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A scenic photograph of the Huon Valley at dusk. The foreground is a calm body of water reflecting the sky and the lights of a town on the shore. Three sailboats are visible on the water. In the background, there are rolling hills and a prominent mountain peak under a twilight sky with soft clouds.

HUON VALLEY LAND USE AND DEVELOPMENT STRATEGY

EXECUTIVE SUMMARY

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FOREWORD & ACKNOWLEDGEMENTS

The Huon Valley Land Use and Development Strategy (the Strategy) was adopted by the Huon Valley Council on the 2 October 2007 as the basis for the preparation of a single integrated planning scheme for the whole municipal area.

On the 8 November 2007 GHD Pty Ltd and Huon Valley Council also received an Award for Excellence in the Rural & Regional Planning Category from the Planning Institute of Australia Tasmania Division. The Strategy also received the Jury Chairperson's Award for the overall winner of the 2007 PIA Awards for Excellence

The citations for these awards are:

Rural & Regional Planning Category

The project synthesised old and new research, spanning more than a decade, to create an integrated policy framework and development strategy for the whole municipality. Innovative features include the use of Google Earth mapping and a guide to the assessment of the potential for 'fettering' of agricultural land by residential development. The strategy provides a sound basis for the preparation of a new planning scheme, implementation of State Policies, local settlement policies, extension of urban infrastructure and responses to climate change.

Jury Chairperson's Award

The Land Use and Development Strategy sets a new benchmark, demonstrating that it is necessary for a Council to formulate planning policies, prepare statutory plans and support sustainable development. It provides a clear, well documented exemplar of best practice for other planning authorities in Tasmania.

The Strategy is the result of collaboration between GHD Pty Ltd (GHD) and the Huon Valley Council, its elected members and officers. GHD would specifically like to acknowledge the efforts of Tony Ferrier in providing a wealth of information and background documentation. We also acknowledge the efforts of Bob Karaszewych and Leigh Stevens in providing valuable feedback and direction when required as well as Holly Hansen and Aletta McDonald.

Outside of the Huon Valley Council, this document has involved input from a number of people and various organisations including Peter Fischer, Brian Risby & John Hayes from the Land Use Planning Branch, Department of Justice and Kerry Boden from the Resource Development & Planning Commission. Input has also been provided by the Department of Police and Emergency Management, Department of Economic Development and the Department of Tourism, Arts and the Environment.

Of special note is Department of Primary Industries and water for their assistance with mapping and GIS information.

Finally, GHD would like to thank the community of the Huon Valley for their valuable feedback. GHD recognises that the community offer valuable insights into the values of the Huon Valley and future directions. These insights are important to ensure that this document ultimately achieves its aim:

To provide policy direction for future land use and development of the Huon Valley that ensures sustainable economic development in the long term and the protection of the Huon Valley's values at the same time as providing for the needs of the community today.

BACKGROUND

The Huon Valley municipal area was formed during the Local Government amalgamations of the early 1990s. Prior to this, Huon Valley was comprised of three municipalities: Esperance, Huon and Cygnet. Current strategic land use directions and planning regulations within the municipal area have been carried over from those former municipalities. The Planning Schemes relating to those former municipalities still remain the primary mechanism for control over land use and development throughout the Huon Valley.

The development of a new planning scheme to cover the whole Huon Valley municipal area is seen as an imperative to ensure that current environmental, economic and social context is responded to. A new planning scheme consist of a Land Use and Development Strategy to set the strategic directions for future land use, an ordinance document to set use and development controls needed to achieve those strategic directions and a set of land use zone maps covering the whole Huon Valley to support the operation of the ordinance document.¹

GHD Pty Ltd on behalf of the Huon Valley Council has been commissioned to prepare a Land Use and Development Strategy (the 'Strategy') for the Huon Valley as the first step towards a new Planning Scheme. This document provides a summarised version of the Strategy. Each section provides an overview of the relevant considerations discussed in greater detail throughout the full document. The strategic directions and guiding principles identified have also been provided over the following key land use and development considerations:

- ▶ Regional Context;
- ▶ The Huon Valley Community;
- ▶ Natural Resource Management;
- ▶ Natural Hazards;
- ▶ Heritage;
- ▶ Transport;
- ▶ Infrastructure;
- ▶ The Economy;
- ▶ Sustainable Tourism;
- ▶ Providing for Housing Needs; and
- ▶ Major & Minor Settlements.

¹ The ordinance document component of a planning scheme is traditionally known in Tasmania as 'the planning scheme' and that terminology is retained in this document.

INTRODUCTION

The Huon Valley area (municipal area) is second only to the West Coast Council in terms of its land coverage with a total area of 545,973 hectares. Extending from Mount Wellington Park in the northeast the municipal area comprises the southern part of Tasmania, encompassing large tracts of reserved areas. The municipal area is one of the few gateways into one of Tasmania's most significant natural and recreational resources: The South-West National Park and World Heritage Area.

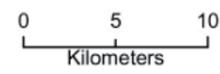
Private land and development is concentrated along its eastern coast with road connections to the remainder of Tasmania through the Kingborough municipal area which shares its eastern boundary. A strong social, environmental and economic relationship is maintained with the Kingborough municipal area.

To the north and west of the municipal area are the Derwent Valley and West Coast municipalities. However, given the extent of reserved areas the social and economic relationship with these municipalities are physically constrained.

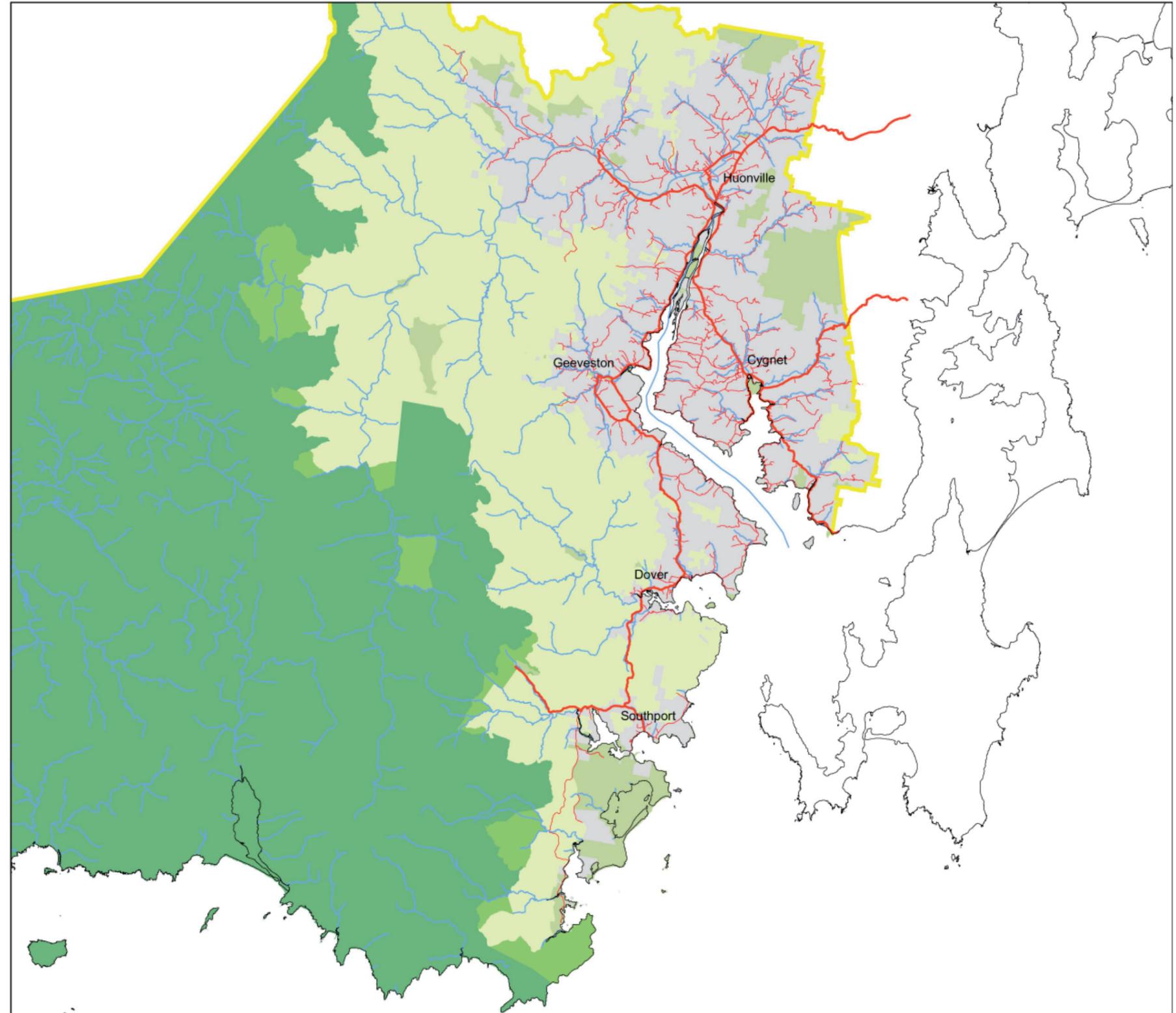
Reserved land comprises the largest land area within the municipal area with 346,126 hectares contained declared as National Parks, State or Conservation Reserves. A further 122,512 hectares is nominated as State Forest with only 77,335 (or 14%) of the municipal area within private ownership.

LAND TENURE

- Legend
- World Heritage Area
 - National Park
 - State Forest
 - Other reserves and conservation areas
 - Private land
 - Road
 - Rivers
 - Coastline
 - Municipality Boundary



Map scale is 1:300,000 for A3



KEY STRATEGIES

The following key strategies from this Land Use & Development Strategy will be transferred to the new planning scheme:

Community and Services

- ▶ Encourage the development of community facilities and services in highly accessible locations and in areas of highest need;
- ▶ Encourage the establishment of additional aged care facilities in appropriate areas close to existing physical and community services;
- ▶ Ensure new development considers linkages between services and activities via alternative transport modes;
- ▶ Require developers, where appropriate, to contribute to the provision of community services and infrastructure;
- ▶ Encourage the development of affordable housing in locations with high accessibility to town centres, community facilities and services.

Recreation and Open Space

- ▶ Protect and maintain recreational amenity by ensuring surrounding development does not jeopardise the primary recreational purpose of any area;
- ▶ Identify suitable locations for the expansion of open space and recreational facilities and ensure new subdivisions promote connectivity where needed and provide usable land for recreation.

Natural Resource Management

- ▶ The highest priority must be given to the protection of the natural resource base of the municipal area;
- ▶ Development and use of the resource base should focus on achieving environmentally sustainable outcomes;
- ▶ All resource based use or development is to protect the quality and biodiversity of the resource base, prevent degradation of the resource and surrounding areas, maintain and improve water quality, protect significant agricultural land, retain significant stands of vegetation and protect prospective mineral and construction materials deposits.

Environmental Protection

- ▶ Development and use of land and resources is to be carried out so as to minimize impacts on the natural environment;
- ▶ Land designated as National Park, Conservation Reserve, Wilderness Reserve, Nature Reserve or State Reserve is not to be developed or used unless it can be demonstrated that the use or development can be achieved in a manner that is consistent with the conservation of the area's values and any approved management plan;
- ▶ Vegetation clearance is to be controlled and managed to prevent erosion, land instability, loss of water quality and loss of scenic and visual amenity;

- ▶ Environmental flows are to be maintained in the municipal area's major waterways;
- ▶ Beaches, dunes, sand ridges, dune swales, coastal wetlands and estuaries' cliffs subject to mass movement are not to be used or developed in a manner that would interfere with the natural coastal processes of erosion deposition, littoral drift and inshore current flows;
- ▶ Buildings, structures, and works in coastal areas are not to interfere with natural processes, lead to the need for remedial works or coastal protection measures, nor result in the removal of vegetation from potentially mobile landforms;
- ▶ Development and use in coastal areas is to be in accordance with design and siting codes designed to protect the environmental values of the coast;
- ▶ The protected environmental values which have been identified for the municipal area's waterways, estuaries and wetlands are to be maintained in accordance with the State Policy on Water Quality Management 1997;

Heritage

- ▶ Use and development is to recognise the various economic benefits associated with managing the heritage assets of the Huon Valley in an appropriate manner.
- ▶ Identify heritage places under the Planning Scheme and provide provisions to ensure that the siting, scale, form and appearance of development of heritage listed properties and areas does not detract from those characteristics of the place that contribute to its cultural significance.
- ▶ Provide an integrated approach, involving liaison between the Aboriginal community, Council and relevant government agencies to identify, respect and manage Aboriginal cultural heritage.
- ▶ Protect the visual qualities and prevent erosion and disturbance of hill faces, ridgelines, coastal bluffs, headlands and other prominent landforms, where it would result in a loss of landscape values

Transport and Access

- ▶ Include a road asset schedule with a road hierarchy to maintain the safety and efficiency of key road transport corridors.
- ▶ Ensure new subdivisions are designed to maximise connections and promote walking and cycling.
- ▶ Encourage the concentration of light industrial and commercial activities in existing towns that are accessible to the community.
- ▶ Ensure that use and development does not jeopardise future important transport corridors.

KEY STRATEGIES

Infrastructure

- ▶ Ensure new urban and industrial development incorporates water sensitive design, provides for protection of water quality and incorporates landscaping that facilitates water filtration and removal of pollutants.
- ▶ Maximise efficiency in existing and future infrastructure provision by concentrating development within the primary settlements and recognising that development outside of the areas is not entitled to serviced land.
- ▶ New development is to contribute to the cost of upgrading existing infrastructure in accordance with Council policy to ensure that the cost is not solely borne by the community.
- ▶ Existing unserviced developments should not be allowed to be more intensively occupied until such time that it can be shown that such development will not further add to existing and emerging environmental problems or create a demand for public infrastructure.
- ▶ New development in unserviced areas should be required to demonstrate that it can meet all of its own infrastructure requirements and that it can occur without loss of environmental quality, in particular water quality, vegetation cover, exposure to hazard risks and landform degradation.
- ▶ Encourage the innovative and sustainable forms of water use (including its reuse) for residential development where it does not impact upon amenity.

The Economy

- ▶ Ensure ongoing viability of primary industries by preventing incompatible development within identified rural areas.
- ▶ Small scale non-residential activities that can occur without affecting the character or amenity of urban residential areas should be allowed within those areas.
- ▶ Resource extraction and processing activities should not be overly restricted in their form and location. The critical outcome to be achieved in the development of processing facilities is that they meet designated environmental standards, protect visual and scenic amenity and that they are developed and constructed to high standards of siting and design.
- ▶ Provide for the minimising of external impacts while still providing for ongoing sustainable forest industry within the municipal area.
- ▶ Minimise the distance between rural industry and its associated resource base.

Sustainable Tourism

- ▶ Protect and enhance the Huon Trail visual landscape as an asset of the Huon Valley.
- ▶ Encourage development that builds on the Huon Trail brand.
- ▶ Design and siting controls should be used to reduce environmental and visual impact of new tourist facilities.

Rural Areas

- ▶ Residential uses not associated with agricultural activities should occur within town boundaries.
- ▶ The protection of agricultural uses from fettering by any other non-agricultural use is to be given precedence over all other relevant planning matters.

Housing Needs and Settlements

- ▶ Focus residential growth within the serviced settlements of Huonville, Cygnet, Geeveston, Dover and to a lesser extent Franklin and promote infill residential development to maximise the utilisation and efficiency of existing infrastructure and community services.
- ▶ Identify areas for low-density residential or rural living development with regard to agricultural viability, existing development patterns, environmental considerations and proximity to community services.
- ▶ Ensure that new residential development conforms to a high standard of residential design in relation to privacy, solar access and streetscape qualities.
- ▶ Regional facilities should generally be located within Huonville unless the broader needs of the community are best served by an alternate location within the Huon Valley.
- ▶ The minor coastal settlements such as Southport, Verona Sands, Randalls Bay, Eggs and Bacon Bay, Garden Island Sands, Charlotte Cove, Abels Bay, Little Roaring Beach, Roaring Beach, Rocky Bay and Surveyors Bay will not be allowed to expand until issues of infrastructure provision and environmental management have been resolved.
- ▶ The smaller settlements of Cygnet, Franklin, Geeveston and Dover should be able to accommodate a range of uses and forms of development provided that the physical character and amenity of these places is not adversely affected.

REGIONAL CONTEXT

Summary

Traditionally, the Huon Valley has provided agricultural land used for the production of food, as well as timber based industries to support Southern Tasmania. Today, due to economic factors, agricultural activity has diversified away from its near monoculture of fruit diversifying into niche markets, viticulture and aquaculture.

On a regional level, maintenance of rural lands for agriculture is seen as critically important, particularly in light of climate change. The natural conditions and climatic regime of the municipal area offer opportunities for agricultural activities for non-traditional farming enterprises that are otherwise constrained in many other agricultural areas of Southern Tasmania.

The Huon Valley also plays an integral role in the tourism industry throughout Southern Tasmania. Its important agricultural history (The Huon Valley gave Tasmania its name 'The Apple Isle') has been a major component in the marketing of the area as an historical destination for tourists, but its increasing appeal as a gateway to the south-west as well a food and wine district has also provided considerable attraction for tourism dollars.

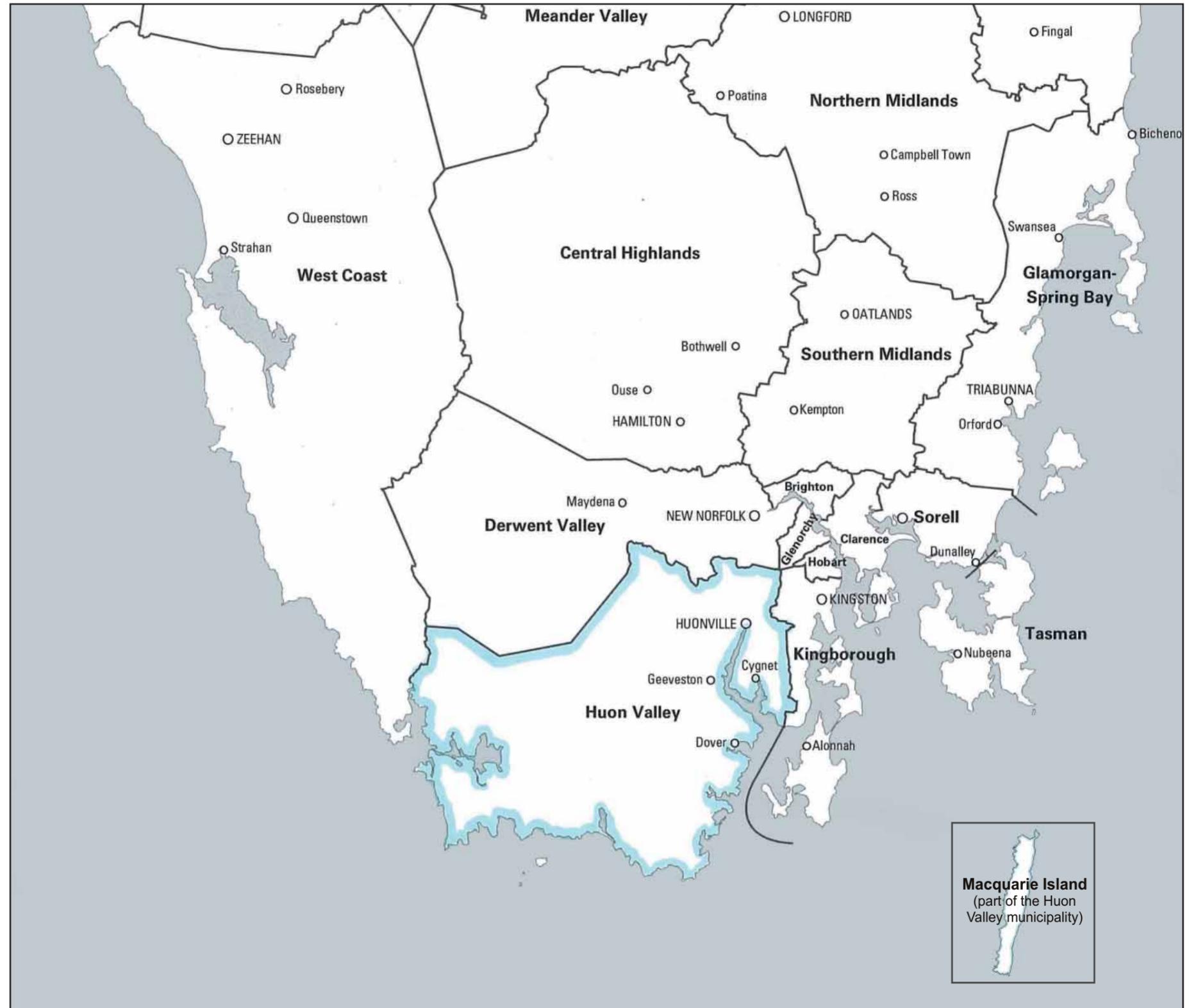
Consideration of the relationship between Huon Valley Council and Kingborough Council is also important in developing a successful strategic direction for Huon Valley. These two municipalities not only have a shared boundary, but Huon Valley municipal area relies upon connections to Greater Hobart through Kingborough. Economic development is closely linked and as evident in more recent years, the changes to the Kingborough Planning Scheme have resulted in increasing pressure within the municipal area to meet the demand for rural residential lots.

With Huonville located only 39 kilometres and 30 minutes drive by major highway from the Hobart CBD it is inevitable much recent development has been fuelled by people attracted by the rural lifestyle, its scenic beauty, affordable housing and relatively cheap land. Decisions have also been influenced by the range of facilities available within the Huon Valley's major settlements, and its proximity to regional shopping facilities at Kingston.

Many of these new residents also bring new skills and capital to the area and this has fuelled a number of new business enterprises particularly in the retailing, tourism and agricultural sectors. However, growth needs to be managed to be within Council's capacity to provide or fund infrastructure, and to ensure protection of the municipal area's natural and cultural values.

REGIONAL CONTEXT

Location of the Huon Valley



THE HUON VALLEY COMMUNITY

Summary

The Huon Valley has a population of just over 14,000 people with a small but steady growth rate of 0.5-1.0%. Huon Valley has also followed the Tasmanian trend of an increase in median age. Research for the period of 2004-2021 indicates that there will be a high increase in people in older age groups while there will be a decrease in younger age groups.

The Huon Valley community is characterised by diversity. A number of small different communities are present across the municipal area. This can be partially contributed to the settlement pattern and the distribution of population across towns with very different historical evolutions. There are also large numbers of residents from families with multi-generational ties to their communities.

The nature of the communities can also manifest itself in the built characteristics of a town. Cygnet's and Franklin's visual characteristics are consistent with a more 'arts and cultural' image while Geeveston and Dover communities have focused on traditional forestry and fishing industries. The growing areas of rural residential development is also a physical manifestation of increasing commuter population.

Understanding the social and community profiles of the population within Huon Valley is important so that Council can plan to create and maintain liveable and healthy communities.

The increasing number of older people within the Huon Valley community will place greater pressure for additional development of aged care facilities and for housing models that are more suited to less mobile members of community in close proximity to services and facilities. It will also be important that the Strategy encourages alternative accommodation options for older persons.

Retaining young people within the Huon Valley is also essential for sustainable economic and social development as well as assisting in the social diversity of communities. Community needs for young people focus around the need for informal recreational spaces and flexibility in housing, particularly in regards to the current demands for low cost housing.

Another consideration for the community is safety. The role of the built environment in crime prevention is a relatively new concept. The Strategy recognises the 'Crime Prevention through Environment Design' principles (CPTED) and encourages the implementation of these through new development. By doing so, this creates a more attractive and liveable built environment which in turn facilitate increased economic activity.

Key social and community factors in this land use and development strategy are focussed around development strategies for the:

- ▶ Needs of differing and diverse individual communities;
- ▶ Planning for a diversity of age in terms of accommodation and service provision;
- ▶ Addressing the affordable housing requirements of the community;
- ▶ Providing for community facilities that are accessible for all; and
- ▶ Providing for recreational and open space opportunities for people with all differing levels of mobility.

THE HUON VALLEY COMMUNITY

Strategic Directions and Guiding Principles

NEED OF INDIVIDUAL COMMUNITIES

Strategic Directions	Guiding Principles
<i>Cater for differing community values, to foster a stronger sense of identity within the Huon Valley as a whole.</i>	<p><i>Involve members of different communities in planning for the Huon Valley in the development of the planning scheme.</i></p> <p><i>Ensure the strategy and planning scheme recognises and responds to the needs and interests of the different communities within the Huon Valley.</i></p>

PLANNING FOR DIVERSITY OF AGE

Strategic Directions	Guiding Principles
<i>Respond to the ageing population, while also taking into consideration the needs of young people.</i>	<p><i>Encourage the establishment of additional aged care facilities in appropriate areas.</i></p> <p><i>Allow ancillary dwellings in residential areas where there is a demonstrated need.</i></p> <p><i>Ensure new developments consider linkages between services and activities via alternative transport modes.</i></p> <p><i>Encourage new services and activities to be located in areas that are accessible to people within all social groups and mobility levels.</i></p>

AFFORDABLE HOUSING

Strategic Directions	Guiding Principles
<i>Respond to Housing Tasmania initiatives and policies, which will assist in providing affordable housing, increased accessibility and promotes socio-economic well-being in the Huon Valley.</i>	<p><i>Provide flexibility to allow the establishment of low cost and temporary crisis accommodation.</i></p> <p><i>Provide flexibility for communal housing within the key settlements, and generally promote choice in housing alternatives.</i></p>

COMMUNITY FACILITIES

Strategic Directions	Guiding Principles
<p><i>Acknowledge the requirements of different service providers and allow flexibility to provide services that are responsive to the changing community profile.</i></p> <p><i>Identify preferred locations for education, community and health facilities.</i></p>	<p><i>Provide flexibility in the planning scheme for the location of community facilities within the major settlements.</i></p> <p><i>Encourage the development of facilities in highly accessible locations and in areas of highest need.</i></p> <p><i>Regional facilities should generally be located within Huonville unless the broader needs of the community are best served by an alternative location within the Huon Valley.</i></p> <p><i>Provide mechanisms for implementation of a contribution system towards community infrastructure.</i></p>

RECREATION AND OPEN SPACE

Strategic Directions	Guiding Principles
<p><i>Develop a comprehensive strategy that identifies a way forward for the improvement and upgrade of recreational and open space facilities within the municipal area.</i></p> <p><i>Prepare a capital works program to implement an Open Space & Recreation Strategy.</i></p> <p><i>Provide opportunities for the development of new facilities within existing areas.</i></p>	<p><i>Protect existing open space and recreational areas.</i></p> <p><i>Protect recreational amenity by ensuring surrounding development does not jeopardise the primary recreational purpose of any area.</i></p> <p><i>Ensure new subdivisions promote accessibility and where needed, provide usable land for recreational purposes. Alternatively, cash in lieu payments to contribute towards the improvement of open spaces.</i></p> <p><i>Ensure that public open space contributions are distributed across the municipal area in accordance with an Open Space & Recreation Strategy</i></p>

CRIME PREVENTION

Strategic Directions	Guiding principles
<i>The design of new built environments should consider measures to reduce crime.</i>	<p><i>Ensure new developments are designed with consideration of CPTED principles.</i></p> <p><i>Provide for a variety of uses within non-residential areas to facilitate passive surveillance.</i></p> <p><i>Discourage development that would result in reduction of passive surveillance of public areas.</i></p>

NATURAL RESOURCE MANAGEMENT

Summary

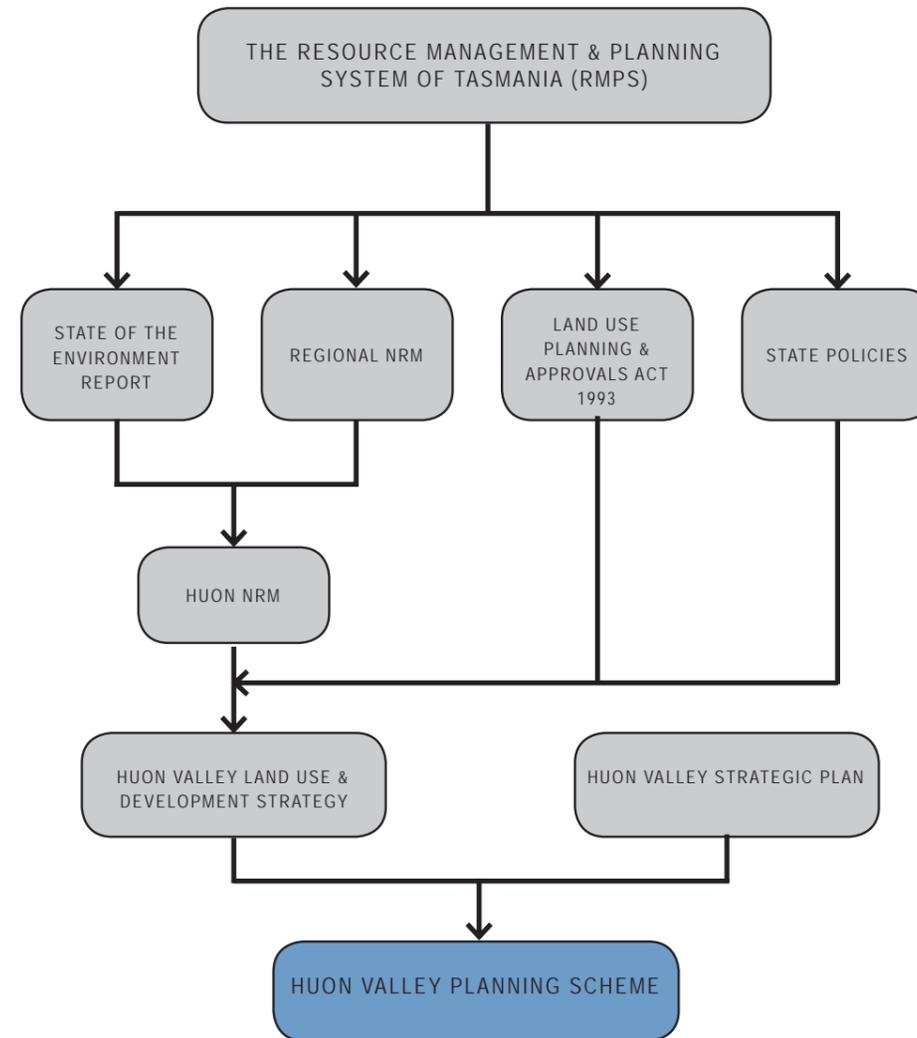
The municipal area is a region of immense cultural and natural diversity. Along the eastern and northeastern areas, settlements are nestled among the rolling hills of the eastern valleys and the spectacular coastline and waterways of the Huon Estuary and D'Entrecasteaux Channel. These in turn are set against a backdrop of extensive native forest areas and striking mountain ranges, beyond which lies the Tasmanian Wilderness World Heritage Area (WHA), tantalising and mysterious in its relative inaccessibility.

These natural resources not only have inherent value but are important community assets that warrant protection. Maintaining the quality of the municipal area's natural resources is an essential requirement if the social, cultural and economic welfare of the population is to be maintained over the longer term.

The significant natural features within the Huon Valley include:

- ▶ A maritime climate, with temperature and rainfall gradients across the region from west to east. Zonal westerly winds produce predominantly changeable, cool temperate conditions.
- ▶ Geodiversity of local, national and international significance.
- ▶ A relatively pristine water catchment originating deep in the WHA.
- ▶ In contrast a highly utilised wetland, waterway and groundwater resource within the settled areas of the Huon Valley, creating water quality issues.
- ▶ A coastal environment upon which settlement and development has been focused creating a risk to human settlement from climate change. The coastline environment also has a high concentration of sites of cultural, Aboriginal and natural significance.
- ▶ An extensive array of natural flora and fauna resources that are significant at a regional, State and in some instances national level. While many of these flora and fauna values are protected within the reserved areas (National Parks/WHA) the interface between the urban/agricultural areas provides significant concern.

The planning scheme will represent the culmination of an appropriate mix of local, regional and State-based strategic directions. It will be the working document that can put into effect the objectives developed within these various approved strategies and policies. Within the municipal area, there is Council's Strategic Plan and the Draft Natural Resource Management Strategy. The latter strategy interprets the current environmental, social and economic situation in order to appropriately inform the proposed new planning scheme. At a State level, the RMPS provides the overall framework, within which sit such various initiatives as State of the Environment reports, Natural Resource Management, environment and planning legislation, and State Policies. The table on the next page highlights the various inter-relationships



NATURAL RESOURCE MANAGEMENT

Strategic Directions and Guiding Principles

PROMOTION OF NATURAL RESOURCE MANAGEMENT	
Strategic Directions	Guiding Principles
<p><i>Integrate principles of Natural Resource Management with land use and development controls.</i></p> <p><i>Recognise the importance of maintaining natural values through natural resource management.</i></p>	<p><i>Ensure the planning scheme promotes an integration of management methods within State and regional NRM frameworks.</i></p> <p><i>Ensure the planning scheme incorporates Council adopted natural resource management strategies.</i></p> <p><i>Ensure the planning scheme is consistent with NRM related legislation and policies.</i></p> <p><i>Ensure the planning scheme allows for community NRM initiatives.</i></p>

LAND SYSTEMS	
Strategic Directions	Guiding Principles
<p><i>Recognise the importance of land systems in the Huon Valley and provide appropriate mechanism for their protection</i></p>	<p><i>Utilise relevant land system information and mapping to determine further development requirements for investigating and assessing the management of soil-related hazards.</i></p> <p><i>Ensure that the planning scheme protects areas with recognised geoheritage value.</i></p>

PROTECTION OF WATERWAYS AND WETLANDS	
Strategic Directions	Guiding Principles
<p><i>Recognise the importance of the protection of wetlands and waterways within the Huon Valley.</i></p> <p><i>Require development to maintain the identified Protected Environmental Values (PEV's), as documented in the State Policy on Water Quality Management (1997). This will ensure that diffuse source and point source pollution does not prejudice the achievements of Water Quality Objectives, and that pollutants discharged into waterways are reduced as far as possible by the use of best practice environmental management.</i></p>	<p><i>Maintain environment flows in all major waterways to protect natural ecological processes and water quality.</i></p> <p><i>Maintain and enhance the quality of riparian and fringe vegetation alongside waterways.</i></p> <p><i>Water extraction development (water storages, access to groundwater and riparian users) is to be assessed for potential environmental impacts and appropriately managed.</i></p> <p><i>Encourage restricted stock access to prevent stream bank erosion.</i></p> <p><i>Minimise in-stream works and activities.</i></p> <p><i>Prevent development within wetlands unless unavoidable in achieving a wider environmental and social community benefit.</i></p> <p><i>New development should comply with the recognised management manuals and guidelines including the Waterways and Wetlands Manual, FPA riparian requirements and stormwater management guidelines.</i></p> <p><i>Use and development should avoid:</i></p> <ul style="list-style-type: none"> ▶ <i>Visual and ecological disturbance.</i> ▶ <i>Conflict with recreational & tourism values on the foreshore.</i> ▶ <i>Changes to the natural movement of river flows.</i> ▶ <i>The spread of weeds, pests and diseases.</i> ▶ <i>In stream barriers to fish passage.</i>

NATURAL RESOURCE MANAGEMENT

Strategic Directions and Guiding Principles

PROTECTION OF COASTAL AND ESTUARINE VALUES

Strategic Directions	Guiding Principles
<p>Recognises the importance of the protection of coastal and estuarine quality and values.</p> <p>Recognises that the beaches, dunes, sand ridges, dune swales, coastal wetlands and estuaries, and cliffs subject to mass movement are critical to the operation of the natural processes of erosion, deposition, littoral drift and inshore current flows.</p> <p>Identify a coastal area that has regard to:</p> <ul style="list-style-type: none"> ▶ Animal and plant habitat; ▶ Landforms, such as coastal plain, beaches, wetlands and dune systems; ▶ Coastal processes, such as erosion/sedimentation, climate change impact and flooding; ▶ Geology; and ▶ Scenic landscapes and features. 	<p>Ensure that use and development:</p> <ul style="list-style-type: none"> ▶ Has minimal potential navigation hazard for local recreational and commercial boats; ▶ Avoids visual and ecological disturbance by ensuring foreshore structures are in keeping with the coastal setting; ▶ Minimise changes to the natural movement of coastal and marine sediments; ▶ Protects the special wind, wave and soil conditions of coastal environments; ▶ Minimise the spread of weeds, pests and diseases; ▶ Minimise instream barriers to fish passage; ▶ Protect or enhance estuarine and marine water quality; ▶ Protects Aboriginal and cultural heritage associated with coastal areas; ▶ Takes into account the potential impacts of sea level rise and increased storm surges as a result of climatic change; ▶ Focus on established nodes to protect relatively pristine coastal areas; ▶ Provide for public access along the foreshore that will not be impeded by structures in a way that does not damage or degrade the coastal values; ▶ Ensure that it will not be dependent upon shore protection measures; ▶ Set back structures from the coast to minimise erosion threats; ▶ Protect the coastal environmental as important habitat for sea-based fauna species.

PROTECTION OF BIODIVERSITY VALUES

Strategic Directions	Guiding Principles
<p>Acknowledge the importance of the municipal area's biodiversity, by ensuring that the abundance, health and distribution of species is maintained.</p> <p>Ensure that the impact of any development on the municipal area's biodiversity is considered as an integral part of decision making process.</p> <p>Integrate management of important wildlife corridors with the management of use and development</p>	<p>Council will incorporate provisions that outline biodiversity conservation management measures for consideration with land use and development proposals, including the following:</p> <ul style="list-style-type: none"> ▶ Consideration of any rare, threatened or endangered species that are listed under the EPBCA or the TSPA (including consideration of significant cave species); ▶ Consideration of any functional wildlife corridors and biodiversity linkages; ▶ Assessment of existing or potential weed issues (in accordance with the Weed Management Act 1999 and through consultation with the weed division of DPIW); ▶ Assessment of clearance of native vegetation (in accordance with the Forest Practices Act 1985 for significant species); ▶ Consideration of areas of conservation areas (in accordance with the Nature Conservation Act 2002 and National Parks and Wildlife Services Act 1970); ▶ Consideration of native riparian and coastal vegetation condition; and ▶ Assessment of coastal processes. <p>Furthermore, land use and development proposals must include protection of high priority vegetation or poorly conserved species.</p> <p>For Reserved Land, ensure the following:</p> <ul style="list-style-type: none"> ▶ Compliance with the National Parks and Wildlife Act 1970 and Crown Lands Act 1976; ▶ Preparation and implementation of management plans, including the management of fire and weed control; and ▶ Management of recreational and tourism facilities and opportunities.

NATURAL RESOURCE MANAGEMENT
Land Capability

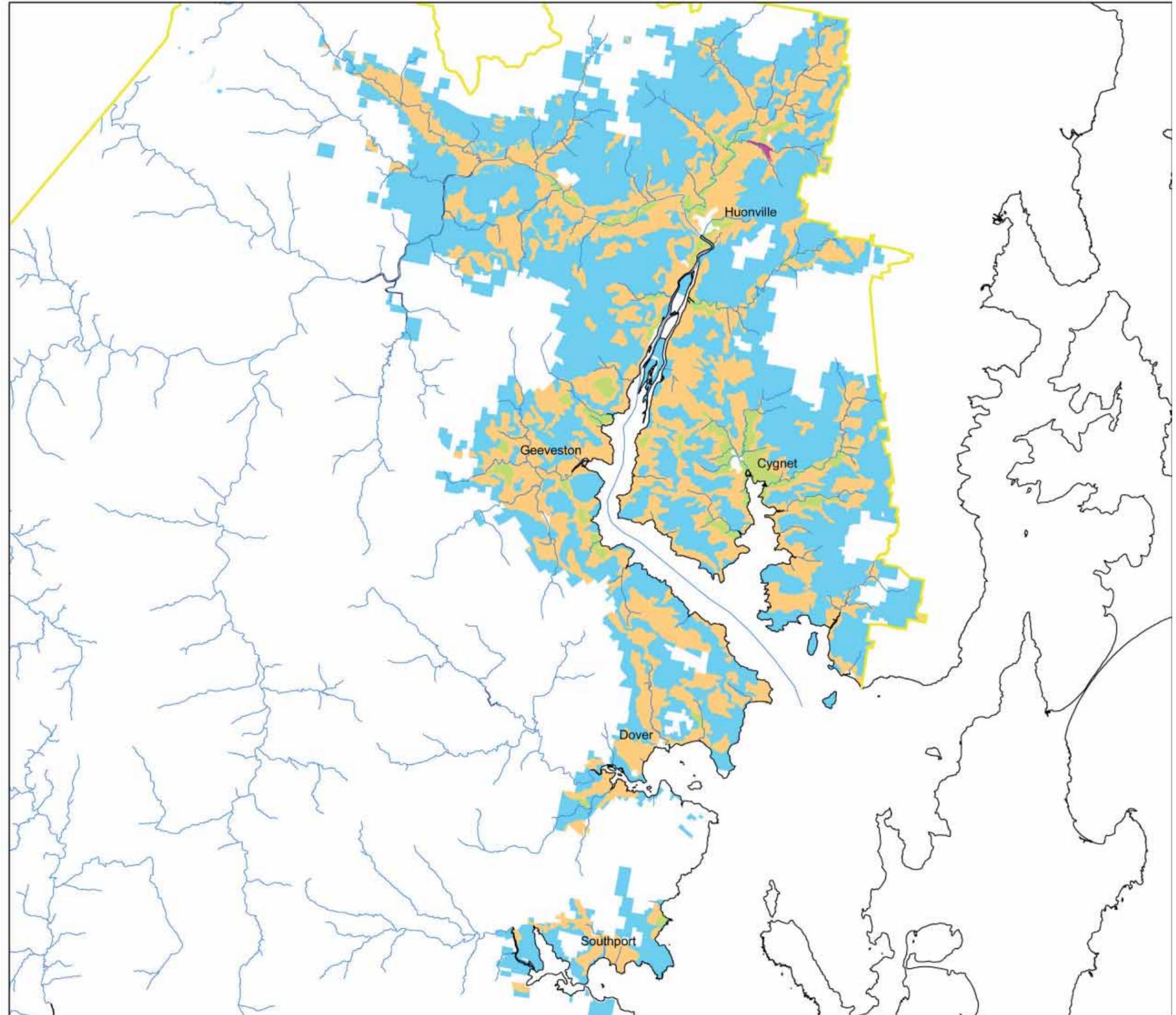
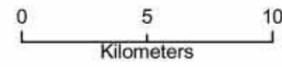
- Legend**
- Class 3 land
 - Class 4 land
 - Class 5 land
 - Class 6 and 7 land
 - Municipality Boundary
 - Coastline
 - Rivers

Notes

Land capability based on DPIW's land capability surveys and mapping.

Land capability only assessed on private land.

Map scale is 1:220,000 for A3.



NATURAL RESOURCE MANAGEMENT

Special Values

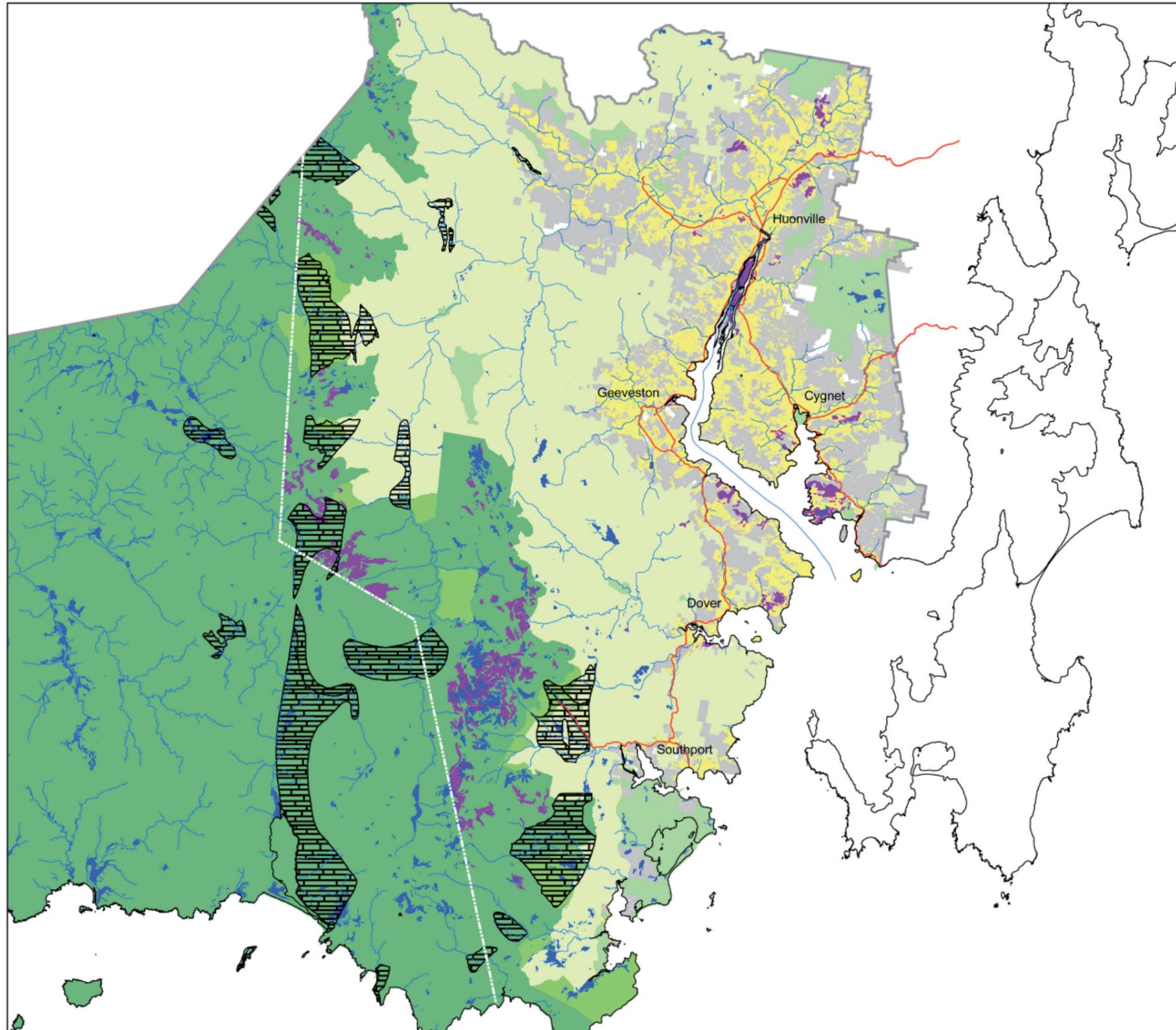
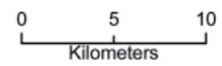
- Legend**
- Threatened native veg. communities
 - Wetlands
 - Karst Systems
 - Private land with native veg.
 - Private land with negligible native veg.
 - World Heritage Area
 - National Park
 - State Forest
 - Other reserves and conservation areas
 - Municipality Boundary
 - Coastline
 - Rivers

Notes

Extent of cleared land based on the TASVEG v1.0 (2006) database.

TASVEG communities west of the dotted white line were (shown within the WHA) not included in this map. This area was not deemed to be integral to the Strategy document.

Map scale is 1:300,000 for A3.



NATURAL HAZARDS Summary

Natural hazards pose varying degrees of risk to human safety and property throughout the municipal area, with bushfire events posing a particular risk to human life. The use of non-urban land for residential development has significantly increased the level of risk from natural hazards. The large number of small vacant lots in areas prone to natural hazard, combined with the ongoing demand for rural residential opportunities suggest that the degree of risk from natural hazards has the potential to increase over time.

The main soil-related hazards include landslip and tunnel erosion. The municipal area has extensive areas of steeply sloping land that is potentially susceptible to landslip. Factors that may promote landslip occurrence including vegetation clearance, alteration of drainage conditions, excavation and excessive loading from structures. Tunnel erosion on the other hand is a more insidious form of risk, resulting in considerable damage even before surface manifestations are evident. The cost of tunnel erosion not only relates to loss of soils, but can affect the structural integrity of buildings.

Bushfire hazard generally has high public awareness. The physical and environmental setting of the municipal area makes it particularly susceptible. The bushfire risk has increased even further in recent years with the influx of new residents into rural areas. Often located within or adjacent to standing vegetation, many lots have little bushfire protection, are difficult to access and have insufficient water supply. In recent years both the Tasmania Fire Service (TFS) and local governments in Tasmania have been committed to minimising bushfire hazard risk through the implementation of the TFS guidelines for development in bushfire prone areas. It will be essential that these guidelines are integrated into the planning scheme and that new development is firstly required to establish the underlying bushfire hazard potential of the area.

Another major hazard within the municipal area is that arising from water inundation, arising not only from flood events but storm surge and sea-level rise associated with climate change. The municipal area has an extensive history of flood events and while the severity of such flood events has lessened with the damming of the Huon River (Lake Pedder), there are still certain areas subject to regular inundation. Storm surge and sea level rise associated with climate change are planning issues that are becoming more apparent across all of Tasmania, given the high occurrence of development within our coastal areas. The likely increase in risk associated with storm surge and sea level rise and the ultimate economic costs of this risk means the Strategy needs to appropriately control the risk.

Ultimately, the availability of appropriate technical information is critical to the assessment of potential natural hazards and this will need to be an ongoing priority for the Huon Valley Council. Information, in many cases, is not available and planning decisions will need to adopt a precautionary approach. This precautionary approach should ensure that the hazard risk be mitigated through structural or siting methods to avoid property loss or damage, lives being placed at risk or public health concerns being generated. Ultimately, though it will be necessary to restrict use and development in vulnerable areas.

NATURAL HAZARDS

Strategic Directions and Guiding Principles

LANDSLIP AND TUNNEL EROSION HAZARD	
Strategic Directions	Guiding Principles
<p>Minimise loss of property and life and avoid economic impacts by ensuring use and development avoids or manages the risks associated with landslip or soil erosion hazard.</p>	<p>Factor inherent landslip and tunnel erosion risk in determination of land use zones.</p> <p>Ensure appropriate assessments (in accordance with AS1726-1993) are made before the approval of any use and development in areas that may be at risk of landslip or tunnel erosion.</p> <p>Identify appropriate prescriptive controls (using recognised standards AS/NZS 4360:1990 & Australian Geomechanics Society Guidelines for Development on Hillsides) to manage use and development within areas potentially at risk.</p> <p>Ensure planning assessments appropriately consider landslip and tunnel erosion as a relevant matter under the Planning Scheme.</p> <p>Utilise mapping data that indicates typical environments where hazards are more likely to occur as a tool for planning assessment*.</p> <p>Ensure use and development complies with the standards for site investigations (AS1726-1993), risk management (AS/NZS 4360:1999), and Australian Geomechanics Society guidelines for development on hillsides (AGS 2000).</p> <p>Assess the potential for off-site impacts resulting from a development; for example, potential impacts of a proposed development to create or exacerbate an erosion risk outside the area of the DA.</p> <p>Identify the options and methods for treating a hazard risk. The relative costs and benefits of the options needs to be considered so that the most cost effective solutions, consistent with the overall needs of the client, owner and regulator, can be identified.</p> <p>Ensure community facilities and critical infrastructure is not located in areas of high risk.</p>

*DPIW has advised that errors in interpretation will occur if the information is used at a scale less than 1:100 000. However, for the purpose of identifying the approximate extent of each hazard in the Huon Valley, the data was considered to provide a useful generalisations at a scale of 1:10 000.

BUSHFIRE HAZARD	
Strategic Directions	Guiding Principles
<p>Recognise the management of bushfire hazard as an important land use considerations in order to protect lives, property and natural values of the Huon Valley as well as avoid unnecessary cost to the community.</p>	<p>Ensure land use zones consider the extent of bushfire risk of land and the necessary measures to control that risk (i.e. clearance of large tracts of vegetation).</p> <p>Identify appropriate prescriptive controls within the Planning Scheme (using TFS recognised standards) to manage the location and design of use and development within bushfire prone areas .</p> <p>Ensure an adequate and protected water supply is always available to defend habitable buildings from fire.</p> <p>Ensure community facilities and critical infrastructure is not located in areas of high risk.</p>

FLOODING HAZARD	
Strategic Directions	Guiding Principles
<p>Ensure that flood risk is a key land use consideration and the use and development is located and designed with due regard to hazard associated with flooding.</p>	<p>Consider inherent flood risk of land in determination of land use zones by avoiding residential zones within 1:100 flood risk areas.</p> <p>Ensure that habitable buildings are not located within areas at risk of 1:100 year floods.</p> <p>Require that development within flood prone areas have floor level designed in response to the flood risk.</p> <p>Ensure community facilities and critical infrastructure is not located in areas of high risk.</p>

NATURAL HAZARDS

Strategic Directions and Guiding Principles (cont)

STORM SURGE AND SEA LEVEL RISE	
Strategic Directions	Guiding Principles
<p><i>Ensure that use and development is located and designed with due regard to hazards associated with sea level rise and storm surge.</i></p>	<p><i>Only allow appropriate development within areas identified to be susceptible to sea level rise and storm surge.</i></p> <p><i>Protect actively mobile landforms such as beach and sand dune systems and unstable cliffs from vegetation removal.</i></p> <p><i>Prevent the construction of habitable buildings within areas at risk from storm surge and sea level rise.</i></p> <p><i>Ensure community facilities and critical infrastructure is not located in areas of high risk.</i></p>

POOR AIR QUALITY HAZARD	
Strategic Directions	Guiding Principles
<p><i>Potential sources of particulate emissions appropriately manage and minimise particulate emissions.</i></p>	<p><i>Use and development with potential for particulate emission will be required to meet the accepted standards under the Environmental Management Policy (Air Quality) 2004 or any approved substituted policy.</i></p>

NATURAL HAZARDS

Soil-Related

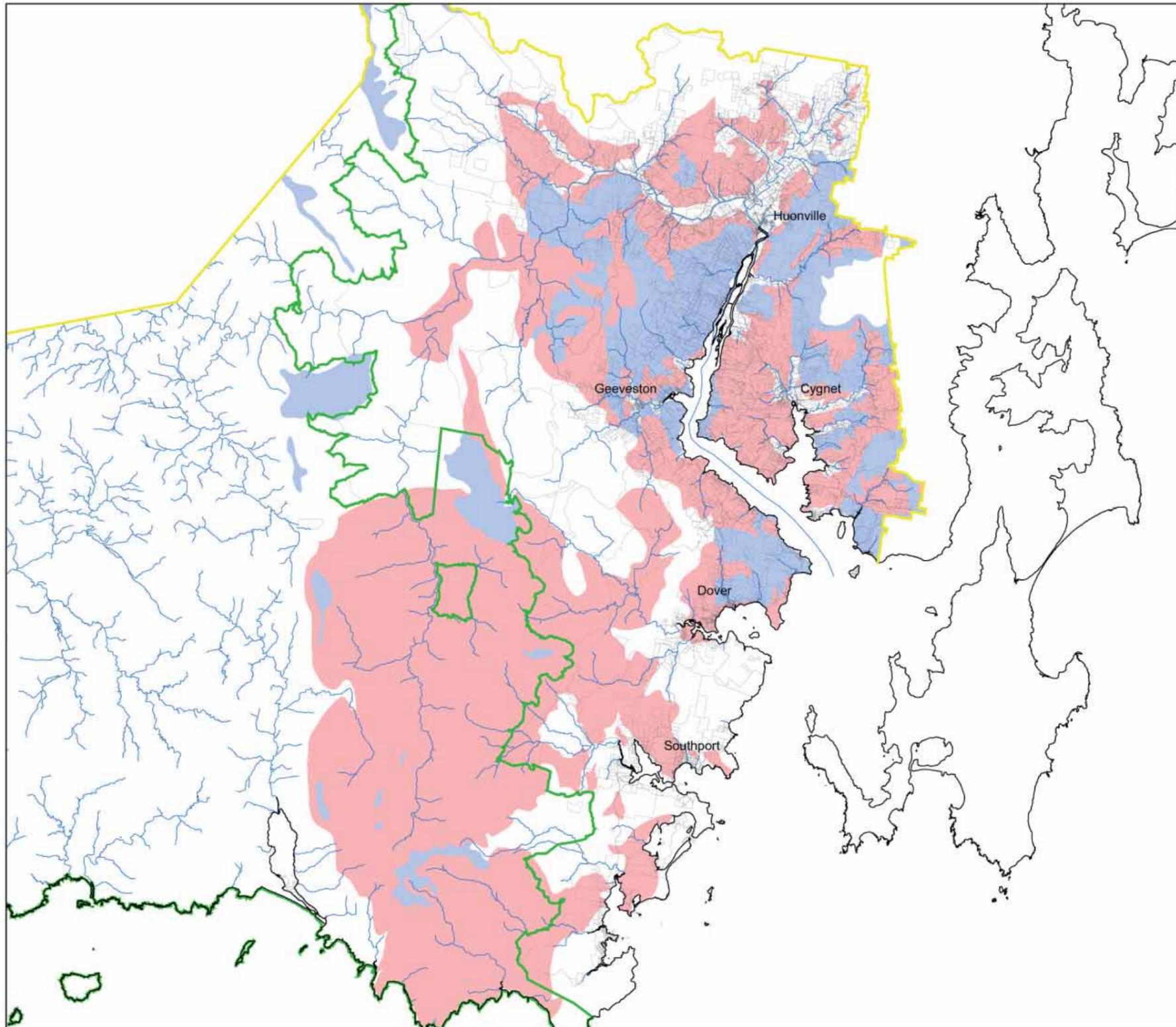
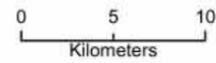
Legend

- Landslip Hazard
- Tunnel Erosion Hazard
- Municipality Boundary
- World Heritage Area
- Cadastre
- Coastline
- Rivers

Notes

Hazard zones based on land system data and contour gradients.

Map scale is 1:300,000 for A3.



NATURAL HAZARDS
Bushfire

Legend

- High bushfire hazard
- Moderate bushfire hazard
- Low bushfire hazard
- Cleared or urban area
- Cadastre
- Municipality Boundary
- World Heritage Area
- Coastline

Notes

Fire hazard based on the TASVEG v1.0 (2006) database.

High bushfire hazard based on the extent of:
 - dry eucalypt forest & woodland;
 - scrub, heathland and coastal complexes; and
 - native grasslands.

Moderate bushfire hazard based on the extent of wet eucalypts forest & woodland.

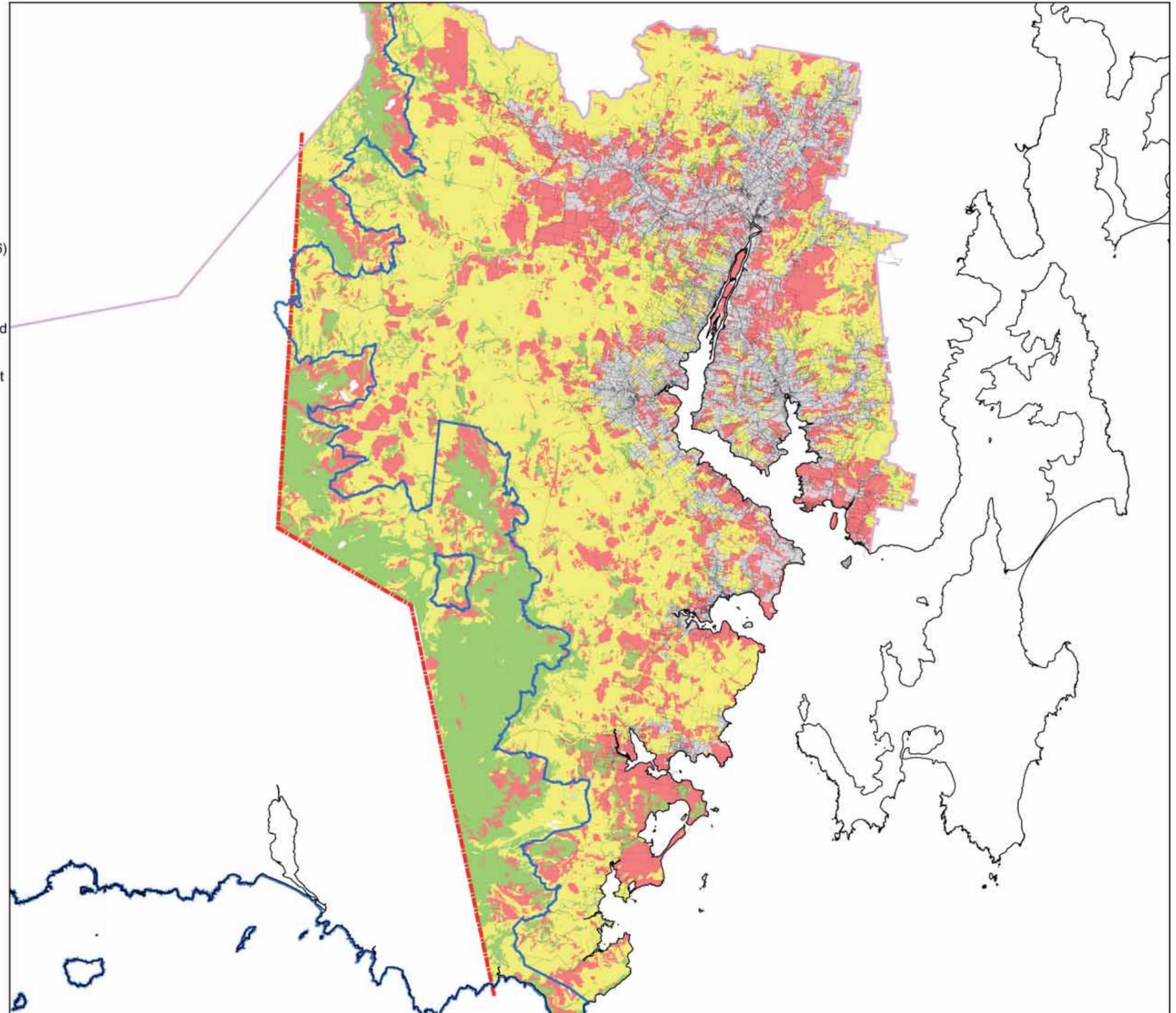
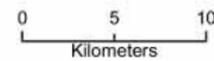
Low bushfire hazard based on the extent of:
 - highland treeless vegetation;
 - mooreland, sedgeland, rushland and peatland;
 - rainforest and related scrub.

Cleared areas have a variable fire risk that is dependent on the type and intensity of landuse.

Areas west of of the dotted red line were not assessed for fire hazard. These areas were not deemed to be integral to the Strategy document.

TASVEG communities west of the dotted red line were not available for this map.

Map scale is 1:300,000 for A3



NATURAL HAZARDS

Flood and Coastal Zones

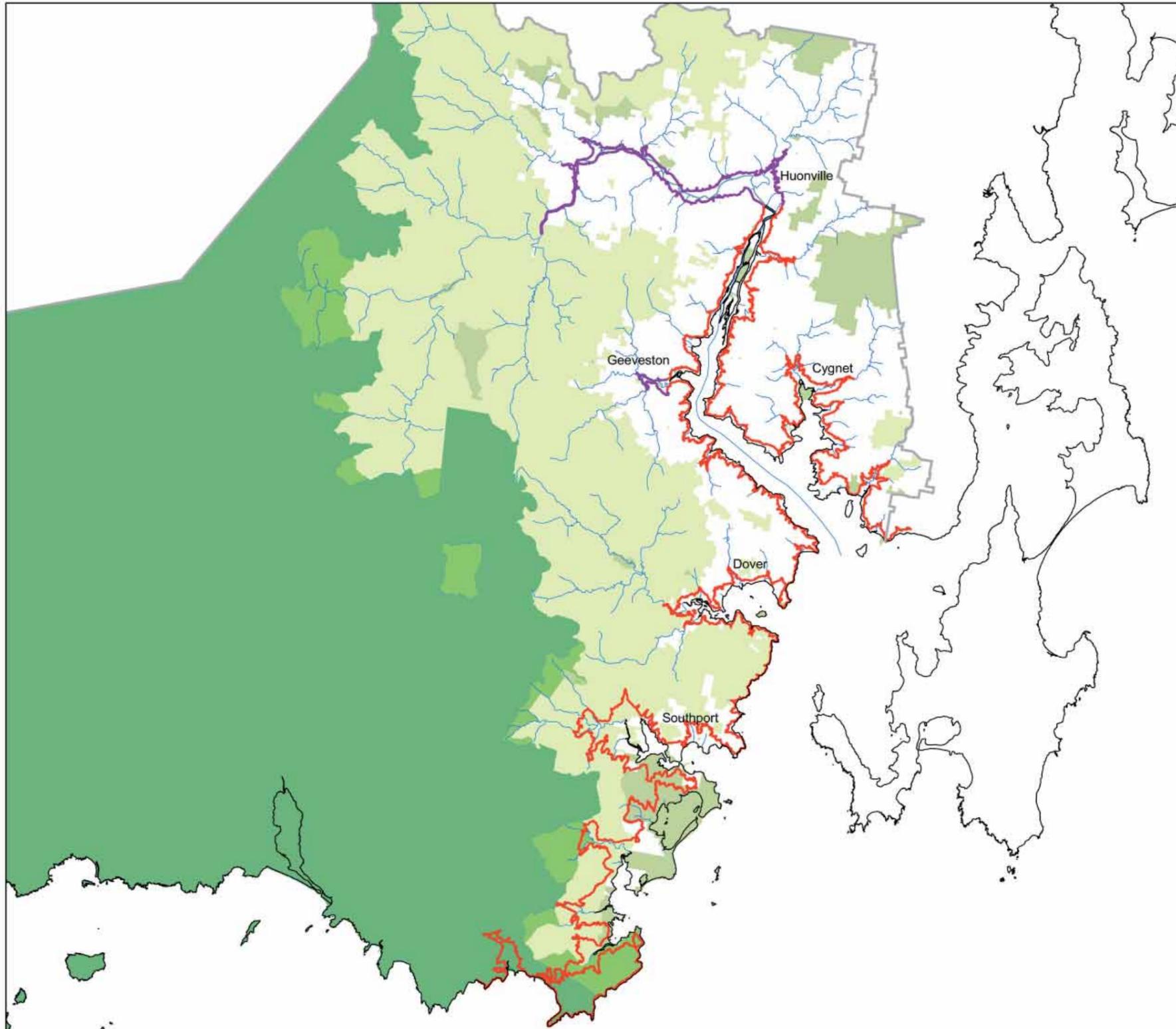
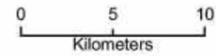
Legend

- Landward extent of coastal zone
- Landward extent of flood zone
- State Forest
- National Park
- World Heritage Area
- Other reserves and conservation areas
- Municipality Boundary
- Coastline
- Rivers

Notes

Landward coastal and flood boundaries based on 30 metre contour line.

Map scale is 1:300,000 for A3.



HERITAGE Summary

There are a range of heritage values that are important considerations in this strategy. They can be divided into four categories: Aboriginal; European Heritage; cultural and natural Landscapes.

The municipal area is rich in Aboriginal heritage values. At present there are some 73 recorded sites within the greater Huon Valley area and there are most likely a plethora of unknown sites. The known areas comprise of Quarry sites, Isolated Artefacts, Artefact Scatters, Occupation Shelters and Midden sites. Considering the sensitivity of Aboriginal heritage sites, it is necessary to take a precautionary approach to new developments, particular those around coastal areas. Such an approach is provided for within the *Aboriginal Relics Act 1975*.

European heritage considers both cultural and built heritage. European cultural values in the municipal area are largely based on the forest, agricultural and maritime industries, all which featured heavily in the historical evolution of the area since European settlement. Heritage significance is also more than just individual structures and it will therefore be important that the protection of heritage areas are considered with new use and development.

European settlement throughout the Huon Valley has also contributed heavily to cultural landscapes. From a visual perspective Huon Valley is recognised for its unique cultural landscapes, which are often central to a community's sense of place.

Also important to the community and the tourism economy are the natural landscapes throughout the Huon Valley. High quality natural landscapes throughout the municipal area include Adamsons Peak, Sleeping Beauty, Hartz Mountains, Port Esperance, the Huon River and its Estuary and the Tasmanian Wilderness World Heritage Area.

This Strategy, although providing a listing of all current identified cultural heritage places, does not attempt to provide a detailed study of heritage values across the municipal area. This requires additional time and resources, which is not essential to the preparation of a new Planning Scheme. A more detailed study should be a priority for Council over the coming years as a basis for a future planning scheme amendment.

A list of places of heritage significance is provided as appendices to the main document. This list, however only provides for existing identified heritage listed places under the existing Planning Schemes and the Tasmanian Heritage Register. As there has been no recent systematic review of cultural heritage items in the Huon Valley, particularly those with local significance, the Council should consider commissioning a full Heritage Study for the Huon Valley area for input into the first review of the new Planning Scheme.

HERITAGE

Strategic Directions and Guiding Principles

ABORIGINAL HERITAGE

Strategic Directions	Guiding Principles
<p>Ensure that sites and artefacts of Aboriginal Heritage Significance are managed appropriately into the future through an integrated approach to management.</p>	<p>Council, relevant state agencies and the Aboriginal community work together to identify areas of sensitivity.</p> <p>Incorporate provisions into the planning scheme to allow Council to request Aboriginal heritage surveys for any proposals involving substantial subdivision of land, coastal development, or significant disturbance of land outside settlement boundaries, or as considered generally appropriate.</p> <p>Adopt an integrated approach to management with State Government and the Aboriginal community to ensure that important sites and artefacts are managed appropriately into the future.</p>

CULTURAL LANDSCAPE AND NATURAL HERITAGE

Strategic Directions	Guiding Principles
<p>The Huon Valley landscapes are important in attracting residents and visitors and providing for a sense of place. Landscape values will therefore be protected as far as practicable.</p> <p>Cultural landscape and natural heritage values provide important tourism opportunities that can be facilitated through the development approval process. The primary objective is to protect the inherent value of the landscape.</p> <p>The Huon Valley's geological assets need appropriate management to ensure the preservation of their value.</p>	<p>Ensure development is appropriately controlled in relation to the landscape setting, scenic corridors and visual amenity.</p> <p>Development (including vegetation clearance) should not occur where it is visually intrusive and out of place within the surrounding landscape.</p> <p>Development on hill faces, ridgelines, coastal bluffs, headlands and other prominent landforms should protect the visual qualities of such areas and to prevent erosion or excessive disturbance.</p> <p>Protect geological sites of significance from inappropriate development.</p>

EUROPEAN AND BUILT HERITAGE

Strategic Directions	Guiding Principles
<p>Recognises the various economic benefits associated with managing the cultural heritage assets of the Huon Valley in an appropriate manner.</p> <p>The social benefits of appropriate cultural heritage management are also recognised. Being integral to people's sense of place and pride, the community should be involved in the management processes.</p> <p>Sites of heritage significance need to be protected against inappropriate development – this also includes sites of geo-conservation significance, historic value and those with unique environmental features.</p> <p>Provide a framework for the establishment of statutory regulation over additional heritage areas of listed sites as they are identified through appropriate studies.</p>	<p>Allow appropriate reuse of heritage buildings.</p> <p>Ensure that the siting, scale, form and appearance of development of heritage listed properties and within heritage areas does not detract from those characteristics of the place that contribute to its cultural significance.</p> <p>Ensure that important built fabric is protected through the redevelopment of any heritage listed properties.</p> <p>Provide for the protection of historic streetscapes.</p>

WORLD HERITAGE AREA CONSIDERATIONS

Strategic Directions	Guiding Principles
<p>The World Heritage Area is an important attracting feature and a coordinated response to management within the World Heritage Area is required between the relevant authorities.</p> <p>The natural values on adjacent land needs to be maintained so as to complement the important heritage values and avoid any diverse impact on the World Heritage Area.</p>	<p>Ensure a coordinated approach to planning for land within and adjacent to the World Heritage Area to protect natural and cultural values.</p>

TRANSPORT Summary

The provision, location, condition and capacity of physical infrastructure by Council and State Government, has a major influence on use and development of land, levels of accessibility, amenity and ability to minimise environmental impacts. This strategy has examined transport and road infrastructure separately to other forms of infrastructure (i.e. water, sewerage etc). The strategy does however recognise that access to a safe and efficient transport system, an adequate supply of reticulated water and disposal of effluent and stormwater are prerequisites for sustainable economic and social development.

The transport system has had a major influence on the pattern of land use and economic development within the municipal area and will continue to do so. The arterial road network and its maintenance will have a major impact on providing long-term sustainable economic and social development in the Huon Valley, particular for the resource based industries and tourism.

The road network is well developed, not affected by congestion and is subject to continuous upgrading to meet increased demands and improved safety. There is potential for conflict along the arterial road network between commuter/tourist use and freight transportation. This has been evident with the concern over heavy vehicle movements, particularly through settled areas (i.e. Huonville). This particular conflict will be partially resolved through alternative links (Plenty Link Road) and the potential development of Southwood.

To strategically plan for long-term investment and protection of the road network, a road hierarchy, which incorporates State Government arterial roads, Council maintained arterial roads and Council maintained general roads, will be developed. This hierarchy will be translated into a new planning scheme. In doing so the Strategy recognises potential impacts, adjacent development and new accesses can have on the viability of these roads. This particularly applies to new residential development which should be encouraged in areas an appropriate distance away from major arterial road corridors.

The strategy also recognises that the transport system and the pattern of land development can affect quality of life, economic development and the environment in real and direct ways by influencing:

- ▶ The amount of time we spend travelling;
- ▶ Disposal income for essential items;
- ▶ Access to employment, education, essential services and social activities;
- ▶ Personal mobility and interaction with family, friends and the community;
- ▶ Amenity and quality of the environment;
- ▶ The amount of greenhouse emissions; and
- ▶ Cost of goods and services.

As a consequence an important element within this Strategy is the integration of land use and transport planning. In order to achieve these principles as well as the major objectives under the RMPS of sustainable development, the new planning scheme will include provisions to:

- ▶ Reduce the growth in the distance and the number of journeys using motorised transport;
- ▶ Promote increased accessibility and amenity;
- ▶ Maximise the use of existing infrastructure;
- ▶ Protect high-speed road corridors;
- ▶ Encourage and promote alternative means of travel including walking, cycling and the use of buses; and
- ▶ Reduce reliance on travel by motor vehicle.

TRANSPORT

Strategic Directions and Guiding Principles

HUON VALLEY ROAD NETWORK	
Strategic Directions	Guiding Principles
<p><i>Maintain and protect the safety and efficiency of the transport system.</i></p>	<p><i>Use or development is not to unreasonable impede the safety and efficiency of the road transport system.</i></p> <p><i>Require developer contributions towards necessary road improvements arising from new development.</i></p> <p><i>Use and development is to provide adequate parking on, or in the vicinity of the site and for all vehicles to enter and leave the site in a forward motion.</i></p>

INTEGRATING LAND USE AND TRANSPORT PLANNING	
Strategic Directions	Guiding Principles
<p><i>Recognise the consolidation of development in existing towns will promote sustainable development by increasing accessibility, reducing the reliance on motor vehicles and promote alternative modes of transport including walking and cycling.</i></p> <p><i>The provision of transport infrastructure is a substantial investment with a lifecycle between 50 and 100 years. With limited funding available for new infrastructure and services it is vital that the high speed arterial roads are protected from direct access from a high traffic generating land use activity outside the major towns which could have a detrimental impact on the safety and the efficiency of movement.</i></p>	<p><i>Future residential and commercial development will be based on the consolidation of existing towns. Ribbon development will be discouraged.</i></p> <p><i>Low density residential living will be encouraged in specific areas in relative close proximity to towns.</i></p> <p><i>Encourage the concentration of light industrial and commercial activities in existing towns, which are highly accessible to the community and where services are available.</i></p> <p><i>New residential development will be encouraged in areas that are an appropriate distance away from major arterial road corridors to avoid noise and emissions.</i></p> <p><i>New residential subdivisions shall be designed to maximise connections and promote walking and cycling by developing residential neighbourhoods with connecting roads and pedestrian and cycling linkages.</i></p> <p><i>Plan for a potential link road within the Huonville town centre.</i></p> <p><i>Restrict direct access of high vehicle generating land use activities onto high-speed arterial roads.</i></p> <p><i>Require bicycle parking within town centres.</i></p>

INFRASTRUCTURE Summary

To provide economic and environmentally sustainable outcomes, future residential and commercial development in the municipal area will predominantly occur in towns with the capacity to provide reticulated water, sewerage reticulation and treatment and stormwater collection disposal.

At present a major environmental problem is associated with leachate from septic tanks where development has occurred outside of serviced towns. To address the environmental problem, Council has pursued a policy of extending sewerage services to settlements where this is a significant problem, however this cost is not often sustainable.

The quality and supply of water, sewerage treatment and disposal of stormwater varies considerably across the municipal area. Like other small Councils in Tasmania, the Council is faced with a high demand for new infrastructure, upgrading and maintenance of existing utilities and limited funding from a relatively small rate base. It is the intent of this Strategy, to focus on maximising the use of existing infrastructure and encouraging development where there is excess capacity of reticulated water and sewerage.

Reticulated sewerage is available at major towns of Huonville/Ranelagh, Cygnet, Franklin, Port Huon, Geeveston and Dover, while all other settlements rely on disposal through septic tanks or domestic sized package treatment plants. In terms of capacity, most of the sewerage treatments plants (located at Ranelagh, Cygnet, Geeveston, Dover & Southport) suffer from excessive stormwater infiltration. Measures need to be taken to address this issue. Ultimately however, future development requiring extensions to existing reticulated sewerage schemes will be dependent upon the capacity of the treatment plant, the financial capacity of the scheme itself and the environmental benefits accruing from such an extension. A key strategy within the Strategy is the application of headwork charges for developments that impose extra long-term costs to Council.

The availability of water supply is more extensive than reticulated sewerage. There are 11 water schemes in place across the municipal area that service all the major settlements as well as some parts of Glen Huon, Grove, Judbury and Mountain River. Verona Sands and Southport are not supplied with reticulated water. Given the considerable investment in the provision of water infrastructure by Council, it will be important to maximise the effectiveness and cost efficiency of this investment by utilising existing infrastructure to its capacity and encouraging future development within existing settlements (where there is the least amount of cost involved in upgrading or extending water supply).

There are also numerous issues in regards to the long term provision of water in the municipal area. These include:

- ▶ The water reticulation system in some areas is sub-standard and therefore not capable of handling further land use development without upgrading.
- ▶ Council applies water restrictions on an annual basis across all water schemes. This is generally due to reticulation problems where consumption in the lower levels drastically reduces available water to the more elevated sections of the schemes.
- ▶ Water conservation measures will be necessary to optimise the efficiency of the existing infrastructure. This might include water metering, domestic water tanks, improved plumbing systems and public education.

Stormwater reticulation is poor across the whole municipal area. While major towns are provided with kerb and channelling and some drains, there is no full reticulation system and no sediment or litter removal from urban stormwater. There has been no strategic analysis of stormwater to ascertain impacts on the quality of receiving waters. The only declared stormwater district in the municipal area is Huonville, but the stormwater reticulation within Huonville requires upgrading and consideration of flooding potential.

As a matter of importance, the Strategy therefore encourages water sensitive urban design that provide a range of alternatives to traditional approaches to stormwater management.

Waste management is a major environmental challenge for the municipal area not only in minimising residential waste and encouraging reuse and recycling, but the pollution impacts from leachate at landfill sites. Council has adopted a broad waste management strategy in 2001, which includes upgrading of waste transfer stations, rehabilitation of former landfill sites containing leachate and introducing a kerbside waste collection.

There is therefore need to ensure that future residential development is design to be capable of kerbside collection. It will also be important to ensure attenuation distances are applied for waste transfer/disposal sites and treatment sites to protect sensitive uses from detrimental impacts.

Existing Council mapping of reticulated services is limited and is not reliable. Council therefore relies heavily upon site inspections. The upgrade of mapping of infrastructure and its capacity should be a priority for Council.

INFRASTRUCTURE

Strategic Directions and Guiding Principles

SEWERAGE AND WATER	
Strategic Directions	Guiding Principles
<p>Give preference to developments that will maximise the efficiency of existing infrastructure in the major towns that have existing capacity.</p> <p>Future development requiring an extension of existing reticulated sewerage schemes will be dependent upon the capacity of the treatment plant, the financial capacity of the scheme itself and the environmental benefits accruing from such an extension.</p> <p>All new development will be required to provide an adequate level of infrastructure and services and not have a detrimental impact on the quality of town drinking water supplies.</p> <p>Encourage development that embraces sustainable water reuse.</p>	<p>Future residential and commercial development will be based on the consolidation of existing towns. Ribbon development and an expansion of areas where infrastructure is inadequate will not be supported. Infill development will be encouraged.</p> <p>Headwork charges on developers will apply if a development will impose extra long term costs, over and above the income that Council would expect to receive in ongoing water and sewerage charges.</p> <p>New urban residential and commercial development must be provided with:</p> <ul style="list-style-type: none"> ▶ Reticulated water. ▶ Reticulated Sewerage or an adequate package treatment system. ▶ Stormwater drainage with satisfactory capacity and environmental performance. ▶ Sealed roads with kerb and gutter and safe access. <p>Land in the towns will not be zoned residential if it cannot be serviced by Council infrastructure (existing or planned).</p> <p>Water supplies will be protected from activities with the potential to create nutrient and or sediment loads.</p> <p>Where development outside of established reticulated areas cannot be avoided, sustainable water supply and use mechanism must be implemented.</p>

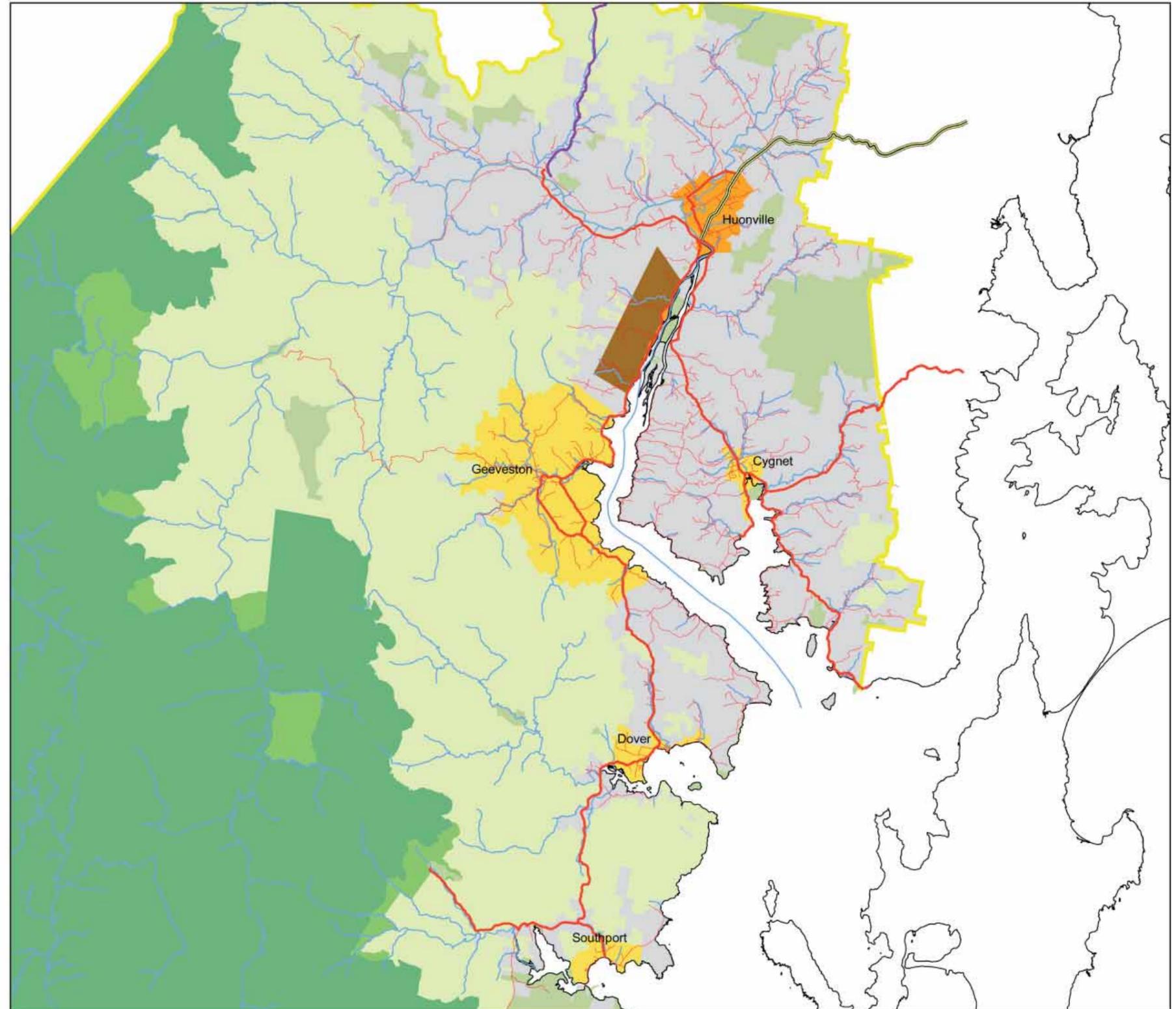
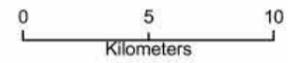
STORMWATER MANAGEMENT	
Strategic Directions	Guiding Principles
<p>Recognises that contamination of stormwater is a threat to the quality of receiving waters.</p> <p>Encourage the use of innovative and alternative infrastructure for stormwater management and treatment.</p> <p>Plan for the retrofitting of existing urban areas with stormwater infrastructure</p>	<p>Stormwater infrastructure is to be incorporated into new land developments (such as subdivisions and multiple housing) utilising contemporary water sensitive techniques.</p> <p>New industrial development is to incorporate water sensitive design and provide for protection of water quality, reducing peak flows and incorporate landscaping that facilitates water filtration and removal of pollutants.</p> <p>Opportunities for contamination of stormwater are to be minimised at the source or alternatively, treatment of contaminated stormwater is to be undertaken before discharge.</p>

WASTE MANAGEMENT	
Strategic Directions	Guiding Principles
<p>Extend the kerbside refuse collection program and minimise the potential for conflict between refuse storage and sensitive land uses.</p>	<p>Future residential development will need to be designed so that it is capable of being serviced by kerbside refuse collection vehicles.</p> <p>Appropriate attenuation distances will be provided between waste transfer stations/ disposal sites and use or development which would be sensitive to noise, odour and dust emissions.</p>

INFRASTRUCTURE
Water and Sewer Districts

- Legend**
- Both Sewer & Water District
 - Sewer District
 - Water District
 - Private land
 - World Heritage Area
 - National Park
 - State Forest
 - Other reserves & conservation areas
 - Major road to Kingborough
 - Other State road
 - Forestry road to New Norfolk
 - Other Council road
 - Rivers
 - Coastline
 - Municipality Boundary

Map scale is 220,000 for A3



THE ECONOMY

Summary

Economic development within the municipal area has been closely related to the natural resource base. Agricultural, forestry and fishing industries in the area have developed as a result of favourable climatic conditions, large areas of productive land and coastline, reliable water supplies and abundant fish and other marine life.

The natural resource base continues (in various guises) to provide the economic lifeblood of the municipal area as well as contributing to the economic well being of the State overall. Although agriculture, forestry and fishing have seen a slight decline in more recent years, this sector continues to be the largest employer, accounting for 17.3% of the workforce (this includes the aquaculture industry which accounts for 5.1%). The tourism sector and related development has also increasingly become important for the economy of the region. The latest 2006 Census data figures however do indicate an increasing percentage of the population employed in industries outside of the municipal area and this may be reflective of the increasing desirability of the Huon Valley for commuters.

The main economic sectors that will be affected by, or impacted upon, by future use and development are forestry, agriculture, aquaculture, tourism and light industrial. Many of these sectors are dependent upon the sustainable management of natural resources. A major challenge for Council is the strategic development of all industries in the municipal area, while maintaining and enhancing these values.

Agricultural development was one of its earliest industries, developing in the mid 1880s following clearance of land from the early forestry industry. Agricultural industries based on apple, berry fruits, stone fruits and hops were soon established. The first orchards were planted in the later 1830s near Garden Island Creek, growing steadily until the late 1930s when apple and pear orchards stretched almost continuously from Grove to Geeveston and from Huonville to Cygnet.

The opening of the world economy in the 1970s and international policy changes saw a significant adverse impact upon the apple industry in the municipal area. The following 30 years has seen a decline in the industry which has only been partially arrested through the development of new markets, new varieties and a move towards larger orchards. Apple production however remains a significant contributor to the value of agriculture in Tasmania with the production of over 45,000 tonnes of apples in Tasmania for 2004-2005 (ABS 2005 Agriculture Census). Latest figures by the Apple and Pear Association Industry (2004) show that the Huon Valley still accounts for 90% of the Tasmanian crop.

It is therefore important that there is a continuing diversification of agricultural enterprises within the municipal area. Traditional orcharding and grazing activities are gradually being replaced with non-traditional farming enterprises such as viticulture, cherries, hazelnut and olives, many of which are undertaken using organic farming practices. These non-traditional and niche markets also feed into the tourism sector.

Given that the agricultural sector is the major economic driver and employer for municipal area and is important in the overall context of the State, the protection of agricultural land is an integral element of a new planning scheme. Specific issues that will need to be addressed include:

- ▶ Maintaining the economic viability of landholdings;
- ▶ Maintaining Class 3, 4 & 5 land for agricultural purposes;
- ▶ Maintaining flexibility for industry to respond to market demands; and
- ▶ Encouraging downstream processing.

The forestry sector has been a significant element in the economic development of the municipal area. Today, the majority of forestry activity is undertaken by Forestry Tasmania within the Huon Forest District. State Forests account for 22.5% of land in the municipal area; 37% of State Forests are managed primarily for protection and the remainder utilised for production. Traditionally forestry activity was based around old growth and regenerated native forests, however an increase in plantations has arisen, particularly on private land (Private Timber Reserves), although it still only accounts for 0.8% of the municipal area and 3.1% of the total private plantation production in Tasmania.

Forestry activities are generally outside the scope of planning controls, although forestry activities on private land that is not declared as a Private Timber Reserve prior to a planning scheme coming into effect are subject to local planning controls. Key planning issues to be addressed will include: conflict of different land uses, traffic on public roads, conditions and extent of biodiversity, landscape values, water quality, fire risk management and weed management.

Aquaculture, unlike the agriculture and forestry sectors is a more recent industry, with salmon farms established in the Huon River in the 1980s. Over the past 20 years, this sector has seen considerable growth and the Huon Valley/D'Entrecasteaux Channel is now a significant part of the Tasmanian marine farming industry. While marine farms themselves are not subject to local planning controls, land based associated activities (including processing) are. This Strategy therefore encourages, marine farms and associated land based development to be undertaken together at a strategic level, to reduce conflicts in environmentally/visually sensitive areas.

Manufacturing or light industrial activity is the other major employer in the municipal area (approximately 9% of the workforce). While there is a general feeling that heavy or noxious industry should be discouraged in order to maintain the clean green image of the area, it is important that there is sufficient land for other industrial type activities to ensure a broader and stronger economic and employment base. There is clearly insufficient industrial land in Huonville where the demand is greatest and it will be important for these types of activities to be located in areas where there is sufficient servicing and distance from sensitive uses. There will also be an increasing demand for rural industry. The location of rural processing type of industrial uses should be in proximity to its resource base.

Overall the Strategy identifies a clear direction for economic development in all sectors and at all scales throughout the municipal area to provide for surety in economic investment, protection of natural values and the maintenance of amenity for residents.

THE ECONOMY

Strategic Directions and Guiding Principles

AGRICULTURAL DEVELOPMENT	
Strategic Directions	Guiding Principles
<p>Recognises the importance of maintaining productive and viable agricultural areas and ensure that the State Protection of Agricultural Land Policy (PAL) is implemented.</p> <p>To do this, Council will ensure that</p> <ul style="list-style-type: none"> ▶ Subdivision of agricultural land will not result in the loss of land to agricultural production. ▶ Agricultural land is protected from encroachment by residential use and development. ▶ A precautionary approach is adopted. <p>The planning scheme will identify land allocated to 'Rural Living' and 'Low Density Residential' zones, such that subdivision should not be necessary in the Rural Resource Zone.</p>	<p>Council will prevent further incompatible development within identified rural resource zones.</p> <p>Maintain or increase the productive capacity of agricultural land and allow farmers to undertake agricultural activities without being unreasonably constrained by conflicts with adjoining non-agricultural land users.</p> <p>Minimise scope for conflict by developing a defined boundary and buffer area between agricultural and residential areas.</p> <p>Buffer areas are to be maintained where residential areas adjoin the rural resource zone.</p> <p>Buffer areas are to be suitably designed, maintained and protected and that natural features on residential edges are retained.</p> <p>Provided agricultural activities are best practice, ensure that new adjacent uses do not have an expectation of modification to these practices to an extent which threatens efficient agricultural operations.</p>

FORESTRY PRACTICES ON PRIVATE LAND NOT WITHIN APTR	
Strategic Directions	Guiding Principles
<p>Provide for the minimising of external impacts while still providing for ongoing sustainable forest industry within the Huon Valley.</p>	<p>Minimise impact on agricultural and residential areas.</p> <p>Minimise any negative visual impact.</p> <p>Minimise impact on public roads.</p> <p>Maintain biodiversity of remnant native vegetation on private land. This is particularly relevant to those areas containing communities of conservation significance.</p> <p>Maintain water quality.</p> <p>Minimise the risk of bushfires.</p>

AQUACULTURE	
Strategic Directions	Guiding Principles
<p>Maintain or increase the productive capacity of aquaculture industries, while protecting freshwater, estuarine and marine water quality values as a requirement of a development application.</p> <p>Provide for the minimisation of external impacts while still providing for ongoing sustainable aquaculture industry within the Huon Valley.</p>	<p>Integration of marine farm planning and land based development should be promoted at a strategic level. This can help reduce conflicts between marine farms and the demands for associated land based facilities in environmentally/visually sensitive areas.</p> <p>Any redevelopment of existing shore based facilities should be able to demonstrate a high level of environmental performance in respect of scenic values, water quality, coastal processes and heritage.</p>

THE ECONOMY

Strategic Directions and Guiding Principles (cont.)

DOWNSTREAM PROCESSING	
Strategic Directions	Guiding Principles
<p>Provide for the development of industries that add value to the key export sectors of forest and food industry and flexibility for development close to raw materials in rural areas, subject to acceptable environmental and amenity impacts.</p>	<p>Ensure that there is flexibility to provide for farm diversification including manufacturing, processing and sale of primary produce within the rural resource zone subject to satisfactory traffic safety and amenity standards.</p>

LIGHT INDUSTRIAL DEVELOPMENT	
Strategic Directions	Guiding Principles
<p>Identify a particular site for a light industrial 'estate' that would be available for future demands and which would be suitable for the larger industrial enterprises within the Huonville area.</p> <p>Identify areas for industrial uses in proximity to the other major towns.</p> <p>Minimise the distance between rural industry and its associated resource base.</p>	<p>Identify land suitable for a light industrial estate close to Huonville that can connect to reticulated services.</p> <p>Identify land appropriate for light industrial zoning where visual, landscape and natural values have already been compromised.</p> <p>Ensure flexibility for consideration of rural industry uses within the rural resource zone.</p>

SMALL BUSINESS	
Strategic Directions	Guiding Principles
<p>Encourage and support small business in appropriate locations.</p>	<p>Provide flexibility for home occupations and small businesses across the planning area subject to assessment of the impact on the amenity of the area, the transport network and the environment.</p>

REUSE OF BUILDINGS	
Strategic Directions	Guiding Principles
<p>Recognise and encourage the need for adaptive reuse of buildings in the Huon Valley.</p>	<p>Consider the reuse of redundant buildings for employment generating uses, subject to consideration of the effects on the amenity of the area, traffic generation, impact on any heritage values and the capacity of the conversion to meet building regulations.</p>

THE ECONOMY
Spatial Analysis

- Legend**
- ! Cultural centre
 - ! Industrial area
 - ! Forestry centre
 - Assessed land, potential constraint
 - Assessed land, negligible constraint
 - Unassessed land, potentially constrained
 - Unassessed land, unlikely to be constrained
 - Marine farming
 - World Heritage Area
 - National Park
 - State Forest
 - Other reserves and conservation areas
 - Municipality Boundary
 - Road
 - Rivers
 - Coastline

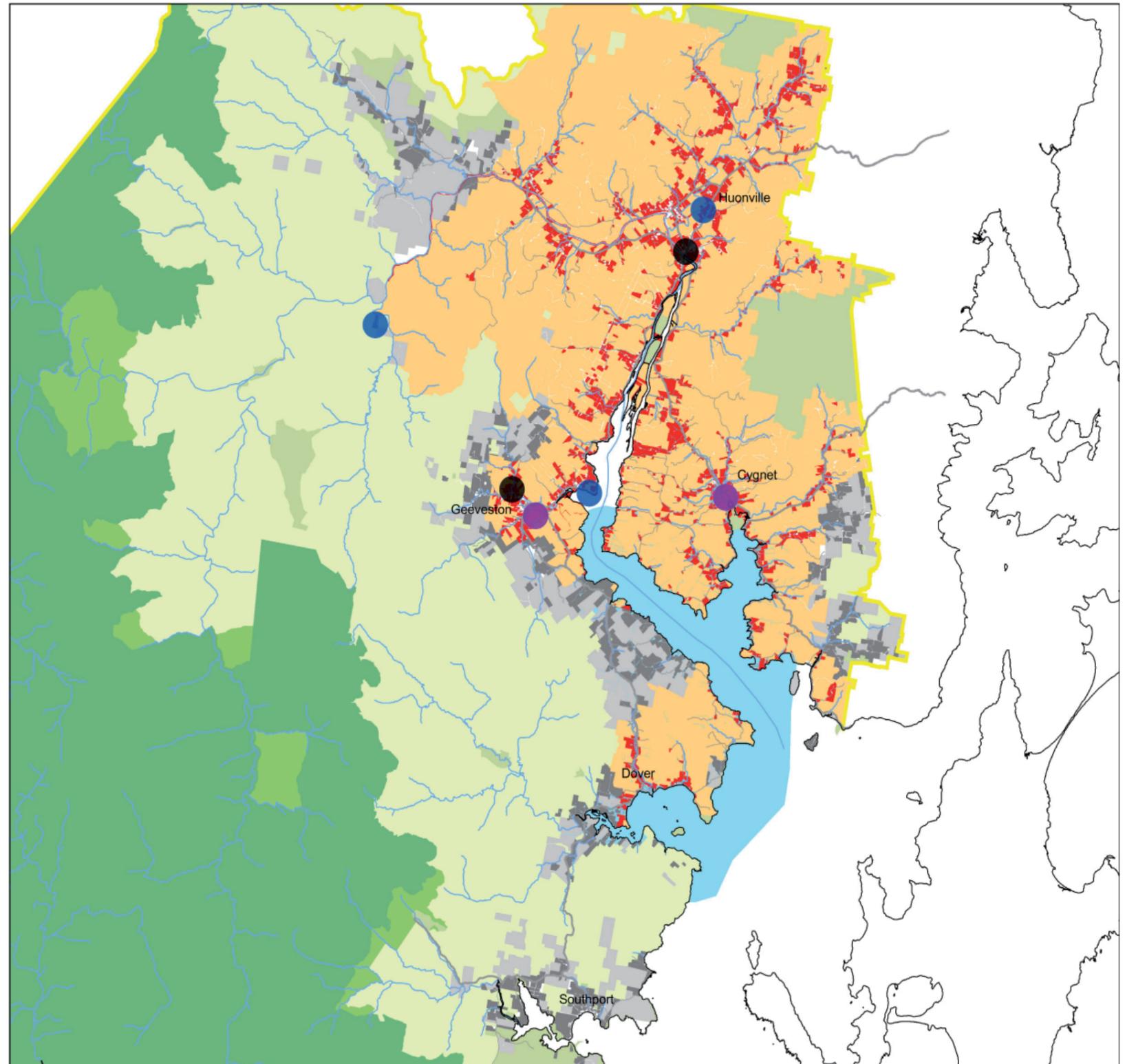
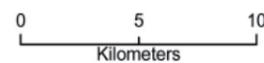
Notes:

Constraints on agriculture based on the proximity of dwellings to agricultural land. Note that land assessed as having a significant level of constraint can maintain agricultural potential.

Assessments were based on aerial and satellite images. No assessment was possible for areas without such images.

For unassessed areas, titles greater than 20 ha were deemed very unlikely to be constrained by surrounding development. Titles less than 20 hectares in the unassessed areas may be constrained, depending on the proximity of neighbouring dwellings.

Map scale is 1:220,000 for A3.



SUSTAINABLE TOURISM

Summary

The Huon Valley has a very strong tourism product that forms an important component of the region's economy. It will continue to be a major long-term economic driver for the area. Given its integral role in the attractiveness of the region for visitors this strategy recognises the importance of maintaining and enhancing the natural, scenic, heritage value and amenity of the municipal area.

The Huon Valley is an identified destination within Tasmania's tourism strategy as a themed tourist trail and is branded as the Huon Trail. The Huon Trail connects Hobart with Huon Valley and Kingborough areas and provides a co-ordinated approach to marketing tourist products and experiences in the region. The touring route also includes the far south area, which in more recent tourism strategies, is identified as a key future development area.

Huon Valley both benefits and suffers from the fact that it is so close to the Hobart region. The area is seen as a day destination and consequently has the lowest overnight stay record in Tasmania. This results in many smaller tourism operators not achieving their potential, as visitors tend to concentrate on the larger and better-promoted operations. The identification of the far south area as a key future tourism area, is partially driven by the need to encourage visitors to extend their stay. The far south area is the furthest part of Huon Valley, geographically from Hobart and creates a greater need for overnight accommodation.

An increase in overnight visitors results in stimulating more expenditure than day visitors and will create more jobs in the valley. A number of specific development opportunities are restricted under current planning controls (i.e. farm stay type accommodation). Therefore the Strategy encourages good, innovative developments that add to the overall tourism experience, without detriment to other key industries. Rural based and eco-tourism developments will be encouraged, particularly outside of existing towns. Indeed, new tourism developments outside of settlements must be environmentally sustainable to protect the brand values.

Overall there is a clear need for a range of tourist accommodation of various standards and ratings through the municipal area to meet the varying needs of visitors.

Providing and maintaining the integrity of tourism attractions is strategically important. Attractions provide a reason why visitors go to an area and are central to the tourism experience. The municipal area currently has a number of tourism attractions, including Tahune Air Walk and Hastings Cave. Council will support new attractions that build on the Huon Trail brand and that recognise and enhance natural and cultural values of the region.

Through the planning approval process Council can make sure that new development in the municipal area has a positive influence and protects important landscapes and streetscapes. Poorly designed buildings and inappropriately located development can have an adverse impact on scenic qualities, heritage, amenity of communities and the tourism industry. A key example is the unnecessary and unsightly signage spread across the municipal area, particularly on the main tourist routes. The Council will promote development that is designed to complement the qualities of natural and cultural heritage values of municipal area and protect scenic road touring corridors. Development, which would adversely affect the landscape character and amenity of the area will generally not be supported as would proposals which lead to the loss of trees or forests of high nature conservation or landscape value.

SUSTAINABLE TOURISM

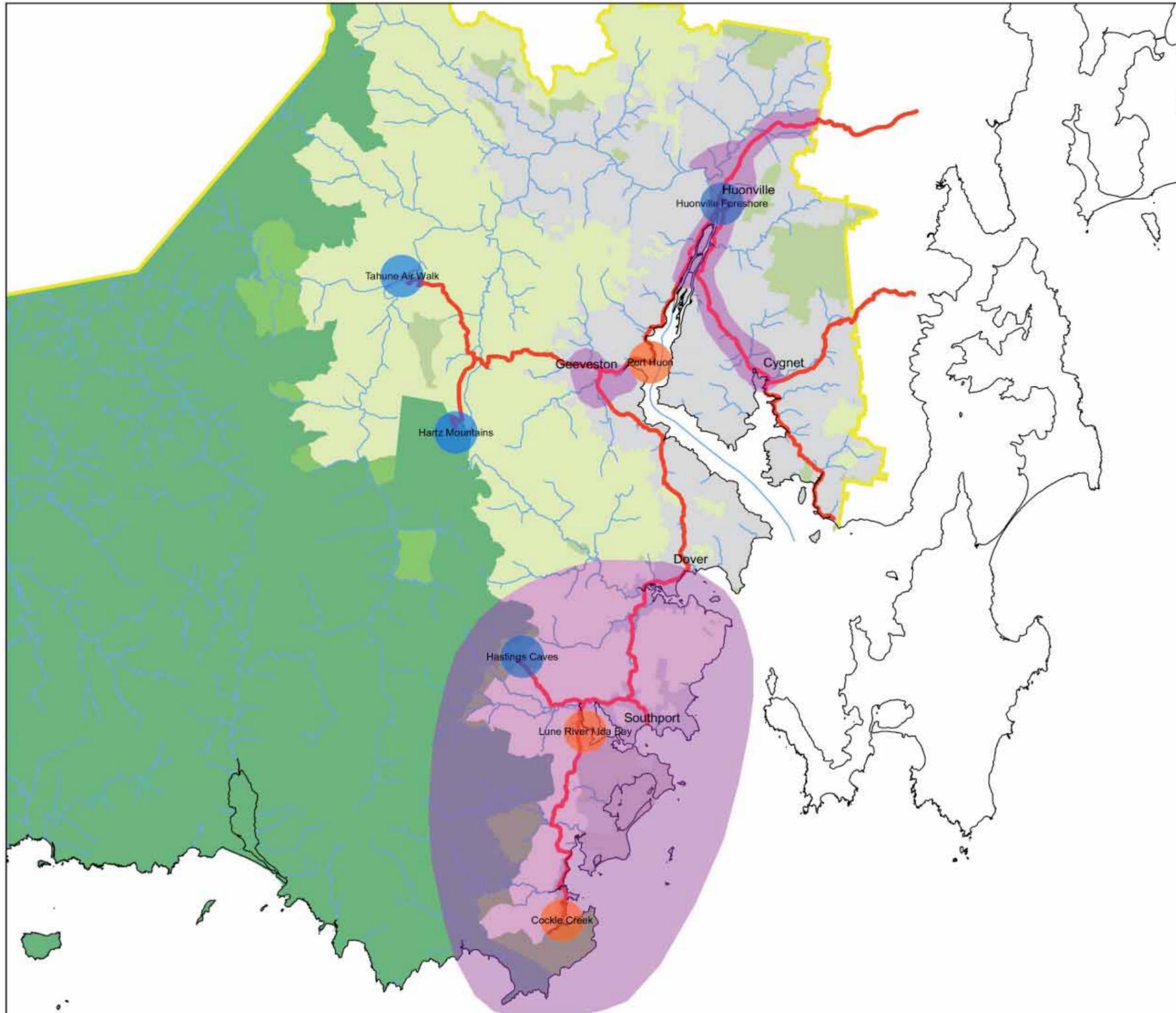
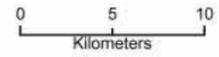
Strategic Directions and Guiding Principles

TOURISM DEVELOPMENT	
Strategic Directions	Guiding Principles
<p><i>Protect and enhance the Huon Trail visual landscape as an asset of the Huon Valley.</i></p> <p><i>Encourage development that builds on the Huon Trail brand.</i></p> <p><i>Strengthen the key centres of Huonville, Cygnet, Franklin, Geeveston and Dover by encouraging tourism development to locate within them.</i></p> <p><i>Provide a consistent and coordinated approach to roadside information.</i></p> <p><i>Only consider larger scale tourism development at appropriate locations outside key centres through a planning scheme amendment process.</i></p>	<p><i>Ensure tourist attractions in rural or coastal areas or adjacent to waterways rely on that location for the actual attraction.</i></p> <p><i>Encourage the development of new tourist accommodation and caravan parks within key settlements where reticulated water and sewerage can be provided.</i></p> <p><i>Outside of the major settlements allow small-scale overnight accommodation, small-scale agricultural based boutique operations and home industries based on arts and crafts, subject to individual site assessment.</i></p> <p><i>Medium to large-scale development outside of serviced areas must enhance and protect any adjoining rural uses, natural value of the Huon Valley and transport network.</i></p> <p><i>Ensure the provision of access and interpretation facilities for waterways, coastal areas, state forests, national parks and World Heritage Areas are subject to appropriate design standards.</i></p> <p><i>Ensure signs are located so they do not cause visual clutter and detract from the natural beauty of important landscapes and undermine the scenic qualities of road corridors.</i></p> <p><i>Tourism developments are not to detract from the environmental, landscape or agricultural production values of the Huon Valley.</i></p>

SUSTAINABLE TOURISM Spatial Analysis

- Legend**
- Huon Tourist Trail
 - | Potential tourism operations
 - | Major tourism operations
 - Tourism districts
 - World Heritage Area
 - National Park
 - State Forest
 - Other reserves and conservation areas
 - Private land
 - Municipality Boundary
 - Rivers
 - Coastline

Map scale is 1:300,000 for A3.



PROVIDING FOR HOUSING NEEDS Summary

The municipal area is not only experiencing demographic and household changes which affect the demand for residential development, but is also experiencing a small amount of growth. The municipal area has been rejuvenated in the past few years with improved economic circumstances and there are new residents coming to live in the Huon Valley.

Demand for residential sites in rural areas with water or mountain views has grown. This demand has been assisted by improvements in road networks for commuters and the changing nature of planning regulation in the Kingborough municipal area. The dominant form of residential development over the past decade has been associated with small lot rural living and low density residential, particularly around Grove, Mountain River, Ranelagh, Glen Huon, Cradoc and Cygnet. Consequently the number of properties in these areas used for agricultural purposes has decreased.

At present there are over 3000 vacant lots in the municipal area that are capable under the current planning controls of having a house built upon them. Approximately 2/3 of these lots are below 10 hectares. There has been a clear tendency to over subdivide in rural areas and even taking into account possible physical constraints on building on these lots, there is ample supply of land within the municipal area without having to encourage further subdivision of rural land.

Many former shack/holiday settlements are also being redeveloped and occupied on an increasingly permanent basis. The conversion of shack leases to freehold title under the Crown Land Shacks Categorisation Program has assisted this trend.

The increasing fragmentation of land through Huon Valley for residential purposes is the most significant issue for for this Strategy to address. Not only does the spread of residential development from towns to rural living dilute the spirit of both the town and country it can compromise the economic development of the municipal area and its natural values. It is acknowledged that many subdivisions have occurred as a result of economic impacts upon traditional agricultural activities (i.e. orcharding), however there are many non-traditional and/or alternative agricultural activities that can occur on lots that are too small for more traditional agricultural activities.

Specifically subdivision of rural land for residential purposes has produced a number of issues that will need to be addressed by the new planning scheme. These include:

- ▶ Loss of better quality agricultural land.
- ▶ Land management issues.
- ▶ Land use conflict with legitimate rural operations.
- ▶ Inappropriate subdivision design of low-density developments.
- ▶ The clearance of coastal vegetation results in the loss of native habitat and ecological values, erosion and visual amenity.
- ▶ Increased levels of rural-residential development places increased and more inefficient demands on Council/public infrastructure.
- ▶ There is the potential for increased risk from hazards such as bushfire, flooding and landslip.

It is recognised that the demand for rural living is likely to continue due to the desire of new residents to seek an alternative lifestyle in attractive environmental settings. The best approach is therefore to manage the demand to ensure that there are minimal impacts.

However, it is recognised that in contemporary society, living options outside of settlements have and continue to remain desirable, for many reasons. Indeed in recent years the municipal area has offered a rural residential lifestyle for commuters to Greater Hobart as well as for 'tree' and 'sea' changers. Moreover there are already areas within the municipal area that have either be fettered or fragmented to an extent where agricultural potential is severely constrained.

This demand for rural living is likely to continue at least in the medium term, given the desire of new residents seeking an alternative lifestyle in an attractive environmental setting. It is therefore considered that the best approach is to manage the demand in a way that addresses as far as practicable the detrimental impacts upon the Huon Valley values and long term economic potential, i.e. land that is clearly good un-fettered land should not be used for rural living purposes.

PROVIDING FOR HOUSING NEEDS

Strategic Directions and Guiding Principles

PROVIDING FOR HOUSING NEEDS	
Strategic Directions	Guiding Principles
<p>Maximise the utilisation and efficiency of existing infrastructure and community services; and promote infill development in preference to settlement expansion.</p> <p>Promote high quality residential design and residential amenity.</p> <p>Ensure that housing developments are provided for that are consistent with the strategic directions and guiding principles related to Agricultural Land and Living in the Rural Area.</p>	<p>Focus housing growth within the serviced settlements of Huonville, Cygnet, Geeveston, Dover and lesser extent Franklin.</p> <p>Promote opportunities for the provision of housing diversity within the identified serviced settlements.</p> <p>Consolidate existing un-serviced settlements subject to environmental constraints and community considerations.</p> <p>Ensure that new development is responsive to existing development and successfully integrates into settlements.</p> <p>Ensure that new development conforms to a high standard of residential design in relation to privacy, solar access, streetscape, car parking and access provision.</p>

LIVING IN THE RURAL AREA	
Strategic Directions	Guiding Principles
<p>Encourage the use of rural areas predominantly for primary production and to protect these areas from undue encroachment from non-agricultural uses</p>	<p>Identify specific areas for low-density residential or rural living development with regard to agricultural viability, existing development patterns and environmental considerations within convenient proximity to community services.</p> <p>Non agricultural related residential development will only be approved in the Rural Zone where it either:</p> <ul style="list-style-type: none"> ▶ Relates to an extension to an existing dwelling proceeding the Planning Scheme; ▶ Where the dwelling is required to facilitate a rural resource use; ▶ Where it is demonstrated that it will not result in the fettering of existing or future agricultural activities through the achievement of recognised buffer distances; or ▶ Where the site is identified by an overlay as suitable for limited residential development subject to achievement of satisfactory buffer distances.

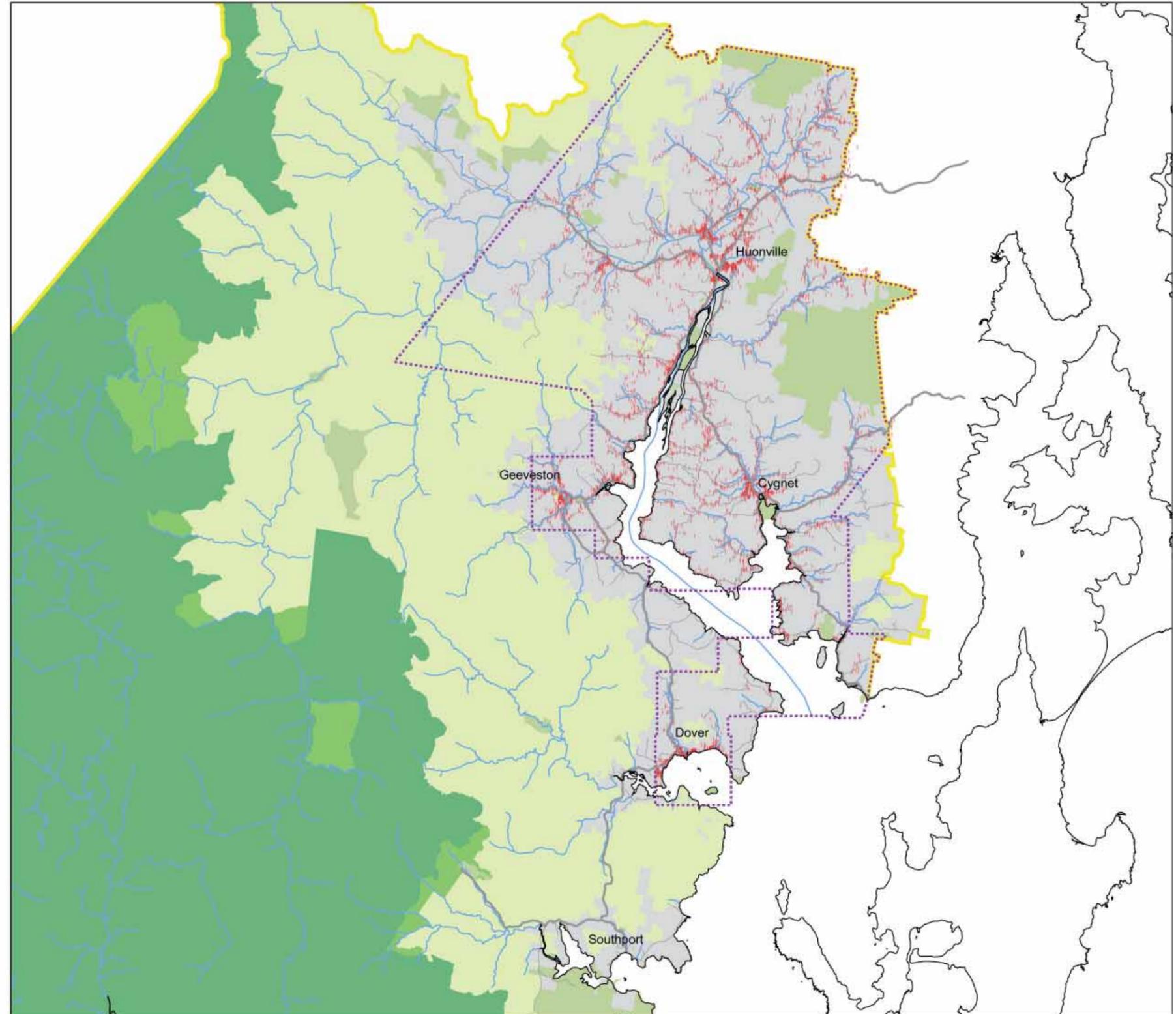
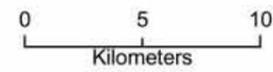
PROVIDING FOR HOUSING NEEDS
Existing Settlement Pattern

- Legend**
-  Plotted dwelling
 -  Extent of image coverage
 -  World Heritage Area
 -  National Park
 -  State Forest
 -  Other reserves and conservation areas
 -  Private land
 -  Road
 -  Rivers
 -  Coastline
 -  Municipality Boundary

Notes:

Dwellings plotted only where aerial and satellite images were available.

Map scale is 1:220,000 for A3.



SETTLEMENTS

Summary

This strategy identifies clear land use policies and directions for individual settlements within municipal area. These policies and directions have primarily been formed upon the analysis of other key considerations in this strategy as well as the previous Town Structure Plans study prepared by TBA Planner Pty Ltd.

Major settlements have been considered through the TBA Planners study and through township development plans largely generated from within the local community. These plans emphasise the individuality and special features of the respective towns and their findings are included under the consideration of each town below.

Most minor settlements are purely residential in nature without even the most basic community services. Infrastructure is principally limited to roads, power and telecommunications. Water supply is generally via domestic tanks with effluent disposed through use of septic tanks – often poorly constructed and maintained. Effluent disposal heads a list of environmental management problems being experienced in many of the minor settlements.

The preferred settlement strategy for the ongoing development within the Huon Valley can be summarised as follows:

Major Settlements – Huonville, Cygnet, Franklin, Geeveston and Dover

Development is to be encouraged within existing serviced areas or where extensions to infrastructure is planned. Urban growth boundaries have been identified, and land identified for future commercial, industrial, community and residential uses. A range of other development opportunities, including streetscape projects have been identified in 'structure plans' for these towns and will provide guidance to Council and the wider community to the desired future pattern and character of development.

Minor Settlements – Port Huon, Glen Huon/Judbury, Southport, Grove

Development within these minor settlements is constrained by limited servicing and consequential environmental impacts of development reliant on on-site disposal of effluent. Whilst there is potential for an upgrade of infrastructure in the Port Huon settlement, there are no plans for services being provided to the remaining settlements. Development in all cases is strictly on the basis of in-fill opportunities, and in the absence of infrastructure, within the environmental constraints imposed by proximity to the coast, high water tables, soil characteristics and the like.

Hamlets and Other Small Settlements

Verona Sands, Garden Island, Randalls Bay, Eggs and Bacon Bay, Abels Bay, Charlotte Cove, Rocky Bay, Deep Bay, Surveyors Bay, Roaring Beach and Little Roaring Beach No further subdivision is to be permitted, and development is only on the basis of existing vacant lots within developed areas, and subject to meeting strict environmental criteria.

In support of the settlement strategy articulated above, the Strategy for residential development outside these identified settlements is outlined in the previous section (Providing for Housing Needs). In summary this is to be controlled by the identification of areas within which low density or rural residential use and development will be permitted. Further the identification of specific growth boundaries for all settlements will be integral to the successful implementation of guiding principles identified for each settlement. Outside these areas residential development will only be permitted where it supports agricultural uses or is otherwise required to support an existing approved use, for example a tourist operation.

MAJOR SETTLEMENTS
Strategic Directions and Guiding Principles

HUONVILLE AND RANELAGH	
Strategic Directions	Guiding Principles
<p><i>Huonville is recognised as the primary commercial centre and focus for the Huon Valley.</i></p> <p><i>Enhance the Huon River foreshore area and provide for better connections to the town.</i></p> <p><i>Protect the safety and efficiency of the existing road infrastructure and have the capacity for upgrading and expansion to meet future development needs.</i></p> <p><i>There is capacity for in-fill development to occur and there are potential development sites on the fringe of the town's commercial area.</i></p> <p><i>Main street improvements are necessary to ensure pedestrian safety and to mitigate against the adverse impacts of heavy vehicle traffic.</i></p> <p><i>The visual amenity of the Huon River, hills and bushland surrounding the town should be afforded protection from use and development incompatible with the protection of these values.</i></p> <p><i>Emphasis should be placed on upgrading Huonville's existing infrastructure, rather than investing in extensions to new areas.</i></p>	<p><i>Provide opportunities for a wide range of residential, commercial and civic development opportunities that respond to the needs of the broader Huon Valley community.</i></p> <p><i>Allow for infill development within an urban growth boundary that has been identified with regard to existing infrastructure capacity and coverage.</i></p> <p><i>Provide for commercial, recreational and community uses along the foreshore, having regard to flooding and landscape qualities.</i></p> <p><i>Discourage new vehicle accesses to the main road where an alternate access can be achieved to a road that is lower in the road hierarchy.</i></p> <p><i>New development along the main road is to have particular regard to streetscape through its form, scale, siting and landscaping.</i></p> <p><i>Hillside areas of high scenic quality, which are visible from Huonville, are only to be developed with regard to siting, clearing and design measures that will minimise the visual impact on this landscape setting.</i></p> <p><i>Provide adequate industrial zoned land in proximity to the junction of Glen Road and North Glen Road that has connection to infrastructure and will not cause loss of amenity to existing or future residential areas.</i></p> <p><i>New industries located adjacent to the Huon Highway 'scenic corridor' to have a high standard landscaping and design to protect the visual and environmental amenity</i></p> <p><i>Ensure improved local services and facilities within Ranelagh</i></p>

CYGNET	
Strategic Directions	Guiding Principles
<p><i>A variety of uses within Cygnet should be encouraged to facilitate the town's resilience and capacity to serve the needs of its residents.</i></p> <p><i>Encourage improvements to the streetscape within Cygnet.</i></p> <p><i>Infill development to occur within the township, subject to infrastructure capacity.</i></p>	<p><i>Encourage a high standard of urban design and protect buildings of architectural or heritage significance.</i></p> <p><i>Land that is subject to inundation from Agnes Creek is to only be used for recreation or remediation works.</i></p> <p><i>Future development to be located in locations that can be serviced and provided a high level of residential amenity within an urban growth boundary based on the capacity and coverage of existing and planned infrastructure.</i></p>

FRANKLIN	
Strategic Directions	Guiding Principles
<p><i>Protect and capitalise on the heritage character of the town.</i></p> <p><i>Development adjacent to the river should be only undertaken in a manner that protects and enhances the river environment and the inherent values of the foreshore reserve.</i></p> <p><i>Council acknowledges there are limited opportunities for further residential development within the town.</i></p> <p><i>Opportunities for a wide range of commercial and residential redevelopment should be provided throughout the town area.</i></p> <p><i>Improve the streetscape of the town.</i></p>	<p><i>Identify heritage areas and require new development to have regard to existing heritage values and existing built form.</i></p> <p><i>Development should be consistent with the main conclusions of the Franklin Township Plan.</i></p> <p><i>Future development proposals will be required to complement the existing heritage values and promote streetscape improvement.</i></p> <p><i>Encourage innovative reuse of existing buildings to stimulate economic development.</i></p> <p><i>Provide flexibility for commercial and residential development within the town.</i></p> <p><i>Ensure foreshore development has regard to hazards, environmental values, townscape qualities and public access.</i></p> <p><i>Hillside development is to have regard to siting, clearing and design measures that will minimise the visual impact on the landscape setting.</i></p> <p><i>There are opportunities for environmental improvements within the town and on fringing lands, particularly in regard to weed removal (eg crack willow), stormwater control, revegetation and foreshore works.</i></p> <p><i>Provision is made to ensure public access to the Huon River is maintained</i></p>

MAJOR SETTLEMENTS

Strategic Directions and Guiding Principles (cont.)

GEEVESTON	
Strategic Directions	Guiding Principles
<p><i>There are opportunities for greater tourism activity based on the promotion of the towns forestry heritage to make Geeveston an integral part of the tourist experience in the Huon Valley.</i></p> <p><i>Development of prominent hillsides and skylines should be managed to protect the visual amenity and environmental quality of the area.</i></p> <p><i>Residential development within Geeveston should focus around infill opportunities rather than the expansion of the town footprint.</i></p> <p><i>Activities contributing to the pollution of Kermadie River such as residences using septic tanks and the grazing of livestock close to the river will be managed to minimise inputs of contaminants</i></p>	<p><i>Allow a variety of uses in the central township area subject to appropriate controls over streetscape and protection of local resident amenity.</i></p> <p><i>Develop a management plan for Heritage Park having particular regard to connections to the existing commercial areas of the town and other townscape and landscape qualities.</i></p> <p><i>Provide a urban growth boundary based on the capacity and coverage of existing infrastructure.</i></p> <p><i>Encourage infill development consistent with the maintenance of residential amenity within the urban growth boundary. Any development outside the serviced area will be required to provide its own infrastructure.</i></p> <p><i>Reinforce the commercial core of the town around the existing commercial area and Heritage Park area by preventing the spread of commercial uses beyond this core.</i></p> <p><i>Allow for uses that support and foster the forestry and tourism related aspects of the town to attract visitors into the town.</i></p>

DOVER	
Strategic Directions	Guiding Principles
<p><i>Dover should utilise the advantages of its natural setting and role as the entrance to the 'far south'.</i></p> <p><i>Consolidate the commercial core and allow a variety of uses in the central township area.</i></p>	<p><i>New development along the main road is to have particular regard to streetscape through its form and promote streetscape improvements in the town.</i></p> <p><i>Provide an urban growth boundary based on the capacity and coverage of existing infrastructure and where infrastructure is needed to resolve leachate problems from septic tanks.</i></p> <p><i>Opportunities for the innovative reuse of buildings should be provided to stimulate economic and tourism development in the town.</i></p> <p><i>Allow increased density of development in the existing low density residential area near Knobbys Point subject to provision of adequate infrastructure.</i></p> <p><i>Provide land for industrial use and development with the provision of adequate infrastructure that will avoid or allow for management of any conflicts with residential use.</i></p> <p><i>Manage the visual impact of the development on prominent hillsides and coastal areas to ensure protection of the visual and coastal values.</i></p> <p><i>Provide for improved facility for fishing vessels as an all-weather and refueling port.</i></p>

MINOR SETTLEMENTS
Strategic Directions and Guiding Principles

PORT HUON	
Strategic Directions	Guiding Principles
<p><i>The Port Huon wharf is a key asset that has the potential to be redeveloped for a variety of tourism, commercial and maritime purposes.</i></p> <p><i>Future use of the Whale Point industrial area will be restricted by the lack of connection to reticulated sewerage and water systems.</i></p> <p><i>The precinct containing the hotel, motel, marina, sports centre and parking areas is an important tourist and visitor hub and should be enhanced through landscaping and further appropriate development.</i></p>	<p><i>Promote commercial and tourist uses at Port Huon Wharf.</i></p> <p><i>Provide protection of the Port Huon wharf from use or development on surrounding sites that could limit the site's potential for commercial redevelopment and provide flexibility for a variety of uses on the site.</i></p> <p><i>Encourage marine related commercial activities and industries on and close to the existing port infrastructure subject to provision of adequate infrastructure.</i></p> <p><i>Consolidate commercial and tourist use and development around the existing hotel, motel and sports centre.</i></p> <p><i>Provide for some limited residential expansion in accordance with existing available or planned services.</i></p> <p><i>Allow for aquaculture related industry and other uses that are not necessarily dependant upon Council's sewer and water infrastructure at Whale Point within an identified zone subject to environmental protection measures and the maintenance of vegetation buffers to screen the area from remote views across the bay.</i></p>

GLEN HUON/JUDBURY	
Strategic Directions	Guiding Principles
<p><i>Retain the rural character of the district by discouraging inappropriate use or development that would detract from the character of the district or result in conflicts with established use or development.</i></p>	<p><i>Allow for some infill development within existing settlement boundaries subject to adequate methods of effluent disposal and environmental protection measures.</i></p> <p><i>Identify designated rural living areas where existing rural residential development has occurred to such an extent that it dominates local land use and where environmental values will not be compromised,</i></p> <p><i>Require use of Aerated Wastewater Treatment Systems only where on site treatment is proposed.</i></p>

MAJOR SETTLEMENTS

Strategic Directions and Guiding Principles (cont.)

GROVE	
Strategic Directions	Guiding Principles
<p>Identify areas that have some residential development potential without further impacting upon land used and required for agricultural purposes.</p> <p>While there is limited growth potential, that it is not intended to provide for full infrastructure services to these sites and that it is an isolated settlement.</p>	<p>Allow for some infill development within existing settlement boundaries subject to adequate methods of effluent disposal and environmental protection measures.</p> <p>Identify designated rural living areas in nearby locations where existing rural residential development has occurred to such an extent that it dominates local land use and where environmental values will not be compromised and there are not further impacts upon water quantity and quality within waterways,</p> <p>Ensure that further residential development does not further constrain surrounding agricultural activities.</p> <p>Require use of Aerated Wastewater Treatment Systems only where on site treatment is proposed.</p>

SOUTHPORT	
Strategic Directions	Statutory Implications
<p>Recognises that effluent disposal from existing development, particularly at Kingfish Beach, is inadequate and causing some localised water pollution</p> <p>Address the risk of storm damage to the shacks on the Kingfish Beach foreshore.</p> <p>Encourage the coastal rehabilitation of beach and dune areas by promoting and encouraging the use of existing communal or public accesses.</p>	<p>Consolidate the existing settlement by allowing infill residential development at Kingfish Beach at a medium density, after due consideration of storm surge, flooding or erosion damage, effluent disposal, residential character and amenity and environmental protection issues.</p> <p>Prohibit alteration or extension of foreshore Crown shack sites subject to inundation at Kingfish Beach.</p> <p>Allow infill development of the remaining settled areas of Southport at a Rural Living density.</p> <p>Limit the extension or redevelopment of residences based upon consideration of servicing capacity, infrastructure, landscape values and agricultural potential.</p> <p>Prohibit residential development on mobile landforms and discourage private pedestrian access to the foreshore.</p> <p>Require all new residential development to demonstrate that on-site treatment (where proposed) will not contribute to cumulative water pollution problems.</p> <p>Require use of Aerated Wastewater Treatment Systems only where on site treatment is proposed.</p>

HAMLETS & SHACK SETTLEMENTS

Strategic Directions and Guiding Principles

VERONA SANDS	
Strategic Directions	Guiding Principles
<p>Ensure that leachates entering the lagoon are reduced.</p> <p>Minimise erosion on the dune systems by controlling pedestrian traffic, vegetation clearance and siting of structures.</p>	<p>Consolidate the existing settlement and only allow infill use and development on existing lots after due consideration of storm surge, flooding or erosion damage, effluent disposal, residential character and amenity and environmental protection issues.</p> <p>Prevent residential development on vacant lots fronting the lagoon and allow only minimal extension and alteration of existing buildings.</p> <p>Allow for innovative solutions for effective wastewater disposal and treatment.</p> <p>Prohibit residential development on mobile landforms and only allow private pedestrian access to the beach via a few specific access ways.</p> <p>Require all new residential development to demonstrate that on-site treatment will not contribute to cumulative water pollution problems.</p> <p>Require use of Aerated Wastewater Treatment Systems only where on site treatment is proposed.</p>

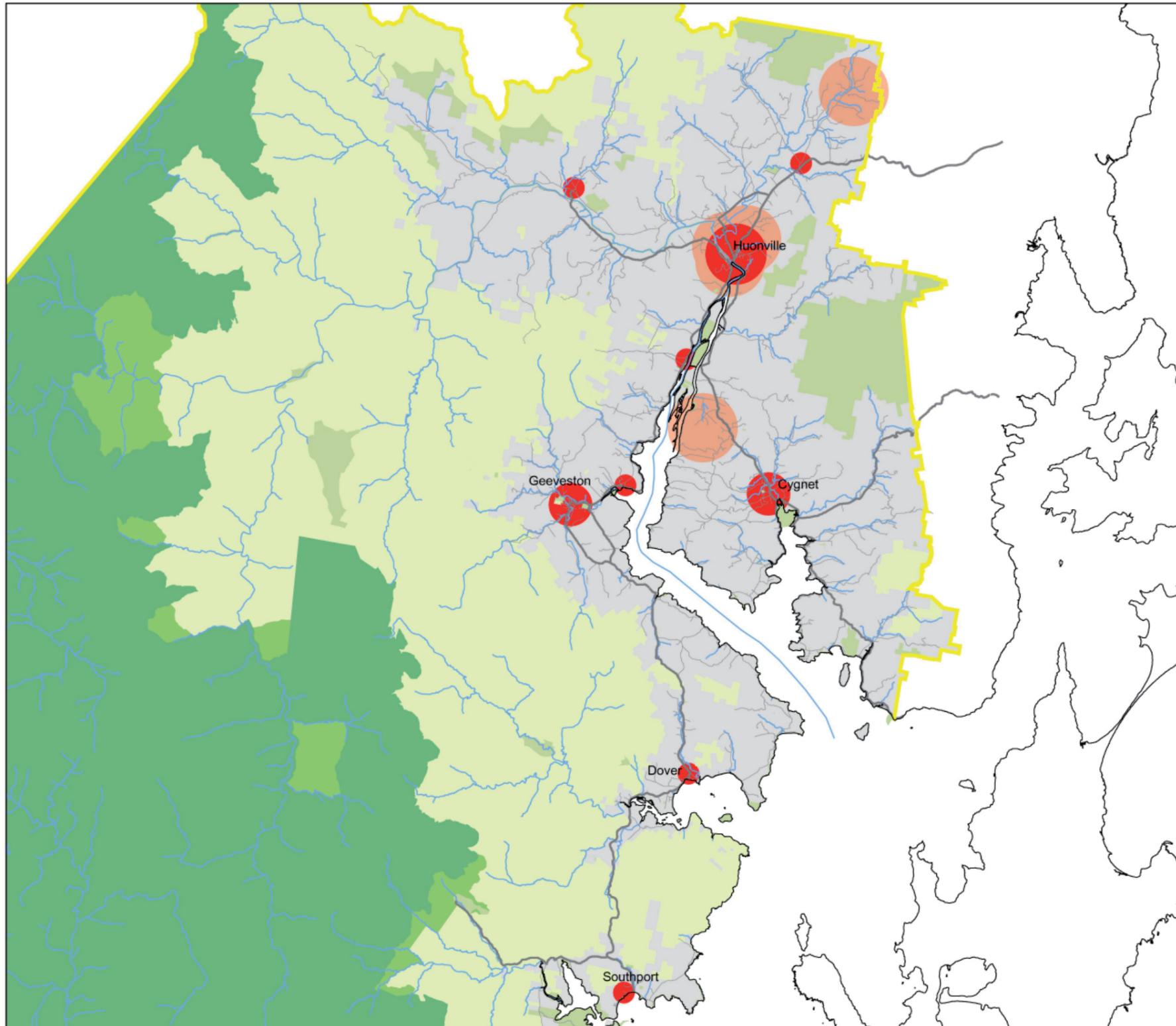
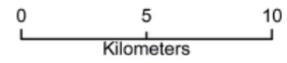
SURVEYORS BAY, ROARING BEACH AND LITTLE ROARING BEACH	
Strategic Directions	Guiding Principles
<p>Ensure wastewater disposal does not contribute to localised water pollution problems.</p> <p>Encourage the coastal rehabilitation of beach, dune, lagoon and bushland areas by promoting and encouraging the use of existing communal or public access.</p> <p>Public access to the coast should be enhanced.</p>	<p>Allow for installation of reticulated wastewater disposal and treatment facilities if on site solutions are not practical.</p> <p>Consolidate existing settlements by allowing only infill use and development after due consideration of storm surge, flooding or erosion damage, effluent disposal, residential character and amenity and environmental protection issues.</p> <p>Prohibit residential development on mobile landforms and discourage private pedestrian access to the foreshore.</p> <p>Prohibit residential development on low-lying land subject to inundation.</p> <p>Limit the extension or redevelopment of residences based upon consideration of environmental and visual values.</p> <p>Require all new residential development to demonstrate that on-site treatment will not contribute to cumulative water pollution problems.</p> <p>Require use of Aerated Wastewater Treatment Systems only where on site treatment is proposed.</p>

GARDEN ISLAND SANDS, RANDALLS BAY, EGGS AND BACON BAY, ABELS BAY, CHARLOTTE COVE, ROCKY BAY, DEEP BAY	
Strategic Directions	Guiding Principles
<p>Ensure wastewater disposal does not contribute to localised water pollution problems.</p> <p>Maintain remaining native vegetation and other environmental resources that contribute to local amenity within the settlements.</p>	<p>Allow for installation of reticulated wastewater disposal and treatment facilities if on site solutions are not practical.</p> <p>Consolidate the existing settlements by allowing only infill development of existing lots after due consideration of storm surge, flooding or erosion damage, effluent disposal, residential character and amenity and environmental protection issues.</p> <p>Prohibit residential development on mobile landforms and discourage private pedestrian access to the foreshore and instead</p> <p>Prohibit residential development on low lying land including parts of existing vacant subdivided lots at Eggs and Bacon Bay that are subject to inundation.</p> <p>Limit the extension or redevelopment of shacks at Eggs and Bacon Bay based upon consideration of environmental and visual values.</p> <p>Protect vegetation at Randalls Bay, which has been identified as having CAR values under the Regional Forest Agreement.</p> <p>Protect the environmental and landscape values of Echo Sugarloaf and other prominent hills and foreshores by preventing land clearance.</p> <p>Any significant development of Garden Island is only to be approved after matters of wastewater disposal, visual impact, on-shore parking and transport needs are adequately addressed.</p> <p>Require all new residential development to demonstrate that on-site treatment will not contribute to cumulative water pollution problems.</p> <p>Require use of Aerated Wastewater Treatment Systems only where on site treatment is proposed.</p>

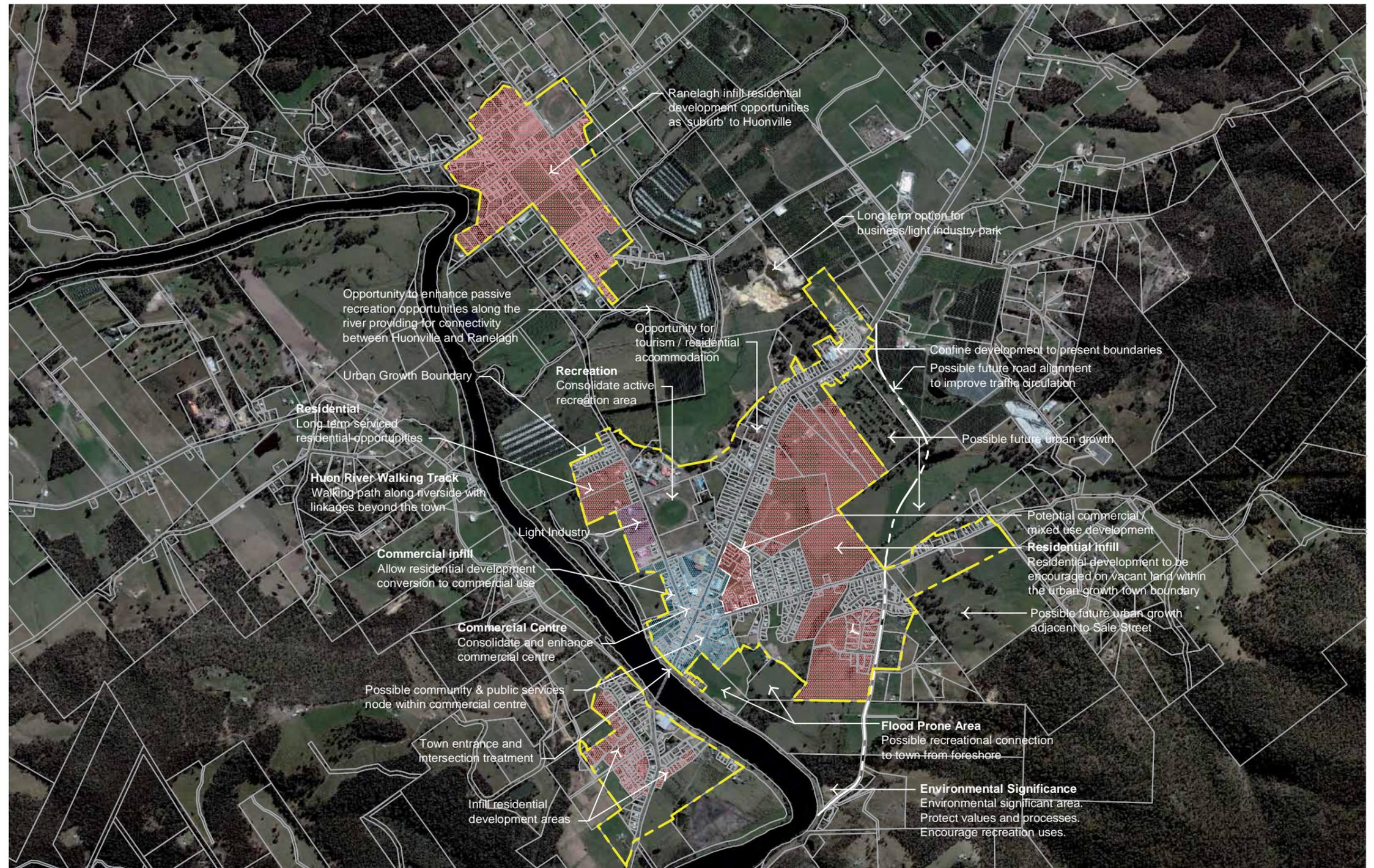
MAJOR SETTLEMENTS Settlement Strategy Map

- Legend**
- Settlement
 - Area with limited rural living potential
 - World Heritage Area
 - National Park
 - State Forest
 - Other reserves and conservation areas
 - Rivers
 - Road
 - Coastline
 - Municipality boundary

Map scale is 1:220,000 for A3



OUTLINE DEVELOPMENT PLAN
Huonville and Ranelagh



Adapted from : TBA Planners Pty Ltd in association with Barwick & Associates Brian Risby (1997)

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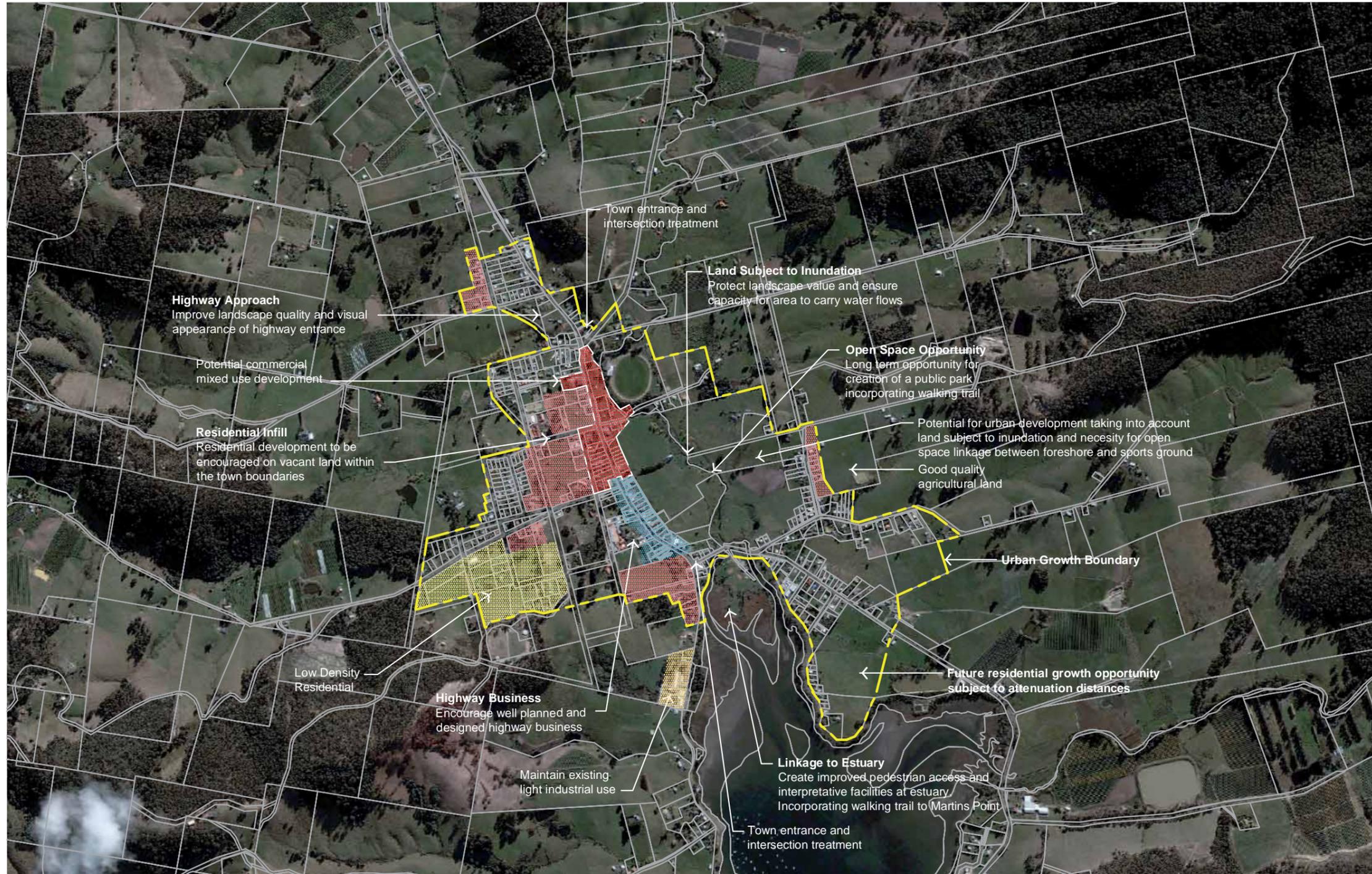
* THESE OUTLINE DEVELOPMENT PLANS ARE NOT INTENDED TO BE ZONING MAPS BUT ARE INDICATIVE OF LAND USE OPTIONS ONLY.

Huon Valley Land Use & Development Strategy
Huonville & Ranelagh Strategy



OUTLINE DEVELOPMENT PLAN

Cygnnet



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OUTLINE DEVELOPMENT PLAN
Franklin



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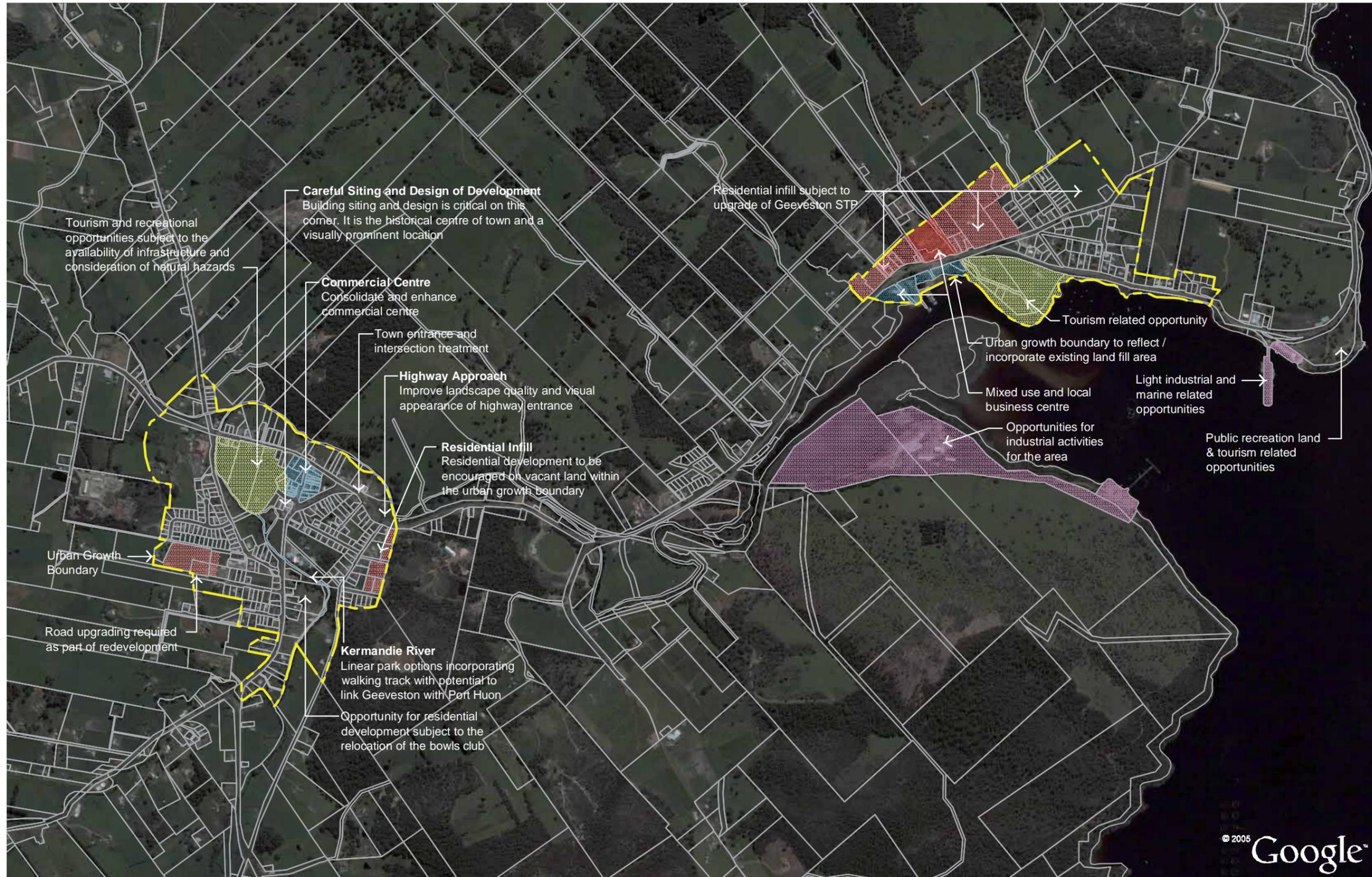
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Huon Valley Land Use & Development Strategy
Franklin Strategy

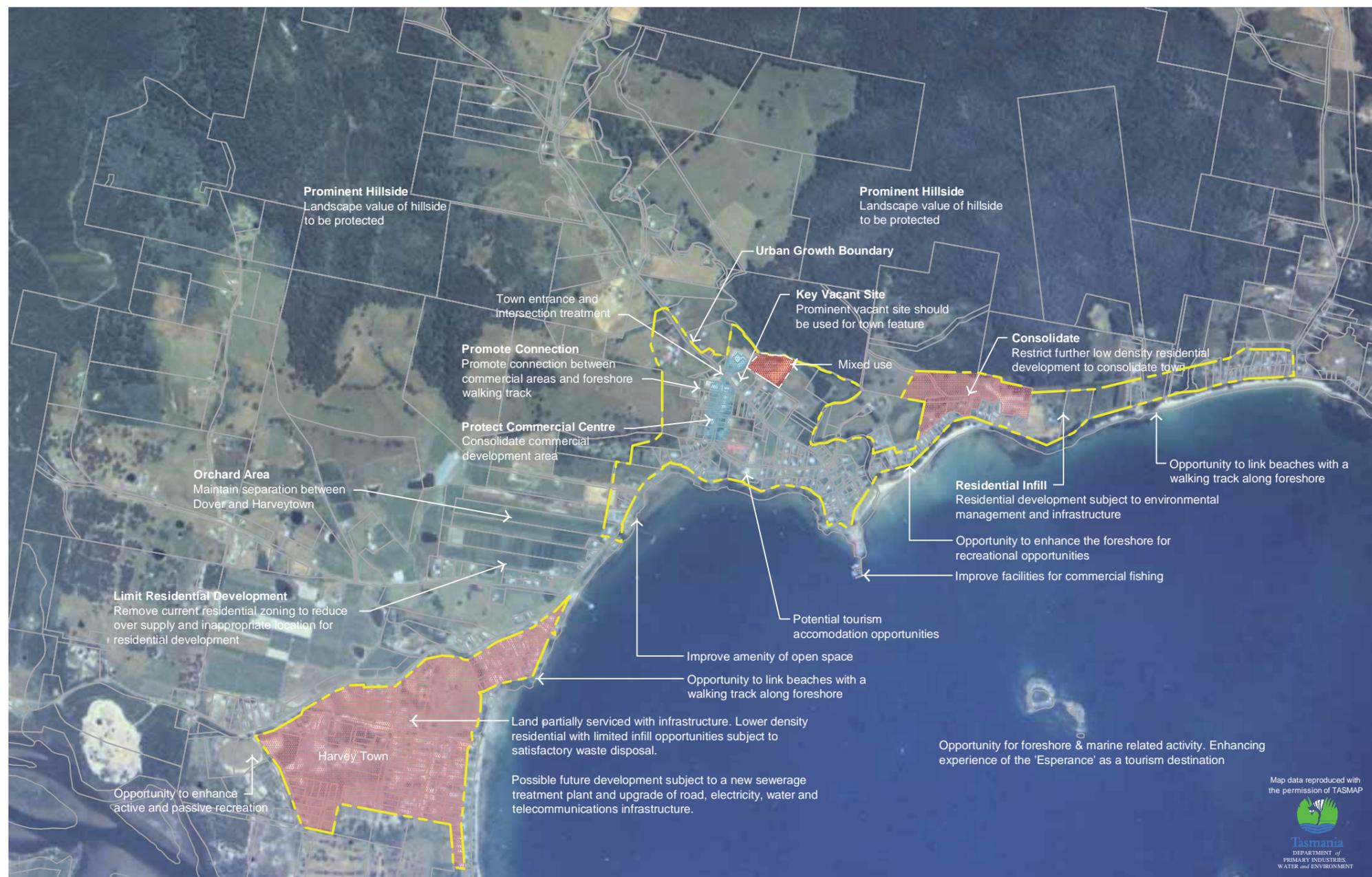


OUTLINE DEVELOPMENT PLAN

Geeveston and Port Huon



OUTLINE DEVELOPMENT PLAN Dover



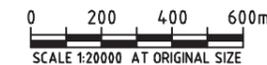
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Huon Valley Land Use & Development Strategy
 Dover Strategy



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*signature on file