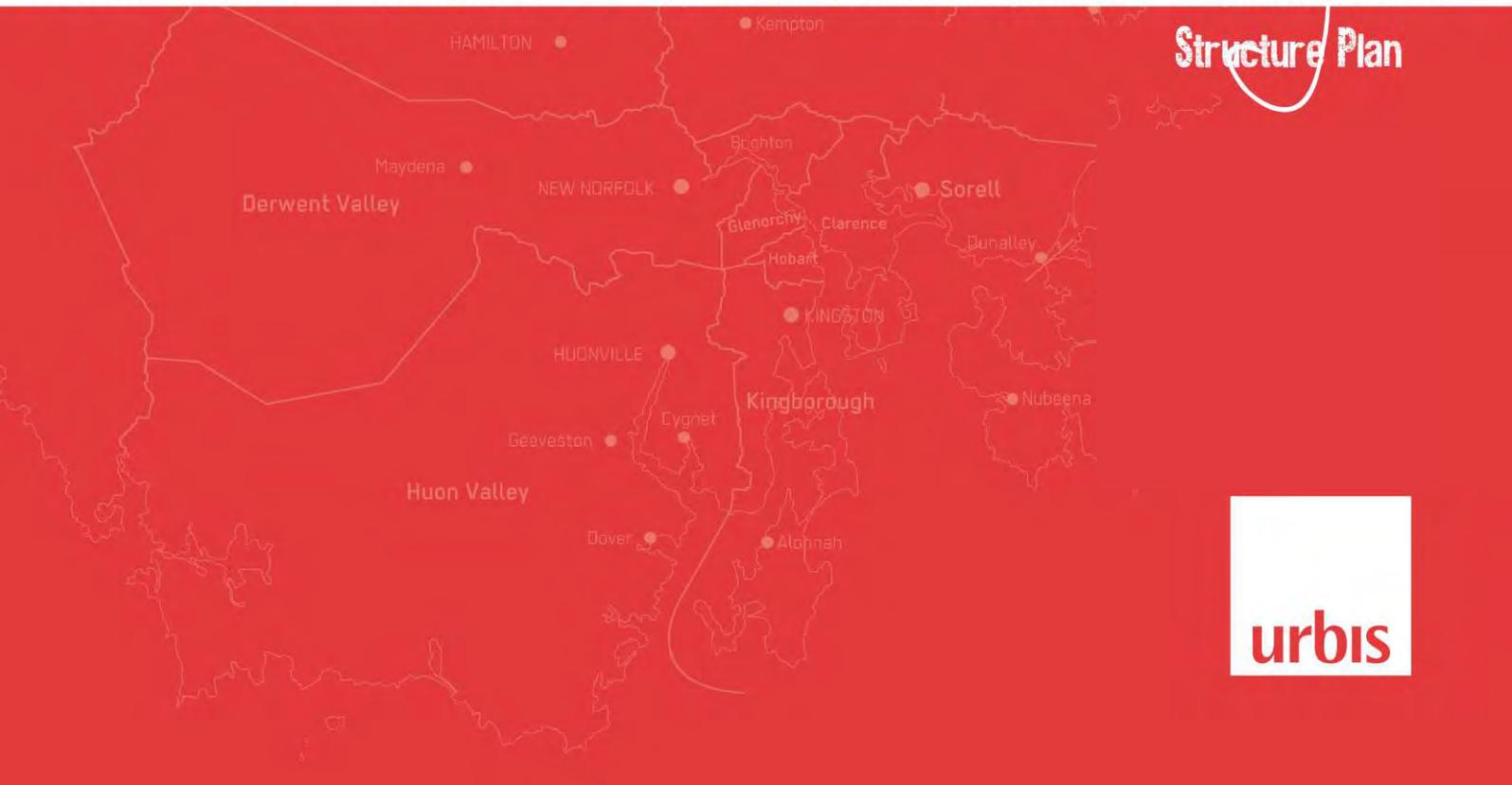




Huonville Ranelagh

Structure Plan



DISCLAIMER

This report is prepared on the instructions of the party to whom or which it is addressed and is thus not suitable for use other than by that party. As the report involves future forecasts, it can be affected by a number of unforeseen variables. It represents for the party to whom or which it is addressed the best estimates of Urbis Pty Ltd, but no assurance is able to be given by Urbis Pty Ltd that the forecasts will be achieved.

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sarah Emons
Associate Director	Jane Kelly, Sarah Walbank
Senior Consultant	Sarah Ancell
Job Code	MA7226
Report Number	Huonville Ranelagh Structure Plan FINAL REPORT

Approved by Council 12 October, 2011

Resolution No. 18.079/11

Copyright © Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

URBIS
Australia Asia Middle East
www.urbis.com.au

1	Introduction.....	1
1.1	Project aims	1
1.2	Project process	2
2	Existing Conditions.....	3
2.1	Township Profile	3
2.1.1	Location	3
2.1.2	Settlement structure	4
2.1.3	Transport and access	5
2.1.4	Infrastructure	5
2.2	Community and Population Profile	6
2.2.1	Community profile.....	6
2.2.2	Projections	13
2.3	Land uses	16
2.3.1	Housing	17
2.3.2	Economic activities	19
2.3.3	Recreation and community facilities	20
2.4	Natural Features	23
2.4.1	Landscape	23
2.4.2	Flora and Fauna	23
2.4.3	Soils	23
2.4.4	Natural hazards	24
2.5	Cultural Features	25
3	Opportunities and Constraints	27
4	Strategic Context.....	30
4.1	State	30
4.1.1	Resource Management and Planning System	30
4.1.2	State Policies	30
4.1.3	Tasmania Together 2020	30
4.1.4	Other Strategies	31
4.2	Regional	31
4.2.1	Southern Tasmania Regional Land Use Strategy	31
4.2.2	Southern Integrated Transport Plan	32
4.2.3	Natural Resource Management Strategy for Southern Tasmania	32
4.3	Local	32
4.3.1	Planning Scheme	32
4.3.2	Huon Valley Land Use and Development Strategy	33
4.3.3	Huon Valley 2020 Community Plan.....	36
4.3.4	'Target 2015' – Huon Valley Council Strategic Plan 2010-2015	36
4.3.5	Economic Development Strategy	37
4.3.6	A Future Development Strategy for Huonville, Value Management Study	37
4.3.7	Huon River Foreshore Masterplan	38
4.3.8	Huon Valley Walking Track Strategy	38
4.3.9	Huon River Flood Evacuation Plan	38
4.3.10	Huonville Structure Plan 1997.....	38
4.3.11	Huon Valley Regional Tourism Strategy 2009-12	38
4.3.12	Key projects	38

5	Land Use and Community Needs Assessment	40
5.1	Residential land	40
5.1.1	Supply.....	40
5.1.2	Demand	40
5.2	Retail and commercial land	42
5.3	Industrial land	43
5.4	Transport and access	43
5.5	Community services and facilities	44
6	Vision	47
7	Assessment Criteria	48
8	Structure Plan Options	50
8.1	Identification of options.....	50
8.2	Assessment of options	50
8.3	Recommended option	51
9	Structure Plan	52
9.1	Introduction	52
9.2	Residential land uses	52
9.2.1	Objectives	53
9.2.2	Recommended Actions	53
9.3	Employment and tourism land uses	55
9.3.1	Objectives.....	55
9.3.2	Recommended Actions	55
9.4	Community land uses	58
9.4.1	Objectives	58
9.4.2	Recommended Actions	58
9.5	Town centre.....	58
9.5.1	Objectives	58
9.5.2	Recommended Actions	58
9.6	Movement network	59
9.6.1	Objectives	59
9.6.2	Recommended Actions	59
10	References	60

1 Introduction

Huonville is a regional centre south of Hobart and is the largest urban area in the Huon Valley municipal area. It provides a key service and employment role for the wider region. Combined with the nearby residential settlement of Ranelagh, these settlements provide popular living environments, as is evident through recent increases in residential development. The attractive river and bushclad hill setting provide opportunities to enhance the resident and visitor experiences. Further opportunities exist to revitalise the town centre, including consideration of traffic management and the creation of a focal point for the community.

In order to ensure that the town's future is planned for and managed in a co-ordinated manner, the Huon Valley Council and the Department of Economic Development, Tourism and the Arts have engaged Urbis and Cardno Grogan Richards to prepare a Structure Plan for Huonville and Ranelagh. This report presents the results of the background data investigations, land use and community needs analysis, options assessment, and the final recommendations from the project.

1.1 Project aims

The Structure Plan will provide a vision for future land use and development within Huonville and Ranelagh over the next 20 years. It will also provide a basis for the provisions relating to these settlements in the revised planning scheme that the Council is currently preparing to replace the Huon Planning Scheme 1979.

The aims of the structure plan are to:

- Further the goals of the existing strategic planning documents such as the Huon Valley Land Use and Development Strategy and the Future Development Strategy for Huonville.
- Identify residential, commercial and industrial land use options.
- Maintain and expand Huonville's role as a significant regional centre.
- Prepare a co-ordinated strategy for the growth and revitalisation of the town centre.
- Consider issues such as infrastructure demand, flooding, and sea level rise.
- Improve linkages between Huonville and Ranelagh.
- Ensure that the community has access to a wide range of services and facilities now and in the future.
- Identify specific sites for tourism and other economic activities.



What is a Structure Plan?

A structure plan is a strategic document prepared to guide the major changes to land use, transport, built form and public spaces within settlements, including the identification of greenfield growth areas where appropriate.

1.2 Project process

The process involved in the preparation of the Structure Plan is outlined below.



2 Existing Conditions

2.1 Township Profile

2.1.1 Location

Located at the junction of the Huon and Channel Highways, Huonville is the main settlement in the Huon Valley, and is closely linked to the smaller residential settlement of Ranelagh. Set on the northern and southern banks of the Huon River, Huonville and Ranelagh are situated approximately 27km southwest of Hobart and 21km west of Kingston. The Huon Valley contains a number of smaller settlements, including Franklin, Geeveston, Cygnet and Dover.

In the wider context, the Huon River and Dentreasteaux Channel accommodates a number of aquaculture operations, and also provides a range of recreational boating opportunities. To the west lies the Southwest National Park and the Southern Working Forests.

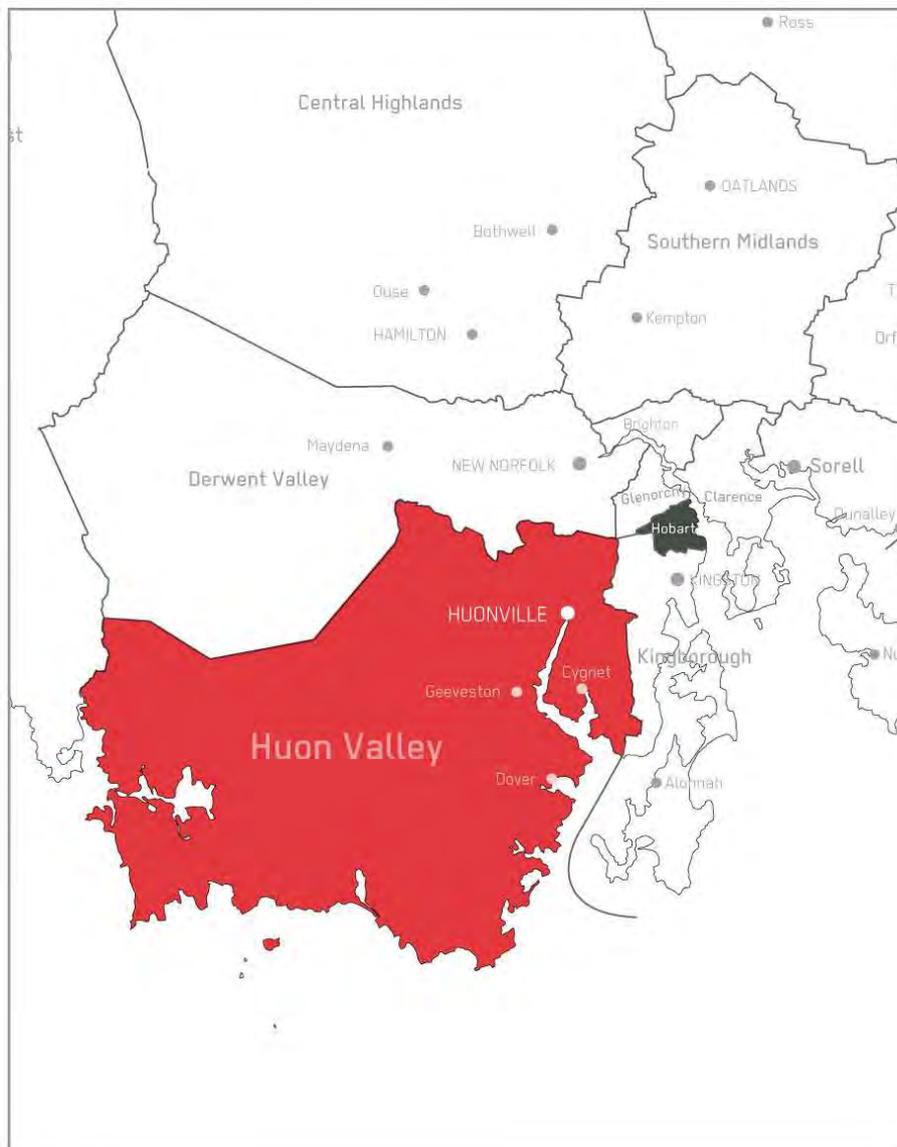


Figure 1: Regional context

2.1.2 Settlement structure



Figure 2: Study area

The study area is located on the valley floor and lower slopes of the Huon Valley, and incorporates the settlements of Huonville and Ranelagh, which lie in close proximity to each other. The Huonville town centre is clustered around the intersection of Huon Highway, Wilmot Road and Sale Street, with the urban form extending out along these roads. There are some land uses that extend south to the Huon riverfront, however due to the floodprone nature of this land, much of the river frontage is undeveloped. Beyond the bridge lies the mainly residential area of Southbridge, which extends partly up the hill. The majority of the minor roads are cul-de-sacs that limit the permeability of the urban form.

Northwest from Huonville and Mountain River lies the settlement of Ranelagh, which is generally laid out in a wide grid pattern with some newer cul-de-sacs infilling the large blocks. The Ranelagh Showgrounds are an important local feature.

2.1.3 Transport and access

The Huon Highway passes through the town in a north-south direction, providing access to Hobart and Franklin. The Channel Highway traverses along the northern bank of the Huon River and intersects with the Huon Highway just north of the bridge. Other key roads in the study include Wilmot Road and Glen Road, which link Huonville and Ranelagh, and Sale Street and Glen Huon Road, which provide alternative access routes into Huonville from the east and west respectively.

Huonville and Ranelagh are within travelling distance of Hobart International Airport, which is located along the Tasman Highway approximately 40km to the northeast with a travel time of around 45 minutes.

Public transport services to the area consist of a private bus service operated by Tassielink, which provides seven services on weekdays and daily services on weekends to Hobart and a range of other settlements.

There are a number of walking tracks established or proposed along the Huon River, Waltons Inlet and Skinners Creek. Cycling facilities are currently limited to the use of roads, although some shared paths are proposed.

2.1.4 Infrastructure

Southern Water provide water and wastewater services to the township, and have advised the following:

- Water:
 - Southern Water are implementing the Huon Valley Regional Water Scheme which will improve the quality and quantity of the supply.
 - Upgrade works are being undertaken to the Huonville Water Treatment Plant.
 - There are no constraints on infill development or urban growth in terms of water supply.
- Wastewater:
 - There are currently some issues with the plant including from some local processing activities but this is being addressed.
 - Upgrade works to the Ranelagh Wastewater Treatment Plant are planned over the next three years.
 - There will be no constraints on infill development or urban growth in terms of wastewater systems over the next 20 to 30 years. However, if more industries are developed, they will have to comply with a trade waste agreement if their operations are of a significant size, and some processors may need on-site pre-treatment,

Reticulated stormwater in Huonville includes under capacity open drains that in some locations cause localised flooding. Entura Hydro Tasmania have been engaged by Council to prepare a stormwater strategy to identify options to minimise this risk and provide reticulation.

Telecommunications are provided within fixed line and mobile broadband formats. The speed and data capabilities of the infrastructure varies considerably, with some of the older residential areas being serviced by aged line infrastructure. Both Telstra and Optus provide mobile phone services to the township. A Community Wireless Broadband project is being undertaken in the Huon Valley by the Tasmanian Broadband Development Program. Council is working with private company Tasmanet on the Huon Valley Regional Wireless Network. Huonville is not one of the Stage 1-3 communities in the National Broadband Network.

For all reticulated infrastructure avoiding inefficient extensions should be encouraged. As such, the urban form considered in the Structure Plan should encourage infill development to occur before increasing the town boundaries.

2.2 Community and Population Profile

2.2.1 Community profile

The community profile has been compiled through analysis of data at the following levels:

- Tasmania
- Southern Region
- Huon Valley
- Huonville Ranelagh.

The data sources, *ABS 1379.0.55.001 National Regional Profile Series 2004-2008* and *ABS 2001.0 Basic Community Profile 2006*, allow for analysis at the state, regional and local government levels. It must be noted that Greater Hobart is excluded from analysis at the regional level (Southern Tasmania) and included in the state level data.

The data source *ABS 2001.0 Basic Community Profile 2006* has been used to provide data for the Urban Centre Locality (UCL) of Huonville Ranelagh. An indicative map of the Huonville Ranelagh UCL is provided in Picture 1. It must be noted that the boundary of the investigation area does not match the boundary of the Huonville Ranelagh UCL and that data is only available for the year 2006 so comparisons must be made cautiously with the *National Regional Profile Series* data, some of which relates to 2008.

Picture 1 – Huonville Ranelagh UCL



Source: ABS Website

Table 1 provides the following information in regards to the Huonville Ranelagh UCL and Huon Valley Council:

- The median¹ age of persons in the Huonville Ranelagh UCL is lower than the state and regional average.
- The median weekly household income is much lower than the state average, and the median monthly housing loan repayment is also lower but only marginally. This suggests that residents of the Huonville Ranelagh UCL have less disposable income than state averages.
- The unemployment rate in the Huonville Ranelagh UCL in 2006 was comparatively low.
- The Indigenous population is comparatively high.
- It is considered likely that the registered motor vehicles statistics, although unavailable, are similar to the Huon Valley data provided.

Table 1 – General statistics

	Huonville Ranelagh	Huon Valley	Southern Region	Tasmania
Land area (km2)	6.4	5497.3	24,125.3	67,914.2
Total population 2008	1,806 (2006)	14,858	36,875	497,529
Population density 2008 (persons per km2)	NA	2.7	1.5	7.3
Total registered motor vehicles per 1,000 population 2008	NA	797	823	784
Median age of persons 2006	36	39	42	39
Median monthly housing loan repayment 2006	\$800	\$780	\$758	\$867
Median weekly household income 2006	\$689	\$711	\$688	\$801
Unemployment rate 2006	5.4%	7.3%	10.2%	6.5%
Estimated resident Indigenous population 2006	9.1%	8.8%	6.3%	3.8%
Total population born overseas 2006	8.4%	11.9%	11.3%	11.3%
Speaks a language other than English at home 2006	2.2%	2.3%	2.1%	3.7%

¹ The median refers to the middle value of a range of numbers in their ascending order.

Table 2 below shows that Huonville Ranelagh has a considerably younger age profile than both the Southern Tasmania region and Tasmania as a whole. Huonville Ranelagh has higher than state average numbers of 0-14 year olds and lower than state average numbers of 35-64 year olds.

Table 2 – Age structure 2008 (NB: Note that individual values have been rounded)

Age Group	Huonville Ranelagh (2006)		Huon Valley		Southern Tasmania		Tasmania	
	No.	%	No.	%	No	%	No	%
0-4	153	8.5%	1,035	7.0%	2,452	6.7%	32,096	6.5%
5-14	251	13.9%	2,164	14.6%	4874	13.2%	65,023	13.1%
15-19	112	6.2%	984	6.6%	2,155	5.8%	34,434	6.9%
20-24	116	6.4%	600	4.0%	1,431	3.9%	30,867	6.2%
25-34	229	12.7%	1,518	10.2%	3,519	9.5%	56,629	11.4%
35-44	215	11.9%	2,031	13.7%	5,042	13.7%	67,414	13.6%
45-54	221	12.2%	2,324	15.6%	6,010	16.3%	72,711	14.6%
55-64	212	11.7%	2,188	14.7%	6,003	16.3%	63,595	12.8%
65-74	173	9.6%	1,229	8.3%	3,392	9.2%	40,086	8.1%
75-84	96	5.3%	614	4.1%	1,549	4.2%	25,287	5.1%
85+	28	1.6%	171	1.2%	448	1.2%	9,327	1.9%
Total	1,806	100.0%	14,858	100.0%	36,875	100%	497,529	100%

Table 3 shows that Huonville Ranelagh has a low rate of lone person households and a high rate of family households. Huonville Ranelagh's average household size in 2006 was 2.5.

Table 3 – Household by type 2006

	Huonville Ranelagh	Huon Valley	Southern Tasmania	Tasmania
Lone person households	24.5%	22.9%	24.5%	26.9%
Group households	1.9%	2.1%	2.1%	3.2%
Family households	72.9%	74.8%	73.4%	69.9%

Table 4 below shows that 37.3% of place of usual residence dwellings are fully owned with 32.7% under finance and a further 25.9% being rented. It also shows that there is reasonable diversity of housing stock currently in Huonville Ranelagh with 10% of dwellings being a flat, unit or apartment.

Table 4 – Housing tenure type by dwelling structure – Huonville Ranelagh 2006

	Separate house		Semi-detached townhouse etc		Flat, unit or apartment		Other dwelling		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Fully owned	236	38.6%	0	0.0%	17	27.4%	5	62.5%	258	37.3%
Being purchased	221	36.1%	0	0.0%	5	8.1%	0	0.0%	226	32.7%
Rented	133	21.7%	6	66.7%	37	59.7%	3	37.5%	179	25.9%
Other tenure type	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Tenure type not stated	22	3.6%	3	33.3%	3	4.8%	0	0.0%	28	4.1%
Total	612	100%	9	100%	62	100%	8	100%	691	100%

Table 5 below shows that Huonville Ranelagh has a higher percentage of families with children under the age of 15 than the state average.

Table 5 – Family composition 2006

	Huonville Ranelagh		Tasmania	
	No.	%	No	%
Couple family with no children	186	36.7%	52,161	40.5%
Couple family with children under 15	164	32.3%	37,528	29.2%
Couple family with no children under 15	51	10.1%	15,753	12.2%
One parent family with children under 15	54	10.7%	12,928	10.0%
One parent family with no children under 15	44	8.7%	8,544	6.6%
Other family	8	1.6%	1,746	1.4%
Total	507	100%	128,660	100%

Table 6 shows that Huonville Ranelagh residents have considerably lower levels of post-graduate, graduate and bachelor degrees than both the regional and state averages. The prevalence of is slightly higher than the state and regional averages.

Table 6 – Level of post school qualifications 2006

	Huonville Ranelagh	Huon Valley	Southern Tasmania	Tasmania
Postgraduate degree	1.1%	3.3%	3.0%	3.5%
Graduate diploma and graduate certificate	1.6%	2.6%	2.1%	2.4%
Bachelor degree	9.2%	15.8%	14.8%	19.0%
Advanced diploma or diploma	8.3%	12.0%	12.1%	12.4%
Certificate	43.6%	38.2%	39.4%	37.0%

Table 7 shows that the occupations of employed persons in Huon Valley and Huonville Ranelagh display some interesting local trends including:

- There being less managers, professionals and administrative employees in Huonville Ranelagh than the state average.
- There being more trades people, labourers and machinery operators in Huonville Ranelagh than the state average.

Table 7 – Occupation of employed persons 2006

	Huonville Ranelagh	Huon Valley	Southern Tasmania	Tasmania
Managers	9.1%	14.6%	17.7%	12.8%
Professionals	7.5%	13.6%	12.2%	17.5%
Technicians / Trades	18.1%	15.6%	15.3%	14.6%
Community and personal service	10.8%	9.6%	9.2%	10.0%
Clerical and administrative	11.0%	12.3%	10.8%	14.0%
Sales	9.9%	7.0%	6.6%	9.9%
Machinery operators	9.9%	7.8%	8.0%	7.1%
Labourers	20.5%	17.7%	18.4%	12.5%

Table 8 confirms that residents of Huonville Ranelagh and Huon Valley have considerable disadvantage in relation to internet access at home. The table below shows that people from Huonville Ranelagh are 5.8% less likely to have broadband access and 11.9% more likely to have no internet access when compared to the state average.

Table 8 – Type of internet connection by dwelling 2006

	Huonville Ranelagh	Huon Valley	Southern Tasmania	Tasmania
Broadband	21.9%	19.2%	15.2%	27.7%
Dial-up	16.1%	32.1%	33.2%	24.9%
Other	0.6%	0.6%	0.6%	0.7%
No internet connection	55.5%	45.0%	48.1%	43.6%

The data in Table 9 has been sourced from *ABS 2033.0.55.001 Socio-economic Indexes for Areas 2006*. The data represents the Index of Relative Socio-economic Disadvantage which is derived from Census variables such as low income, low educational attainment, unemployment, and dwellings without motor vehicles. The mean² score across Australia is 1000. A lower score represents that an area is relatively disadvantaged in comparison to an area with a higher score.

Table 9 provides a percentage of residents that live in Census Collection Districts (CCDs) pertaining to each score. For example, on the line of 875 to < 900, the data shows that 15.2% of Huon Valley residents live in a CCD that scored between 875 and 900 against the variables related to disadvantage. The table also shows that 20% of Huon Valley residents live in areas that received scores between 825 and 875. These areas are considered to be suffering from greater disadvantage than those with scores greater than 875.

Analysis of the data in Table 9 provides the following information in relation to the level of relative disadvantage in Huon Valley:

- No CCD within Huon Valley scored greater than the Australian Mean of 1000 meaning all CCDs in Huon Valley have higher than average levels of disadvantage.
- All residents of Huon Valley are living in CCDs that scored lower than 975. Across Tasmania, less than 49% of residents are living in CCDs with scores below 975.
- In the Southern Tasmania region, 67.5% of residents are living in CCDs with scores below 975 in comparison to 100% of Huon Valley residents.
- No CCD within Huon Valley scored lower than 825 meaning the level of disadvantage in Huon Valley is reasonably contained (7.88% of residents in Tasmania are living in CCDs that scored below 825).

² The mean refers to the mathematical average of a set of numbers, and is calculated by adding up the numbers and dividing by how many numbers there are.

Table 9 – SEIFA Index of Relative Socio Economic Disadvantage 2006 – Percentage of Residents

Census Collection District Score	Huon Valley	Southern Tasmania	Tasmania
< 800			5.01%
800 to < 825		1.80%	2.87%
825 to < 850	13.4%	2.57%	3.35%
850 to < 875	6.6%	8.78%	5.35%
875 to < 900	15.2%	11.13%	5.93%
900 to < 925	13.6%	14.55%	6.70%
925 to < 950	21.3%	13.46%	9.71%
950 to < 975	29.8%	15.20%	9.73%
975 to < 1000		17.13%	11.48%
1000 to < 1025		10.60%	11.81%
1025 to < 1050		1.75%	10.20%
1050 to < 1075		3.03%	8.17%
1075 <			9.73%

2.2.2 Projections

Population Projections

No population projections for the Huonville Ranelagh study area currently exist. The *State Demographic Change Advisory Council population projections* are available at the local government level only.

An estimation of the future population of the study area has been made using data from ABS 1379.0.55.001 *National Regional Profile Series 2004-2008*, ABS 2001.0 *Basic Community Profile 2006*, *State Demographic Change Advisory Council population projections – medium growth scenario and high growth scenarios* and a number of assumptions.

Section 2.3.1 below shows that 27.13% of all residential dwelling approvals in the Huon Valley local government area over the last ten years were in Huonville Ranelagh. An assumption has been made that this residential dwelling approvals percentage correlates to population growth and as such has been used to estimate the percentage of the local government area population growth that is attributable to the study area.

It is important to note that the *Southern Tasmania Regional Land Use Strategy Background Report No.2: The Regional Profile* uses the *State Demographic Change Advisory Council population projections – medium growth scenario*.

Table 10 details a projection of the future population for Huonville Ranelagh through use of the *State Demographic Change Advisory Council population projections – medium growth scenario and high growth scenario* and the assumption that 27.13% of population growth in the local government area will be within the study area.

The analysis at the medium scenario shows a total population increase of 391 people for the study area between 2010 and 2030. It is arguable that this represents a low growth scenario for Huonville Ranelagh due to its strategic positioning, lessening rural land availability and rates of recent dwelling approvals as shown in Figure 6. The medium growth scenario is based on a decreasing birth rate from 2.16 babies per woman in 2007 to 1.95 in 2017 and remaining constant there after.

The analysis of the high scenario shows a total population increase of 886 people for the study area between 2008 and 2030. The high growth scenario that is based on a constant birth rate of 2.16 babies per woman.

Consideration of both the medium and high scenarios has been included in the Section 5 Land Use and Community Needs Assessment analysis.

Table 10 – Population projections for Huon Valley and Huonville Ranelagh

	Medium Growth Scenario			High Growth Scenario		
	Huon Valley	Annual growth rate	Huonville Ranelagh	Huon Valley	Annual growth rate	Huonville Ranelagh
2008	14,781		1,845	14836		1852
2009	14,898	0.8%	1,877	15017	1.2%	1,901
2010	15,010	0.8%	1,907	15200	1.2%	1,951
2011	15,108	0.7%	1,934	15379	1.2%	1,999
2012	15,213	0.7%	1,962	15566	1.2%	2,050
2013	15,314	0.7%	1,990	15748	1.2%	2,099
2014	15,408	0.6%	2,015	15923	1.1%	2,147
2015	15,503	0.6%	2,041	16099	1.1%	2,195
2016	15,594	0.6%	2,066	16278	1.1%	2,243
2017	15,683	0.6%	2,090	16458	1.1%	2,292
2018	15,775	0.6%	2,115	16627	1.0%	2,338
2019	15,853	0.5%	2,136	16799	1.0%	2,385
2020	15,935	0.5%	2,158	16969	1.0%	2,431
2021	16,007	0.5%	2,178	17138	1.0%	2,477
2022	16,082	0.5%	2,198	17302	1.0%	2,521
2023	16,142	0.4%	2,214	17461	0.9%	2,564
2024	16,205	0.4%	2,231	17618	0.9%	2,607
2025	16,258	0.3%	2,246	17770	0.9%	2,648
2026	16,305	0.3%	2,258	17918	0.8%	2,688
2027	16,357	0.3%	2,273	18060	0.8%	2,727
2028	16,388	0.2%	2,281	18203	0.8%	2,765
2029	16,422	0.2%	2,290	18340	0.8%	2,803
2030	16,449	0.2%	2,298	18466	0.7%	2,837

According to the *Department of Health and Human Services Tasmania's Health Plan* report, in 2006, Tasmania had the second highest proportion of people aged 65 years and over of any Australian state or territory and was ageing at a more rapid rate. The proportion of people aged 70 years and over was projected to increase from 10.6% in 2006 to 16.6% in 2021, and by 2021 there will be 28,236 more people aged 70 years and over.

Household projections

Table 11 shows the ABS 2001.0 Basic Community Profile 2006 calculation of the average household size for the Huonville Ranelagh UCL in comparison to the state average in 2006.

Table 11 – Average household size 2006

	Huonville Ranelagh	Huon Valley	Southern Tasmania	Tasmania
Average household size	2.5	2.6	2.5	2.4

According to ABS 3236.0 – Household and Family Projections, Australia, 2006 to 2031, Tasmania’s population is projected to have the least growth (15%) of all the Australian states and territories between 2006 and 2031. The number of households in Tasmania is projected to increase by between 21% and 25% compared to between 47% and 52% projected for Australia.

Tasmania’s average household size in 2006 was the equal smallest of the states and territories (equal to South Australia). Nationally, average household size is projected to be between 2.4 and 2.5 people per household in 2031. Tasmania’s average household size is projected to decline to between 2.3 and 2.2 people per household by 2031.

2.3 Land uses

In Huonville, residential uses are generally located to the east of the Huon Highway and commercial, industrial and community uses are located to the west, with a mix of uses present along the northern and southern frontages to the highway. Southbridge and Ranelagh are predominantly residential in nature.

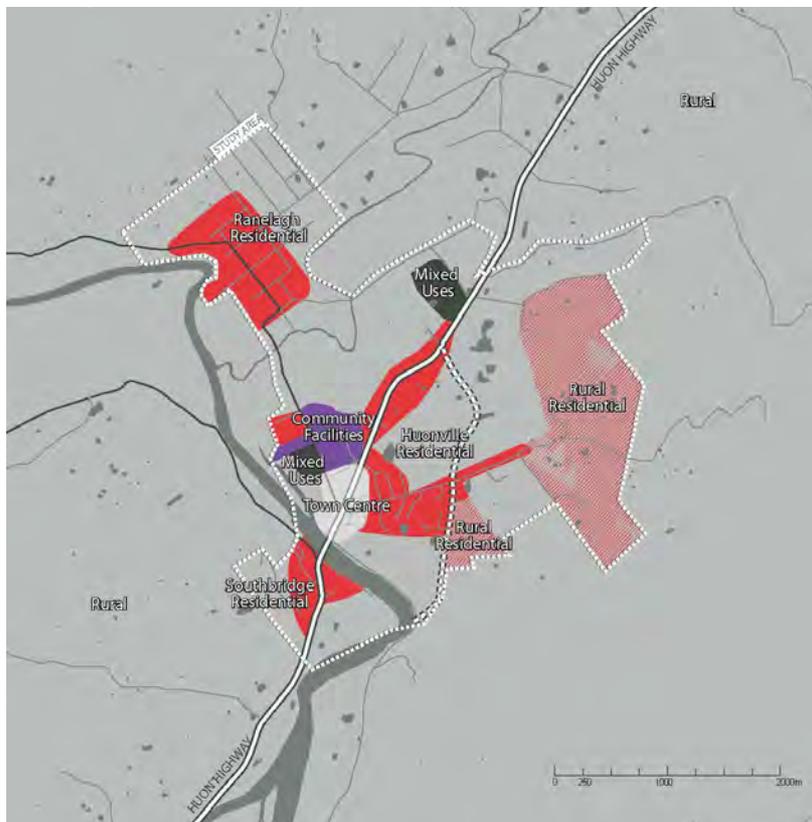


Figure 3: Existing land uses

2.3.1 Housing

The residential areas within Huonville extend along the main roads in a linear form, although there has been some recent development that is starting to fill in the areas between the main roads, and further development is planned. Recent infill development in Ranelagh has resulted in a more compact urban form. The eastern part of the valley contains rural residential dwellings that extend partly up the hill slopes.

There a range of dwelling styles present in the settlements, although in general dwellings are single storey with pitched roofs. Weatherboard character homes on large allotments were the traditional dwelling form during the settlement of Huonville and Ranelagh, and many of these have been retained today. Subsequent urban expansion over the years means that there are dwellings from most eras present. In recent years smaller units have also been constructed both on greenfield sites and on subdivided sections of existing dwellings. Recent subdivisions have allotment densities of around 850m².

Figure 4 – Dwellings examples



Picture 2 – Character dwelling in Huonville



Picture 3 – Character dwelling in Ranelagh



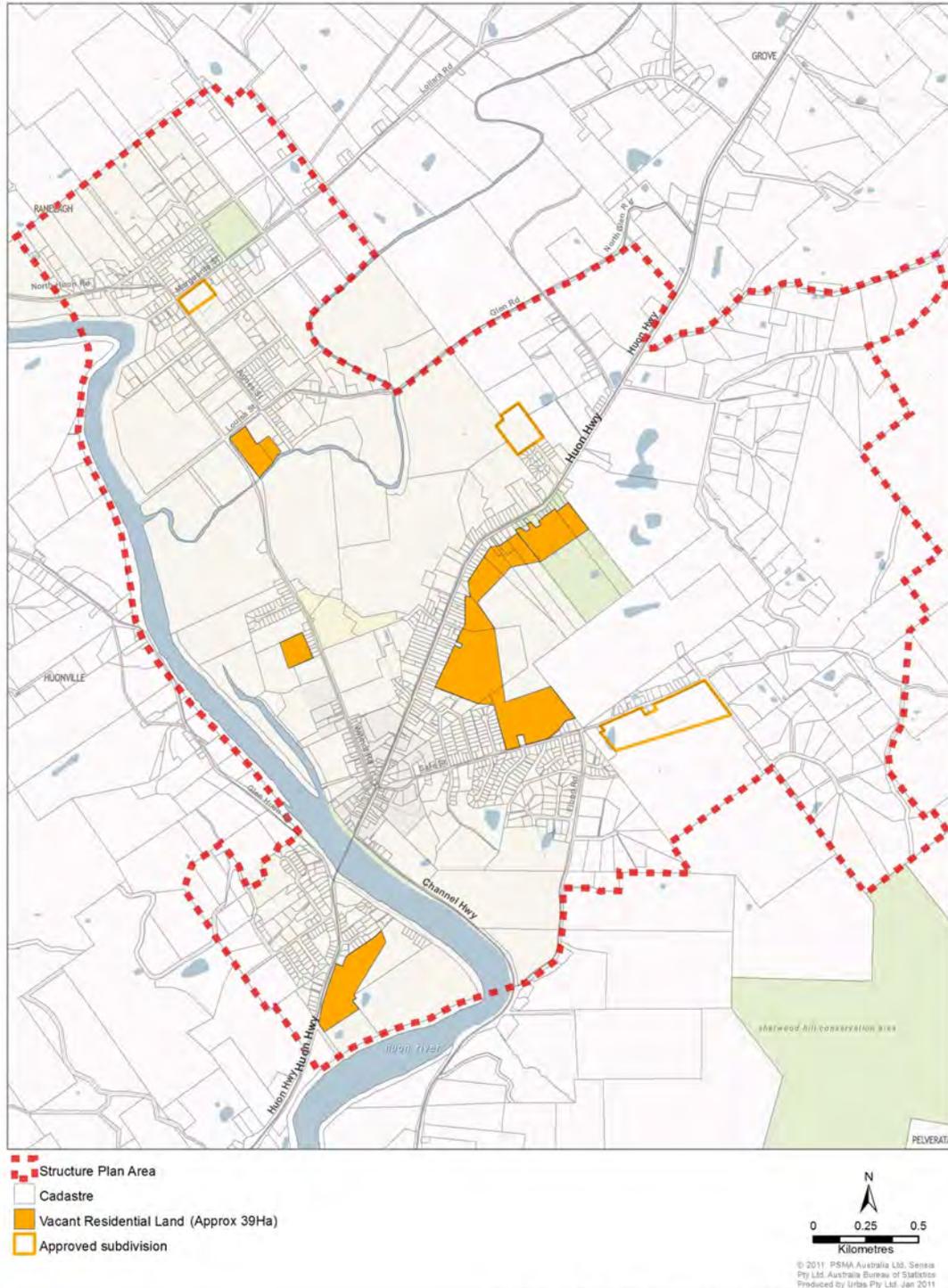
Picture 4 – New dwellings in Huonville



Picture 5 – New dwellings in Huonville

There are still some areas of undeveloped residential land within the existing Urban Growth Boundary; as illustrated in Figure 5, there are several allotments with approved subdivisions and approximately 39ha of additional vacant residential land. There is limited vacant residential land within Ranelagh, and no vacant rural residential land within either Ranelagh or Huonville. There are also some areas of land that are currently zoned for residential purposes but that are subject to constraints such as flooding that make them unsuitable for development; these have been excluded from the vacant land analysis and are recommended for backzoning (see Section 9.2 for further details of these). It should also be noted

that the southernmost site on Figure 5 is zoned for residential use but that its current owners have not shown interest in developing it at present.



HUONVILLE STRUCTURE PLAN RESIDENTIAL LAND ANALYSIS **urbis**

Figure 5: Residential land analysis

According to the *Southern Tasmania Regional Land Use Strategy Background Report No.2: The Regional Profile 2010*, the ten year period between 1999/2000 and 2009/2010 saw 171 residential dwelling approvals issued for Huonville and 55 for Ranelagh. This results in an average of 22.6 dwelling approvals per year for the study area. The *Southern Tasmania Regional Land Use Strategy Background Report No.2: The Regional Profile 2010* shows a total of 833 residential dwelling approvals for the same ten year period. This suggests that the study area accounted for 27.13% of dwelling approvals from within the LGA.

Figure 6 shows that the most recent six year period has seen significantly more dwelling approvals in the study area than the previous five years, and the 2009/2010 period has seen a dramatic increase in the number of approvals recorded. 30 of the approvals for Huonville during this period were for units under the federal Nation Building Program.

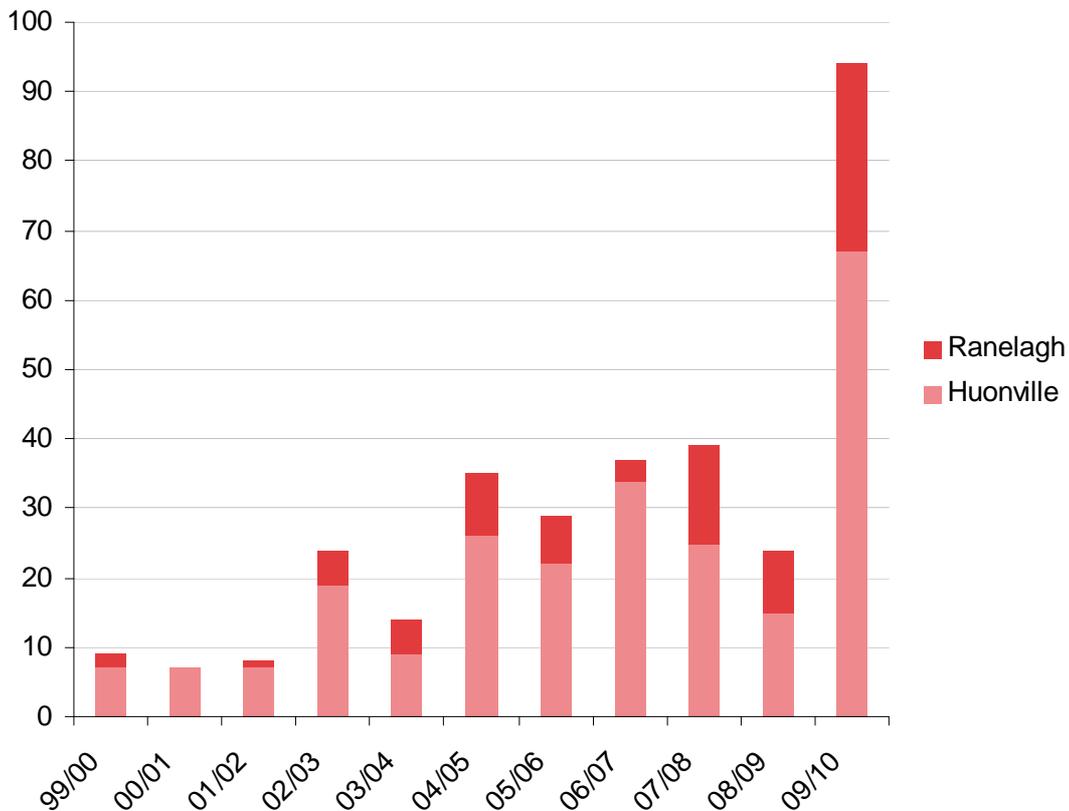


Figure 6: Dwelling approvals 1999/2000 to 2008/2009 (data source: Southern Tasmania Regional Land Use Strategy Background Report 2: The Regional Profile and Huon Valley Council records)

The 2006 Census, which was held on August 8th and thus reflects data from the off-peak season, indicated that 9.5% of private dwellings were unoccupied in Huonville and Ranelagh on census night. This is lower than the 13% of dwellings that were unoccupied in Tasmania as a whole.

2.3.2 Economic activities

Town centre

The Huonville town centre contains a range of retail services, including Woolworths and IGA supermarkets. The commercial facilities in Ranelagh are limited to convenience retail services.

Industrial

There are three industrial precincts located at Glen Huon, Huonville and Ranelagh. These contain a mix of local industry uses, including the Tassal processing plant.

Tourism

Tourism facilities in Huonville include a jet boating business on the riverfront and a range of tourist accommodation including several bed and breakfasts, a backpackers, and an RV-friendly parking area. Council operate a Visitor Information Centre north of Huonville.

2.3.3 Recreation and community facilities

Huonville Ranelagh is currently well serviced for community infrastructure to meet the majority of needs of its community locally (refer to Figure 7).

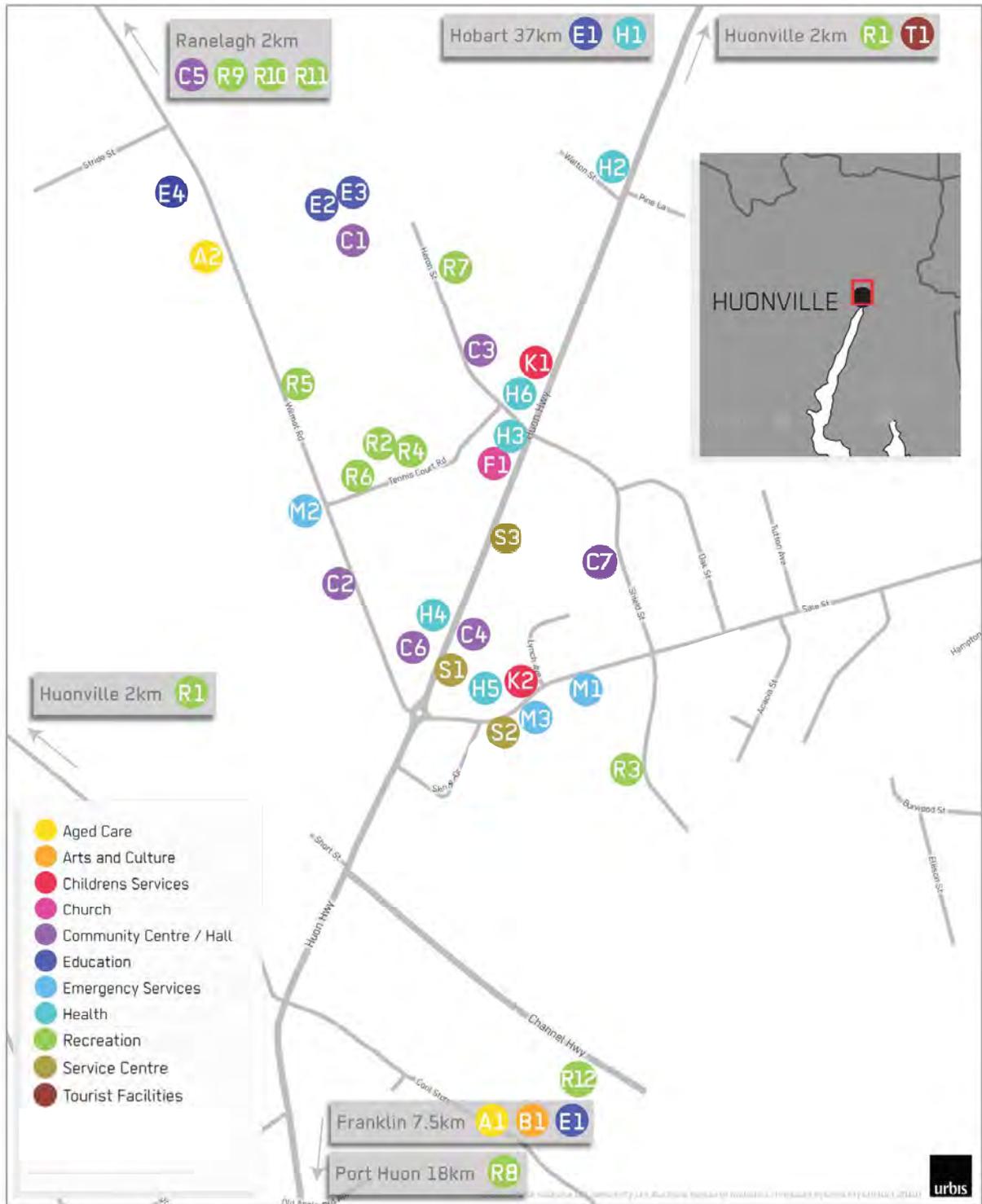


Figure 7: Community facilities in Huonville Ranelagh and the surrounding area

Table 12: Community facilities in Huonville Ranelagh investigation area

Facility name	Facility category	Facility address	Label
McMullen Abbeyfield House	Aged care	Wilmot Road, Huonville	A2
The Cottage Child Care Centre	Childrens Services	91-93 Main Street, Huonville	K1
Huonville Community Church	Church	81 Main Street, Huonville	F1
Huonville Police and Community Youth Club	Community Centre / Hall Recreation	72 Wilmot Rd, Huonville	C1
Huonville Salvation Army Hall	Community Centre / Hall	31 Wilmot Rd, Huonville	C2
Huonville Scout Hall	Community Centre / Hall	Heron Street, Huonville	C3
Huonville Town Hall	Community Centre / Hall	40 Main Street, Huonville	C4
Ranelagh Memorial Hall	Community Centre / Hall	Marguerite Street, Ranelagh	C5
Huonville Youth Services	Community Centre/Hall	37 Main Street, Huonville	C6
Huonville Ex-Servicemen's and Women's Club	Community Centre/Hall	25 Shield Street, Huonville	C7
Huonville High School	Education	82 Wilmot Road, Huonville	E2
Huonville Primary School	Education	74 Wilmot Road, Huonville	E3
Trade Training Centre	Education	Wilmot Road, Huonville	E4
Huonville Ambulance Station	Emergency services	27 Sale St, Huonville	M1
Huonville Fire Station	Emergency services	Wilmot Road, Huonville	M2
Huonville Police Station	Emergency services	11 Sale Street, Huonville	M3
Channel Dental Care	Health	127 Main Street, Huonville	H2
Huon Valley Community & Health Centre	Health	85 Main Street, Huonville	H3
Huon Valley Doctor's Surgery	Health	49a Main Street, Huonville	H4
Huonville Child Health Centre	Childrens Services	6 Sale St, Huonville	K2
Huonville Community Health Centre	Health	Sale Street, Huonville	H5
Huonville Dental Clinic	Health	89 Main St, Huonville	H6
Huon Valley Athletics Track	Recreation	40 Wilmot Rd, Huonville	R2
Huonville Bowls Club	Recreation	Lower Shield Street, Huonville	R3
Huonville Netball Courts	Recreation	Tennis Court Rd, Huonville	R4
Huonville Recreation Ground	Recreation	40 Wilmot Rd, Huonville	R5
Huonville Tennis Courts	Recreation	Tennis Court Rd, Huonville	R6
Huonville Swimming Pool	Recreation	Heron Street, Huonville	R7
Ranelagh Equestrian Centre	Recreation	Charlotte St, Ranelagh	R9
Ranelagh Oval	Recreation	49 Marguerite St, Ranelagh	R10
Ranelagh Showgrounds	Recreation	Marguerite St, Ranelagh	R11
Huonville Apex Park	Recreation	The Esplanade, Huonville	R12
Huon Valley Council Offices Huonville	Service Centre	40 Main St, Huonville	S1
LINC Centre – includes the LINC, Library, Magistrates Courts, Service Tasmania, Centrelink	Service Centre	1 Skinner Dve, Huonville	S2

Facility name	Facility category	Facility address	Label
Huonville RSL Sub-branch	Service Centre	66 Main Street, Huonville	S3
Huon Visitor Centre	Tourist Facilities	2273 Huon Highway, Grove	T1

Huonville Ranelagh’s relatively small population makes it difficult to justify the provision of some of the larger catchment services and facilities locally. As such, there are some services that residents must travel to regional centres to access. These include facilities for health, aged care, education and arts. For these facilities residents of Huonville Ranelagh must travel to Franklin, Port Huon and Hobart. A list of facilities in surrounding areas that provide services not available in Huonville Ranelagh is provided below:

Table 13: Required community facilities in surrounding towns

Facility name	Facility category	Facility address	Label
Huonville Kingdom Hall	Church	9 Voss Rd, Huonville	F2
Huon Valley Golf Course	Recreation	Glen Huon Rd, Huonville	R1
Huon Eldercare	Aged care	Huon Hwy, Franklin	A1
Palais Theatre	Arts & Culture	Main Road, Franklin	B1
Royal Hobart Hospital	Health	48 Liverpool St, Hobart	H1
Port Huon Aquatic & Sports Centre	Recreation	Huon Highway, Port Huon	R8
University of Tasmania, Hobart	Education	Churchill Ave, Sandy Bay, Hobart	E1

2.4 Natural Features

2.4.1 Landscape

Huonville and Ranelagh are located on the plains and terraces surrounding the Huon and Mountain Rivers. Set amongst bushclad hills, the views to and from the town incorporate backdrops of green, with spectacular views up the valley towards Sleeping Beauty. Many parts of the riverbanks are vegetated, providing a serene riverview experience. The surrounding agricultural uses also contribute to the visual character, with open fields, horticultural operations, and shelterbelt plantings common across the valley floor.

2.4.2 Flora and Fauna

Most native vegetation has been cleared from the study area. There are two threatened vegetation communities located in the northwestern and southern portions of the study area.

2.4.3 Soils

The Land Capability Classification System indicates that the study area contains Class 4, 5 and 6 soils, and thus does not contain any prime soils, which are Class 1, 2 and 3 soils. There are no areas with a high probability of containing acid sulphate soil.

2.4.4 Natural hazards

Flooding

The Huon River and its tributaries are prone to flooding. DPIPWE's Flood Plain Map for the Huon and Mountain Rivers (refer Figure 8) depicts extensive areas that would be inundated during a 100 year ARI (Average Recurrence Interval) flood.

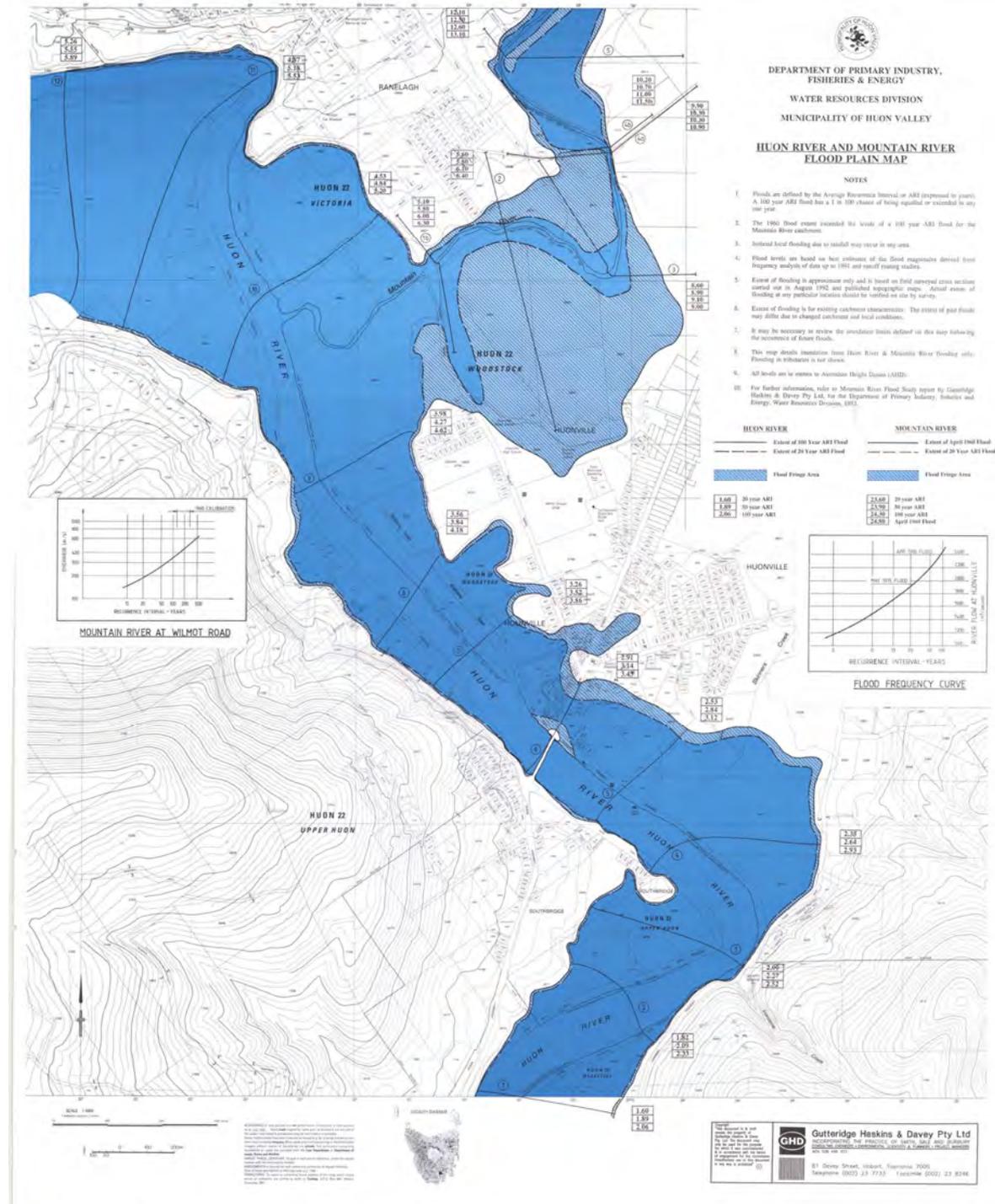


Figure 8: DPIPWE Flood Plain Map for the Huon and Mountain Rivers

There are no DPIPWE Flood Data Books that relate to Huonville.

The consideration of flooding impacts is a key determinant for the future development of the town.

Bushfires

The Huon Valley is vulnerable to bushfires, and the proximity of Huonville and Ranelagh to vegetated areas means that there are potential bushfire hazards to life and property. Given that a significant part of the Huon Valley's character is derived from being set near bush-clad hills, it is important to ensure bushfire risks are mitigated, such as providing cleared areas around dwellings, whilst retaining its bush-clad setting. For example, it would not be appropriate to allow the town to extend up hills where extensive clearing is required. The state government is currently preparing a draft Bushfire Schedule that will be referred to the Tasmanian Planning Commission for consideration as a new Planning Directive.

Land stability

It is recognised that parts of Tasmania are subject to land instability, which can result in events such as landslides that can pose hazards to life and property. The Southern Regional Tasmania Land Use Strategy has identified that areas with a slope of 15% or greater may be susceptible to erosion, some of which are within the study area. Whilst no land instability modelling has been done for these areas, this does indicate that geotechnical assessments may be required for some building sites.

Sea level rise

Sea level rise as a result of climate change has the potential to impact land uses adjacent to the coast. Huonville is located at a point on the Huon River which may be susceptible to sea level rise, and the state-wide coastal vulnerability mapping indicates that there are several areas at risk from coastal flooding by 2100 along both sides of the river downstream from the bridge. The Tasmanian Planning Commission is currently preparing more detailed sea level rise mapping using LIDAR data; however, this is not yet available for use in this structure plan.

Climate change

Climate change has potential to impact the area significantly, resulting in potential adverse impacts to tourism, industry (such as agriculture and aquaculture), biodiversity of the region and lifestyle qualities that are currently valued in the area. Potential impacts include:

- The availability of water due to decreased rainfall, impacting residential settlements, agriculture and industry.
- Extreme weather events which may cause flooding and erosion, particularly within lower lying coastal areas.
- Potential sea level rise, impacting the extent of lifestyle and tourism assets of the coastal areas.

2.5 Cultural Features

Huonville and Ranelagh contain the following places and buildings that have Tasmanian Heritage Register listings (as at August 2010):

- Huonville:
 - House (Ewins), Huon Highway
 - House (Heron), Coolstore Road
 - House, 5 The Esplanade Huonville
 - Ferry Inn, 31 Cygnet Road
 - House (Menon), Franklin Road

- War Memorial, Heron Street
- Huon Manor, 1 Short Street
- House, 158 Huon Highway
- House, 145 Main Road Huonville
- House, 108 Huon Highway Huonville
- Huon Municipal Chambers, 40 Huon Highway Huonville
- Four Winds RA, 21 Dowlings Road
- House (Munton), Shield Street
- Inlet Farm, Wilmot Road
- Ranelagh:
 - Amesbury, Agnes Street
 - House, 150 Lollara Road
 - Clifton, Louisa Street
 - St. James' Anglican Church, Louisa Street
 - St. James' Anglican Church Hall and Cemetery, Louisa Street
 - House, 60 Helen Street

In regards to Aboriginal cultural heritage, the Huon Valley contains a number of known sites, and given the location of the study area adjacent to a river and near a point where freshwater meets the sea, the potential for further sites is likely to be high.

3 Opportunities and Constraints

The results of the background data investigations, key stakeholder workshops and site visits have been summarised into a list of strengths, weaknesses, opportunities and threats that have been identified for Huonville and Ranelagh. These are presented on the following pages, along with a map of some of the key opportunities and constraints (refer Figure 9).

Strengths	Weaknesses
<p>Natural</p> <ul style="list-style-type: none"> ▪ Views to Sleeping Beauty and other surrounding hills ▪ Attractive riverfront setting <p>Settlement Structure, Role and Access</p> <ul style="list-style-type: none"> ▪ Excellent road access via the Huon and Channel Highways ▪ Proximity to Hobart, which is within commuting distance ▪ Affordable land and housing options that are more competitively priced than places such as Kingston <p>Services and Facilities</p> <ul style="list-style-type: none"> ▪ Huonville serves a regional role and thus has a wide range of services and facilities, including local, state and commonwealth agencies ▪ Large sporting precinct within close proximity to the town centre ▪ The Ranelagh Show Grounds provide a venue for a range of events such as the Taste of Huon ▪ Huonville is an “RV-friendly” town and has dedicated riverside facilities for these vehicles ▪ The public pool facilities are well-utilised both by residents and visitors ▪ There are a number of large off-street car parking areas ▪ Work is currently being undertaken to develop the town’s stormwater drainage works <p>Economic</p> <ul style="list-style-type: none"> ▪ Tassal processing plant provides employment for approximately 500 workers ▪ Huonville serves as an agricultural service centre for the region <p>Social and Cultural</p> <ul style="list-style-type: none"> ▪ The settlement caters for a range of households including young family and aged persons ▪ There are some scattered heritage buildings 	<p>Natural</p> <ul style="list-style-type: none"> ▪ Flood prone areas and roads ▪ Land in the northwest of Ranelagh is steep and consists of loose soils ▪ Susceptibility to sea level rise <p>Settlement Structure, Role and Access</p> <ul style="list-style-type: none"> ▪ Weak connections between Huonville and Ranelagh ▪ Lack of connections to and along the river in some places ▪ Residential developments designed with cul-de-sacs do not promote permeability and ease of movement throughout the urban area ▪ No discernable ‘gateway’ treatments for the settlement ▪ Heavy vehicle movements along the Huon Highway reduce the amenity of the town centre ▪ Poor amenity in some parts of the town centre, especially in streetscapes ▪ Separation of Southbridge from the remainder of Huonville <p>Services and Facilities</p> <ul style="list-style-type: none"> ▪ Lack of tourist and seasonal worker accommodation ▪ Lack of services and retail/commercial facilities in Ranelagh ▪ Inadequate visitor information facilities ▪ Lack of public transport services ▪ The existing bus transit station and park and ride facilities are inadequate <p>Economic</p> <ul style="list-style-type: none"> ▪ Lack of suitably zoned industrial land for businesses such as downstream agricultural processing <p>Social and Cultural</p> <ul style="list-style-type: none"> ▪ Lack of cultural facilities, which are generally provided in other locations ▪ Declining participation in sporting activities

Opportunities	Threats
<p>Natural</p> <ul style="list-style-type: none"> ▪ Connections to the river and improvements to the foreshore are being made as the recommendations of the Huon River Foreshore Masterplan are being implemented <p>Settlement Structure, Role and Access</p> <ul style="list-style-type: none"> ▪ There are a number of infill development opportunities ▪ Reinforce a sense of place and identity through the establishment of appropriate urban design guidelines ▪ Realignment of the Channel Highway would allow for greater recreational use of the foreshore ▪ The planned upgrades to Sale Street could promote revitalisation of the adjoining land ▪ Enhance the gateway treatments at the arrival points into the township <p>Services and Facilities</p> <ul style="list-style-type: none"> ▪ Develop a caravan park to provide tourist and seasonal worker accommodation ▪ Provide recreation and any other facilities needed to support the population growth in Ranelagh ▪ A site for visitor information facilities has been identified <p>Economic</p> <ul style="list-style-type: none"> ▪ Develop the former quarry site for tourist accommodation to take advantage of the views to the north ▪ Encourage the establishment of downstream agricultural processing businesses ▪ Potential new industrial estate ▪ There are vacant and potential sites for new commercial/retail businesses such as a supermarket ▪ The development of a market will boost economic activity in the town ▪ Changes to the Huon Aquaculture business may provide additional staff for the Tassal factory. ▪ Possible redevelopment of Council depot and adjoining Council owned lands ▪ Improved broadband access will provide economic opportunities <p>Social/Cultural</p> <ul style="list-style-type: none"> ▪ Improved broadband access will provide social opportunities 	<p>Natural</p> <ul style="list-style-type: none"> ▪ Coastal and surface flooding and erosion ▪ Unknown flooding impacts of illegally filled areas <p>Settlement Structure, Role and Access</p> <ul style="list-style-type: none"> ▪ Uncoordinated urban development in Ranelagh taking place before land in Huonville with better access to services and facilities is fully utilised ▪ Intersection upgrades may be required for the proposed industrial estate ▪ Whilst there is currently minimal development on the hills, inappropriate development could impact on the visual character of the town ▪ Increased population and traffic levels may result in car parking issues <p>Services and Facilities</p> <ul style="list-style-type: none"> ▪ Inability of the market to sustain retail/commercial facilities in Ranelagh ▪ Inappropriate car parking management <p>Economic</p> <ul style="list-style-type: none"> ▪ Spending leakage to other settlements such as Kingston and Hobart ▪ Realignment of the Channel Highway could lower visitor numbers to the town centre, affecting the viability of businesses

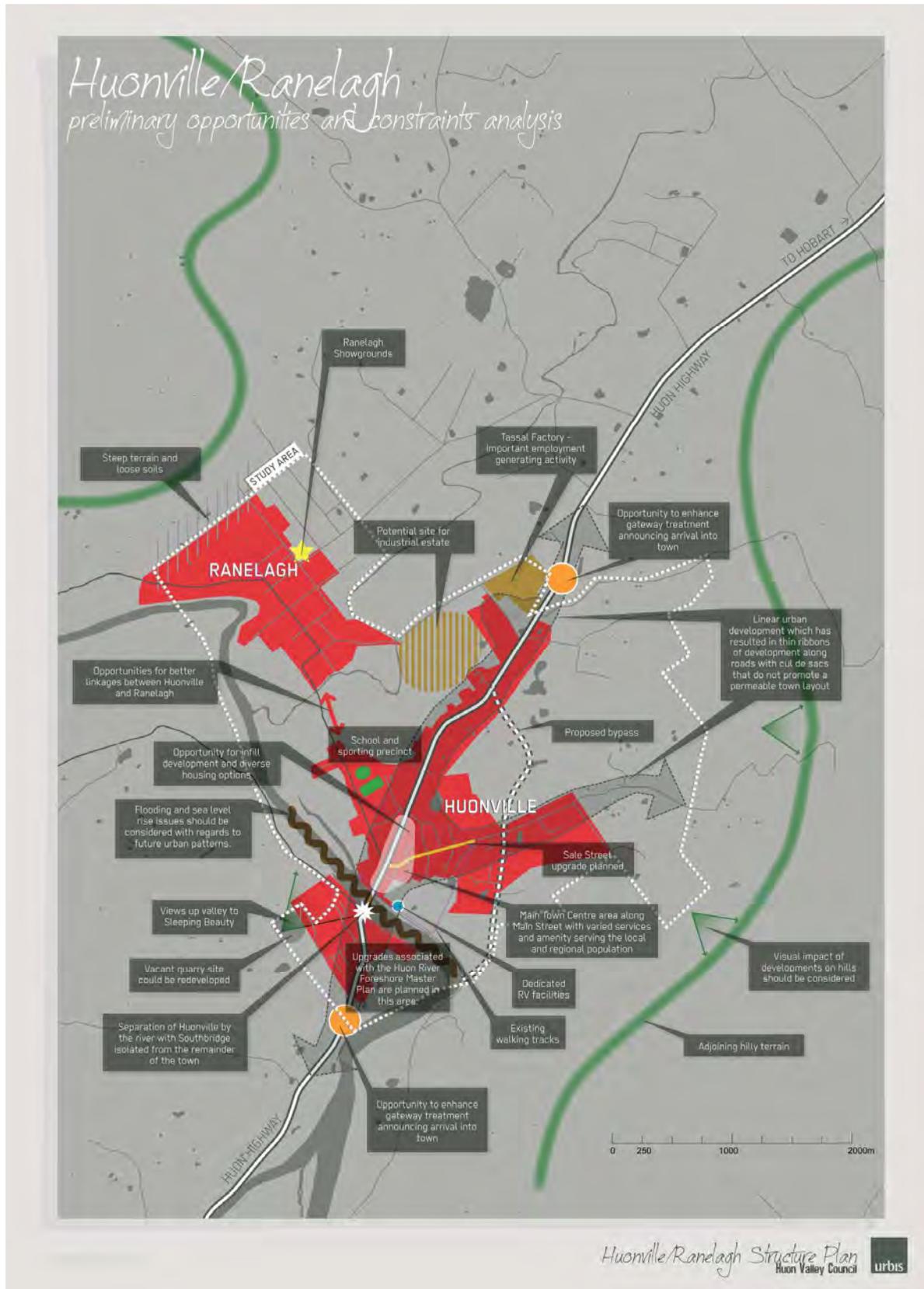


Figure 9: Key opportunities and constraints

4 Strategic Context

4.1 State

4.1.1 Resource Management and Planning System

The Resource Management and Planning System (RMPS) is the overarching planning and environmental framework which promotes the sustainable development of Tasmania's resources. The system requires local governments to further the objectives of the RMPS through their planning schemes. Several pieces of legislation embody the aims of the RMPS, and the Land Use Planning and Approvals Act 1993 is the principal planning legislation.

The Tasmanian Resource Management and Planning System is based on the following set of objectives:

- *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*
- *to provide for the fair, orderly and sustainable use and development of air, land and water*
- *to encourage public involvement in resource management and planning*
- *to facilitate economic development in accordance with the objectives set out in the above paragraphs*
- *to promote the sharing of responsibility for resource management and planning between the different spheres of government, the community and industry in the State.*

The Huonville/Ranelagh Structure Plan must facilitate the sustainable development of the settlement's resources as per these objectives.

4.1.2 State Policies

There are currently three state policies as follows:

- The State Coastal Policy 1996 defines the coastal zone as State waters and land within 1km of the high-water mark. It has three principles relating to the protection of natural and cultural values, sustainable use and development, and integrated management and protection. The Structure Plan and the Planning Scheme must be prepared in accordance with the policy. It should be noted that the policy is currently subject to review by the Tasmanian Planning Commission.
- The purpose of the State Policy on Water Quality Management 1997 is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System. It includes a Protected Environmental Values classification system which identifies that there are a number of reserves in the study area that will need to be protected via the Structure Plan.
- The purpose of the State Policy on the Protection of Agricultural Land 2009 is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. The policy also seeks to protect non-prime agricultural land from conversion to other uses through consideration of its local and regional significance. Whilst there is no prime agricultural land in the study area, there are areas of agricultural land that may require protection.

4.1.3 Tasmania Together 2020

Tasmania Together is a state-wide visioning document that is used to provide strategic direction for policy and administrative decision-making. The goals of *Tasmania Together* are:

1. *A reasonable lifestyle and standard of living for all Tasmanians.*
2. *Confident, friendly and safe communities.*
3. *High quality education and training for lifelong learning and a skilled workforce.*
4. *Active, healthy Tasmanians with access to quality and affordable health care services.*
5. *Vibrant, inclusive and growing communities where people feel valued and connected.*
6. *Dynamic, creative and internationally recognised arts community and culture.*
7. *Acknowledgement of the right of Aboriginal people to own and preserve their culture, and share with non-Aboriginal people the richness and value of that culture.*
8. *Open and accountable government that listens and plans for a shared future.*
9. *Increased work opportunities for all Tasmanians.*
10. *Thriving and innovative industries driven by a high level of business confidence.*
11. *Built and natural heritage that is valued and protected.*
12. *Sustainable management of our natural resources.*

The Structure Plan will seek to further these goals for Huonville and Ranelagh.

4.1.4 Other Strategies

Other state-wide strategies of relevance are as follows:

- Tasmanian Framework for Action on Climate Change
- State Infrastructure Strategy
- Tasmania Health Plan 2018
- Social Inclusion Strategy
- Tourism 21

The Structure Plan must be prepared in accordance with these documents.

4.2 Regional

4.2.1 Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy is being prepared at the present. Once completed, it will provide high-level strategic directions to facilitate and manage change, growth and development. It will include a Regional Settlement Strategy that will assign Huonville and Ranelagh roles in the settlement network and a growth management strategy, which will need to be furthered in the Structure Plan. There will also be a number of regional policies and actions that will be of relevance to the Structure Plan.

At the time of the preparation of this Structure Plan, the consultation draft of the STRLUS had assigned Huonville and Ranelagh the following roles:

- Huonville:
 - Regional Function: Major District Centre
 - Growth Strategy: High
 - Growth Scenario: Mixed

- Activity Centre: Rural Services Centre
- Ranelagh:
 - Regional Function: Other small settlements or locality
 - Growth Strategy: None
 - Growth Scenario: N/A

4.2.2 Southern Integrated Transport Plan

The Draft Southern Integrated Transport Plan was released for public consultation in 2009, and is due to be finalised this year. The draft document includes the following guiding objectives that are of relevance to the Huonville/Ranelagh Structure Plan:

Our guiding objective is a southern region transport system that:

- *maximises the efficient use of current infrastructure, assets and services;*
- *is well maintained and managed in a sustainable manner for the long term;*
- *supports seamless inter-modal connections for passengers and freight;*
- *is capable of supporting future economic growth and meeting the needs of our communities, while supporting quality of life;*
- *improves accessibility and safety for all users;*
- *provides an integrated and well connected transport system for rural and urban areas;*
- *improves environmental and health outcomes for our community;*
- *responds to climate change by lowering greenhouse gas emissions;*
- *is integrated with land use planning; and*
- *is planned, coordinated and funded through a cooperative partnership approach between different spheres of government and the community.*

4.2.3 Natural Resource Management Strategy for Southern Tasmania

The Structure Plan will need to protect Huonville and Ranelagh's natural resources in order to achieve the following relevant goals of the strategy:

- *maintain and improve the condition of the Southern Region's natural resources*
- *contribute to the development of sustainable human communities to provide employment and a quality lifestyle*

4.3 Local

4.3.1 Planning Scheme

The Huon Planning Scheme 1979 is currently being revised in line with Planning Directive 1, which requires that all Councils prepare schemes in line with the state-wide Key Common Elements Template. This will involve the existing zones and special areas being changed so that each property is assigned a new zoning name as per the template.

4.3.2 Huon Valley Land Use and Development Strategy

The Huon Valley Land Use and Development Strategy was completed in 2007 to guide the preparation of the revised planning scheme that will replace the three existing planning schemes (being the Huon, Port Cygnet and Esperance Planning Schemes). The Strategy articulates a range of strategic directions and guiding principles and includes strategies for each town. The following strategic directions have relevance for the Huonville/Ranelagh Structure Plan:

- *The Huon Valley Community*
 - *Planning for diversity of age*
 - *Respond to the ageing population, while also taking into consideration the needs of young people.*
 - *Affordable housing*
 - *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.*
 - *Community facilities*
 - *Acknowledge the requirements of different service providers and allow flexibility to provide services that are responsive to the changing community profile.*
 - *Identify preferred locations for education, community and health facilities.*
 - *Recreation and open space*
 - *Provide opportunities for the development of new facilities within existing areas.*
 - *Crime prevention*
 - *The design of new built environments should consider measures to reduce crime.*
- *Natural Resource Management*
 - *Promotion of natural resource management*
 - *Integrate principles of natural resource management with land use and development controls.*
 - *Recognise the importance of maintaining natural values through natural resource management.*
 - *Land systems*
 - *Recognise the importance of land systems in the Huon Valley and provide appropriate mechanism [sic] for their protection.*
 - *Protection of waterways and wetlands*
 - *Recognise the importance of the protection of wetlands and waterways within the Huon Valley.*
 - *Require development to maintain the identified Protected Environmental Values (PEVs), as documented in the State Policy on Water Quality Management (1997)...*
 - *Protection of coastal and estuarine values*
 - *Recognise the importance of the protection of coastal and estuarine quality and values.*
 - *Protection of biodiversity values*

- *Acknowledge the importance of the municipal area's biodiversity, by ensuring that the abundance, health and distribution of species is maintained.*
- *Natural Hazards*
 - *Landslip and tunnel erosion hazards*
 - *Minimise loss of property and life and avoid economic impacts by ensuring use and development avoids or manages the risks associated with landslip hazards.*
 - *Bushfire hazard*
 - *Recognise the management of bushfire hazard as an important land use considerations [sic] in order to protect lives, property and natural values of the Huon Valley as well as avoid unnecessary cost to the community.*
 - *Flooding hazard*
 - *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.*
 - *Storm surge and sea level rise*
 - *Ensure that use and development is located and designed with due regard to hazards associated with sea level rise and storm surge.*
- *Heritage*
 - *Aboriginal heritage*
 - *Ensure that sites and artefacts of Aboriginal Heritage Significance are managed appropriately into the future through and integrated approach to management.*
 - *European and built heritage*
 - *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.*
 - *Cultural landscape and natural heritage*
 - *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.*
- *Infrastructure*
 - *Sewerage and water*
 - *Give preference to developments that will maximise the efficiency of existing infrastructure in the major towns that have existing capacity.*
 - *Stormwater management*
 - *Encourage the use of innovative and alternative infrastructure for stormwater management and treatment.*
- *Transport*
 - *Huon Valley Road Network*
 - *Maintain and protect the safety and efficiency of the transport system.*
 - *Integrating land use and transport planning*

- *Recognise the consolidation of development in existing towns will promote sustainable development by increasing accessibility, reducing the reliance on motor vehicles and promoting alternative modes of transport including walking and cycling.*
- *The Economy*
 - *Agricultural development*
 - *Recognises the importance of maintaining productive and viable agricultural areas and ensure that the State Protection of Agricultural Land Policy (PAL) is implemented. To do this, Council will ensure that*
 - *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*
 - *Downstream processing*
 - *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.*
 - *Light industrial development*
 - *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.*
- *Sustainable Tourism*
 - *Tourism development*
 - *Strengthen the key centres of Huonville, Cygnet, Franklin, Geeveston and Dover by encouraging tourism development to locate within them.*
- *Providing for Housing Needs*
 - *Providing for housing needs*
 - *Maximise the utilisation and efficiency of existing infrastructure and community services, and promote infill development in preference to settlement expansion.*
 - *Promote high quality residential design and residential amenity.*
 - *Living in the rural area*
 - *Encourage the use of rural areas predominantly for primary production and to protect these areas from undue encroachment from non-agricultural uses.*
- *Settlements*
 - *Huonville and Ranelagh*
 - *Huonville is recognised as the primary commercial centre and focus for the Huon Valley.*
 - *Enhance the Huon River foreshore and provide for better connections to the town.*
 - *Protect the safety and efficiency of the existing road infrastructure and have the capacity for upgrading and expansion to meet future development needs.*
 - *There is capacity for infill development to occur and there are potential development sites on the fringe of the town's commercial area.*

- *Main street improvements are necessary to ensure pedestrian safety and to mitigate against the adverse impacts of heavy vehicle traffic.*
- *The visual amenity of the Huon River, hills and bushland surrounding the town should be afforded protection from use and development incompatible with the projection of these values.*
- *Emphasis should be placed on upgrading Huonville's existing infrastructure, rather than investing in extensions to new areas.*

The Huonville and Ranelagh Strategy outline development plan includes an urban growth boundary and options for residential, commercial, industrial and recreational land uses.

4.3.3 Huon Valley 2020 Community Plan

The Huon Valley 2020 Community Plan is founded on the following vision and values statements:

Vision Statement:

From Sleeping Beauty to the Southern Ocean

Prosperous vibrant communities in the Huon Valley

Live, work and learn together

Enjoying beautiful rural landscapes, waterways and a healthy natural environment

Values Statement:

In all our dealings we will:

Be open, fair and honest

Respect our people, land and future

Embrace diversity and new ideas

Pursue community cohesion

The plan contains strategic objectives grouped under eight future directions, all of which have relevance for the Structure Plan:

- *Care for our environment*
- *Build health and wellbeing*
- *Enhance recreational opportunities*
- *Improve transport and communication*
- *Create diverse educational opportunities for all*
- *Develop prosperity*
- *Expanded community consultation and involvement*
- *Celebrating our arts, heritage and culture*

4.3.4 'Target 2015' – Huon Valley Council Strategic Plan 2010-2015

The current Council Strategic Plan includes five strategic focus areas, four of which have relevance for the Structure Plan:

- *A sense of place*

- *A dynamic economy*
- *A connected and thriving community*
- *A service organisation*

It also includes the following vision:

From Sleeping Beauty to the Southern Ocean

Prosperous vibrant communities in the Huon Valley

Live, work and learn together

Enjoying beautiful rural landscapes, waterways and a healthy natural environment

One of the townships strategies in the “A sense of place” strategic focus area is to progressively develop town structure plans.

4.3.5 Economic Development Strategy

The key issues raised in the 2009 Economic Development Strategy of relevance to the Structure Plan are:

- *Availability of industrial land*
- *Availability of tourist accommodation*
- *Availability of accommodation for seasonal workers*
- *Increased downstream processing of natural produce and resources*
- *Provision of adequate transport*
- *Commercial activity*
- *Infrastructure development*
- *Climate change*

4.3.6 A Future Development Strategy for Huonville, Value Management Study

This Value Management Study was undertaken in 2003 to explore and identify future development options for Huonville. The major outcomes of the study that have relevance for the Structure Plan are as follows:

- It was agreed that the current alignment of the Channel Highway is unacceptable, and a preferred realignment option was identified.
- A framework to progress the streetscape project was developed.
- A potential location for the bus transit station was identified off Skinner Drive.
- The foreshore adjacent to the Channel Highway was identified as the best potential location to attract tourists.
- A site referred to as “Page’s land” was identified as providing significant tourism development opportunities.
- It was agreed that Huonville’s marketing strategy should be as “Gateway to the Huon Valley” / “The Hub of the Huon”.

4.3.7 Huon River Foreshore Masterplan

The Huon River Foreshore Masterplan was prepared in 2007 to provide direction for the enhancement of the northern bank of the foreshore downstream from the bridge. Based on the proposed realignment of the Channel Highway, it includes hard and soft landscaping and parking concepts.

4.3.8 Huon Valley Walking Track Strategy

Prepared in 2007, the Huon Valley Walking Track Strategy identified options for walking track developments within and between towns in the municipal area. Of relevance to the Structure Plan are the following options:

- Skinners Creek track – has been partially constructed
- Waltons Inlet track – involves the continuation of an existing track, although access over private land will need to be secured first
- Glen Huon Road track
- Coolstore Road track
- Flood Road nature walk – the alignment of which will be contingent on whether the Channel Highway realignment proceeds and whether the Huon River Foreshore Masterplan is implemented
- Esplanade link
- Huonville to Judbury – this would include a link from Huonville to Ranelagh

4.3.9 Huon River Flood Evacuation Plan

The Huon River Flood Evacuation Plan identifies the consequences of the flooding of the Huon River for a range of flood events.

4.3.10 Huonville Structure Plan 1997

The 1997 Structure Plan prepared for Huonville included the identification of an urban growth boundary, options for residential and commercial development, and transport options.

4.3.11 Huon Valley Regional Tourism Strategy 2009-12

The Huon Valley Regional Tourism Strategy identifies the following themed opportunities and priorities for further tourism development in the area:

- *Maximise visitor access to the region's fresh, local produce*
- *Expand the existing focus on the arts in and around Cygnet and link with other similar experiences across the region*
- *Extend the range of engaging nature-based experiences*
- *Increase 'whole of region' water access including water-based visitor experiences.*

4.3.12 Key projects

Some of the key projects that are underway or planned for Huonville include:

- Implementation of the Foreshore Masterplan
- Implementation of the Walking Track Strategy
- Stormwater upgrades

- Upgrades to Sale Street

5 Land Use and Community Needs Assessment

5.1 Residential land

5.1.1 Supply

There are currently a number of approved residential subdivisions and approximately 33ha of vacant residential land within the existing Urban Growth Boundary. It is noted that some of the residential land is subject to significant constraints that means it is inappropriate for residential development and that will be rezoned to another use.

Allowing for the average allotment sizes and development ratios detailed in Table 14 below, the vacant residential land equates to approximately 700 potential allotments. Some of these allotments may be constrained by factors such as topography or access difficulties, and to this end it is likely that the actual number of allotments that could be created will be less than this figure. However, there may also be existing allotments that could accommodate additional dwellings.

Table 14 – Existing residential land supply

Approximate existing vacant residential land (in the Residential Zone) that is not subject to significant known physical constraints and recommended for rezoning to Rural	39 ha
Land in Southbridge that will retain its Residential zoning but that is owned by a party not interested in developing it at present	6ha
Total potentially developable land currently zoned for residential purposes	33ha
Average dwellings per hectare (based on the middle value of the 11 to 25 dwellings per hectare anticipated in the consultation draft of the Southern Tasmania Regional Land Use Strategy; these allotments will generally be 400m ² to 800m ²)	19
Total potential residential allotments on vacant land (NB: additional constraints analysis and subdivision design is likely to result in lower numbers of dwellings; for example, the land identified within Ranelagh is subject to heritage constraints)	627 allotments
Approved subdivisions	89 allotments
TOTAL POTENTIAL ALLOTMENTS	716 allotments

5.1.2 Demand

There are two components to the dwelling projections; dwellings that are a 'place of usual residence' and dwellings that are used as holiday homes.

The population and household size projections allow for estimations to be made of the housing demand for dwellings considered by occupants as their 'place of usual residence'. It must be recognised that this is only a segment of the demand as a significant proportion of dwellings in the settlement are used as holiday homes and as such would not be considered as a place of usual residence. It is assumed that there will continue to be demand for holiday homes over the next couple of decades.

It is difficult to obtain data on whether private dwellings are considered by occupants as their place of usual residence, especially as the extent to which they are occupied may change over time. *ABS 2068.0 Dwelling Structure by Occupied / Unoccupied Dwellings 2006* data relating to location on Census night has been used and an assumption has been made regarding the data. It has been assumed that as the Census was taken on Tuesday 8th August (mid-week in winter), the percentage of unoccupied dwellings on this night is considered a reasonable assessment of the proportion of holiday homes in the study area.

Analysis of this data has been undertaken to adopt an additional dwelling demand estimate factor based on the proportion of occupied versus unoccupied dwellings on Census night. It is important to recognise that actual dwelling trends may differ and this is to be considered a broad estimate only. Ongoing monitoring and analysis of dwelling approval data and population growth figures will assist in determining the true extent of dwelling demand.

The *ABS 2001.0 Basic Community Profile 2006* suggests that Huonville Ranelagh's average household size in 2006 was 2.5 people per household (for occupied private dwellings). Making some general assumptions, a projection of the future place of usual residence dwelling needs for Huonville Ranelagh can be made. This projection is shown in Table 18 below.

Table 15 – Huonville Ranelagh dwelling projections – place of usual residence

	Medium Scenario	High Scenario
Average household size 2030	2.3	2.3
Projected population growth 2010-2030	391	886
Projected new dwellings required for place of usual residence by 2030	170	385

A projection can also be made for the future holiday homes likely to be required in Huonville Ranelagh by using the *ABS 2068.0 Dwelling Structure by Occupied / Unoccupied Dwellings 2006* data and making the assumption that the rate of unoccupied dwellings will stay the same as the population grows. As shown in Table 16 below, 9.5% of private dwellings in Huonville Ranelagh were unoccupied on Census night in 2006. This means that for every 100 occupied dwellings there were 10.5 unoccupied dwellings.

Table 16 – Huonville Ranelagh occupied and unoccupied private dwellings 2006

	Occupied dwellings 2006		Un-occupied dwellings 2006	
	No.	%	No.	%
Separate houses	622	90.5%	65	9.5%
Semi-detached townhouse etc	14	100%	0	0.0%
Flat, unit or apartment	64	91.4%	6	8.6%
Other Dwelling	8	72.7%	3	27.3%
Total	708	90.5%	74	9.5%

Using the rate of unoccupied dwellings and assuming this rate will stay constant as the population grows; the following projection of the requirement for holiday homes can be made.

Table 17 – Huonville Ranelagh dwelling projections – place of usual residence

	Medium Scenario	High Scenario
Projected new dwellings required for place of usual residence by 2030	170	385
Rate of un-occupied dwellings	0.105	0.105
Total new holiday homes required by 2030	18	40

Based on this very simplistic methodology, the total number of new dwellings required for both place of usual residence and holiday homes by 2030 is 188 in the medium growth scenario and 426 in the high growth scenario.

Implications: The Structure Plan will need to consider:

- The provision of land for at least 188 additional dwellings. This has been extrapolated from the medium growth scenario, and the high growth scenario may result in the need for 426 dwellings. Ongoing monitoring of the demand for and supply of dwellings will be necessary to determine how much residential land should be made available.
- Whether to promote infill development, i.e. development utilising existing zoned land
- The suitability of existing zoned land for residential development – e.g. is it floodprone
- Staging of residential growth
- Village housing (e.g. smaller units) in close proximity to the town centre
- Long term residential growth area options

5.2 Retail and commercial land

There is currently 11.95ha of land in the Business Commercial Zone and a number of sites in the Public Purpose Zone that contain business and commercial activities (on land equating to around 2.5ha). Through the Planning Scheme revision process Council is considering extending the area to which a commercial zoning is applied to include sites such as the Council depot land.

An issue for consideration is where additional retail and commercial floor space can be accommodated over the life of this Structure Plan to meet future demand. The extent of floor space requirements and the specific types of floor space have not been determined in this Structure Plan. One key issue is identifying and protecting a site or several sites where large floor space activities, such as a second supermarket, could or should be located. It is considered important to do this in advance of any proposal to ensure that the Structure Plan “future-proofs” the town centre by ensuring land of a sufficient dimension is available when the demand justifies a second supermarket and to also maximise the benefits of such a development and minimise potential adverse effects in terms of traffic and connectedness to established retail and commercial areas.

A number of specific commercial land uses or activities have been raised during the workshops, including a location for market activities, travellers accommodation, and a tourist information centre.

Implications: The Structure Plan will need to consider:

- The provision of additional retail floorspace to cater for increased demand as a result of population growth
- The identification of sites for long-term land use options such as a second supermarket

- Locations for tourism facilities, including accommodation and an information centre
- Locations for a marketplace

5.3 Industrial land

The Southern Tasmania Regional Land Use Strategy Background Report 12 (Industrial Activity) identifies that there is currently 27.23ha of industrial land situated in Huonville/Ranelagh in three precincts. 12% of this land is considered to be vacant, which equates to 3.15ha.

The aforementioned report also identifies that there are no existing industrial land demand projections available for the best-practice 15 year planning period (the projections from the *Industrial Land Demand Tasmania: Short to Medium Term Overview* extend only to 2011). It also recognises that “while the regional areas of Southern Tasmania are expected to generate land demand, a significant portion of this demand will still be met by industrial areas within Greater Hobart, which has the market scale and infrastructure to service the surrounding areas” (STCA, 2010: p. 9). The Southern Tasmanian Industrial Land Study, to be completed in the later half of 2011, will better define demand and supply of industrial land for the municipal area.

The need for downstream agricultural and light industrial processing sites has been raised in the Huon Valley Land Use and Development Strategy and the key stakeholder consultation.

- Implications:** The Structure Plan will need to consider:
- Additional industrial land
 - Downstream agricultural and light industrial processing sites

5.4 Transport and access

The following issues have been raised in the key stakeholder consultation and/or identified through previous strategic planning work:

- Traffic management in the town centre
- Bypass options
- Bus interchange including park and ride

An assessment of bypass options is provided in Appendix A³.

- Implications:** The Structure Plan will need to provide or consider:
- Bypass options for the Channel Highway
 - A bus interchange incorporating park and ride facilities
 - The continued expansion of the walking track network
 - Permeable subdivision layouts to promote walking
 - Cycling facilities

³ Note that the cover image on the Traffic and Transport Assessment is a corporate branding image and is not of Huonville.

5.5 Community services and facilities

As shown in Table 18 below, for a population of under 2,000 people, Huonville Ranelagh is extremely well resourced.

Whether the population increase is 391 people (medium scenario) or 886 (high scenario) in Huonville Ranelagh between 2010 and 2030, combined with the continuing ageing of the population profile, it is likely that some increased demand for local provision of health and community services will be experienced. As well as this it must be recognised that the catchment for services provided within Huonville Ranelagh is broader than the study area as the residents of a number of smaller outlying towns come to Huonville Ranelagh to access services.

In considering future service provision in Huonville Ranelagh, the below statement made by the *Department of Health and Human Services* in relation to health services is considered relevant to the provision of broader community infrastructure:

Many Tasmanian communities are small, creating a tension between the desire to deliver comprehensive health services locally and the need to structure services so that they are sustainable. This is a particular challenge for small and/or complex services. (Tasmania's Health Plan 2007).

An assessment of the level of community infrastructure provided in Huonville Ranelagh has been made through analysis of best practice community facility provision benchmarks in Table 18 below. It must be noted that these benchmarks are derived from a range of sources and are general in nature. On the whole, the benchmarks do not take into consideration levels of isolation or specific community needs. They do however provide a guide to help understand the current and potential community infrastructure requirements for Huonville Ranelagh.

While it is clear from Table 18 that Huonville Ranelagh is well resourced, it must be considered a future priority to provide adequate infrastructure to allow increasing outreach centre-based services, particularly for the elderly. This will require flexible spaces that can be used for a range of purposes as needs require. These multi-purpose spaces include consulting suites, class rooms and meeting places.

A consideration in the future community infrastructure planning for the investigation area must be the recognition of the need to provide *equity in service provision between urban, regional and rural Tasmania through the use of digital infrastructure* as detailed in the *Department of Infrastructure, Energy and Resources Tasmanian Infrastructure Strategy*.

Implications: The Structure Plan will need to consider:

- The provision of health and community services
- The provision of multi-purpose spaces for outreach services

Table 18 – Selected community service and facility benchmarking for Huonville Ranelagh

Benchmark	Source of benchmark	Application in study area
General practitioner 1 GP per 1000 persons	Australian average Tasmania's Health Plan 2007	At present Huonville has 6 FTE GP's signifying its role as a regional medical service provider. It is important that the study area retains its role as a regional medical server and that a sufficient number of GP's are available to support this role.
Maternal and child health 1 full time nurse per 140 births	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Population projections suggest that Huonville Ranelagh will not reach the threshold of 140 births to justify a full time maternal and child health nurse and should access services on an outreach basis
Community based health centre 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing health service and ensure spaces available for visiting health consultants to provide outreach services
Centre based library 1 per 30,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to library services through a centre based library or through a multi-purpose space that provides library services
Community meeting space 1 space for up to 20 people per 4,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing community meeting spaces
Multi-purpose community centre 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing spaces, ensure flexibility of spaces to cater for consulting services, community learning and community meetings
Residential aged care 44 low care and 44 high care beds per 1000 people aged over 70	Australian Government Department of Health and Ageing	Retain access to the existing aged care facilities and consider expansion of services as the population ages
Indoor recreation centres 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to the three multi-use indoor courts at the Police and Community Youth Club
Active open space reserves 1 (4-5ha) per 6,000 people	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Existing active open space should be retained to allow residents to participate in structured activity
Passive open space .7ha per 1000 people	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Passive open space should be retained to allow residents to participate in unstructured activity
Government primary school 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to the existing school
Government secondary school	Planning for Community	Retain access to the existing

1 per 25,000 population	Infrastructure in Growth Areas ASR Research 2008	secondary school
-------------------------	---	------------------

6 Vision

The vision for the future of Huonville and Ranelagh is:

Huonville and Ranelagh will share their hidden secrets, with the riverfront, views to Sleeping Beauty and local food and beverages known to all. They will thrive as prosperous, vibrant and sustainable communities that provide opportunities for residents to live, work and learn together.

As complementary yet distinctly different settlements, Huonville will continue to serve as an employment services, retail and tourism hub for the Huon Valley, while Ranelagh will provide a supporting residential role that allows it to maintain its village feel. A diverse range of housing and tourism accommodation options will be available for residents and visitors to enjoy the outstanding natural setting and access employment opportunities.

The objectives and recommended actions in Section 9 provide support for and further this vision.

7 Assessment Criteria

A set of assessment criteria based on best-practice strategic land use planning and urban design principles have been developed. Many of these can be applied at a range of scales, from structure planning to individual development proposals. To this end as well as being used to evaluate the structure plan options, they can also be utilised to assess proposed permit applications and planning scheme amendments.

The criteria are framed as a set of questions, and examples of how these could be addressed are provided.

Table 19 – Assessment criteria

Criteria	Example of how the criteria can be met
Strategic land use planning criteria	
<u>Ecology and natural features</u> : Does it protect important flora and fauna and respond to the natural topography?	Avoids development extending up hillslopes, provides an open space network rather than fragmented patches, and retains key views.
<u>Employment</u> : Does it promote a range of employment opportunities?	Provides space for new businesses.
<u>Climate and hazards</u> : Does it consider natural hazards including climate change effects?	Avoids development in areas prone to flooding, bushfires or coastal flooding.
<u>Resources</u> : Does it make efficient use of resources?	Uses existing reticulated infrastructure rather than requiring extensions to be made.
<u>Transport</u> : Does it promote ease of movement?	Promotes walking and cycling through subdivision layouts that utilise connected roads to create permeable access networks that are easy to navigate rather than unconnected cul-de-sacs.
<u>Strategic</u> : Does it accord with other strategic planning documents?	Takes into account the Huon Valley Land Use and Development Strategy.
<u>Diversity</u> : Does it promote diverse, flexible and adaptable uses?	Provides a range of housing options to suit the needs of different households, such as young families, single person households, and aged persons. Includes residential buildings in the town centre that can also be used for business purposes.
Urban design criteria	
<u>Placemaking</u> : Does it create places for people?	Enhances the public realm and provides equitable access to public open spaces.
<u>Legibility</u> : How easy is the place to understand?	Signposts attractions and provides walking routes to them.
<u>Richness and variety</u> : Are there multiple things to do?	The town centre provides activities for a range of different ages and interest groups.
<u>Authenticity</u> : Does it ensure it is designed for the locals first and draw from local culture and history?	Is the town centre designed to encourage locals to shop and spend time there? Are buildings made from locally sourced materials where possible?
<u>Software, hardware and etherware</u> : Does it consider the “hardware” (built form), “software” (activities) and	Ensures that public spaces are designed to incorporate their intended uses, such as a town square that can

Criteria	Example of how the criteria can be met
"etherware" (online presence)?	accommodate a market. Considers the provision of online tourism information as well as information centres.
<u>Creativity</u> : Does it encourage innovative architecture and design?	Uses public art to add legibility and authenticity such as locally-designed bollards and interpretation boards.
<u>Position and synergy</u> : Does it make use of competitive and cooperative arrangements within the town and between other towns?	Encourages multiple restaurants to develop to form a precinct.
<u>Value adding</u> : Does it promote higher value products and more complex experiences?	Farms that also process food and provide food-related tourism facilities on site.
<u>Liveability</u> : Does it make a positive contribution to the wellbeing of residents?	Providing a range of pedestrian routes and walking tracks that encourage people to incorporate exercise into their lives.

8 Structure Plan Options

8.1 Identification of options

In preparing the structure plan, a number of options were considered for the growth and development of the town, as described below:

- Option 1: Settlement extensions for residential uses
 - This option involves rezoning rural land for residential development
- Option 2: Settlement extensions for industrial uses
 - This option involves rezoning rural land for industrial development.
- Option 3: Settlement extensions for tourism uses
 - This option involves rezoning rural land for tourism development⁴.
- Option 4: Infill development
 - This option involves using existing urban land for residential development.
- Option 5: No unit development
 - This option bans the development of residential units on small sites.
- Option 6: Unit developments scattered throughout the urban area
 - This option involves allowing residential units on small sites to be located throughout the urban area.
- Option 7: Unit developments around the town centre
 - This option restricts the development of residential units on small sites to be located around the town centre only.
- Option 8: No major changes to the road network
 - This option does not include the development of an alternative north-south route or a traffic management plan
- Option 9: Develop an alternative north-south route
 - This option involves developing an alternative north-south route between the Channel Highway and the Huon Highway
- Option 10: Implement a traffic management plan
 - This option involves implementing a traffic management plan that will consider matters such as the treatment of existing intersections.

8.2 Assessment of options

The options are assessed against the strategic land use planning assessment criteria in Table 20.

⁴ As the only tourism-related zoning in the Common Key Elements is the Major Tourism Zone, any rezoning is likely to be for a commercial use with a specific tourism proposal in mind

Table 20 – Assessment of options

Assessment criteria	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9	Option 10
<u>Ecology and natural features:</u> Does it protect important flora and fauna and respond to the natural topography?	✓/x	✓/x	✓/x	✓	✓	✓/x	✓	✓	✓/x	✓
<u>Employment:</u> Does it promote a range of employment opportunities?	N/A	✓	✓	N/A	N/A	N/A	N/A	✓	✓/x	✓
<u>Climate and hazards:</u> Does it consider natural hazards including climate change effects?	✓/x	x	✓	x						
<u>Resources:</u> Does it make efficient use of resources?	x	x	x	✓	x	✓/x	✓	✓	x	✓
<u>Transport:</u> Does it promote ease of movement?	✓/x	✓/x	✓/x	✓	x	x	✓	x	✓	✓
<u>Strategic:</u> Does it accord with other strategic planning documents?	✓/x	✓	✓/x	✓	✓/x	✓/x	✓/x	x	✓	✓/x
<u>Diversity:</u> Does it promote diverse, flexible and adaptable uses?	✓/x	✓/x	✓/x	✓/x	x	✓	✓	✓/x	✓/x	✓/x

KEY: ✓ = meets criteria

✓/x = partially meets criteria and/or could vary from site to site

x = does not meet criteria

N/A = not applicable

8.3 Recommended option

The recommended option is based on the amalgamation of a number of development options to identify the most appropriate form of development for Huonville and Ranelagh. It is recommended that a development scenario be adopted that incorporates:

- The promotion of infill residential development before extending the settlement for housing purposes (Options 4 and 1 respectively).
- Investigating settlement extensions for industrial and tourism uses (Options 2 and 3).
- Ensuring unit developments are located around the town centre (Option 7).
- Investigating a traffic management plan as the first method to address transport network issues (Option 10), although ensuring land is set aside for the development of an alternative north-south route in the long term (Option 9).

The recommended option will further the vision for Huonville's future by:

- Providing land for housing, employment and tourism in the regionally important service hub of Huonville.
- Providing a diversity of housing choice in both settlements.
- Promoting sustainable land use through infill development and unit developments around the town centre.
- Addressing traffic management issues within the town centre.

9 Structure Plan

9.1 Introduction

The Structure Plan incorporates a range of recommended actions that seek to further the objectives for residential, employment and community land uses, the town centre, and the movement network.

The regional framework map illustrates the key geographically-based recommendations. Recommended improvements for the town centre are provided as separate diagrams.

Broadly the Structure Plan recommends that:

- The Urban Growth Boundaries around Huonville and Ranelagh be adjusted to ensure the ongoing sustainable and efficient use of land.
- A break be maintained between Huonville and Ranelagh so that each can retain its character and to avoid the development of floodprone land around Mountain River.
- Huonville's town centre be focused on Huon Highway and the foreshore of the Huon River.
- Residential, commercial and civic land uses continue to be primarily located in Huonville, with Ranelagh providing a supporting residential role.
- The road and walking/cycling networks be enhanced with further links.

It is recommended that the Huonville and Ranelagh Urban Growth Boundaries from the Huon Valley Land Use and Development Strategy be amended to reflect recent rezonings, the current zoning and land use patterns, and the recommended zoning changes. Both extensions and contractions are recommended.

Changes to the Ranelagh Urban Growth Boundary include the following:

- Incorporation of the land currently zoned and used for low density housing.
- Incorporation of land associated with the showgrounds.
- Incorporation of land that has been rezoned residential in recent years.
- Incorporation of land that is recommended to be rezoned for long term residential purposes.

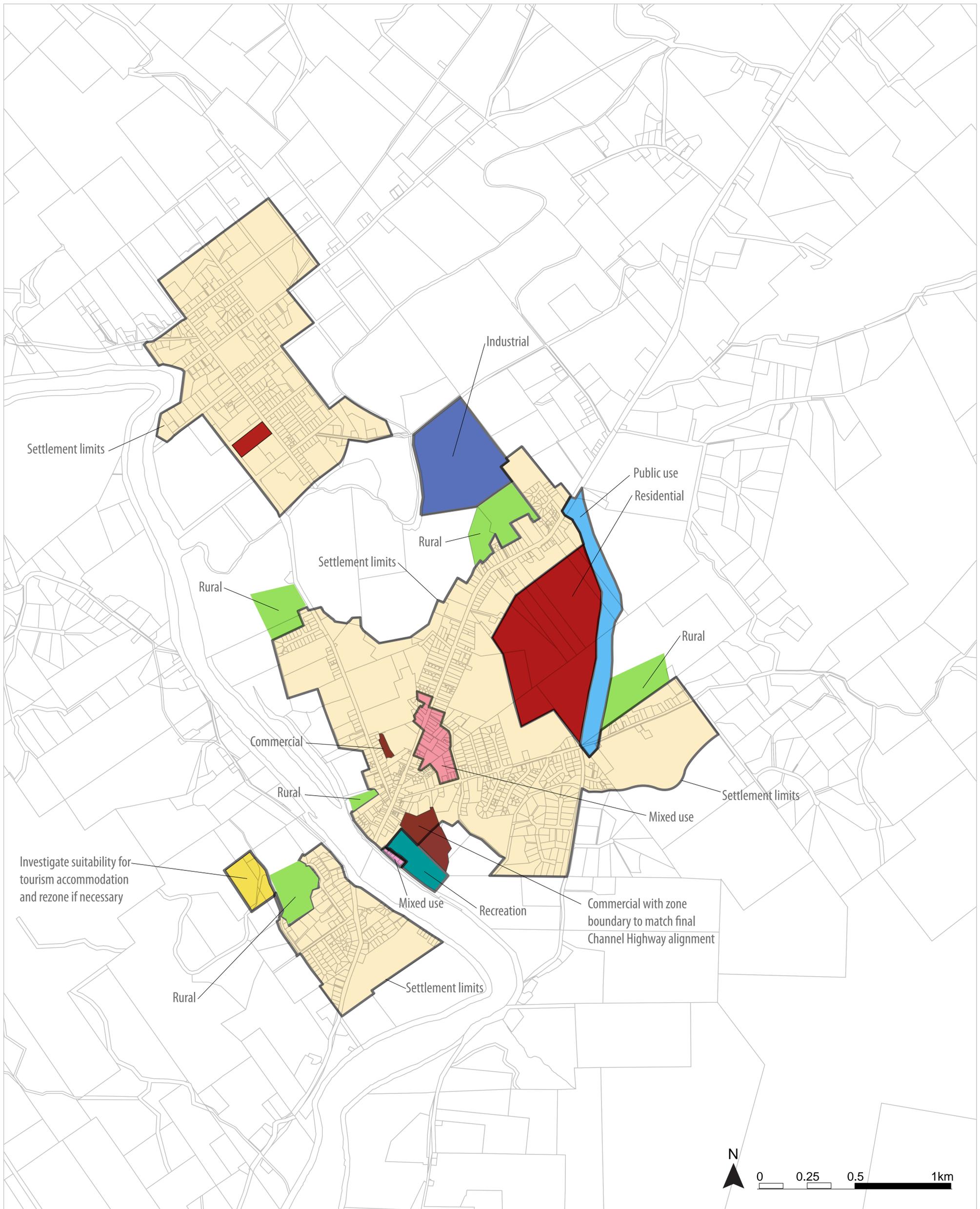
Changes to the Huonville Urban Growth Boundary include the following;

- Incorporation of land that is recommended to be rezoned for industrial, recreational, public use and tourism accommodation purposes.
- Exclusion of land that is to be rezoned from residential to rural due to constraints such as flooding, topography and poor connectivity.
- Exclusion of rural living land east of Flood Road.

It should be noted that not all of the recommended rezonings will need to occur immediately. In this respect, further explanation is provided below in relation to the individual rezoning recommendations.

9.2 Residential land uses

Residential land uses include standard low density residential dwellings, rural living dwellings, unit developments, and aged care facilities. The residential land analysis in Section 5.1 concludes that the land currently zoned for residential purposes could accommodate in the order of 700 allotments, but that several areas are subject to significant constraints that will lower the yield. To this end it is necessary to identify both areas of land that should be rezoned from residential to other uses and areas of land that should be progressively zoned for residential purposes to ensure at least a 15 year forward supply of residential land is maintained. Providing an adequate forward supply of residential land will



HUONVILLE
 Proposed Settlement Limits and
 Zonal Recommendations



Legend

-  Study Area Boundary
-  Proposed Town Centre
-  Key Attractions / Landmarks

-  Ranelagh Trail
 > Theme Tree Planting at key focal points
 > Supported by artistic signage / public art installations
-  Waterfront Activity Centre
-  Boating Water based Tourism
-  Pedestrian / Bicycle Trail Connection

-  Proposed Mixed Use

HUONVILLE
Proposed
Regional Framework





Legend



Study Area Boundary



Key Attractions / Landmarks



Ranelagh Trail
 > Theme Tree Planting at key focal points
 > Supported by artistic signage / public art installations



Boating Water based Tourism



Parking



Camp site



Proposed Town Centre and commercial use



Mainstreet and Riverfront Theme Tree Planting



Waterfront Activity Centre



Pedestrian / Bicycle Trail Connection



Potential Road Connection



Proposed Mixed Use

HUONVILLE
 Proposed Structure Plan
 for the Town Centre

assist to keep land prices at affordable levels as restricted supplies can result in increased land prices. Keeping a limit on the amount of land (i.e. a 15 year supply) that is to be zoned residential will ensure that infill development options are utilised before additional land is rezoned. The recommended rezonings will result in changes to the Urban Growth Boundaries that were identified in the Huon Valley Land Use and Development Strategy.

The promotion of infill development is a key tenet of the structure plan, including encouraging medium density units to be established within walking distance of the town centre. The Proposed Structure Plan for the Town Centre depicts two areas in yellow where this is already occurring.

9.2.1 Objectives

The objectives relating to residential land uses are as follows:

- Provide enough land zoned for residential development to ensure there is a 15 year supply available that meets the projected demand.
- Identify long-term residential growth options.
- Promote a consolidated urban form by the establishment of an urban growth boundary.
- Promote infill development by utilising existing residentially zoned land before rezoning more land for residential uses.
- Ensure unit developments are located within walking distance of the town centre.
- Ensure new subdivisions are designed appropriately with consideration of the location of roads, public open space and higher density housing.
- Maintain a break between Huonville and Ranelagh.
- Make efficient use of existing infrastructure.
- Provide a diverse range of housing options including detached houses, unit developments, housing for aged persons, social housing, affordable housing and live-work units.
- Avoid residential developments in unsuitable areas, such as land subject to flooding or landslips or containing significant flora and fauna.

9.2.2 Recommended Actions

The recommended actions relating to residential land uses are as follows:

Actions	Explanation
<ul style="list-style-type: none"> ▪ Rezone land around Huonville adjacent to the proposed north-south route residential as depicted on the Proposed Settlement Boundary and Zonal Recommendations map once the existing residential land within the settlement boundary falls below a projected 15 year supply. 	<p>Huonville is constrained in its ability to grow in other directions due to the presence of physical constraints such as waterways and floodprone areas. The north-south residential route will provide a new physical definition to the northeast edge of Huonville, and will sever some rural land. Its most efficient long term use will thus be for urban rather than rural purposes.</p>
<ul style="list-style-type: none"> ▪ Rezone land south of Knights Road in Huonville residential as depicted on the Proposed Settlement Boundary and Zonal Recommendations map once the existing residential land within the settlement boundary falls below a projected 15 year supply. 	<p>The southern limit of this area of land is a watercourse which provides a natural physical limit to the settlement.</p>
<ul style="list-style-type: none"> ▪ Rezone land adjacent to Shield Street mixed use to allow commercial, live-work units and medium 	<p>Rezoning this site will encourage medium density units to be developed with good access to the town centre.</p>

Actions	Explanation
density housing to be established in this area as depicted on the Proposed Settlement Boundary and Zonal Recommendations map.	
<ul style="list-style-type: none"> ▪ Rezone land southwest of Agnes Street in Ranelagh residential once the existing residential land within the settlement boundary falls below a projected 15 year supply. 	There are limited opportunities for additional infill residential development within Ranelagh.
<ul style="list-style-type: none"> ▪ Consider rezoning land within Ranelagh from Low Density Residential to Residential in the long term if land within the settlement boundary falls below a projected 15 year supply. 	There are limited opportunities for additional infill residential development within Ranelagh, and limited opportunities to expand the settlement due to the presence of natural barriers and constraints such as waterways and steep slopes.
<ul style="list-style-type: none"> ▪ Rezone residential land outside the settlement boundary to a rural zoning. 	<p>There is some land currently zoned for residential purposes that is unable to be used for this land use due to the presence of constraints such as flooding. Four areas have been identified where it is recommended that this occurs as follows:</p> <ul style="list-style-type: none"> ▪ An area north of Huon Highway and west of Orchard Avenue that is unsuitable for residential development due to poor connectivity. It is also adjacent to land recommended for industrial development, so rezoning it rural will provide a buffer between future industrial uses and the existing residential area to the south. ▪ An area of land west of Wilmot Road that is unsuitable for residential development as it is floodprone. ▪ An area of land north of Knights Road that is unsuitable for residential development due to its location. ▪ An area of land between Scenic Road and Frankcomb Street that is unsuitable for residential development due to its steep gradient.
<ul style="list-style-type: none"> ▪ Monitor dwelling approval trends and the supply of vacant residential land. 	In order to ensure that a sufficient supply of residential land is available at all times, it will be necessary to monitor dwelling approval trends. This will facilitate the identification of how much land is required to maintain a 15 year supply of land zoned for residential purposes.
<ul style="list-style-type: none"> ▪ Include criteria within the Planning Scheme requiring subdivisions proposals to consider: <ul style="list-style-type: none"> – the location of roads so that interconnected permeable grid layouts rather than cul-de-sacs are included – the location and size of public open space to ensure that it is appropriate for its intended use, fronted by streets on at least three sides, and overlooked by dwellings to provide passive surveillance – the location of higher density housing so that it 	These criteria reflect best-practice subdivision design.

Actions	Explanation
is located within walking distance of the town centre (400m) and where feasible overlooking public open space	
<ul style="list-style-type: none"> ▪ Include criteria within the Planning Scheme to guide the design and assessment of unit developments. 	This will ensure unit developments are developed to best-practice standards.
<ul style="list-style-type: none"> ▪ Include provisions in the Planning Scheme providing for residents to construct wind turbines in appropriate situations. 	This will assist residents to lessen their carbon footprint.

9.3 Employment and tourism land uses

Employment land uses include commercial, retail and industrial activities as well as tourism accommodation and facilities. It is noted that some tourism attractions will also be of recreational interest to residents.

Industrial land use options within the study area are limited due to the presence of flooding constraints and the need to maintain separation distances with sensitive uses such as dwellings. A proposed industrial site has been identified previously on Glen Road.

Should a second supermarket be proposed for Huonville, the Council depot site is considered the most appropriate location. It is larger than other potential sites, and its development will assist in encouraging the town centre to address the river.

9.3.1 Objectives

The objectives relating to employment and tourism land uses are as follows:

- Provide additional commercial land.
- Identify and protect large scale development sites.
- Provide tourist accommodation sites for camping and motel accommodation.
- Provide tourism information sites.
- Enhance the range of tourism activities available.
- Realise the potential for Huonville to showcase locally-produced food and wine.
- Provide additional industrial land.
- Provide downstream agricultural processing sites.
- Ensure that appropriate buffers are maintained between industrial activities and sensitive uses such as dwellings.

9.3.2 Recommended Actions

The recommended actions relating to employment land uses are as follows:

Actions	Explanation
<ul style="list-style-type: none"> ▪ Rezone land adjacent to Shield Street mixed use to allow commercial, live-work units and medium 	Mixed use zones allow for both residential and commercial uses to be established, and are commonly

Actions	Explanation
density housing to be established in this area as depicted on the Proposed Settlement Boundary and Zonal Recommendations map.	used adjacent to town centres to encourage increased residential densities on sites with excellent access to facilities and to provide additional commercial land. The dotted area outlined on the Structure Plan map is a former fuel depot, and an environmental audit for potential land contamination may be necessary to ascertain whether it can be used for residential purposes or not.
<ul style="list-style-type: none"> ▪ Rezone the Council depot site commercial, and use it in the short term as a park and ride site. In the medium term, use it as a weekend market site, and in the long term, reserve it as a potential supermarket site. 	The Council depot site is in a key location, and its use for these activities will assist to encourage the town centre to focus on the river as well as the Huon Highway. If the depot activities continue, the park and ride and market activities may need to occur on part of the site rather than the whole site.
<ul style="list-style-type: none"> ▪ If the Aurora depot activities shift from their present site, develop the site for commercial uses, car parking and/or a park and ride facility. 	The Aurora site could provide another option for a park and ride facility if the Council depot site is developed for other uses.
<ul style="list-style-type: none"> ▪ Encourage tourism accommodation options to be located close to the riverfront and/or to take advantage of key view corridors. 	Taking advantage of key visual features of the town will assist to increase the viability of tourism accommodation.
<ul style="list-style-type: none"> ▪ Rezone the land adjacent to the realigned Channel Highway Recreational and consider development of recreational facilities as well as a Caravan Park and campsite here, or at other sites near the Huon River. 	Due to the floorprone nature of this land it is not suitable for permanent built form. Its use for tourist accommodation will assist in encouraging the town centre to focus on the river as well as the Huon Highway.
<ul style="list-style-type: none"> ▪ Develop and promote the former quarry as a viewing point to Sleeping Beauty with a picnic garden. In the longer term, undertake a feasibility study for the rehabilitation of the site and for its use of site as tourist accommodation, and rezone if necessary. 	The former quarry has excellent views that can be capitalised on for tourism activities.
<ul style="list-style-type: none"> ▪ Develop a Ranelagh Trail with themed tree planting at key focal points that is supported by artistic/public art installations. Promote the Ranelagh church, the former Oast House on Louisa Street, and the former Huon Valley Post Office as key features of this trail. 	The village green (adjacent to the Ranelagh Church) could be further developed as a community focal point, for activities such as a farmers market. Plantings undertaken for the Ranelagh Trail at the intersection of the Huon Highway and Glen Road will also improve the northern entrance to Huonville. It is noted that part of the proposed Huon Trail extends north of the study area; however, it is considered that the development of the trail in this location will provide benefits for the study area.
<ul style="list-style-type: none"> ▪ Provide bird-watching opportunities along the south side of the Huon River north of the bridge. 	This will increase the number of tourism activities available.
<ul style="list-style-type: none"> ▪ Provide tourism information at both the north and south ends of the town. This information may be provided in the form of an information point with supporting signage, a tourist information centre or other such facility. It is important that such facilities are considered as part of a wider tourism strategy/ tourism review for the area and are intrinsically connected with the remainder of the settlement. 	Staffed operations open every day may not be viable, so it is important to ensure that tourism information is provided in a number of ways.

Actions	Explanation
Any facilities should be monitored in terms of staff operations and should remain combined with another activity such as a provider, and ensure on-line tourism information is also provided.	
<ul style="list-style-type: none"> ▪ Investigate the feasibility of providing factory sales tourism at the Tassal plant, and/or of retailing locally produced products in the town centre. 	This will increase the number of tourism activities available.
<ul style="list-style-type: none"> ▪ Rezone land adjacent to along Glen Road for industrial uses as depicted on the Proposed Settlement Boundary and Zonal Recommendations map. 	This site has been identified as suitable for industrial uses. It is adjacent to the existing urban area but also has separation from existing dwellings, and can be designed to maintain a buffer from sensitive uses. Its close proximity to the existing Tassal plant also provides the opportunity for other complementary downstream agricultural processing activities to occur on the site.
<ul style="list-style-type: none"> ▪ Include requirements in the Planning Scheme for buffers to be provided between industrial and sensitive activities such as residential land uses. 	This will reduce the likelihood of incompatible uses impacting on each other. In particular, the impacts of downstream agricultural processing activities should be considered. The proposed Glen Road industrial area may need to be designed so that these activities are located to the north of the site to provide an appropriate setback from residential areas.
<ul style="list-style-type: none"> ▪ Monitor commercial and industrial approval trends and the supply of vacant land for these uses. 	To ensure that sufficient land is available for commercial and industrial uses, regular monitoring of the availability of land will enable any future shortfalls to be identified before the supply is exhausted.



Picture 6 – Church in Ranelagh



Picture 7 – Former Oast House in Ranelagh

9.4 Community land uses

Community land uses include schools, medical facilities, community facilities, and areas of public open space.

9.4.1 Objectives

The objectives relating to community land uses are as follows:

- Provide expanded childcare facilities.
- Promote central locations for community facilities and where feasible co-location and shared use.
- Provide adequate provision of infrastructure to allow increasing outreach centre-based services.
- Provide areas of public open space that are safe.

9.4.2 Recommended Actions

The recommended actions relating to community land uses are as follows:

- Ensure areas of public open space are designed, landscaped and developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Encourage the continued co-location of community services including childcare around the LINC centre on Sale Street and the education precinct on Ranelagh Road.

9.5 Town centre

This section of the Structure Plan considers the amenity and activities that occur in the town centre. As commercial, tourism and industrial land uses are considered above, urban design treatments are instead considered.

9.5.1 Objectives

The objectives relating to the town centre are as follows:

- Identify a multi-use area for the town centre that can be used for a range of activities, including a market.
- Identify appropriate landscaping treatments for the town centre.
- Protect heritage buildings.
- Utilise mixed use zones that allow for a wide range of activities to be undertaken.

9.5.2 Recommended Actions

The recommended actions relating to the town centre are as follows:

- Widen the footpath on the eastern side of the Huon Highway between the Channel Highway and Sale Street. Activate this space with activities such as a market, shops, restaurants, produce outlets, and tasting centres. Plant this space with theme trees that provide strong urban character that links with the waterfront park to encourage people to recognise the waterfront as part of the town centre.
- Utilise the widened Huon Highway footpath area as an initial location for a food and wine market due to the visibility of this location for passing traffic.
- In the medium term, if market activities increase, consider the use of land at the waterfront or the land used for park and ride facilities as a location for an expanded weekend market.

- Maintain the intersection of Huon Highway, Sale Street and Ranelagh Road as the gateway to the central part of the town centre from the northern approach.
- Upgrade the landscaping and parking arrangements on Sale Street to provide a gateway to the town centre from the east.
- Undertake a mainstreet and riverfront themed tree planting program.

9.6 Movement network

The movement network includes roads, public transport facilities, and cycling and walking tracks.

9.6.1 Objectives

The objectives relating to residential land uses are as follows:

- Realign the Channel Highway to provide an expanded foreshore area.
- Provide an alternative north-south route from the Channel Highway to the Huon Highway.
- Develop a safe bus interchange incorporating park and ride facilities.
- Expand the walking and cycling track network.
- Provide a walking and cycling link between Huonville and Ranelagh.

9.6.2 Recommended Actions

The recommended actions relating to residential land uses are as follows:

- Realign the Channel Highway along the foreshore (a number of options under consideration are shown on the Regional Framework and Structure Plan maps).
- Once the Channel Highway realignment has been decided on, prepare and implement a traffic management plan to consider matters such as the treatment of existing intersections (especially the Sale Street, Wilmot Road and Main Street intersection) and residential development.
- Undertake detailed parking surveys to confirm the availability of parking during peak tourist periods and during typical peak periods prior to additional parking being provided.
- Require any new developments to provide sufficient parking to meet their peak parking demands in accordance with Council policy, with due consideration to a sharing of car spaces.
- Set aside land for the long term development of an alternative north-south route (and rezone this appropriately).
- Develop a bus interchange with park and ride facilities west of Shield Street or on the Aurora site. Undertake detailed consultation with the bus service operators to ensure that the facility is designed in accordance with their operational needs.
- Develop walking and cycling track links between Huonville and Ranelagh on the north and south sides of the river, including providing a dedicated shared path along Wilmot Road for pedestrians and cyclists.
- Develop a walking and cycling track from the town centre to the Sleeping Beauty lookout on the former quarry site (noting that this may need to consist of a zig-zag path given the steepness of the slope in this location and that Scenic Drive may need to be utilised instead).
- Investigate options to widen Wilmot Road in the long term if traffic volumes increase.

10 References

- State Coastal Policy 1996
- State Policy on the Protection of Agricultural Land 2009
- State Policy on Water Quality Management 1997
- Adams, David (2009) A Social Inclusion Strategy For Tasmania
- Department of Health and Human Services (2007) Tasmania Health Plan Summary
- Department of Infrastructure Energy and Resources, State Infrastructure Strategy, <http://www.infrastructure.tas.gov.au/> (accessed 12 October 2010)
- Department of Infrastructure Energy and Resources and Southern Tasmanian Councils Authority (2009) Draft Southern Integrated Transport Plan
- Huon Valley Council (--) *Huon Valley 2020 Community Plan*
- Huon Valley Council (1979) Huon Planning Scheme
- Huon Valley Council (1997) Huonville Structure Plan
- Huon Valley Council (2003) A Future Development Strategy for Huonville, Value Management Study
- Huon Valley Council (2007) Huon River Flood Evacuation Plan
- Huon Valley Council (2007) Huon River Foreshore Masterplan
- Huon Valley Council (2007) Huon Valley Land Use and Development Strategy
- Huon Valley Council (2007) Huon Valley Walking Track Strategy
- Huon Valley Council (2009) Economic Development Strategy
- Huon Valley Council (2010) 'Target 2015' – Huon Valley Council Strategic Plan 2010-2015
- NRM South (2010) Draft Natural Resource Management Strategy for Southern Tasmania 2010–2015
- Sarah Lebski & Associates (2009) Huon Valley Regional Tourism Strategy 2009-12
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 1- The Project Background.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 2- The Regional Profile.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 3: A Changing Climate.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 4: Social Infrastructure and Interactions.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 5: Natural Values.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 6: Land Hazards.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 7: Productive Resources.
- Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-Background Report 8: The Regional Transport System.

Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-
Background Report 9: Infrastructure.

Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-
Background Report 10: Tourism and Land Use Planning.

Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-
Background Report 11: Activity Centre Analysis.

Southern Tasmanian Councils Authority (2010) Southern Tasmania Regional Land Use Strategy-
Background Report 12: Industrial Activity.

Tasmania Climate Change Office (2008) Tasmanian Framework for Action on Climate Change

Tasmania Together Progress Board (2010) Tasmania Together Updated 2009

Tourism Industry Council Tasmania (2007) Tourism 21 Strategic Business Plan 2007-2010

Appendix A



Huonville Structure Plan

Traffic and Transport Assessment

Job Number: CG110751

Prepared for Urbis

21 June 2011



Cardno Victoria Pty Ltd
trading as
Cardno Grogan Richards
ABN 47 106 610 913
150 Oxford Street, Collingwood
Victoria 3066 Australia
Telephone: 03 8415 7777
Facsimile: 03 8415 7788
International: +61 3 8415 7777
cgr@cardno.com.au
www.cardnogroganrichards.com.au

Document Control

Version	Date	Author	Reviewer
F03	21 June 2011	James Brownlie	Val Gnanakone

"© 2010 Cardno Victoria Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to Cardno Victoria Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of Cardno Victoria Pty Ltd."

Table of Contents

1	Introduction	1
2	Background and Existing Conditions	1
2.1	Location	1
2.2	Road Network	2
2.2.1	Huon Highway	2
2.3	Traffic Considerations	4
2.3.1	Traffic Concerns	5
2.4	Parking Considerations	5
2.4.1	Parking Concerns	5
2.5	Road Linkages – Huonville to Ranelagh	6
3	Alternative Access Road Options	8
3.1	Proposed Alternative Access Road	8
3.2	Substitute Alternative Access Road Option	8
4	Accessibility Considerations	10
4.1	Huonville Township	10
4.2	Alternative Access Road Considerations	10

List of Figures

Figure 1:	Site Location	1
Figure 2:	Huon Highway Facing South Towards Channel Highway and the Huon River Bridge	2
Figure 3:	Huon Highway Facing South Towards Sale Street	3
Figure 4:	Huon Highway Facing South Towards the Main Supermarket Development	3
Figure 5:	Indicative Traffic Volumes (June 2003)	4
Figure 6:	Huonville to Ranelagh Access Route	6
Figure 7:	Wilmot Road Facing North between Stride Street and Louisa Street	7
Figure 8:	Alternative Access Road Options	9

1 Introduction

Cardno Grogan Richards has been retained by Urbis to undertake a desk top assessment of the traffic and parking conditions and the proposal to provide an alternative access road for the regional township of Huonville, Tasmania.

In the course of preparing this assessment the following background documents have been reviewed:

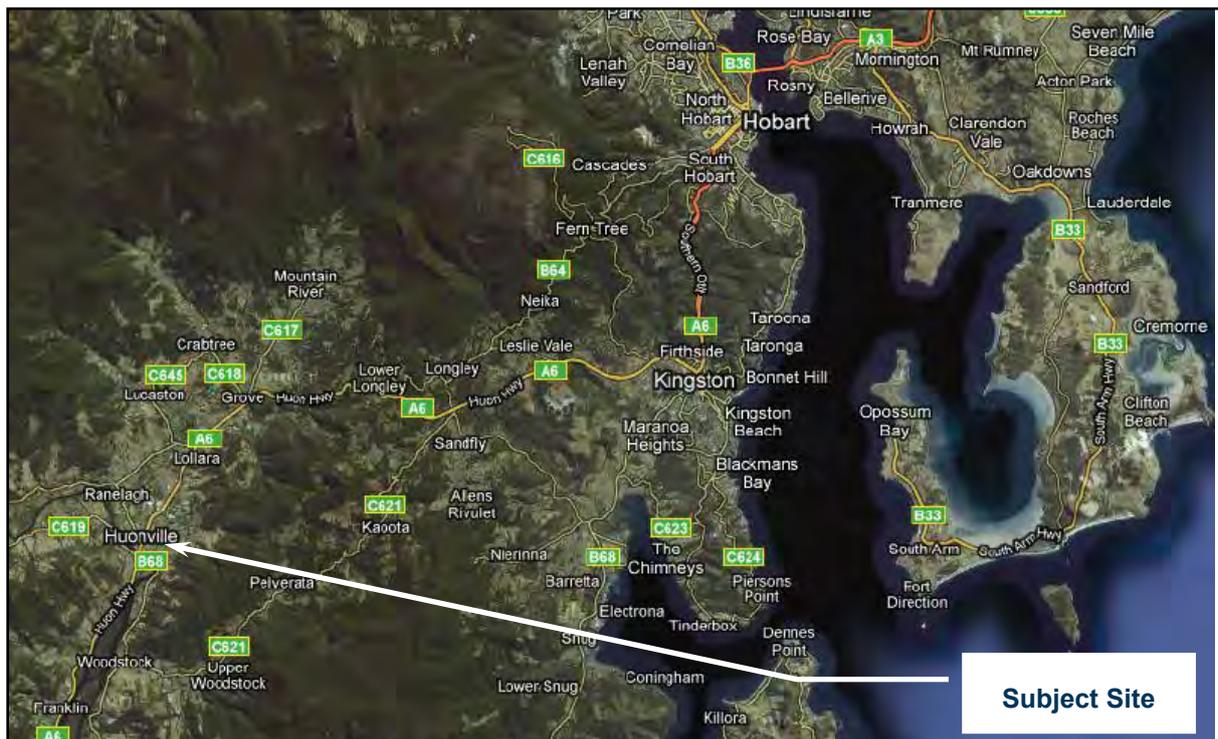
- A Future Development Strategy for Huonville dated June 2003;
- Huonville Township Structure Plan Area;
- Huon Valley Land Use and Development Strategy prepared by GHD; and
- Traffic Counts.

2 Background and Existing Conditions

2.1 Location

The township of Huonville is the largest town in the Huon Valley with a population of approximately 1,800 people. The town is located on the Huon River approximately 38km southwest of Hobart, Tasmania and is accessed via the Huon Highway generally as shown in Figure 1.

Figure 1: Site Location



The town centre is made up of approximately 26,500 square metres of retail/ commercial floor area including such uses as a supermarket, speciality retail, restaurants/cafes, restricted retail, service station, medical surgery and office.

Huonville's retail centre is located generally on/around the Huon Highway between Shield Street in the north and Channel Highway in the south.

2.2 Road Network

2.2.1 Huon Highway

Huon Highway is classified as a Category III road which provides access to Tasmania's regions but carrying less freight traffic than regional freight roads (Category I and Category II Roads).

The Huon Highway is the key transport corridor in the municipal area linking Southport in the south through to the capital city of Hobart in the northeast.

The Huon Highway in the vicinity of the towns centre is shown in Figure 2 to Figure 4.

Figure 2: Huon Highway Facing South Towards Channel Highway and the Huon River Bridge



Figure 3: Huon Highway Facing South Towards Sale Street



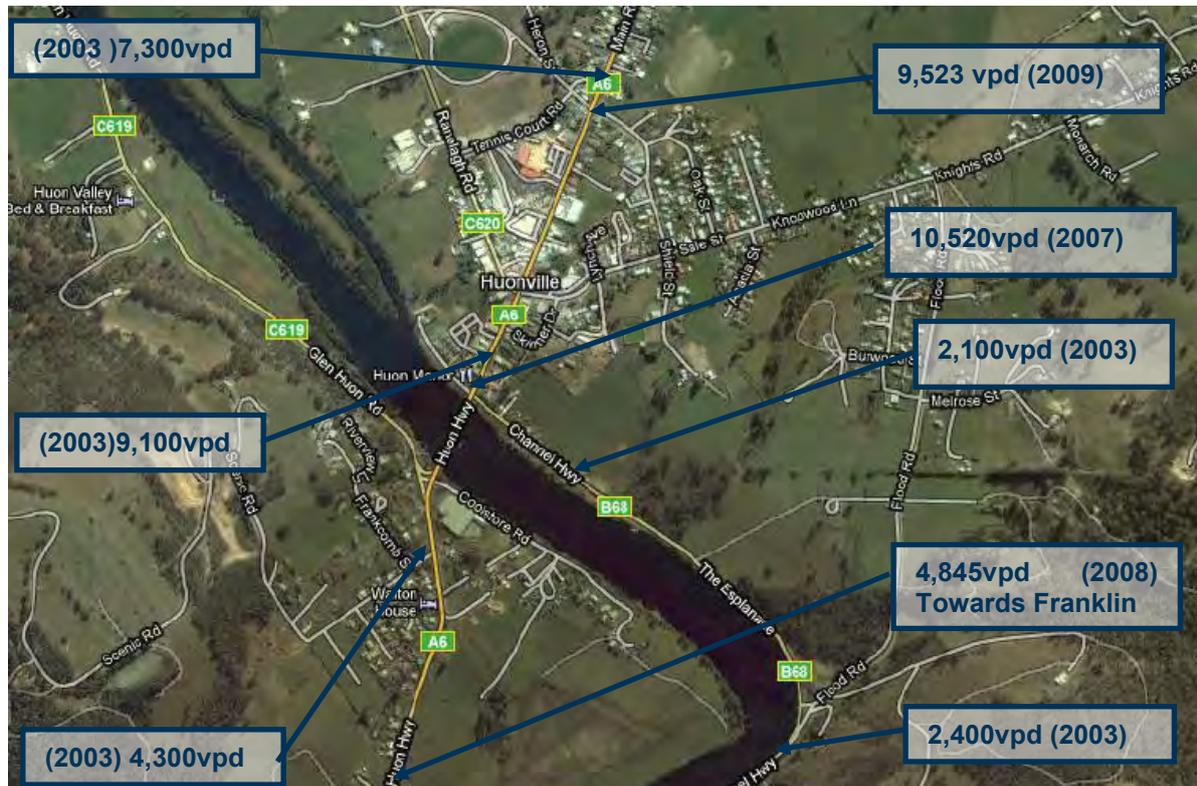
Figure 4: Huon Highway Facing South Towards the Main Supermarket Development



2.3 Traffic Considerations

Based on the available traffic data as outlined within “A Future Development Strategy for Huonville, Value Management Study” dated June 2003 and UTS Report traffic figures, indicative traffic volumes within the vicinity of the Huonville Town Centre are shown in Figure 5. It is noted that these traffic volumes do not identify what traffic movements are locally generated and what traffic movements are through traffic.

Figure 5: Indicative Traffic Volumes (June 2003)



Whilst the commercial vehicle volumes are not specified within the report, it was stated that:

In general terms, trucks travelling along the Channel Highway and the Huon Highway make up to 1% to 1.5% of the traffic count.

Accordingly of the 9,523 vehicles recorded per day to the north of Huonville in 2009, between 95 and 143 vehicles were commercial vehicles anecdotally ranging from small rigid vehicles to semi-trailers.

In traffic engineering terms it is generally considered that approximately 10% of all vehicles are commercial in an urban environment and between 15% – 25% of all vehicle movements are commercial in nature along a rural highway. Accordingly the 1% – 1.5% recorded along the Huon Highway is very low in traffic engineering terms.

The report goes on to make the following comments regarding the traffic volumes illustrated in Figure 5:

In the Tasmanian context, the actual capacity of the road system is not an issue. The traffic volumes are relatively low.

The challenge is the internal circulation of traffic within the town with various accesses, buses coming through, bus stops and pedestrians crossing the road. With this knowledge we will be better able to position ourselves to put together the jigsaw of what is really happening in Huonville.

2.3.1 Traffic Concerns

“A Future Development Strategy for Huonville, Value Management Study” dated June 2003 identified a number of key issues with the following relating to vehicle movement;

- Traffic Management:
 - Improve or relocate the Channel/ Huon Highway Junction (Ranking = 2)
 - Pedestrian Safety (Ranking = 6)
 - Operation of junction
 - Turning opportunity in Main Street
 - Heavy vehicle turning movements
- Alternative Access Road
 - Need for and where
 - Impact
 - Acceptance/ rejection

It is noted that the improvement/relocation of the Channel Highway and Huon Highway junction area ranks as the second most important issue raised within the study, with the need for improved pedestrian safety ranked sixth (out of 29).

2.4 Parking Considerations

A review of the existing information does not provide any detailed car parking information. However it is envisaged that the township of Huonville would operate like any other tourist location with increased parking demands during peak tourist periods and a significantly reduced parking demand outside of these times.

Anecdotally the parking supply within the township of Huonville would be adequate to accommodate the typical parking demands with the demand reaching or exceeding capacity during peak tourist periods.

Detailed parking surveys should be undertaken to confirm the availability of parking during peak tourist periods and during typical peak periods prior to additional parking being provided. It is noted that any new development should provide sufficient parking to meet its peak parking demands in accordance with Council policy, with due consideration to a sharing of car spaces.

2.4.1 Parking Concerns

“A Future Development Strategy for Huonville, Value Management Study” dated June 2003 identified a number of key issues with the following relating to parking;

- Bus/Commercial Parking:
 - Need for a Bus Transit Centre (Ranking = 1)
 - Provision of facilities for caravans and camper homes including limited parking for these vehicles at the tourist information centre
- Passenger Vehicle Parking:
 - Car parking locations/signs not visible to visitors
 - Improve off street parking and incentives for use
 - People cannot identify and access existing car parks
 - It is not easy to stop in Huonville
 - Access (egress issues with major businesses)

It is worth noting that the need for a bus interchange was ranged as the number one issue while the passenger vehicle parking concerns rated nineteenth (out of 29).

2.5 Road Linkages – Huonville to Ranelagh

Access between Huonville and Ranelagh is provided via Wilmot Road, Louisa Street and Agnes Street as shown in Figure 6.

Wilmot Road, Louisa Street and Agnes Street generally comprise a rural cross section with one trafficable lane in each direction with gravel shoulders located within a wide road reserve. A typical view of Wilmot Road is shown in Figure 7.

Whilst no traffic volume data is provided for these roads, anecdotally it is considered that the access route could be duplicated or widened to provide passing lanes within the existing road reserve as traffic volumes increase.

In the short term, the provision of a dedicated shared path along Wilmot Road for pedestrians and cyclists will significantly improve the linkage between these settlements.

Figure 6: Huonville to Ranelagh Access Route

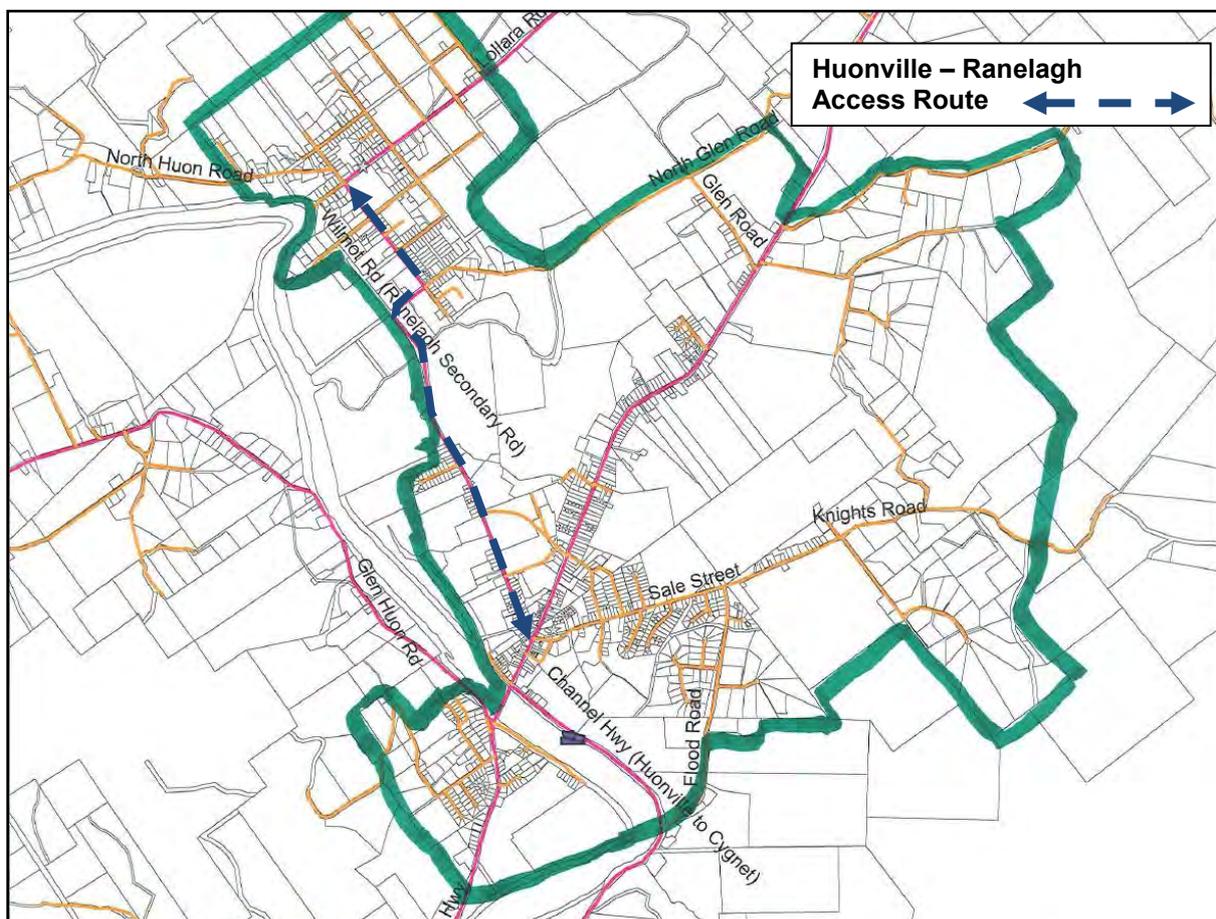


Figure 7: Wilmot Road Facing North between Stride Street and Louisa Street



3 Alternative Access Road Options

3.1 Proposed Alternative Access Road

An option for a future alternative access road has been illustrated within the Huon Valley Land Use & Development Strategy Map which generally starts from the Huon Highway, north of the existing Golf Course (north of the township) and provides a road connection to Knights Road before continuing along Flood Road to Channel Highway.

It is noted that Flood Road currently provides access to individual residential properties and access to these existing properties will need to be considered in light of any future alternative access road.

No future connection from Channel Highway to the Huon Highway has been illustrated for the proposed alternative access road. Accordingly the proposed alternative access road will only assist motorists wishing to travel between Hobart and Cygnet (and beyond).

The proposed alternative access road is illustrated in Figure 8.

3.2 Substitute Alternative Access Road Option

A substitute alternative access road option has been developed which retains the section of the proposed alternative access road until it approaches Knight Road when it is realigned to the west, behind existing residential properties. The route runs adjacent to Skinners Creek before connecting into Huon Highway generally as shown in Figure 8.

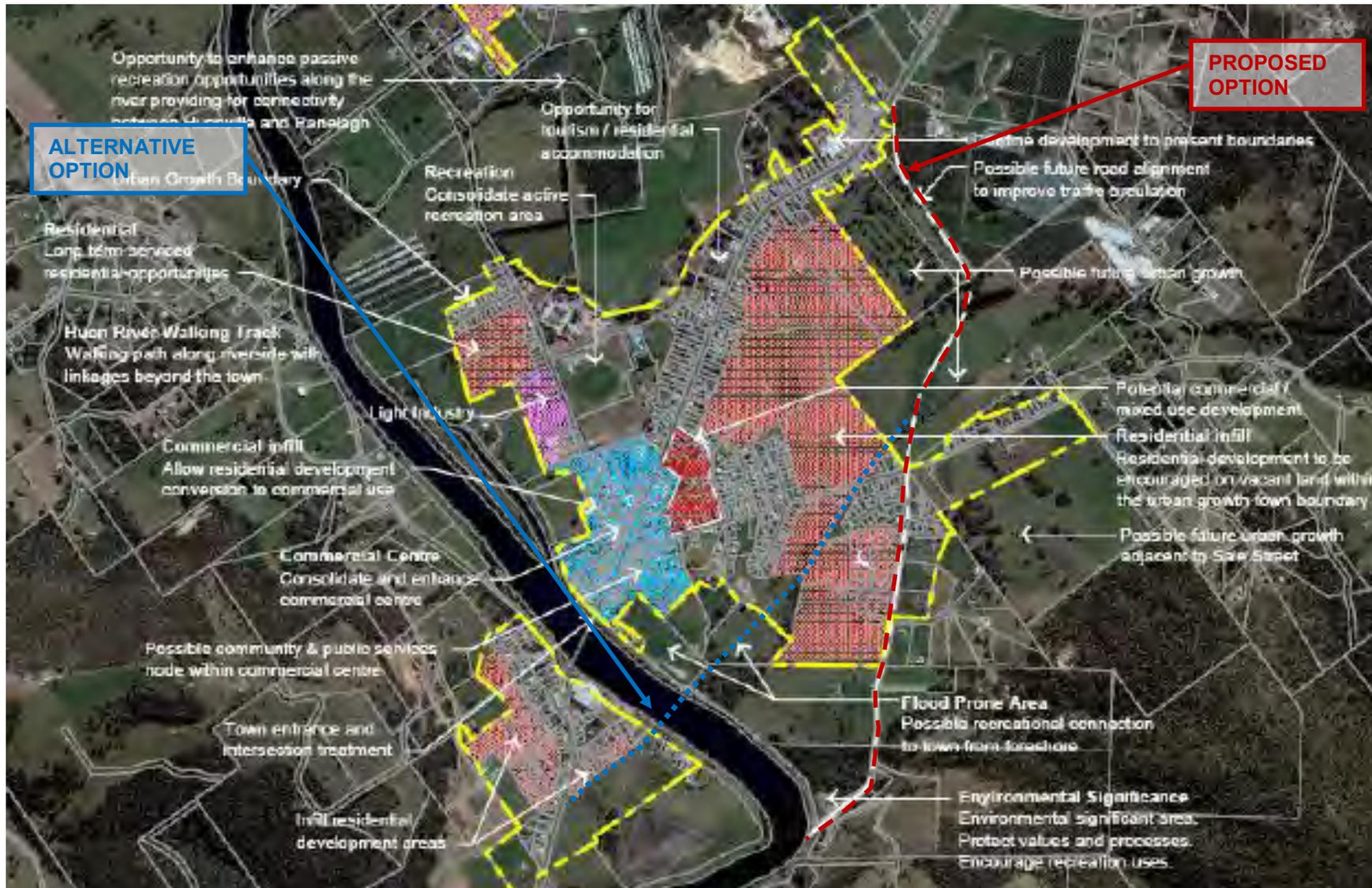
The inclusion of an interchange between the substitute alternative access road and the Channel Highway would allow motorists wishing to travel to Cygnet and south of Huonville to utilise the alternative access road greatly improving the utilisation of this roadway.

A significant cost in providing the substitute alternative access road would be the bridging of Huon River. However it is noted that the bridging of the Huon River would greatly improve the functionality of the alternative access road.

This route is located close to Skinners Creek and if it were pursued the acquisition of residential land may be necessary, decreasing the viability of this option.

A detailed assessment should be undertaken in assessing the feasibility of providing the alternative access road as indicated either as proposed or as indicated within the alternative. Given the planning constraints presented, it is likely that the proposed alternative access in Section 3.1 above is more feasible.

Figure 8: Alternative Access Road Options



4 Accessibility Considerations

4.1 Huonville Township

Following a review of the available information and concerns raised with regards to traffic for the township of Huonville it is considered that the construction of an Alternative Access Road will have limited effect in reducing the various traffic conflicts within the township.

In order to address the various conflicts within the town a detailed Local Area Traffic Management Study could be considered to address these specific issues. This is reiterated within “A Future Development Strategy for Huonville, Value Management Study” which states:

The challenge is the internal circulation of traffic within the town with various accesses, buses coming through, bus stops and pedestrians crossing the road

Addressing these various traffic conflicts will anecdotally improve traffic operation for both local traffic and through traffic and will be required irrespective of the construction of an alternative access road.

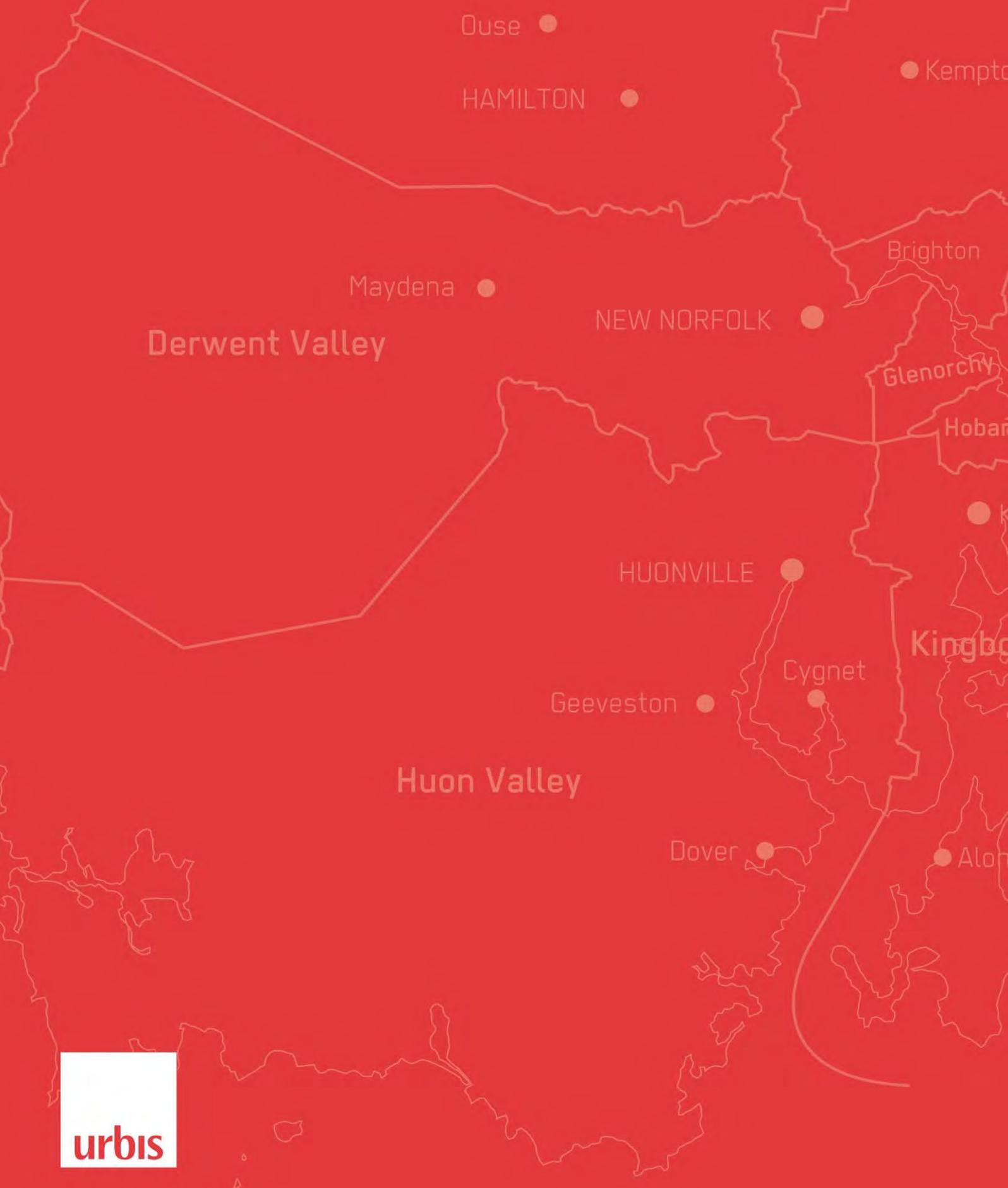
The option of an alternative access road should be retain and reconsidered as traffic capacity issues arise within the township.

4.2 Alternative Access Road Considerations

Based on the available information including existing traffic volumes it is considered that an alternative access road for the township of Huonville is not required in the short to medium term.

In order to ensure being able to provide an alternative access road if/when required the route and feasibility of the alternative access road should be reviewed in detail and the future road alignment included within the Huonville Township Structure Plan. It is considered important that a timely decision is made into the need for an alternative access road or otherwise as future residential development of land around Huonville reduces the options for providing the alternative access.

The inclusion of the road reserve within the Huonville Township Structure Plan will protect the viability of being able to provide the alternative access road into the future.



www.urbis.com.au

LEVEL 12
COLLINS STREET 120
MELBOURNE VIC 3000

t: +61 3 8663 4888
f: +61 3 8663 4999