

Tasmanian Planning Policies

OVERVIEW AND SUITE OF POLICIES

CONSULTATION DRAFT

Purpose

The Tasmanian Planning Policies provide a comprehensive suite of policy objectives and strategies for how state interests should be considered in land use planning.

The policies provide strategic direction to assist the State and local government in undertaking land use planning in relation to these matters and will inform a range of planning instruments.

The policies were developed with reference to relevant State legislation, policies and strategies and aim to support the application of these to the planning system.

A new legislative mechanism is proposed to be introduced for the Tasmanian Planning Policies to be made under the *Land Use Planning and Approvals Act 1993*.

The policies have been prepared to be consistent with State Policies made under the *State Policies and Projects Act 1993* and seek to further the objectives of the planning system in Tasmania, which are set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

An integrated approach to planning

Planning aims to meet the community's needs and expectations for how land will be used and sustainably developed now and into the future.

The Tasmanian Planning Policies take an integrated approach to planning for well-designed settlements and liveable communities that encourage economic growth and social wellbeing, and are supported by the efficient provision of infrastructure.

An integrated approach provides for the protection of our natural environment and heritage values and ensures that environmental risks and natural hazards are appropriately managed.

It also seeks to minimise the potential for future land use conflicts to arise, through integrating strategic planning at the state, regional and local level.

Application and relationship to other planning instruments

The Tasmanian Planning Policies will be considered in the development and review of regional land use strategies established under the *Land Use Planning and Approvals Act 1993*.

The policies will inform the statutory five-year reviews of the Tasmanian Planning Scheme, including the State Planning Provisions and the Local Provisions Schedules developed by local planning authorities, in accordance with the requirements of the Act.

The policies will also inform a range of non-statutory planning instruments and related strategies such as regional transport and infrastructure strategies and settlement policies.

The policies do not directly apply to individual planning decisions made by planning authorities and other bodies such as decisions on permit applications and related matters.

Planning authorities and other bodies should aim to integrate the range of Tasmanian Planning Policies into their strategic planning in a way that seeks to benefit the community and supports sustainable development for current and future generations.

The Tasmanian Planning Policies are supported by a range of spatial information and guidance materials that may assist in reflecting the policies in other planning instruments.

Structure and scope

Each Tasmanian Planning Policy contains:

- A preamble that provides strategic context for the policy
- A number of subcategories dealing with discrete policy matters
- One or more objectives for each of the subcategories
- A number of strategies that outline how the policy is to be achieved for that subcategory

Tasmanian Planning Policies may also reference a list of related state-level policy documents that have informed the development of the policy, where relevant.

The scope of the Tasmanian Planning Policies is:

ECONOMIC DEVELOPMENT TASMANIAN PLANNING POLICY

- Industry, Commercial and Business
- Agriculture
- Tourism
- Extractive Industries

SETTLEMENT AND LIVEABLE COMMUNITIES TASMANIAN PLANNING POLICY

- Urban Development
- Community Open Spaces
- Housing
- Community and Social Infrastructure

CULTURAL AND NATURAL HERITAGE TASMANIAN PLANNING POLICY

- Aboriginal Heritage
- Historic Cultural Heritage
- Natural Heritage

HAZARDS AND RISKS TASMANIAN PLANNING POLICY

- Natural Hazards
- Risks to Water and Soil Quality
- Emissions, Hazardous Uses and Contaminated Land

TRANSPORT AND INFRASTRUCTURE TASMANIAN PLANNING POLICY

- Integrated Transport and Land Use Planning
- Road and Rail Networks
- Ports and Intermodal Hubs
- Passenger Transport
- Energy
- Waste and Resource Recovery
- Water Supply, Waste Water Treatment and Urban Drainage
- Telecommunications

ECONOMIC DEVELOPMENT TASMANIAN PLANNING POLICY

Preamble

The Tasmanian Government is committed to growing Tasmania and its economy. It has set a number of targets with respect to growing our State, including reducing Tasmania's unemployment rate to the national average, increasing Tasmania's population to 650 000 by 2050 and securing 1.5 million visitors per year by 2020.

In addition, the Tasmanian Government has identified key reforms and major initiatives to drive economic growth in food and agriculture, tourism, advanced manufacturing, forestry and mining, as well as other sectors of our economy. In recognition of agriculture being a key strength of the Tasmanian economy, the Tasmanian Government has committed to grow the value of the agricultural sector in Tasmania tenfold to \$10 billion by 2050, backed by a long-term Agrivision 2050 Plan.

The Tasmanian planning system supports the delivery of these commitments, by:

- allocating suitable land for industrial, commercial and business development, close to supporting infrastructure and services;
- encouraging business growth through the development of activity centres;
- protecting the State's agricultural land and supporting sustainable use of agricultural land;
- enabling the development of a range of tourism experiences, products and services across Tasmania; and
- protecting important extractive industries from incompatible land uses.

Industry, Commercial and Business

The Tasmanian Government is committed to growing our economy, supporting business including small businesses and creating jobs and opportunities for Tasmanians.

Objective

To facilitate industrial development by ensuring allocation of appropriate land, now and in the future.

Strategies

- 1.1 Ensure strategically located and serviced land is allocated for industrial development, allowing for future expansion.
- 1.2 Locate industrial land close to key freight corridors, existing accesses, existing transport hubs and port infrastructure and near population centres.
- 1.3 Encourage expansion of existing industrial zones and redevelopment of brown-field sites before developing green-field land, to maximise use of infrastructure and essential services.
- 1.4 Ensure existing and potential industrial zones are not compromised by non-industrial land use activities which may impede industrial use and growth.

- 1.5 Protect industrial zones from the encroachment of residential and other sensitive uses.
- 1.6 Regularly review land allocated for industrial and commercial development, to avoid the continued protection of sites where there is no reasonable prospect of a site being used for that purpose.

Objective

To encourage business growth by supporting the development of activity centres.

Strategies

- 2.1 Cluster and connect business and commercial zones into activity centres to promote competition, activity, productivity, and efficient use of infrastructure and services.
- 2.2 Encourage intensification of activity centres and allocate land around activity centres to enable future expansion.
- 2.3 Discourage allocation of land for business or commercial use that fractures and disperses activity centres.
- 2.4 Allow residential development and use in activity centres, on the basis that amenity thresholds will be different to those of quieter outer residential zones.
- 2.5 Provide for infrastructure and services to support viable activity centres.
- 2.6 Encourage a diverse range of civic and occasional iconic structures that reflect the individuality of activity centres, by ensuring provisions are sufficiently flexible.
- 2.7 Enable complementary and tourism business development and use in rural and natural areas.
- 2.8 Enable small home-based businesses to operate in residential areas, where appropriate.
- 2.9 Provide for small scale convenience shopping facilities in residential, commercial and industrial areas to meet the needs of residents and workers.
- 2.10 Encourage the development of scientific, research and education hubs and precincts to encourage innovation, collaboration, knowledge sharing and promote investment.

Agriculture

Agriculture, including plantation forestry and private timber reserves, is central to the State's economic productivity and employment and is an integral part of Tasmania's regional and local communities. Access to natural resources allows Tasmanian agriculture to produce many high value and high quality food and fibre products supplied to local, national and international markets. Land use planning is therefore an essential ingredient to continued growth and development of this important component of the state economy.

Through the State Policy on the Protection of Agricultural Land 2009, there is a commitment to conserve and protect agricultural land so that it remains for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

This Tasmanian Planning Policy provides guidance to the planning system to support that commitment.

Agricultural use includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of (non-domestic) animals, the packing or storing of produce for dispatch, controlled environment agriculture and farm forestry.

Objective

To protect and encourage the sustainable use of agricultural land.

Strategies

- 3.1 Ensure agricultural land is protected from unreasonable non-agricultural use or development.
- 3.2 Ensure use or development of agricultural land doesn't result in unnecessary conversion to non-agricultural use.
- 3.3 Allow the development of utilities and extractive industries which require the location for operational reasons, having regard to both the amount of land alienated from agricultural production and minimising the impacts on the surrounding environment.
- 3.4 Allow conversion of prime agricultural land to non-agricultural uses and development only where significant benefit to the region can be demonstrated.
- 3.5 Ensure appropriate protection is given to agricultural land within irrigation districts and take into consideration agricultural land which might benefit from broad-scale irrigation in the future.
- 3.6 Ensure pre-existing farm activities on agricultural land are protected from encroachment of incompatible uses.
- 3.7 Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning, the retention of prime agricultural land for future use, and protection of the environment.
- 3.8 Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing, agri-tourism and assist genuine farming enterprises to adjust flexibly to market changes.
- 3.9 Allow residential use only where it does not unnecessarily convert the land and fetter agricultural use or where it is required as part of an agricultural use.

Related Policies

State Policy on the Protection of Agricultural Land 2009

Cultivating Prosperity in Agriculture: A 2050 Vision for Agriculture (State government of Tasmania, 2014)

Tourism

The Tasmanian Government is committed to growing Tasmania's visitor economy. Tourism generates significant revenue, creates meaningful employment opportunities for Tasmanians and contributes to strong local and regional economies. Tasmania is increasingly being recognised as a highly desirable global destination, offering unique visitor experiences and destinations.

Objective

To encourage the development of a range of tourism experiences, products and services across Tasmania.

Strategies

- 4.1 Identify and enable a range of well-designed and sited tourist developments across Tasmania.
- 4.2 Allow complementary and compatible tourism development where the primary land use is for non-tourism purposes (e.g. to support agri-tourism, to provide visitor accommodation).
- 4.3 Protect significant tourism places and experiences from encroachment of competing interests and incompatible uses.
- 4.4 Enable and prioritise tourism development that capitalises on Tasmania's significant natural and cultural heritage values.
- 4.5 Provide for appropriate supporting infrastructure and facilities that will enhance the visitor experience (e.g. signage, public amenities, look-outs).
- 4.6 Provide for significant infrastructure to support tourists (e.g. roads, airports and ports), including planning for future growth and protecting these from encroaching sensitive uses.

Related Policies

T21 Tasmanian Visitor Economy Strategy 2015 - 2020

Extractive Industries

Tasmania's resources sector includes extractive industries and resource processing and is the State's largest bulk freight exporter and a major employer across Tasmania. The sector is a significant contributor to strong local and regional economies.

Infrastructure and urban development relies on efficient access to construction materials and resources. Land use planning frameworks are important to the protection of key resource assets and in managing competing land uses.

Extractive industries are regulated under the *Mineral Resources Development Act 1995* in Tasmania.

Objective

To protect existing and potential extractive industries to facilitate economic growth and support efficient infrastructure and urban development.

Strategies

- 5.1 Prioritise the protection of key resource areas and deposits, including areas of known mineral resources and strategically important construction materials (e.g. sand).
- 5.2 Identify and protect regionally and locally significant sources of construction materials, particularly in close proximity to urban areas.
- 5.3 Ensure that land accessible for mineral exploration is capable of being developed for mineral extraction or processing taking into account required attenuation.
- 5.4 Protect existing extractive industries from encroachment by residential and other incompatible uses.
- 5.5 Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.

SETTLEMENT AND LIVEABLE COMMUNITIES TASMANIAN PLANNING POLICY

Preamble

The Tasmanian Government has set an ambitious population target to grow Tasmania's population to 650,000 by 2050. The majority of this growth will be in urban areas.

As Tasmania's population grows, the Tasmanian planning system will provide for a pattern of urban development and settlement in the State that enables efficient service delivery, maximises use of infrastructure, optimises access to education and employment and enhances quality of life.

The Tasmanian Government also has a goal to make Tasmania the healthiest population in Australia by 2025 and is committed to prioritising education by increasing the Year 7-12 retention rate to 90% by 2024. Ensuring the provision of well-located housing and integrated community and social infrastructure are important means of achieving these goals.

Urban Development

A compact and coherent urban settlement pattern supported by good urban design is a key enabler in achieving broader social and economic outcomes and minimising impacts on the environment and scenic values from the spread of urban development.

Well-planned urban areas, which appropriately integrate a diversity of land uses with key infrastructure networks and services, support ease of access to employment and services and create healthy, productive and prosperous communities.

Objective

To promote a pattern of urban development and settlement that enables efficient service delivery, is supported by adequate and well utilised infrastructure, optimises access to education and employment and prioritises social inclusion.

Strategies

- I.1 Ensure sufficient, accessible and serviced land is available for urban development to meet current and forecast demand.
- I.2 Encourage the concentration of urban development within existing settlements and activity centres, which have good access to education, employment, community and social infrastructure, and to existing, or logical extensions of the public transport network, including through use of urban growth boundaries.
- I.3 Prioritise infill and brownfield development over greenfield development to ensure efficient use of land.
- I.4 Ensure new urban development maximises use of existing infrastructure, is located where there is appropriate access to activity centres, community and social infrastructure open space and to existing, or logical extensions of the public transport network.
- I.5 Encourage quality, innovative architecture and urban design that:

- a) facilitates social inclusion, diverse experiences and social and cultural interaction;
 - b) enhances civic spaces, streets, squares and parks;
 - c) maximises pedestrian and cyclist connectivity and permeability;
 - d) locates people close to activity centres, community and social infrastructure and services;
 - e) maintains cultural identity, urban character, scenic landscapes, natural and historic cultural heritage; and
 - f) reduces opportunities for crime and makes people feel safe.
- 1.6 Maintain a well-planned region of distinct cities, towns and villages (activity centres).
- 1.7 Maximise opportunities to improve the viability and efficiency of, and integration between, activity centres and reduce competition for resources.
- 1.8 Limit expansion of urban development beyond existing settlements in rural and coastal areas to protect productive rural land, natural resources, environmental and scenic values.

Community Open Spaces

Open spaces contribute to the quality of life enjoyed by the Tasmanian community. Well planned and designed and implemented open space planning will support the delivery of a range of broader personal, social, economic and environmental objectives for the community.

Objective

To provide safe, integrated and accessible open spaces with high levels of amenity that encourage engagement in physical activity and contribute to social inclusion and community health and wellbeing now and into the future.

Strategies

- 2.1 Ensure that the intended use of open spaces is consistent with the reservation status or purpose of the land.
- 2.2 Ensure sufficient, appropriate and accessible land with natural amenity is allocated for parks, public gardens, trails, playgrounds, recreation and community gatherings to meet current and future demand.
- 2.3 Ensure land allocated for open space has appropriate access to public transport, residential areas, and activity centres, and includes public amenities, parking, walking and cycling infrastructure where appropriate.
- 2.4 Increase the allocation of open space in close proximity to higher density housing to ensure a high level of amenity.
- 2.5 Improve access to natural areas and foreshore locations whilst providing for nature conservation and maintenance of wildlife corridors.

- 2.6 Protect existing open spaces from encroachment by adjacent uses and ensure ongoing public access.
- 2.7 Create safe urban open spaces to facilitate passive surveillance from nearby housing, roads, businesses or passers-by.

Housing

When securely housed in homes appropriate to their needs, Tasmanians have greater opportunity for increased economic and social participation. Land use planning is critical to the development and delivery of a diverse range of housing, consistent with the changing needs of the Tasmanian community.

Objective

To enable the development of accessible, affordable and safe housing that is appropriate to meet current and future community needs.

Strategies

- 3.1 Ensure sufficient serviced land is available within or near to existing employment, and well serviced activity centres and existing public transport networks.
- 3.2 Ensure new residential areas are developed in accordance with specified urban growth boundaries, have good access to essential community and social infrastructure, open space, and existing, or logical extensions of the existing public transport network.
- 3.3 Limit new or expanded residential development in green-field, agricultural and rural areas.
- 3.4 Promote and facilitate a diversity of housing types and densities in and around urban centres or activity centres.
- 3.5 Encourage flexible, adaptable, sustainable and innovative housing design and configuration that meets the current and future community needs.
- 3.6 Promote and facilitate the development and increased supply of affordable housing options, both public and private, that are designed to meet the health, safety and occupancy needs of households, and are located close to services and existing and committed public transport networks.
- 3.7 Facilitate the realignment and redevelopment of existing social housing stock to better meet the current and future demand.

Related Policies

Tasmania's Affordable Housing Strategy 2015-2025 (September 2015)

Community and Social Infrastructure

Education, health, recreation, sporting and cultural facilities are central to productive, engaged and healthy communities. An integrated approach to land use and social infrastructure planning will improve access to facilities and associated activities and create a focal point for local communities.

Objective

To facilitate social inclusion, provide Tasmanians with access to health and education facilities and encourage participation in community activities through integrated and accessible cultural, sport and recreation facilities and spaces.

Strategies

- 4.1 Ensure sufficient, appropriate and accessible land is allocated to enable expansion, integration, consolidation and colocation of a range of health, education (including LINC facilities), care, cultural and sporting facilities to meet current and future demand.
- 4.2 Ensure the equitable allocation of land for health, education, cultural and sport and recreation facilities that has appropriate access to public transport, active transport options and is close to other community infrastructure and residential areas where appropriate.
- 4.3 To promote lifelong learning and maximise opportunities for people to engage with education throughout their lives through the provision of well-located education facilities.
- 4.4 Protect major health facilities from encroachment by sensitive uses, enable unrestricted hours of operation and ready access by emergency vehicles.
- 4.5 Optimise use of cultural, education and sport and recreation spaces by enabling a diverse range of complementary social and cultural activities.
- 4.6 Integrate recreation facilities with education facilities and where possible, the open space system, to maximise opportunities for active and healthy lifestyles for all residents.
- 4.7 Support the development of creative hubs, precincts and co-working spaces to encourage innovation, knowledge sharing, networking and creativity.

CULTURAL AND NATURAL HERITAGE TASMANIAN PLANNING POLICY

Preamble

The Tasmanian Government is committed to ensuring that Tasmania's cultural and natural heritage is managed and conserved for the benefit of Tasmanians now, and in the future.

The Tasmanian planning system recognises and supports the need to conserve, enhance and protect cultural and natural heritage and to minimise development impacts on heritage, land, water, and other natural resources that contribute to Tasmania's economy and community.

This Tasmanian Planning Policy supports the management and protection of Tasmania's Aboriginal heritage, historic cultural heritage, and natural heritage by:

- recognising and promoting the preservation of Aboriginal heritage;
- supporting the identification, assessment, protection and conservation of Tasmania's historic cultural heritage; and
- recognising, identifying and promoting the conservation of Tasmania's biodiversity, geodiversity and natural assets.

Aboriginal Heritage

The Tasmanian landscape contains unique cultural values, including ancient rock markings, middens and cultural landscapes important to both Tasmanian Aboriginal people and the broader Tasmanian community.

The preservation of Aboriginal heritage is regulated by the *Aboriginal Relics Act 1975* and Aboriginal Heritage Tasmania maintains the Aboriginal Heritage Register that records and details identified Aboriginal heritage across the State.

Land use planning should recognise and consider protection and preservation of Aboriginal cultural heritage values, for the benefit of Tasmanian Aboriginals and the broader Tasmanian Community.

Objective

To ensure the preservation of Aboriginal heritage in accordance with the *Aboriginal Relics Act 1975*.

Strategies

- 1.1 Ensure access to the Aboriginal Heritage Register and if required, undertake appropriate levels of investigation to inform land use planning and development.
- 1.2 Support the protection and management of Aboriginal cultural heritage in the land use planning system.
- 1.3 Promote greater understanding and appreciation of Aboriginal cultural heritage through the provision of guidelines and information during the land use planning process.

Historic Cultural Heritage

Tasmania's historic cultural heritage includes important historic places, precincts, landscapes and features, unique and intact convict, colonial and maritime heritage sites, streetscapes and villages.

Places of State historic cultural heritage significance are entered on the Tasmanian Heritage Register and managed by the Tasmanian Heritage Council in accordance with the *Historic Cultural Heritage Act 1995*. Places and precincts of local historic heritage significance are listed in local historic heritage codes in Local Provisions Schedules.

Land use planning should seek to conserve Tasmania's historic cultural heritage, protect places, precincts and landscapes that are important to our cultural identity, ensure use and development respects heritage significance and values and generates active, engaging and authentic visitor experiences.

Objective

To ensure places and precincts of local historic heritage significance are identified, assessed, protected, conserved and managed for their historic cultural heritage values.

Strategies

- 2.1 Provide for the protection of places of world, national, State and local historic cultural heritage significance.
- 2.2 Protect, manage and promote the conservation, sensitive development, use and adaptive re-use of places and precincts of historic cultural heritage significance and their associated heritage values.
- 2.3 Facilitate greater understanding and appreciation of historic cultural heritage valued by local communities, Tasmania as a whole and visitors.

Related Policies

COAG Agreement on the Environment (1997)

Natural Heritage

Tasmania has a rich and unique natural heritage, with wild and beautiful landscapes, rugged and spectacular coastlines and abundant wildlife. Our economy and our wellbeing are reliant on a healthy natural environment.

The protection, management and conservation of native flora and fauna are regulated by the *Threatened Species Protection Act 1995* and the *Nature Conservation Act 2002* which also provides for the conservation and protection of geological diversity and the declaration of national parks and reserves.

Land use planning should recognise the importance of Tasmania's ecosystems, biodiversity and geodiversity both for their value now, and their value to current and future generations in terms of scientific, social, aesthetic and life-support services.

Land use planning should provide for the protection and conservation of natural values whilst supporting ecologically sustainable development.

Natural values include biodiversity and geodiversity, and natural processes in terrestrial, aquatic, coastal and marine environments. Natural values include native plants and animals, the habitat of native animals and plants, areas that are important for public amenity, and ecosystems that provide important services to the community (like the provision of clean drinking water).

Objectives

To maintain and enhance biodiversity by avoiding or minimising adverse impacts on listed Threatened Species, listed Threatened Native Vegetation Communities and other natural assets.

To assist in the protection of, and minimise adverse impacts on waterways, coasts, the marine environment and sites of geoconservation significance, their natural processes and environmental values.

Strategies

- 3.1 Avoid or minimise impacts from land use and development on natural values including listed Threatened Species, listed Threatened Native Vegetation Communities and other areas of high biodiversity value, and consider connectivity across the landscape.
- 3.2 Consider impacts from land use and vegetation clearance on land identified for conservation purposes and, in particular, on land adjacent to reserves
- 3.3 Ensure riparian and littoral buffers are sufficient to protect natural and riparian values, and limit development adjacent to buffers to minimise soil loss, and the erosion and sedimentation of waterways and wetlands.
- 3.4 Identify, minimise and mitigate development impacts on Tasmania's coastal and foreshore assets, native littoral vegetation, natural and coastal processes and the natural ecological function of the coast.
- 3.5 Minimise the potential for adverse impacts from land use changes and development on important groundwater dependent ecosystems and sensitive karst areas.

Related Policies

State Coastal Policy 1996

HAZARDS AND RISKS TASMANIAN PLANNING POLICY

Preamble

The Tasmanian Government is taking an integrated, evidence-based risk management approach to developing and using land that is affected by hazards and environmental risks. Where evidence is limited, a precautionary approach will be adopted in risk management decision-making.

The Government's approach will enable ongoing use and development of land affected by hazards and environmental risks, while avoiding potential adverse impacts to human health and safety, amenity and the environment, or mitigating the risk of those impacts to a tolerable level.

This Hazards and Risks Tasmanian Planning Policy outlines the approach to developing and using land affected by the following environmental risks:

- risks associated with natural hazards; and
- risks associated with emissions, potentially contaminated land and hazardous uses.

It also considers environmental risks to the quality of water and soil resources arising from land use and development.

Natural Hazards

A natural hazard is a naturally occurring event or condition, which has the potential to cause loss or harm to the community, human health, property or environment. It is expected that the negative impacts of natural hazards will increase over time due to the influence of climate change.

This policy addresses the natural hazards of bushfire, flooding¹, landslip and erosion².

Objective

To ensure that land use and development is undertaken in a manner that avoids, mitigates or minimises the risks associated with natural hazards.

Strategies

- 1.1 Identify areas that may be susceptible to natural hazards and assess the relative vulnerability of these areas to the hazards now and in the future, including taking account of the likely impacts of climate change.
- 1.2 Consider the relative vulnerability of existing and potential future use and development to natural hazards, including when undertaking strategic planning for settlement, infrastructure and other purposes.
- 1.3 Avoid (or limit) use and development in areas identified as being at high risk from natural hazards, unless the use or development cannot be feasibly located elsewhere.

¹ Flooding includes: coastal and riverine inundation, and overland flows.

² Erosion includes: coastal and riverine erosion.

- I.4 Avoid locating new critical, hazardous and vulnerable uses, such as community and social infrastructure and major infrastructure, in areas identified as being at high risk from natural hazards.
- I.5 Locate use and development in areas affected by natural hazards in a manner that minimises risks to safety, property and the environment.
- I.6 Minimise the increase in exposure to additional risks from natural hazards to the community or other properties as result of a new use or development.
- I.7 Where developments are located in areas susceptible to coastal erosion and inundation, ensure that the type of development and use minimises the risk of adverse impacts on natural values, coastal processes, public access and amenity and infrastructure.
- I.8 Ensure land use and development controls to manage or mitigate natural hazard risks take account of other relevant controls, in particular those for building and emergency management.

Related Policies

State Coastal Policy 1996

Risks to Water and Soil Quality

The productive capacity and environmental values of water and soil are vitally important to Tasmania's communities, environment and economy. The State's water and soil resources have significant value for uses such as agriculture, industry, recreation and drinking water, and are essential to the sustainability of biodiversity and ecosystems. Water also generates an important proportion of the State's electrical energy.

Objective

To support the maintenance of the environmental values and productive capacity of Tasmania's water and soil resources.

Strategies

- 2.1 Consider risks to the environmental values and productive capacity of water and soil resources when identifying potential future land uses as part of settlement and infrastructure planning.
- 2.2 Avoid, or manage appropriately, land use and development that would impact on soil and water quality, particularly in significant water resource catchments.
- 2.3 Promote effective stormwater management and water sensitive urban design.
- 2.4 Avoid, or manage appropriately, land use and development and soil disturbance in areas at risk from salinity or acid sulfate soils.
- 2.5 Separate significant water resources from land use and development that could potentially discharge contaminants into water catchments, waterways and groundwater.

- 2.6 Ensure land use and development controls to manage water and soil quality take account of other relevant arrangements, including building and emergency management controls.

Related Policies

State Policy on Water Quality Management 1997

State Policy on the Protection of Agricultural Land 2009

Emissions, Hazardous Uses and Contaminated Land

Some land uses have the potential to release harmful or nuisance emissions, such as pollutants, dust, odour, light and noise, which can impact on the health and amenity of communities, the environment and other land uses.

Hazardous uses are those that involve the use and/or storage of manifest quantities of hazardous chemicals and materials, dangerous goods, and flammable or combustible substances.

Potentially contaminated land is that which could have been contaminated through a current or previous use including for industrial, processing or manufacturing purposes, mineral processing or the storage of hazardous chemicals, gas, wastes or liquid fuel.

Objective

To ensure that land use and development is undertaken in a manner that minimises the risks to human health and the environment arising from potentially contaminated land, hazardous uses and harmful or nuisance emissions.

Strategies

- 3.1 Separate new hazardous uses and land uses with the potential to contaminate sites or release harmful or nuisance emissions from sensitive land uses, including by:
- clustering these uses to reduce their impacts on other uses;
 - locating these uses adjacent to compatible uses and separate from other uses including sensitive uses; and
 - supporting the expansion of these uses in areas with appropriate infrastructure to provide for safe handling, safe and efficient access to transport corridors and access for emergency services.
- 3.2 Protect existing approved hazardous uses and uses with the potential to contaminate sites or release harmful or nuisance emissions from encroachment or constraint from other sensitive uses, including through:
- ensuring adjacent uses are not incompatible/sensitive; and
 - ensuring sufficient separation from incompatible/sensitive uses.
- 3.3 Where land is known to be or is potentially contaminated, minimise the risks to human health and the environment by ensuring that uses on that site are appropriate for the level of land contamination.

TRANSPORT AND INFRASTRUCTURE TASMANIAN PLANNING POLICY

Preamble

Tasmania's economic infrastructure – transport, energy, water, irrigation, sewerage and telecommunications – contributes to a broad range of social and economic outcomes for the State, including population growth, job creation, productivity improvements, efficient market access for business, and community connectivity. The Tasmanian Government is committed to infrastructure planning and investment frameworks that are responsible, reflect current and emerging demand and user needs, and are integrated with the land use planning system.

Integrated Transport and Land Use Planning

Investment in Tasmania's transport infrastructure and services represents a significant, ongoing commitment. Land use planning frameworks enable the consideration of the impact of use and development on the capacity, safety and efficiency of transport networks.

Objective

To support an efficient, accessible and safe transport system through improved integration of land use and transport planning.

Strategies

- I.1 Support development that maximises the use of existing transport infrastructure and services.
- I.2 Ensure protection of existing and future strategic transport infrastructure corridors and assets (road, rail, ports, air), from encroachment by incompatible land use and development.
- I.3 Minimise the environmental, cultural heritage and social impacts associated with new and upgraded transport infrastructure and maintenance works, while maintaining the safety and efficiency of transport networks.
- I.4 Avoid allocating land for sensitive uses adjacent or close to major transport corridors and hubs.
- I.5 Provide for public transport, walking and cycling infrastructure as part of new and upgraded road infrastructure, wherever possible.
- I.6 Ensure land use is informed by infrastructure investment programs.

Road and Rail Networks

Tasmania has an extensive land transport network across all regions, facilitating access and connectivity for Tasmanian businesses and communities. Investment in this network delivers improved safety and efficiency for users, and should be demand-driven and based on transparent service standards.

Objectives

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

To provide for the ongoing safe and efficient operation of Tasmania's operational rail freight network, and recognise the strategic value of non-operational rail corridors.

Strategies

- 2.1 Protect:
 - a) the Burnie to Hobart transport corridor as Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;
 - b) last mile urban freight connections as key links in the State's freight network;
 - c) strategic rail freight loading facilities adjacent to existing rail corridors; and
 - d) the strategic value of non-operational rail corridors.
- 2.2 Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations and facilities.
- 2.3 Support heavy vehicle access across the road network that is responsive to industry needs and appropriate to the use and function of a road.
- 2.4 Integrate urban land use with road infrastructure to maintain high levels of travel time reliability.
- 2.5 Integrate tourism use and development with strategic road networks to maximise connectivity, access, and safety for visitors.
- 2.6 Support development of the Burnie to Hobart rail corridor as Tasmania's highest standard rail freight network.

Related Policies

Tasmanian Integrated Freight Strategy 2016

Ports and Intermodal Hubs

Tasmania's sea and air ports are critical transfer points for the movement of passengers and freight into and out of the state. Consideration of appropriate adjacent land uses and buffers, together with high standard land transport access, will support the safe and efficient operation of Tasmania's major port and intermodal assets.

Objectives

To ensure the safe and efficient operation of Tasmania's major sea and air ports.

To protect and promote existing and future intermodal hubs and industrial areas as central points of freight generation and exchange.

Strategies

- 3.1 Protect Tasmania's major ports at Burnie, Devonport, Bell Bay and Hobart from encroachment by incompatible land uses.
- 3.2 Promote development at and adjacent to major ports that is compatible with proximity to a major port, or reinforces the role of the port as a freight and logistics hub.
- 3.3 Avoid allocating land for sensitive uses adjacent or close to major commercial ports and related industrial activities.
- 3.4 Plan for and maintain regional ports at Grassy and Lady Barron as critical links in the freight supply chains of the Bass Strait Islands.
- 3.5 Ensure that planning relating to airports is:
 - a) integrated with both land transport systems and supporting land use frameworks;
 - b) supported by appropriate buffers; and
 - c) able to accommodate complimentary and supportive businesses and activities.
- 3.6 Protect current and future major intermodal hubs, including the Brighton Transport Hub, from encroachment by incompatible land uses.
- 3.7 Ensure sufficient and appropriate sized land parcels are identified and zoned for future industrial, freight and intermodal uses, and are located to maximise access to the strategic freight network.
- 3.8 Locate developments that generate high volumes of heavy vehicle movements in existing intermodal hubs and industrial areas with good access to the Burnie to Hobart corridor.

Related Policies

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Passenger and Active Transport

Land use planning plays a key role in supporting safe and efficient access to Tasmania's public transport, walking and cycling networks. Use and development should align with existing public transport networks, and provide new and upgraded local active transport connections, wherever possible.

Objective

To support safe, efficient and accessible public transport, walking and cycling networks, connecting people to employment, education, essential services and social activities.

Strategies

- 4.1 Locate developments that attract high numbers of people within existing activity centres and/or adjacent to key public transport corridors.

- 4.2 Locate new residential and major new commercial developments in areas that are capable of being supported by the existing public transport network or support a logical extension of the network.
- 4.3 Ensure existing and new residential development supports walking and cycling by providing infrastructure that maximises safe connectivity, and minimises travel distances to and from key destinations.
- 4.4 Maximise the use of alternative modes of transport through the provision of pedestrian and cycle infrastructure and facilities within and to existing activity centres.
- 4.5 Ensure road design can support efficient and reliable public transport services.

Energy

A safe, reliable and affordable energy supply is critical to meeting community needs, and is a key part in retaining major industries and attracting new investment. The planning system can support the timely, safe and cost-efficient provision of existing and new energy opportunities.

Objectives

To recognise and protect current and future strategic energy infrastructure, resources and corridors.

To facilitate the efficient and timely development of existing and new energy opportunities.

Strategies

- 5.1 Plan for, and facilitate energy-related use and development in appropriate locations.
- 5.2 Protect energy infrastructure, resources and corridors against competing and incompatible use and development.
- 5.3 Maximise the use of existing energy infrastructure, prior to extending energy networks.
- 5.4 Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.

Waste and Resource Recovery

The planning system can provide for the protection and enjoyment of Tasmania's environment through the effective management of waste and efficient use and recovery of a wide range of materials.

Objective

To ensure that existing and future waste management facilities and services are identified, protected and managed to maximise the recovery and re-use of valuable resources and to meet the needs of the Tasmanian community.

Strategies

- 6.1 Identify and protect existing and future waste management sites.
- 6.2 Locate waste management and resource recovery facilities and services to minimise the impact on surrounding systems and uses.
- 6.3 Ensure that waste management collection and transfer services are provided and sited for existing and new developments and subdivisions in ways that maximise efficiency and access for users.

Water Supply, Waste Water Treatment and Urban Drainage

Safe and reliable water supply, waste water collection, treatment and urban drainage services are essential in maintaining liveable urban environments and supporting productive businesses and industries. The strategic planning of water and wastewater infrastructure, including in relation to demand, will support the future sustainability of both resources and assets.

Objective

To plan for the effective, efficient, sustainable and safe delivery of reliable water supplies, including drinking water, waste water collection and treatment and urban drainage.

Strategies

- 7.1 Locate development to maximise the use of existing water supply and waste water infrastructure.
- 7.2 Ensure that land use planning considers the sustainable, long term provision of water supply and waste water treatment services to Tasmanian communities.
- 7.3 Ensure drainage from developed areas is safe, minimises environmental impacts and protects against flooding and erosion.
- 7.4 Incorporate water sensitive urban design principles into the planning and delivery of new developments.

Telecommunications

Adequate and reliable telecommunications are essential for all aspects of contemporary community life from supporting economic growth to creating and maintaining connected and cohesive social networks. The planning system can support the efficient delivery of telecommunications services and networks.

Objective

To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

Strategies

- 8.1 Support the provision of modern telecommunications services that are widely accessible to business, industry and the community.
- 8.2 Support the development of land for telecommunications facilities, where required.
- 8.3 Ensure the efficient and cost-effective deployment of broadband networks by enabling access to transport and other public infrastructure corridors.
- 8.4 Minimise the environmental and social impacts of new telecommunications infrastructure.
- 8.5 Utilise existing underground or aboveground sites and facilities for telecommunications facilities where appropriate.

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