Area - Employment
- Strategic Reserve Investigation Area

Activity Centre Hierarchy

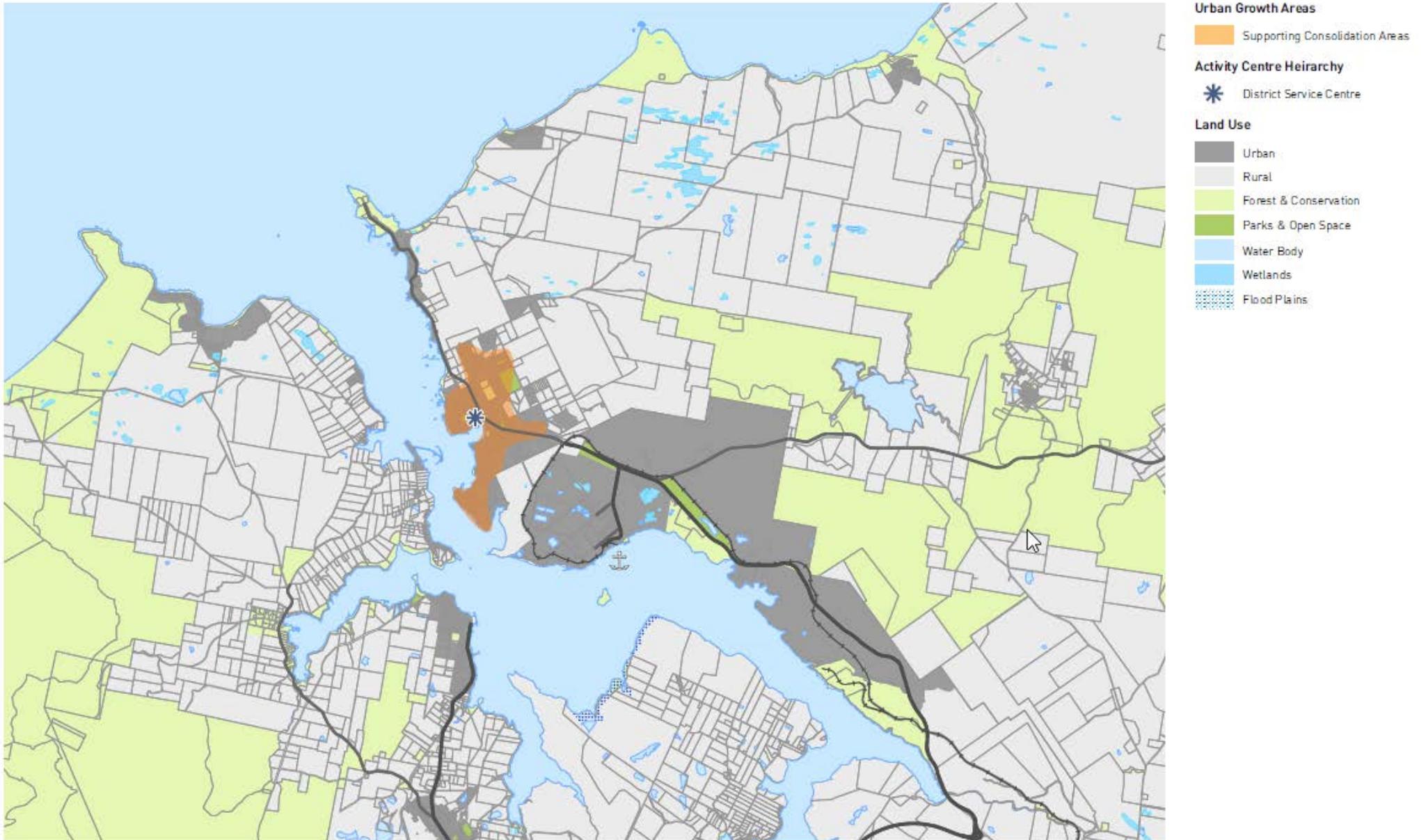
- Principal Activity Centre (Launceston Central A)
- Major Activity Centre (Existing)
- Major Activity Centre (Future)
- Launceston (Kmart) Plaza
- Suburban Activity Centre (Existing)
- Suburban Activity Centre (Future)
- Neighbourhood or Town Centre (Existing)
- Neighbourhood or Town Centre (Future)
- Future Regional Employment Node

Land Use

- Urban
- Rural
- Forest & Conservation
- Parks & Open Space
- Proposed Open Space
- Water Body
- Wetlands
- Flood Plains

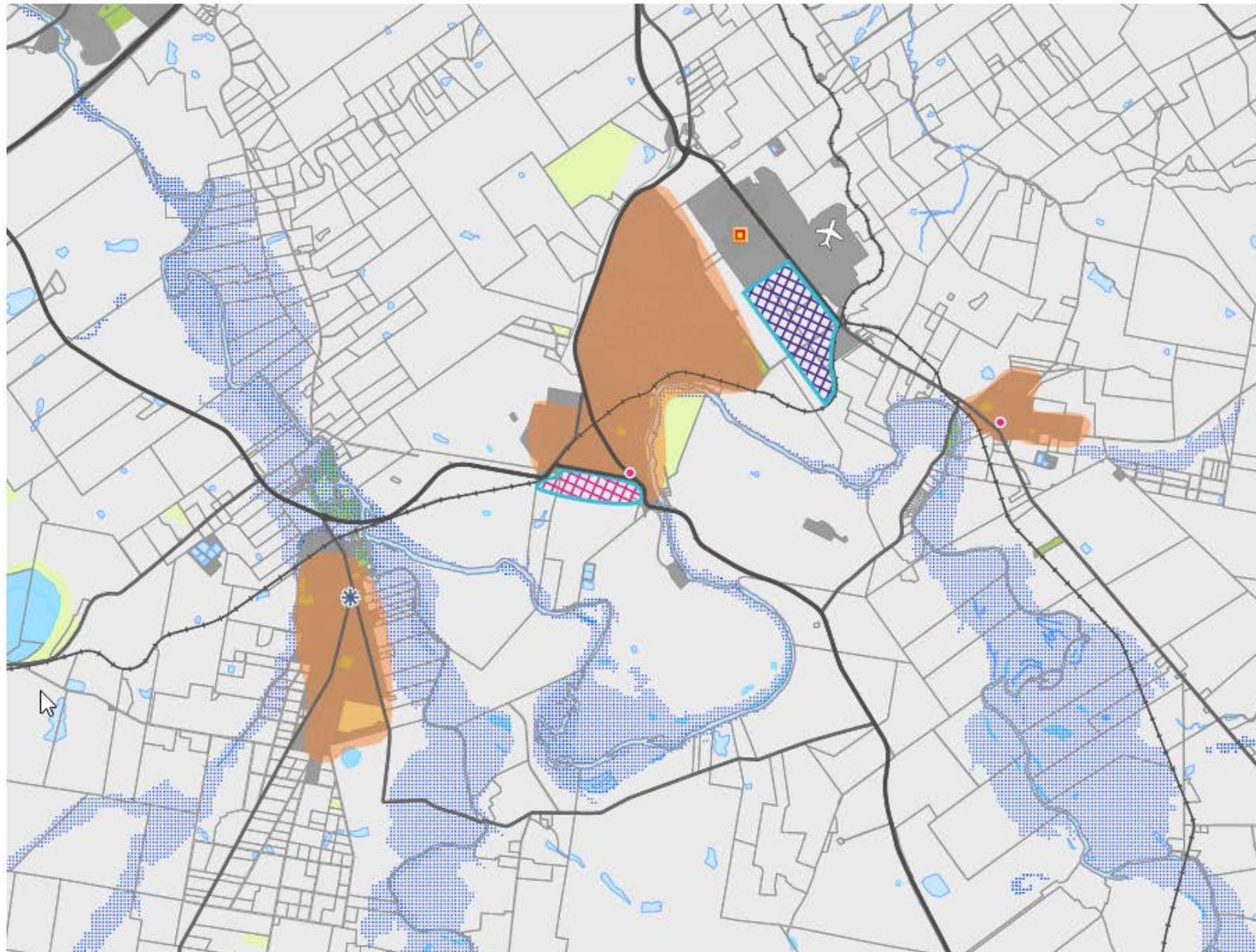
D REGIONAL LAND USE CATEGORIES

Map D.2 Regional Framework Plan: George Town & Bell Bay



D REGIONAL LAND USE CATEGORIES

Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth and Evandale)



Urban Growth Areas

Supporting Consolidation Areas

Future Investigation Areas

Priority Investigation Area - Residential

Priority Investigation Area - Employment

Activity Centre Hierarchy

District Service Centre

Neighbourhood or Town Centre (Existing)

Future Regional Employment Node

Land Use

Urban

Rural

Forest & Conservation

Parks & Open Space

Water Body

Wetlands

Flood Plains

D REGIONAL LAND USE CATEGORIES

D.2.2 Rural Areas

Rural Areas will protect significant high value productive rural land and primary industries; support the sustainable development and use of natural resources; and provide appropriate opportunities for rural living and other non-agricultural activities.

The future of the region's *Rural Areas* depends on sustainable and diverse rural industries, reliable and efficient water resource management, and flexible and responsive rural land use planning.

Rural Areas:

- Include land rich in natural resources as well as land required for the processing of natural resources;
- Include land appropriate for rural and environmental living and other non-agricultural land uses;
- Provide for a transition and graduation of land uses and activities to the more intense use and development of land within *Urban Growth Areas*;
- Manage and/or mitigate potential land use conflicts;
- Include significant natural environmental areas; and
- Promote non-urban and environmental values.

Policy developments in natural resource management highlight the need for a systematic approach to rural land use planning and management. This approach aims to:

- Recognise the importance of agricultural land and industries near major population centres as a key determinant of future food costs and liveability;
- Prevent inappropriate fragmentation of rural land;
- Improve infrastructure and investment opportunities for agriculture;
- Protect farming operations from conflict with rural/environmental living residents;
- Enable rural industries to diversify, adjust, innovate and value-add;
- Identify preferred future uses of unproductive lands, recognising that some forms of agricultural production are not necessarily constrained by soil type or fertility;

- Assist local government to protect and enhance productive rural lands and their associated environmental and landscape values;
- Maintaining benefits to the community that are derived from the natural environment; and
- Constrain the expansion of *Rural Residential Areas*.

The *Rural Areas* land use category comprises land uses that fall within either one of two subcategories: *Productive Resource Areas* or *Rural Residential Areas*.

D.2.2.1 Productive Resource Areas

Productive Resource Areas include land rich in natural resources or suitable for agriculture or other primary industry activities, including productive and potentially available agricultural land, included in a Rural or Agriculture Zone in municipal planning schemes. Land in this subcategory is protected from inappropriate development, particularly from urban development including large lot, low and very low density rural and environmental living development, which is directed to *Rural Residential Areas*. Essential housing for workforce and employers associated with suitable land use may be considered subject to the suitability of the extent and nature of the proposal for *Productive Resource Areas* and the relevant policy and zoning intentions.

D.2.2.2 Rural Residential Areas

The region's rural landscape includes land suitable for opportunities for rural residential use and development on large allotments, in preferred locations, and provide residential opportunities within a rural landscape, including where services are limited, or existing natural and landscape values are to be retained.

Rural Residential Areas will typically be included in the Rural Living Zone, however other zones may be appropriate, potentially associated with overriding local provisions to the SPP's, upon detailed analysis of particular areas. These zones will be applied to reflect:

- established rural residential land use patterns; or
- additional areas identified in local strategy,

that support settlements with a mix of housing options through a range of densities, to attract and retain a diverse population.

An established *Rural Residential Area* is land with limited potential for efficient or practical agricultural or rural resource use on a commercial basis, and where the land use pattern:

- Is predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and
- Is characterized by fragmentation of the cadastral base and property ownership; and
- May include topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.

In practice, this will mean that land that may have been included in low density residential, rural residential, village, rural or agriculture zones will be identified based on existing land use patterns that are predominantly rural residential in character.

Rural Residential Areas counter residential demands for, and diverts pressure away from *Productive Resource Areas* by providing options for rural and environmental lifestyle preferences. As such, *Rural Residential Areas* have an important role in the housing market and the capacity of the region to support the settlements listed in Table E.1 Northern Tasmanian Regional Settlement Hierarchy. Strategically providing for *Rural Residential Areas* minimises future land use conflicts and maximises infrastructure efficiencies.

Opportunities to increase the capacity of established *Rural Residential Areas*, where it can meet sustainability criteria will be given higher priority than their expansion. However, it may be preferable to expand established *Rural Residential Areas*, or establish new *Rural Residential Areas* where it can be demonstrated that this better meets sustainability objectives and supports local strategies for growth of settlements.

Intensification or expansion of established *Rural Residential Areas*, or new *Rural Residential Areas* must balance a range of matters including:

- Impact on the agricultural and environmental values of the land and surrounding areas;
- Proximity to existing settlements containing social services;
- Land use efficiency, consolidating gaps in established rural residential land use patterns;
- Access to road infrastructure with capacity to support an intensified land use;
- On-site waste water system suitability;
- Impact on natural values or the potential land use limitations as a result of natural values;

D REGIONAL LAND USE CATEGORIES

- Impact on agricultural land and land conversion;
- Impact on water resources required for agricultural and environmental purposes;
- Consideration of natural hazard management;
- The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements;
- Potential future requirement for the land for urban purposes; and
- The ability to achieve positive environmental outcomes through rezoning.

D.2.2.3 Other non-rural/agricultural land uses

A range of other uses such as tourist operations, tourist accommodation and eco-tourism may be permitted where appropriate in *Rural Residential Areas* and on non-productive rural land.

D.2.2.4 Key Planning Principles for Rural Areas

Planning for *Rural Areas* should consider the way in which it can:

- Conserve and manage rural areas to enhance their contribution to the regional economy, rural industries and regional rural landscape values;
- Support rural and environmental lifestyle opportunities in appropriate locations (*Rural Residential Areas*) as a legitimate residential choice subject to appropriate location criteria and where it does not compromise or fragment productive rural land;
- Encourage the participation of rural communities in determining planning outcomes and identifying the benefits of regional growth;
- Provide and maintain appropriate levels of infrastructure and services to support Rural Residential Area;
- Recognise that the Furneaux Group of Islands are more reliant on local strategies for *Rural Residential Area* and the protection of agricultural land to respond to the complexities of the remote area economics;
- Accommodate the required growth of rural villages;
- Consolidate future rural population growth within existing rural settlements and associated *Rural Residential Area*;
- Ensure land use and water management policies and regulations do not unreasonably constrain the development of agriculture, agribusiness, and appropriate ecotourism and recreation opportunities in *Rural Areas*;
- Protect quality agricultural land from incompatible development and provide for the expansion of agricultural production in *Productive Resource Areas*;
- Promote 'clustering' of residential development in *Rural Residential Areas* where a higher density of development is appropriate;

- Identify and protect mineral resources from inappropriate development; and
- Permit secondary or non-agricultural land uses where water quality, scenic rural landscapes, agricultural activities and the natural environment are not adversely impacted and the strategic purpose of rural land use zones is not undermined, preferably in locations proximate to existing settlement.

D.2.3 Natural Environment Areas

Natural Environment Areas will promote and protect:

- Environmentally significant conservation areas;
- Regionally significant landscapes;
- Open space areas, including outdoor recreation areas, forests and reserves; and
- Regionally significant biodiversity areas including ecosystems that are endangered, threatened or vulnerable.

Natural Environment Areas:

- Include land with one or more of the following values:
 - World heritage areas, national parks, conservation areas, parks and forest, game, nature and state reserves and including significant fauna habitat;
 - Cultural and landscape heritage values (Indigenous and non-Indigenous);
 - Native forests;
 - Coastal wetlands including RAMSAR wetlands; and
 - Land that forms strategic and regionally significant inter-urban breaks and corridors, particularly for fauna movement and intraregional open space connections and outdoor recreation areas.
- Promote Northern Tasmania's unique and pristine biodiversity areas, including the quality and diversity of its natural environment.
- Support biodiversity, rural production, scenic amenity, landscape heritage and outdoor recreation.
- Recognise the region's distinctive environmental features including:
 - Rich and diverse native flora and fauna;
 - A dynamic coastline and marine waters including rocky foreshores, reefs, headlands and pristine beaches;
 - Spectacular forested mountain ranges and peaks;

- Freshwater wetlands, waterways and floodplains; and
- Good air and water quality.

Diverse and culturally significant landscapes shape the region's economy, culture, liveability and lifestyle, positively influencing migration into and within the region. Regional landscape values occur in urban, semi-urban and rural areas and influence the character and quality of the places where people live, work and play.

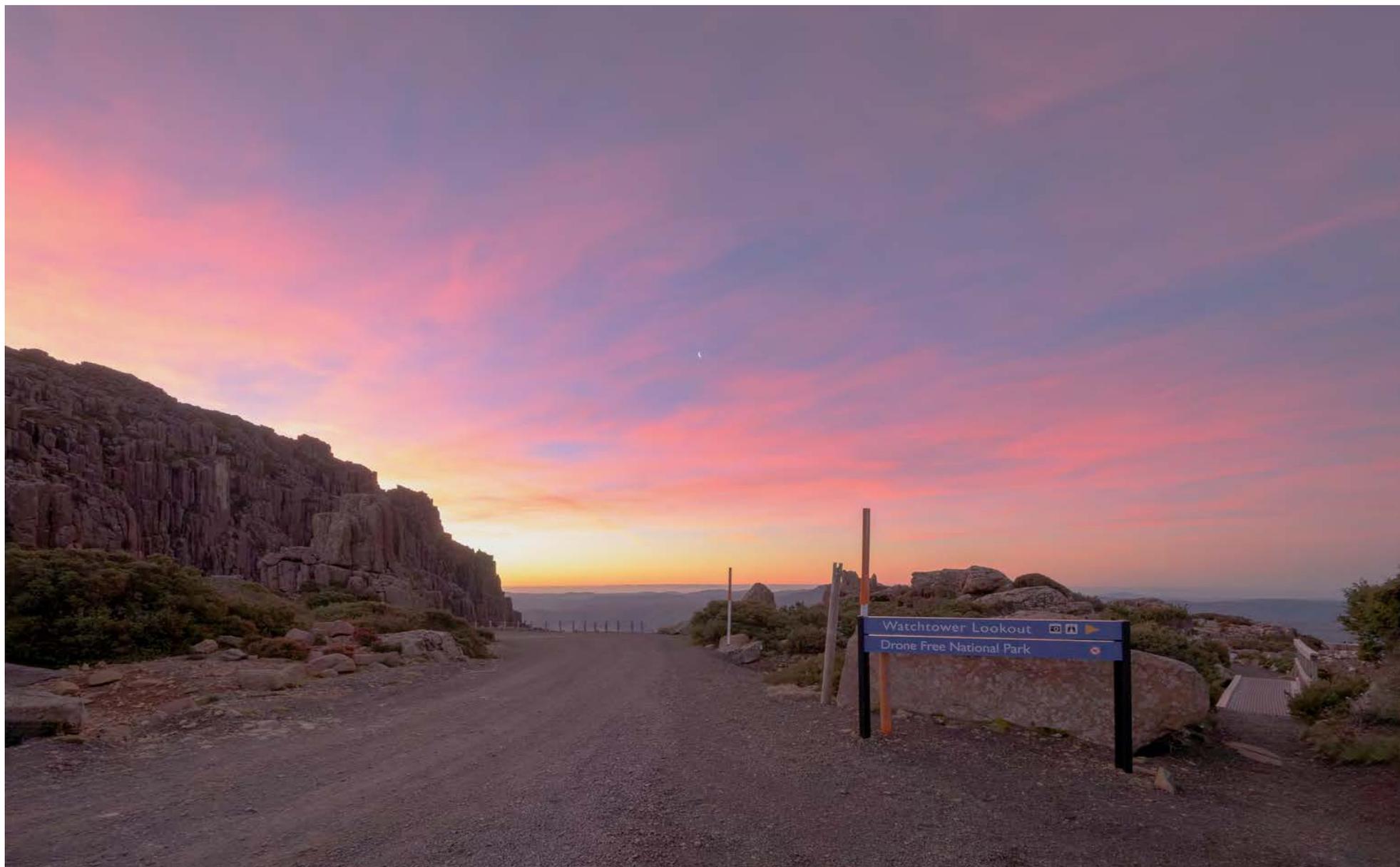
Regional sustainability and prosperity involves understanding and carefully managing interdependencies between people, land use and landscape. Regional planning must support the resilience of regional landscape values, when faced with pressures such as population growth, infrastructure development, known climate variability and future climate change. Planning for resilience needs to better understand both the current landscape values and how to best maintain and enhance the landscape.

D.2.3.1 Key Planning Principles for Natural Environment Areas

Planning for *Natural Environment Areas* should seek to:

- Protect, manage and enhance the region's biodiversity values;
- Protect, manage and enhance regional landscape values that advance the region's liveability, health, lifestyle and economy;
- Protect significant biodiversity values, improve ecological connectivity, and promote improved habitat condition and rehabilitation within biodiversity networks;
- Optimise biodiversity conservation outcomes by locating environmental (and carbon) offsets within identified biodiversity networks and other suitable areas, giving priority to the protection or rehabilitation of significant biodiversity values;
- Plan, design and manage development, infrastructure and activities to protect, manage and advance regional landscape values; and
- Prioritise where, when and how investment can be most effectively targeted to restore and maintain landscape values

D REGIONAL LAND USE CATEGORIES



Ben Lomond; Simon Sturzaker

E REGIONAL PLANNING POLICIES

E.1 PURPOSE OF REGIONAL PLANNING POLICIES

Regional Planning Policies address the management of regional growth.

Each policy states the Regional Outcome that will be achieved by the application of the:

- - Key planning principles; and
- - Specific policies and actions.

The Regional Outcomes are an integrated set of expectations with no intended priority. The key planning principles and specific policies guide State and local government in the formulation of their own policies and decision-making.

They are presented under the following headings:

> REGIONAL SETTLEMENT NETWORK POLICY

> REGIONAL ACTIVITY CENTRE NETWORK POLICY

> REGIONAL INFRASTRUCTURE NETWORK POLICY

> REGIONAL ECONOMIC DEVELOPMENT POLICY

> SOCIAL INFRASTRUCTURE AND COMMUNITY

> REGIONAL ENVIRONMENT POLICY

E.2 REGIONAL SETTLEMENT NETWORK POLICY

E.2.1 Strategic Context

The Regional Settlement Network is set in the following strategic context.

- Settlement is dispersed across the region and residential densities are relatively low at approximately 10 dwellings per hectare.
- The Greater Launceston Area is the region's largest urban settlement, and Launceston City is Northern Tasmania's regional city.
- Map E.1 and Table E.1 illustrate and describe the regional settlement network (*Regional Settlement Hierarchy*), excluding the Furneaux Group of Islands which is differentiated by isolation and land use conditions.
- The role and function of settlements within the region encompasses a 'Regional city', 'Satellite settlements', 'District service centres', 'Rural towns', 'Rural villages', and 'Rural localities'. The distinction between settlement types is detailed in Table E.1.
- The region provides for housing opportunities that include higher and medium density development, suburban, low density and rural living.
- Over the next two decades the average household size is forecast to shrink towards an average of two persons per dwelling.
- The proportion of medium and higher density housing types will increase in these settlements at the upper end of the settlement hierarchy.
- The *Northern Regional Housing Study 2014* has been prepared and informs the strategic setting.
- In line with Department of Treasury and Finance population projections, it is foreshadowed that an additional 10,000 dwellings will be required by 2032.
- The impact of settlement strategy and land availability for housing upon affordability is a necessary component of further strategic work.
- While the region can generally be categorised into a settlement and activity centre hierarchy, this system recognises and responds to the interactions that take place throughout the region that are not reflected in the Furneaux Group of Islands. Due to the isolated function of the islands, the demands placed on settlement and activity centres (and the relationship with lifestyle land use patterns) are different to the typical functions of other levels of settlement. As such, planning for the islands and the creation of demand to support economic objectives for population retention and visitation is dependent on local strategy.

E.2.2 Regional Outcome

Establish a regionally sustainable urban settlement pattern:

- To define and reinforce *Urban Growth Areas*;
- To foster a network of well-planned and integrated urban settlements within identified *Urban Growth Areas*;
- That consolidates the roles of the Greater Launceston Area and the surrounding sub-regional urban centres; and
- That reflects the Regional Framework Plan (Map D.1, D.2 and D.3).

E.2.3 Key Settlement Network Strategies

Planning for and development of the Regional Settlement Network should apply the following strategies:

Settlement Pattern

- Support sustainable growth in identified *Urban Growth Areas*.
- Contain settlements within identified *Urban Growth Areas* with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the *Regional Settlement Hierarchy*.
- Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.
- Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.
- Complement and support a viable *Regional Activity Centres Network* to maximise regional productivity, economic activity and employment opportunities.

E REGIONAL PLANNING POLICIES

Land Use and Development

- Provide for a diversity of land uses.
- Provide for affordable housing and a diversity of housing types and sizes, including retirement accommodation and aged care facilities.

Transport and Access

- Where possible support new urban development contiguous with, or otherwise provide development with direct transport linkages to established urban areas as a development priority including linkages with the 'regional access network' identified for the Greater Launceston Area.
- Support well-planned communities with good access to public transport that links residential areas to employment, facilities and services.
- Reduce reliance on vehicle transportation and promote walkability.
- Accommodate regional growth in locations supported by public transport and other sustainable transport choices.

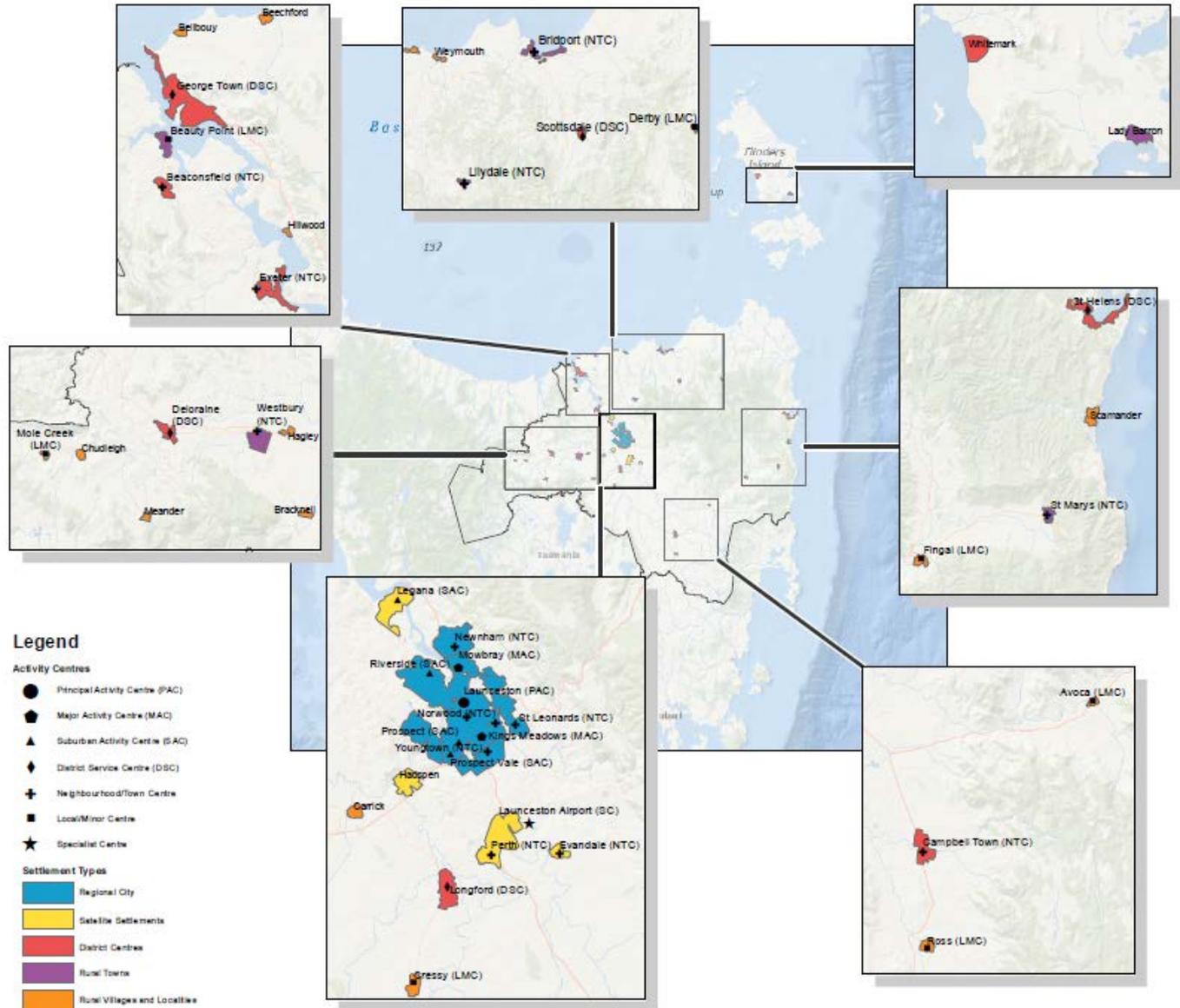
Environment

- Respond to local and regional environmental values and avoid unsustainable impacts on the natural environment, landscape, regional ecosystems, open spaces, and productive agricultural and rural land.

Social Infrastructure and Community

- Secure funding and delivery of adequate physical and social infrastructure as part of permitting development of new settlement areas.
- Build strong linkages between Regional and sub-regional settlements.

Map E.1 Northern Tasmania - Regional Settlement and Activity Centre Networks



E.2.4 Specific Policies and Actions

The adopted settlement network (*Regional Settlement Hierarchy*) to serve the region is illustrated in Map E.1 and described in Table E.1.

The following specific policies and actions shall be applied to:

- Regional settlement networks;
- Housing dwellings and densities;
- Integrated land use and transport;
- Residential design;
- Housing affordability; and
- Rural and environmental living development.

Specific Policies and Actions

Policy	Actions
Regional Settlement Networks	
<p>RSN-P1 Urban settlements are contained within identified <i>Urban Growth Areas</i>. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p>RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy for <i>Urban Growth Areas</i> which include:</p> <ul style="list-style-type: none"> ▪ <i>Priority Consolidation Areas</i> ▪ <i>Supporting Consolidation Areas</i> ▪ <i>Growth Corridor</i> ▪ <i>Future Investigation Areas</i>. <p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure under-utilised land.</p>
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p> <p>RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</p> <p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.</p> <p>RSN-A6</p>

Policy	Actions
	Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.
	RSN-A7 Ensure all rural and environmental living occurs outside <i>Urban Growth Areas</i> .
	RSN-A8 Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.

Housing Dwellings and Densities

RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.	RSN-A9 Undertake a regional dwelling yield analysis.
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.
RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.
RSN-P7	RSN-A12

Policy	Actions
In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services	Encourage well-designed new urban communities through detailed planning provisions.
	RSN-A13 Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.

Integrated Land Use and Transport

RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors
RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.	
RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	
RSN-P11 Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.	RSN-A15 Planning will be informed by the <i>Northern Integrated Transport Plan (2013)</i> . Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by: <ul style="list-style-type: none"> Identifying transport demands and infrastructure required; Protecting key transport corridors from incompatible land uses; and Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.
RSN-P12 Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.	
RSN-P13	RSN-A16

Policy	Actions
Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.	Promote the region's <i>Activity Centre Network</i> and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.
RSN-P14	
New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.	

Residential Design

RSN-P15	RSN-A17
In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.
RSN-P16	RSN-A18
Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.	Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.

RSN-P17
Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places

Housing Affordability

RSN-P20	RSN-A19
Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.	Review the community needs for housing provision and affordability.

Rural and Environmental Living Development

RSN-P21	RSN-A20
Rural and environmental lifestyle opportunities will be provided outside urban areas.	Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.

Policy	Actions
RSN-P22	RSN-A21
Rural and environmental lifestyle opportunities will generally be located in established <i>Rural Residential Areas</i> .	Planning schemes should prioritise the consolidation of established <i>Rural Residential Areas</i> over the creation of <i>Rural Residential Areas</i> .
RSN-P23	RSN-A22
Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and local strategies to support settlement growth.	Target growth to preferred areas based on local strategies to support settlements.
RSN-P24	RSN-A23
Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.
RSN-P25	RSN-A24
Recognise that the Furneaux Group of islands are more reliant on local strategies for <i>Rural Residential Areas</i> and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.	Future locations of the Rural Living Zone should not require extension of <i>Urban Growth Areas</i> , or unreasonably compromise the productivity of agricultural lands and natural productive resources (within <i>Rural Areas</i>).
	RSN-A25
	Ensure future locations for rural residential opportunities do not unreasonably compromise environmental values.
	RSN-A26
	Consolidation and growth of <i>Rural Residential Areas</i> is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):
	<ul style="list-style-type: none"> ▪ Proximity to existing settlements containing social services; ▪ Access to road infrastructure with capacity; ▪ On-site waste water system suitability; ▪ Consideration of the impact on natural values or the potential land use limitations as a result of natural values; ▪ Minimisation of impacts on agricultural land and land conversion; ▪ Minimisation of impacts on water supply required for agricultural and environmental purposes; ▪ Consideration of natural hazard management; ▪ The housing mix available in a locality and the contribution additional rural residential land use may make in support of settlements; ▪ Potential for future requirement for the land for urban purposes; and ▪ The ability to achieve positive environmental outcomes through the rezoning.

Table E.1 Northern Tasmanian Regional Settlement Hierarchy

Settlement Type		Regional Activity Centre
Regional City	Greater Launceston Urban Area	
Description	Provides the central business district level functions to the region with high levels of administrative, government, business, commercial, financial and retail services. The Regional City is supported by modern and vibrant regional arts, cultural, entertainment and recreational facilities and is set within a strong built cultural heritage and history. Contains regional education, health and allied health facilities to support regional and visitor needs.	Principal Regional Activity Centre Major Regional Activity Centres Suburban Centre Neighbourhood Centre Specialist Centres Other Centres
Utility Infrastructure	Full provision of utilities and urban infrastructure serviced by regional freight, road, rail and air transportation networks	
Facilities and Services	A full range of services as provided through the <i>Regional Activity Centres Network</i>	
Satellite Settlements	Hadspen, Perth Legana and Evandale	
Description	Provide an extensive urban area independent of the Greater Launceston Urban Area with key local retail, commercial, and community service functions.	Neighbourhood or Town Centre
Utility Infrastructure	Full provision of utilities and urban infrastructure serviced by regional freight routes and road networks.	
Facilities and Services	See <i>Activity Centres Network</i> .	
Satellite Settlements	Longford, Deloraine, Campbell Town, George Town (inclusive of Bell Bay and Low Head), Beaconsfield Exeter, St Helens (including Stieglitz and St Helens Point), Scottsdale and Whitemark	
Description	Significant regional settlement areas with an important sub-regional role in terms of access to a wide range of services, education and employment opportunities. Employment within District Centres is strongly related to surrounding productive resources.	Regional Service Centres
Utility Infrastructure	Reticulated water, sewerage and electricity	
Facilities and Services	See <i>Activity Centres Network</i>	
Rural Towns	Lilydale, St Marys, Bridport, Westbury, Beauty Point and Lady Barron	
Description	Larger townships providing lower order administrative and commercial functions with a sub-regional role for other centres in the surrounding district, particularly where distances to major urban areas make regular travel difficult.	Neighbourhood or Town Centres
Utility Infrastructure	May have reticulated water, sewerage and electricity	
Facilities and Services	See <i>Activity Centres Network</i>	
Rural Towns	Balance of George Town (see District Centre), Ross, Avoca, Cressy, Bracknell, Carrick, Chudleigh, Meander, Mole Creek, Hagley, Fingal, Scamander and Derby	

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Settlement Type		Regional Activity Centre
Description	Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs.	Local or Minor Centre
Utility Infrastructure	May have reticulated water, sewerage and electricity	
Facilities and Services	At a minimum may have a local convenience shop, newsagent/post office agency, and community hall.	
Rural Localities		
Description	Residential settlements with limited or no services and commercial activity in a defined spatial area, including holiday settlements that have established a more permanent population.	
Utility Infrastructure	Electricity	
Facilities and Services	May have local convenience shop or community hall	



Low Head: Tourism Tasmania & Rob Burnett
NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

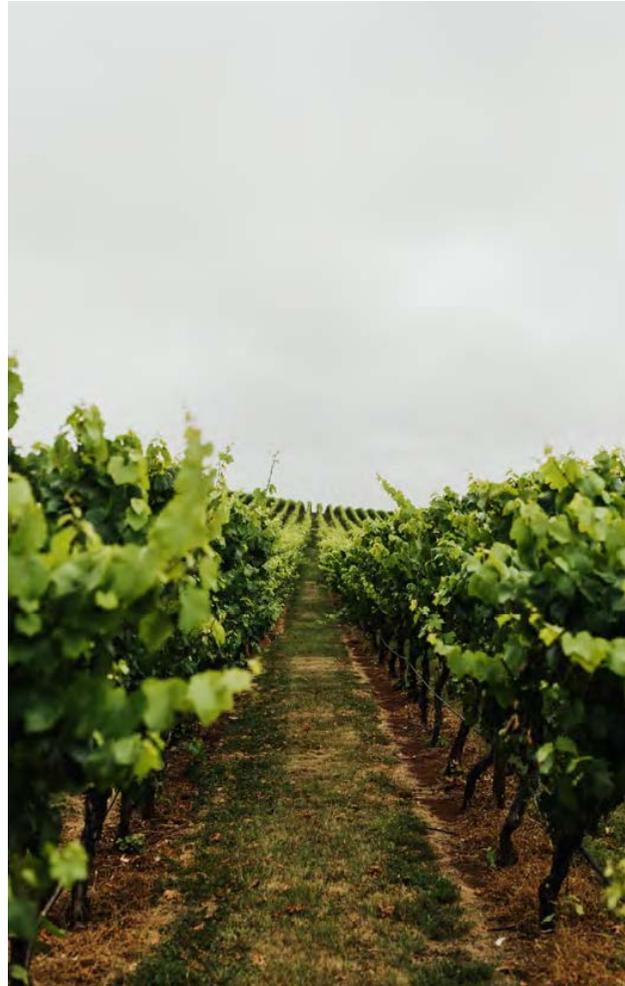
E REGIONAL PLANNING POLICIES

E.3 REGIONAL ACTIVITY CENTRE NETWORK POLICY

E.3.1 Strategic Context

The *Regional Activity Centre Network* is set in the following strategic context.

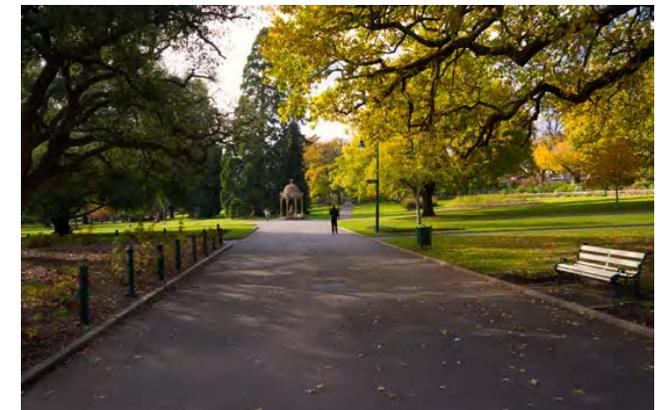
- Activity centres across the region provide the focus for a diverse range of mixed land uses including services, employment, commercial/retail facilities, community infrastructure, entertainment and residential accommodation.
- Activity centres within the region are categorised within a hierarchy.
- The role and distinction between the types of activity centres is detailed in Table E.2.
- Launceston CBD and its inner urban area is the region's Principal Activity Centre (PAC). It provides a significant proportion of all employment opportunities within the region.
- The Greater Launceston Plan supports the sustainable development of Launceston and its suburbs over at least the next 20 years. It includes strategic planning for lower order activity centres.
- While the Launceston PAC provides the base for major regional scale services and facilities, there is a need for activity centre planning to confirm an agreed network of centres across the region to secure all communities access to a range of key facilities and services.
- Activity centre planning and better provision of industrial and commercial opportunities near existing and future population growth areas will improve existing employment opportunities outside the Launceston PAC.
- The success of the *Regional Activity Centre Network* will depend on access and connection by adequate transport infrastructure.



Jansz Vineyard: Adam Gibson



Longford: Tourism Tasmania & Rob Burnett



City Park Launceston: Tourism Tasmania & Rob Burnett

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E.3.2 Regional Outcome

Build and promote an attractive, sustainable and vibrant Regional Activity Centre Network to support sustainable urban settlements and communities.

Regional activity centres will be well-designed urban places as specific locations for employment, infill housing, retail, commercial and community facilities that are well connected by transport infrastructure.

E.3.3 Key Activity Centre Network Strategies

Planning for and development of the *Regional Activity Centre Network* should apply the following strategies:

- Implement a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres described in the *Regional Activity Centre Hierarchy* (Table E.3).
- Strengthen the Region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres.
- Support the primacy and role of the Launceston PAC

- Enable the provision and retention of critical services and facilities, particularly in rural areas, by containing the network to a limited number of strategically located rural centres that can be conveniently and widely accessed and efficiently supported.
- Promote accessibility of employment to support sustainable development.
- Promote efficient land use, transport and infrastructure planning to reduce dependence on private vehicle travel.
- Plan the development of each activity centre relative to its identified function, role and anticipated catchment to:
 - Create economic growth by co-locating a mix of land uses;
 - Concentrate goods and services more efficiently;
 - Provide appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities;
 - Provide a focus for community and social interaction;
 - Promote sustainable travel and access to transport infrastructure and networks;
 - Integrate land use and transport to support walking, cycling and public transport; and
 - Accommodate higher density residential development, employment and multiple trip-generating activities

E.3.4 Specific Policies and Actions

The adopted activity centre network (*Activity Centre Hierarchy*) to serve the region is detailed in Map E.1.

The preferred functions and roles for activity centres are described in Table E.2.

Specific Policies and Actions

The following specific policies shall be applied to activity centres planning.



City of Launceston View: Tourism Tasmania & Rob Burnett

Specific Policies and Actions

Policy	Action
<p>RAC-P1 Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</p>	<p>RAC-A1 Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</p> <p>RAC-A2 Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</p>
<p>RAC-P2 Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/ precincts) recreational, arts and tourism activity for the region.</p>	<p>RAC-A3 Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that:</p> <ul style="list-style-type: none"> • Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment; • Supports regional level retail investment in the CBD and inner city areas; • Complements the other higher order regional activity centres; and • Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area.
<p>RAC-P3 Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access,</p>	<p>RAC-A4 Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.</p>

Policy	Action
<p>amenity, diversity, liveability outcomes.</p>	
<p>RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within <i>Urban Growth Areas</i> where appropriate.</p>	<p>RAC-A5 Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.</p>
<p>RAC-P5 Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.</p>	<p>RAC-A6 Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre</p>
<p>RAC-P6 Improve the integration of public transport with activity centre planning, particularly where it relates to higher order activity centres.</p> <p>RAC-P7 Coordinate with state agencies to support the ongoing delivery of high quality, high frequency public transport that meets the needs and expectations of the community and supports the <i>Regional Activity Centres Network</i></p>	<p>RAC-A7 Planning schemes are to support integrated land use and transport planning principles to reinforce the role and function of the <i>Regional Activity Centres Network</i>.</p> <p>RAC-A8 Transport strategies and future infrastructure provision are to support the role and function of the Regional Activity Centres Network.</p>
<p>RAC-P8 Provide high quality urban design and pedestrian amenity within regional activity centres by</p>	<p>RAC-A9 Incorporate the principles of sustainable place making and urban design in the development of existing and new activity centres having regard to the following elements:</p>

Policy	Action
<p>acknowledging the significance of place making, activity diversity and improvement of amenity. Coordinated urban design and planning are necessary elements in the development and management of attractive, sustainable and socially responsive regional activity centres. The desired urban design outcomes include:</p> <ul style="list-style-type: none"> • Improvements in the presentation, safety and amenity of the public realm and built environment; and • Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments. 	<ul style="list-style-type: none"> • Improvements in the presentation, safety and amenity of the public realm and built environment; and • Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments.
<p>RAC-P9 Discourage 'out-of-centre' development and provide for new development that supports the Regional Activity Centres Network and the integrated transport system. Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed:</p> <ul style="list-style-type: none"> • Community need; • No adverse impact on existing activity centres; and • Synergy with existing employment hubs (i.e. health, education, research). <p>Overall, community benefit must be demonstrated through a social and</p>	<p>RAC-A11 Undertake master planning for the major regional activity centres, taking into account the Regional Activity Centres Network and supporting policies to encourage in-centre developments. Master plans should include a detailed development capacity audit, public consultation, opportunities and constraints assessment, methods to improve urban amenity and an economic development strategy and address other activity centre principles.</p> <p>Master plans should enhance accessibility of the higher order activity centres through good layout and good pedestrian movement.</p> <p>RAC-A12 Require any proposed 'out of centre' developments are to undertake a detailed economic impact assessment that addresses how the 'out of centre' proposal complies with the strategic directions and policies of the RLUS.</p>

Policy	Action
<p>economic impact assessment to reflect the strategic directions and policies of the RLUS.</p>	
<p>RAC-P10 Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the <i>Activity Centres Hierarchy</i></p>	<p>RAC-A13 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</p> <p>RAC-A14 Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network.</p>
<p>RAC-P11 Develop activity centres with street frontage retail layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres where the defined character or purpose requires otherwise.</p>	
<p>RAC-P12 Regional Activity Centres should encourage local employment. In most instances this will consist of small-scale businesses servicing the local or district areas.</p>	<p>RAC-A15 Local policy should provide for home based businesses to support small businesses to establish and operate, while facilitating relocation into activity centres at an appropriate size and scale of operation.</p>
<p>RAC-P13 Support effective access to a hierarchy of social facilities and amenities.</p>	<p>RAC-A16 Have regard to the location of activity centres relative to existing or proposed principal public transport corridors in the consideration of planning scheme amendments, including rezoning proposals, as appropriate.</p>
<p>RAC-P14 Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts. Progressively implement capital works improvements to the region's activity centres.</p>	<p>RAC-A17 Enhance the experience of activity centres and encourage people to linger beyond that required for their retail needs through the provision of:</p> <ul style="list-style-type: none"> • A good quality public realm including provision for a public open space focus (i.e. a town square) for community events and social networking; and

E REGIONAL PLANNING POLICIES

Policy	Action
<p>RAC-P15 Coordinate joint agreements on the range of future needs for community, social and recreation facilities and amenities with relevant providers and state agencies.</p> <p>RAC-P16 Coordinate joint agreements with relevant providers and state agencies on the most effective spatial distribution of future social facilities and services to the community. In this context:</p> <ul style="list-style-type: none"> • Consider the co-location of facilities and services within the activity centre network; and • Develop a policy framework and guidelines for social community services and facilities appropriate to activity centres as part of the overall planning and development of those centres and precincts. 	<ul style="list-style-type: none"> • Entertainment, dining and indoor recreational opportunities. <p>RAC-A18 For strategically important sites, introduce a planning mechanism through the existing legislative framework to allow quality of design for sites primarily in the Launceston CBD where the Council and/or the community recognises the need for a finer grain control in order to secure the desired beneficial outcome.</p> <p>RAC-A19 Investigate strategies to deliver a coordinated approach to the delivery of key facilities and services to the community consistent with the relative order of <i>the Regional Activity Centres Network</i>.</p>



Meander River: Adam Gibson



Scottsdale Loop; Tourism Tasmania & Rob Burnett

Table E.2 Northern Tasmanian Regional Activity Centre Hierarchy

Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
Role	The primary hub for Northern Tasmania, the region and the Greater Launceston Area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport. Provides high level of public amenity and quality urban design in both building design and provision of public spaces.
Employment	Highest concentration of employment for the region, with a diversity of employment across business and industrial sectors.
Land Uses	
Commercial and Retail	Primary location for offices, including corporate headquarters, professional services, government administration. Regional shopping facilities including major department stores with high level of speciality shops, secondary retailing and a focus on the 'high street' shopping experience. Should include at least one major supermarket/food market. Bulky good retailing may be accommodated at the fringe.
Government and Community	Regional and State facilities for the State and Federal Government. Education facilities including prominent tertiary education facilities, such as University of Tasmania. Cultural based facilities including State Library and Museum. Major Health Care facilities including Launceston General Hospital and a wide range of medical practitioners including GPs, specialists and research facilities and community services (including child care centres to support its high concentration of employment). All other services expected in the Principal Activity Centres. Urban public spaces as focus of community facilities and event.
Residential	Higher density residential development 'in centre' utilising innovative housing solutions such as business/shop-top arrangements.

Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
	This should be complemented by infill development and consolidation of surrounding residential areas, including along main transport corridors at higher net densities (40+ dwellings per hectare).
Arts, Cultural and Entertainment	A range of dining and entertainment uses including night-time activities and major cultural facilities for the region.
Access	Central node for public transport and radial road network.
Public Open Spaces	A range of civic public open spaces including urban squares, pedestrian laneways, urban gardens, and regional sports grounds.
Indicative Catchment	Whole region (particularly for higher order retailing and services) and some whole of State (for government and administrative functions)
Major Activity Centre (MAC)	
Role	To provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding subregion, with a strong focus on the retail and commercial sector. MACs offer a high level of public amenity and quality urban design in both building design and public space provision.
Employment	Provides a focus for employment at the sub-regional level. Retailing is a major industry that is complemented by a range of office and administration employment, mostly small to medium scale enterprises.
Land Uses	
Commercial and Retail	Sub-regional shopping facilities with a range of major supermarkets, department stores and speciality shops.
Government and Community	District facilities for both State and Federal Government (i.e. Service Tasmania Outlets, Centrelink Customer Service Centre, Medicare/Family Assistance Office) Integrated Care Centres and a range of medical practitioners Local library branch Educational facilities, within or in close proximity, are highly desirable as are child-care centres to support employment.

E REGIONAL PLANNING POLICIES

Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
	MAC should be future centre of Local Government services within the relevant LGA.
Residential	Some in-centre residential development, complemented by infill and consolidation of surrounding residential areas at higher densities (25+ dwellings per hectare).
Arts, Cultural and Entertainment	A range of dining and entertainment uses including night-time activities as well as sporting clubs/facilities.
Access	Major bus interchange with high frequency links to and from other MACs and key residential catchments. Ideally links a number of public transport modes and connects directly or readily to other MACs and the PAC.
Public Open Spaces	A range of civic public open spaces including playgrounds regional sports grounds and linear parks. Urban public space is provided as the focus of community facilities and events.
Indicative Catchment	Catchment of regional significance across at least two Local Government Areas.
Suburban Activity Centres (SAC)	Prospect, Legana, Prospect Vale, Newstead, Ravenswood and Riverside
Role	To provide for the daily needs of the immediately surrounding area in an urban environment and provide a focus for day-to-day community life. Provides a range of convenience and goods and services as well as some community services and facilities.
Employment	Includes a mix of retail, community, and health services (such as GP) and office-based employment servicing the local area.
Land Uses	
Commercial and Retail	At least one major supermarket, a range of speciality shops and secondary retailing. May contain small discount department store. Office spaces are limited to small-scale finance, banking, insurance, property, and professional services.
Government and Community	Local community services.

Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
	Provision for community groups.
Residential	Some 'in-centre' residential development, complemented by infill development and consolidation of surrounding residential areas at medium to higher densities (up to 25 dwellings per hectare).
Arts, Cultural and Entertainment	May include some night time activities focussed on dining or a local hotel.
Access	Ideally located on a public transport corridor with at least good bus services. Should be highly accessible by cycling or walking from surrounding area to enhance local access.
Public Open Spaces	Local sports grounds, playgrounds and linear parks. Active sports facilities such as skate parks, basketball/tennis courts and the like to serve local needs.
Indicative Catchment	Serves a number of suburbs but may attract people from a wider catchment on an occasional basis.
District Service Centre (SAC)	George Town, Longford, Scottsdale, St Helens, Deloraine, Campbell Town and Exeter
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Provides that trips to larger centres are only required occasionally.
Employment	Highest concentration of employment for the sub-region, with a diversity of employment across business and industrial sectors.
Land Uses	
Commercial and Retail	Should offer at least one major supermarket, or a combination of independent supermarkets and a range of speciality shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.
Government and Community	Should offer a range of health and cultural facilities required to support rural community including District Health Centre, Service Tasmania outlet, Community Centre/Community Hall.

Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
	Educational facilities should be provided (at least Primary and Secondary School). This should be centre of Local Government services within the relevant LGA.
Residential	Some 'in-centre' residential development, complemented by infill and consolidation of surrounding residential areas at medium to higher densities (up to 25 dwellings per hectare).
Arts, Cultural and Entertainment	Hotel(s), restaurant, and dining facilities with other entertainment for rural community. Local sporting facilities/clubs.
Access	Local bus service with connections to higher order District Centres, but with expected low service frequency. Predominantly accessed via private motor vehicle with good walking and cycling linkages to surrounding residential area.
Public Open Spaces	Local sports grounds, playgrounds and linear parks. Active sports facilities such as skate parks, basketball/tennis courts and the like to serve local needs.
Indicative Catchment	Serving outer, more rural based sub-regions and LGAs.
Neighbourhood or Town Centres (SAC)	Lilydale, St Leonards, Perth, Newnham, Beaconsfield, Evandale, Norwood, St Marys, Youngtown, Bridport, Trevallyn, Westbury, Waverley, Windsor and West Launceston
Role	To serve daily needs of surrounding community and provide a focus for day-to-day life within a community.
Employment	Includes a mix of small-scale retail, community, and health services. Limited office based employment.
Land Uses	
Commercial and Retail	An independent supermarket or discount department store as anchor tenant, surrounded by a small range of specialty shops. In rural context often tourism related businesses.
Government and Community	Local community services, including Child Health Centre.
Residential	Some adjoining in centre/town residential development offering a greater mix of housing types and densities than outer laying residential areas.

Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
Arts, Cultural and Entertainment	May include dining and restaurants and/or a local bar to support local or tourist trade.
Access	When in urban context, ideally located nearby a public transport corridor or bus services. Should be highly accessible by cycling or walking from surrounding area to enhance local access.
Public Open Spaces	Local sports grounds, playgrounds and linear parks. Active sports facilities such as skate parks, basketball/tennis courts.
Indicative Catchment	Serves rural areas not served by regional level activity centres.
Land or Minor Centres	
Role	To provide a focus for day-to-day life within an urban community.
Employment	Employment opportunities are limited.
Land Uses	
Commercial and Retail	Offers a range of small specialty shops (including newsagents, pharmacy, and gift store) and a convenience store.
Government and Community	Local community services, including Child Health Centre.
Residential	May include residential land uses, however interspersed.
Arts, Cultural and Entertainment	May include some dining (in the evening) or local bar.
Access	Ideally, near public transport corridor or bus services. Should be highly accessible by cycling or walking from surrounding area to enhance local access.
Public Open Spaces	May include minor sporting or community spaces to serve local needs. May be connected to linear parks.
Indicative Catchment	Serves rural areas not served by regional level activity centres.
Specialist Centres	Launceston Airport / Translink, UTAS City Campus
Role	To provide for activity of a specialist nature as defined through specific local area or precinct structure plans. Specialist nature maybe of a major infrastructure, educational, health or research or other institutional style facility of regional

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Principal Activity Centre (PAC)	Launceston CAD includes CBD and inner core frame areas (refer to Launceston City Planning Scheme)
	significance that provides a strong employment and economic development role.
Employment	Dependent upon specialist characteristics.
Land Uses	
Commercial and Retail	<p>Retail should reflect the centre's specific purpose or defined character.</p> <p>Broader retailing (restaurant, cafes etc.) should be limited to serving the centre's catchment, unless identified as part of its defined purpose or character.</p> <p>Office space should be limited and support employment associated with the centre's purpose or character.</p>
Government and Community	None, unless centre's purpose or character details a specific need.
Residential	May include specialised accommodation relating to centre's focus (i.e. student accommodation).
Arts, Cultural and Entertainment	Depending upon nature of centre's specialist focus/function and other characteristics
Access	Ideally located at or adjacent to public transport corridor, between existing activity centres.
Public Open Spaces	May incorporate connection to linear parks.
Indicative Catchment	Regional or local, depending on centre's specialist focus.

E.4 REGIONAL INFRASTRUCTURE NETWORK POLICY

E.4.1 Strategic Context

The *Regional Infrastructure Network* is set in the following strategic context.

- The region is comparatively well served by key infrastructure including ports and airports that provide access to national and international markets.
- Launceston's regional primacy is affirmed in its significant infrastructure, including airport, hospital, education and training facilities, as well as lifestyle attributes, service and enterprise infrastructure.
- Multiple authorities undertake regional infrastructure planning. Significant structural changes and regulatory reforms are necessary to allow greater coordination between infrastructure sectors and its alignment with regional land use planning.
- Other areas of government policy and planning influence land use and affect land use and infrastructure planning outcomes.
- The *Tasmanian Infrastructure Strategy (2010)* projects and initiatives should underpin regional and local infrastructure strategies.

Transport

- The primary form of transport access across the region is provided by the State and local road network and, for limited freight, the rail network.
- Freight transport linkages with Tasmania's northern ports are critical departure points for the State's exports.
- The impact of transport planning, including public transport infrastructure and services, affects accessibility and is a necessary component of infrastructure network planning.

Energy

- Capacity and reliability of energy supply to meet urban and industrial demand (including electricity and gas) are primary issues.
- There are significant opportunities to utilise key natural resources including water and renewable energy.
- Wind energy generation opportunities are substantial in the northeast and Furneaux Group. Tidal and wave energy potential on the northeast coast and Furneaux Group are matters for further strategic work.

Water

- Many settlements across the region do not optimise use of existing infrastructure, such as waste-water facilities. Strategic infrastructure planning needs to align with settlement and land use planning strategies to direct urban development to areas with capacity to meet additional demand.
- In the absence of a broader strategic planning framework, ad hoc decisions about infrastructure location and delivery have resulted in poor servicing impacts for some settlements. This has led to avoidable costs and inefficiencies, and has compromised the capabilities of existing infrastructure.

Digital Communications

- The progressive roll-out of the National Broadband Network in Northern Tasmania will add value to innovation and competitive capacity within the region. Infrastructure planning needs to provide for greater investment in system-wide digital technologies (mobile and wireless infrastructure, smart grids and others).

E.4.2 Regional Outcome

Integrate infrastructure, transport and land use planning to complement State infrastructure plans and policies.

Advance efficient, cost-effective and sustainable forms of urban development that support the Regional Settlement Network

E.4.3 Key Infrastructure Network Strategies

- Planning and development of the Regional Infrastructure Network should apply the following strategies:
- Support development that consolidates and maximises the use of existing infrastructure capacity and planned infrastructure;
- Develop and protect transport assets and systems to promote a sustainable transportation network, having regard for access and choice and including public transport, cycling and walking movements;
- Promote greater coordination between government sectors in infrastructure planning to achieve greater alignment with land use planning and more efficient and effective land use outcomes;
- Promote infrastructure planning that leverages renewable energy opportunities;
- Support transport planning initiatives that improve accessibility; and
- Advance and demonstrate consistency with the strategic planning projects and priorities promoted by the *Tasmanian Infrastructure Strategy (2010)*.

E.4.4 Specific Policies and Actions

The following specific policies, shall be applied to infrastructure network planning.

Specific Policies and Actions

Policy	Actions
<p>RIN-P1 Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.</p>	<p>RIN-A1 Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.</p>
<p>RIN-P2 Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.</p>	<p>RIN-A2 Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.</p>
<p>RIN-P3 Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</p>	<p>RIN-A3 Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</p>
<p>RIN-P4 Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.</p> <p>RIN-P5 Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations, and protect from development that will preclude or have an adverse impact on existing and future operations.</p>	<p>RIN-A4 Recognise the operation and future expansion potential of key intermodal facilities, particularly the three major seaports and the Launceston Airport and protect from surrounding incompatible uses by applying appropriate zoning and buffers in planning schemes.</p> <p>RIN-A5 Provide that appropriate planning mechanisms are in place to facilitate the potential Bell Bay Port Intermodal Expansion (subject to Federal Government funding).</p> <p>RIN-A6 Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation. . Note: The area immediately surrounding some airports is subject to Commonwealth legislation, which overrides State legislation.</p> <p>RIN-A7 Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development that</p>

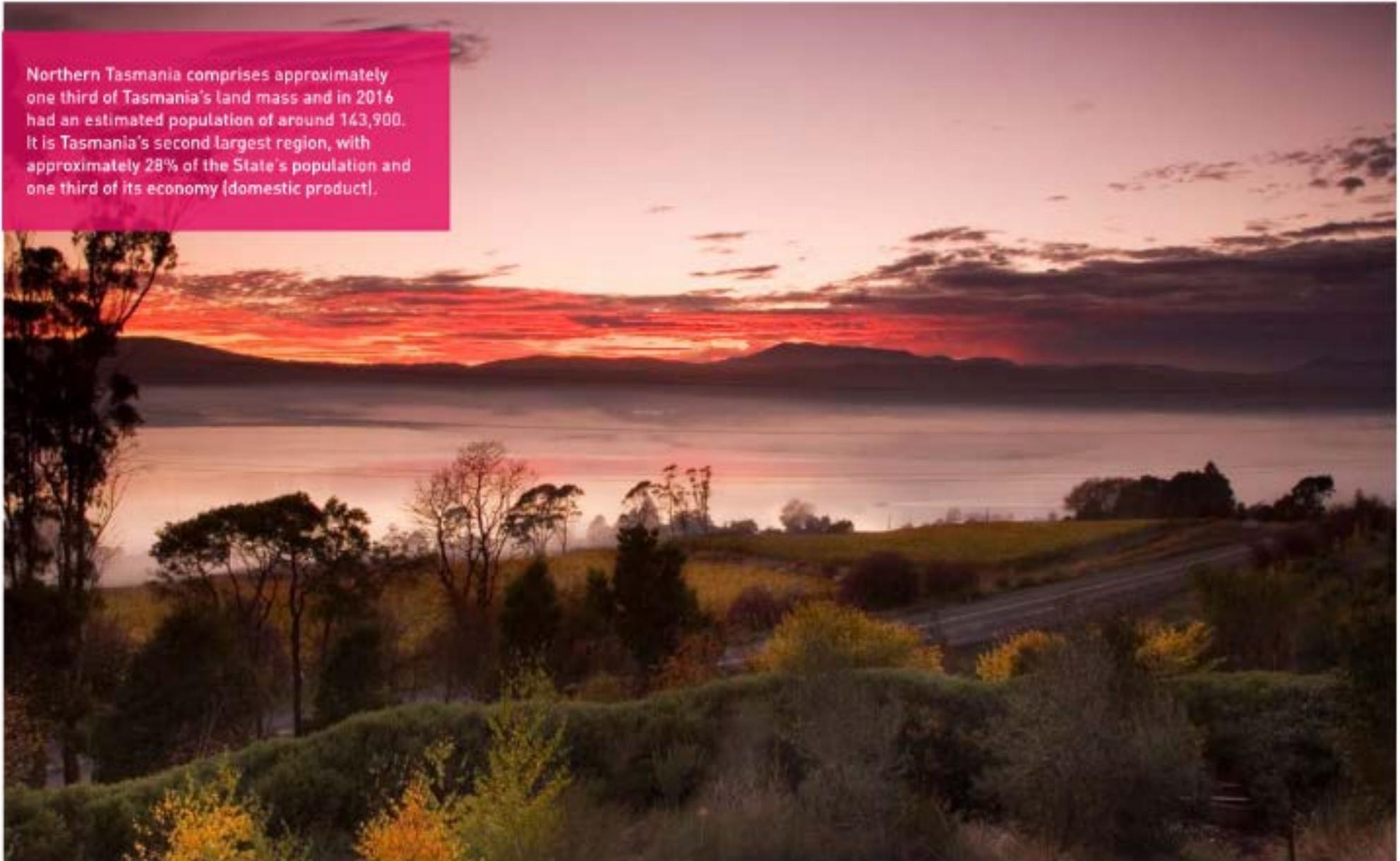
Policy	Actions
	<p>would compromise safe and efficient operations of existing and future planned road and rail corridors.</p> <p>RIN-A8 Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</p> <ul style="list-style-type: none"> • Midland Highway • Illawarra Main Road • Bass Highway • Tasman Highway • Birralee Frankford Main Road/West Tamar/Batman Highway corridor • West Tamar Highway from Launceston to Frankford Main Road • East Tamar Highway • Bridport Main Road • Tasman Highway from Scottsdale to Ringarooma Main Road • Tasman Highway from Esk Main Road to St Helens • Lilydale Main Road from East Tamar Highway to Lalla Road (Golconda Road) • Bell Bay Main Road • Esk Main Road • Evandale Main Road from Midland Highway to Launceston Airport and • Kings Meadows Main Road. <p>Other local roads that may require protection include Bathurst Wellington Streets, forestry freight routes – Mathinna Plains Road, the northern section of Camden Road and Prossers Road.</p> <p>RIN-A9 Apply appropriate zoning and/or other mechanisms within planning schemes to support planned future roads.</p>
<p>RIN-P6 Facilitate and encourage active modes of transport through land use planning.</p>	<p>RIN-A10 Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.</p> <p>RIN-A11</p>

Policy	Actions
	<p>Future subdivision design is to allow for permeability and connectivity in the transportation network.</p> <p>RIN-A12 Incorporate guidelines and other relevant subdivision design codes into planning schemes to address facilities for walking and cycling. For example, guidelines may provide that:</p> <ul style="list-style-type: none"> • Lot layouts and buildings must provide for connection to adjacent local roads, open space, trails, pedestrian, cycle and bus routes; and • Roads are designed and constructed to meet the needs of all users and to reinforce the functions, safety and efficiency of the road or communal driveway. <p>RIN-A13 Provide for provision for on and off-road cycle facilities, including shared pathways and associated engineering considerations, is addressed by local planning policy.</p> <p>RIN-A14 Future specific or Local Area Development plans are to provide for linkages to cycling networks.</p> <p>RIN-A15 Local Area Development Plans are to promote walking and provide for a network of local walking routes.</p> <p>RIN-A16 Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails, and cycle and bus routes.</p> <p>RIN-A17 Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.</p>
RIN-P7 Facilitate an efficient and convenient public transport system through land use planning.	<p>RIN-A18 Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.</p> <p>RIN-A19</p>

Policy	Actions
	<p>Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit points) and are designed in accordance with Australian Standards.</p> <p>RIN-A20 Subdivision design is to provide interconnected road layouts, minimises the use of cul-de-sacs, and promotes an efficient and contiguous public transport service, including cyclist and pedestrian movement.</p> <p>RIN-A21 Consult and engage with public transport service providers in the concept design phase to determine if an area can be serviced by public transport, considering public transport networks and subdivision design.</p> <p>RIN-A22 Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.</p> <p>RIN-A23 Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.</p> <p>RIN-A24 With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.</p>

E REGIONAL PLANNING POLICIES

Northern Tasmania comprises approximately one third of Tasmania's land mass and in 2016 had an estimated population of around 143,900. It is Tasmania's second largest region, with approximately 28% of the State's population and one third of its economy (domestic product).



E REGIONAL PLANNING POLICIES

E.5 REGIONAL ECONOMIC DEVELOPMENT POLICY

E.5.1 Strategic Context

Regional Economic Development is set in the following strategic context.

- An overview of the region's key economic features is illustrated in Map E.2.
- A combination of natural environment, infrastructure and production drive population and settlement patterns across the region.
- Changes in global economic conditions and competition from industrialising countries will continue. Forecasts suggest that these changes will impact upon the region's economy, particularly in relation to manufacturing such as clothing and textiles, and more recently automotive parts engineering.
- Economic growth and new employment initiatives will stem primarily from expansion of existing economic advantages, rather than from an influx of new large-scale enterprise.
- Economic growth potential exists in emerging industries based on the development and transfer of knowledge. The National Broadband Network is forecast to assist significantly, promoting access and removing constraints previously associated with geographical remoteness.
- The Furneaux Group of Islands do not experience the same economic conditions as the balance of the region due to their remoteness. As such, the Furneaux Group relies on local strategies to capitalise on its unique attributes and to further economic objectives.

Map E.2 Northern Tasmania - Economic Features



Liffey Forest Reserve: Tourism Australia & Graham Freeman



Sinapius Vineyard: Adam Gibson



Flinders Island Beach: Tourism Tasmania & Graham Freeman

E REGIONAL PLANNING POLICIES

Freight and Port Development

- The region is geographically positioned to grow its proportional share of the State's port and airport freight, given its linkages with Melbourne and the south east of Australia.
- In terms of tonnage the region is the major destination for interregional freight, which is directed to key land links including Midland Highway, Bass Highway and East Tamar Highway.
- The Department of State Growth aims to maximise use of major existing regional freight corridors to prevent further dispersal of the freight task across other or new road networks.

Manufacturing and Industrial Land

- Manufacturing provides approximately 17% of the region's gross product, with the majority of this output generated from Launceston and George Town.
- Demand and availability of sufficient suitable industrial land for the region is under review. An audit of existing industrial zoned land has been prepared as part of the Northern Industrial Land Study. This research is a necessary component of further strategic work.

Rural and Natural Productive Resources

- Almost a quarter of the region's land area is applied to agriculture, a significant source of regional employment and a significant contributor to the region's economy.
- Regional agricultural land, particularly that used for primary production, is a finite resource.
- Along with agriculture, forestry and fishing provide approximately 8% of the region's gross product.
- Rural areas have significant social, cultural, scenic and recreational values that offer significant opportunities for the region's economic development.

Tourism and Recreation

- The region is rich with assets, industry and activities that enhance tourism and recreation opportunities, such as natural environment and wilderness experiences; scenic landscapes; cultural and built heritage; food and wine experiences; and recreation and sporting activities.
- Tourism in Northern Tasmania has grown in recent years in line with substantial growth in State-wide tourism, increasing its regional economic contribution.
- Land use and local strategies that seek to advance regional economic development need to recognise the value of maintaining and protecting key tourist attractors and activities and the visual and scenic amenity of tourist routes.

E.5.2 Regional Outcome

Advance a nationally and internationally competitive region that applies innovation and infrastructure investment to advance economic development in a broad range of sectors

E.5.3 Key Economic Development Strategies

Planning for *Regional Economic Development* should apply the following strategies:

- Develop the economic and employment profile and role of Northern Tasmania as the major freight and tourist gateway for the State and as the key link between Tasmania and mainland Australia, particularly Melbourne.
- Pursue a range of new and innovative investment and product development opportunities in locations and sectors generally not previously targeted and resourced

- Support new investment initiatives with major upgrades to the regional infrastructure network.
- Promote the protection and enhancement of manufacturing, industrial and tourist business service locations.
- Promote efficient access, including expansion of air and sea ports, and land freight connections and operations.
- Promote protection of significant agricultural land and natural productive resources in accordance with the State Policy on the Protection of Agricultural Land (2009).
- Recognise, and provide long-term protection, for all potentially irrigable areas.
- Ensure the integrity of agricultural values is maintained whilst allowing for a transition of non-agricultural land uses between land within Rural Areas and Urban Growth Areas.
- Promote and support agricultural production areas.
- Identify and protect regionally significant extractive industry resources.
- Advance and demonstrate consistency with State and regional planning policies, projects and initiatives.

E.5.4 Specific Policy and Actions

The following specific policies shall be applied to:

- Economic development;
- Industrial land;
- Training and education;
- Rural land and natural productive resources; and
- Tourism

Specific Policies and Actions

Policy	Action
Economic Development	
<p>ED-P1 Promote increased innovation within the Northern Tasmanian economy, and encourage:</p> <ul style="list-style-type: none"> • Increased agricultural potential by investment in irrigation schemes and irrigated lands; • Innovation, which utilises and captures the region's water resources; • Food and wine innovation; and • A diversity of logistics in freight and port capacity. 	<p>ED-A1 Develop economic development initiatives that support diversification of existing business, commercial and industrial sectors and reflect the directives of the State Government's Population Growth Strategy (2015).</p> <p>ED-A2 Prepare and/or update municipal Economic Development Plans to strengthen the economic base of local governments and communities and support regional strategies</p>
Industrial Land	
<p>ED-P2 Provide for land use planning and infrastructure networks to support the development of:</p> <ul style="list-style-type: none"> • High value agriculture and food products; • Digital economy (including the NBN); • Vibrant, creative and innovative activity centres as places of employment and lifestyle; and • Diverse tourism opportunities <p>ED-P3 Provide a 10 year supply of industrially zoned and serviced land in strategic locations</p>	<p>ED-A3 Identify suitably located land within planning schemes to be zoned for industrial and employment purposes, consistent with the Northern Tasmania Industrial Land Study (2014) and provide for the region to be well placed to capture economic opportunities.</p> <p>ED-A4 Analyse industrial land demand to 2040 and provide a sufficient supply of land zoned for industrial purposes, supported by adequate infrastructure and network requirements (transport, water, sewerage and energy).</p>
Training and Education	
<p>ED-P4 Provide suitable training and education opportunities in response to identified regional challenges, including those concerned with:</p> <ul style="list-style-type: none"> • An ageing population; • Out-migration of younger generations; • Low literacy/education/skilled workers; • Lack of diversity in the economy; • Lack of support and training facilities; and • Availability of affordable housing. <p>ED-P5 Support initiatives that provide Northern Tasmanian with an economic capacity to improve their lifestyle and engaged in fulltime</p>	<p>ED-A5 Identify the existing requirements of industry employers and the skills/services that are needed in the labour force. This process should:</p> <ul style="list-style-type: none"> • Build on opportunities for employment in new, emerging and growth industries; and • Facilitate transition to new employment and training opportunities in response to local redundancies.

Policy	Action
or part-time employment to promote standards of living and access to basic services.	
Rural Land Natural Productive Resources	
<p>ED-P6 Encourage sustainable and appropriate land use planning practices that seek to manage development and use of the region's natural resources.</p> <p>ED-P7 Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).</p> <p>ED-P8 Manage the region's natural economic resources to sustainably and efficiently meet the needs of existing and future communities.</p>	<p>ED-A6 Apply a regionally consistent GIS spatial methodology and mapping of productive agricultural land.</p> <p>ED-A7 Protect the long-term operation of rural industries and support an expanded agricultural sector.</p> <p>ED-A8 Recognise the roll-out of irrigation schemes and ensure that these agricultural lands and future irrigation areas are appropriately zoned for primary production and protected from incompatible uses.</p> <p>ED-A9 Limit the encroachment of 'Rural Residential' styles of development onto existing and potential agricultural lands. ED-A10 In conjunction with State agencies, identify and protect regionally significant extractive industry resources.</p> <p>ED-A11 Identify natural economic resource areas and protect from further fragmentation and inappropriate land use.</p> <p>ED-A12 Identify and protect extractive and mineral resources for potential future extraction (including providing appropriate transport corridors and buffers) and protect these, ensuring that planning preserves the opportunity for discovery and development of new resources in appropriate areas.</p> <p>ED-A13 Manage, enhance and protect marine, estuarine and freshwater habitats, from development that would adversely impact upon sustainable fish stock levels, or fisheries production</p>
Tourism	
<p>ED-P9 Support tourism development that is guided by research and economic strategies that develop projects and initiatives to enhance the range of tourism and visitor experiences in the region.</p>	<p>ED-A14 Advance a tourism strategy to promote an expanded and enhanced range of tourism and visitor experiences while addressing broad issues affecting tourism, including in relation to skills shortages, competitiveness and marketing. The tourism strategy will:</p> <ul style="list-style-type: none"> • Complement the region's open space strategy and address cultural heritage considerations; • Facilitate supply side support programs to deliver on a strategy for existing and new operators; • Identify key tourism investment sites; and • Support tourism infrastructure investment as part of the region's infrastructure plan. <p>ED-A15 Support the implementation of the Trail of Tin Dragon Master Plan (2004) and prioritise the completion of 18 associated key projects identified to complete the trail.</p>
<p>ED-P10</p>	<p>ED-A16 Identify key tourism sites within an appropriate land use zone to provide for the enhancement of existing and future tourism opportunities and visitor experiences.</p>

E REGIONAL PLANNING POLICIES

Policy	Action
<p>Support the development of the tourism sector by ensuring land use planning policies and principles do not unnecessarily restrict tourism use and development.</p> <p>ED-P11 Provide for the opportunity in planning schemes to identify, protect and enhance distinctive local characteristics and landscapes.</p> <p>ED-P12 Avoid unnecessary restrictions on new tourism sector innovation in planning schemes and acknowledge that planning schemes cannot always predict future tourist sites/developments.</p>	<p>ED-A17 Provide opportunities to economically support rural land uses (e.g. farming) by allowing diversification through tourism use and development.</p> <p>ED-A18 Encourage the establishment of small tourism businesses by allowing flexible locations and minimising regulation, such as working from home and farm gate tourism.</p> <p>ED-A19 Consider all options (such as planning scheme amendment or S 43A applications) to enable support for tourism proposals</p>

E REGIONAL PLANNING POLICIES

The regional strategy must be responsive to identified changes, challenges and strengths that will influence Northern Tasmania over the next 20 years.

Northern Tasmania has emerged as a business hub and the centre for a growing regional population based on its economic, competitive and natural advantages.



E REGIONAL PLANNING POLICIES

E.6 SOCIAL INFRASTRUCTURE AND COMMUNITY POLICY

E.6.1 Strategic Context

Social Infrastructure and Community is set in the following strategic context.

- Social infrastructure is the community facilities, services and networks that assist communities to meet their social needs and maximise wellbeing
- Social infrastructure across the region includes a broad range of facilities and services including those for education and training, health, recreation, sport, emergency services, religion, arts and culture, community meeting spaces. It includes infrastructure targeted at people in particular life stages, and people with special needs and of culturally diverse backgrounds.
- Cultural heritage, both aboriginal and non-aboriginal, is an important component of 'community'.
- The planning and delivery of social infrastructure is shared between local, State and Federal government, not-for-profit organisations, community organisations and the private sector.
- Improved integration of social infrastructure planning in broader land use planning strategy is a necessary component of further strategic work to avoid social infrastructure planning occurring in isolation, to maximise efficiencies and to support a wide range of social and community development issues.

E.6.2 Regional Outcome

Shape, resilient, liveable and prosperous communities supported by high quality community infrastructure and living environments to meet communities' particular social, education, health care, and living needs.

E.6.3 Key Social Infrastructure and Community Strategies

Planning for and development of *Social Infrastructure and Community* should apply the following strategies:

- Support sustainable urban settlements through the provision of high quality community infrastructure;
- Promote and protect cultural heritage as a key component of 'community';
- Promote coordinated social infrastructure planning to maximise efficiencies and improve land use and development outcomes; and
- Advance and demonstrate consistency with State and regional planning policies, projects and initiatives.

E.6.4 Specific Policies and Actions

The following specific policies shall be applied to:

- Social infrastructure; and
- Cultural heritage.



Unavale Vineyard; Tourism Tasmania & Graham Freeman



Lake Derby; Stu Gibson

E REGIONAL PLANNING POLICIES

Specific Policies and Actions

Policy	Action
Social Infrastructure	
<p>SI-PO1 Coordinate planning for social infrastructure with residential development.</p> <p>SI-PO2 Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities.</p> <p>SI-PO3 Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.</p> <p>SI-PO4 Allow for a greater choice in housing types. SI-PO5 Protect the operation of existing and planned education/ training facilities from conflicting land uses.</p> <p>SI-PO5 Protect the operation of existing and planned education/training facilities from conflicting land uses.</p>	<p>SI-A01 Plan for the region's social infrastructure needs through:</p> <ul style="list-style-type: none"> • A needs analysis; • Identification of locally appropriate standards of service; • Identification of gaps in supply and predicted future needs; • An implementation plan; and • Monitoring and review. <p>SI-A02 Provide for the use and development of community gardens within residential areas in planning schemes.</p> <p>SI-A03 Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities.</p> <p>SI-A04 Planning schemes are to support the provision of social housing in residential areas.</p> <p>SI-A05 Planning schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure.</p> <p>SI-A06 Provide flexibility in planning schemes to allow for a greater choice of housing types in residential areas, particularly in centrally located areas.</p> <p>SI-A07 Existing and planned education and training facilities are to be appropriately zoned and protected from conflicting land uses.</p>
Cultural Heritage	
<p>CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.</p> <p>CH-P02 Recognise, manage and preserve regional archaeological values</p>	<p>CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.</p> <p>CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.</p> <p>CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites.</p> <p>CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.</p>

E.7 REGIONAL ENVIRONMENT POLICY

E.7.1 Strategic Context

Regional Environment is set in the following strategic context.

- Northern Tasmania has a diverse, unique and nationally recognised natural environment, including several geo-conservation sites of world significance.
- The region contains landforms and vegetation sensitive to large-scale use and development, drainage changes and/or threat from changing land uses, land clearing and to some extent urban development.
- Local strategies and schemes advance some common values and objectives with respect to biodiversity, and all strategies and schemes provide that habitat protection encompasses flora and fauna values.
- Common regional issues include:
 - Protection and enhancement of ecological processes and genetic diversity/biodiversity; and
 - Identification and protection of significant threatened species and
 - Minimisation of habitat loss.
- Changes in global climate are predicted to have increasing influence on natural hazards – usually metrological or geological in nature but occasionally involving human activity.
- The potential impact of natural hazards and climate change on the Region's environment and communities is a necessary component of further strategic work and land use planning initiatives. This will necessitate regional coordination to align policies and programs between local authorities and at different levels of government.
- The region contains a network of open space and recreation systems that contribute to quality of life and environmental values. Promoting and protecting the region's open space

network will deliver significant economic benefits as well as personal, social and environmental objectives.

- Further strategic work at a regional level on water management is needed to:
 - Manage impacts of development;
 - Maintain and/or improve water quality values as a result of the development process; and
 - Consider impacts of development on the natural processes of fresh, coastal and estuarine environments
- Landscape management on a regional level is needed to protect natural values and safeguard tourism outcomes. Further strategic work should address:

The importance of scenic landscapes;

- The importance of natural/natural vegetation of rural and coastal areas; and
- The protection skylines and prominent hillsides from obtrusive development and/or works.

E.7.2 Regional Outcomes

Apply a consistent approach to environmental management to:

- Protect and conserve the natural environment;
- Provide for the management and use of productive resources including agricultural lands, natural resources, water resources and coastal environments; and
- Plan for natural hazards and climate change adaption responses.

E.7.3 Key Environment Strategies

- Support measures to adapt to climate change and reduce growth of greenhouse emissions.
- Avoid locating land designated for housing, industry, community and infrastructure services within or adjacent to areas which are

vulnerable to an unacceptable level of risk, including coastal inundation, landslip, flooding or contaminated land.

- Support 'early action' against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs.
- Advance regional integration and coordination to align planning policy and strategy between local councils and at different levels of government to provide consistency in environmental response.
- Measures for climate change adaptation are to inform municipal planning schemes including technological, infrastructure, planning and regulatory measures.
- Build and protect a strong network of open space to advance conservation and natural cultural values, enhance urban area amenity, encourage healthy lifestyles, promote climate change mitigation and maintain utilitarian values.
- Provide for development that adequately considers water quality and potential impacts on coasts, waterways and wetlands.
- Promote landscape management and policy initiatives to recognise the importance of scenic landscapes for natural values and tourism outcomes.
- Advance and demonstrate consistency with State and regional planning policies, projects and initiatives.

E.7.4 Specific Policies and Actions

The following specific policies shall be applied to Regional Environment:

- Biodiversity and native vegetation
- Open space and recreation
- Natural hazards
- Climate change adaption
- Coasts and waterways; and
- Landscape and scenic amenity

Specific Policies and Action

Policy	Action
Biodiversity and Native Vegetation	
<p>BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.</p> <p>BNV-P02 Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.</p> <p>BNV-P03 Land use planning is to minimise the spread and impact of environmental weeds.</p> <p>BNV-P04 Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy</p>	<p>BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.</p> <p>BNV-A02 Implement a planning assessment approach consistent with the 'avoid, minimise, mitigate, offset' hierarchy.</p> <p>BNV-A03 Provide for environmental assessments through planning schemes for development proposals with the potential to impact on the habitats of native species of local importance.</p> <p>BNV-A04 Accept offsets as a last resort and only where there is a net conservation benefit, security of the offset in perpetuity and based upon the relevant State guidelines.</p> <p>BNV-A05 Further investigate regional biodiversity:</p> <ul style="list-style-type: none"> • To protect, conserve and enhance the region's biodiversity considering the extent, condition and connectivity of critical habitats; • priority vegetation communities; and the number and status of vulnerable and threatened species; • Provide for use and development to be carried out in a manner that assists the protection of biodiversity by - <ul style="list-style-type: none"> - Minimising native vegetation and habitat loss or degradation. - Appropriately locating buildings and works. • - To develop a methodology that defines triggers and priorities for important habitat in assessing development.
Open Space and Recreation	
<p>OSR-P01 To provide for an integrated open space and recreation system that contributes to social inclusion, community health and well-being, amenity, environmental sustainability and the economy.</p> <p>OSR-P02 Improve open space planning outcomes through the delivery of a consistent regional approach that responds to the community's needs and avoids unnecessary duplication of facilities</p>	<p>OSR-A01 Prepare an open space strategy is consistent with the <i>Tasmanian Open Space Policy and Planning Framework 2010</i>.</p> <p>OSR-A02 Prepare municipal audits and plans for open space supply in accordance with the process provided in the <i>Tasmanian Open Space Policy and Planning Framework 2010</i>.</p> <p>OSR-A03 Provide for a regional network of multi-use trails.</p> <p>OSR-A04 Development is to have regard to the principles identified in <i>Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania (2009)</i>.</p>

E REGIONAL PLANNING POLICIES

Policy	Action
Natural Hazards	
<p>NH-P01 Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.</p> <p>NH-P02 Future land use and development is to minimise risk to people and property resulting from flooding.</p> <p>NH-P03 Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</p> <p>NH-P04 Where avoidance of hazards is not possible or the level of risk is deemed acceptable, best practice construction and design techniques and management practices are to be implemented.</p>	<p>NH-A01 Manage further development in declared landslip zones. Complete regional land slide hazard mapping to allow identification of land susceptible to landscape hazards and its associated level of risk to specific scale and types of land uses and developments.</p> <p>NH-A02 Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.</p> <p>NH-A03 If there is doubt about the geotechnical stability of land proposed for urban development, Council may require a geotechnical assessment to identify risks and mitigation techniques.</p> <p>NH-A04 Include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation.</p> <p>NH-A05 Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.</p> <p>NH-A06 Subdivision design is to respond to bushfire hazard risks by providing for alternative access, building setbacks and buffer distances based on current best practice.</p> <p>NH-A07 Adopt the relevant risk management AS/NZS standard as part of core management methods for emergency, hazard and risk management</p>
Climate Change Adaption	
<p>CCA-P1 Encourage energy efficient building use and design.</p> <p>CCA-P2 Protect investment in new Infrastructure from the impacts of climate change.</p>	<p>CCA-A01 Support relevant National and State Building Codes and standards that include requirements for development to minimise energy and water consumption through building design and siting, including use of alternative energy sources such as solar power</p>
Coasts and Waterways	
<p>CW-P01 Protect and improve the ecological integrity of coastal environments.</p> <p>CW-P02 Limit the expansion of urban development within the coastal zone to avoid encroachment into areas of intact coastal environments.</p> <p>CW-P03</p>	<p>CW-A01 Include appropriate provisions in planning schemes to minimise the clearance of coastal vegetation, particularly in soft sediment coastal environments which will have increased vulnerability to sea level rise, coastal erosion and recession and storm surge events.</p> <p>CW-A02 Manage the expansion and limit further linear expansion within the coastal zone where it is not within the existing settlement pattern.</p> <p>CW-A03</p>

E REGIONAL PLANNING POLICIES

Policy	Action
<p>Minimise or avoid use or development in areas subject to high coastal hazard.</p> <p>CW-PO4 Protect the visual integrity of coastal landscapes. CW-PO5 Protect and manage the ecological health and environmental values of surface and groundwater.</p> <p>CW-PO6 Where appropriate, development in new or redevelopment areas is to adopt best practice Water Sensitive Urban Design (WSUD) principles.</p> <p>CW-PO7 Protect the water quality of the region's waterways and wetlands, including key water supply catchments.</p> <p>CW-PO8 Recognise the importance of non-land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.</p>	<p>Allow new use or development within areas of intact coastal environments only in circumstance where use or development is dependent on a coastal location for operational efficiency.</p> <p>CW-A04 Apply planning scheme provisions on land adjoining the coast to: „ Restrict development to minimise long-term risk to life and property and its impact on the coastal process; and „ Require appropriate assessment of the impact of engineering works on coastal processes and to ensure best practice.</p> <p>CW-A05 Identify by the application of zones or overlays, areas at high risk of sea level rise, storm surge inundation and shoreline recession.</p> <p>CW-A06 Include provisions in planning schemes to protect the visual amenity of the coast, as appropriate.</p> <p>CW-A07 Include appropriate provisions in planning schemes to manage land containing wetland or fishery habitats, including wetlands and estuary areas (particularly RAMSAR wetlands and coastal wetlands) and require appropriate buffers to separate wetlands and estuary areas from incompatible development.</p> <p>CW-A08 Works undertaken on wetlands and waterways are to be in accordance with the Wetlands and Waterways Works Manual (DPIPWE, 2003, or subsequent edition) including resources such as A Wetlands Strategy for Tasmania prepared by the DPIPWE.</p> <p>CW-A09 Include Water Sensitive Urban Design (WSUD) requirements in planning schemes, where appropriate, to reduce stormwater discharge into waterways and to maximise stormwater quality.</p> <p>CW-A10 Planning schemes are to be consistent with the Tasmanian State Policy on Water Quality Management 1997 and the Tasmanian State Stormwater Strategy.</p> <p>CW-A11 Include provisions in planning schemes to facilitate the protection of ecological and hydrological integrity of water catchments, including adequate buffers.</p> <p>CW-A12 Consult relevant environmental organisations active within the region, including NRM North, as part of the review and monitoring of the Regional Land Use Strategy</p>
Landscape and Scenic Amenity	
<p>LSA-PO1</p>	<p>LSA-A01 Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes.</p> <p>LSA-A02</p>

E REGIONAL PLANNING POLICIES

Policy	Action
<p>Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> • Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity; • Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and • Need to protect skylines and prominent hillsides from obtrusive development/works. <p>LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance.</p>	<p>Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes.</p> <p>LSA-A03 Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations:</p> <ul style="list-style-type: none"> • The impact of development skylines, ridgelines and prominent locations; • The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; • The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; • The impact of materials, finishes and colours of buildings on the landscape setting; and • Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. <p>LSA-A04 Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.</p>

F IMPLEMENTATION AND MONITORING

The RLUS represents the agreed position of the eight municipal councils of the Northern Region and the Tasmanian Minister for Planning for declaration as a regional land use strategy for the purpose of Section 30C *Land Use Planning and Approvals Act 1993*.

Consistent with the earlier versions, the effect of this RLUS will be that the approval of municipal planning schemes, planning scheme amendments or projects of regional significance must be in accordance with the RLUS. The *Land Use Planning and Approvals Act 1993* also requires that the RLUS is subject to periodic review.

F.1 IMPLEMENTATION AND MONITORING

Both State government and local councils will implement the RLUS as the basis for strategic land use planning across the region.

Comprehensive, integrated, long-term land use planning for the region is to be reflected and delivered through regional and local planning processes and planning instruments, including the declaration and amendment of regional and local land use policy.

The planning schemes for each of the eight municipal areas within the region are important instruments for local implementation of the RLUS. The *Land Use Planning and Approvals Act 1993* (the Act) sets out how the RLUS is to be implemented through planning schemes, including:

- Amendments made to planning schemes approved under section 29 of the former provisions of the Act;
- Amendments made to interim planning schemes declared or made under the former provisions of the Act; and
- Local Provisions Schedules prepared under Part 3A of the Act, and amendments to approved Local Provisions Schedules made under Part 3B of the Act.

Planning schemes will deal with the particulars of land use and development within each municipality.

The RLUS will inform planning processes when dealing with proposals that are unexpected, or of a size and consequence beyond the immediate considerations of the local scheme, including projects of State or regional significance.

In the event of a conflict or inconsistency between the State Planning Provisions and any substantially similar policy statements in the RLUS, the State Planning Provisions prevail.

The RLUS will continue to apply after preparation and approval of complying planning schemes. Revisions to these, interim schemes and amendments will consider this RLUS.

F.1.1 Coordination

A coordinated, integrated and comprehensive approach to implementation of the RLUS is required by the Minister for Planning, government agencies, and planning authorities of the region to promote alignment and successful implementation, particularly when dealing with planning matters crossing jurisdictional boundaries.

The RLUS does not identify or promote any specific arrangement for coordination of planning research and analysis. It anticipates further action as necessary to clarify and resolve the most effective and sustainable process for meeting these requirements.

F.1.2 Continuous Improvement

Sound land use planning must be well informed and respond to changing circumstances. The RLUS is a vehicle for continuous improvement. Policies must be adjusted to reflect and incorporate new information, to respond to the unexpected, and to eliminate unintended consequences.

The Minister for Planning and Local Government has indicated that a proper review of the RLUS should occur after the Local Provisions Schedules have been finalised and the Tasmanian Planning Policies are in place to inform those strategies.

F.2 IMPLEMENTATION PLAN

Completion of the following strategic planning activities is required to implement the RLUS and to assist in developing future iterations of the policy document.

F.2.1 Other Strategic Planning Activities

Other future strategic planning activities and initiatives to inform future iterations of the RLUS will include:

- A Regional Infrastructure Plan (inclusive of public utilities and social infrastructure) to investigate social and physical infrastructure needed to support the preferred growth pattern for settlement;
- Support NRM North to review the Northern Tasmania Natural Resource Management Strategy 2010 - 2015 to identify the region's biodiversity values and locations of significant natural environmental value;
- A Regional Open Space Strategy to implement the Tasmanian Open Space Policy and Planning Framework 2010; and
- A study to identify and/or confirm the accuracy of mapped areas exposed to natural hazards, including land susceptible to acid sulfate soils, landslip, bush fire, flood, and coastal locations likely to be inundated with a rise in sea level or storm surge.



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G.1 - INTRODUCTION TO CATEGORIES

Three key Regional Land Use Categories provide the spatial framework to achieve the region's Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

G.1.1 Purpose of Categories

Separation of land uses within the region gives distinct physical and visual amenity and characteristics.

The transition between land use categories will be reflected in municipal planning schemes through land use zones. This will assist in minimising the potential for any adverse impacts by settlements on non-urban areas.

The land use categories help to:

- Define *Urban Growth Areas* for urban settlements;
- Prevent unplanned expansion of urban settlements;
- Promote sustainable land use and development;
- Protect high value productive rural land;
- Protect and enhance natural resources;
- Protect environmental values and landscapes;
- Provide appropriate opportunities for non-agricultural activities including rural living and tourism;
- Promote environmental conservation; and
- Enhance regionally significant open space and biodiversity.

The benefits of the Regional Land Use Categories will be evident in the consolidation of urban settlements in line with *the Regional Settlement Hierarchy* (Part E) and in the planning and efficient provision of infrastructure and services to communities.

G.2 THE LAND USE CATEGORIES

G.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs to 2032, considering population, housing, employment projections and reasonable assumptions about future growth.

Urban Growth Areas will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

G.2.1.1 Urban Growth Areas:

- Comprise land within the developed urban settlement or in areas intended for urban development as identified in a *Priority Consolidation Area, Supporting Consolidation Area or Growth Corridor* shown in the Regional Framework Plan Maps G.1, G.2 and G.3. The areas indicated in the Regional Framework Plan are indicative only, and represent a contiguous urban form that will be subject to detailed local planning.
- For settlements not identified in the Regional Framework Plan Maps G.1, G.2 and G.3, *Urban Growth Areas* comprise land within the relevant settlements identified in Table E.1 (Northern Tasmania Regional Settlement Hierarchy), and identified in a local land use strategy that will deliver the particular land use and development mix to provide for graduation and transition to land use and development outside the settlement, consistent with the policies and actions set out, or otherwise referenced in this document.
- Rezoning of land for urban development in *Growth Corridors* will only be considered if all relevant policies and actions in the RLUS are met along with State Policies.

Urban Growth Areas include:

Priority Consolidation Areas

- Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map G.1; and
- Support a broadened range of housing accommodation types and provide improved access, services, amenity and livability.

Supporting Consolidation Areas

- Comprising land in established suburbs which is separate from *Priority Consolidation Areas* as shown in the Regional Framework Plan Maps G.1, G.2 and G.3;
- Support reliable and effective transportation and reduce vehicle dependency;
- Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
- Promote cohesive communities;
- Support a wide range of services and facilities;
- Support access to existing or planned activity centres; and
- Comprise a suitable and complementary mix of land uses to support the *Regional Settlement Hierarchy* and the *Regional Activity Centre Hierarchy*.

Growth Corridors

- Comprising land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development.

G.2.1.2 Future Investigation Areas

- Future Investigation Areas comprise land shown as *Priority Investigation Area* or *Strategic Reserve Investigation Area* as identified in the Regional Framework Plan, Maps G.1, G.2 and G.3.

Priority Investigation Area

- Employment – comprises land to support important strategic regional initiatives to consolidate industrial uses or promote new industry and employment opportunities; and



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- Residential – potential residential development areas identified for investigation to determine capacity to consolidate existing urban areas.

Strategic Reserve Investigation Area

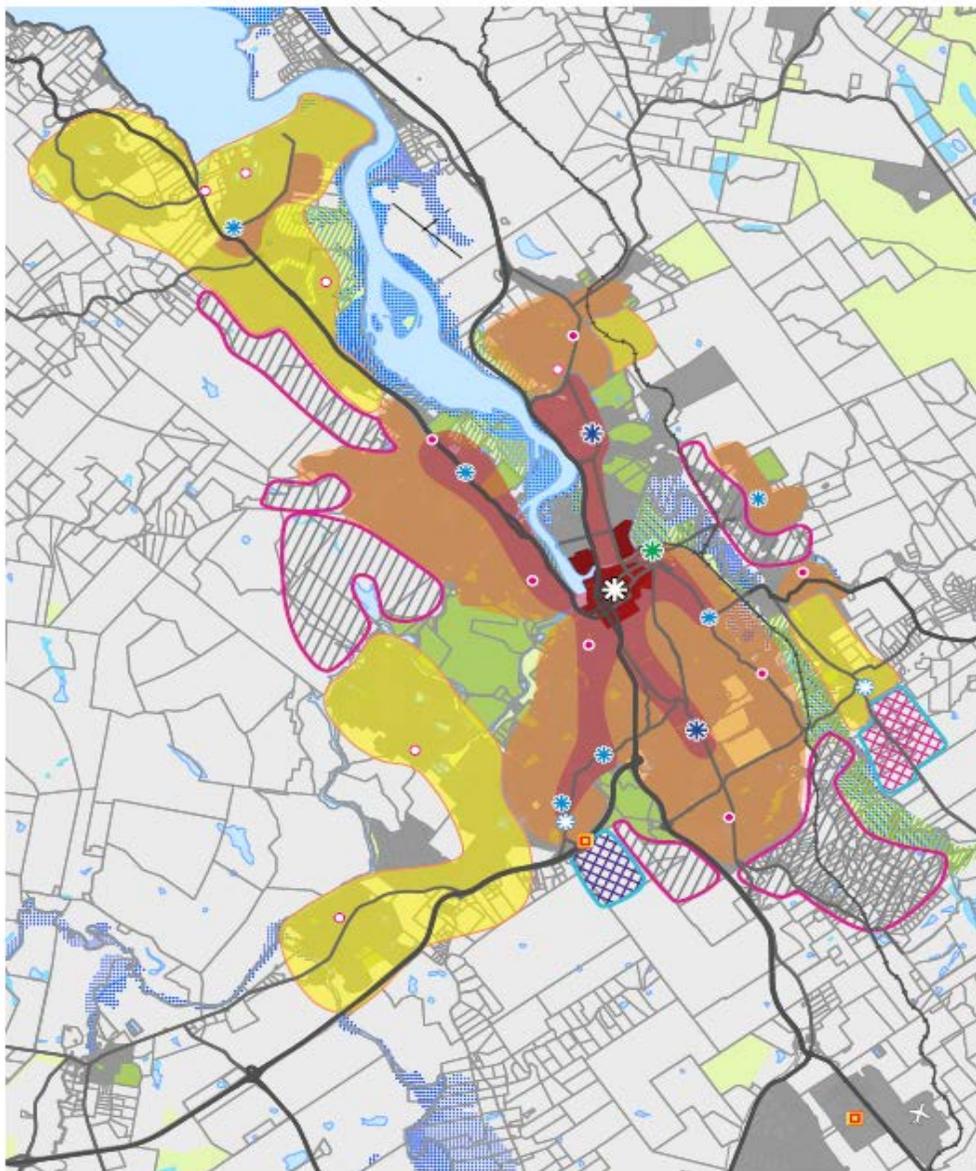
- Comprises land identified for strategic evaluation to assess potential for development beyond 2032 which will consolidate the urban area of Greater Launceston, and maintain a compact city that promotes community connections and maximizes the use of existing transport networks and infrastructure.

Land in *Future Investigation Areas* identified in the Regional Framework Plan Maps G.1, G.2 and G.3 will be subject to an appropriate level of strategic justification and suitability assessment prior to formal consideration for inclusion within a Growth Corridor by amendment to the NTRLUS and prior to any rezoning being considered.

As a guide, any investigation should include an assessment of the following matters:

- the identification of existing land use;
- an analysis of residential supply and demand;
- an analysis of the potential loss to the agricultural estate including prime agricultural land;
- the impact on agricultural productivity and infrastructure, and other resources;
- the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure);
- the potential for land use conflict with nearby resource, agricultural and forestry activities if residential development were to occur;
- the potential impact on the efficiency of the State road and rail networks;
- the potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources);
- an assessment of natural, cultural and landscape values;
- an assessment of hazards, including exposure to landslide and coastal hazards; and
- the potential for conflict with State policies.

Map G.1 Regional Framework Plan



Urban Growth Areas

- Growth Corridors
- Priority Consolidation Areas
- Supporting Consolidation Areas
- Launceston Central Area

Future Investigation Areas

- Priority Investigation Area - Residential
- Priority Investigation Area - Employment
- Strategic Reserve Investigation Area

Activity Centre Hierarchy

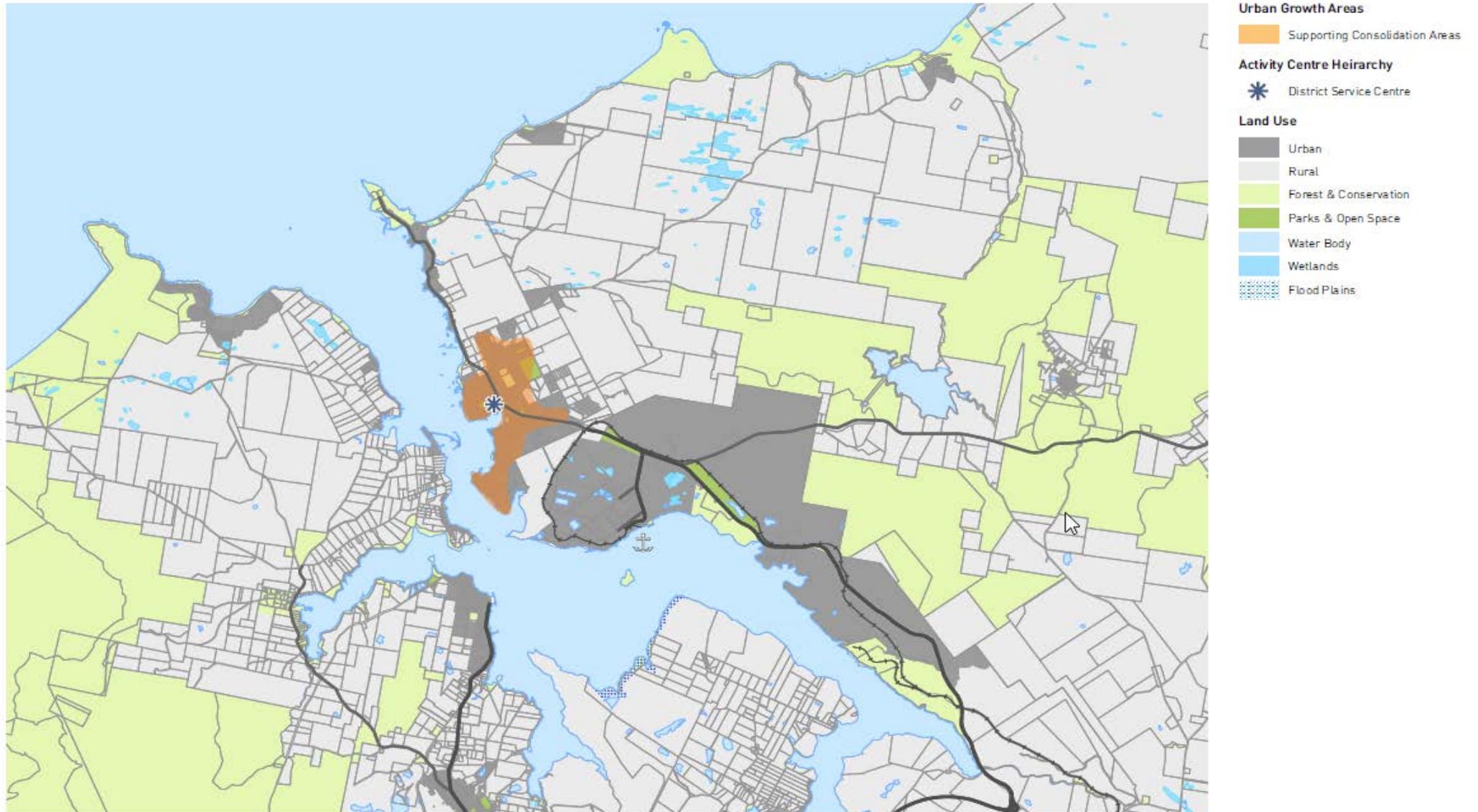
- Principal Activity Centre (Launceston Central Area)
- Major Activity Centre (Existing)
- Major Activity Centre (Future)
- Launceston (Kmart) Plaza
- Suburban Activity Centre (Existing)
- Suburban Activity Centre (Future)
- Neighbourhood or Town Centre (Existing)
- Neighbourhood or Town Centre (Future)
- Future Regional Employment Node

Land Use

- Urban
- Rural
- Forest & Conservation
- Parks & Open Space
- Proposed Open Space
- Water Body
- Wetlands
- Flood Plains

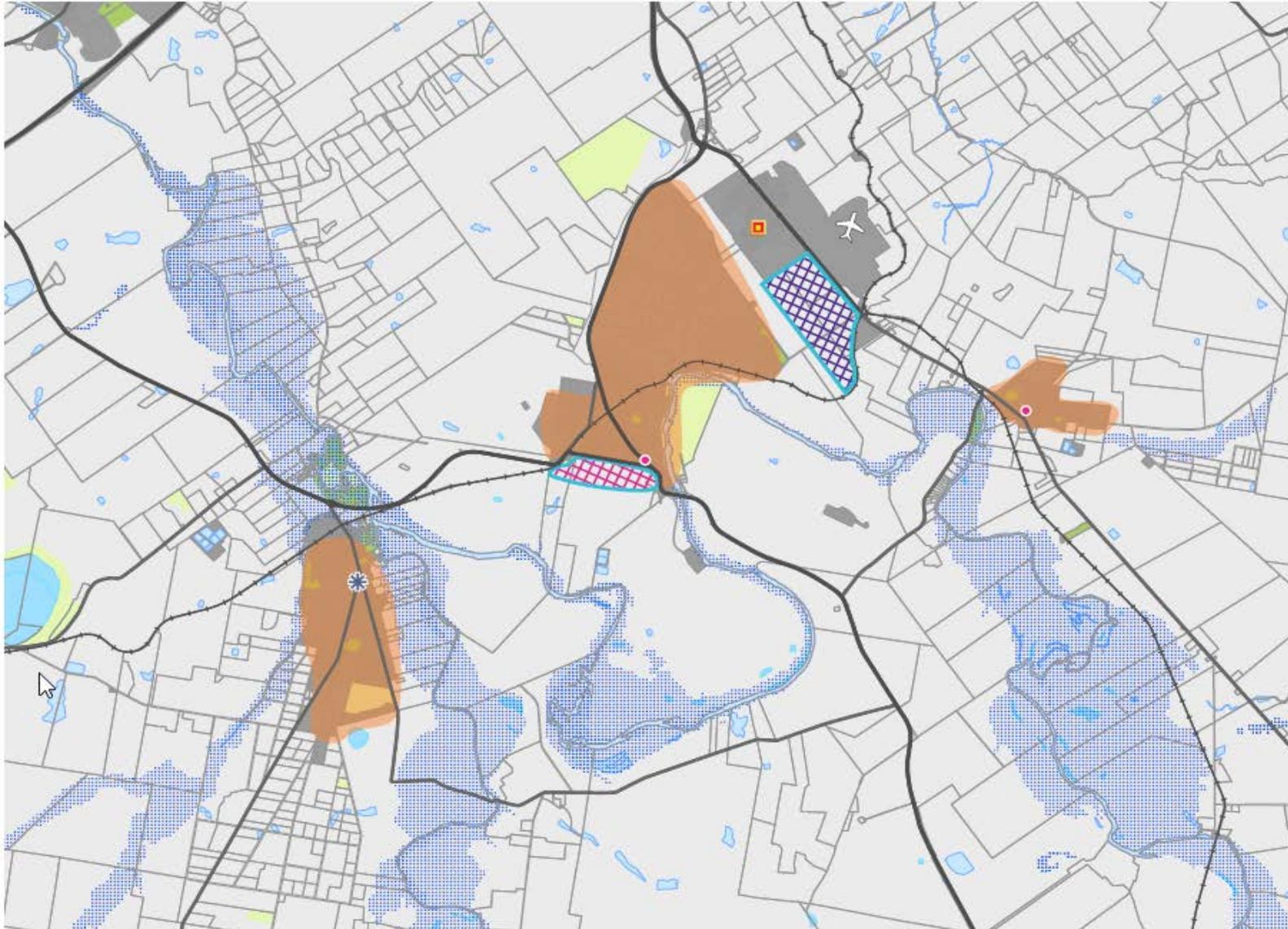
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Map G.2 Regional Framework Plan: George Town & Bell Bay



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Map G.3 Regional Framework Plan: Northern Townships
(Longford, Perth and Evandale)



Urban Growth Areas

Supporting Consolidation Areas

Future Investigation Areas

Priority Investigation Area - Residential

Priority Investigation Area - Employment

Activity Centre Hierarchy

District Service Centre

Neighbourhood or Town Centre (Existing)

Future Regional Employment Node

Land Use

Urban

Rural

Forest & Conservation

Parks & Open Space

Water Body

Wetlands

Flood Plains

G.2.1.3 Urban Growth Areas – Key Principles

- Opportunities to increase the capacity of existing Urban Growth Areas should be given higher priority than to their expansion. Expansion of Urban Growth Areas should only occur where additional demand to accommodate growth in an area has been identified.
- Land considered for inclusion within an Urban Growth Area should:
 - Be physically suitable;
 - Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;
 - Exclude areas with significant biodiversity values;
 - Be appropriately separated from incompatible land uses; and
 - Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure.
- New Urban Growth Areas should be located to:
 - Achieve a balanced settlement pattern across the region and sub-regions;
 - Maintain a well-planned region of distinct cities, towns and villages;
 - Maintain the integrity of 'intra-regional' open space green breaks;
 - Minimise impacts on natural resources;
 - Maximise the use of major transport and water and sewerage infrastructure (committed and/or planned);
 - Enable efficient physical and social infrastructure, including public transport;
 - Have ready access to services and employment; and
 - Ensure significant non-residential activities will meet specific location, infrastructure and site requirements

G.2.2 Rural Areas

Rural Areas will protect significant high value productive rural land and primary industries; support the sustainable development and use of natural resources; and provide appropriate opportunities for rural living and other non-agricultural activities.

The future of the region's *Rural Areas* depends on sustainable and diverse rural industries, reliable and efficient water resource management, and flexible and responsive rural land use planning.

Rural Areas:

- Include land rich in natural resources as well as land required for the processing of natural resources;
 - Include land appropriate for rural and environmental living and other non-agricultural land uses;
 - Provide for a transition and graduation of land uses and activities to the more intense use and development of land within *Urban Growth Areas*;
 - Manage and/or mitigate potential land use conflicts;
 - Include significant natural environmental areas; and
 - Promote non-urban and environmental values.
- Policy developments in natural resource management highlight the need for a systematic approach to rural land use planning and management. This approach aims to:
- Recognise the importance of agricultural land and industries near major population centres as a key determinant of future food costs and liveability;
 - Prevent inappropriate fragmentation of rural land;
 - Improve infrastructure and investment opportunities for agriculture;
 - Protect farming operations from conflict with rural/environmental living residents;
 - Enable rural industries to diversify, adjust, innovate and value-add;
 - Identify preferred future uses of unproductive lands, recognising that some forms of agricultural production are not necessarily constrained by soil type or fertility;

- Assist local government to protect and enhance productive rural lands and their associated environmental and landscape values;
- Maintaining benefits to the community that are derived from the natural environment; and
- Constrain the expansion of *Rural Residential Areas*.

The *Rural Areas* land use category comprises land uses that fall within either one of two subcategories: *Productive Resource Areas* or *Rural Residential Areas*.

G.2.2.1 Productive Resource Areas

Productive Resource Areas include land rich in natural resources or suitable for agriculture or other primary industry activities, including productive and potentially available agricultural land, included in a Rural or Agriculture Zone in municipal planning schemes. Land in this subcategory is protected from inappropriate development, particularly from urban development including large lot, low and very low density rural and environmental living development, which is directed to *Rural Residential Areas*.

Essential housing for workforce and employers associated with suitable land use may be considered subject to the suitability of the extent and nature of the proposal for *Productive Resource Areas* and the relevant policy and zoning intentions.

G.2.2.2 Rural Residential Areas

The region's rural landscape includes land suitable for opportunities for rural residential use and development on large allotments, in preferred locations.

Rural Residential Areas will typically be included in the Rural Living Zone, however other zones may be appropriate, potentially associated with overriding local provisions to the SPP's, upon detailed analysis of particular areas. These zones will be applied to reflect: established land use patterns and will provide residential opportunities within a rural landscape, including where services are limited, or existing natural and landscape values are to be retained.

An established *Rural Residential Area* is land with limited potential for efficient or practical agricultural or rural resource use on a commercial basis, and where the land use pattern is characterised by:

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- Predominantly residential land use, including lifestyle blocks, hobby farms and/or low density residential subdivision; and
- Fragmentation of the cadastral base and property ownership; and may include
- Topographical constraints resulting in physical impediments to rural resource use or connectivity, including biodiversity protection and/or conservation.

In practice, this will mean that land that may have been included in low density residential, rural residential, village or rural zones will be identified based on existing land use patterns that are predominantly rural residential in character.

The *Rural Residential Areas* counters residential demands for, and diverts pressure away from *Productive Resource Areas* by providing options for rural and environmental lifestyle preferences. This will minimise future land use conflicts and maximise infrastructure efficiencies.

Additional demand for land will be met through intensification of existing Rural Residential Area where it can meet sustainability criteria. It must be demonstrated that this is preferable to land use intensification that better meets sustainability objectives.

Intensification must balance a range of matters including:

- Impact on the agricultural and environmental values of the land and surrounding areas;
- Proximity to existing settlements containing social services;
- Land use efficiency, consolidating gaps in established rural residential land use patterns;
- Access to road infrastructure with capacity to support an intensified land use;
- On-site waste water system suitability;
- Impact on natural values or the potential land use limitations as a result of natural values;
- Impact on agricultural land and land conversion;
- Impact on water resources required for agricultural and environmental purposes;
- Consideration of natural hazard management;
- Existing land supply within the region;
- Potential future requirement for the land for urban purposes; and
- The ability to achieve positive environmental outcomes through rezoning.

G.2.2.3 Other non-rural/agricultural land uses

A range of other uses such as tourist operations, tourist accommodation and eco-tourism may be permitted where appropriate in *Rural Residential Areas* and on non-productive rural land.

G.2.2.4 Key Planning Principles for Rural Areas

Planning for *Rural Areas* should consider the way in which it can:

- Conserve and manage rural areas to enhance their contribution to the regional economy, rural industries and regional rural landscape values;
- Support rural living opportunities in appropriate locations (*Rural Residential Areas*) where it does not compromise or fragment productive rural land;
- Encourage the participation of rural communities in determining planning outcomes and identifying the benefits of regional growth;
- Provide and maintain appropriate levels of infrastructure and services to support Rural Residential Area;
- Recognise that the Furneaux Group of Islands are more reliant on local strategies for *Rural Residential Area* and the protection of agricultural land to respond to the complexities of the remote area economics;
- Accommodate the required growth of rural villages;
- Consolidate future rural population growth within existing rural settlements and *Rural Residential Area*;
- Recognise rural living use as a legitimate residential lifestyle subject to appropriate location criteria;
- Ensure land use and water management policies and regulations do not unreasonably constrain the development of agriculture, agribusiness, and appropriate ecotourism and recreation opportunities in *Rural Areas*;
- Protect quality agricultural land from incompatible development and provide for the expansion of agricultural production in *Productive Resource Areas*;
- Promote 'clustering' of residential development in *Rural Residential Areas* where a higher density of development is appropriate;
- Identify and protect mineral resources from inappropriate development; and
- Permit secondary or non-agricultural land uses where water quality, scenic rural landscapes, agricultural activities and the natural environment are not adversely impacted and the strategic

purpose of rural land use zones is not undermined, preferably in locations proximate to existing settlement.

G.2.3 Natural Environment Areas

Natural Environment Areas will promote and protect:

- Environmentally significant conservation areas;
- Regionally significant landscapes;
- Open space areas, including outdoor recreation areas, forests and reserves; and
- Regionally significant biodiversity areas including ecosystems that are endangered, threatened or vulnerable.

Natural Environment Areas:

- Include land with one or more of the following values:
 - World heritage areas, national parks, conservation areas, parks and forest, game, nature and state reserves and including significant fauna habitat;
 - Cultural and landscape heritage values (Indigenous and non-Indigenous);
 - Native forests;
 - Coastal wetlands including RAMSAR wetlands; and
 - Land that forms strategic and regionally significant inter-urban breaks and corridors, particularly for fauna movement and intraregional open space connections and outdoor recreation areas.
- Promote Northern Tasmania's unique and pristine biodiversity areas, including the quality and diversity of its natural environment.
- Support biodiversity, rural production, scenic amenity, landscape heritage and outdoor recreation.
- Recognise the region's distinctive environmental features including:
 - Rich and diverse native flora and fauna;
 - A dynamic coastline and marine waters including rocky foreshores, reefs, headlands and pristine beaches;
 - Spectacular forested mountain ranges and peaks;
 - Freshwater wetlands, waterways and floodplains; and
 - Good air and water quality.

Diverse and culturally significant landscapes shape the region's economy, culture, liveability and lifestyle, positively influencing migration into and within the region. Regional landscape values occur in urban,



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semi-urban and rural areas and influence the character and quality of the places where people live, work and play.

Regional sustainability and prosperity involves understanding and carefully managing interdependencies between people, land use and landscape.

Regional planning must support the resilience of regional landscape values, when faced with pressures such as population growth, infrastructure development, known climate variability and future climate change. Planning for resilience needs to better understand both the current landscape values and how to best maintain and enhance the landscape.

G.2.3.1 Key Planning Principles for Natural Environment Areas

Planning for *Natural Environment Areas* should seek to:

- Protect, manage and enhance the region's biodiversity values;
- Protect, manage and enhance regional landscape values that advance the region's liveability, health, lifestyle and economy;
- Protect significant biodiversity values, improve ecological connectivity, and promote improved habitat condition and rehabilitation within biodiversity networks;
- Optimise biodiversity conservation outcomes by locating environmental (and carbon) offsets within identified biodiversity

networks and other suitable areas, giving priority to the protection or rehabilitation of significant biodiversity values;

- Plan, design and manage development, infrastructure and activities to protect, manage and advance regional landscape values; and
- Prioritise where, when and how investment can be most effectively targeted to restore and maintain landscape values.



G.2.4 Specific Policies and Actions

The adopted settlement network (*Regional Settlement Hierarchy*) to serve the region is illustrated in Map E.1 and described in Table E.1.

The following specific policies and actions shall be applied to:

- Regional settlement networks;
- Housing dwellings and densities;
- Integrated land use and transport;
- Residential design;
- Housing affordability; and
- Rural and environmental living development.

Specific Policies and Actions

Policy	Actions
Regional Settlement Networks	
<p>G-RSN-P1 Urban settlements are contained within identified <i>Urban Growth Areas</i>. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>G-RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p>G-RSN-A2 Land supply will be provided in <i>Urban Growth Areas</i> as:</p> <ul style="list-style-type: none"> ▪ <i>Priority Consolidation Areas</i> ▪ <i>Supporting Consolidation Areas</i> ▪ <i>Growth Corridor</i> <p>G-RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure under-utilised land.</p>
<p>G-RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p> <p>G-RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</p>	<p>G-RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</p> <p>G-RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.</p> <p>G-RSN-A6 Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure,</p>

Policy	Actions
	including supporting greater public transport use and services.
	G-RSN-A7 Ensure all rural and environmental living occurs outside <i>Urban Growth Areas</i> .
	G-RSN-A8 Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.

Housing Dwellings and Densities

G-RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.	G-RSN-A9 Undertake a regional dwelling yield analysis.
G-RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	G-RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.
G-RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	G-RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.
G-RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable	G-RSN-A12 Encourage well-designed new urban communities through detailed planning provisions. G-RSN-A13

Policy	Actions
communities, shorter vehicle trips and efficient public transport services	Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.

Integrated Land Use and Transport

G-RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	G-RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors
G-RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.	
G-RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	
G-RSN-P11 Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.	G-RSN-A15 Planning will be informed by the <i>Northern Integrated Transport Plan (2013)</i> . Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by: <ul style="list-style-type: none"> Identifying transport demands and infrastructure required; Protecting key transport corridors from incompatible land uses; and Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.
G-RSN-P12 Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.	
G-RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.	G-RSN-A16 Promote the region's <i>Activity Centre Network</i> and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.



Local Provisions Schedule Preparation Addendum

Policy	Actions
G-RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.	
Residential Design	
G-RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	G-RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.
G-RSN-P16 Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.	G-RSN-A18 Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.
G-RSN-P17 Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well-designed public places	
Housing Affordability	
G-RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.	G-RSN-A19 Review the community needs for housing provision and affordability.
Rural and Environmental Living Development	
G-RSN-P21 Rural and environmental lifestyle opportunities will be provided outside urban areas.	G-RSN-A20 Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.

Policy	Actions
G-RSN-P22 Rural and environmental lifestyle opportunities will reflect established <i>Rural Residential Areas</i> .	G-RSN-A21 Planning schemes should prioritise the consolidation of established <i>Rural Residential Areas</i> over the creation of <i>Rural Residential Areas</i> .
G-RSN-P23 Growth opportunities will be provided in strategically preferred locations for rural living and environmental living based on sustainability criteria and will limit further fragmentation of rural lands.	G-RSN-A22 Target growth to preferred areas based on local strategy and consolidation of existing land use patterns.
G-RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.	G-RSN-A23 Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.
G-RSN-P25 Recognise that the Furneaux Group of islands are more reliant on local strategies for <i>Rural Residential Areas</i> and the protection of agricultural land that respond to the complexities of remote area economics and the need to retain or increase population and visitation.	G-RSN-A24 Future locations of the Rural Living Zone should not require extension of <i>Urban Growth Areas</i> , or compromise the productivity of agricultural lands and natural productive resources (within <i>Rural Areas</i>).
	G-RSN-A25 Ensure future locations for rural residential opportunities do not compromise environmental values.
	G-RSN-A26 Consolidation and growth of <i>Rural Residential Areas</i> is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):
	<ul style="list-style-type: none"> ▪ Proximity to existing settlements containing social services; ▪ Access to road infrastructure with capacity; ▪ On-site waste water system suitability; ▪ Consideration of the impact on natural values or the potential land use limitations as a result of natural values; ▪ Minimisation of impacts on agricultural land and land conversion; ▪ Minimisation of impacts on water supply required for agricultural and environmental purposes; ▪ Consideration of natural hazard management; ▪ Existing supply within the region; ▪ Potential for future requirement for the land for urban purposes; and ▪ The ability to achieve positive environmental outcomes through the rezoning.

NORTHERN TASMANIAN COUNCILS



Break O'Day Council | 32 -34 Georges Bay Esplanade, St Helens TAS 7216 | Phone: (03) 6376 7900 | www.bodc.tas.gov.au



Dorset Council | 3 Ellenor Street, Scottsdale TAS 7260 | Phone: (03) 6352 6500 | www.dorset.tas.gov.au



Flinders Council | 4 Davies Street, Whitemark TAS 7255 | Phone: (03) 6359 5001 | www.flinders.tas.gov.au



George Town Council | 16-18 Anne Street, George Town TAS 253 | Phone: (03) 6382 8800 | www.georgetown.tas.gov.au



City of Launceston Council | 18-28 St John Street, Launceston TAS 7250 | Phone: (03) 6323 3000 | www.launceston.tas.gov.au



Meander Valley Council
Working Together

Meander Valley Council | 26 Lyall Street, Westbury TAS 7303 | Phone: (03) 6393 5300 | www.meander.tas.gov.au



Northern Midlands Council | 13 Smith Street, Longford TAS 7301 | Phone: (03) 6397 7303 | www.northernmidlands.tas.gov.au



West Tamar Council | 2-3 Eden Street, Riverside TAS 7250 | Phone: (03) 6323 9300 | www.wtc.tas.gov.au