



# COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council  
will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on  
Monday, 15 July 2024 at 5.30pm

# Kingborough Councillors 2022 - 2026



**Mayor**  
**Councillor Paula Wriedt**



**Deputy Mayor**  
**Councillor Clare Glade-Wright**



**Councillor Aldo Antolli**



**Councillor David Bain**



**Councillor Gideon Cordover**



**Councillor Kaspar Deane**



**Councillor Flora Fox**



**Councillor Amanda Midgley**



**Councillor Mark Richardson**



**Councillor Christian Street**

# QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 13 to be held on Monday, 15 July 2024 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Dave Stewart  
CHIEF EXECUTIVE OFFICER  
being the General Manager as appointed by the  
Kingborough Council pursuant to section 61 of the  
*Local Government Act 1993* (TAS)

Tuesday, 9 July 2024

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## **GUIDELINES FOR PUBLIC QUESTIONS**

### **Section 31 of the *Local Government (Meeting Procedures) Regulations 2015***

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Questions from the public may either be submitted to the General Manager in writing or asked verbally at an Ordinary Council meeting. Any question asked must only relate to the activities of Council [Section 31(2)(b)].

This guideline is provided to assist the public with the requirements of Public Question Time as set out in the *Local Government (Meeting Procedures) Regulations 2015* as well as determinations made by Council. You are reminded that the public question forum is designed to accommodate questions only and neither the questions nor answers will be debated.

#### **Questions on Notice**

Written questions on notice must be received at least seven (7) days before an Ordinary Council meeting [Section 31(1)] and must be clearly headed 'Question/s on Notice'. The period of 7 days includes Saturdays, Sundays and statutory holidays but does not include the day on which notice is given or the day of the Ordinary Council meeting [Section 31(8)].

#### **Questions Without Notice**

The Chairperson of an Ordinary Council meeting must ensure that, if required, at least 15 minutes is made available for public questions without notice [Section 31(3)]. A question without notice must not relate to any matter that is listed on the agenda for that meeting.

A question by any member of the public and an answer to that question is not to be debated at the meeting [Section 31(4)]. If a response to a question cannot be provided at the meeting, the question will be taken on notice and will be included in the following Ordinary Council meeting agenda, or as soon as practicable, together with the response to that question.

There is to be no discussion, preamble or embellishment of any question asked without notice, and the Chairperson may require that a member of the public immediately put the question.

The Chairperson can determine whether a question without notice will not be accepted but must provide reasons for refusing to accept the said question [Section 31 (6)]. The Chairperson may require a question without notice to be put on notice and in writing.

The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, offensive or relates to any matter which would normally be considered in Closed Session. The Chairperson may require that a member of the public immediately put the question.

AGENDA of an Ordinary Meeting of Council  
Kingborough Civic Centre, 15 Channel Highway, Kingston  
Monday, 15 July 2024 at 5.30pm

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**1 AUDIO RECORDING**

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The Chairperson will declare the meeting open, welcome all in attendance and advise that Council meetings are recorded and made publicly available on its website. In accordance with Council's policy the Chairperson will request confirmation that the audio recording has commenced.

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**2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**

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The Chairperson will acknowledge the traditional custodians of this land, pay respects to elders past and present, and acknowledge today's Tasmanian Aboriginal community.

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**3 ATTENDEES**

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**Councillors:**

Mayor Councillor P Wriedt  
Deputy Mayor Councillor C Glade-Wright  
Councillor A Antolli  
Councillor G Cordover  
Councillor K Deane  
Councillor F Fox  
Councillor M Richardson  
Councillor C Street

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**4 APOLOGIES**

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Councillor D Bain  
Councillor A Midgley

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**5 CONFIRMATION OF MINUTES**

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**RECOMMENDATION**

That the Minutes of the open session of the Council Meeting No. 12 held on 1 July 2024 be confirmed as a true record.

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**6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

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Date	Topic	Detail
8 July	Operational Overview	Update provided on a range of projects and programs

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## 7 DECLARATIONS OF INTEREST

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In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have, a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

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## 8 TRANSFER OF AGENDA ITEMS

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Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

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## 9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

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## 10 QUESTIONS ON NOTICE FROM THE PUBLIC

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*Council has determined that questions on notice or questions taken on notice from a previous meeting should not contain lengthy preambles or embellishments and should consist of a question only. To this end, Council reserves the right to edit questions for brevity so as to table the question only, with some context if need be, for clarity.*

### 10.1 LUPA and Other Legislation - Tree Removal

At the Council meeting on 17 June 2024, **Mr Charlie Biggins** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*Where potential conflicts arise when the act is made subordinate to the other through the use of exemptions and amendments, Council administers the provisions of two acts of Parliament, the Land Use and Planning Approvals Act and the Local Government Act. Council uses the Kingborough Interim Planning Scheme that sits under LUPA to assess tree removal applications. The planning scheme has provisions for the protection of significant trees and priority vegetation. Section 5 of Kingborough Interim Planning Scheme contains exemptions that make the planning scheme provisions subordinate to the Forest Practices Act and regulations, the Fire Service Act, the Boundary Fences Act, Water Management Act and the Local Government Act. If a tree removal is exempt from the planning scheme, doesn't it mean that LUPA is subordinate to the other State act in regards to that particular planning scheme provisions and Council has no authority to prevent its removal?*

#### **Officer's Response:**

No, an exemption from the planning scheme does not mean that LUPAA is subordinate to the other State acts in regard to that particular planning scheme provision. Further information on subordinate legislation can be found at <https://www.treasury.tas.gov.au/economy/economic-policy-and-reform/subordinate-legislation-act-1992>

*Tasha Tyler-Moore, Manager Development Services*

## 10.2 Tree By-Law Statutory Time Limitations

At the Council meeting on 17 June 2024, **Mr Charlie Biggins** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*Given the Council ceased having the tree by-law provisions under Kingborough's environmental by-law in August 2021 and passed the draft trees on private by-law in July 2022, that finally went out to public consultation in October 2023, what other statutory time limitations on Council to pass, sign, seal this proposed by-law, including the yet to be completed legal and parliamentary approvals process.*

### Officer's Response:

The timeframes associated to the making of a By-law are governed by the provisions of the Local Government Act 1993 and the Acts Interpretation Act 1931. Excluding actions already taken by Council, if Council was to make a By-law, the By-law must be published in the Tasmanian Government Gazette (Gazette) within 21 days of being made by the Council, and be titled with reference to the municipal area, subject matter, and the year in which it is made. The By-law would then be submitted to the Subordinate Legislation Committee as required within seven (7) working days of publication in the Gazette. Furthermore, the By-law is then required to be tabled in parliament within 10 sitting days of publication in the Gazette.

*Scott Basham, Manager – Legal and Property*

## 10.3 Tree Risk Assessment Methodologies

At the Council meeting on 17 June 2024, **Mr Charlie Biggins** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*Regarding my question on notice from last Council meeting in relation to the inclusion of two proprietary risk assessment licensing requirements on Council's tree removal application form, being the QTRA and the VALID methods, your officer has replied and claims that Council took advice from the Tasmanian Arboriculture Organisation otherwise known as the TAO, for your benefit is a wholly owned subsidiary of Arboriculture Australia Proprietary Limited, a not-for-profit organisation, who are the exclusive agents for a third proprietary tree risk assessment tool called TRAQ, who ironically is not listed on Council's application form. I've written to the TAO and made Council's CEO aware that a commercial conflict of interest may exist if a TAO member who is a known contractor to Kingborough Council and only one of four arborists in Southern Tasmania who have maintained the expensive licensing arrangements to use one of the proprietary tree risk assessment tools required by Council's tree removal application process has personally given this advice to Council and Council has acted upon it without undertaking their own regulatory impact assessment. Can Council please share publicly the written advice given to them that demonstrates that the advice received by Council was officially endorsed by the Tasmanian Arboriculture Organisation itself or their parent company Arboriculture Australia Proprietary Limited and not just the recommendations of an individual consultant seeking a commercial advantage over other qualified arborists?*

### Officer's Response:

The advice provided to Council from the Tasmanian Arboriculture Organisation was not provided by a consulting arborist who currently works in Kingborough. The process for requesting documentation from Council of this nature is through the Right to Information process which can be found here: <https://www.kingborough.tas.gov.au/council/right-to-information>.

*Liz Quinn, Manager Environmental Services*

**10.4 DA-2024-20 - 39 Hollyhock Drive**

**Mr Declan West** submitted the following questions on notice:

1. *When DA-2024-20 '39 Hollyhock Drive' was first advertised we rang to speak with the relevant planner and also had a meeting. Unfortunately we had no idea there was a specific planning scheme issue with the POS being where it is until the planning report was released four days before the council meeting. Does Council believe it was reasonable that the planners withheld this information when we had specifically asked for advice on the exact discretionary matters?*
2. *The objective of clause 10.4.3 [sic – reference to the debate at the Council meeting on 1 July 2024] as well as the related acceptable solution had not been met, and therefore this resulted in the performance criteria needing to be adequately addressed and met. Consequently, the whole discussion should have been around whether or not the performance criteria in clause 10.4.3 P2 was adequately addressed and met. If it wasn't, then that made for a potential refusal - however, no one appears to have understood this. Why did none of the Councillors understand this, and why didn't anyone in the room point this out when it was clear that the councillors didn't realise/appreciate the issue?*

**Officer's Response:**

1. The plans displayed during the public exhibition period clearly show the location of the private open space between the dwelling and the frontage. No information on the proposed development was withheld from representors and clear advice regarding the applicable discretions was provided during discussions with the representors. Advice was given that the discretion from the north facing upper-level windows under Clause 10.4.6 A2 could be addressed by the applicant if they agreed to implement the privacy treatment to these windows to comply with the Acceptable Solution. This was imposed as a condition on the permit.

In relation to public representations made in accordance with the *Land Use Planning and Approvals Act 1993* (the Act), Council does not reply to these and is not required to by the Act. The Council as a Planning Authority must be objective and not interfere in the making of representations.

The planning report in the Council Agenda, and the attached Assessment Checklist, identified all discretions and included all key concerns raised in the representations.

2. The Private Open Space requirements, including the discretion, Clause 10.4.3 for the General Residential Zone in the Planning Scheme were identified in the Council Report and the attached Assessment Checklist. The Council report assessed the Performance Criteria specified in the Scheme and concluded that the proposal complied with the relevant requirements of the Performance Criteria under Clause 10.4.3 P2. Assessment of an application cannot extend beyond the criteria and considerations contained within the Scheme.

Councillors have access to the report in the Agenda and they also have the opportunity to ask questions to the planning officers during the meeting. The planning officers do not direct the Councillors to ask specific questions, and as per meeting procedures the officers in a Council meeting only answer questions when directed by the Chair (Mayor).

*Timothy Donovan, Senior Planner*

**11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS**



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**12 QUESTIONS ON NOTICE FROM COUNCILLORS**

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At the time the Agenda was compiled there were no questions on notice from Councillors.

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**13 PETITIONS STILL BEING ACTIONED**

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There are no petitions still being actioned.

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**14 PETITIONS RECEIVED IN LAST PERIOD**

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At the time the Agenda was compiled no Petitions had been received.

Public Copy

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## 15 OFFICERS REPORTS TO COUNCIL

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### 15.1 THE REVIEW OF THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY - STATE OF PLAY REPORT

**File Number:** 17.266

**Author:** Adriaan Stander, Senior Strategic Planner

**Authoriser:** Deleeze Chetcuti, Director Environment, Development & Community Services

#### Strategic Plan Reference

Key Priority Area: 3 Sustaining the natural environment whilst facilitating development for our future.

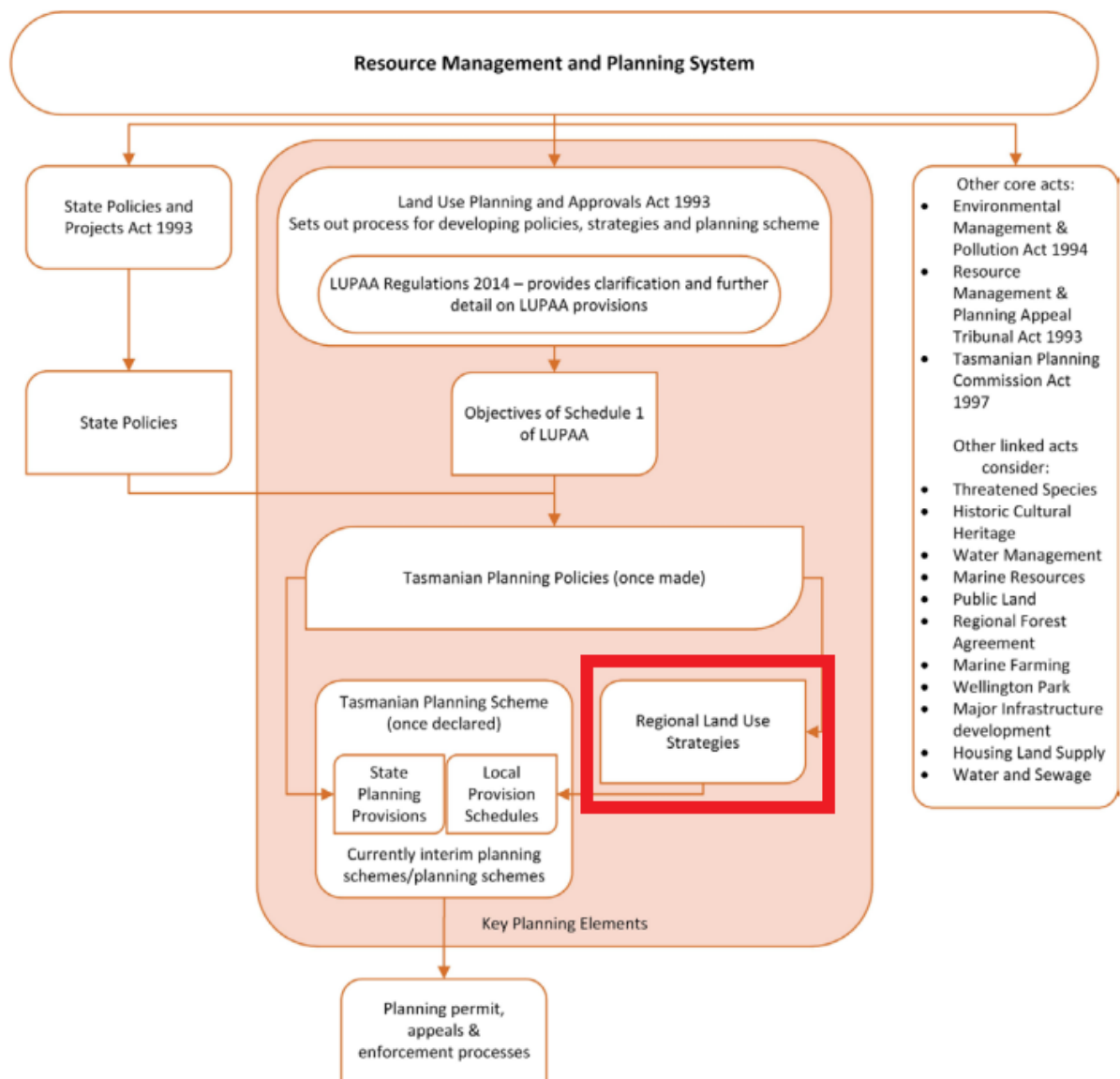
Strategic Outcome: 3.4 Best practice land use planning systems are in place to manage the current and future impacts of development.

#### 1. PURPOSE

- 1.1 The purpose of this report is to inform Council of the progress to date in the comprehensive review and update of the [Southern Tasmania Regional Land Use Strategy \(STRLUS\)](#).
- 1.2 This report outlines work undertaken by the State Government and the southern regional councils to develop the State of Play report.
- 1.3 The State of Play report is the first step in the review of the STRLUS and will be used to assist with early stakeholder engagement that is anticipated to commence in September 2024.
- 1.4 The State of Play report summarises available data and information on a range of issues to understand the key issues in the region.
- 1.5 Feedback gathered through the stakeholder engagement process will be used to inform the review of STRLUS.

#### 2. DISCUSSION

- 2.1 There are three regional land use strategies in effect in Tasmania, namely
  - Southern Tasmania Regional Land Use Strategy (STRLUS)
  - Northern Tasmania Regional Land Use Strategy
  - Cradle Coast Regional Land Use Strategy
- 2.2 Regional land use strategies are long term plans to manage growth and change within regions. They help the Tasmanian Government and local councils to work together to plan for the future of the communities they serve.
- 2.3 The strategies represent the agreed and approved strategic directions for the regions and provide certainty to the broader community, infrastructure providers and governments for medium and long-term investment decisions.
- 2.4 The following diagram provides an overview of the Tasmanian Planning System and the context of the regional land use strategies within the system.



- 2.5 Since the implementation of the STRLUS in 2011, Southern Tasmania has experienced significant population growth, and new economic and social conditions are driving change.
- 2.6 There have also been changes to the Tasmanian Planning System including the roll-out of the Tasmanian Planning Scheme across the state and the draft Tasmanian Planning Policies (TPPs) that are currently under consideration.
- 2.7 In the context of this change, a process is currently underway to undertake a comprehensive review and update of the STRLUS.
- 2.8 ETHOS Urban, a leading consultancy comprising of planners, economists, social strategists, and designers, has been engaged to develop a State of Play report and updates to the STRLUS.
- 2.9 In addition to the above, each council in the region has a representative on the project working group and Council's Senior Strategic Planner, Adriaan Stander represents Kingborough in this regard. The council representative's role is to provide advice on regional planning matters relevant to the review of the Southern Tasmania Regional Land Use Strategy and provide advice on technical planning issues as relevant.
- 2.10 Once the review of STRLUS is finalised, the revised document will be presented to the southern regional councils for endorsement before it is signed off by the Minister for

Housing and Planning who has responsibility for this state document under the *Land Use Planning and Approvals Act 1993* (LUPAA).

### State of Play report

- 2.11 Southern Tasmania is unique, complex, and diverse and the State of Play report (provided in Attachment 1) documents the things that makes the region unique and that the community values. It also addresses matters that are important for the people and that includes information that shapes the region, for example about our economy, climate and landscape.
- 2.12 The State of Play document is essentially a snapshot in time and summarises available data and information on a range of issues to understand the key issues in the region. It addresses what we know from experience, what is currently happening, and (for some issues) projections of what may occur over time.
- 2.13 The document is designed to be a community facing document enabling initial conversations around:
- How our region is changing and will continue to change.
  - Changes we need to make to create a more equitable and resilient region for future generations.
  - How planners determine where and how we accommodate growth.
  - What great outcomes could look like and how the STRLUS can support this.
  - Why it is important people are involved.
- 2.14 Data for the State of Play report has been gathered from several sources including, but not limited to:
- Residential demand and supply studies,
  - Economic profiles,
  - ABS data,
  - State data including LISTmap and plans such as Tasmania's Climate Change Action Plan 2023-25,
  - Local planning provisions, and
  - Council input through the working group.
- 2.15 During background analysis key themes emerged which have informed the contents of the State of Play, namely:
- Country, climate, landscape, and environmental values,
  - Economic activity and infrastructure, and
  - People, communities, and growth.
- 2.16 In drafting the State of Play report some key principles for shaping the region have emerged. The principles seek to respond to the diversity of our region and are informed by the draft Tasmanian Planning Policies. Following input from stakeholders they may set key principles in developing the STRLUS.

- Planning for the region is grounded in understanding of, respect for, and connections to culture, history, and Country.
- Land use and economic activity respect, respond sustainably to and protect the region's unique natural environment.
- Communities across Southern Tasmania are safe and resilient to natural hazards and climate change.
- Communities in the region are sustainable, connected, and diverse.
- Social services and infrastructure are planned and delivered to support a growing and changing community.
- Employment and economic clusters are accessible and transport networks support how, where, and why people and goods move within, to and from the region.
- The region's economy leverages its unique strengths and provides a stable base for employment growth and diversification.

### Planning for growth through the STRLUS

- 2.17 By 2046 Southern Tasmania is expected to have a population of approximately 342,000 people. This is an additional 43,500 people who will require homes and jobs.
- 2.18 By planning for growth, we can ensure it meets current and future needs of our changing population. Growth will occur and through careful planning we can ensure it happens in the right places enhancing our communities and supporting our Tasmanian lifestyle.
- 2.19 Growth provides opportunities such as more education and health facilities, more recreational opportunities such as parks and green spaces and more business and career opportunities.
- 2.20 Residential growth will be primarily managed through the urban growth boundary and settlement boundaries which set the physical extent for a 20+ year supply of residential land for our communities. The boundaries include other land for urban purposes e.g., offices and industry along with open space and recreational areas.
- 2.21 The urban growth boundary and settlement boundaries support minimising of urban sprawl to protect the environment, maximise the use of existing services and infrastructure and maximise positive social outcomes.
- 2.22 A review of STRLUS may result in changes to the settlement strategies and that may include reiterations of the urban growth and/or settlement boundaries.

### 3. NEXT STEPS

- 3.1 **Engagement** - Following noting by the Southern Councils and the Tasmanian Government Minister for Housing and Planning, the State of Play report will be placed on a project website where it will be used for early stakeholder engagement. Feedback gathered through the engagement process will be used to inform the STRLUS review.
- 3.2 **Council endorsement** - It is anticipated that a draft revised STRLUS will be provided to the Southern Councils for endorsement late 2024 or early 2025.
- 3.3 **Formal public consultation** - The draft revised STRLUS will then be placed on formal public exhibition. Stakeholders will be able to make representations that will be considered in the finalisation of the strategy.



- 3.4 **Ministerial approval** - It is anticipated the final STRLUS will be provided to the Minister for consideration mid-2025.

#### 4. STATUTORY REQUIREMENTS

- 4.1 Section 5A of the *Land Use Planning and Approvals Act 1993* provides for the making the review of the Regional Land Use Strategies.

#### 5. REGIONAL, STATE AND NATIONAL PLANS AND POLICIES

- 5.1 The following are relevant to the broader policy context of the State of Play:

- Australian Government, National Urban Policy Consultation Draft
- Tasmanian Government, Tasmania's Population Policy – Planning for Our Future
- Tasmanian Government, Tasmanian Housing Strategy
- The Southern Tasmanian Regional Land Use Strategy.
- Local planning provisions and interim planning schemes.
- 30-Year Greater Hobart Plan 2022 and 30-Year Greater Hobart Plan: Strategy for Growth and Change 2022.
- Draft Tasmanian Planning Policies.

#### 6. FINANCE

- 6.1 There are no current or proposed funding implications associated with the State of Play or the STRLUS for Council.
- 6.2 State funding for the STRLUS review was allocated within the 23/24 budget.

#### 7. ENVIRONMENT

- 7.1 This report has no environmental implications.

#### 8. COMMUNICATION AND CONSULTATION

- 8.1 The State of Play report will be placed on a project website where it will be used to assist with early stakeholder engagement about updates to the STRLUS.
- 8.2 Each council within the region is requested to publicly exhibit the State of Play making copies available for viewing by the public at the council premises and on their website.
- 8.3 Capire Consulting Group, a specialist community engagement consultancy with expertise in regional planning, community development and social impact, and public policy has been engaged to support with communication and stakeholder engagement that is anticipated to commence in September 2024.
- 8.4 Cooee Communities, palawa consultants, have reviewed the State of Play Report and are currently being engaged to support palawa engagement.
- 8.5 Feedback gathered through consultation will be used to inform the STRLUS review.

#### 9. RISK

- 9.1 Other than reputational and normal project management risk considerations, no specific legal, risk and legislative issues are seen to apply to the proposed State of Play.

**10. SUMMARY/CONCLUSION**

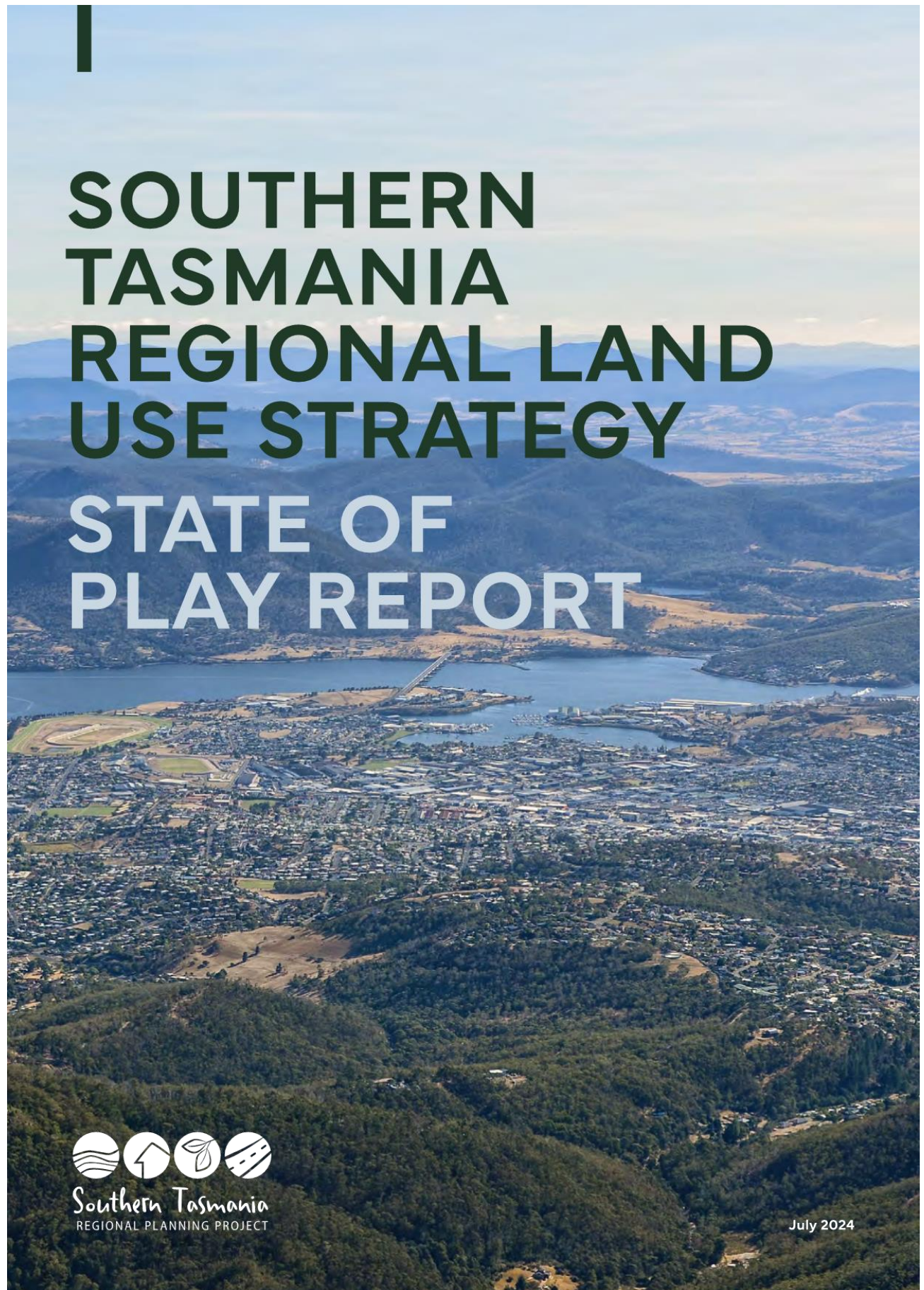
- 10.1 The Southern Tasmania Regional Land Use Strategy (STRLUS) is a long-term plan to facilitate and manage change, growth, and development within Southern Tasmania to 2035.
- 10.2 Since the introduction of the STRLUS, the Southern Tasmanian Region has experienced population growth, and new economic and social conditions are driving change.
- 10.3 The State of Play report is the first step in updating the STRLUS. It summarises available data and information on a range of issues to understand the key issues and influences in the region and the causes of growth and change.
- 10.4 Following noting by Councils and the Tasmanian Government Minister for Housing and Planning, the State of Play report will be placed on a project website where it will be used to assist with early stakeholder engagement around updates to the STRLUS. Feedback gathered through consultation will be used to inform the STRLUS review.

**11. RECOMMENDATION**

That Council note the State of Play report and the beginning of stakeholder engagement on the comprehensive review and update to the STRLUS.

**ATTACHMENTS**

- 1. **Southern Tasmania Regional Land Use Strategy - State of Play Report**



# ACKNOWLEDGEMENT

We acknowledge the palawa/Tasmanian Aboriginal people as the traditional owners of lutruwita (Tasmania) and their enduring custodianship of this island.

We pay our respects to their Elders, past and present and to all Aboriginal people who live and work in Southern Tasmania today.

We honour their stories, songs, art and culture and their aspirations for the future of their people and these lands.

*Cover Image: View of Hobart city from kunanyi / Mt Wellington  
Credit: Tasmanian Government, Department of Premier and Cabinet*

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*Image: Hobart aerial  
Credit: Luke Tscharke*



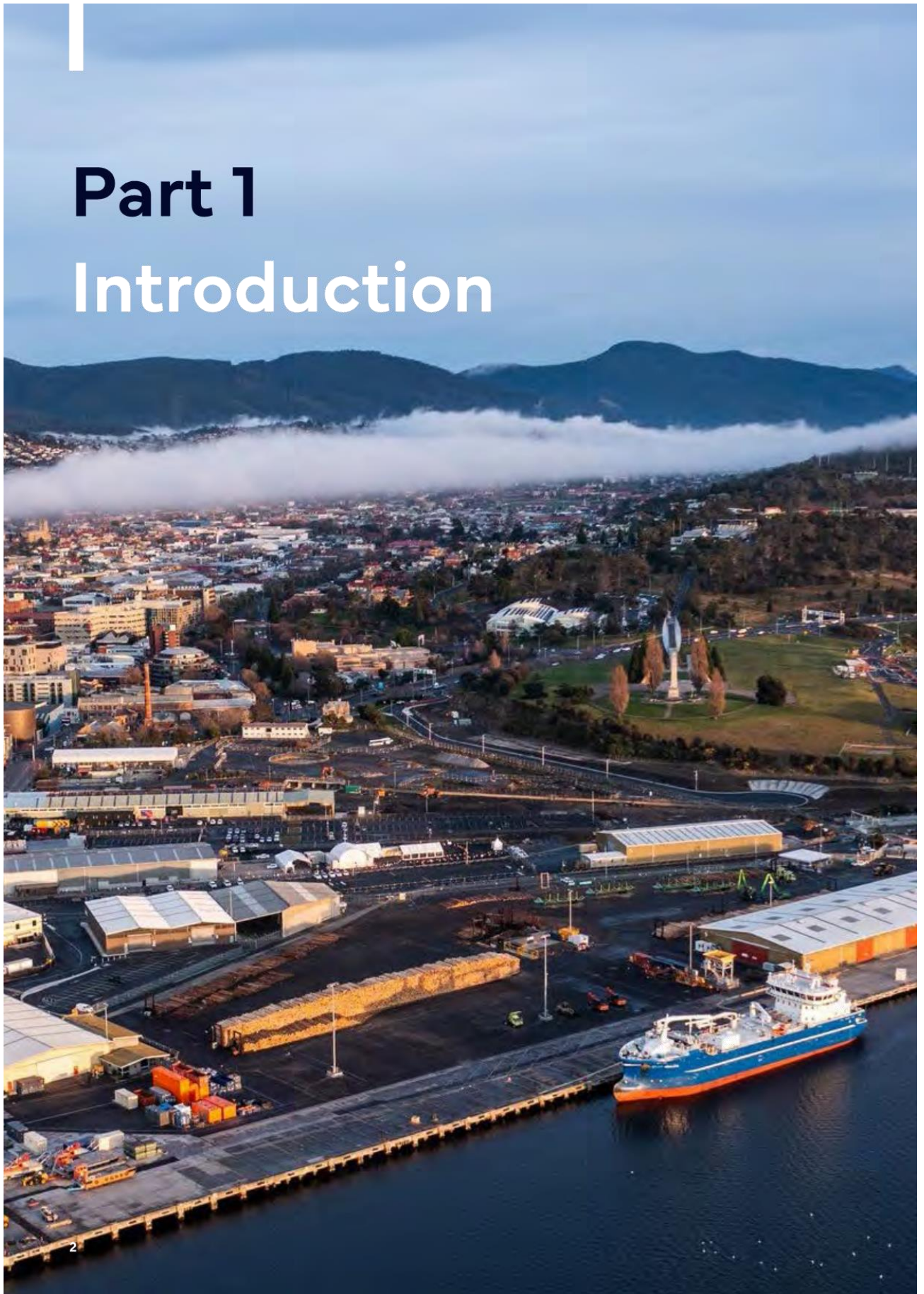






# Part 1

## Introduction



## 1.1 Updating the Southern Tasmania Regional Land Use Strategy

Regional Land Use Strategies are an important part of the Tasmanian Planning System. They plan up to 25 years ahead and set the direction for how land use change, growth and development in Tasmania's Regions will be managed. The main purposes of the Regional Land Use Strategies are to:

- Implement the Tasmanian Planning Policies at a regional scale, and in ways that are appropriate to each of Tasmania's regions.
- Guide local strategic planning and the preparation of planning schemes in the councils that make up each region. Planning schemes must be consistent with the relevant Regional Land Use Strategy.

The Tasmanian Minister for Planning can declare Regional Land Use Strategies under the Tasmanian Land Use Planning and Approvals Act 1993 (LUPAA). The LUPAA also sets out how Regional Land Use Strategies should be prepared and amended, and requires periodic reviews and updates.

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three Regional Land Use Strategies in Tasmania. The STRLUS was first declared in 2011. Since 2011, Southern Tasmania has experienced population growth and the economic, social and environmental conditions have changed. There have also been changes to planning policy and legislation such as the introduction of the Tasmanian Planning Scheme and the Tasmanian Planning Policies.

The twelve local governments of Southern Tasmania in conjunction with the Tasmanian Government State Planning Office are working together to update the STRLUS.

1.2 The State of Play Report

This State of Play Report is the first step in updating the STRLUS. It summarises available data and information on a range of topics to understand the key issues and influences in the Region and the causes of growth and change. It addresses what has been learnt from past experience in the Region, what is currently happening, and (for some issues) projections of what may occur over the next 25-30 years.

Southern Tasmania is unique, complex, and diverse. The State of Play Report documents the things that make parts of the Region unique, that the community values, and that are important to address for the benefit of people, the economy, and the climate and landscape that shapes the region.

The findings from the State of Play Report will inform updates to the STRLUS by identifying key land use planning issues for the Region that the STRLUS needs to address. The State of Play Report is structured using key themes that cover related topics:

Themes	Topics
Culture, Climate, Landscape and Environmental Values	<ul style="list-style-type: none"><li>• Cultural Heritage and Values</li><li>• Natural Environment, Landscape Character and Climate</li><li>• Natural Hazards and Environmental Risks</li></ul>
Economic Activity and Infrastructure	<ul style="list-style-type: none"><li>• Economic Activity and Productivity</li><li>• Movement and Connectivity</li><li>• Utilities</li></ul>
People, Communities and Growth	<ul style="list-style-type: none"><li>• Population Growth and Change</li><li>• Housing, Placemaking and Growth Management</li><li>• Social Infrastructure</li></ul>

For each theme, the opportunities and challenges are summarised to show how the issues are linked and highlighting the importance of integrated planning for the Region.

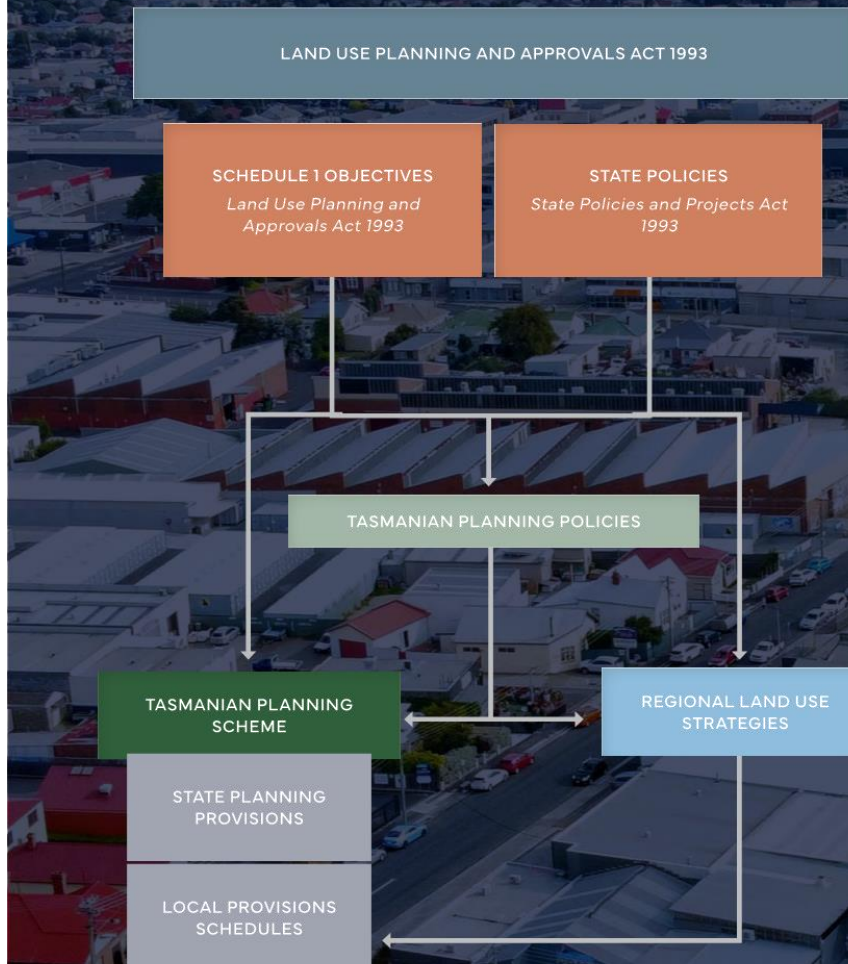
The Tasmanian Planning Policies provide guidance and policy direction for land use planning across Tasmania, in particular for the Regional Land Use Strategies. The Tasmanian Planning Policies address:

- Settlement, including liveability, and where and what types of housing and social infrastructure is required to support communities
- Environmental Values, like natural living systems, landscape values and the coasts and waterways
- Environmental Hazards such as bushfire, landslip, flooding, coastal hazards and contamination
- Sustainable Economic Development across sectors including agriculture, tourism, energy, natural resources, and business.
- Physical Infrastructure, to ensure that growth and existing communities are supported by essential services and are connected.
- Cultural Heritage, including both Aboriginal cultural significance and non-Aboriginal values
- Planning processes, guiding how land use planning should be done, including consultation with communities



STATE OF PLAY REPORT

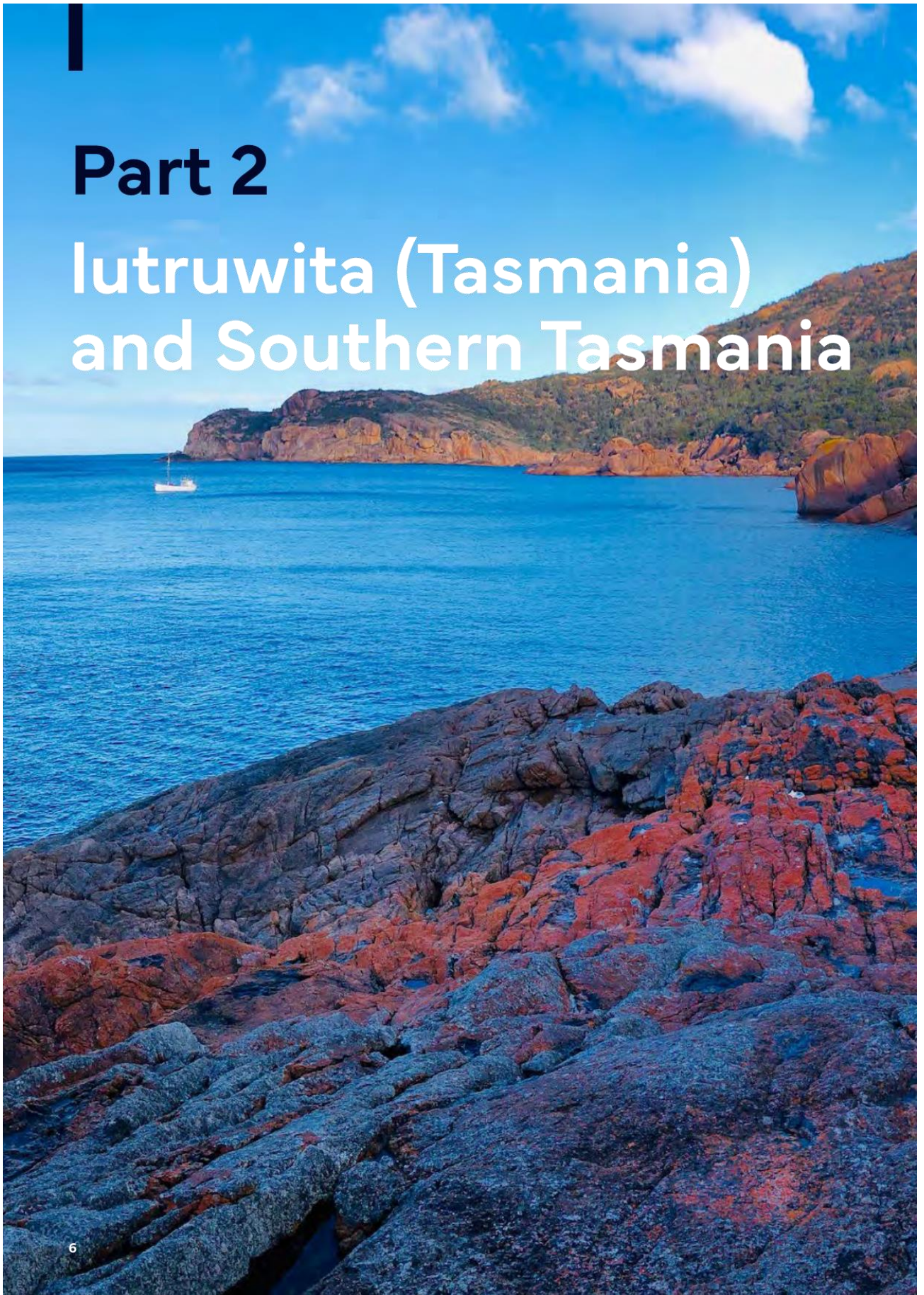
FIGURE 1. THE PLANNING HIERARCHY





## Part 2

# Iutruwita (Tasmania) and Southern Tasmania



STATE OF PLAY REPORT

For the local Aboriginal nations, Tasmania has been and continues to be known as "lutruwita". The Southern Tasmanian Land Use Strategy (STRLUS) will seek to embed the values, context and aspirations of the palawa/Tasmanian Aboriginal people, into a strategic forward plan for the region.



## 2.1 Southern Tasmania

Southern Tasmania is geographically, socially and economically diverse. The Region:

- **Includes 12 of Tasmania's 29 local councils**
- **Covers more than a third of Tasmania (23,377 square km)**
- **Is home to more than half of all Tasmanians (298,589 people)**
- **Contributes more than half of Tasmania's economic productivity**

Nature shapes the Region. Mountains, waterways and the coast define where people live, how they move around and many of the things they love about their place. Nature also supports economic activities including tourism and primary production. Regional land use planning can support and protect the natural environment and mitigate the impacts on communities from natural hazards.

Cycles of change influence Southern Tasmania. Periods of population growth and a stronger economy contrast with down-turns as industries change and people seek opportunities elsewhere. The weather also shapes people's lives. A cold temperate climate that is influenced by the sea and terrain means southern Tasmania experiences seasons like nowhere else in Australia. Climate change is impacting on natural patterns and will change the region over time. A dynamic place that is influenced by internal and external changes creates both opportunities and challenges for land use planning.

Southern Tasmania spans diverse communities ranging from the highly urban Hobart CBD to remote wilderness and rural areas. Some areas experience growth while others are undergoing transitions as jobs and industries change. The complexity of planning for a varied region means that region-wide planning priorities need to acknowledge and respect local differences. Regional land use planning for Southern Tasmania needs to provide direction and a framework for application at the local level.

Predictions of growth and change for the region over the next 25 years are based on assumptions, knowledge that is available now, and learning from past experience.

The COVID pandemic, and its impacts on Southern Tasmania's people and economy, are a reminder that planning for the long-term future of a dynamic and diverse region requires clear direction and a framework that can respond to change. While the Region's population is likely to grow, the pace of population increase may be slower or faster than predicted and this will in turn affect land use planning responses like how many new homes are needed and where those homes should be built.





PART 2 LUTRUWITA AND SOUTHERN TASMANIA

## Southern Tasmania's People

### Southern Tasmania

POPULATION

**298,589**



ABORIGINAL AND TORRES  
STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Source Data: Remplan Community, Remplan Forecast 2023

10

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## Brighton

### PRIMARY INDUSTRIES

Construction  
Transport, Postal and Warehousing



**20,025**  
POPULATION



## Central Highlands

### PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



**2,582**  
POPULATION



## Clarence

### PRIMARY INDUSTRIES

Construction



**63,820**  
POPULATION



## Derwent Valley

### PRIMARY INDUSTRIES

Manufacturing  
Agriculture and Food Manufacturing  
Construction



**11,320**  
POPULATION



Source Data: Remplan Community, Remplan Forecast 2023



PART 2 LUTRUWITA AND SOUTHERN TASMANIA

## Glamorgan - Spring Bay

### PRIMARY INDUSTRIES

Agriculture and Food Manufacturing  
Construction



**5,242**  
POPULATION



## Glenorchy

### PRIMARY INDUSTRIES

Manufacturing  
Construction



**51,187**  
POPULATION



## Hobart

### PRIMARY INDUSTRIES

Public Administration and Safety  
Electricity, Gas, Waste and Water Services  
Healthcare and Social Assistance



**56,250**  
POPULATION



## Huon Valley

### PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



**19,513**  
POPULATION



Source Data: Remplan Community, Remplan Forecast 2023



STATE OF PLAY REPORT

## Kingborough

### PRIMARY INDUSTRIES

Construction  
Agriculture and Food Manufacturing



**41,274**

POPULATION



**4.1%**

ABORIGINAL AND TORRES  
STRAIT ISLANDER RESIDENTS



**18,282**

DWELLINGS



**41 years**

MEDIAN AGE



**10,980**

WORKFORCE

## Sorell

### PRIMARY INDUSTRIES

Agriculture and Food Manufacturing  
Construction  
Rental, Hiring and Real Estate Services



**17,725**

POPULATION



**4.8%**

ABORIGINAL AND TORRES  
STRAIT ISLANDER RESIDENTS



**8,847**

DWELLINGS



**42 years**

MEDIAN AGE



**3,485**

WORKFORCE

## Southern Midlands

### PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



**6,949**

POPULATION



**6.8%**

ABORIGINAL AND TORRES  
STRAIT ISLANDER RESIDENTS



**3,166**

DWELLINGS



**44 years**

MEDIAN AGE



**1,249**

WORKFORCE

## Tasman

### PRIMARY INDUSTRIES

Agriculture and Food Manufacturing  
Construction  
Rental, Hiring and Real Estate Services



**2,702**

POPULATION



**6.2%**

ABORIGINAL AND TORRES  
STRAIT ISLANDER RESIDENTS



**2,820**

DWELLINGS



**57 years**

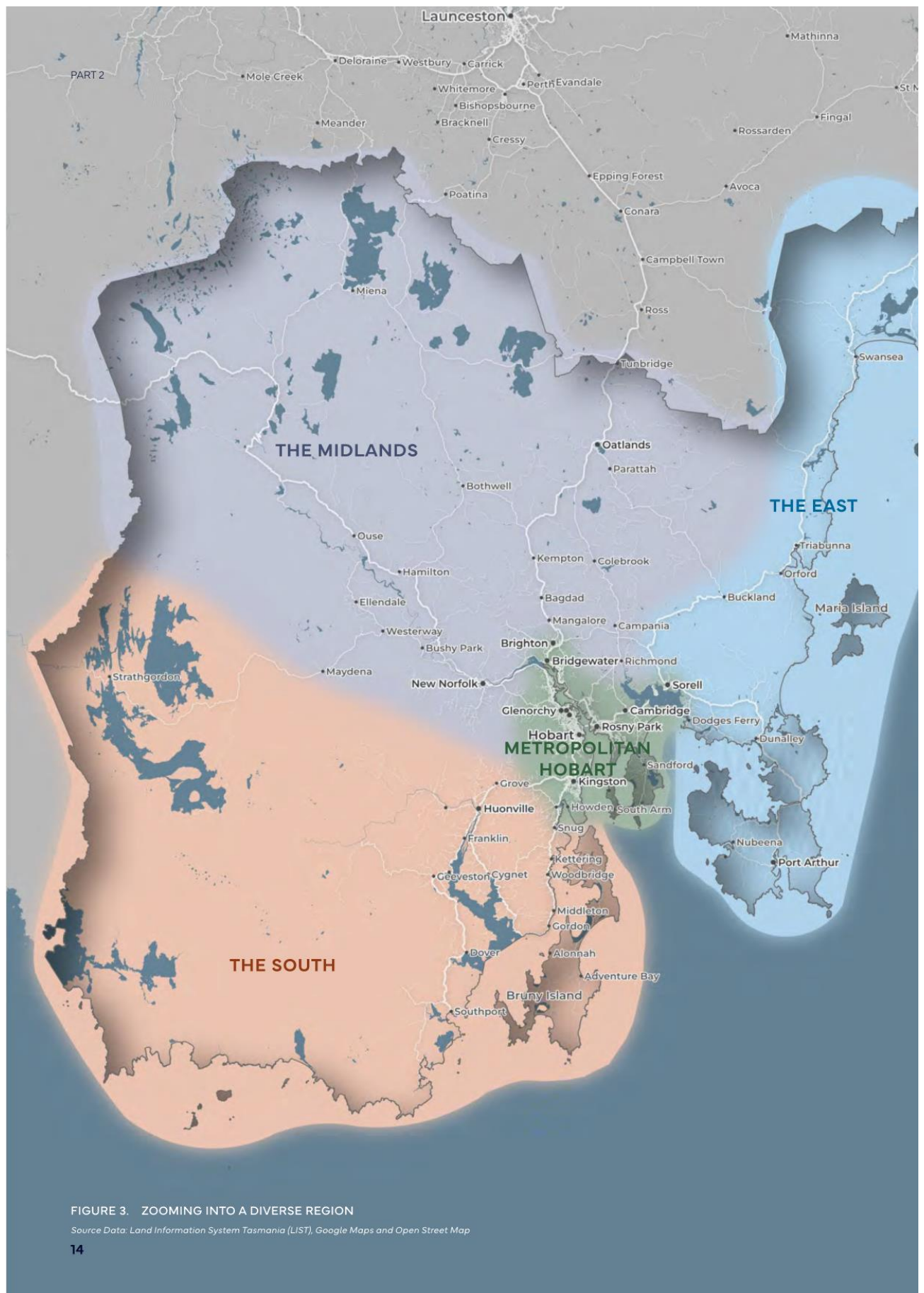
MEDIAN AGE



**791**

WORKFORCE

Source Data: Remplan Community, Remplan Forecast 2023





## 2.2 Zooming in: A Diverse Region

The Southern Tasmania Region is large and very diverse. Zooming-in to different parts of the Region provides a more detailed look at the things that make the Region diverse and unique. The zoomed-in maps in this section of the State of Play Report have blurry boundaries not because they are intended to be clearly defined sub-regions or areas that will be used in the updated STRLUS. They are intended to show important features of different parts of the Region in more detail.

In some locations, the zoomed in maps overlap with each other. For example, some towns around the fringes of metropolitan Hobart are shown on both the metropolitan Hobart map and maps for other areas. This is because these towns are both part of metropolitan Hobart and important centres for communities in the more rural parts of the Region.





# METROPOLITAN HOBBART



PART 2 LUTRUWITA AND SOUTHERN TASMANIA

## 2.2.1 Metropolitan Hobart

Hobart is Tasmania's capital city and the main gateway to Tasmania. Hobart's metropolitan area includes Hobart city, Glenorchy and parts of the Kingborough, Clarence, Brighton and Sorell council areas. It includes most of the Region's people, jobs and economic activity. The Derwent Estuary and kunanyi/Mt Wellington have shaped metropolitan Hobart's urban areas, transport networks and identity.

The palawa have lived around the Derwent Estuary for thousands of years. Palawa culture and connections to the land, water and sky of the Region remain strong.

The British colony of Hobart is the second oldest in Australia, dating back to 1804 and the city has a rich urban history with buildings and a street network that span more than two centuries.

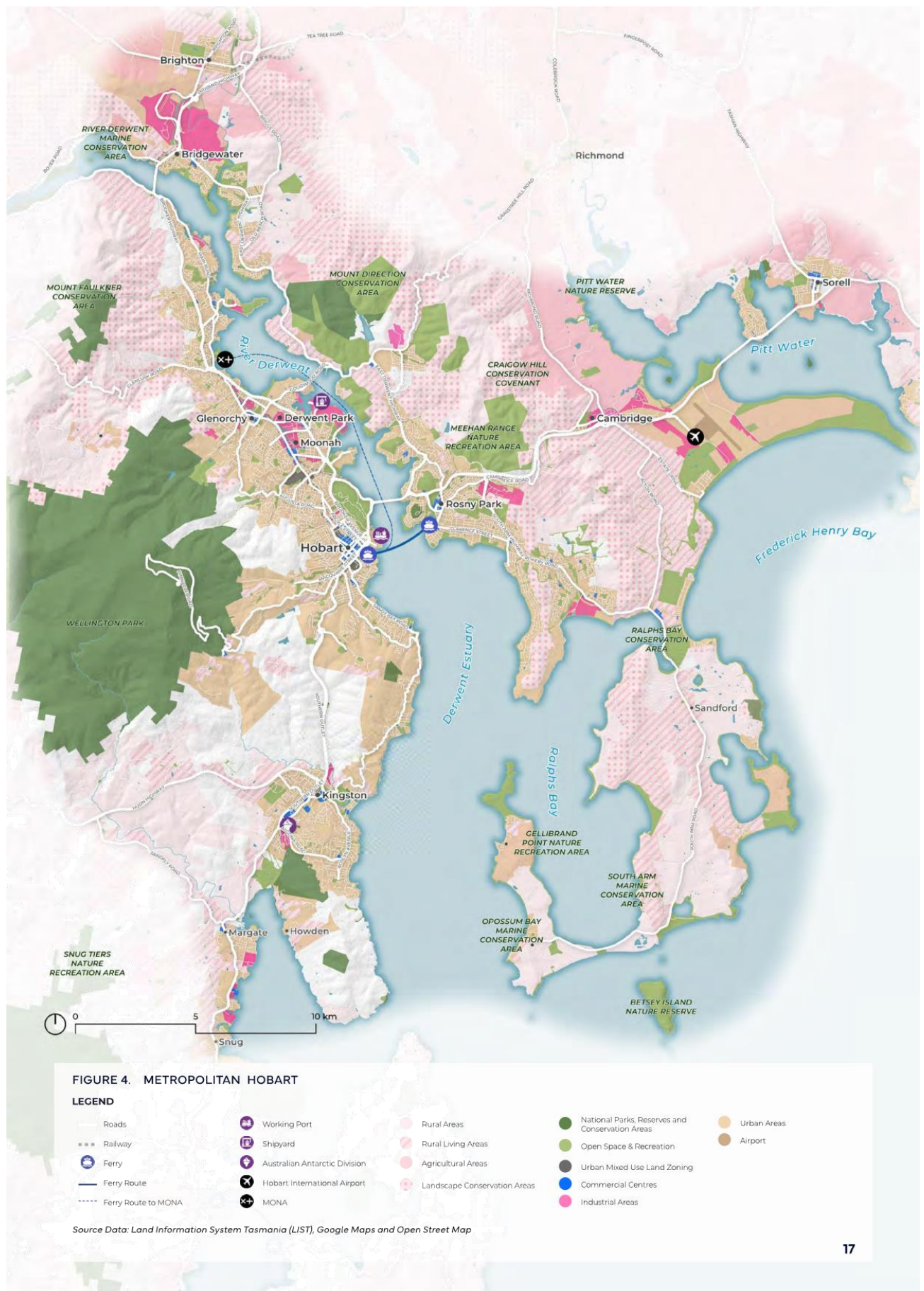
Metropolitan Hobart hugs the Derwent Estuary and is framed by mountains. Natural features and systems influence how people live, particularly how they move around the city and their recreational activities. The interplay between the natural environment, urbanisation and community is both an asset to Hobart and a challenge, particularly if the city continues to grow outwards. Bushfires, flooding and steep terrain are all important when deciding how and where the city grows.

Metropolitan Hobart is a series of towns that are functionally and physically connected. Many towns started as rural villages but as transport improved and the population grew, urban areas have expanded and joined up to be part of Hobart. Each of the places that make up metropolitan Hobart are unique, have their own character and identity, and play different roles within the broader Hobart area. Some centres that are part of metropolitan Hobart, like Brighton, Sorell and Kingston remain important for surrounding rural and coastal communities.

Hobart's Central Business District is the largest employment area and is home to government offices, businesses and service providers. Many residents from across the Region travel daily to central Hobart for work, education, health care and entertainment. Hobart contains the Region's only hospital, and the University of Tasmania has a strong presence in and around the city centre. Macquarie Point and Sullivan's Cove contain working ports, marinas, and ferry wharves. Hobart is one of only five cities globally that provides access for scientific research and tourism to Antarctica. The Australian Antarctic Division has its head offices in Kingston and utilises port facilities in Hobart.

Movement of people and freight around metropolitan Hobart is mostly by private vehicles. Transport networks are confined to the less steep land between the mountains and the Derwent Estuary. Three bridges cross the Derwent Estuary and concentrate traffic on key routes through the city. Movement of people on the Derwent Estuary is limited to a public ferry service between Hobart and Bellerive/Rosny Park, the private ferry from Hobart to MONA, and recreational boating. The port and a number of industrial uses rely on water access.

Many new residents have moved to new housing areas in the outer parts of metropolitan Hobart. Because jobs and services are concentrated in central Hobart and cross-regional connections pass through it, congestion is increasing on metropolitan Hobart's road network. Opportunities for through traffic (including trucks) to bypass urban areas are limited by topography and the Derwent Estuary. The need for new, expanded or upgraded transport infrastructure is closely linked to decisions about where population growth will occur across metropolitan Hobart, and the role of metropolitan Hobart's many centres and industrial precincts.





## PART 2 LUTRUWITA AND SOUTHERN TASMANIA

**2.2.2 The East**

The most populous and primary economic centre in the east of the Region is Sorell. Sorell is both a part of metropolitan Hobart and a service centre for more outlying rural communities on the Tasman Peninsula and north to Bicheno. Outside of Sorell, the population in the east of the Region is scattered across several smaller townships of Bicheno, Triabunna, Orford, Swansea, Coles Bay, Dunalley, and Dodges Ferry along the coastline. The Tasman Peninsula includes several small towns including Eaglehawk Neck, Port Arthur, Nubeena, and White Beach. Inland areas are mainly rural with small villages like Buckland and rural localities.

Many of the larger towns particularly on the coast have older communities with a high portion of retirees. The population of many coastal towns and villages swells over holiday periods, placing increased demands on services and creating seasonal fluctuations in access to jobs. Larger towns are generally serviced by utilities such as sewerage and town water. However, some coastal towns and villages have experienced significant growth (both through holiday visitors and permanent residents) but do not have access to town water or sewage treatment systems.

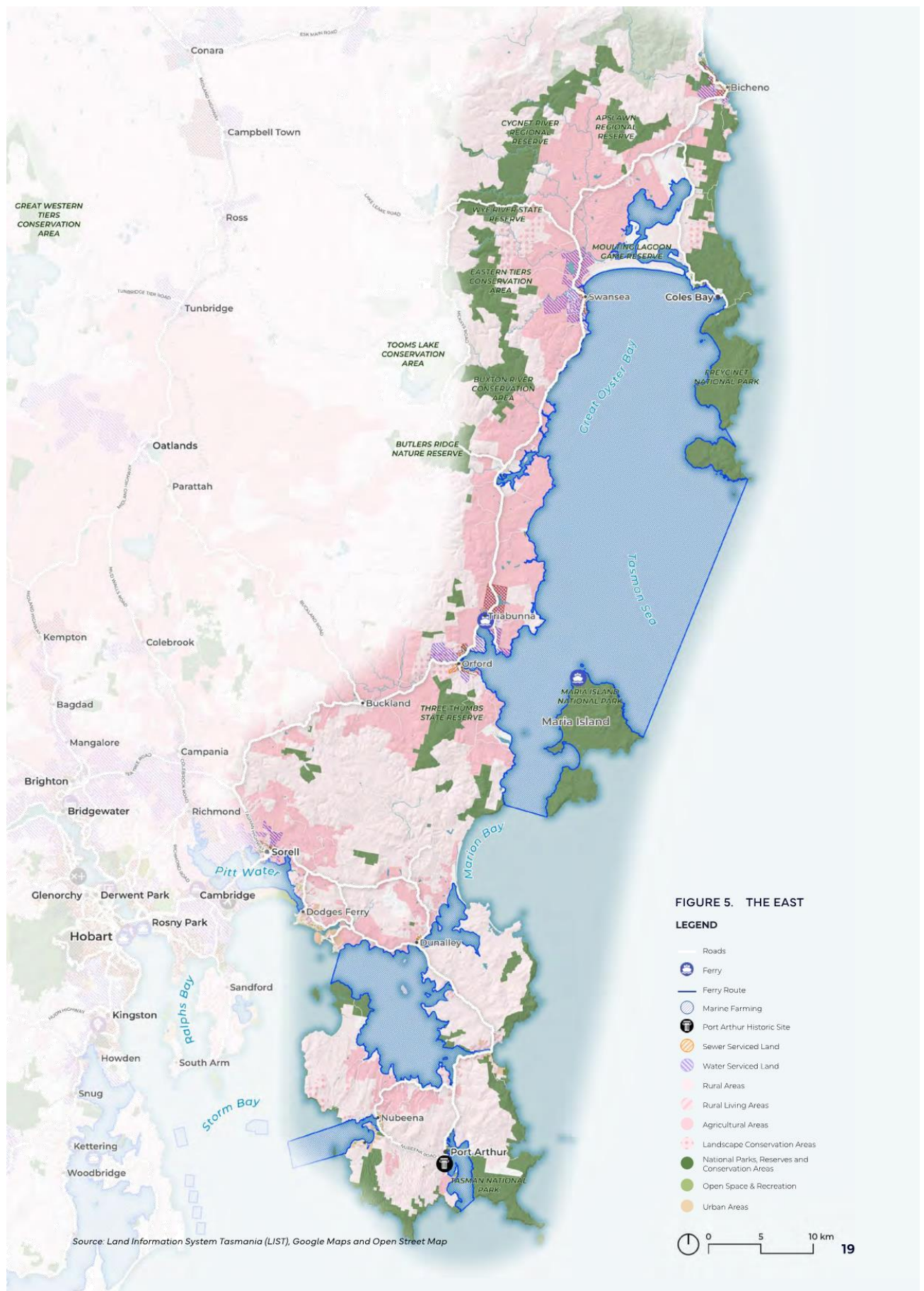
Tourism is an important contributor to the economy in the east of the Region. The World Heritage listed Port Arthur Historic Site and the Freycinet National Park are some of Tasmania's best known tourist attractions and draw visitors from within Tasmania, interstate and overseas. The rugged coastline from the Tasman Peninsula north to Maria Island is a distinctive landscape and includes the Tasman National Park, Maria Island National Park, and Cape Bernier Nature Reserve. More elevated areas inland are characterised by forest reserves and nature reserves.

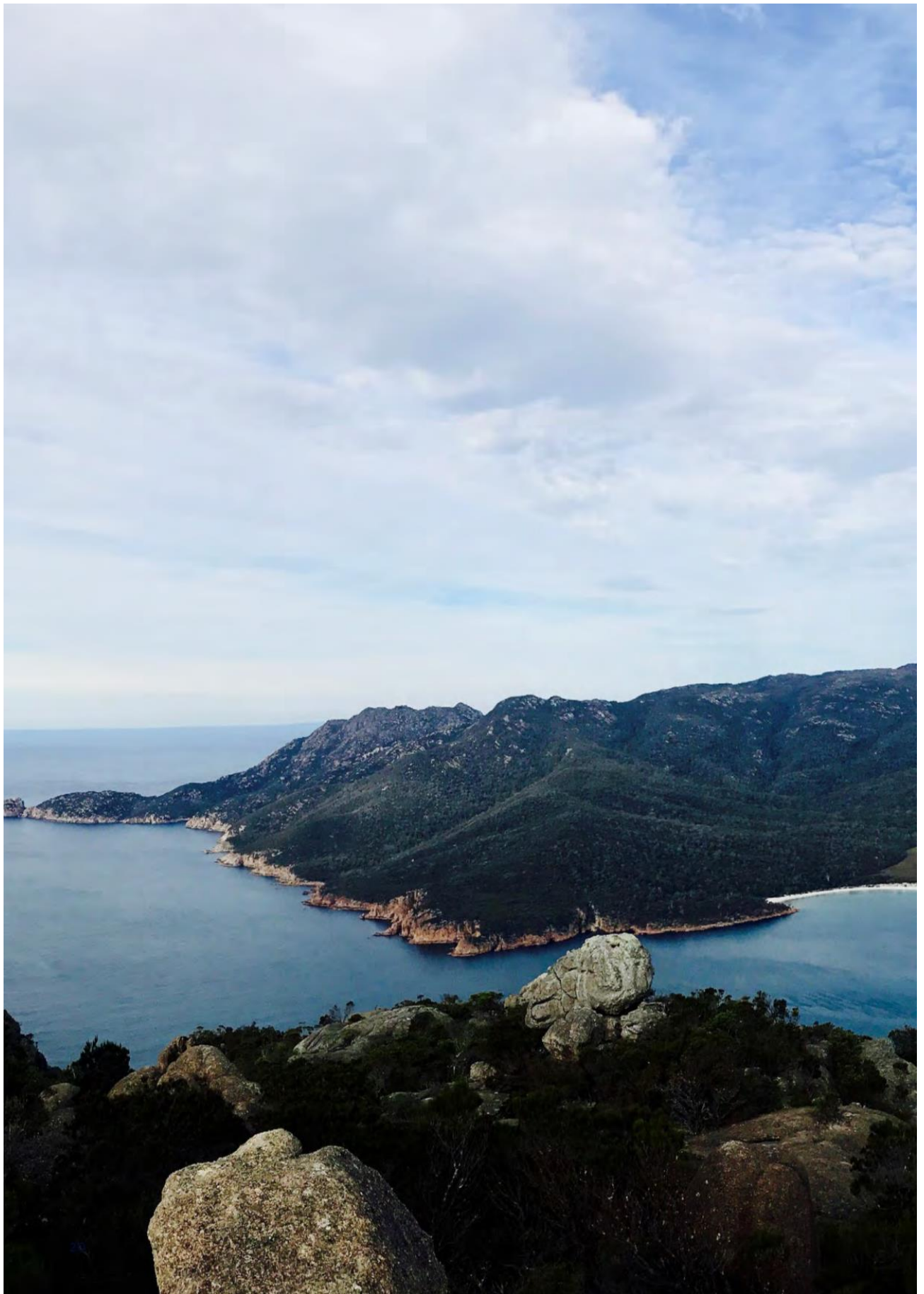
Other economic activity is largely related to the area's natural assets and resources, in particular agricultural production, aquaculture and fishing. Wineries are well established in parts of the east, and irrigation is expanding the productive capacity of farmland by allowing diversification into crops along with grazing and dairying. The coastal waterways are also highly productive. Marion Bay, Dunalley and Boomer Bay are known for oyster farming, and aquaculture zones are located around Triabunna and in the bays around the western side of the Tasman Peninsula.

The distinctive natural landscape and waterways in the east of the Region are attractions but also create risks. Bushfire hazards and emergency access are key challenges, particularly for the Tasman Peninsula. Access to some areas can also be periodically disrupted by landslip where roads pass through steep and unstable areas. The ability to improve access, provide services and ensure residents can move around this part of the Region is constrained by topography.

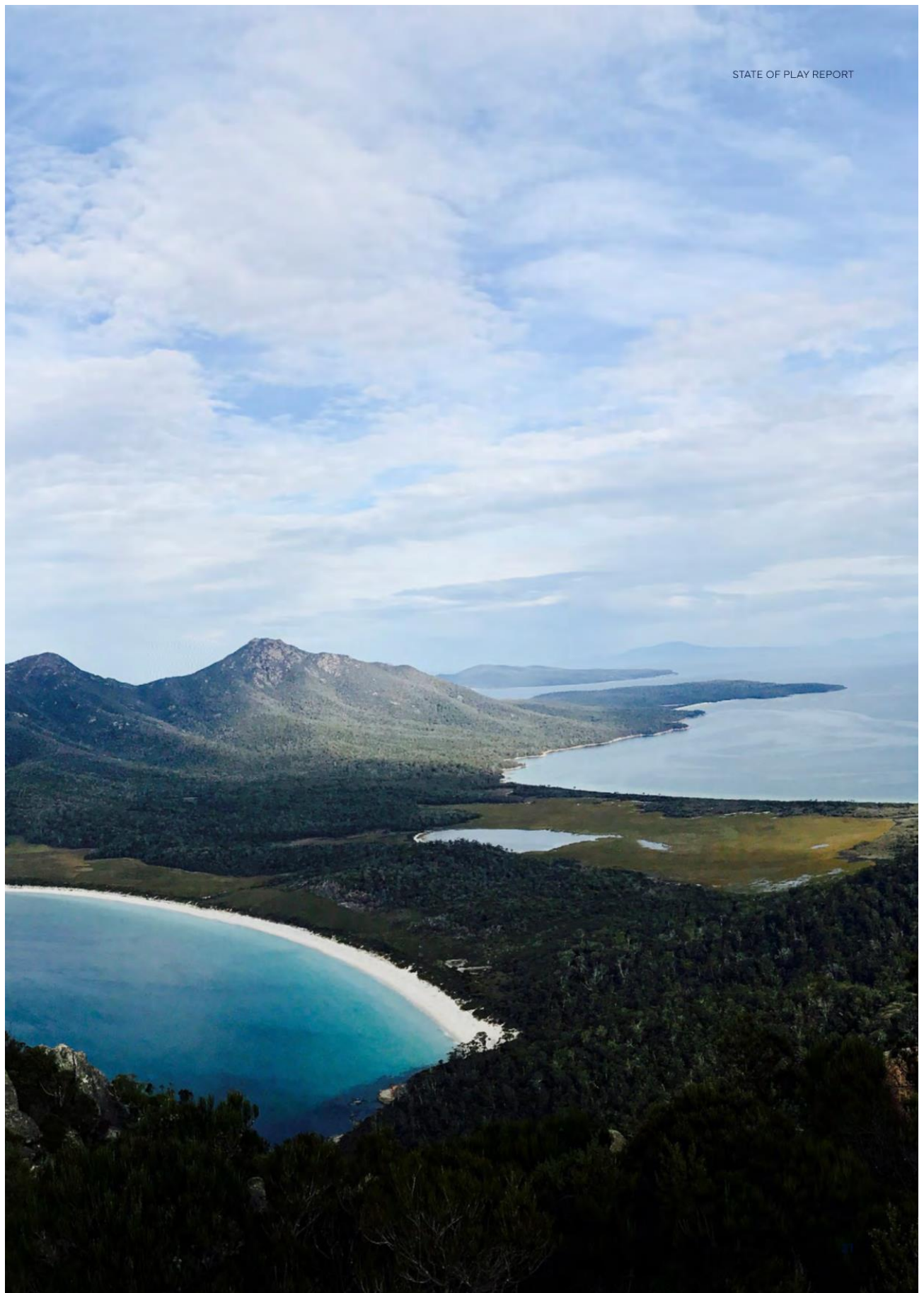
## THE EAST











# THE SOUTH

22

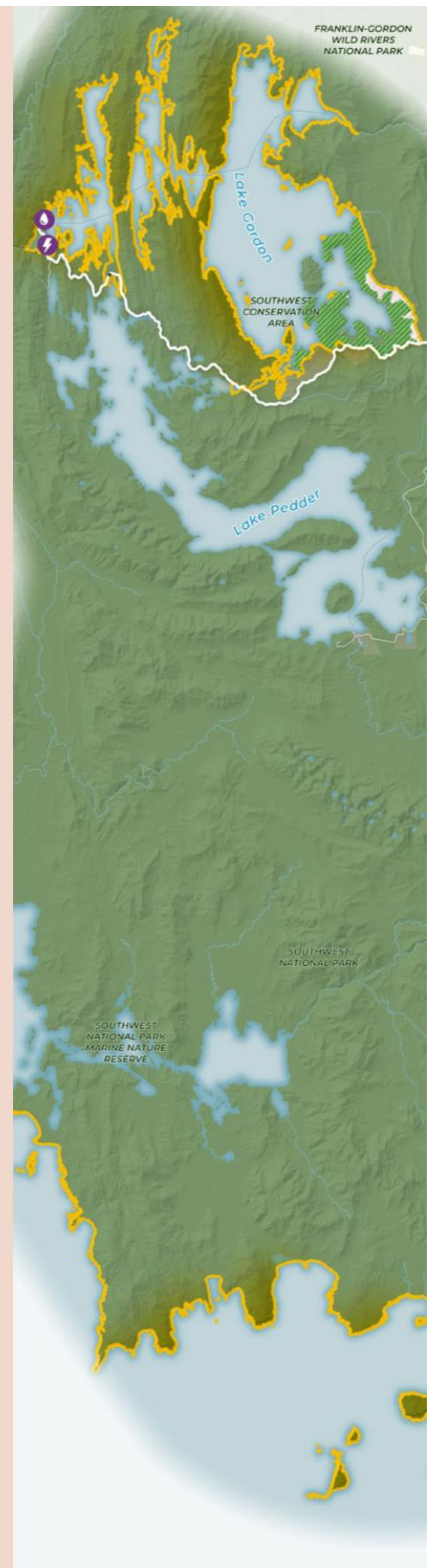
## PART 2 LUTRUWITA AND SOUTHERN TASMANIA

### 2.2.3 The South

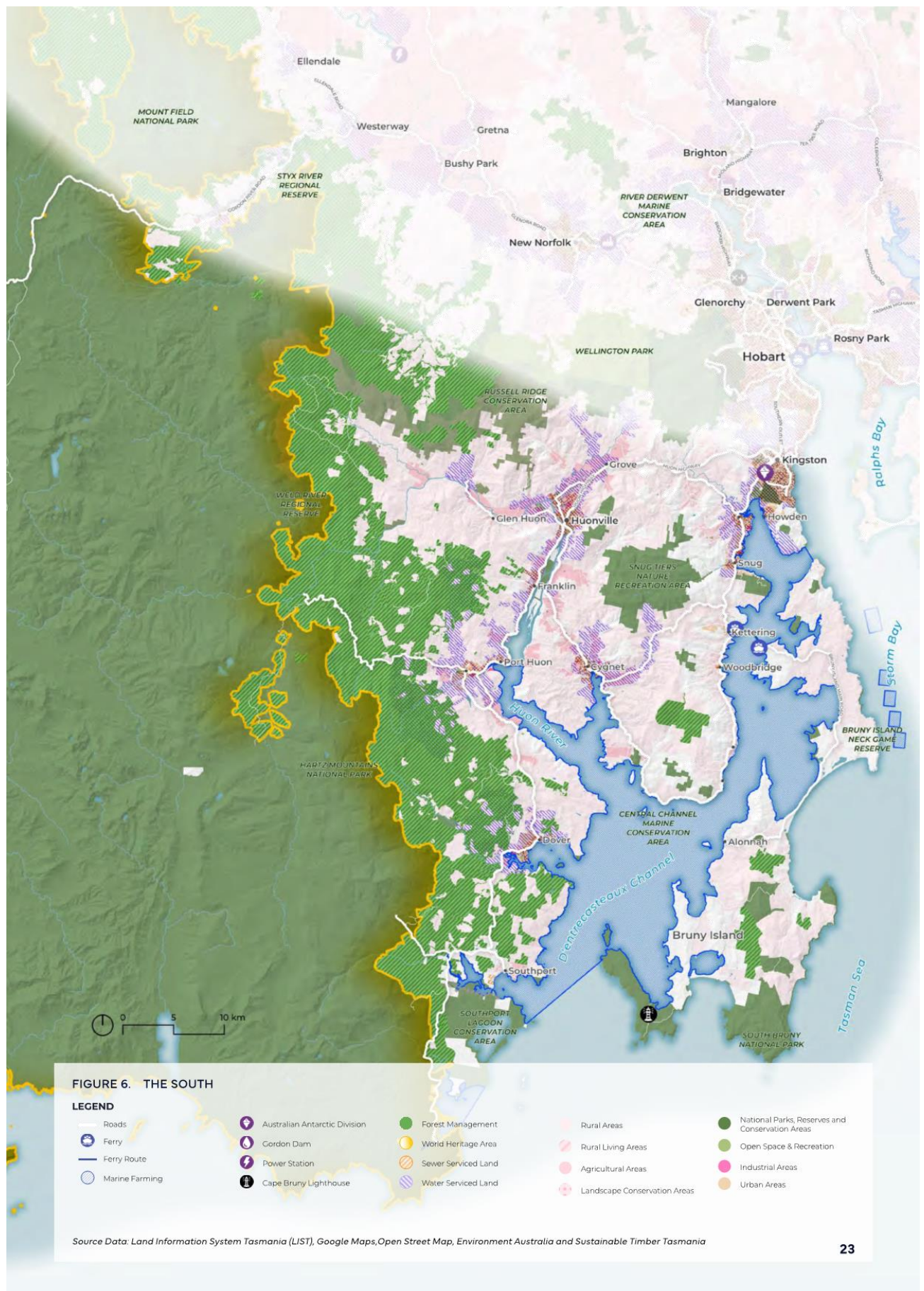
The largest town in the south of the Region is Huonville. It is the main centre for residents of the Huon Valley, and surrounding rural communities access Huonville regularly for shopping, school and work. The combination of accessibility to central Hobart, a rural lifestyle and more affordable housing means Huonville and Kingston are important centres for surrounding communities, while also (along with communities like Margate and Snug) being 'commuter towns' for people who work in Hobart. The Channel and Huon River are also defining features of this part of the Region. Towns and villages are mostly located in the valleys or along the Channel and include Kettering, Cygnet, Southport, Dover, Geeveston and Franklin. Bruny Island is accessed by ferry from Kettering.

The south of the Region is undulating and mountainous, particularly the foothills around Mt Wellington and the "Sleeping Beauty". A large portion of this part of the Region is the Tasmanian Wilderness World Heritage Area (covering the Southwest National Park and Hartz Mountains National Park) a rugged and remote landscape of high ecological value and exceptional natural and cultural values. Large areas of bushland create significant bushfire risks and communities within the area have experienced devastating bushfires in the past.

Tourism, agriculture, forestry and aquaculture are important to the economy in the south of the Region. The Huon Valley is highly productive agricultural land that supports orchards, cropping and grazing. Aquaculture and fishing are important contributors to the local economy as the area has a long coastline with several estuaries, and a reputation for clean waters. Bruny Island has built up a name for its artisanal food and wine producers, while Cygnet has become a hub for arts and culture. The Tasmanian Wilderness World Heritage Area contains popular visitor attractions, including the South East Cape, the Hasting Caves, and the Tahune Airwalk.













STATE OF PLAY REPORT



25



# THE MIDLANDS

26

PART 2 LUTRUWITA AND SOUTHERN TASMANIA

## 2.2.4 The Midlands

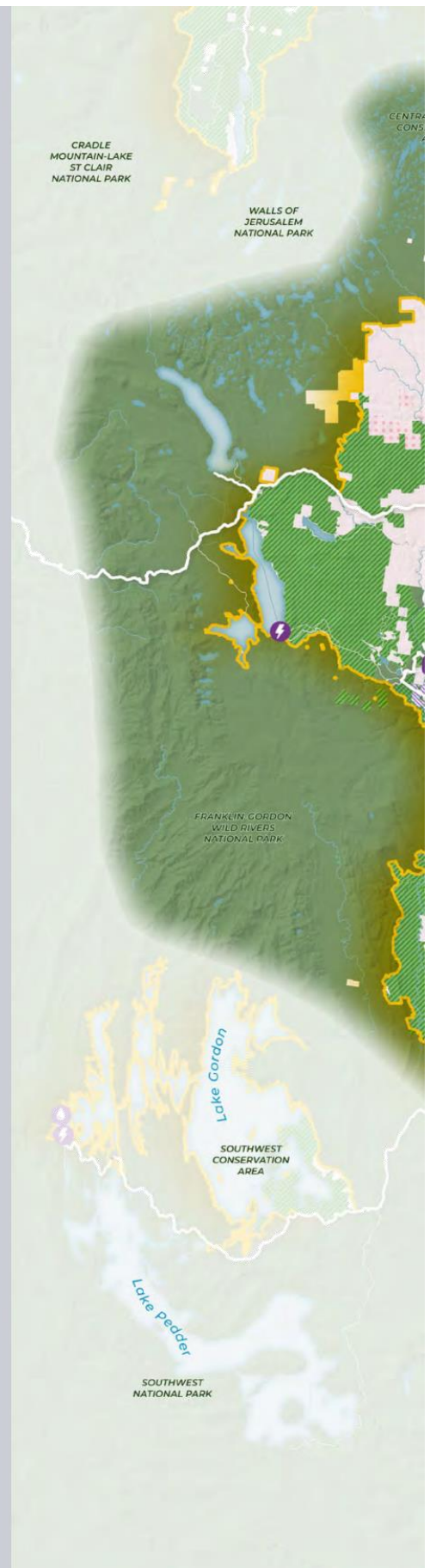
New Norfolk, Brighton and Oatlands are the three largest towns in this part of the Region. New Norfolk and Brighton are important centres for the surrounding rural communities, while also being linked to metropolitan Hobart. Many people live in and around these towns and commute to Hobart for work. Smaller rural towns include Richmond, Bothwell, Bushy Park, Westerway and Maydena, Miena, Mangalore and Bagdad.

Large swathes in the north and west of this area are national parks and part of the World Heritage Wilderness Area. Nature based tourism is focused on these areas including Mt Field National Park, Lake St Clair and the many highland lakes. Maydena is historically a forestry community but also now supports a world-renowned mountain bike park, and is a hub for access into the South West National Park.

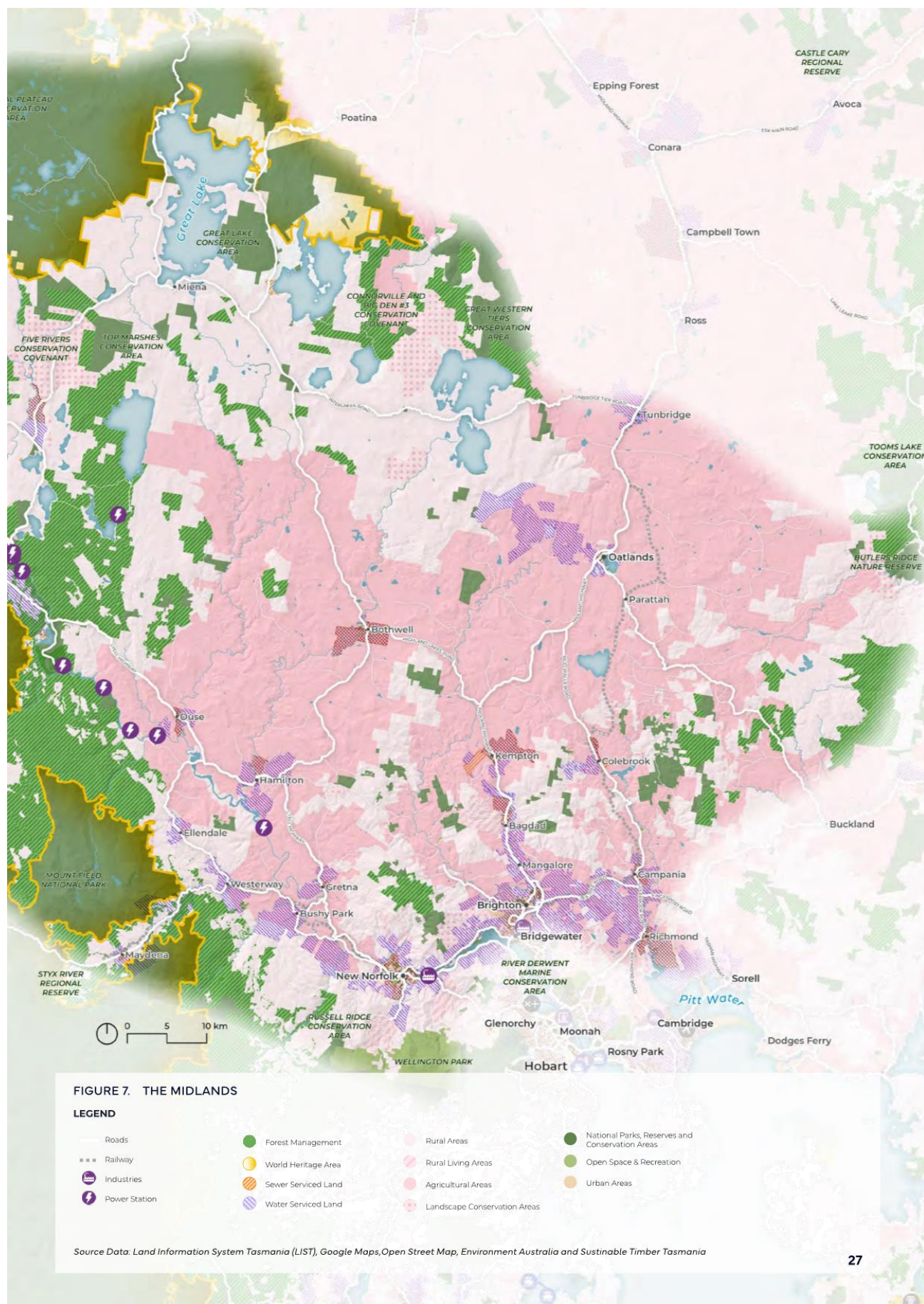
The local economy is shaped by agriculture, forestry and aquaculture. There are extensive areas of farmland predominantly used for dryland cropping and grazing, while irrigation around the River Derwent supports large scale stone fruit orchards, hops and berry farms. The area is home to large volume whisky producers. A large paper mill at New Norfolk processes timber from the surrounding forestry areas.

Brighton provides an important intermodal hub for movement of freight from across Tasmania. Oatlands and Richmond play important roles in the local tourist economy with Georgian architecture, convict history and food and beverage offerings as drawcards for visitors.

Hydro-electricity generation takes advantage of the many waterways and steep topography of this part of the Region. Opportunities to expand renewable electricity generation are being explored including wind power in the highlands.









*Image: Hop fields in the Derwent Valley  
Credit: Tourism Tasmania and Rob Burnett*



28

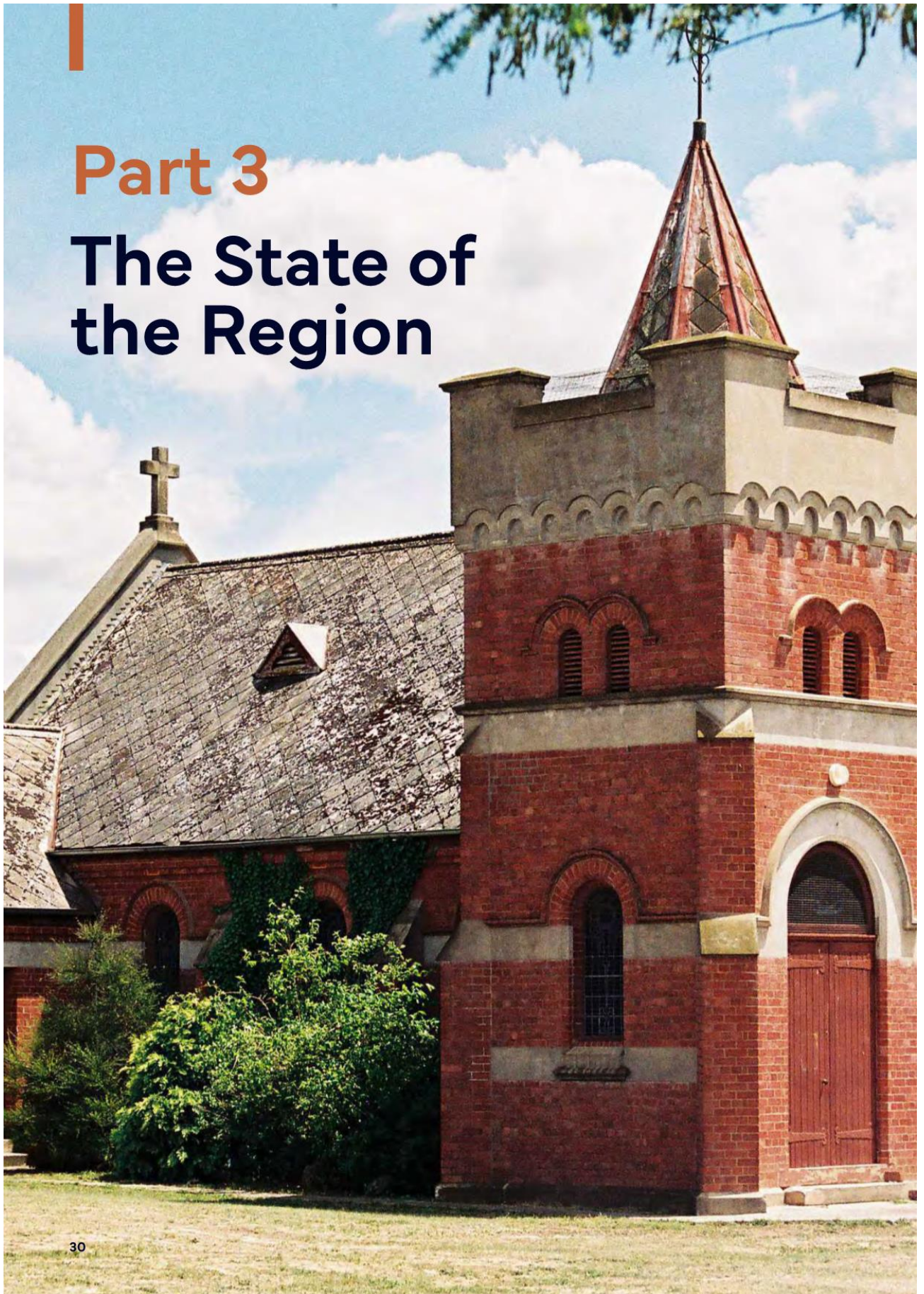






## Part 3

# The State of the Region



30

Part 3 includes three chapters that explore issues, opportunities and challenges across themes and topics that Regional Land Use Strategies are required to address. The themes, topics, opportunities and challenges have been informed by research and input from the Project Working Group that includes the 12 councils of the Southern Tasmania Region, and the State Planning Office.

Themes	Topics
<b>Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks</b>	<ul style="list-style-type: none"> <li>• Cultural Heritage and Values</li> <li>• Natural Environment, Landscape Character And Climate</li> <li>• Natural Hazards and Environmental Risks</li> </ul>
<b>Economic Activity and Infrastructure</b>	<ul style="list-style-type: none"> <li>• Economic Activity and Productivity</li> <li>• Movement and Connectivity</li> <li>• Utilities</li> </ul>
<b>People, Communities and Growth</b>	<ul style="list-style-type: none"> <li>• Population Growth And Change</li> <li>• Housing, Placemaking and Growth Management</li> <li>• Social Infrastructure</li> </ul>



## THEME 1



## Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks

### 3.1 Cultural Heritage and Values

#### Aboriginal cultural heritage

The palawa are part of the oldest continuous culture in the world. They are the traditional and original custodians of lutruwita and have cared for the land for thousands of years.

Southern Tasmania is a rich Aboriginal cultural landscape with thousands of Aboriginal heritage sites including stone artefact scatters, stone and ochre quarries, shell middens, culturally modified trees, rock markings, and occupied rockshelters. These records are evidence of Aboriginal occupation for over 30,000 years. There are also landscapes that bear witness to Aboriginal land management practices, including cultural burning. Aboriginal cultural connections to the land, water and sky are one of the reasons a large proportion of the Region is listed within the Tasmanian Wilderness World Heritage Area. There are other reserves and locations where Aboriginal heritage places and landscapes have survived modern developments. Key historic Aboriginal sites have also been returned to the Tasmanian Aboriginal community in recognition of their on-going connection to and struggle for Country, including piyura kitina (Risdon Cove) and putalina (Oyster Cove).

#### Planning for Country

Planning for Country explores how Southern Tasmania might start to embed palawa knowledge of Country and cultural practices into its planning system. Connecting with Country, or a Country-First approach to planning seeks to actively involve Aboriginal people by sharing knowledge of, and cultural connections, to land, water and sky and support Aboriginal Land Councils to achieve their aspirations for their land and strengthen self-determination.

Through ongoing engagement with palawa groups and individuals the STRLUS can look to support the interests and aspirations of the palawa to respond to and respect Country.

#### Historic cultural heritage

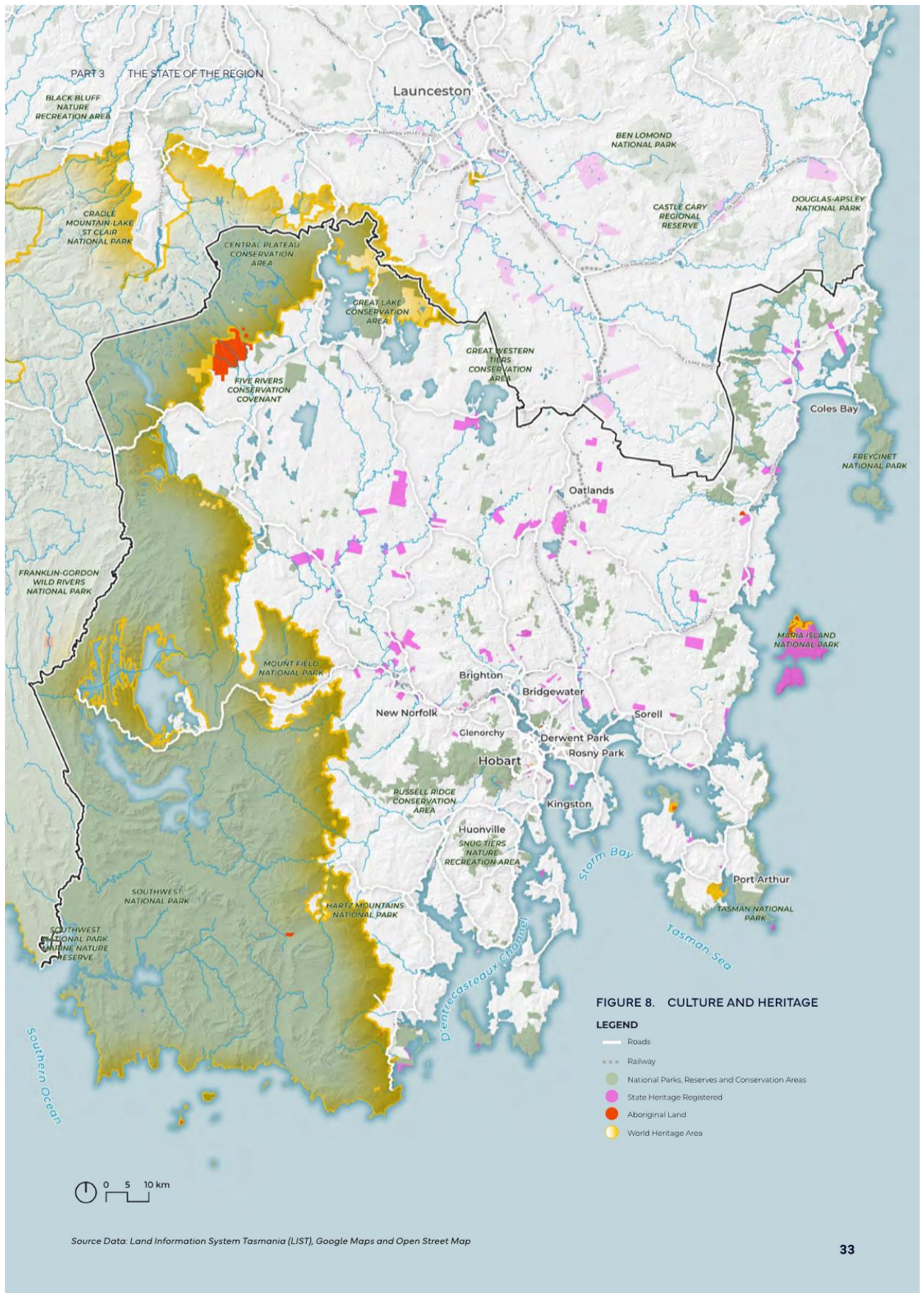
British colonists landed in Hobart in 1804, making it the second oldest British colony in Australia. The well-preserved historic places and heritage items of the Region help to tell important cultural stories, record the growth and change in the Region, and are significant drawcards for visitors.

Hobart is renowned for its pockets of intact colonial buildings such as Battery Point, Salamanca Place and Sullivans Cove. The Cascades Female Factory Historic Site is one of 11 Australian Convict Sites World Heritage properties. Established in 1823, the site is now a museum that tells an important story of forced migration and servitude.

The Port Arthur Historic Site is one of the best-known historic sites in Australia. This penal settlement located on the Tasman Peninsula was established in 1830 as a timber station and grew to be a place of great economic and social significance throughout the 1800s.

Throughout Southern Tasmania nearly all towns and villages have buildings or infrastructure that demonstrate how communities have grown and changed since colonisation.

Land use planning for the Region should strike an appropriate balance between enabling growth and change, and preserving significant reminders of the area's past. History and built heritage are not static, and land use strategies can establish planning frameworks that allow for historic places to contribute to contemporary life while being conserved. Consideration of heritage values is part of planning for how metropolitan Hobart, and the Region's towns and villages, can grow and evolve in ways that respect the Region's past.





## THEME 1

## PART 3 THE STATE OF THE REGION

## 3.2 Natural Environment, Landscape Character and Climate

### 3.2.1 Landscape Character

The Southern Tasmania Region is characterised by an expansive and unique natural environment. The UNESCO-heritage listed Tasmanian Wilderness covers almost a quarter of Tasmania (1.58 million hectares) and includes much of the western parts of the Southern Tasmania Region. Mountains frame the urban areas (particularly kunanyi/Mt Wellington) and are a prominent feature across much of the Region. Much of the coastline is rugged, and some areas are accessible only by boat or walking. National Parks and other conservation reserves are located throughout the Region.

The natural landscape of the Region shapes how people live and move around the Region, and is a drawcard for visitors and migrants. The Region's wilderness and wildlife are a significant driver for inter-state and international visitation. Nearly half of all tourists who visit Tasmania cite the natural environment as their primary reason for visiting the Region<sup>1</sup>. Freycinet National Park and Tasman National Park saw record increases in visitation post-Covid.

The natural environment also underpins other aspects of the Region's economy, with many agriculture and aquaculture producers relying on the area's reputation as a pristine natural environment.

### 3.2.2 Natural Heritage

#### National Parks and nature reserves

Figure 9 illustrates the National Parks and Reserves of Southern Tasmania. The western part of the Region is almost entirely National Parks including the World Heritage listed Tasmanian Wilderness. Other National Parks and reserves tend to follow the more mountainous areas, and parts of the coastline including Bruny Island, the Tasman Peninsula, Freycinet, and Maria Island.

The size and variety of protected natural areas contributes to the Region's economy through ecological services, its reputation for nature-based tourism and the outdoor lifestyle that many people live in Tasmania for.

#### Scenic and Landscape Protection Areas

In addition to formal conservation reserves, the Tasmanian Planning Scheme includes a number of mechanisms to protect landscape and scenic values across the Region.

Different councils apply these controls to their area to reflect local conditions. Figure 9 also maps Scenic Areas and Landscape Conservation Zones from planning schemes.

#### kunanyi/Mount Wellington

kunanyi/Mount Wellington towers 1,270 metres above Hobart and supports forests, woodlands and alpine ecosystems with a diverse range of native plants and animals endemic to the Region. 'The Mountain' is significant for its natural values and its strong cultural significance for the palawa. It also has strong connections for many residents of Hobart and other parts of the Region. The North-West Bay River catchment is located on the south-east face of the mountain and provides a quarter of Hobart's drinking water.

Wellington Park is one of the state's largest reserved areas outside of the Tasmanian Wilderness World Heritage Area. It is a key visitor destination and is used extensively by locals and tourists for recreational activities including sight-seeing, hiking and cycling. A transmission tower is located at the peak of the mountain providing radio, television, digital radio, and commercial radio services for national and statewide broadcasters.

### 3.2.3 Waterways and Wetlands

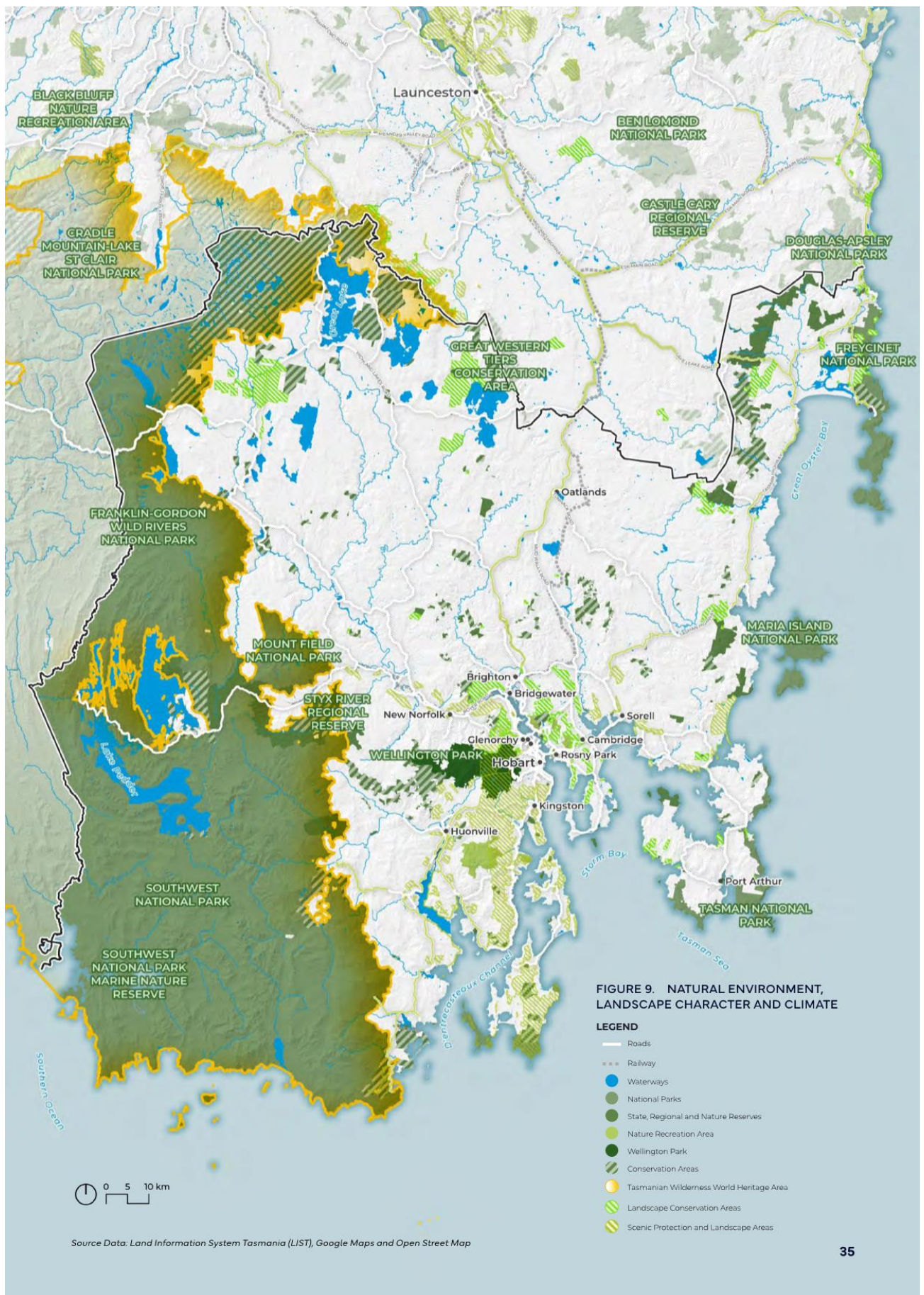
The Southern Tasmania Region covers 17 river catchments<sup>2</sup> (out of 48 across the State). The Derwent Estuary - Bruny, Gordon-Franklin, and Huon catchments are the major river and estuarine systems across these catchments. The Derwent is the largest river system in the Region, with a catchment spanning more than 8,000 square kilometres.

The River Derwent starts at Lake St Clair and continues south-east over 200 km to Hobart, joining the Derwent Estuary and then into Storm Bay and the Tasman Sea<sup>3</sup>. The Derwent catchment is an important source of water for farming, drinking water and hydro-electricity generation. It is also an important influence on Hobart, shaping the city and contributing significantly to its character as a harbour city, providing transport and recreation.

Smaller watercourses pass through metropolitan Hobart and connect to the Derwent Estuary. These rivulets often create green spines through the urban area, but in some locations have been heavily modified or built over.

The South-East and Southern Ranges wetland bioregions sit within the Southern Tasmania Region. Within the bioregions, there are several wetlands and waterways protected under the Reserve Estate or listed under the Ramsar Convention on Wetlands.





THEME 1

PART 3 THE STATE OF THE REGION

### 3.3 Natural Hazards and Environmental Risks

Natural hazards and environmental risks have implications for land use planning in Southern Tasmania, particularly given the Region's dispersed pattern of towns and urban areas, interfaces between natural and urban areas, and extensive coastline. The Region's strong agriculture and aquaculture sectors, nature based tourism, and history of mining and forestry benefit from the Region's natural environment, but can also present threats to natural systems and environmental quality. Some natural hazards and environmental risks can be addressed at least partly through land use planning, including:

- Identifying and mapping natural hazards and avoid locating incompatible development in risk areas.
- Consolidating settlements, making use of existing infrastructure, promoting energy efficient urban and building design.
- Improving access to public and active transport networks.
- Avoiding native habitat loss through development and promoting ecosystem connectivity.
- Building climate resilience by protecting water quality, aquatic ecosystems and flow regimes to benefit natural systems and maintain agriculture and aquaculture productivity.
- Protecting wetlands, riparian and foreshore areas from the impacts of development.

#### 3.3.1 Natural hazards

Southern Tasmania has historically experienced the impacts of natural hazards. The Region is relatively dry, and droughts and bushfires are common. Flooding and landslip are also risks, particularly as infrequent periods of heavy rainfall can occur.

In recent years, Southern Tasmania has experienced an increase in extreme climate and weather activity. There have been two significant bushfire seasons (2015-16 and 2018-19), an unprecedented marine heatwave off the East Coast (2015-16) and prolonged droughts.

Below-average rainfall has been observed throughout the State, with Tasmania experiencing a 25% decrease in the area-averaged rainfall total for April (2024) compared to the 1961-1990 average.

By 2100 Tasmanians could experience the following environmental changes that may translate into increased risk of natural disasters<sup>4</sup>.

- Changes to bushfire frequency and intensity and risks to the natural environment and people.
- Increased inundation and erosion of vulnerable coastal shorelines from more severe storm surges and sea-level rises and effects on coastal settlement patterns.
- Increased sea surface temperature and ocean acidification off the East Coast could affect the productivity of Tasmania's aquaculture industries.
- Periods of prolonged low rainfall reducing the storage levels for hydro-electricity generation and potential energy security issues, along with increasing water demand from population growth and irrigation.
- Runoff is projected to increase in agricultural regions of the Derwent Valley and Midlands due to changes in rainfall and evapotranspiration.
- Increased risk of landslides as a result of extreme rainfall periods, and exacerbated by land-clearing.
- Increased extreme weather events including more frequent, intense storm and flood events, increased coastal erosion, longer fire seasons, drought, and river flooding in some catchments.
- 'Urban heat island' effects will continue to make developed areas of the Region warmer unless managed, increasing reliance on artificial cooling.





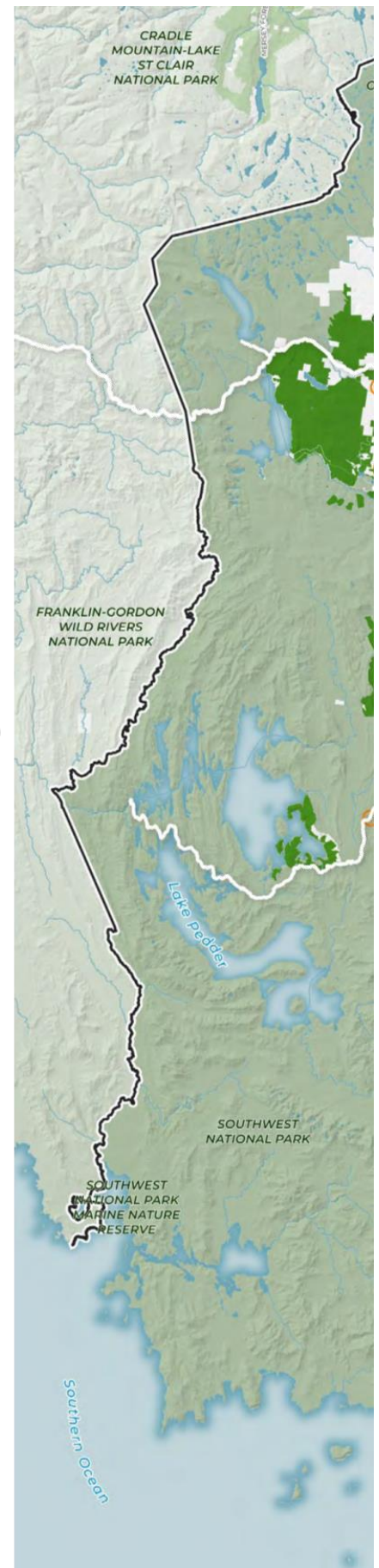


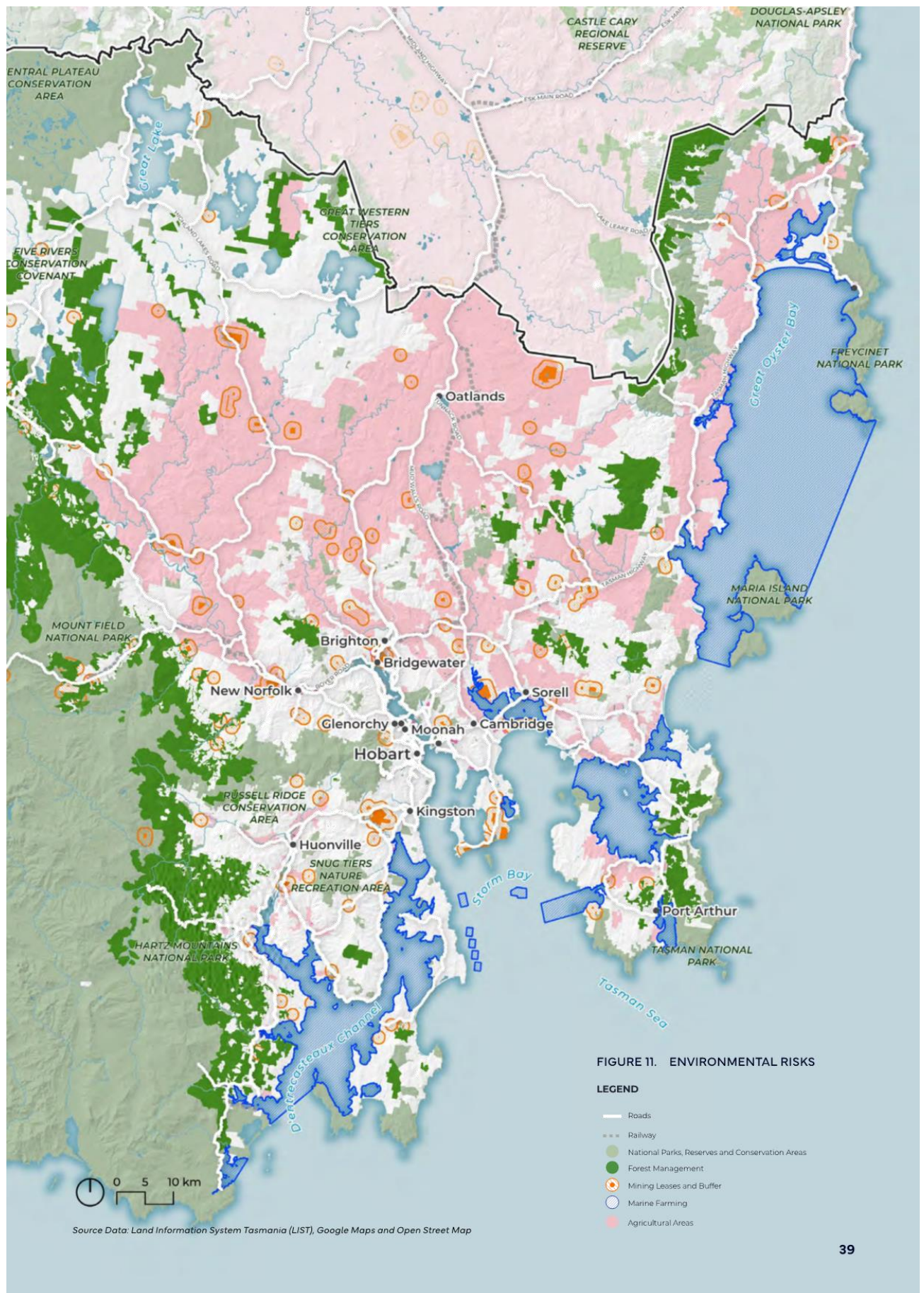
## THEME 1

**3.3.2 Environmental risks**

The following challenges arising from human impacts and interventions are likely to increase pressure on the natural systems of Southern Tasmania:

- Increased environmental pressure from the growing population, particularly expanding urban areas and increasing car use.
- Pressures from agriculture on the natural environment including changes to water balance and water quality, degradation of native vegetation and decline in biodiversity and soil structure.
- Legacy impacts of contamination from heavy industry including land and water pollution and ongoing air quality impacts.
- Land, water and air pollution from mining and heavy industry.
- Impacts on native forests, ecological diversity and connectivity from forestry operations.
- Impacts linked to the introduction and spread of invasive species.
- Impacts from intensive aquaculture on marine ecosystems and water quality.
- Changing sea-water temperatures creating conditions for invasive marine species and changing the growth and distribution of marine vegetation, with associated impacts on recreational and commercial fishing, and aquaculture.
- Marine heatwaves, threats to temperate montane rainforest, loss of alpine biodiversity.
- Loss of wildlife through vehicle strike, with potential increases due to population growth and more car use, and expansion of urban areas into natural areas.







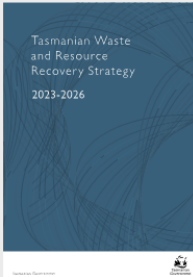


## THEME 1

## PART 3 THE STATE OF THE REGION

## 3.3.3 State government strategies

The Tasmanian Government has prepared the following plans related to environmental sustainability outcomes that include relevant actions and directions for regional land use planning. The State of Environment Report provides an overview of how the State is performing in terms of resource management and the impacts of climate and human pressures on the environment. The Tasmanian Planning Commission is currently preparing a new State of the Environment Report.

 <p>Climate Change Office Tasmania's Climate Change Action Plan 2023-25 June 2023</p>	<p><b>Climate Change Action Plan 2023-25</b></p> <p>Aims to help maintain net zero greenhouse gas emissions or lower from 2030.</p> <p>The Action Plan seeks to:</p> <ul style="list-style-type: none"> <li>• Significantly reduce food waste specifically the diversion of organic waste.</li> <li>• Increase Tasmania's renewable electricity production and maintain low regulated electricity market prices.</li> <li>• Become a major producer of renewable hydrogen energy.</li> <li>• Retention of high valued conservation natural, cultural, and historic values in the Tasmanian Wilderness World Heritage Area.</li> </ul> <p>Part of the Plan focuses on Adaption and Resilience and outlines targeted actions to explore opportunities to build community, environmental, industry and infrastructure resilience to climate change.</p> <p>'Embedding climate change in planning'<sup>5</sup> is a key action and outlines a two-pronged approach that considers climate change in the State's planning regulations whilst integrating scientific climate modelling into state and local land use strategies. It emphasises that climate modelling should inform all land release and the location of future housing with the aim to mitigate the impacts on future residents and housing developments.</p>
 <p>TASMANIAN RENEWABLE ENERGY ACTION PLAN</p>	<p><b>Tasmanian Renewable Energy Action Plan 2022</b></p> <p>Tasmania is one of the first jurisdictions in the world to achieve a 100% self-sufficiency in renewable energy. This plan promotes growth of State's renewable energy sector over the next 20 years and sets an ambitious target to increase the State's renewable energy output to 200% by 2040, doubling the current output. A key priority is to transform Tasmania into a global renewable energy powerhouse, with a commitment to develop the framework for coordinated large-scale renewable energy projects<sup>6</sup>.</p> <p>The Action Plan proposes Renewable Energy Zones as one mechanism to coordinate future investment in the generation, transmission and storage of renewable energy in suitable locations. Preliminary options analysis<sup>7</sup> for the state has identified one potential zone in the Central Highlands which has potential to support the Southern Tasmania Region.</p>
 <p>Tasmanian Waste and Resource Recovery Strategy 2023-2026</p>	<p><b>Tasmanian Waste and Resource Recovery Strategy</b></p> <p>The Region's waste management is governed by the Tasmanian Regional Waste Authority (TRWA)<sup>8</sup>. Made up of 12 councils, the TRWA was established in response to the need for more effective and efficient coordination of waste to achieve the State's target of net zero greenhouse gas emissions or lower. Key issues related to the management of waste and resource recovery across the Southern Tasmania Region include:</p> <ul style="list-style-type: none"> <li>• Susceptibility of waste collection sites to the impact of climate change such as coastal erosion and wastewater treatment plants.</li> <li>• Expansion of resource recovery to include recycling of renewable technologies (solar panels, wind turbine blades and lithium-ion batteries).</li> <li>• Lack of resource recovery infrastructure within communities to facilitate community driven repair, reuse, and recycling of materials.</li> <li>• Smaller economies of scale for maintaining the viability of commercial resource recovery operations.</li> <li>• The recent introduction of regulatory mechanisms to disincentivise businesses and industry sending food and general waste to landfill.</li> </ul>



THEME 1

STATE OF PLAY REPORT

3.4 Opportunities and Challenges for Cultural Values, Climate, Landscape, Natural Hazards and Risks

Opportunities	Challenges
<ul style="list-style-type: none"><li>• Embedding a Caring for Country approach to planning for the Region.</li><li>• Implementing the Climate Action Plan through land use planning approaches that reduce the impacts of urbanisation and growth on climate change and embed resilience to climate change impacts in land use planning.</li><li>• Celebrating the natural assets of the Region through innovative nature-based industries and tourism opportunities.</li><li>• Continuing to promote and support healthy, outdoors lifestyles that attract and retain young people to the Region.</li><li>• Exploring the use of the Derwent Estuary for tourism opportunities.</li><li>• Continuing to build on Tasmania's reputation for being a leader in Australia's green energy sector by adopting land use strategies that prioritise emissions and waste reduction and reduce land and water contamination.</li><li>• Maintaining the Region's reputation for high quality natural environment that supports agriculture and aquaculture, and a strong nature-focused tourism industry.</li><li>• Conserving the Region's rich history where it contributes to character, identity and the Region's visitor economy.</li></ul>	<ul style="list-style-type: none"><li>• Ensuring the appropriate voices are invited to speak for Country and that Australian Indigenous Cultural Intellectual Property (ICIP) is recognised through land use planning.</li><li>• Responding to increased risks from climate change related natural hazards including bushfire, flooding and sea-level rise through regional land use planning.</li><li>• Ensuring growth of urban areas, towns and villages does not impact negatively on the Region's highly valued natural environment and extensive historic heritage.</li><li>• Ensuring a balance between conservation of the Region's natural assets and the viability and sustainability of industry, agriculture, aquaculture, and tourism.</li><li>• Considering the impacts of natural hazards and environmental risk on residential, industrial and agricultural land, and the Region's natural reserves and wilderness areas.</li><li>• Preserving the significant historic heritage and character of towns and villages, and their natural settings.</li><li>• Preserving recognised historic heritage places that draw visitors to the Region from interstate and overseas.</li></ul>

## THEME 2

## Economic Activity and Infrastructure



## 4.1 Economic Activity and Productivity

### 4.1.1 The Region's Economy

Southern Tasmania's blend of metropolitan, semi-rural and rural areas make it a regionally diverse economy, with strong variance in economic activities and employment. This ranges from the high concentration of administrative and population-serving activities in Hobart, employment lands in Glenorchy, Clarence and Brighton, and the dominance of rich agricultural industries in the more rural areas.

Southern Tasmania's economic performance is strongly influenced by its population. Periods of economic growth match periods of population growth and growth in spending capacity. Tourism is also growing and diversifying, with visitors attracted to the Region's unique nature, adventure sports, gastronomy, marine activities, arts and culture.

In recent years, Tasmania's economy has performed well, underpinned by a major population and tourism 'boom'. However, economic performance has begun to decline, reflecting the cyclical and volatile nature of Southern Tasmania's economy overall. This recent decline has in part been driven by a number of factors including slowing population growth and a decline in economic productivity as young workers move to the Mainland for more employment and education opportunities.

The loss of a productive and skilled workforce is a key economic challenge for Southern Tasmania in maintaining long term economic sustainability and supporting high value and innovative industries in the future.

Southern Tasmania's main employment opportunities are related to the Region's population:

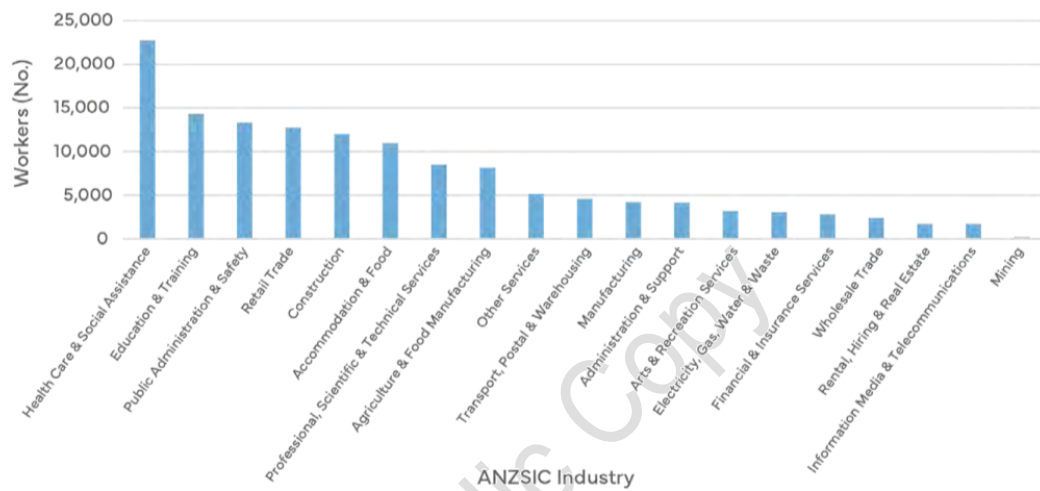
- Health care, education, public administration and retail are all directly linked to serving the needs of the Region's community.
- As the Region's population continues to get older, demand for workers in these sectors is likely to continue to grow.
- Construction is also a major employer and reflects strong continued activity particularly in housing construction over the last 10 years.
- Tourist related jobs in accommodation and food services also employ a lot of people and are spread across different parts of the Region.
- Agriculture and food processing also demonstrate the continued importance of primary production and the potential to add value to agricultural produce, and the strength and diversity of aquaculture across coastal parts of the Region.
- There are synergies with agritourism, and this relates to agricultural value add through industries such as wineries, distilleries, fishing, and oyster farming.



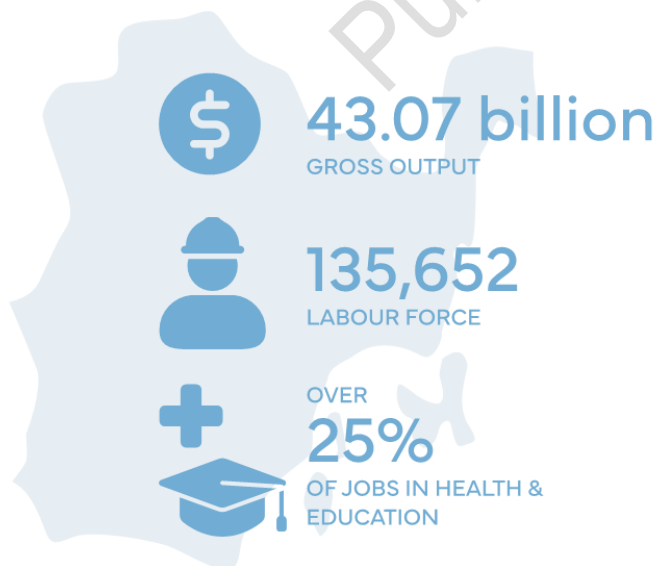
PART 3 THE STATE OF THE REGION

STATE OF PLAY REPORT

FIGURE 12. SOUTHERN TASMANIA INDUSTRY OF EMPLOYMENT (PLACE OF WORK) 2021



Source Data: Remplan Economy, based on ABS 2021 Census Place of Work Employment, ABS 2020/21 National Input Output Tables, ABS June 2023 Gross State Product)



Source Data: Remplan Economy, based on ABS 2021 Census Place of Work Employment, ABS 2020/21 National Input Output Tables, ABS June 2023 Gross State Product)

## THEME 2

## PART 3 THE STATE OF THE REGION

**4.1.2 Commercial Centres**

Commercial centres across the Region range in size and function. Larger towns around the Region support local populations with a range of commercial, retail, social services, education and entertainment. Centres like Sorell, Brighton, and Kingston are part of metropolitan Hobart but also provide employment opportunities and local businesses that support people from the more rural parts of the Region. Within metropolitan Hobart, the key commercial centres are generally the historic centres of towns that have over time become part of the metropolitan area. These centres provide a mix of local commercial uses, retail, entertainment, restaurants and cafes. Some, like Kingston and Rosny Park, have also emerged as key locations for government offices and services. Commercial and larger format retail uses are also establishing around Cambridge Park.

Hobart CBD is the key commercial centre in Southern Tasmania, supporting the Region's highest concentration of professional services and administrative jobs across nearly 360,000 square metres of commercial office floorspace. Office vacancy rates in Hobart are relatively low at 2.8% compared to other major commercial office CBDs which are mostly at more than 10% vacancy. Hobart has maintained the lowest CBD office vacancy rate in Australia for the past 4 years. A trend not seen in many CBD markets across Australia due to the slow return to the office post COVID-19. This reflects the strong demand for commercial floorspace in Hobart.

However, demand for commercial office floorspace is not translating into an increase in supply. In recent years, there has been limited supply additions to Hobart CBD, and with no new supply under construction currently, there is a premium for commercial floorspace in a tightening market. Hobart's market is dominated by government agencies and is aligned with the strong composition of public administration and health and education jobs in the Region.

The limited availability and lack of new supply in the market will have implications for business and jobs growth potential in Hobart and Southern Tasmania overall, where new or expanding entrants into the market are unable to acquire appropriate floorspace. Without new space, both private and public sector growth in Southern Tasmania will be challenged.

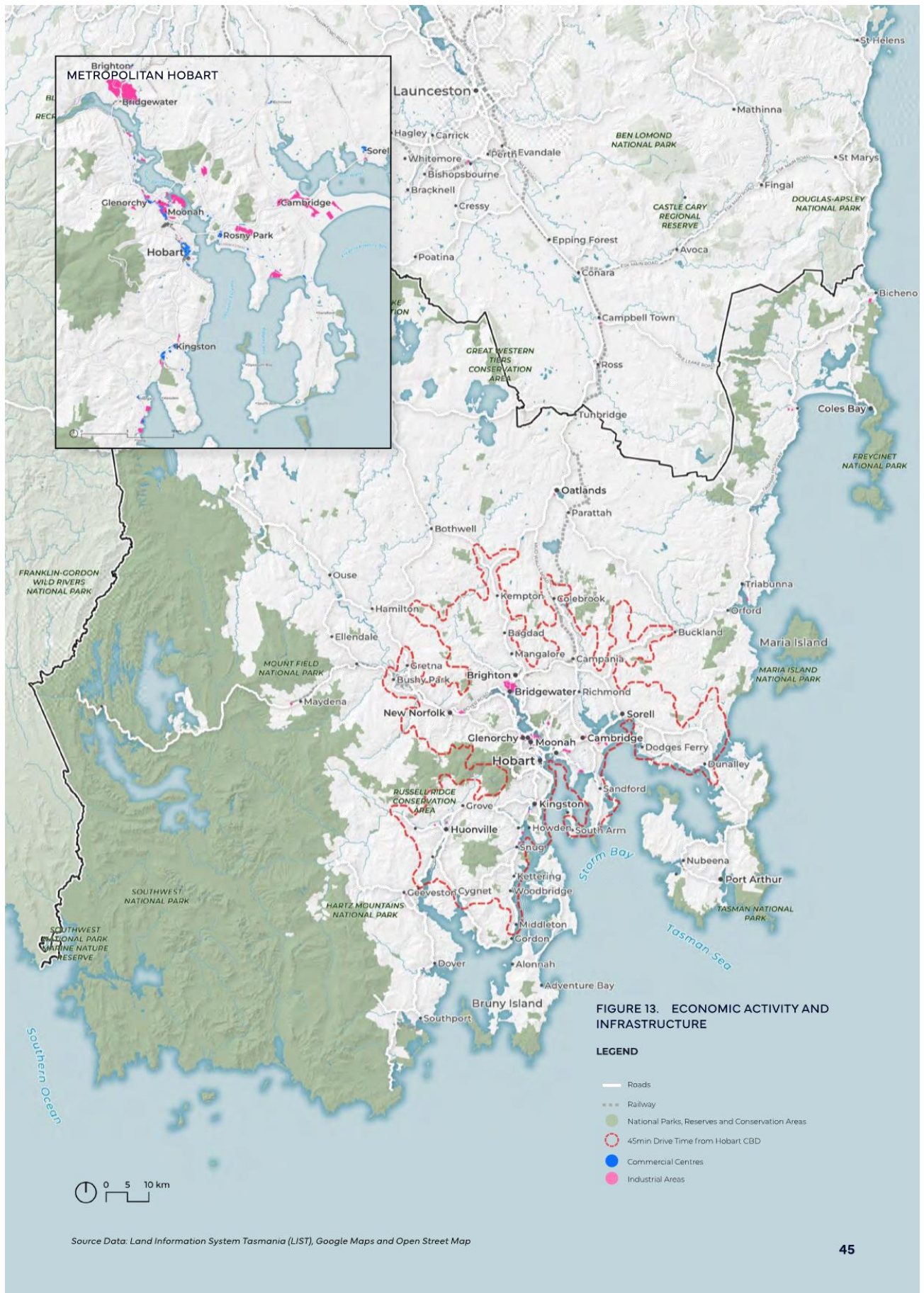
**4.1.3 Industrial land**

Key locations of industrial and employment focused activity are located throughout the Region. There are strong concentrations of employment land historically around the Derwent Estuary, with major manufacturing industries in Glenorchy and port operations concentrated around Macquarie Point.

The Brighton Hub is a purpose-built road-rail hub located on the Burnie to Hobart freight corridor. It has played a key role in opening up large areas of industrial land, close to Hobart, with direct access to high-standard road and rail networks. Cambridge Park and the Hobart Airport Precinct also provide a significant supply of employment and industrial land.

Other smaller or specialised employment and industry clusters such as Mornington are scattered throughout the Region, some with links to specific industries like forestry and paper production (in Derwent Valley), aquaculture (Huon Valley and Triabunna), and agricultural production (Richmond, Oatlands and in the Derwent Valley).





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4.1.4 Agriculture, Mining, Forestry and Aquaculture

Primary production has historically been important to the Region’s economy and has provided employment opportunities across the rural and coastal areas of the Southern Tasmania Region. Some of these historically important industries are declining or transitioning to different methods of production, for example plantation forestry and aquaculture. Irrigation is a strong driver of agricultural production and the growth of fruit crops like cherries in the Derwent Valley and Coal River Valley which is dependent on irrigation and large scale production for efficiency. Wineries and vegetable production have expanded into more eastern parts of the Region again linked to expansion of irrigation zones. Agricultural value-add, and links to tourism, are diversifying rural economies in some locations and combining traditionally separate industry sectors.

Aquaculture is also a growing and diversifying sector. Oyster leases, fish farming, and kelp farming all operate across different parts of the Region, in some cases in inland areas (for example salmon hatcheries in the Derwent Valley).

4.1.5 Tourism

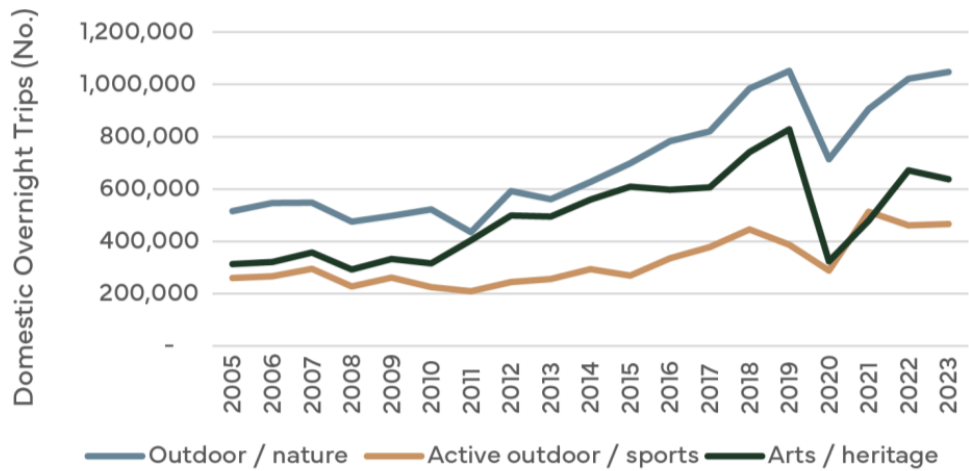
Tourism is a significant contributor to the Region’s economy. Tourism activity is diverse, and linked to the Region’s natural environment, history and culture. Tourism activity in Southern Tasmania has increased significantly in the past decade, with major attractors like Salamanca, the Museum of Old and New Art (MONA), the UNESCO World Heritage listed Port Arthur Historic Site, Freycinet National Park and Bruny and Maria Islands drawing visitors to the Region from interstate and overseas. A growing cruise ship market is resulting in increased visitation to Hobart.

The Region has seen growth in nature-based tourism, for example, activities like mountain-biking, trout fishing and wilderness tourism.

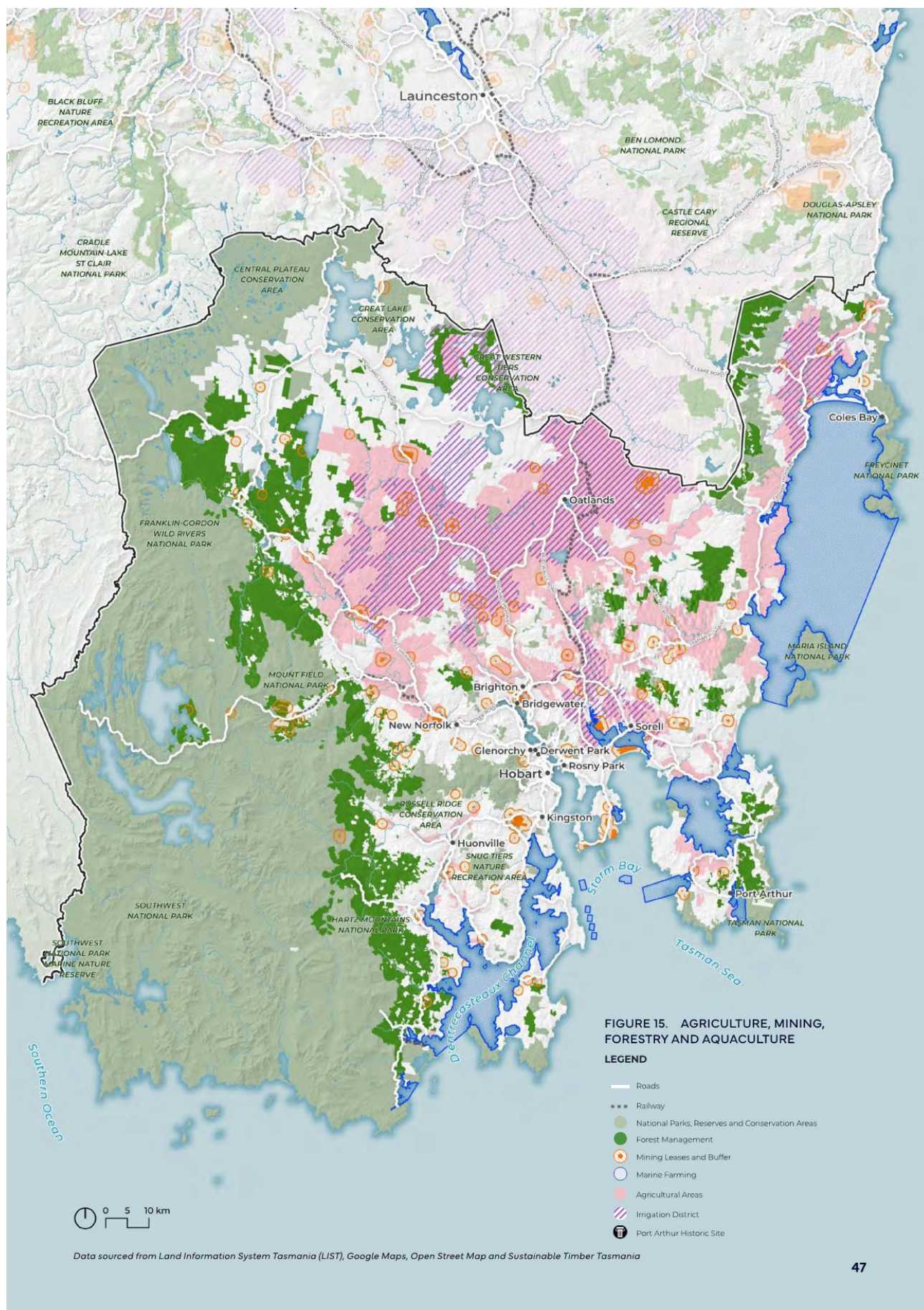
Some parts of the Region are also important holiday destinations for Tasmania’s residents. Coastal locations like Bicheno, the Tasman Peninsula, Southern Beaches and Coles Bay all experience significant short term growth in visitation particularly over summer holiday periods.

The growth of short stay accommodation is a response to strong domestic and international tourism demand, but is also impacting significantly on housing availability and affordability in some parts of the Region. While these accommodation options increase the capacity of local areas to meet tourist demand and provide more accommodation choice, the availability of housing for key workers (including those in the tourist industry) needs to be balanced with catering for tourist demand.

FIGURE 14. SOUTHERN TASMANIA DOMESTIC OVERNIGHT TRIPS BY ACTIVITIES UNDERTAKEN  
Source Data: Tourism Research Australia Online









## THEME 2

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## 4.2 Movement and Connectivity

The Region's transport system includes the National network, State roads, major arterial roads and associated infrastructure which move people around the Region, to and from metropolitan Hobart to other parts of Tasmania.

Freight rail connects the Region to ports in Northern Tasmania (Bell Bay, Burnie and Devonport), which process 86% of imports to the Region. Within the Region freight rail services operate to the paper mill at New Norfolk and the intermodal terminal at Brighton. The Brooker Highway is the Region's most significant freight route, with the Midland Highway a significant inter-regional freight route.

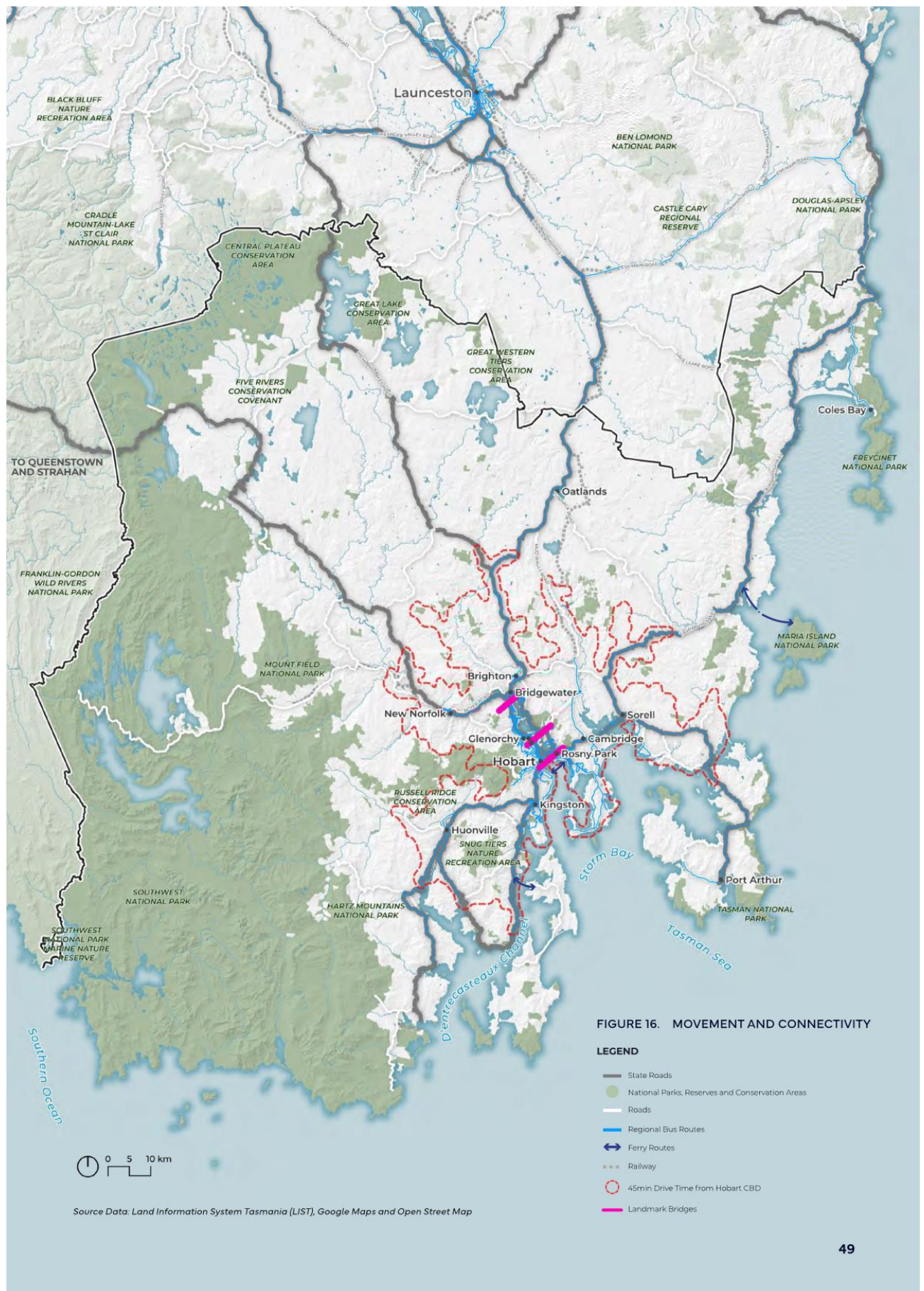
There are four key points in which commuters cross the River Derwent or significant bodies of water interlinking surrounding communities and providing access to the north and eastern parts of the Region. This includes:

- The Tasman Bridge linking Hobart to Rosny Hill, the eastern shore and airport
- Bowen Bridge linking Glenorchy to Risdon Vale and Richmond
- The new Bridgewater Bridge replacing the Midlands Highway Bridge linking Granton and New Norfolk to Bridgewater and Brighton. The new bridge is currently being constructed downstream of the existing causeway making travel safer and more efficient, improving connectivity to surrounding local communities.
- Tasman Highway causeway between Cambridge Park, Midway Point and Sorell.

Most people are reliant on cars for most of their travel within the Region. Only 6% of trips to work across the Region are by public transport<sup>9</sup>. Maintaining a functional commuter zone within metropolitan Hobart, connections to surrounding towns and villages, and ensuring freight transport can move efficiently around the Region and connect to other parts of Tasmania are important considerations. Potential conflicts between freight vehicles, tourists and local resident and business travel are an issue on some of the main roads in the Region, some of which pass through challenging terrain meaning alignments and road conditions are difficult and expensive to improve.

Planning for a sustainable cost-effective transport network for the Region requires integration of land use, transport and utilities planning.

Moving towards a higher proportion of travel by public transport, walking and cycling will require investment in new and improved transport infrastructure, including roads, public transport and active transport aligned with planning for where and what types of growth in housing and jobs occurs across the Region.





## THEME 2

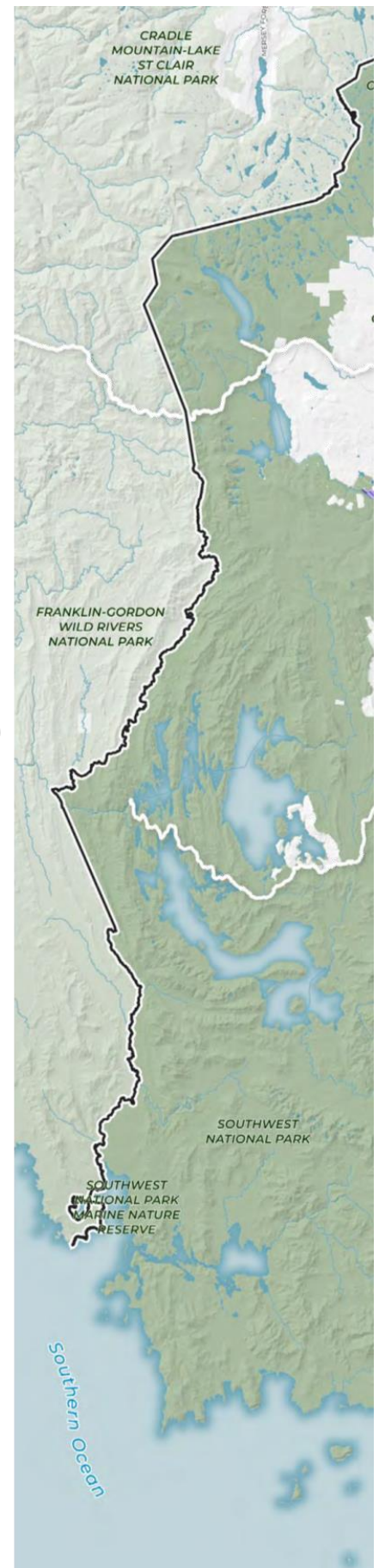
### 4.3 Utilities

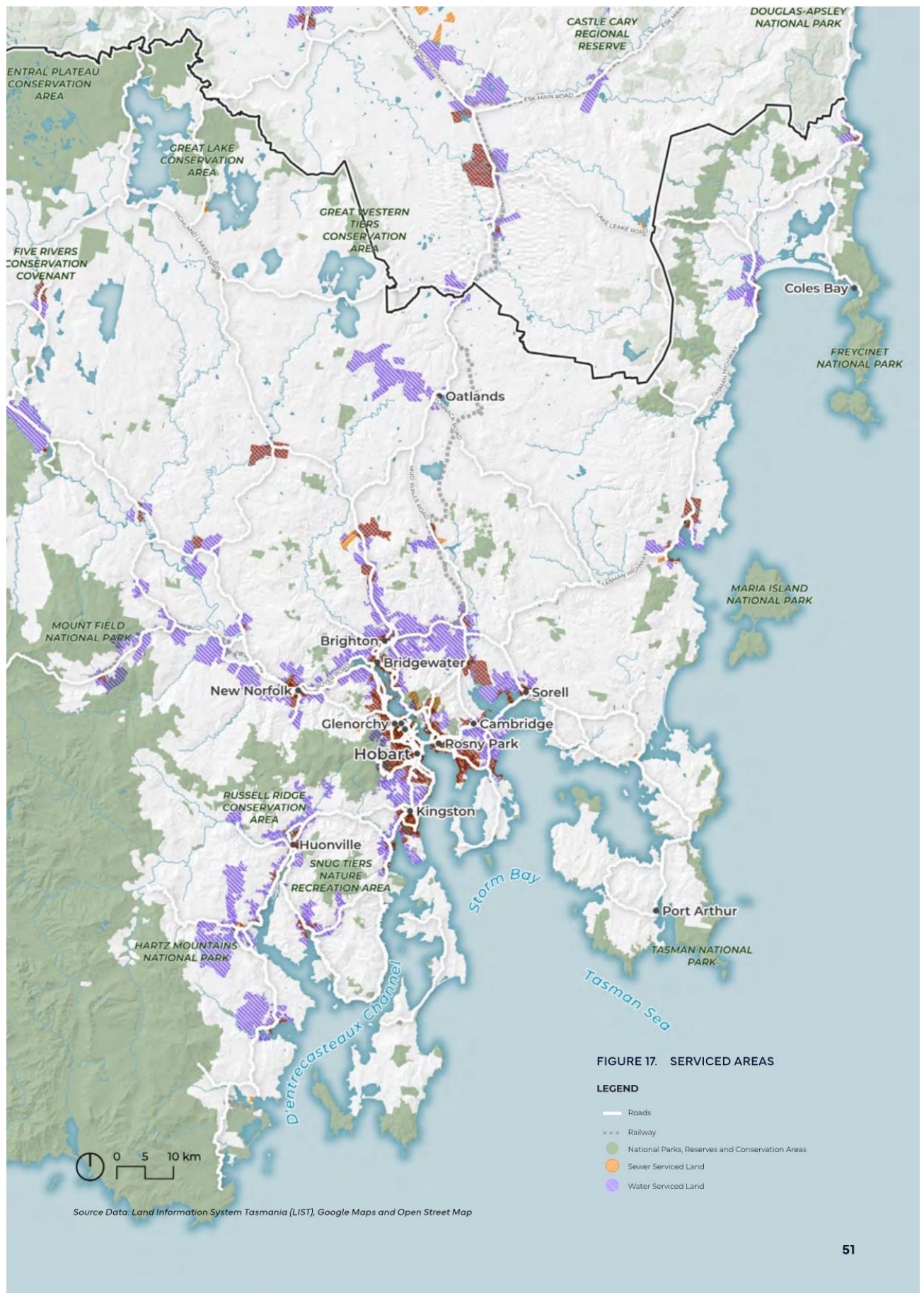
Growth of residential areas through expansion of Greater Hobart's urban area, and more people moving to or holidaying in towns and villages across the Region, places pressure on existing infrastructure and creates demand to expand or upgrade networks.

The provision of essential utility services including water, sewer, telecommunications and electricity is largely dictated by these patterns of growth and change in factors like how many people live in each dwelling, where major industries and employment areas are located. Some industries like large scale manufacturing often use large volumes of water or power. Access to these can be important determinants of where these businesses can locate, and their ability to relocate or expand operations.

Key issues related to the provision of utilities infrastructure and services across the Southern Tasmania Region include:

- New or expanded utilities infrastructure tends to follow growth within Greater Hobart, and decisions about where growth can and should occur need to be informed by the costs and benefits of providing the necessary utilities, particularly when these costs are often borne by government.
- Fringe areas (environmental living, coastal towns and villages) are experiencing growth pressure but don't have access to trunk utilities. The south-eastern coastline (Dodges Ferry, Primrose Sands, Carlton) and some towns on the east coast are examples of growth that does not have access to all trunk utilities.
- Older infrastructure in established areas needs upgrading, but investment in new infrastructure has been largely focused on expanding the urban area. Essential infrastructure in established areas may have capacity to accommodate growth but, in many cases, needs maintenance or upgrading, or may not meet contemporary standards in relation to environmental impacts.
- Infrastructure contributions are too fragmented and outdated to support effective infrastructure delivery.







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4.4 Opportunities and Challenges for Economic Activity and Infrastructure

Opportunities	Challenges
<ul style="list-style-type: none"><li>Continuing to grow the diverse range of employment opportunities in smaller towns and villages to provide more local locations for employment and create a more diversified and less cyclical economy that is resilient to global trends and stable throughout the year.</li><li>Continuing to strengthen and expand Hobart’s national and international role as a gateway to the Antarctic, by both sea and air.</li><li>Strengthening the north-south spine in metropolitan Hobart through active transport and public transport corridors.</li><li>Investigating the provision of new or expanded transport modes like ferries and rapid bus to provide attractive alternatives to private car and free-up road space for essential services and freight.</li><li>Protecting the Region’s irrigation systems which enhance rich agricultural soils, increase production and provide rural employment opportunities.</li><li>Leveraging the Region’s reputation for environmental quality as a foundation for economic activity including tourism and primary production, ensuring land use planning facilitates partnerships and innovation by enabling appropriate land use mixes and co-location.</li><li>Exploring infrastructure funding options to support strategically funded provision of utilities, transport infrastructure, parks and community facilities for new, growing or changing communities.</li><li>Collaborating with utility providers and stakeholders (energy, gas, and water) to coordinate land use and infrastructure planning to support growing and changing community needs.</li></ul>	<ul style="list-style-type: none"><li>Prioritising and protecting high-value, productive agricultural land as farmers and landowners look to diversify into alternative sectors such as tourism and non-agricultural industries.</li><li>The current lack of revenue streams to fund utilities infrastructure when services need upgrading and expanding for new developments.</li><li>The environmental constraints of topography on improved east-west transport connections.</li><li>Balancing growth in greenfield areas, towns and villages with the capacity of transport networks to maintain travel times and make cost-effective infrastructure investment decisions.</li><li>Introducing public transport alternatives to private cars to that are financially viable and attractive to users.</li><li>Addressing the tensions between different economic sectors that rely on the same resources such as forestry and tourism.</li><li>The competing use of major roads for freight transport, tourism traffic, and residential travel creates safety issues and pressure to upgrade infrastructure often through challenging terrain.</li></ul>





## THEME 3



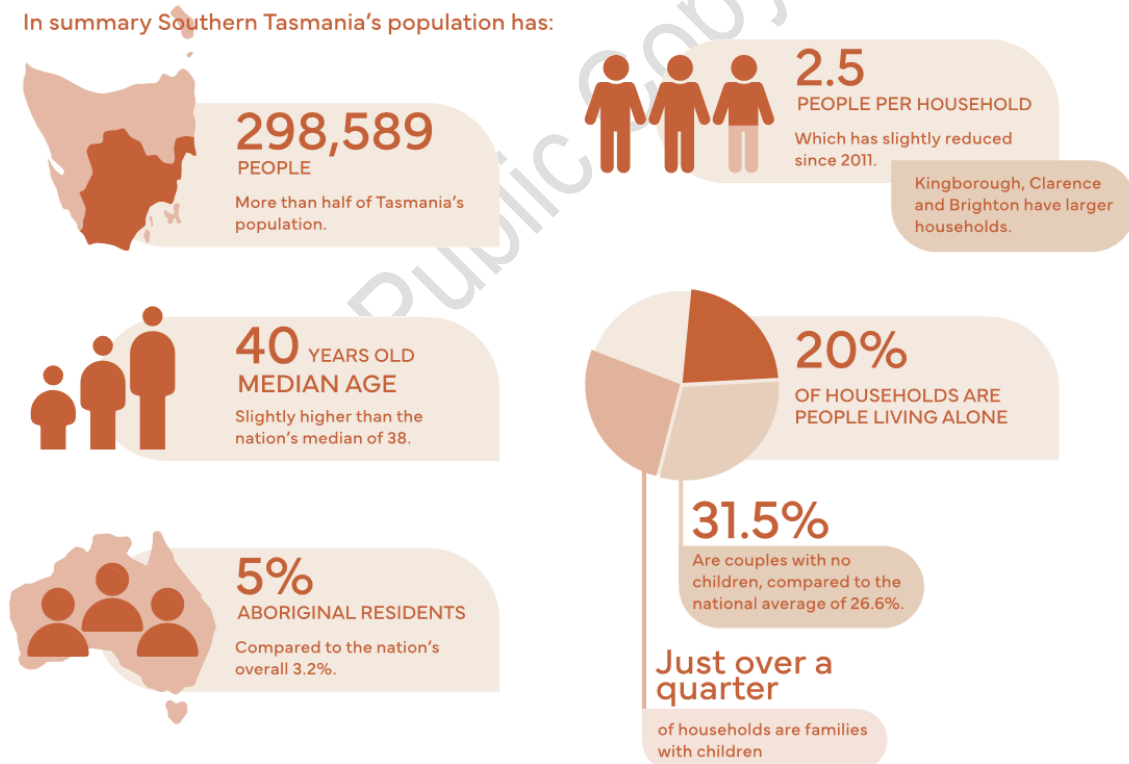
## People, Communities and Growth

## 5.1 Population Growth and Change

## 5.1.1 The Region's Population Now

There were 298,589 people living in Southern Tasmania in 2023. Southern Tasmania has experienced one of its largest population 'booms', growing by more than 51,000 people between 2011 and 2023 - a more than 20% increase over 12 years<sup>10</sup>.

In summary Southern Tasmania's population has:



Source: Remplan/ABS Census of Population and Housing 2021

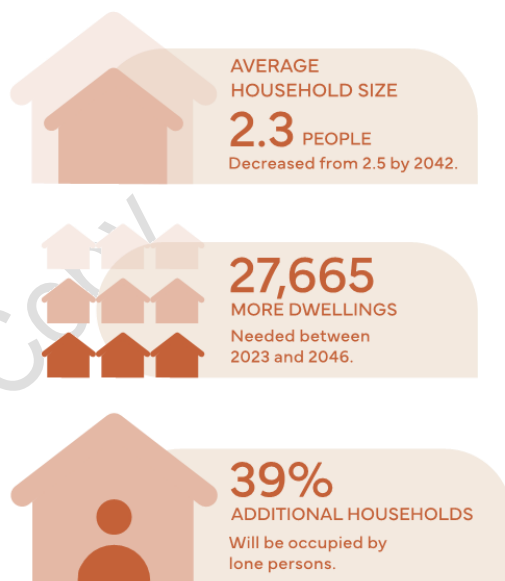
### 5.1.2 Forecast Population Growth and Change

Population forecasts for Southern Tasmania estimate a total increase of 43,447 people in the 23 years from 2023 to 2046, a slower rate than the growth over the past 12 years<sup>12</sup>. The forecasts also estimate the population will get significantly older. Around 58% of all population growth is forecast to be people aged 65 and older.

Southern Tasmania's ageing population is largely related to a combination of low and declining birth rates and young adults leaving to other Australian states<sup>12</sup>. Reasons for younger people leaving Southern Tasmania include a lack of secure, full-time and well paid jobs, a real and perceived lack of education, competition for housing and declining affordability, access to health services, and lifestyle choices<sup>13</sup>. Implications of an ageing population for Southern Tasmania include shifts in the type and location of housing, demand for social services like health care, and lower economic productivity (per person) due to lower workforce participation and less productive industry sectors.

Southern Tasmania's changing population will have implications for housing requirements throughout the Region, particularly reducing household sizes which are partly caused by the population getting older.

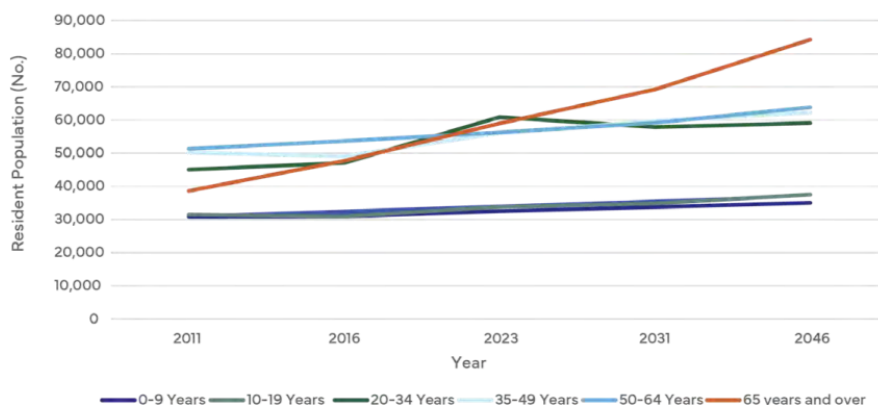
Housing forecasts<sup>15</sup> for Southern Tasmania indicate that:



Source: Remplan/ABS Census of Population and Housing 2021

FIGURE 18. SOUTHERN TASMANIA POPULATION PROJECTIONS 2011 – 2046

Source Data: Remplan Forecast





THEME 3

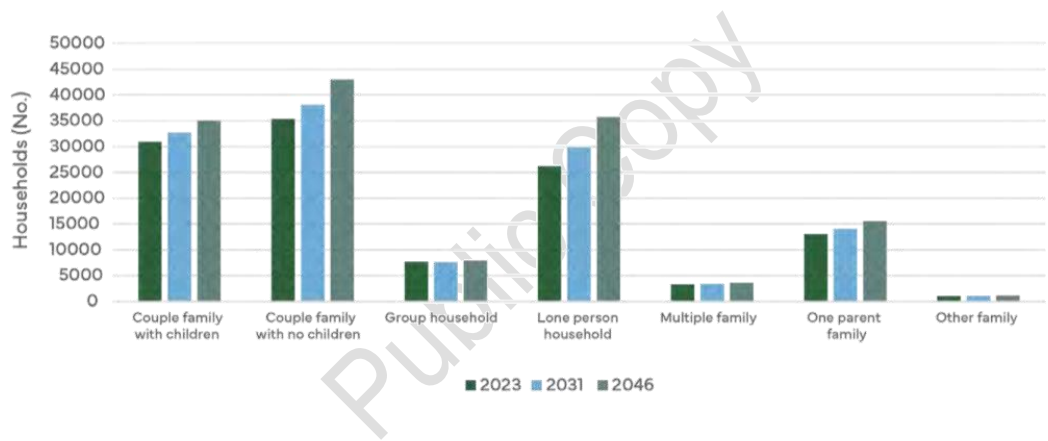
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The Department of Treasury and Finance released new population projections for Tasmania in May 2024. Anticipated birth rates, life expectancy and migration to and from Tasmania inform a range of projection scenarios. There are large differences in the total population and the rate of population growth between the projection scenarios. The differences are mainly because of different assumptions about how many people will move to or from Tasmania from overseas or interstate.

Population projections are one input to Regional Land Use Strategies. The different forecast scenarios illustrate the uncertainty around how much the population

will grow, particularly over the longer-term planning timeframe for the Southern Tasmania Regional Land Use Strategies. The influence of both interstate and overseas migration has been significant for the Southern Tasmania Region particularly over the last 10 years. Changes to migration patterns will probably occur over the next 25 years. The high variability and unpredictability of population growth highlights the challenges of planning for growth in the Region, and the need for the STRLUS to be adaptable to changing circumstances. The population projections are a starting point for considering how much growth needs to be accommodated, and where population growth and change will occur across the Region.

FIGURE 19. SOUTHERN TASMANIA HOUSEHOLD COMPOSITION PROJECTIONS 2023-2046  
Source Data: Remplan Forecast



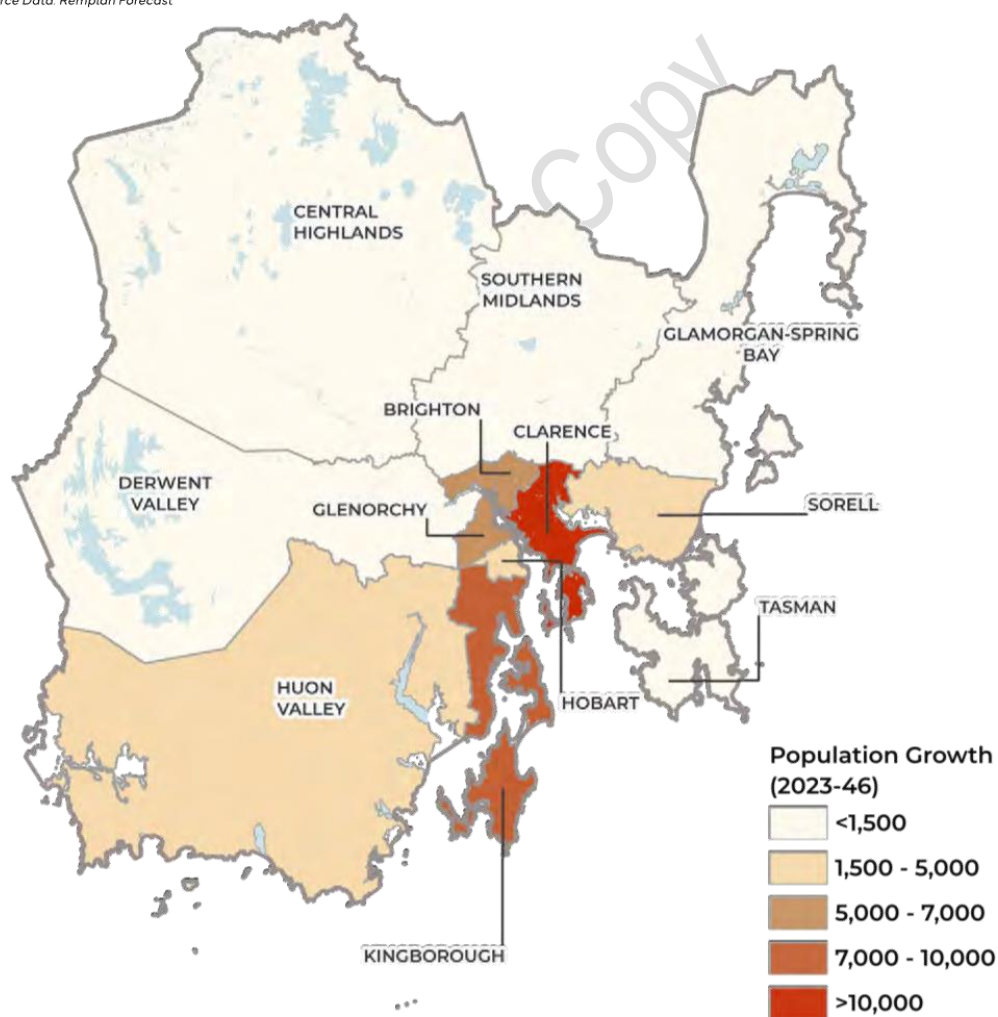
### 5.1.3 Forecast Population Growth and Distribution

The largest growth in Southern Tasmania is forecast in council areas on the fringes of metropolitan Hobart, including Clarence, Sorell, Brighton and Kingborough. These are the fastest growing councils historically, and forecasts are based on continuation of these past trends.

The population is anticipated to change, and housing needs will also change over the next 25 years. Implementation of housing policies and strategies through the STRLUS has the potential to change how population growth is distributed across the Region compared to the current forecast distribution shown on the map below.

FIGURE 20. SOUTHERN TASMANIA LGAS - POPULATION PROJECTIONS (2023-2046)

Source Data: Remplan Forecast





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5.1.4 Social Wellbeing

There are differences across Southern Tasmania in levels of wellbeing, income and access to opportunities. The Socio-Economic Index of Advantage and Disadvantage is produced by the ABS and uses a range of social indicators to show areas across Australia that are more or less disadvantaged.

Figure 21 shows the SEIFA index for the Southern Tasmania Region based on the 2021 census. Disadvantage generally increases with distance from Hobart and the coast because of lower incomes, less access to services and facilities, lower educational attainment, and lower skills base. Some inner parts of metropolitan Hobart are relatively advantaged, with higher levels of education and income. There are also pockets of disadvantage within urban areas and these are often closely linked to high unemployment rates and lower education and health outcomes.

Educational attainment and participation are key social challenges in Southern Tasmania. Communities with higher levels of skills and qualifications that are suited to local jobs and industries is a critical part of sustaining economic activity and ensuring services like education and health care meet community needs.

The impacts of education standards on employment and industry growth is complex. In Southern Tasmania, many younger people move interstate for further education or to find work in sectors they are qualified in. The resultant lack of appropriately qualified workers is a constraint to new or growing businesses, which in turn means there are limited opportunities to attract or retain workers.

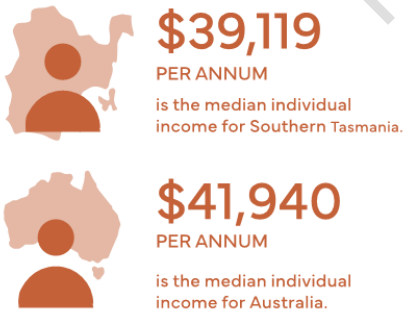
Rates of high school completion in Southern Tasmania are lower than for the rest of Australia. This means that many residents do not have the qualifications required to enter into high value industries and jobs that generate wage growth and economic activity. Low school completion rates hinder or directly contribute to lower quality of life, particularly in relation to social factors such as income, unemployment, and health.

Rates of post-school qualifications (TAFE or University) in the Region have increased significantly since 2016, and are similar to the rate for all of Australia. This may be due to high rates of migration during this period, with new residents coming to the Region having already obtained a qualification.

While unemployment rates in the Region are only slightly higher than the national rate, more people in Southern Tasmania are in lower paying jobs and productivity per person is also lower.

Some of the indicators of wellbeing in Southern Tasmania include:

INCOME:



UNEMPLOYMENT:



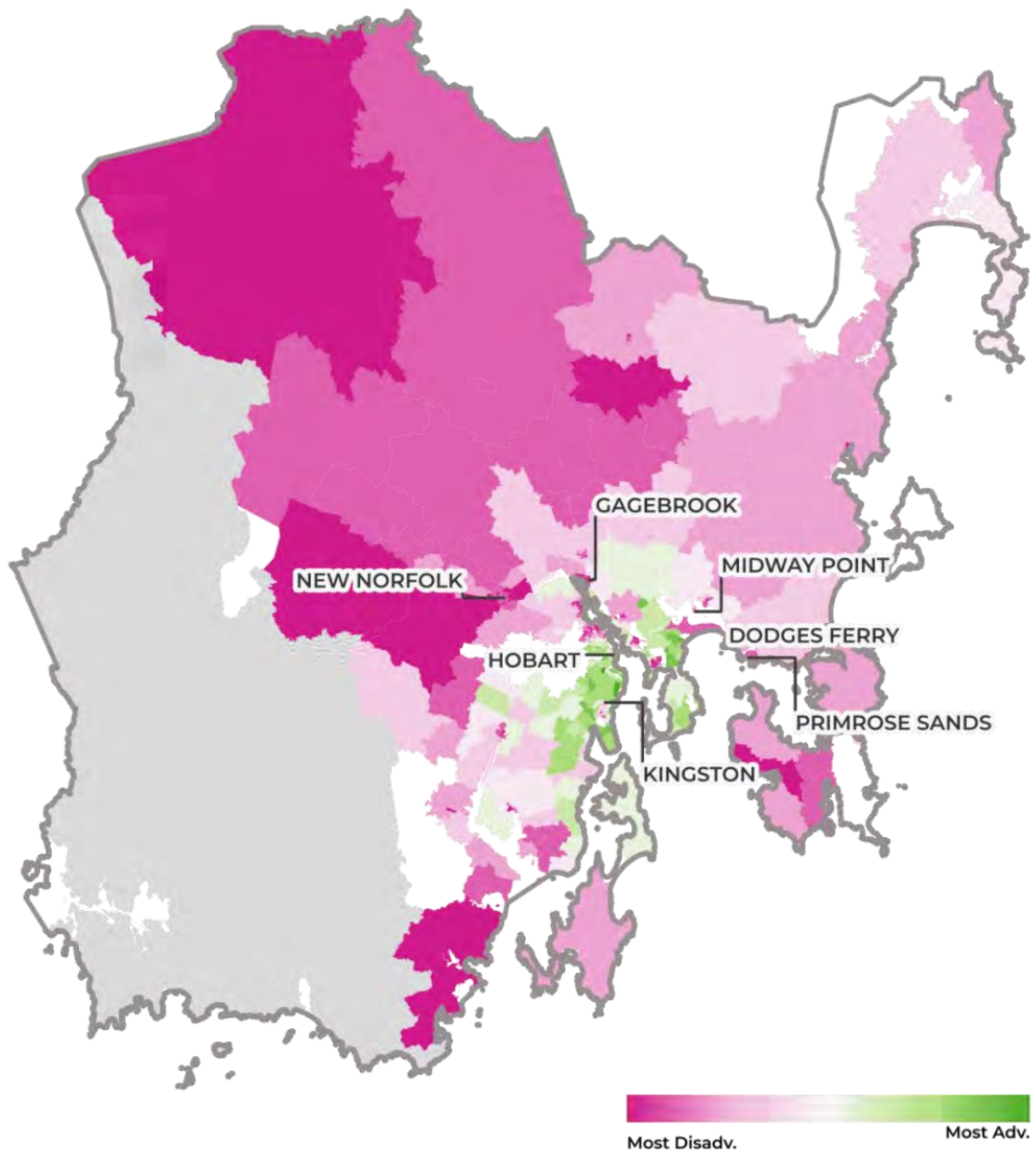
EDUCATION:



Source: Remplan based on ABS Census of Population and Housing 2021

FIGURE 21. SOUTHERN TASMANIA SOCIO-ECONOMIC INDEX OF ADVANTAGE AND DISADVANTAGE 2021

Source Data: ABS Census of Population and Housing 2021



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5.2 Housing, Placemaking, and Growth Management

The number, type, and location of new homes is linked to placemaking and the ‘liveability’ of urban areas. Higher concentrations of people, more diverse communities and a mix of land uses mean residents have better access to jobs, entertainment, recreation and social services and better quality of life. When communities are able to access these amenities, businesses are more viable and government services and infrastructure are more cost effective. The costs to households are also often lower as people spend less time travelling, transport costs less, and the costs of delivering new development (and therefore the costs of housing) benefit from more efficient infrastructure delivery. Decisions about how many houses, what types of houses and where new housing is located are an important part of managing growth in metropolitan areas like Hobart.

5.2.1 Housing

Housing is a basic requirement and access to housing is a fundamental right for all people. There needs to be enough housing to meet need, and housing should be suitable, affordable and in the right locations. Both the Tasmanian Housing Strategy and the Tasmanian Planning Policies emphasise the need to deliver homes that are close to social and physical infrastructure, local services and employment opportunities.

The Tasmanian Housing Strategy 2023 – 2043 prioritises:

- Delivering more quality homes, faster.
- Supporting people in need.
- Improving private market affordability and stability.
- Enabling local prosperity.

For Southern Tasmania these priorities translate into ensuring enough homes are built to meet need, that housing is built where it is needed, housing types are more diverse to meet changing needs, and housing contributes to sustainable populations that have access to employment, education and services.

Housing location

The majority of new housing in the Region has historically been delivered in greenfield areas. This means the urban footprint of metropolitan Hobart is expanding, particularly to the north (in Brighton), but also south (in Kingborough) and east (in parts of Clarence and Sorell).

Over the last 10 years<sup>15</sup>:

- A quarter of new dwelling approvals in the Region were in Clarence.
- Kingborough, Brighton and Sorell together made up more than a third of new dwelling approvals.
- The inner city areas (Hobart City and Glenorchy) accommodated only one in five new homes built in the Region.

Newer suburbs are attractive to younger couples and families because that is where most homes are being built and housing is more affordable or perceived as better value.

The more established parts of Hobart are often attractive for migrants to Tasmania, but large numbers of people also move out of inner-city areas, potentially to new homes in outer suburbs. The different needs of these communities for social infrastructure and employment opportunities have significant implications for managing growth and ensuring communities have access to the services and facilities they need.

The mix of greenfield and infill housing in councils covered by the Greater Hobart Plan has been approximately two-thirds infill and one-third greenfield over the last 10 years<sup>16</sup>. These councils (Hobart City, Glenorchy, Clarence and Kingborough) have a higher proportion of established urban areas and less capacity for greenfield growth than other councils in metropolitan Hobart.

TABLE 22. NEW DWELLING APPROVALS IN SOUTHERN TASMANIA FROM 2012 TO 2023

Region	LGA share of approvals in Southern Tasmania (%)
Clarence	24.5%
Kingborough	14.2%
Brighton	11.2%
Glenorchy	11.1%
Sorell	10.6%
Hobart	9.0%
Huon Valley	8.1%
Glamorgan/Spring Bay	4.3%
Derwent Valley	3.0%
Southern Midlands	1.8%
Tasman	1.6%
Central Highlands	0.6%
<b>Southern Tasmania total</b>	<b>100.0%</b>

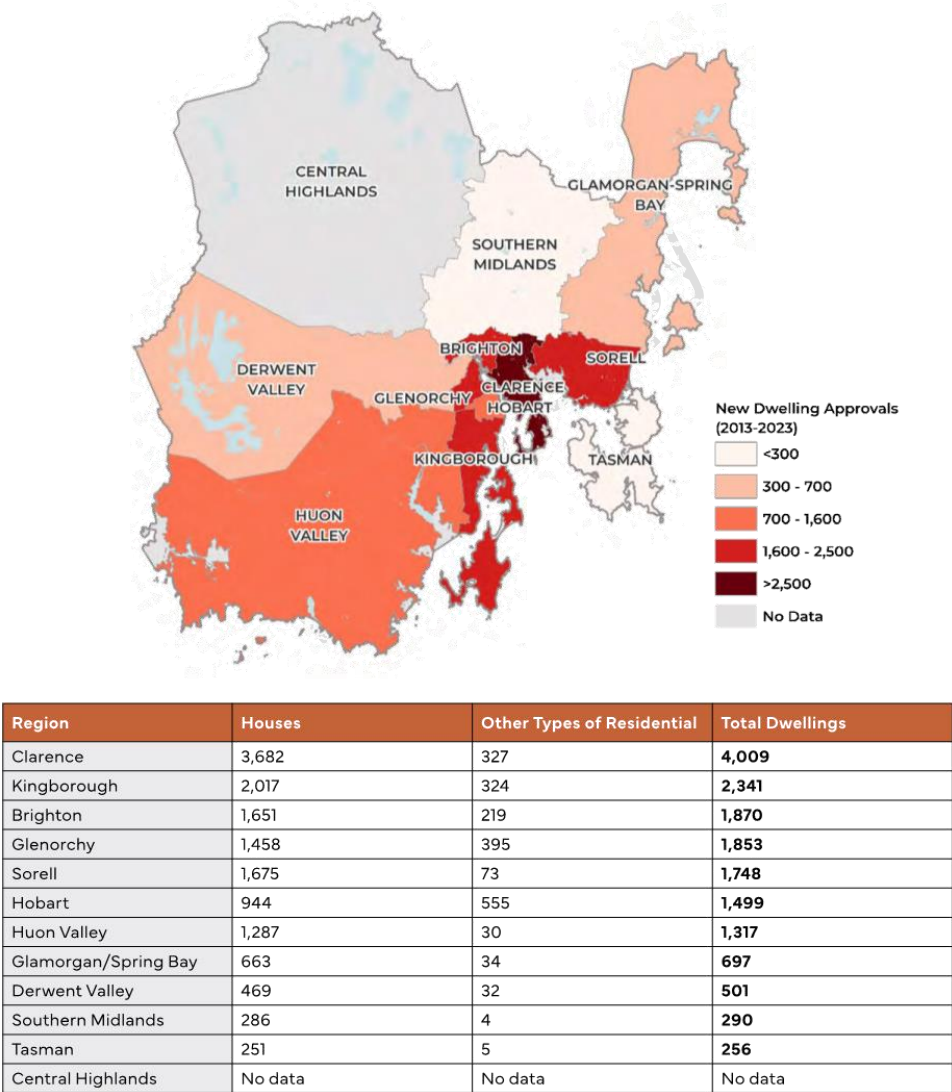
Source: Remplan/ABS Census of Population and Housing 2021



The challenge of coordinating infrastructure and service delivery with population growth and change is common to many metropolitan regions, and is particularly acute where patterns of growth disperse the population over a larger area. While the proportion of infill housing is higher in established parts of metropolitan Hobart, overall the majority of new housing continues to be in greenfield areas.

This pattern of suburbanisation has led to increased demand to extend or upgrade roads, increasing congestion on Hobart’s main roads, the need to continue to expand reticulated water, sewer and other utility networks, and made the operation and expansion of public transport services less efficient, reinforcing car dependence to access jobs, schools and services.

FIGURE 23. SOUTHERN TASMANIA COUNCILS – NEW DWELLING APPROVALS (2013-2023)



Source Data: Remplan Property, ABS New Dwelling Approvals

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Types and sizes of housing

Nearly 9 out of 10 homes in Southern Tasmania are separate houses. Less than 1 in 50 homes are apartments. The other homes are medium density housing like multi-dwelling housing.

Overall in Southern Tasmania there has been little change in the mix of housing types built in recent years and there is limited variety of dwelling types and sizes suitable to a range of housing needs. Around 87% of all new homes approved in the last 10 years were single dwellings<sup>17</sup>. There are differences in the types of housing that are built across different parts of the Region:

- In Hobart City and Glenorchy, around 30% of new dwellings approved between 2012 and 2022 were other dwelling types such as apartments, townhouses, or terrace housing<sup>18</sup>.
- In areas with the highest growth on the fringes of Hobart's urban area, around 10% of new dwellings approved were apartments and townhouses.

Houses in Southern Tasmania are generally larger than required for the number of occupants. Around half of all households have only one or two people living in them. The average size of houses varies across the Region but is generally around 3 bedrooms per dwelling. Average household sizes are around 2.3 people per dwelling. This means there is 'spare' capacity in many dwellings for more people. New housing construction is predominantly in urban fringe areas and is typically larger dwellings, meaning that the supply of new homes doesn't match the types and sizes of housing that many residents need.

Combined with forecasted aging of the population, anticipated changes in household composition are likely to increase demand for smaller and more diverse housing, close to employment, services, and amenities.

Regional Planning Policy SRD2 in the 2011 STRLUS aims to match the supply of new homes with the needs of residents:

*Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.*

FIGURE 24. HOUSING TYPOLOGY



**Housing affordability**

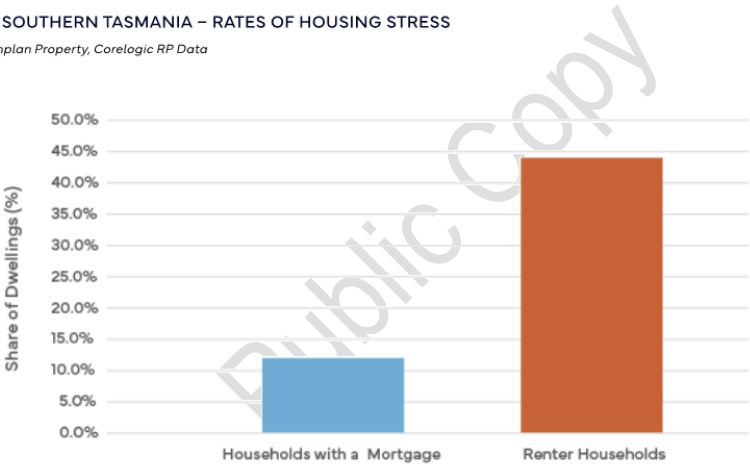
Housing supply and affordability is a major social and economic challenge in Southern Tasmania. Strong population growth over the last 10-12 years through migration has contributed to increased demand, direct price increases through increased financial capacity of new residents, and increased competition for housing.

Because incomes are comparatively low in Southern Tasmania, housing affordability is a significant challenge for many households. This is particularly true in the face of strong dwelling price growth in the past 10 years, with price growth of over +95% in Greater Hobart for both houses and units<sup>19</sup>. Much of this growth was attributed to high demand following Southern Tasmania’s population boom in 2017 and during COVID-19.

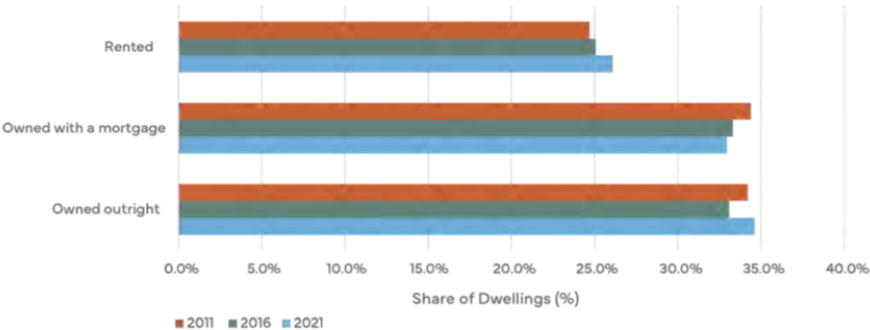
Accordingly, Tasmanians are increasingly having to compete for affordable housing, and rates of home ownership are declining. Southern Tasmania’s housing challenges are being exacerbated by the cost-of-living crisis, driven by inflationary pressures, slow wage growth and recent interest rate rises. The result is declining borrowing capacity for first home buyers and rising rates of both rental and mortgage stress. In the current economic climate, rising inflation and interest rates will add further pressure on household finances.

Housing stress is defined as more than 30% of household income spent on mortgage or rental payments. In Southern Tasmania 44% of renter households and over 12% of households with a mortgage are in housing stress<sup>20</sup>.

**FIGURE 25. SOUTHERN TASMANIA – RATES OF HOUSING STRESS**  
Source Data: Remplan Property, Corelogic RP Data



**FIGURE 26. SOUTHERN TASMANIA - HOUSING TENURE CHANGE FROM 2011 TO 2021**  
Source Data: Remplan Community based on ABS 2021 Census of Population and Housing





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## PART 3 THE STATE OF THE REGION

**5.2.2 Placemaking and Approaches to Growth Management****Placemaking for Southern Tasmania**

'Placemaking' is a collaborative process that strengthens the connection between people and the places they share. It shapes the public realm in order to promote community identity and maximise shared values and aspirations. Placemaking is related to decisions about how growth will be managed across Southern Tasmania. Different approaches to how metropolitan Hobart grows, and how towns and villages might contribute to accommodating growth, will impact on the potential to create and sustain places that are vibrant, attractive and prosperous.

Southern Tasmania has numerous vibrant hubs throughout the Region, with certain areas (particularly in Hobart) being the centre for a year-round calendar of events, activations and civic activity. Different places around the Region have unique attractors related to economic or employment opportunities, the natural environment, history and heritage, or cultural and entertainment attractions. For residents, decisions about where to live are often driven first by housing affordability and availability, and this can lead to trade-offs against the need to travel for work, education or to access social services and entertainment.

**Growth in Greater Hobart**

The 2011 STRLUS adopts an urban growth boundary for metropolitan Hobart that was intended to have capacity for 20 years of growth. The STRLUS also sets a target of 50% infill housing and 50% greenfield for Greater Hobart (within the Urban Growth Boundary), along with density targets for infill areas with good transport access (25 dwellings per hectare) and for greenfield areas (15 dwellings per hectare). The STRLUS also includes criteria for consideration of extensions to the urban growth boundary, and over time various amendments have been made to bring new areas into the boundary. The Greater Hobart Plan (which applies to the metropolitan areas of Hobart City, Glenorchy, Clarence and Kingborough government areas) sets a 70% infill housing target, reflecting the more established urban character of much of these council areas.

While more new homes in Greater Hobart have been in established areas than greenfield, overall residential growth across the Urban Growth Boundary since 2012 has predominantly been single dwellings.

The intended outcomes of the STRLUS and Greater Hobart Plan to increase the proportion of housing in infill areas remain relevant. Focusing on implementation of policies aimed at increasing the proportion of infill housing, providing more diverse housing types and sizes, and locating new homes close to services and infrastructure will assist with progress towards achieving the targets.

Analysis undertaken for the State of Play Report indicates there is sufficient capacity within the Urban Growth Boundary to accommodate the new homes that will be required over the next 25 years. Increasing the supply of infill residential development will reduce pressure for continued outward growth, and may assist with prioritising and coordinating use of existing infrastructure capacity and investment in new or upgraded infrastructure.

**Growth in Towns and Villages**

The STRLUS includes settlement strategies for towns, villages and hamlets in the Region. There are 110 towns, villages and hamlets across the Southern Tasmania Region<sup>21</sup>. Many of these towns and villages have historic value and ties to early and ongoing agriculture and other resources like fishing and forestry, and in some parts hydro-electricity. Some towns and villages play an important role now in the tourism economy, providing a base for economic activity, accommodation for visitors and workers, and in some cases contain attractions in themselves. Recent shifts in the tourism industry have seen many dwellings in some towns and villages transition from long term housing to short stay tourist accommodation.

Some towns and villages, particularly in tourist destinations like along the southern coast, around Coles Bay and the Tasman Peninsula, have grown from small scale villages with small permanent populations to having a larger resident population and more intense tourist visitation through short stay holiday rentals. Some growth, particularly in coastal locations, has been largely driven by retirees moving to Tasmania or out of the main centres and relocating in areas with high natural amenity. However, an influx of older people into communities that may not have the range and level of services to support them (like aged care and health services) is creating inequity and challenges for government and other providers in meeting the needs of communities across the Region. Many of these towns and villages also lack essential services like reticulated water supply and sewer.

While on-site wastewater systems are provided for individual properties, continued growth in some communities may start to put pressure on environmental values like water quality and the water table, unless other infrastructure solutions are provided.

Many rural towns and villages are dependent on changing economic activity for their ongoing sustainability. As the nature of economic activity has changed in different parts of the Region, some towns are growing or changing. In these areas, changes in economic activity (for example, a transition from forestry to tourism, or changing agricultural production due to irrigation schemes), have resulted in changes to the make-up of the community as people move in to take up different jobs.

Other rural towns and villages are experiencing aging populations and declines in productivity as global influences change the viability of farming and a younger workforce seeks opportunities in the larger cities or interstate. Some rural communities are facing static or declining populations. Maintaining populations that are sufficient to support the delivery of services that all residents rely on is a challenge in these areas

Some towns are important locations for services, facilities and meeting the basic needs of residents in surrounding areas. New Norfolk, Sorell, Brighton, Kingston and Huonville are examples of centres that have functional connections with more remote parts of the Region. Many of these locations are connected to Hobart through employment opportunities, with residents moving in for lifestyle and amenity reasons while commuting into Hobart for work.



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### 5.3 Social Infrastructure

Social infrastructure includes places and spaces that allow people to come together, support community life and celebrate and experience culture. Social infrastructure is a term that can cover many aspects of social life that support social connection. This includes access to schools, TAFE and universities, hospitals, community health centres and medical centres, outdoor and indoor sport and recreation facilities like aquatic centres, sports courts and sports fields, parks and playgrounds, community centres, libraries, community arts and creative centres, museums, galleries and performing arts centres.

Population growth in different parts of the Region may require planning and delivery of new social infrastructure and services, where growth occurs through expansion of urban areas. There are also opportunities to make better use of existing social infrastructure (particularly schools) in some established areas that are experiencing population changes. More cost-efficient growth management outcomes will be achieved if there is capacity for new housing in locations that have good access to under-utilised social infrastructure and services. In comparison, continuing to expand urban areas outwards with minimal infill development is likely to create demand for governments to deliver new social infrastructure while existing facilities operate below capacity or can not be sustained.

The following summaries highlight access to social infrastructure across the different parts of the Region. Figure 27 maps the distribution of different types of social infrastructure, with larger circles indicating more social services.

## PART 3 THE STATE OF THE REGION

#### Metropolitan Hobart

- Good provision of regional social infrastructure like universities and hospitals in Hobart CBD and inner city suburbs.
- There is a higher concentration of cultural, sport and recreation facilities in Hobart and Glenorchy. This includes regional cultural facilities that attract cultural tourism like the MONA, Tasmanian Museum and Art Gallery (TMAG), Playhouse Theatre and Maritime Museum. Bellerive also has the Blundstone Arena in the east.
- Metropolitan Hobart has a range of community facility space for hire, mostly in the form of large town halls (such as the City Hall and Hobart Town Hall) and smaller scout halls, meeting spaces and citizens centres.
- Some councils have identified the need for more youth spaces, creative infrastructure and local cultural spaces, and more general practitioners.

#### The South

- Sport and recreation facilities, health and community facilities mostly provided in Kingston, Huonville, Cygnet, Port Huon and Dover.
- Significant portion of open space at the west of the Region is the Hartz Mountains National Park.

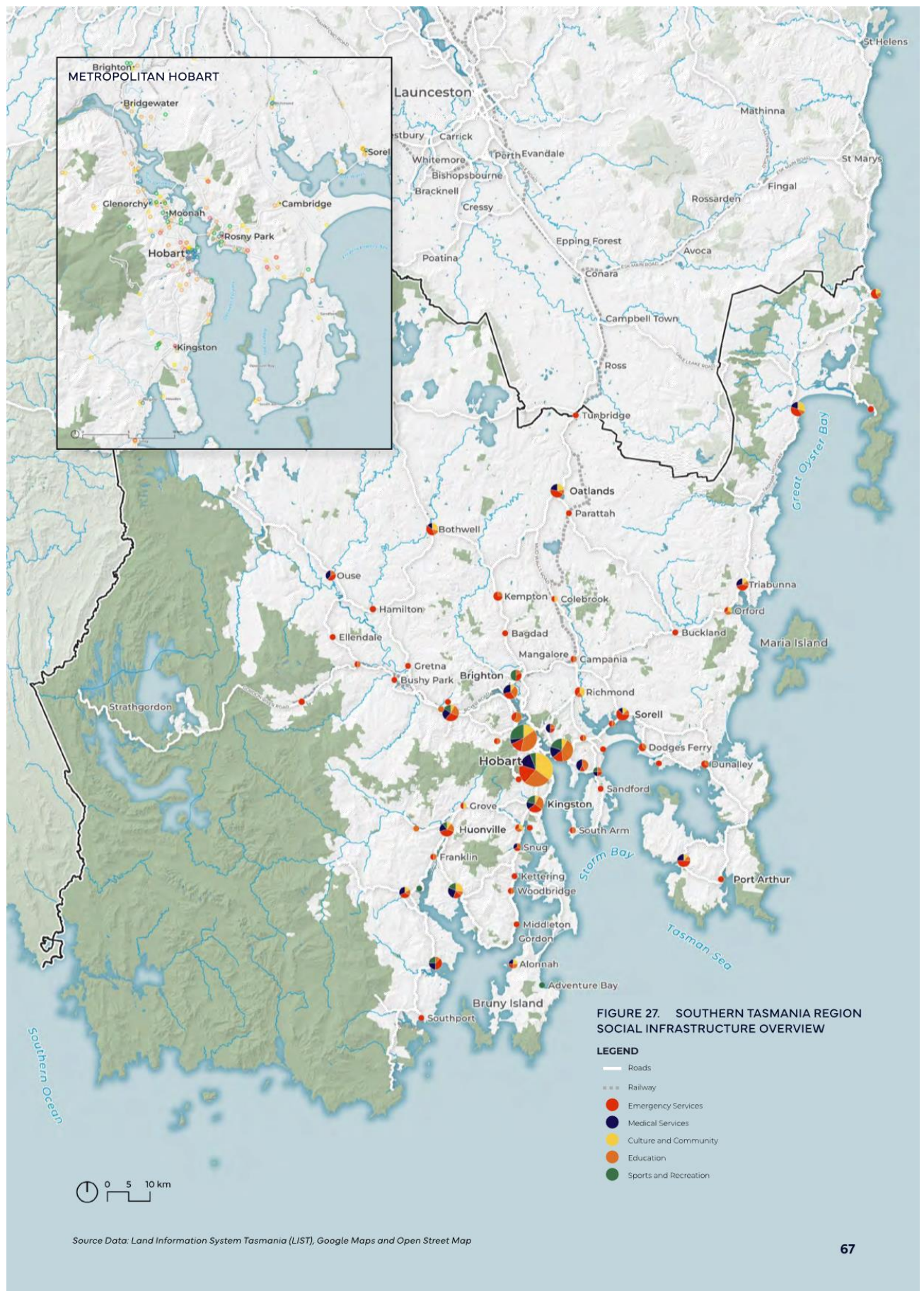
#### The Midlands

- Social infrastructure mostly located in New Norfolk and Oatlands.
- Schools located in towns along the main highways (like Ouse, Hamilton, Bagdad, Kempton, Bothwell).
- Lower provision of sport and recreation facilities compared with other parts of the Region.
- Cultural facilities located in rural communities including four museums and one gallery. Cultural facilities are distributed across the Region, rather than clustered around population centres.

#### The East

- Sorell is a key centre for smaller communities on the East Coast for access to social services, retail and education.
- Some health and community facilities also located in Sorell.
- Nubeena, Triabunna and Swansea have clusters of social infrastructure including schools, emergency services and community centres.





5.4 Opportunities and Challenges for People, Communities and Growth

Opportunities	Challenges
<ul style="list-style-type: none"><li>Monitoring population growth and change to inform adaptable and responsive growth strategies for the Region.</li><li>Implementing policies and actions that attract and retain a younger working population.</li><li>Investigating diverse housing typologies such as townhouses, apartments and multiple dwellings to cater to the needs of a more diverse community and people at different life stages.</li><li>A more compact, efficient and sustainable urban area for metropolitan Hobart with more suitable housing options and improved access to employment, amenities and services.</li><li>Encouraging compact, efficient and more diverse housing development within Southern Tasmania's existing towns and villages to contribute to more vibrant centres, improved amenity and less dependence on cars.</li><li>Using existing cultural and community buildings and spaces to stimulate creative, knowledge and innovative economies and create hubs for urban renewal and placemaking.</li></ul>	<ul style="list-style-type: none"><li>External broader political and economic factors outside of the State and local government control such as federal policy levers, the cost of finance and construction materials which could hinder progress in housing delivery and therefore good growth in Southern Tasmania.</li><li>Appropriately responding to the demographic trends of an ageing population due to the departure of working age professionals.</li><li>Ongoing sustainability of some towns and villages due to highly variable and uncertain rates of population growth and ensuring the capacity for housing across the Region keeps pace with anticipated demand.</li><li>Balancing the housing, social service, and infrastructure requirements of an older population with opportunities to attract and retain a younger and working population.</li><li>Balancing the supply of new housing in established urban areas that are close to jobs, services, and where there is capacity in schools and utilities infrastructure, with outward expansion of Hobart's urban area that requires new or expanded transport, utilities and social infrastructure.</li><li>The planning system enabling and incentivising more diverse and compact housing so that new housing is appropriate to the needs of an older population and smaller households.</li></ul>





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# PART 4

## OPPORTUNITIES AND CHALLENGES FOR THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY



## STATE OF PLAY REPORT

The opportunities and challenges identified in this report have been reviewed to understand where there are overlaps and inter-relationships. These are presented as possible 'Region Shapers' to provide preliminary direction for the STRLUS and implementation of the Tasmanian Planning Policies in the Southern Tasmania Region.

The Region Shapers capture and respond to the diversity of the Region, particularly the unique challenges and opportunities across different geographic areas.





## 6.1 Key Findings



### REGION SHAPER #1

**Planning for the Region is grounded in an understanding of, respect for, and connections to culture, history and Country**

- Involve the palawa, Southern Tasmania's Aboriginal people in devising the approach to embedding Country-first practices in regional planning for Southern Tasmania.
- The significance of landscape in the identity and character of Southern Tasmania, its influence on growth and economic activity, and value to Southern Tasmania's people are reflected in regional planning.
- Pre- and post-colonisation history and cultural values of both Aboriginal and non-Aboriginal people are acknowledged.



### REGION SHAPER #2

**Land use and economic activity respect, protect and respond sustainably to the Region's unique natural environment**

- New housing is well located and responsive to topography, natural systems and hazards.
- Housing for a growing and changing population is compatible with the landscape and natural assets of the Region.
- Growth and diversification of the Region's economy, including creating more jobs, emergence of different industries, technologies and products, supports the long term health of the natural environment while capitalising on the opportunities it creates.
- Patterns of land use growth and change consider climate change impacts on the environment and implement sustainability outcomes that reduce the impacts of land use.



### REGION SHAPER #3

**Communities across Southern Tasmania are safe and resilient to natural hazards and climate change**

- The boundaries of Greater Hobart's urban area and growth in towns and villages considers and mitigates risks from natural hazards including bushfire, flooding and landslip.
- Potential changes in the Region's climate including temperatures, rainfall patterns and sea level rise inform decisions on where and what types of growth occur, and risks to existing communities.
- Growth in urban areas, towns and villages considers impacts of natural hazards on infrastructure and access to services and facilities, and the movement of goods and people around the Region are addressed.



**REGION SHAPER #4**

**Communities in the Region are sustainable, connected and diverse**

- Housing is accessible, affordable and suitable for diverse and changing needs.
- Housing is the right type and size to suit the needs of an aging community as well as the growing number of one and two people households.
- There is capacity for housing in the towns and villages across the Region to meet demand, and decisions on where new housing is located consider the costs of and ability to deliver infrastructure and services that residents need.
- New housing is located to prioritise access to employment and services and to take advantage of active transport, green links and public transport.
- Active and public transport improvements are prioritised in locations where new housing is planned.
- Land use planning incorporates measures to promote community health and healthy living.

**REGION SHAPER #5**

**Social services and infrastructure are planned and delivered to support a growing and changing community**

- Planning for new or expanded social infrastructure and services is aligned with where population growth is strategically planned across the Region.
- Social services and infrastructure meet the changing needs of the community in particular different age profiles in different parts of the Region.
- Housing is suitable and affordable to key workers particularly in health care, education, emergency services, and in some parts of the Region tourism, hospitality, and agriculture.

**REGION SHAPER #6**

**Employment and economic clusters are accessible and transport networks support how, where and why people and goods move within, to and from the Region**

- Transport networks are integrated with where people live and work, and with the services and facilities that support their daily lives.
- Centres, towns and villages across the Region provide equitable and viable access to employment, shopping, entertainment, and social services.
- Freight movement networks provide access to key industry clusters, ports and distribution hubs.

**REGION SHAPER #7**

**The Region's economy leverages its unique strengths and provides a stable base for employment growth and diversification**

- Economic growth and diversification are tied to and build upon:
- Hobart's role as Tasmania's capital city.
  - Sustainable use of natural assets through tourism, agriculture, aquaculture.
  - Capitalising on education, research, innovation and collaboration in fields that are unique to or particular strengths of the Region.
  - Embracing new ways of production and combinations of activities that add value.

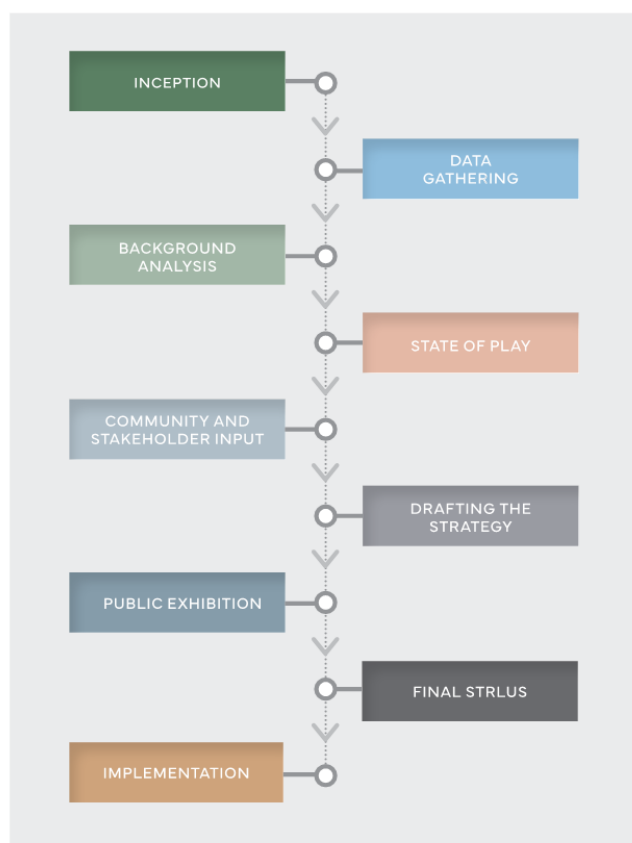
## PART 4 OPPORTUNITIES AND CHALLENGES

## Next Steps for the STRLUS

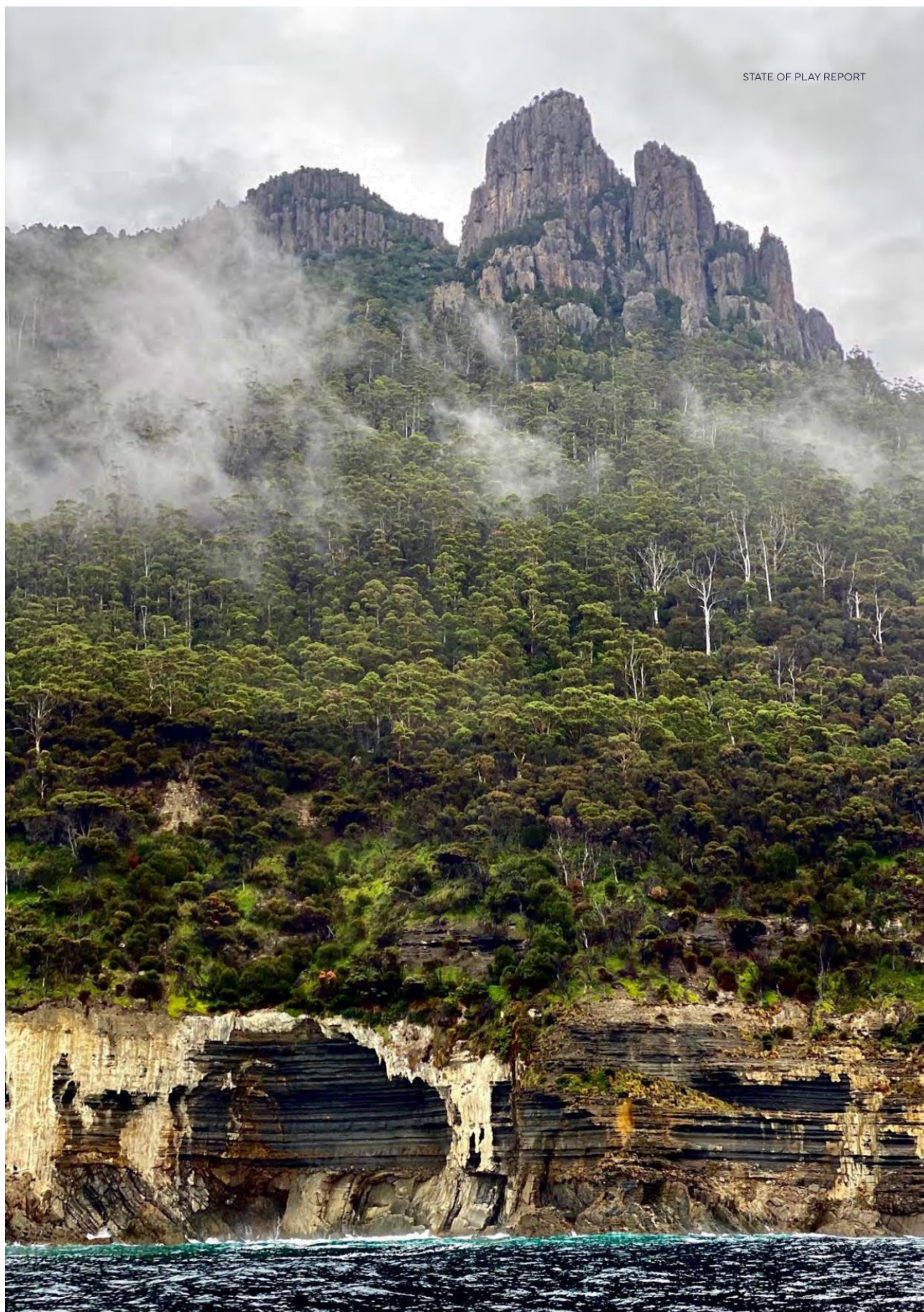
### 7.1 Preparing the updated STRLUS

The following diagram summarises the STRLUS drafting process. Community engagement will play an important role in building on and refining the findings of this report to inform the updated STRLUS.

FIGURE 28. STRLUS UPDATE: PROCESS AND TIMING









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STRLUS



## 15.2 LGAT GENERAL MEETING MOTION

**File Number:**

**Author:** Dave Stewart, Chief Executive Officer

### Strategic Plan Reference

Key Priority Area: 1 Encourage and support a safe, healthy and connected community.

Strategic Outcome: 1.1 A Council that engages with and enables its community.

### 1. PURPOSE

- 1.1 The purpose of this report is to ensure that Council's voting delegate for the 26 July 2024 LGAT General Meeting receives Council's direction on 'how to vote' on the motion for which notice has been received. Please refer to the attached agenda items and background information in support of the motions needing decision.

### 2. BACKGROUND

- 2.1 Motions can be put to LGAT Members at any General Meeting.
- 2.2 There has been one motion set forward for consideration at the 26 July 2024 meeting.

### 3. STATUTORY REQUIREMENTS

- 3.1 There are no statutory requirements associated with this report.

### 4. DISCUSSION

- 4.1 The motions will be voted on at the LGAT General Meeting to be held on 26 July 2024.
- 4.2 Background information on the motion is provided in the attachment to this report.

### 5. FINANCE

- 5.1 There are no financial implications associated with this report.

### 6. ENVIRONMENT

- 6.1 There are no environmental concerns associated with this report.

### 7. COMMUNICATION AND CONSULTATION

- 7.1 There has been no public consultation on this motion to be considered at the LGAT General Meeting.
- 7.2 During the 2024/25 Kingborough Council budget consultation, 32 responses referenced a cost of living crisis with a number of these focusing on the impact that this has on pensioners.

### 8. RISK

- 8.1 There are no risks associated with this report.

### 9. CONCLUSION

- 9.1 The motion for consideration, and background information is attached as an attachment to this paper.

**10. RECOMMENDATION**

That Council advise the Mayor regarding voting at the upcoming LGAT General Meeting as follows:

Proposed amendment to the pensioner rates  
remission guidelines

Yes ☐ No ☐ DD ☐

**ATTACHMENTS**

1. **LGAT Notice of Motion - Proposed amendment to the pensioner rates remission guidelines**

Public Copy



## Details of Motion

**Motion Title** PROPOSED AMENDMENT TO THE PENSIONER RATES REMISSION GUIDELINES

### Decision Sought

***That the local government sector calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.***

### Background Comment

- The Department of Treasury and Finance manage the Pensioner Rate Remission Scheme, under the Guidelines.
- This scheme enables residents to claim a pension remission from their rates in specific circumstances, and where they hold an eligible card under the Guidelines, that was issued on or before 1 July in the applicable financial year.
- Eligible residents who have a card issued to them post 1 July of a financial year, subsequently do not qualify for the pension remission discount towards their rates and charges. They must wait until the new financial year to claim.
- This means that residents who may have their eligible card issued on 14<sup>th</sup> July in the same year for example, is not eligible for the 30% remission from rates and 20% remission from the fire levy. This is despite the pensioner holding their card in this example for most of the financial year.
- We all know that the cost of living has increased significantly over the past several years and may continue to do so for some time. Our pensioners that are granted access to this scheme (Pension Concession Cards; Health Care Cards; and Repatriation Health Cards), are often living at the lower end of the socio-economic index. As such, the present Pensioner Rates Remission Scheme does not provide equitable access to what could be a significant remission from their rates (up to \$531 in some cases).
- Research undertaken across all other states, indicates that the Tasmanian Pensioner Remission Guidelines appear to be the only jurisdiction with this anomaly.
- It is recommended that council's advocate for the State Government to extend the eligibility criteria to those with an eligible card issued post 1st July to enable them to benefit from the remission of rates granted under the Pensioner Rates Remission Scheme – consistent with other mainland jurisdictions.



**15.3 NOMINATION FOR DISABILITY INCLUSION AND ACCESS ADVISORY COMMITTEE****File Number:** 5.539**Author:** Julie Alderfox, Community Development Officer**Authoriser:** Deleeze Chetcuti, Director Environment, Development & Community Services**Strategic Plan Reference****Key Priority Area:** 1 Encourage and support a safe, healthy and connected community.**Strategic Outcome:** 1.1 A Council that engages with and enables its community.**1. PURPOSE**

- 1.1 The purpose of this report is to consider a nomination received for representation on the Kingborough Disability Inclusion and Access Advisory Committee.

**2. BACKGROUND**

- 2.1 Appointments to the Disability Inclusion and Access Advisory Committee were called for in late 2023 and early 2024. Eleven appointments were made, seven being renewed from the previous term and four new appointments were made.
- 2.2 One resignation from the committee was received in May 2024.
- 2.3 The Terms of Reference for the Disability Inclusion and Access Advisory Committee allow for up to thirteen (13) members. Five from organisations and up to eight individuals.
- 2.4 The new nomination will add representation from Baptcare, an organisation that provides extensive support services for people with disability.

**3. STATUTORY REQUIREMENTS**

- 3.1 The Committee is appointed in accordance with Section 24 of the *Local Government Act 1993* and therefore Council is required to approve the appointment of members.

**4. DISCUSSION**

- 4.1 One nomination for the Committee has been received with details contained in the nomination form attached.

**5. FINANCE**

- 5.1 There are no financial implications associated with this matter.

**6. ENVIRONMENT**

- 6.1 There are no environmental implications associated with this report.

**7. COMMUNICATION AND CONSULTATION**

- 7.1 The Committee is made up of a mixture of people with lived experience of disability, those with personal interest in creating improved accessibility and professionals working in the disability sector.
- 7.2 As an organisation Baptcare has had a presence of the Committee for several years. Due to staff changes a nomination was received after the initial intake of nominations.

**8. RISK**

- 8.1 Appointing as many representatives as possible to the Committee provides greater opportunity to broaden input and discussion within the group and decreases the likelihood of not reaching a quorum at any given meeting.

**9. CONCLUSION**

- 9.1 It would be appropriate to appoint Kamilla Martin, as representative from Baptcare to the Committee.

**10. RECOMMENDATION**

That Kamilla Martin be appointed as a member of the Kingborough Disability Inclusion and Access Advisory Committee.

**ATTACHMENTS****1. Nomination Kamilla Martin**

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## NOMINATION FORM

### KINGBOROUGH DSABILITY INCLUSION & ACCESS ADVISORY COMMITTEE

Nominee's name	Kamilla Martin
Nominee's address	[REDACTED]
Nominee's telephone number	[REDACTED]
Nominee's e-mail address	[REDACTED]
Details of experience and interest in disability access.	<p>The past 12 years I have worked various roles within Health and Disability across Tasmania and am currently a Local Area Coordinator. I have had the opportunity to work closely with diverse communities, including people with disabilities.</p> <p>Through these experiences, I have developed a deep understanding of the challenges they face and the importance of creating inclusive environments. My dedication to ensuring equal access to opportunities aligns perfectly with the objectives of the Disability Inclusion and Access Advisory Committee.</p> <p>My strong commitment to promoting inclusivity, accessibility, and advocating for the rights of individuals with disabilities motivates me daily to strive to be a part of the movement for positive changes across the sector.</p> <p>I am passionate about advocating for the rights of individuals with disabilities and empowering them to fully participate in all aspects of society. I possess strong analytical and problem-solving skills, which will be valuable in identifying barriers to accessibility and proposing effective solutions. I have a track record of community engagement and organising events that promote awareness and understanding of disability issues. I am a team player and believe in the power of collaboration. I am eager for the opportunity to work alongside other committee members to achieve the common goal of enhancing accessibility and inclusion.</p> <p>I am excited about the opportunity to potentially bring my skills and passion to the Disability Inclusion and Access Advisory Committee. I am confident that my unique perspective and experiences will contribute positively to the committee's initiatives.</p>
Nominee acceptance of nomination	<div style="border-top: 1px solid black; height: 20px; width: 100%;"></div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>(signature)</span> </div>

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**Kingborough Council, Civic Centre, 15 Channel Highway, Kingston 7050**



**15.4 APPENDICES****RECOMMENDATION**

That the Appendices attached to the Agenda be received and noted.

**16 NOTICES OF MOTION**

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At the time the Agenda was compiled there were no Notices of Motion received.

**17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION**

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**RECOMMENDATION**

That in accordance with the *Local Government (Meeting Procedures) Regulations 2015* Council, by absolute majority, move into closed session to consider the following items:

**Confirmation of Minutes**

Regulation 34(6) *In confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.*

**Applications for Leave of Absence**

Regulation 15(2)(h) *applications by councillors for a leave of absence*

In accordance with the Kingborough Council *Meetings Audio Recording Guidelines Policy*, recording of the open session of the meeting will now cease.

Open Session of Council adjourned at

**OPEN SESSION ADJOURNS**

## OPEN SESSION RESUMES

### RECOMMENDATION

The Closed Session of Council having met and dealt with its business resolves to report that it has determined the following:

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

### CLOSURE

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# APPENDICES

- A Mayor's Activities 2 May 2024 to 8 July 2024
- B Infrastructure Works Report - April-June 2024
- C Kingborough Community Safety Committee Minutes - 24 June 2024
- D Audit Panel Meeting Minutes 17 May 2024
- E Complaints Register 1 April 2024 to 30 June 2024
- F Calendar
- G Forward Agenda

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**A MAYOR'S ACTIVITIES 2 MAY 2024 TO 8 JULY 2024**

DATE	LOCATION	ITEM
3 May	Civic Centre	Met with representatives of Christian Homes Tasmania re future development
5 May	Kingston Beach	Opened Autumn Flower Show organised by Madam Butterflies
6 May	Online	Attended consultation session on Learning and Development Framework
6 May	Civic Centre	Meeting with Dion Lester, CEO of LGAT
6 May	Civic Centre	Chaired Council meeting
7 May	Kingston	Announcement of blackspot funding with Hon Julie Collins and Senator Carol Brown
7 May	Hobart	Meeting with Minister Felix Ellis along with President and CEO of LGAT
7 May	Online	Meeting with Tasmania Jackjumpers re HPC
8 May	Hobart	Attended Greater Hobart Mayors monthly meeting
8 May	Bellerive	Attending meeting with David O'Byrne, Independent Member for Franklin and President and CEO of LGAT
11 May	Blackmans Bay	Attended Blackmans Bay Community Association Neighbourhood event at Blackmans Bay Skate Park
11 May	Hobart	Attended Tasmanian Young Achiever of the Year Awards dinner
13 May	Hobart	Monday Mayor on ABC Radio
13 May	Civic Centre	Chaired Council workshop
17 May	Hobart	Attended Working It Out Breakfast and presentation of Dorothy Awards
17 May	Civic Centre	Attended Audit Panel Meeting
17 May	Civic Centre	Met with Mr S Dance re repairs to Coningham Road.
20 May	Civic Centre	Chaired Kingborough Municipal Emergency Management Committee Meeting
20 May	Civic Centre	Meeting with Noel Hunt and Heather Salisbury from Ten Lives Cat Centre along with CEO.
20 May	Civic Centre	Chaired Council Meeting
21 May	Kingston	Attended Kingborough Council Volunteers "thank you" morning tea
22 May	Canberra	Attended ALGA Board Dinner at the National Press Club
23 May	Canberra	Attended ALGA Board Meeting
24 May	Huntingfield	Attended opening and blessing of new St Aloysius Secondary College
24 May	Online	Attended the Australian Local Government Womens Association (Tas) Board meeting

DATE	LOCATION	ITEM
24 May	Civic Centre	Hosted students from Kingston Primary School – with Cr Midgley
24 May	Civic Centre	Met with CEO of Committee for Greater Hobart along with Council's CEO.
24 May	Online	Meeting with Chair and Acting Director of Tasmania Football Club
25 May	Kingston	Met with President of Kingborough Dogwalkers Association
27 May	Civic Centre	Chaired Council workshop
29 May	Civic Centre	Hosted Kingston Primary School students
29 May	Civic Centre	Met with Mrs V Winter & Ms M Langridge re open space at Blackmans Bay near water treatment plant
29 May	Kingston	Met with Lynn Moran, Chair, Kingston Neighbourhood House re future vision
31 May	Glenorchy	Attended Reconciliation Tas breakfast with Council's CEO and Cr Midgley
31 May	Civic Centre	Met with President of FLAG, Mike Brough with Council's CEO.
3 June	Civic Centre	Chaired Council meeting
4 – 9 June		Sick Leave
10 – 20 June		Annual Leave
24 June		Briefing on Blackmans Bay Water Quality
25 – 30 June		Sick Leave
1 July	Civic Centre	Chaired Council meeting
2 July	Canberra	Attended National Government Assembly
3 July	Canberra	Attended National Government Assembly
4 July	Canberra	Attended National Government Assembly
5 July	Canberra	Attended Australian Council of Local Government
8 July	Civic Centre	Met with President of LGAT, Mick Tucker
8 July	Kingston Beach	Met with Minister Street along with President and CEO of LGAT
8 July	Civic Centre	Chaired Council workshop

**B INFRASTRUCTURE WORKS REPORT - APRIL-JUNE 2024****File Number: 25.9****Author: Anthony Verdouw, Executive Officer Engineering Services****Authoriser: David Reeve, Director Engineering Services****Contracted Capital Projects****1. KSC Rear Landscaping and Accessibility Upgrade:**

The construction of a DDA compliant access ramp at the rear of KSC is being undertaken by Tascon Constructions Pty Ltd. Earthworks, block and concreting works are complete, with the remaining landscaping anticipated to be finished by end of July.

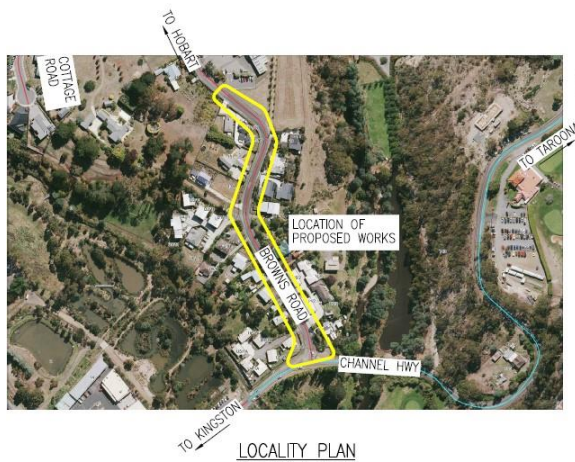
**2. Blowhole Road Reconstruction:**

The contract for Blowhole Road reconstruction has been awarded to Duggans Pty Ltd. Construction is currently in progress with the stormwater upgrade works nearly complete.

**3. Browns Road Reconstruction Stage 2:**

Council is still awaiting advice and approval from State Growth to enable provision of a temporary on-ramp from Browns Road to the Southern Outlet, to facilitate and reduce traffic disruption to Firthside/Browns Road residents during the construction work. Works programming is still in abeyance subject to that outcome.





#### 4. Roslyn Avenue Stormwater Upgrades:

JRV Civil Construction Pty Ltd has commenced Roslyn Avenue Stormwater upgrade works. This project will enhance the drainage system which extends from Roslyn Avenue down to the Kingston Beach Oval.



#### 5. Snug Foreshore Toilet and Kingston Mountain Bike Park Toilet:

These two public toilet projects have been completed by Channel Construction Pty Ltd and are now open to the public. Minor landscaping works will be carried out by Council's works crew shortly.

##### *Snug Foreshore Toilets*



##### *Kingston Mountain Bike Park Toilet*





6. Kelvedon Park Drainage Update:

All Turf Tasmania Pty Ltd has completed the drainage upgrade works at Kelvedon Park. Council's turf team is currently maintaining the grass until the new turf is fully established and thickened.



7. KSC Multi-Access Toilet Upgrade:

These toilet upgrade works were completed by Macquire Builders in April and are open to public.



8. Spring Farm Playground:

The construction of Spring Farm Playground has been completed by Specialised Landscaping Pty Ltd. Remaining Landscaping works will be completed by Council's works crew in August.





9. Kingston Wetlands Access Upgrade:

Sutton Service Civil Construction is undertaking the construction and upgrading of concrete shared paths at Kingston Wetlands. Completion is expected by end of July.



10. Pelverata Road (Vic 40) Realignment:

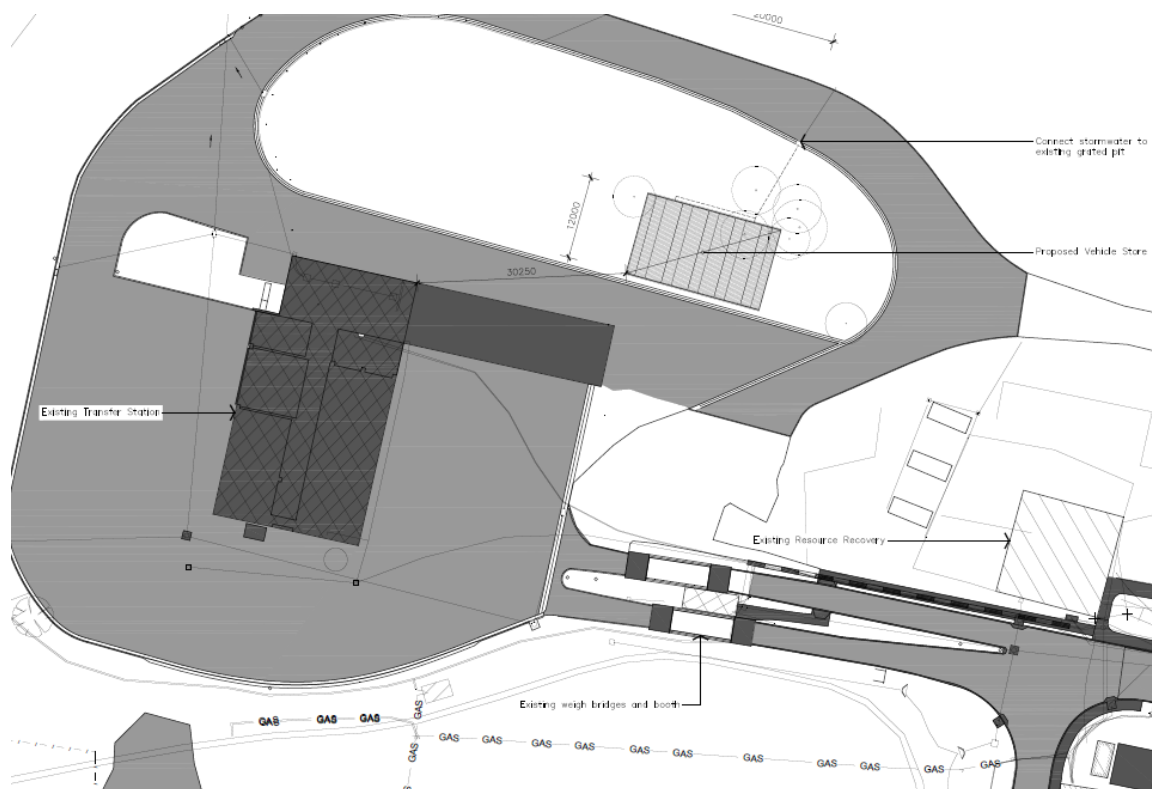
The contract has been awarded to Crossroads Civil Construction and site works will commence once required service relocations are complete.



11. Barretta WTS Vehicle Storage Shed:

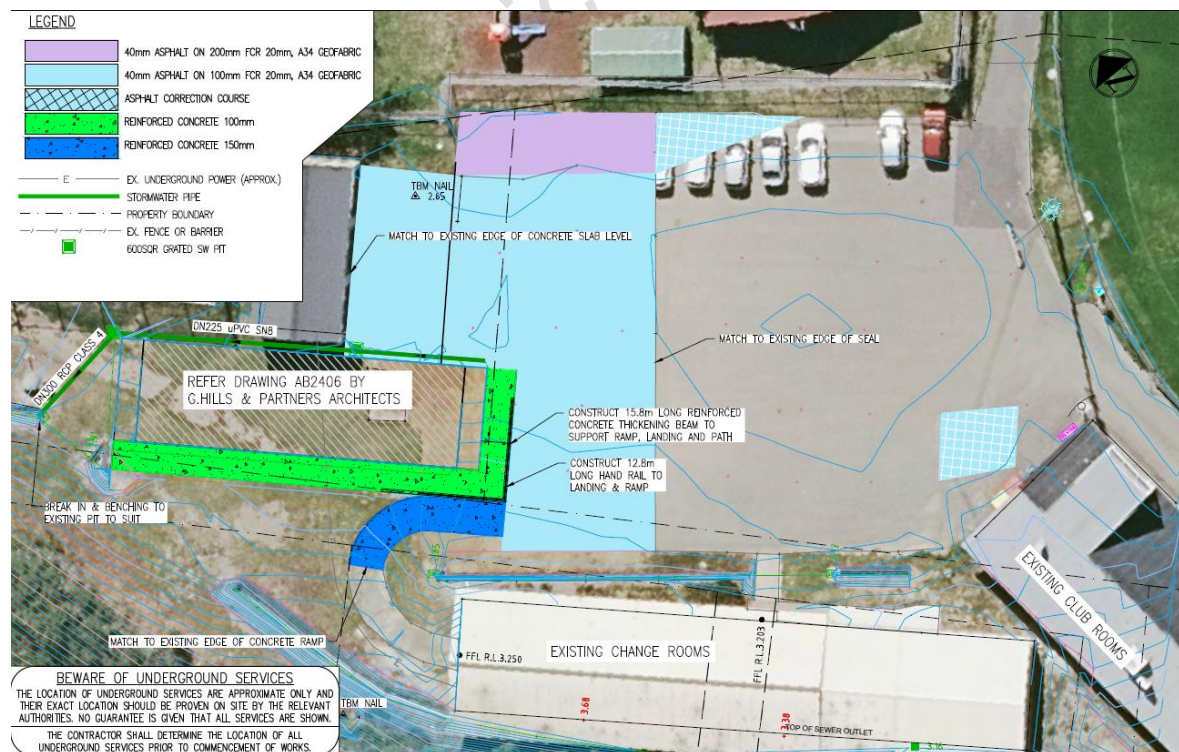
The construction of a Vehicle Storage Shed at Barretta Waste Transfer Station is currently open for tender and closes on 17 July.





## 12. Kingston Beach Changerooms and Carpark:

The contract has been awarded to Straight up Building Tas Pty Ltd and site works will commence later this month.



## 13. Atunga Street Stormwater Relining:

Nuflow Hobart is relining stormwater pipes on Atunga Road, Taroona to rectify damaged sections of the stormwater network.



## 14. Maranoa Road-Denison Street Intersection Reconstruction:

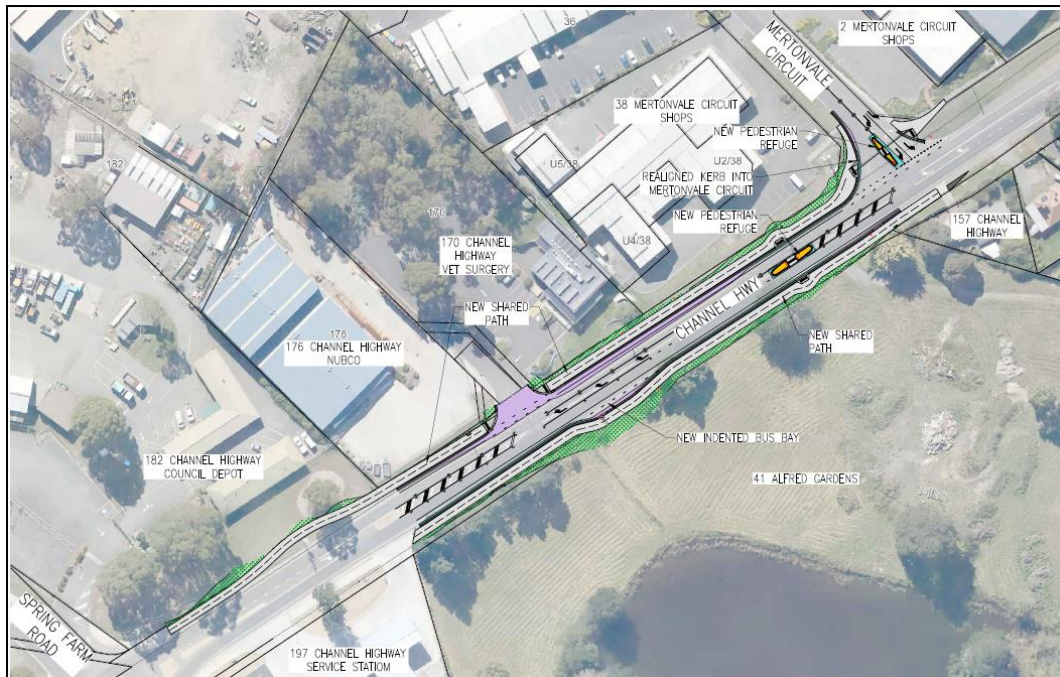
Tender for the reconstruction of Maranoa Road and Denison Street Intersection closed in June and the contract has been awarded to De Kleine Contracting Pty Ltd. Due to the location of the project, the construction works are being planned to proceed during school breaks to enhance safety and minimise traffic disruptions.





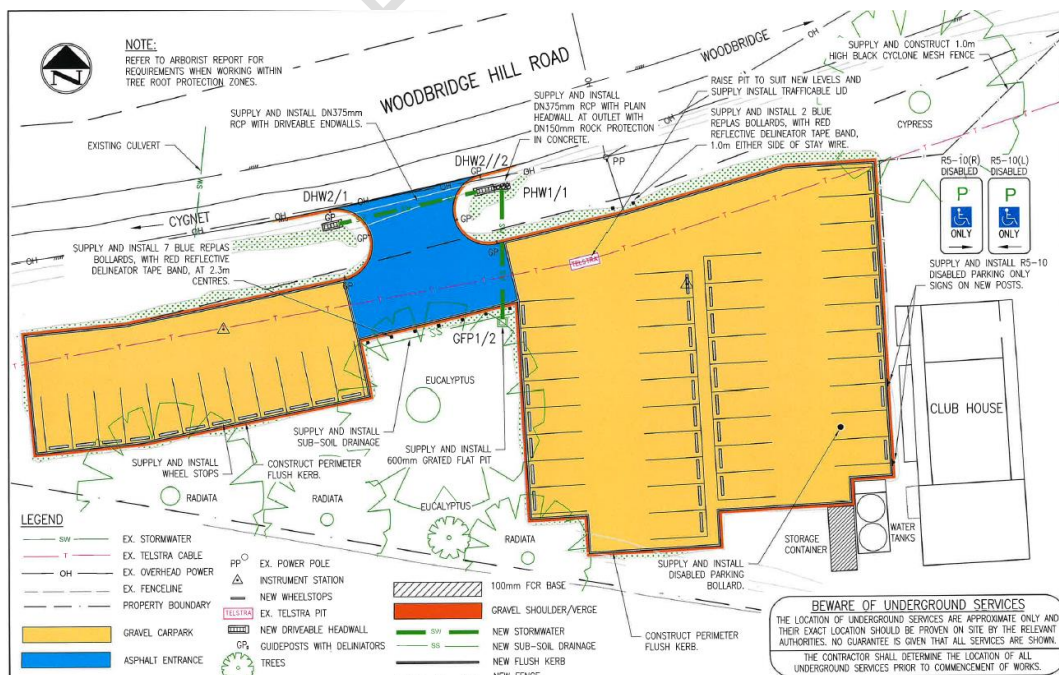
# 15. Channel Highway (Vic 157-197) Kingston Footpath Construction:

Tenders for the construction of concrete footpaths along Channel Highway in Kingston, near the United Petrol Station, closed in June, with six submissions received. The tender evaluation is currently ongoing, with prices exceeding current budget allocations. Staff are collaborating further with DSG to review the design or obtain additional funding.



# 16. Woodbridge Oval Carpark Upgrade:

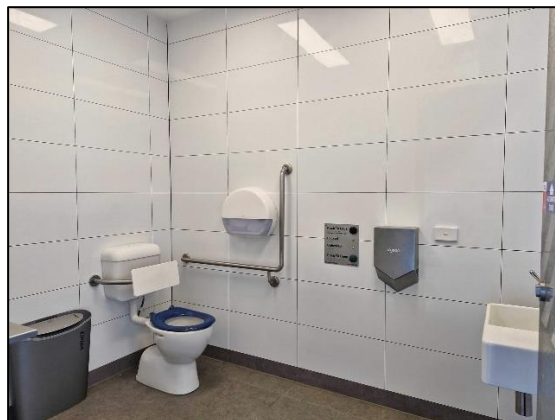
Tenders for the Woodbridge Oval Carpark Upgrade closed in April, with 14 submissions received. JRV Civil Contracting was awarded the tender, with work likely to begin in September or October based upon current workloads, which should follow the culmination of the soccer season.





# **Works Department – Works Recently Completed (Mainland Kingborough)**

## **17. Hub Toilets (Capital Works) – changing spaces and kitchen refurbishment:**



## **18. Kingston Beach Women's Club – external timber repairs and painting:**





19. Esplanade Road, Middleton – service request – large amount of soiled nappies removed by Council staff:



20. 16 Taranaki Place, Snug – dangerous tree removed:



21. Crystal Downs Drive, Blackmans Bay – broken sections of footpath repaired:





22. Binya Court, Kingston (Capital Works) – road failure repairs and installation of ag drain in preparation for resealing works:



23. Wells Parade – repaired broken sections of footpath:



24. Willowbend Road – stormwater and footpath repairs:





25. Tinderbox Road (Capital Works) – new culverts constructed to prevent future road and property flooding:



26. Pelverata Road (Capital Works) – road failure repairs and corrections undertaken in preparation for reseal:



27. Hackford Drive (Capital Works) – road failure repairs and corrections undertaken in preparation for reseal:





## 28. Grading completed:

- |                   |                  |                  |
|-------------------|------------------|------------------|
| ▪ Summerleas Road | ▪ Morphetts Road | ▪ Palmers Road   |
| ▪ Chandlers Road  | ▪ Wyburton Place | ▪ Moodys Road    |
| ▪ Whittons Road   | ▪ Frosts Road    | ▪ Hickmans Road  |
| ▪ Longmans Road   | ▪ Cawthorn Road  | ▪ Slatterys Road |
| ▪ Tanners Road    | ▪ Harts Road     | ▪ Dennes Road    |

## 29. Drain cleaning completed:

- |                |                |               |
|----------------|----------------|---------------|
| ▪ Sandfly Road | ▪ Devlyns Road | ▪ Hughes Road |
|----------------|----------------|---------------|

## 30. Capital Works – Stormwater completed:

- |                  |                        |
|------------------|------------------------|
| ▪ Tinderbox Road | ▪ Albion Heights Drive |
|------------------|------------------------|

**Works Department – Works Recently Completed (Bruny Island)**

## 31. Bruny Depot (Capital Works) – stormwater upgrades:



## 32. Grading completed:

- |                   |                          |                               |
|-------------------|--------------------------|-------------------------------|
| ▪ Lighthouse Road | ▪ Killora Road           | ▪ McPhersons Road             |
| ▪ Cloudy Bay Road | ▪ Matthew Flinders Drive | ▪ Lighthouse Road (PWA Parks) |

## 33. Drain cleaning completed:

- |                       |
|-----------------------|
| ▪ William Carte Drive |
|-----------------------|

**Works Department – Works Underway / Planned (Mainland Kingborough)**

## 34. Mount Royal Park (Capital Works) – playground equipment upgrades and new shelter to be constructed.

## 35. Allum Cliff Track (Capital Works) – truck upgrade from Brickfields north to the Shot Tower.

36. Margate Tramway Track (Capital Works) – extension of track to be constructed from Hillview Drive, Margate to the Barretta Tip site.
37. Miandetta Drive, Margate (Capital Works) – Stage 2 of North West Bay Track to be constructed to the Margate Bowls Club on Channel Highway.
38. Snug Foreshore Track (Capital Works) – concrete path upgrade from the Snug foreshore bridge heading towards Pothana Road, Electrona.
39. Grading:
- |                 |                  |                 |
|-----------------|------------------|-----------------|
| ▪ Leslie Road   | ▪ Moores Road    | ▪ Palmers Road  |
| ▪ Fleurtys Lane | ▪ Turnbolls Road | ▪ Massey Street |
| ▪ Honeys Road   |                  |                 |
40. Drain Cleaning:
- |                    |                       |                 |
|--------------------|-----------------------|-----------------|
| ▪ Groombridge Road | ▪ Saddle Road         | ▪ Massey Street |
| ▪ Gryces Road      | ▪ Millers Road        | ▪ Betts Road    |
| ▪ Honeys Road      | ▪ Allens Rivulet Road | ▪ Wingara Road  |
| ▪ Morphetts Road   | ▪ Thomas Road         |                 |

#### **Works Department – Works Underway / Planned (Bruny Island)**

41. Grading:
- |                   |                   |                 |
|-------------------|-------------------|-----------------|
| ▪ Lockleys Road   | ▪ Killora Road    | ▪ Stuart Street |
| ▪ Cloudy Bay Road | ▪ Lighthouse Road |                 |
42. Drain Cleaning:
- |                       |                   |                  |
|-----------------------|-------------------|------------------|
| ▪ William Carte Drive | ▪ Victoria Avenue | ▪ Lutregala Road |
| ▪ Lumeah Road         | ▪ Power Road      |                  |



**C KINGBOROUGH COMMUNITY SAFETY COMMITTEE MINUTES - 24 JUNE 2024**

# MINUTES

## **Kingborough Community Safety Committee**

**Meeting No. 2024-2**

**Monday 24 June 2024**

**Kingborough**

MINUTES of a Meeting of the Kingborough Community Safety Committee held at the Kingborough Council Chambers, on Monday 24 June 2024 at 2:00pm.

#### **PRESENT**

		PRESENT	APOLOGY
Chairperson	Cr Clare Glade-Wright	✓	
Deputy Chairperson	Cr David Bain	✓	
<b>Members:</b>	Mr Michael Brough	✓	
	Mr Jarrod Coad	✓	
	Ms Kate Lucas		X
	Mr David McLoughlin		X
	Mr Keith Pardoe		X
	Ms Colleen Ridge		X
Tasmania Police	Insp Colin Riley	✓	
Kingborough Access Advisory Committee Representative	Dr Don Hempton	✓	
Kingborough Bicycle Advisory Committee			
<b>Council Officers In Attendance:</b>			
Executive Officer	Anthony Verdouw	✓	
Senior Roads Engineer	Renai Clark		X
<b>Other Attendees:</b>			

#### **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

The Chairperson acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of the land on which we meet, and acknowledges elders past and present.

#### **LEAVE OF ABSENCE**

#### **DECLARATIONS OF INTEREST**

#### **CONFIRMATION OF MINUTES**

MOVED: Don Hempton  
 SECONDED: Jarrod Coad

That the Minutes of the Committee meeting held Monday 29 April 2024 as circulated, be confirmed.

## GENERAL BUSINESS

### 1. Tasmanian Police - Crime and Traffic Statistics

Inspector Riley reported on Kingborough's crime and traffic statistics. He noted that data is publicly available on the TasPolice website.

- Suggested that CCTV be considered on the Firthside bridge and Spring Farm bridge and also the Channel Hwy in Margate.
- Noted that Police have focused on local school crossings at peak times.
- Met with Council staff to work together to curb recent graffiti issues.

### 2. Review Action Items

Open action items generated from previous Committee meetings were discussed and noted.

### 3. Safety Related Service Requests

Mike Brough raised issue of crossing points in Central Kingston which are not pedestrian priority and subsequent confusion amongst community about pedestrian priority at crossings.

*ACTION 1: Clare to raise the issue of inconsistent pedestrian crossing priorities in Central Kingston with relevant Council Officers.*

### 4. Community Feedback Review

Clare provided update on consultation feedback and the Committee discussed a plan moving forward.

- 17 responses from community received.
- Suggested possibility of scanning Council complaints and incoming correspondence for safety concerns and themes in the community to get a broader view of concerns.
- Suggested safety for children getting to school is a theme the Committee could pursue further in liaison with Police and Council staff.

*ACTION 2: Invite Community Services officers to next meeting to assist with discussions around youth services and anti-social behaviour.*

*ACTION 3: Clare to follow up regarding national safe journey to school campaigns and available resources.*

*ACTION 4: Clare to write follow up email to the local schools regarding safe journeys to school.*

*ACTION 5: Clare to liaise with Council staff regards safety themes from complaints and incoming correspondence.*

### 5. Correspondence

- Mail from resident RE: Spring Farm home invasion – 4 June 2024



- Letter to Minister for Transport – Huon Hwy / Leslie Road Intersection Speed Limit – 11 June 2024

6. Motions from previous meeting

Motions were brought to the 20 May 2024 Council meeting with minutes from meeting below:

**15.4 KINGBOROUGH COMMUNITY SAFETY COMMITTEE**

*Moved:* Cr Clare Glade-Wright

*Seconded:* Cr Amanda Midgley

*That Council*

- Notes the minutes of the Kingborough Community Safety Committee.*
- Requests officers to continue liaison with LGAT and TasPolice regarding a policy and MOU for Council's CCTV network.*
- Write a letter to the Department of State Growth, noting previous correspondence and ongoing community concerns, and request that they consider a formal submission to the Transport Commission to reduce speed limits through the Leslie Road intersection and north into Kingston from 100km/h to 80km/h until such time that the intersection is upgraded and reconstructed.*
- Request an estimated completion date for the CCTV project from LGAT. If LGAT advises this project will not be completed by 31 August 2024, Council commence development of their own CCTV Network MOU model with TasPolice.*

*In Favour:* Crs Paula Wriedt, Clare Glade-Wright, Aldo Antolli, David Bain, Kaspar Deane, Amanda Midgley, Mark Richardson and Christian Street

*Against:* Crs Gideon Cordover and Flora Fox

**CARRIED 8/2**

7. Other Business

**NEXT MEETING**

The next meeting of the Committee is Monday, 19 August 2024 at 2pm at Council Chambers.

**CLOSURE:** There being no further business, the Chairperson declared the meeting closed at 3.05pm

Meeting Action Items						
Meeting #	Action Number	Description	Responsibility of	Due Date	Action Undertaken	Complete
2024-2	1	Clare to raise the issue of inconsistent pedestrian crossing priorities in Central Kingston with relevant Council Officers.	Cr Glade-Wright	August 2024		
2024-2	2	Invite Community Services officers to next Committee meeting to assist with discussions around youth services and anti-social behaviour.	Anthony Verdouw	August 2024		
2024-2	3	Clare to follow up regarding national safe journey to school campaigns and available resources.	Cr Glade-Wright	August 2024		
2024-2	4	Clare to write follow up email to the local schools regarding safe journeys to school.	Cr Glade-Wright	August 2024		
2024-2	5	Clare to liaise with Council staff regards safety themes from complaints and incoming correspondence.	Cr Glade-Wright	August 2024		
Meeting Items Reviewed/Actioned						
Meeting #	Action Number	Description	Responsibility of	Due Date	Action Undertaken	Complete
2024-1	1	Cr Glade-Wright to follow up with staff regarding the possibility of an online survey (prepared by Committee members) and details around the proposed social media post	Cr Glade-Wright	June 2024	No.	✓

2024-1	2	Cr Glade-Wright to draft letters and media content for Committee review.	Cr Glade-Wright	June 2024	Complete and letters sent to schools - 1/5/24	✓
2024-1	3	Inspector Riley to provide feedback on enforcement on Leslie Road to next Committee meeting following the reinstatement of the 60km/h speed limit signage.	Inspector Riley	June 2024	Feedback provided to the Committee	✓
2024-1	4	Cr Glade-Wright to ask Communications Advisor if a brochure on the Committee can be prepared to share with community members on the day.	Cr Glade-Wright	June 2024	Didn't happen.	✓
2024-1	5	Renai to provide advice on Old Station Road / Coningham Road intersection give way priorities.	Renai Clark	June 2024	Works will be planned in the summer months to change the priority.	✓
2023-5	1	Cr Glade-Wright to liaise further with Council staff regarding TasNetworks approval for the CCTV camera on TasNetworks pole at Blackmans Bay Beach.	Cr Glade-Wright	December 2023	Staff continuing discussions with TasNetworks.	✓
2023-5	2	Inspector Riley to follow up traffic enforcement in the Leslie Vale area and report back to the Committee.	Inspector Riley	December 2023	No heavy vehicles were detected exceeding the 40km/h 10 tonne and over speed limit on Leslie Road. There were only a small number of standard passenger vehicles detected exceeding the 70km/h speed limit.	✓
2023-4	1	Cr Glade-Wright to follow up if concerns around the Huon Highway/Leslie Road intersection can be elevated on behalf of KCSC and potentially a meeting be arranged with the Mayor and State Minister to discuss the issues.	Cr Glade-Wright	16/10/23	Mayor sent follow up letter to the Minister and the minister has replied, per meeting Correspondence	✓
2023-4	2	Staff to follow up with State Growth if there is any stakeholder input regarding the placement of the new traffic cameras.	Anthony Verdouw	16/10/23	State Growth advised the there is a form for recommendations for new speed camera locations.	✓
2023-3	1	Council staff to contact Leslie Vale Quarry requesting information on heavy vehicle volumes accessing the site.	Renai Clark	21/8/23	See below.	✓



2023-3	2	Council staff to install traffic counters on Leslie Road west of the Huon Highway intersection to collect traffic data.	Renai Clark	21/8/23	Traffic counters have been scheduled for installation for the last week in August and first week in September. We will provide traffic data for the October meeting. Going to put both sides of Highway now, instead of contacting quarry, so we can measure passenger vehicles and speeds as well.	✓
2023-3	3	Councillor Glade-Wright to follow up potential Kingborough Chronicle article outlining what information to provide when contacting police.	Cr Glade-Wright	21/8/23	Article published in the Chronicle on 15 August 2023	✓
2023-3	4	Inspector Riley to follow up regarding security cameras in the area and report back.	Insp. Riley	21/8/23	Insp. Riley provided an update on security cameras in the Tasmania Police crime and traffic report.	✓
2022-3	4	Staff to follow up why yellow no parking lines have not been reinstated at Village Drive intersection.	Works Depot	15/8/22	The linemarking has now been completed.	✓
2021-6	2	Investigate northern end of Auburn Rd and assess whether extending yellow no parking lines are warranted. Staff to investigate and assess if extending yellow no parking lines are warranted at the Church Street end of Auburn Road.	Renai Clark	20/02/23	The linemarking has now been completed.	✓
2023-1	1	Staff to write to State Growth to clarify responsibilities for operation and maintenance of lights in the underpass at the Summerleas/Channel Hwy (KFC) Roundabout, noting TasPolice also have concerns with lack of lighting at underpass.	Anthony Verdouw	17/4/23	State Growth have replied indicating they maintain and manage all lighting in pedestrian underpasses on State roads or highways. Their maintenance contractor repairs outages and has been notified to address any issues at the KFC roundabout.	✓
2023-1	2	Staff to add Christopher Johnson Carpark (Tyndall Rd side) of Kingston Beach, Auburn Road and Hutchins Road intersection and Maranoa and Denison Street intersection to new public lighting request register.	Anthony Verdouw	17/4/23	Added and inspected.	✓

2023-1	3	Cr Glade-Wright to follow up with staff regarding wording for a motion to present to the Committee at the next meeting around funding for linemarking and improving the renewal of faded linemarking in the municipality.	Cr Glade-Wright	17/4/23	Motion in regard to Linemarking prepared.	✓
2023-1	4	Staff to clarify why Gormley Drive gate is now open permanently.	Anthony Verdouw	17/4/23	<p>Staff advised that the gate is now kept open for safety reasons. With the move of the Kingston High School to the KSC Precinct and increase in the number of major events at the Sports Centre, it is preferable to have users of the Twin Ovals and Lightwood Park accessing/exiting their grounds via Gormley Drive rather than adding to the traffic/pedestrian conflicts on Kingston View Drive. Given the high number of pedestrians crossing Kingston View Drive from the carpark opposite the Sports Centre, it is desirable to have less traffic travelling through the conflict zone.</p> <p>In addition, we have been advised that emergency services attending an incident at the Twin Ovals require the boom gate to be open as it is the most direct route available.</p>	✓
2023-1	5	Staff will provide an update on the Channel Hwy Motorcycle Safety Audit at the next Committee meeting and/or request someone attend from the audit panel.	Anthony Verdouw	17/4/23	The event was a workshop facilitated by Safe Systems Solutions – they will now prepare a report for DSG with recommendations.	✓
2022-6	1	To eliminate ambiguity with the Action Items table and the Complete column being ticked when there were still outstanding actions it is requested that an additional column titled Action Undertaken be added.	Anthony Verdouw	20/2/23	Column added.	✓

2022-6	2	Staff to investigate locations of existing speed signage on Huon Road between Sandfly Road, Longley and Huon Highway, Lower Longley.	Renai Clark	20/2/23	The roads have been inspected and missing speed signage noted. Google Street View imagery from 2007 has been reviewed. The only signage existing then was END 60 at the bridge on Huon Road near to the Sandfly Road junction. This indicates that the speed limit would have been the Kingborough default of 90. Staff will need to liaise with Department of State Growth to determine what the correct speed limits are and the locations of new signs.	✓
2022-4	2	Staff to follow up if it's possible to place two speed trailers on the Kingston Bypass/Southern Outlet during an upcoming school holiday period.	Renai Clark	12/12/22	<p>The speed trailers were not able to be utilised over the Summer holiday period as they have been in the workshop waiting for repairs.</p> <p>But it is a timely opportunity to remind the committee that the speed trailers were purchased under a grant application titled "Safe Speeds for Schools". The primary purpose of the speed trailers is to encourage motorists to drive slowly within school zones to improve safety for pedestrians. They were not intended to be used as traffic calming devices on higher speed state roads. Further, the operational budget for deploying the trailers only covers the cost for the school sites. DSG is now regularly deploying Speed Camera trailers throughout their road network.</p> <p>Given the above factors it is considered by staff that the school speed trailers should not be deployed on the Kingston Bypass/Southern Outlet or other locations</p>	✓



					during school holiday periods.	
2022-4	3	Staff to review the speed limit review checklist and forward to local community groups for information. A draft Speed Limit Review Guidelines was presented to the Committee. The Committee is to provide feedback.	Anthony Verdouw/Renai Clark	10/10/22	Finalise feedback and distribute to Community Forum	✓

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## Kingborough Community Safety Committee

### Meeting Dates for 2024

*Meetings are where possible held on a Monday every second month at 2pm  
in the Council Chambers, Kingston*

29 April

24 June

19 August

21 October

16 December

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**D      AUDIT PANEL MEETING MINUTES 17 MAY 2024**



**AUDIT PANEL  
MINUTES**

**17 May 2024**



MINUTES of the Kingborough Council Audit Panel held at the Council Chambers on Friday, 17 May 2024 at 8.00 am.

**PRESENT:**

		PRESENT	APOLOGY
Chair	Mr P McTaggart	Y	
	Mr P Viney	Y	
	Ms C Millar	Y (via Teams)	
	Cr D Bain	Y	

**IN ATTENDANCE**

Mayor P Wriedt  
Councillor F Fox  
Chief Executive Officer  
Director People and Finance  
Manager Finance  
Chief Information Officer  
WLF Internal Auditors  
TAO  
Crowe

Mr D Stewart  
Mr D Spinks  
Mr T Jones  
Mr F Moulton  
Ms A Leis  
Mr D Bond  
Ms A Flakemore

**WELCOME:**

The Chair welcomed the Panel and Cr Fox and the CEO Mr D Stewart.

**APOLOGIES**

Nil

**DECLARATIONS OF INTEREST**

The Chair advised that he had been appointed to the West Coast Council Audit Panel.  
Mr Viney advised that he had been appointed to the West Coast Council Audit Panel and is no longer a Director or Chair of Taz Drones Solutions.  
Ms Millar advised she has been appointed to the Derwent Valley Council Audit Panel.

**CONFIRMATION OF MINUTES**

With a minor correction to the apologies recorded, the Panel endorsed the minutes of the Kingborough Council Audit Panel meeting of 16 February as a true and correct record.

**ACTION LIST**

**Action List**

One item on the Action List was noted as not due until October 2024. All other actions were noted as complete.

**INTERNAL AUDIT**

Ms A Leis from WLF joined the meeting at 8.07 am.

**Privacy internal audit report**

Ms Leis spoke to the review of council policies, procedures and systems for managing, handling and protecting personal information based on obligations under privacy law. This was Council's first review of this area.

The findings of the review were positive with the privacy management framework considered to be sound and supported by a risk averse, conservative approach to privacy by staff. Discussion included consideration of CCTV and access protocols with Tas Police and progress toward a sector wide memorandum of understanding with Tas Police.

Management's internal audit effectiveness survey was noted with a rating of 3 (met overall expectations).

Mr Moulton left the meeting at 8.30 am.

**Internal Audit work plan**

Following consideration at the last meeting an updated three year internal audit work program was tabled. Discussion considered removing the IT security and cyber risk review, and replacing with a financial sustainability audit.

An updated draft program will be tabled at the August Panel meeting. WLF to work with management on the scope for the financial stability audit with an appropriate timing.

**Internal audit status report**

The Panel noted the status report indicating the 2023/24 program is complete.

**Internal Audit Recommendations Tracker**

The Panel reviewed the action items under the internal audit recommendation tracker.

**Panel and Internal Auditor Annual Review**

The Audit Panel and the Internal Auditor, without management present, discussed the internal audit process.

Mayor Wriedt joined the meeting at 9.04am. Ms Leis left the meeting at 9.07 am.

**EXTERNAL AUDIT**

Ms Flakemore joined the meeting at 9.08 am.

**TAO Recommendations Tracker**

The Panel noted the tracker update. It was noted there had been good progress on the documentation of financial procedures and controls. The Panel discussed the capitalisation of capital work in progress and noted an estimate of the depreciation impact had been included in the 23/24 end of year underlying result forecast, and in the draft 24/25 budget. It was noted the TAO had issued a guidance paper on the issue of accounting for leased property as a lessor.

Mr Bond joined the meeting at 9.10 am.

**Audit Strategy 2024**

Ms Flakemore and Mr Bond spoke to the audit strategy for the upcoming audit. This was noted by the Panel.

Ms Flakemore and Mr Bond left the meeting at 9.20 am.

**KEY MATTERS – COUNCIL MEETINGS OVERVIEW**

The Panel noted:

- The proposed 2024/25 budget recommendation;
- Jack Jumpers high performance facility proposal; and
- Status of local government review reform.

**RISK MANAGEMENT & BUSINESS CONTINUITY UPDATE****Risk management**

The Panel noted management's review of the strategic risk register had been deferred and the risk workshop with the Council will be completed when the CEO has settled into the role.

**Insurance**

The Panel noted the insurance portfolio renewal report.

**IT Security and Policy Breaches**

Nil breaches to report.

**REGULATORY/GOVERNANCE UPDATES****Financial report December 2023**

The Panel noted the March finance report tabled at Council in April.

**Budget and Long Term Financial Plan update**

The Panel discussed the status of the draft 2024/25 budget and Long Term Financial Plan and the steps taken (subject to Council approval) to improve the Council's financial situation. It was noted that the Long Term Financial Plan is due to be reviewed at the October Audit Panel meeting.

**Annual Work Plan**

The annual work plan 2024 was noted.

**Upcoming Education Events**

The Chair noted his attendance at the TAO senior management and members of audit committees information session.

**OTHER BUSINESS**

Nil.

**ACTION LIST**

Meeting	Item	Responsibility	Due Date
Oct 2023	Consultation and engagement update report in 12 months time (October 2024 meeting).	Director Governance, Recreation and Property Management and Coordinator Community Resilience/Municipal Emergency Management Coordinator	October 2024
May 2024	WLF to work with management on the scope for the financial stability audit with an appropriate timing.	Director People and Finance and WLF	August 2024



**CLOSURE**

There being no further business the Chair declared the meeting closed at 9.58 am.

Confirmed as a true and correct record:

.....  
Chair,  
Audit Panel

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**E COMPLAINTS REGISTER 1 APRIL 2024 TO 30 JUNE 2024****File Number:****Author:** Stephanie Velini, Business Improvement Officer**Authoriser:** Fred Moul, Chief Information Officer

In accordance with *Policy No. 1.20 Complaints Management Policy*, the following summarises the complaints lodged with Council during the period 1 April 2024 to 30 June 2024. This information excludes complaints managed outside of this policy.

Complaints are analysed to identify trends and potential issues, for the purpose of improving administration and delivery of services relating to the complaints.

<b>Service Type</b>	
Community Services	1
Compliance	2
Roads & Stormwater	6
Transform Kingston	1
Waste Services	177
Works Department	8
<b>Total</b>	<b>195</b>
<b>Issue Type - Category of complaint on lodgement</b>	
Cost of services and fees	1
Council assets and infrastructure	7
Council contractor action / behaviour / service	2
Council officer action / behaviour / service	3
Council procedure / process	1
Damage to private property	2
Delay in delivering a service	1
Delay in responding to a customer	1
Lack of action taken	3
Lack of communication / consultation	6
Missed bin collections (approx. 330,000 collections/quarter)	175
Policy or decision made by Council, Council staff or a Council contractor	1
Quality of action taken	6
Quality of decision made	2
Quality of interaction	2
Reputational risk	1

**Investigation Type - How the complaint was dealt with**

Tier 1 - resolved at first point of contact	186
Tier 2 - required further investigation	9
Tier 3 - internal review of the complaint decision requested	-
Tier 4 - external review of the complaint decision requested	-

**Outcome of the complaint**

Acknowledgement and/or apology provided	5
Explanation of a decision or action or intention	13
Missed bin collections (approx. 330,000 collections/quarter)	175
Repair / rework / replacement / refund	2
Request for service, not a complaint	1
Counselling, disciplining, discussion and/or training of staff	2
Complaint / investigation not yet finalised	3

**Outcome of internal review**

Original resolution was upheld	-
Original resolution was partially upheld	-
Original resolution was not upheld	-

**Service Improvements - How the issue can be avoided in the future** 1

Process, program or service review identified: Internal review and discussion regarding communication standards and response times.

**Service Delivery Compliments / Expressions of Appreciation** 8