

**Response to regional policies contained in Part C of Living on the Coast -  
Cradle Coast Regional Land Use Strategy 2010 – 2030 (operative date 9 May 2018)**

**2. Wise Use of Resources – respect for what is valued**

	Policy	Planning Authority's response
2.3	Land Use Policies for a Changing Climate	
a	Promote outcomes which reduce carbon emissions and increase energy efficiency in a manner consistent with and appropriate to furthering declared Commonwealth and State policies and targets.	These outcomes are beyond the scope of the LPS.
b	<p>Promote compact and contained settlement centres which allow reduced dependency on private vehicle use and the length of daily journeys by providing communities with ready local access to daily needs for employment, education, health care, retail and personal services and social and recreation facilities, including –</p> <ul style="list-style-type: none"> <li>i. a greater mix and less dispersal or segregation in the nature and distribution of land use</li> <li>ii. provision of local activity centres where there is a concentrated mix of activity for shopping, working, studying, recreation and socialising clustered at readily accessible locations</li> <li>iii. improvement in the level of internal connectedness and convenience for pedestrian, cycle and public transport options</li> <li>iv. increase in urban densities for residential and commercial use v. location of employment opportunities within a greater number of centres and at a rate commensurate with local need</li> <li>vi. minimise expansion at the urban fringe and creation of rural residential clusters in remote or poorly connected locations</li> </ul>	<p>Residential expansion is beyond the scope of the WWC LPS. Section 3 of the LPS Supporting Report identifies a strategic zone change to tuck and pull the Wynyard General Business zone, in order to connect the CBD with the waterfront and encourage a mix of uses. This is offset by pulling back at the western and southern extents.</p> <p>There has also been a consolidation of the General business Zone in Somerset.</p> <p>There has been no expansion of residential zones, however some properties previously zoned Rural resource are proposed for residential zones, to reflect use and development. A direct transition would be continuing a practice of inappropriate zoning. These examples are at Doctors Rocks, where residential lots varying from 600m<sup>2</sup> to 1400m<sup>2</sup> are recommended for Low density Residential zoning, and Shepperds Lane, Elliott, where a rural residential zone subdivision has historically not been zoned for that purpose. All the lots are 2.5ha and have dwellings, and it is recommended to zone this area Rural Living B.</p> <p>Neither of these zone changes will facilitate further residential development or expansion.</p>
c	Facilitate opportunity for resource processing, manufacturing and utility development in locations which minimise distances for freight transport, energy distribution and journey to work	No new areas for industry are provided, however an area of General Industrial in close proximity to the General Residential zone has been converted to Light Industrial to reduce potential for conflicts. The existing development in this area (Reservoir Drive, Wynyard) is also more in keeping with the Light Industrial zone. The majority of businesses are storage, mechanical and transport related.
d	Promote energy efficient urban places and facilitate energy efficient buildings through design and construction requirements for subdivision layout, building disposition,	This is provided for in the SPPs.

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
	and the use of materials and landscaping which maximise solar access and natural lighting, natural heating, cooling and ventilation, and the use of low energy and recovered materials, energy and resources	
e	Facilitate non-carbon energy alternatives, renewable energy and energy recovery projects which enhance transition to a carbon-neutral society, including –  i. stand-alone commercial scale installations in locations where there will be an acceptable level of impact on cultural, economic and natural resource values and on the amenity of designated sensitive use areas  ii. installations forming a directly associated and subservient part of a use or development  iii. domestic-scale installations in all locations	The SPPs contain provisions for the development of wind farms and solar arrays. The Attenuation Code provides for appropriate siting of turbines.
f	Facilitate carbon capture and storage, including by geological sequestration, soil carbon in agriculture, reforestation and control on the clearing of vegetation.	No permit is required for re-forestation. Large scale land clearing is controlled through the Forest Practices Authority.
g	Apply sound risk management practices.	The SPP includes an Attenuation Code that sets separation distances to reduce potential for conflicts. WWC has chosen not to map the attenuation areas in the LPS.
2.4	Land Use Policies for Water Management	
a	Use catchments as the ecological and hydrological unit of meaningful scale for planning and land management	The Natural Assets Code contains the Waterway and Coastal Protection Area which recognises all forms of waterways and wetland areas. The code ensures development does not impinge on the natural movement and operation of waterways and wetlands. The Waterway and Coastal Protection Areas are mapped in the LPS.
b	Identify the surface water and ground water features, hydrological function, and natural features and areas necessary for the ecological and hydrological integrity of catchments	See above
c	Require catchments, natural water courses and water bodies be adequately buffered against likelihood for resource development, economic activity, utilities and settlement to have adverse effect on –  i. existing and known likely drinking water supplies  ii. surface water, ground water, and water bodies susceptible to impact due to extraction of water or the addition of nutrients, sediments and pollutants  iii. hydrological function of water, including its chemical and physical properties, and its biological interaction with the environment.	See above

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
d	Limit modification of natural drainage systems, including change in channel alignment and in the nature of the stream beds and flow rates	See above
e	impact on water quality by runoff from adjacent use or development (sic)	See above
d (sic)	Promote sustainable water use practices including water harvesting and recycling such as Water Sensitive Urban Design for stormwater and waste water	This is beyond the scope of this process.
e (sic)	Require retention and rehabilitation of native vegetation within riparian and foreshore areas	The Natural Assets Code in the SPP contains provisions for the consideration of riparian and foreshore vegetation.
f	Require urban and rural land use or development incorporate measures to manage diffuse and point source pollution from stormwater and waste water discharge in accordance with the <u>Tasmanian State Policy on Water Quality Management 1997</u> and the <u>Tasmanian State Stormwater Strategy 2010</u> .	The Natural Assets Code in the SPP contains provisions for stormwater and wastewater discharge into watercourses and wetlands.
2.5	Land Use Policies for Land	
a	Recognise land is an (sic) irreplaceable and exhaustible resource	See below.
b	Ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social for the region's communities benefit at least cost to natural values	See below.
c	Identify land for <ul style="list-style-type: none"> <li>i. protection and conservation</li> <li>ii. primary production</li> <li>iii. economic activity</li> <li>iv. settlement</li> <li>v. community, transport and utility infrastructure</li> <li>vi. tourism and recreation</li> </ul>	<p>This process has been limited, as the LPS for WWC is primarily a transition from the Waratah-Wynyard Interim Planning Scheme to the LPS. Some strategic zoning changes have been made based on recommendations from Council's Central Area Development Strategies. However, land use patterns have generally remained static.</p> <p>See zone discussion in Section 3 of the LPS Supporting report relating to the considerations behind the application of the Agriculture, Rural, Landscape Conservation, and Environmental Management Zone. Zones have been chosen to allow the best management of these values.</p>
2.6	Land Use Policies for Air	
a	Maintain standards for natural air quality within the Region	The Attenuation Code of the SPP specifically addresses the management of dust. WWC has chosen not to map the attenuation areas in the LPS.
b	Promote development which satisfies or exceeds applicable regulatory standards for air quality	This is beyond the scope of this process.
c	Buffer development with potential to create adverse effects by nuisance and pollutant emissions from settlement areas	The Attenuation Code of the SPP specifically addresses the management of dust. WWC has

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
		chosen not to map the attenuation areas in the LPS.
2.7	Land Use Policies for Conservation	
a	Acknowledge natural conservation value is inherent in all terrestrial and aquatic environments	This is beyond the scope of the LPS drafting.
b	<p>Recognise land is declared under the legislation of the Commonwealth and of the State of Tasmania for –</p> <ul style="list-style-type: none"> <li>i. comprehensive, adequate and representative natural areas are given long-term protection in formal reserves for the maintenance of biological diversity, ecological process and geological feature</li> <li>ii. areas outside formal reserves which compliment, link or enhance areas of conservation status, regional identity or local character are managed to retain natural values and function</li> <li>iii. settlement and development on land adjacent to areas of conservation value is sited and managed to avoid adverse effect on natural values and processes</li> </ul>	Crown land that has changed its reserve status to a reserve created under the Nature Conservation Act 2002 has been converted to the Environmental Management Zone as per the Guidelines. Private land adjoining these areas that is zoned Rural Resource under the Waratah-Wynyard Interim Planning Scheme has been considered for conversion to the Rural Zone.
c	<p>Require use or development of land within or in the vicinity of a declared conservation area is to be consistent with the outcomes intended in the applicable statutory management plan for such reserve, including as from time to time applying for –</p> <ul style="list-style-type: none"> <li>i. Tasmanian Wilderness World Heritage Area</li> <li>ii. Savage River National Park</li> <li>iii. Rocky Cape National Park</li> <li>iv. Cradle Mountain/Lake St Clair National Park</li> <li>v. Franklin/Gordon Wild Rivers National Park</li> <li>vi. South West National Park</li> <li>vii. Narawntapu National park</li> <li>viii. Arthur Pieman Conservation Area</li> <li>ix. The Nut Reserve</li> <li>x. Dial Range Reserve d.</li> </ul>	See above.
d	Promote settlement and land use decisions which integrate with the Cradle Coast Natural Resource Management Strategy	No significant strategic rezoning is possible in this process to consider this Strategy. Rezoning have been limited to recommendations from the Central Area Development Strategies. The central areas would not be impacted by this strategy.
e	Support sustainable economic use of bio-resources occurring in native forests, water ways and aquatic environments	This is beyond the scope of this process.
f	Require settlement development and growth has regard to likely adverse effect on areas of natural conservation value,	This is included in the SPP's and the associated mapping in the LPS, with the data supplied by State agencies.

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
	including remnant vegetation, waterways and water bodies, and coastal systems	
g	Restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest vegetation communities declared under the Nature Conservation Act, coastal wetlands, and remnant and appropriate cultural vegetation within settlement areas	Where possible, zones which provide consideration of natural values have been applied to areas of significant conservation value. Additionally, priority vegetation areas are included in the Natural Assets Code maps in the LPS.
h	<p>Avoid fragmentation and bisection of areas of identified natural conservation value and retain appropriate connecting habitat corridors between individual areas of natural conservation value</p> <ul style="list-style-type: none"> <li>i. Consider the likely impact of climate change on areas of natural conservation value, including need for measures to –</li> <li>ii. retain and expand areas of remnant native vegetation, biological corridors, contiguous waterways, and off-stream wetlands</li> <li>iii. address the exposure and vulnerability of natural systems to future or enhanced levels of risk from the consequences of climate change, including provision of additional areas for habitat migration.</li> </ul>	See above.
2.8	Land Use Policies for Coastal Management	
a	Place limits on the expansion of urban and residential use and development within the coastal zone to avoid linear settlement patterns and encroachment onto areas of intact coastal environment	No new areas for residential development or expansion have been zoned.
b	Require new use or development within areas of intact coastal environment are dependent on a coastal location for operational efficiency	As above.
c	Minimise or avoid use or development in areas subject to high levels of coastal hazard	The SPPs provide codes which address these coastal issues. These areas are mapped in the LPS from data provided by state agencies.
d	Protect ecological and cultural values of foreshore, coastal reserve, wetland, dune, and estuary areas from adverse effect and encroachment by development on land in the vicinity, including RAMSAR wetlands and significant coastal wetlands such as Robbins Passage and Boullanger Bay	As above.
e	Require intensification and redevelopment within established settlements ensure continued and undiminished physical and visual public access to beaches, headlands and waterways	As above.
2.9	Land Use Policies for Cultural and Historic Heritage	
a	Recognise and conserve the importance of natural geological and biological heritage for both indigenous and European communities.	The SPP's do not recognise indigenous heritage. European Heritage is considered under the Local Historic Heritage Code, however, this code has not been used in the WWC LPS.

	Policy	Planning Authority's response
b	Recognise and promote understanding of Aboriginal heritage, including places, features, landscapes and items of spiritual and cultural significance and identify measures to consider and resolve values of importance for Aboriginal communities in accordance with statutory requirements.	See above
c	Recognise and promote understanding of the Region's historic cultural heritage places, including significant buildings, structures, works, relics, towns and localities.	See above
d	Rely on the scope and accuracy of statutory archaeological and heritage registers to identify all buildings, items, landscapes, places, precincts and relics of scientific, aesthetic, architectural and historic interest or otherwise of special cultural value of national, state and local significance.	There are no local heritage sites in the WWC LPS, as local studies have not been undertaken to identify the sites. There are no heritage sites mapped in the Interim Planning Scheme either, therefore there is no detail to be transitioned into the LPS.
e	Facilitate sympathetic re-use of historic heritage assets through planning incentives and design requirements.	The Local Historic Heritage Code contains provisions relating to these considerations.
f	Promote settlement and development compatible with the underlying heritage values of a location.	There are no local heritage sites in the WWC LPS, as local studies have not been undertaken to identify the sites. There are no heritage sites mapped in the Interim Planning Scheme either, therefore there is no detail to be transitioned into the LPS.

### **3 Support for Economic Activity – a diverse and robust economy**

	Policy	Planning Authority's response
3.3	Land Use Policies for Economic Activity and Jobs	
3.3.1	Economic Activity	
a	Facilitate supply of employment land in all settlement areas for industrial, business and institutional use including in residential locations	This process has been limited, as the LPS for WWC is primarily a transition from the Waratah-Wynyard Interim Planning Scheme to the LPS. Some strategic zoning changes have been made based on recommendations from Council's Central Area Development Strategies. However, land use patterns have generally remained static.  See zone discussion in Section 3 of the LPS Supporting report for specific examples.
b	Recognise the implication of enhanced capacity in digital communication to diminish location dependencies for economic activity and provide the Region with competitive equality and opportunity for new business ventures in non-traditional sites	This is beyond the scope of this process.
c	Ensure locations for employment use accommodate new forms and changing patterns of economic activity	This is beyond the scope of this process.
d	Promote provision of employment land in locations where – i. land is physically capable of development	There are no proposed changes to the locations of "employment land".

	Policy	Planning Authority's response
	<ul style="list-style-type: none"> <li>ii. transport access and utilities can be provided at reasonable economic, social and environmental cost</li> <li>iii. there is a access to resource, energy, communication, and workforce</li> <li>iv. sufficient separation can be provided to buffer impact on natural values, economic resources and adjoining settlement</li> </ul>	
e	Protect designated economic activity and employment lands against intrusion by alternate forms of use or development	The SPP zones provide setback provisions between conflicting zones, and the transition of zones will ensure no new conflicts.
f	Indicate necessary infrastructure must be planned or available and protected to support current and forecast employment needs	This is beyond the scope of this process.
g	Convert employment land to non-employment use only where – <ul style="list-style-type: none"> <li>i. the land is not required for the employment purpose for which it is designated; or</li> <li>ii. the land is incapable of effective use for employment purposes over the long-term; and</li> <li>iii. conversion will not adversely affect the overall efficiency of other employment land in the vicinity;</li> <li>iv. there is a need for the conversion; and</li> <li>v. the land is suitable for the proposed alternative purpose</li> </ul>	There has been limited rezoning based on the recommendations of the Central Areas Development Strategies, but none of the changes have resulted in converting employment land into non-employment land.
3.3.2	Natural Bio-Resource Production	
a	identify land significant for bio-resource use	The transitioning process from the Interim Planning Scheme to the LPS has not identified land for bio-resource use.
b	limit encroachment or intrusion by use or development that will compromise efficiency for – <ul style="list-style-type: none"> <li>i. habitat for wild fisheries such as tidal, inter-tidal and freshwater wetlands, estuaries, seagrass and marsh areas and other fish breeding and nursery grounds, including the aquaculture and marine farming operations at Macquarie Harbour, Smithton and Port Sorell</li> <li>ii. timber production in State forests, Private Timber Reserves, and plantation forests, including for transition from old growth production</li> <li>iii. adventure and nature based tourism</li> </ul>	<p>The Water and Coastal Protection Area, and the Future Coastal Refugia Area of the Natural Assets Code provide limitations to development adjacent these tidal and inter-tidal areas which are primarily used for primary production.</p> <p>The Rural Zone has been applied to land dedicated to agroforestry where possible.</p> <p>Adventure and nature based tourism is compatible with all zones except for Agriculture which is largely absent in areas where these activities take place.</p>
c	support multiple use of forest areas for production, recreation and nature based tourism and conservation	This is beyond the scope of this process.
d	provide for land based support and processing activity in connection with off-shore aquaculture and marine farming	The SPPs accommodate these uses.

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
e	promote land-based aquaculture development where there are low levels of environmental risk	The SPPs accommodate these uses.
3.3.3	Agricultural Production	
a	identify land significant for agriculture in the Region as not less than the entirety of the land which is currently available to and developed for agriculture	See discussion in Section 3 of the LPS supporting report which relates to the application of the Rural and Agriculture zone to best suit the capacity of the land.
b	exclude use or development that has no need or reason to locate on land significant for agriculture	See above.
c	indicate agriculture dependent on the soil as a growth medium is the priority use on land significant for agriculture	See above.
d	facilitate new forms and changing patterns of agricultural use on land that is not significant for agriculture, including controlled environment and feed lot agriculture	See above.
e	protect and buffer agriculture against incompatible use which may conflict and constraint potential for sustainable production	See above.
f	ensure industries which support and service agricultural production are able to diversify, adjust, innovate and value-add	See above.
g	land significant for agriculture is not excluded from agricultural use unless for -  i. settlement in accordance with an approved settlement strategy; or  ii. an alternate economic use where  iii. necessary to operational efficiency  iv. the impact on loss of land for agricultural use and on adjacent agricultural use is minimal; and  v. there is no reasonable alternate location which would avoid agricultural land or allow location on agricultural land of a lesser classification;	See above.
3.3.4	Minerals, Construction Aggregate and Stone resource extraction	
a	identify areas of known and prospective significant mineral and aggregate resources in consultation with Mineral Resources Tasmania	Extractive industries are a discretionary use in the Agriculture zone and a permitted use in the Rural zone. These zones cover the great majority of the municipality, particularly the areas known to contain mineral and aggregate deposits.
b	exclude use or development with likelihood to preclude or hinder development of the resource for reasons of public health, safety or environmental impact from land in the vicinity of an identified extraction resource unless extraction is not feasible	The zones mentioned above take into account the possible use of the land for a multitude of uses and their impact.
3.3.5	Sustainable Tourism	



	Policy	Planning Authority's response
a	facilitate tourism operations and facilities in locates that – i. leverage attraction and uniqueness of authentic experience in natural and wild places, including iconic destinations ii. integrate with other economic activity, including agriculture and mining iii. capitalise on natural and cultural heritage and landscapes iv. provide choice and diversity in character, distribution and scale	Tourism is an allowable use in the majority of zones in areas known to be attractive to tourism ventures such as those of natural or cultural beauty.
b	protect attributes which attract and enhance tourism experience in the vicinity of designated tourist trails, identified points of interest and high value environmental, cultural and scenic sites	The SPP is considered to provide adequate provisions to protect these areas.
c	promote nature based and cultural tourist orientated development in conservation and natural value locations	This is beyond the scope of this project.
d	promote tourism incidental to resource, industrial and settlement activity	This is beyond the scope of this project.
e	require tourist facilities are environmentally and socially sustainable with appropriate standards for transport, water supply and waste water infrastructure	This is beyond the scope of this project.
f	integrate tourist experience and infrastructure into settlement centres to support and reinforce economic function	This is beyond the scope of this project.
g	avoid alienation and displacement of local communities and significant change in local character, function and identity	This is beyond the scope of this project.
h	ensure regulatory requirements and approval processes do not unduly direct or restrain the location, nature and flexibility of tourism operations and visitor accommodation	This is beyond the scope of this project.
3.3.6	Visitor Accommodation	
a	facilitate a range of visitor accommodation options	The SPPs have determined the range and limitations of visitor accommodation options.
b	locate high-capacity accommodation in major settlement centres and key tourist locations	This is beyond the scope of this project.
c	designate sites for camping, caravan and mobile home use	This is beyond the scope of this project.
d	restrict permanent settlement within designated tourist sites and facilities	This is beyond the scope of this project.
3.3.7	Energy Generation	
a	promote energy generation and co-generation facilities for alternative energy, renewable and micro-generation	This is beyond the scope of this project.
b	avoid requirements to unreasonably manage visual and nuisance impact of microgeneration systems	The SPP's contain provisions for exemptions for smaller, non-utility scale generation systems.
3.3.8	Manufacturing and Processing	

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
a	recognise distinction between industry with an export focus and industry required to service and support local settlement areas	This is beyond the scope of this project.
b	<p>cluster manufacturing, processing, and bulk storage and handling in locations where there is clear advantage for industry through –</p> <ul style="list-style-type: none"> <li>i. availability of large suitable land sites</li> <li>ii. proximity to resource or workforce</li> <li>iii. secure access to available or planned transport and utility infrastructure</li> <li>iv. established pattern of industrial use</li> <li>v. reasonable ability to buffer against impact on other land uses</li> </ul>	<p>The transitioning process from the Interim Planning Scheme to the LPS has not identified additional land for industrial use. Industrial zones have already been established within the region. The SPP zones and the proposed LPS support the existing use hierarchies described.</p> <p>The WWC LPS has modified the industrial land in the reservoir Drive area to provide an area of Light Industrial zone. Under the Interim planning Scheme, all industrial land is currently zoned general Industrial. This area was selected for change due to proximity to residential zones, and the mix of current uses is more suited to the Light Industrial zone purpose.</p>
c	promote transport and storage activities in locations with access to strategic transport infrastructure and high productivity vehicle access freight corridors, including sea and air ports, major road junctions and rail yards and avoid further dispersal onto new or under-developed networks	This is beyond the scope of this project.
d	enable new discrete sites only where there is need for processing close to source or for significant separation from other activity	The introduction of the Rural zone and its application through the LPS requires consideration of these factors.
e	rationalise and reduce fragmentation of existing industrial land locations to increase efficiency of use and to reduce impact on adjoining lands	<p>Industrial land is well consolidated within the WWC municipal area.</p> <p>However, there is one site of industrial land in the CBD of Somerset. Based on the recommendations of the Central Area Development Strategies, this site has been rezoned to a mixture of General Business and Commercial zones to encourage the relocation of this industrial use.</p>
f	provide land for service and support industries, including trade, construction and fabrication, maintenance, repair, distribution and transport in all settlement areas	
g	segregate local service industries from large-scale manufacturing, process and transport activities	This is beyond the scope of this project.
h	locate new industrial land to avoid adverse impact on other land uses and natural or cultural values or high volume transport routes or facilities and buffer against encroachment	No new industrial land has been created.
i	restrict intrusion by development that may displace industry through competition for cheaper land or by use conflict, including for bulky good and large format retailing and recreation	This is beyond the scope of this project.

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
j	promote small scale value adding industries that compliment primary production, including packing, processing, storage, and tourism	This is beyond the scope of this project.
k	promote on-site energy generation and waste recovery systems	This is beyond the scope of this project.
l	promote flexibility in development requirements to accommodate new forms of manufacturing and processing and change in existing arrangements	This is set by the development standards within the SPP.
3.3.9	Business and Commercial Activity	
a	facilitate convenient access in each settlement area to food and convenience goods retailers and services	This is beyond the scope of this project.
b	promote the distribution of higher order retail goods and services throughout the Region in a manner consistent with recognised settlement patterns and at a scale, type and frequency of occurrence appropriate to settlement size, local consumer demand, and relationship to the wider regional market	This is beyond the scope of this project.
i (sic)	In this regard Devonport, Burnie, Latrobe, Sheffield, Ulverstone, Wynyard, Queenstown, Smithton and Currie will provide regional or district business and commercial service roles in addition to meeting local demand.	The transitioning process from the Interim Planning Scheme to the LPS has not identified a new centre. Business centres have already been established within the region. The SPP zones and the proposed LPS support the existing use hierarchies described.
c	facilitate retail and service provision to complement and enhance the collective drawing power of existing retail and service areas but which does not involve location of major attractors for the express purpose of capturing market share in excess of that warranted by settlement size and relative function in a regional context	This is beyond the scope of this project.
d	promote integration of neighbourhood retail and service provision into residential areas at a scale, location and disposition suitable to service local need	The Central Area Development Strategies have recommended the establishment of a Local Business Zone around the Wynyard IGA supermarket. This zoning acknowledges the significance of this local supermarket, and the zoning allows for future expansion of the site.
e	maintain the integrity, viability and vitality of established centres by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones	This is beyond the scope of this project.
f	promote increased mix of land use, including for housing, within accessible business centres to encourage viability and vitality	The Central Area Development Strategies have recommended linking the General Business zones in Wynyard by using the Urban Mixed Use zone. It is intended to link the Wynyard CBD with the Inglis River waterfront, and a mix of development like retail, food services, visitor accommodation and residential will help achieve that link.

	Policy	Planning Authority's response
g	prevent linear commercial development	This is beyond the scope of this project.
h	prevent leakage of commercial and retail activities from preferred locations by restricting retail sales in other land use areas	This is beyond the scope of this project.
i	provide designated locations for bulky goods and large format retailing, including for vehicle, building and trade supply, and home improvement goods	These areas currently exist within General Industrial and General Business zoned areas, and these zones will transition under the LPS. However, the rezoning of industrial land in the CBD of Somerset to a mixture of General Business and Commercial zones will provide a dedicated area for these types of developments. The Commercial zone is not used anywhere else in the municipality.
j	restrict sale of food, clothing and carry away consumables through bulky goods and large format retail outlets located outside town centres	This is beyond the scope of this project but is considered within the provisions of the SPPs.
k	require proposals for major business or commercial development outside designated town centres be supported by need, absence of suitable alternative sites	This is beyond the scope of this project.
3.3.10	Micro-Enterprises	
a	facilitate location in association with other land use, including home-based business in housing areas where scale and nature will not adversely affect domestic character	This is beyond the scope of this project but is considered within the provisions of the SPPs.
b	promote opportunities for lifestyle and creative enterprise	This is beyond the scope of this project.
c	require micro-enterprise to locate on designated industrial or business land only where of a scale or nature inappropriate for alternate areas	This is beyond the scope of this project.

#### **4. Places for People –liveable and sustainable communities**

	Policy	Planning Authority's response
4.3	Land Use Policies for Managing Growth and Development	
4.3.1	Urban Settlement Areas	
a	Assume a low growth scenario under which demand is driven by internal population change and low rates of inward migration	The transitioning process from the Interim Planning Scheme to the LPS has not identified additional land for residential use. Residential zones have already been established within the municipality.
b	Promote established settlement areas as the focus for growth and development	This is beyond the scope of this project.
c	Promote optimum use of land capability and the capacity of available and planned infrastructure service	This is beyond the scope of this project but is considered within the provisions of the SPPs.
d	Match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not exceeding 20 years	This is beyond the scope of this project.

	Policy	Planning Authority's response
e	<p>Accommodate growth and development for each of the centres identified in Table B4.5 through either –</p> <ul style="list-style-type: none"> <li>i. A <i>Stable Growth Strategy</i> which promotes growth and development within the established boundaries of the nominated settlement area without priority for intensification; or</li> <li>ii. A <i>Contained Growth Scenario</i> (sic) which promotes a mix of intensification and strategically planned expansion on the established boundaries of the nominated settlement centre</li> </ul>	This is beyond the scope of this project.
f	<p>Provide a pattern of settlement which maintain –</p> <ul style="list-style-type: none"> <li>i. Separated towns, villages and communities</li> <li>ii. Visual and functional transitional space between each individual centre</li> <li>iii. Absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage</li> </ul>	This is beyond the scope of this project.
g	<p>Implement structure plans and regulatory instruments for each centres which –</p> <ul style="list-style-type: none"> <li>i. Identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land, including for intensity of buildings and density of population</li> <li>ii. Identify arrangements for the expansion of urban boundaries when – <ul style="list-style-type: none"> <li>a. There is insufficient capacity within existing designated land to accommodate forecast growth</li> <li>b. Areas of expansion are contiguous with established settlement areas</li> <li>c. Sequence of release is progressive from established settlement areas and consistent with the capacity and orderly provision of infrastructure services d.</li> </ul> </li> <li>iii. Embed opportunity for a mix of use and development within each centre sufficient to meet daily requirements for employment, education, health care, retail, personal care and social and recreation activity</li> <li>iv. Avoid encroachment or adverse impact on places of natural or cultural value within the designated urban boundary</li> <li>v. Avoid exclusion or restraint on areas significant for natural or cultural value, resource development or utilities in the vicinity of the designated urban boundary</li> <li>vi. Minimise exposure of people and property to unacceptable levels of risk to health or safety</li> </ul>	This is beyond the scope of this project.

	Policy	Planning Authority's response
	<ul style="list-style-type: none"> <li>vii. Promote active and healthy communities through arrangements for activity centres, public spaces, and subdivision layout which facilitate walking and cycling</li> <li>viii. Buffer the interface between incompatible use or development</li> <li>ix. Facilitate any agreed outcomes for future character</li> <li>x. Facilitate reduced carbon emission and improved energy efficiency through requirements for the orientation and placement of lots and buildings, access to solar energy and daylight, and the application of energy generation and efficiency technology and construction techniques</li> <li>xi. Acknowledge the transient and cyclic nature of resource-based activity in towns such as Rosebery, Zeehan and Grassy and require the legacy of new development for housing, commercial, community, recreation and utility infrastructure does not unreasonable burden the permanent population</li> <li>xii. Acknowledge the specialist role of centres such as Cradle village, Strahan, Stanley and Waratah as tourist destinations and require new development be consistent with this purpose without alienation or disadvantage to ability for the centre to remain a liveable community for the permanent resident population</li> </ul>	
4.3.2	Rural Land	
a	Make primary production the priority purpose	See discussion in Section 3 relating to the application of zones on rural and peri-rural land, including land which contains significant natural or cultural values.
b	Limit use or development that does not have a need or reason to be located on rural land	This is beyond the scope of this project but is considered within the provisions of the SPPs.
c	Facilitate use or development that is directly associated with and subservient part of a rural resource use	This is beyond the scope of this project but is considered within the provisions of the SPPs.
d	Restrict use or development likely to interfere or conflict with a rural resource use	This is beyond the scope of this project but is considered within the provisions of the SPPs.
e	Protect areas of natural or cultural significance	See discussion in Section 3 relating to the application of zones on rural and peri-rural land, including land which contains significant natural or cultural values.
4.4	Land Use Policies for Protecting People and Property	
a	Recognise land exposed to future or enhanced risk is a valuable and strategic resource that should not be sterilised by unnecessarily excluding use or development	The application of the SPP codes Coastal Inundation Hazard, and Coastal Erosion Hazard is mandatory and contains provisions for the use of particularly coastal land. Areas of high hazard prohibit most development due to the risks to users/inhabitants. These hazard areas

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

	Policy	Planning Authority's response
		are mapped in the LPS, with the data supplied by State agencies.
b	Establish the priority for risk management is to protect the lives of people, the economic value of buildings, the functional capacity of infrastructure, and the integrity of natural systems	This is beyond the scope of this project.
c	Avoid new essential service, sensitive or inappropriately located use or development on undeveloped land exposed to or affected by a high level of an existing, likely future or enhanced risk, including from inundation and erosion by the sea, flooding, bush fire or landslip	This is beyond the scope of this project.
d	Limit opportunity for expansion of existing essential service, sensitive or inappropriately located use and development onto land exposed to or affected by an existing, likely future or enhanced level of risk	The development of the LPS for WWC is primarily a transition from the Waratah-Wynyard Interim Planning Scheme to the LPS. Some strategic zoning changes have been made based on recommendations from Council's Central Area Development Strategies. However, these changes have not been within areas of designated risk.
e	Limit opportunity for redevelopment and intensification of existing essential service, sensitive or inappropriately located use or development on land exposed to or affected by an existing, likely future or enhanced level of risk unless the impact can be managed to be no greater or less than the existing situation	This is beyond the scope of this project.
f	Promote guidelines and technical measures that which will assist to reduce impact of an existing, likely future or enhanced level of risk and make existing strategically significant places, uses, development and infrastructure assets less vulnerable, including provision for protection, accommodation and abatement, or retreat	This is beyond the scope of this project.
g	Require a hazard risk assessment for new or intensified use or development on land exposed to an existing, likely future or enhanced risk, such assessment to address the nature and severity of the hazard, the specific risk factors for the proposed use or development, and the measures required to mitigate any risk having exceedance probability of greater than 1% at any time over the life of the development	The SPP codes mentioned above, plus the Landslip Hazard code require risk assessments for proposed use and development in medium and high risk areas.
h	Ensure current and future landowners and occupiers are put on notice of the likelihood for a future or enhanced level of risk	This is beyond the scope of this project.
4.5	Land Use Policies for facilitating access to business and community services	
a	Require each settlement area facilitate a mix of use and development of a nature and scale sufficient to meet for basic levels of education, health care, retail, personal services and social and economic activity and for local employment opportunities for the convenience of the local resident and catchment population	This process has been limited, as the LPS for WWC is primarily a transition from the Waratah-Wynyard Interim Planning Scheme to the LPS. Some strategic zoning changes have been made based on recommendations from Council's Central Area Development Strategies.

	Policy	Planning Authority's response
		However, land use patterns have generally remained static.
b	Locate business and community service activity reliant for operational efficiency on a regional-scale population or on a single or limited number of sites at Burnie or Devonport, and at Latrobe, Ulverstone, Sheffield, Wynyard, Smithton, Currie and Queenstown	As above
4.7 (sic)	Land Use Policies for Housing Land – places to live	
a	Identify at all times the ability to accommodate forecast housing demand for a minimum future period of 10 years – <ul style="list-style-type: none"> <li>i. through infill, redevelopment or increased densities within each settlement area</li> <li>ii. on land designated for settlement growth and immediately available for residential development under the planning scheme</li> </ul>	There has been no expansion of residential zones, however some properties previously zoned Rural Resource are proposed for residential zones, to reflect use and development. A direct transition would be continuing a practice of inappropriate zoning. These examples are at Doctors Rocks, where residential lots varying from 600m <sup>2</sup> to 1400m <sup>2</sup> are recommended for Low density Residential zoning, and Shepperds Lane, Elliott, where a rural residential zone subdivision has historically not been zoned for that purpose. All the lots are 2.5ha and have dwellings, and it is recommended to zone this area Rural Living B. Neither of these zone changes will facilitate further residential development or expansion.
b	Facilitate choice and diversity in location, form and type of housing to meet the economic social, health and well-being requirements and preferences of all people	As above.
c	Direct development for new housing into locations where appropriate levels of employment, business, infrastructure and community service facilities are available or planned	This is beyond the scope of this project.
d	Promote higher dwelling density to optimise use of land and infrastructure and community service facilities	Densities have been set by the development standards in the SPP.
e	Rationalise or remove opportunity for housing in locations where oversupply is identified, and in locations where access, servicing, safety or impact are unacceptable	This is beyond the scope of this project.
j (sic)	Require housing land is separated from and buffered against adverse effect from existing and potential adjacent non-residential use	There has been no expansion of residential zones.
f	Provide land for housing development requirements which do not unreasonable or unnecessary constrain – <ul style="list-style-type: none"> <li>i. efficient use of land and infrastructure</li> <li>ii. housing market or supply</li> <li>iii. location of housing outside designated residential estates</li> <li>iv. tenure, including for public housing, rental and temporary accommodation</li> </ul>	There has been no expansion of residential zones, however some properties previously zoned Rural resource are proposed for residential zones, to reflect use and development. A direct transition would be continuing a practice of inappropriate zoning. These examples are at Doctors Rocks, where residential lots varying from 600m <sup>2</sup> to 1400m <sup>2</sup> are recommended for Low density Residential zoning, and Shepperds Lane, Elliott, where a



	Policy	Planning Authority's response
	<ul style="list-style-type: none"> <li>v. accessibility and affordability</li> <li>vi. diversity in type, mix and density within a single urban locality as appropriate to lifestyle preference and changing housing needs</li> <li>vii. housing for the elderly, disadvantaged and disabled</li> <li>viii. orientation, configuration, design, materials and technologies</li> <li>ix. inclusion of housing in business and mixed use areas</li> </ul>	<p>rural residential zone subdivision has historically not been zoned for that purpose. All the lots are 2.5ha and have dwellings, and it is recommended to zone this area Rural Living B.</p> <p>Neither of these zone changes will facilitate further residential development or expansion.</p>
g	Facilitate housing forms which incorporate climate sensitive design, the use of low energy materials, reduction in waste and emissions, and technologies which encourage efficient water and energy use	This is beyond the scope of this project.
h	<p>Provide opportunity for housing in rural areas where –</p> <ul style="list-style-type: none"> <li>i. Required as part of a rural resource use</li> <li>ii. There is no adverse effect for access to and use of rural resource land , including to land significant for agriculture</li> <li>iii. There is no adverse effect on key natural resource values, including areas of biodiversity significance and landscape aesthetics</li> <li>iv. Adequate arrangements are available for transport and there is convenient access to basic retail needs, community services, and employment opportunities, whether or not in an alternate settlement area</li> <li>v. There is no restraint on options for settlement expansion or provision of employment land</li> <li>vi. There is an acceptable level of risk from exposure to natural or man-made hazard</li> <li>vii. Capacity is available to meet basic utility needs at reasonable cost or there is capacity for self-sufficiency in on-site generation, collection and disposal without risk to human or environmental health</li> </ul>	The use of the Rural Zone in the LPS will provide recognition of residential land use in rural areas which provide housing for employees working in these areas. Its application is discussed in Section 3 of the LPS supporting report.
4.8	Land Use Policies for Healthy and Educated Communities	
a	Align to State and regional health, education, community support and recreation strategies, policies and programs	This is beyond the scope of this project.
b	Focus community services dependent on a regional or sub-regional catchment or a single or limited number of sites into locations where there is a high degree of accessibility and a synergy with existing facilities of a like kind, including at Burnie and Devonport	This is beyond the scope of this project.
c	Facilitate local development of community service facilities in locations accessible and convenient to the population they serve	This is beyond the scope of this project.
d	Facilitate education and training facilities within residential, business and industrial locations	This is beyond the scope of this project.

	Policy	Planning Authority's response
e	Facilitate co-location, integration and shared use of community service facilities including schools, medical centres and local recreation spaces on land allocated for housing and business purposes	This is beyond the scope of this project.
f	Restrict new housing development until there is adequate available or planned community service capacity to meet requirements from new development	This is beyond the scope of this project.
4.9	Land Use Policies for Active Communities	
a	Assist implementation of the Tasmanian Open Space Policy and Planning Framework 2010 and the Cradle Coast Regional Open Space Strategy 2009 and other related sport and recreation plans and strategies endorsed by government agencies and planning authorities	This is beyond the scope of this project.
b	Recognise recreation, leisure and wellbeing opportunities are integrated with settlement activity and do not always require a discrete land allocation, such as urban trails and walkways as detailed in the North West Coastal Pathway project	This is beyond the scope of this project.
c	Facilitate equitably distribution of accessible built and natural settings in a variety of locations for formal and informal recreation, including for unstructured and structured physical and contemplative activity, sport, personal enjoyment, positive social interaction, spiritual well-being and the achievement of human potential	This is beyond the scope of this project.
d	Facilitate opportunity for recreation and open space land within all settlement, nature conservation and resource areas in accordance with population requirements and environmental capacity	This is beyond the scope of this project.
e	Require adequate open space and recreation capacity is available or planned to meet requirements from new development applying a process consistent with that outlined in Appendix 3 of the Tasmanian Open Space Policy and Planning Framework 2010	Council's Open Space, Sport and Recreation Plan has not identified a need for more land, but has recommended the rationalisation of some sites and facilities. This has resulted in the rezoning of Langley Park from Open Space to Residential. The sport uses will be re-located to the Somerset sports precinct, with Langley park identified as a prime development site by the Central Area Development Strategies.

#### **5. Planned Provision for Infrastructure -support for growth and development**

	Policy	Planning Authority's response
5.3	Land Use Policies for Integrated Land Use and Infrastructure Planning	
a	Are integrated and coordinated with strategies, policies and programs contained in or derived from the Tasmanian Infrastructure Strategy planning processes	This is beyond the scope of this project.
b	Recognise existing and planned infrastructure provision for services and utilities	This is beyond the scope of this project.

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

c	Promote compact contained settlement areas to – i. Assist climate change adaptation and mitigation measures ii. Optimise investment in infrastructure provision	There has been no expansion of residential zones.
d	Direct new and intensified use or development to locations where there is available or planned infrastructure capacity and function appropriate to the need of communities and economic activity	There has been no expansion of residential zones.
e	Require the scale and sequence of growth and development be in accordance with arrangements for the provision of infrastructure	This is beyond the scope of this project.
f	Require use or development optimise capacity and function in available and planned infrastructure services and utilities	This is beyond the scope of this project.
g	Restrict use or development in locations where provision or upgrade in capacity or function of infrastructure services and utilities cannot be economically or sustainably provided	This is beyond the scope of this project.
h	Recognise strategic and substantial infrastructure assets such as airports, railways, major roads and seaports as a distinct land use category	Infrastructure has been zoned Utilities, with the SPP providing the development standards. The infrastructure is also subject to respective Codes, with overlay maps in the LPS identifying the location of the infrastructure.
i	Protect infrastructure assets, corridors, facilities sites and systems from use or development likely to create conflict or interference to the operational capacity, function or security of services and utilities, including for road and rail corridors, airport and seaport land, energy generation and distribution corridors, and water catchment and storage areas	The SPPs introduce several new codes and zones aimed at protecting infrastructure and ensuring their efficient operation. Their application is mandatory.
j	Minimise permit and assessment requirements for works involving replacement or improvement in the capacity, function or safety of existing infrastructure	The SPPs include exemption for certain works.
k	Limit use or development which has no need or reason to locate on land within an infrastructure corridor, facility or site	The SPPs introduce several new codes and zones aimed at protecting infrastructure and ensuring their efficient operation. Their application is mandatory.
l	Promote infrastructure corridors, sites and facilities that – i. Minimise adverse effect on areas of natural or cultural value ii. Minimise adverse effect on the amenity, health and safety of designated settlement areas iii. Minimise exposure to likely risk from natural hazards iv. Collocate services and facilities	The SPPs introduce several new codes and zones aimed at protecting infrastructure and ensuring their efficient operation. Their application is mandatory.
5.4	Land Use Policies for Transport Systems – moving freight and people	
5.4.1	Integrated Planning	
	Are aligned to the Tasmanian Infrastructure Strategy and the Cradle Coast Integrated Transport Strategy 2006 goals to deliver connected communities and efficient and safe	This is beyond the scope of this project.

	movement of people and freight in a manner that will drive economic growth, social inclusion and meet climate change challenges	
5.4.2	Sea Transport	
a	Recognise the strategic significance to Tasmania of the Burnie and Devonport ports for freight movement in import and export trade	This is beyond the scope of this project.
b	Recognise the regional importance of ports at Port Latta, Strahan, Stanley, Smithton and King Island for resource development, tourism and servicing of local communities	This is beyond the scope of this project.
5.4.3	Air Transport	
a	Recognise the strategic significance of air transport for movement of people and specialist freight into and out of the Region	This is beyond the scope of this project.
b	Protect the operation of airports by ensuring– i. development for residential and other sensitive use is not exposed to excessive noise intrusion due to operation of the airport ii. use and development does not create a hazard to air navigation from obstacles such as height of buildings or structures or to activity which may increase likelihood of the hazards such as bird strikes to aircraft	The SPP's mandatory Safeguarding of Airports code contains provisions which protect the safe and efficient operation of the local airport.
5.5.4	Road Transport	
a	Recognise the strategic importance of major road freight and passenger transport corridors identified in the Tasmanian State Road Hierarchy 2006; and i. Limit access between priority roads and adjoining land and ii. Limit creation of junctions with local roads iii. Avoid ribbon development aligned along frontages to major transport corridors iv. Direct use or development dependent on high volume freight capacity to locations with ability to readily integrate with major freight routes v. Restrict use or development dependent on high volume freight capacity in locations where there is not an appropriate standard of road freight capacity	The SPP's mandatory Road and Railway Assets code contains provisions which protect the safe and efficient operation of the road network.
b	Require local road networks provide a high level of accessibility and connectedness to local destinations, including for pedestrian, cycle and public transport	This is beyond the scope of this project.
c	Require traffic generating use or development make arrangements for vehicular access, freight and passenger handling, parking of vehicles, pedestrian and cycle access, and connection to public transport	The SPP's mandatory Parking and Sustainable Transport code contains provisions which protect the safe and efficient operation of the road network.
d	Promote mixed use communities and use of communication and digital technologies to minimise frequency and distance of travel for daily requirements for employment, education,	This is beyond the scope of this project.

	health care, retail and personal services, and social and recreation activity	
5.4.5	Rail Transport	
a	Recognise the strategic significance for Tasmanian import and export trade of the regional rail links to Western Junction and Melba for freight movement	The SPP's mandatory Road and Railway Assets code contains provisions which protect the safe and efficient operation of the rail network.
5.4.6	Active Transport	
a	Recognise policies for improved pedestrian, cycle and public transport forms as an alternative to personal car travel contained in the Tasmanian Walking and Cycling Active Transport Strategy.	The SPP's mandatory Parking and Sustainable Transport code contains provisions which consider cycling, walking and public transport when determining required facilities for a development.
5.5	Land Use Policies for Energy Systems – generation, distribution and supply	
a	Recognise strategic importance of inter-State connections via BassLink and the Natural Gas Pipeline for the import and export of energy	This is beyond the scope of this project.
b	Facilitate commercial-scale renewable energy generation	Utilities are a permitted and discretionary use in the Rural and Agriculture zone where commercial scale renewable energy generation is most likely to occur.
c	Facilitate small-scale renewable energy generation and energy efficiency technology and practices in domestic, commercial and industrial use or development	The SPP's provide exemptions for most sub-utility size wind and solar energy installations.
5.6	Land Use Policies for Supply Water	
a	Require growth and development has secure access to water supply and waste water disposal system that –  i. are sustained by the water resources upon which such services rely  ii. are economically viable  iii. protect human and environmental health	There has been no expansion of residential zones.
b	Facilitate water conservation and water use efficiency including water sensitive urban design, stormwater and waste water re-use, and on-site water storage	The SPP zones contain development standards which require water storage and waste management where reticulated systems are not provided.
c	Require reticulated water supply and waste water disposal systems as the priority arrangement for servicing of settlement areas unless –  i. reticulated services are not available or planned or are not of sufficient capacity  ii. alternative water supply and/or waste water disposal systems that provide are at least as effective as a reticulated system; and  iii. site conditions are suitable for long-term operation of alternate systems, without human or environmental health impact	See above note.

**APPENDIX C – RESPONSE TO PART C OF CRADLE COAST REGIONAL LAND USE STRATEGY**

d	Facilitate arrangements under designated irrigation schemes for water storage and distribution for agricultural use	This is beyond the scope of this project.
5.7	Land Use Policies for Information Technology – moving data, information, knowledge and services	
a	Facilitate installation and upgrade of digital communication infrastructure in accordance with the statutory requirements for telecommunication infrastructure and the National Broadband Network	This is beyond the scope of this project.
b	Recognise application of cyber infrastructure may displace conventional arrangements for use and development of land and require flexibility to accommodate economic, community development and service and social activity within a virtual rather than physical location	This is beyond the scope of this project.
5.8	Land Use Policies for Policies for Waste Management	
a	Waste minimisation	This is beyond the scope of this project.
b	Recovery and reprocessing	This is beyond the scope of this project.
c	Reuse of waste materials in use and development	This is beyond the scope of this project.
5.9	Land Use Policies for Community Services	
a	Align to State strategies, policies and plans for provision of health, education and community support programs	This is beyond the scope of this project.
b	Facilitate community service activity and facilities in locations for housing and business	This is beyond the scope of this project.